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December 7, 2010

THOMAS MCLEAN
HOLE MONTES, INC.
6200 WHISKEY CREEK DRIVE
FT. MYERS, FL 33919

Re: COCONUT POINTE - AREA 3
ADD2010-00093 - PDZ Application (PD Admin)

Dear THOMAS MCLEAN :

The Department of Community Development has reviewed the information provided for the above referenced administrative action application. The Land Development Code requires additional information for the application to be complete. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

This application will be pending until each requirement of the checklist is satisfied. If you do not provide the requested supplements or corrections within 60 calendar days of this letter, this application will be considered withdrawn.

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Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



copy w/o attachments:

Pamela Houck, Zoning Division Director
Paul O'Connor, Planning Director
Pete Eckenrode, Development Services Director
Susie Derheimer, Environmental Division
Jamie Prining, DCD Administration
Zoning/ADD Files

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**LC Administrative Action Supplement H Application-PD
Amendment/Final Plan Approval Checklist (Ord. 09-23)**

7) Deviations-Narrative/Schedule. If deviations are requested a written narrative statement explaining the specific relief requested (a schedule of deviations) must be provided. {See Supplement H Form Item #2-B.}

7c) Deviations-Drawings. Drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) must be provided in 24" X 36" size. All deviation requests must be specifically keyed to the location on the MCP. {See Supplement H Form Item #2-B.}

In review of the submittal, I see that the sign is planned to be placed over a 24 inch RCP drainage pipe. However, the description of the request says that it is in the vicinity of the drainage pipe. How is this drainage pipe to be maintained, repaired or replaced, with the proposed sign constructed over it?

The submitted drawings also show other medium scale monument signs north of this site on US 41, Coconut Road, and Via Coconut Point. Is the applicant asking for these signs also, or are they showing existing signs already permitted? If existing, then please distinguish these from the sign being requested in this application.

10) Estero Planning Community. The applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. [33-54]

In review of the submitted materials, staff is not able to find the information required by this Section. Please advise where this may be found in the application or please hold the required public informational meeting and provide the Minutes from that meeting,

11) Miscellaneous items.

Please advise where the description of a "medium scale monument sign" may be found.

12) Contact. The Zoning Planner may be contacted regarding any questions on the LC Administrative Action Supplement H Application for Administrative Amendment to PUD or Planned Development Zoning/Final Plan Approval for Planned Development Checklist.

If you have any questions concerning this portion of the checklist, please contact Chip Block at 239-533-8371.

LC Administrative Action Application Checklist (Ord. 09-23)

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4) Applicant's Name-Authorized Agent: The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is the person who signs the Applicant's "Statement Under Oath". (See PART 1, Affidavit Form A1 or A2) & Item #3 below. [34-202(a)(1); 34-202(b)(1)c.]

The applicant's name found on Page 1 of 9 of the Application for Administrative Action is not the same as found on Page 2 of 9 of the Application. Also, the name on Page 1 of 4 of Supplement H does not match that found on Page 1 of 9 of the Application for Administrative Amendment. Please review the submitted documents and revise them as needed so that the names are the same.

4a) Applicant's Statement. The applicant must sign a statement under oath that he is the owner or authorized representative of the owner of the property and has full authority to secure the approval requested and to impose covenants and restrictions on the property as a result of the action approved by the County. [34-202(b)(1)b.]

Since the applicant's name is in question, please make sure that the authorization to have filed this has been filled out by the owner or authorized representative. If changes are necessary, please reexecute the authorization and have the appropriate party sign the document.

4e) Application Signed by a Corporation, Etc. If the application is signed by a Corporation, Limited Liability Company (LLC), Limited Company (LC), Partnership, Limited Partnership, or Trustee a sworn statement in a form similar to Affidavit A2 must be submitted {see LC Administrative Action Application Form Part 1.B. and Affidavit Form A2, Exhibit AA-1.B.2}. [34-202(b)(1)b.]

In review of the submitted Affidavit for Bonita Springs - Falls Creek Development LLC, staff finds that the Corporation is inactive according to the Florida Department of State, Division of Corporations. Before staff can proceed with the review of this application, the Corporation will have to be re-activated. Please note the old records for this corporation did not list Mr. Alan Berger as President. Please make sure that Mr. Berger is authorized to have executed and signed this document on behalf of the Corporation.

15) Planning Community. The Planning Community in which the property is located must be identified. If the proposed development is for Planned Development Zoning action located within the Estero Planning Community, a meeting may be required with the community. [33-54]

In accordance with LDC Section 33-54(a) and since the property is within the Estero Planning Community, the applicant must conduct one public informational meeting prior to determining the application is sufficient. A review of the file does not show that this meeting has been held. Please hold this meeting and submit the Minutes from that meeting.

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16) Miscellaneous items.

Environmental Sciences staff asks, "Where will the bismark palm be relocated to as indicated on the provided landscape plan?"

17) Contact. The Zoning Planner may be contacted regarding any questions on the LC Administrative Action Application Checklist.

If you have any questions about this portion of the checklist, please contact Chip Block at 239-533-8371.