

John E. Manning
District One

December 7, 2011

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

Debi Pendlebury
Johnson Engineering, Inc.
P. O. Box 1550
Fort Myers, Florida 33902-1550

RE: ADD2011-00087, West Bay Club Final Plan Approval

Dear Ms. Pendlebury:

Lee County staff has reviewed this application and has the following questions or comments.

1. The proposed Deviations included with this application have the wrong referenced Zoning Resolution number. This needs to be corrected.
2. Development must be consistent with the approved Master Concept Plan (MCP) approved for this property. Fencing is proposed across existing road easements. The approved MCP does not depict fencing across these easements. Deviation 2 of this request appears to request the ability to erect a fence over these easements until time that development is proposed to the east of the side. Staff cannot grant this request since it would be inconsistent with the approved MCP and would appear to prohibit the rights of property owners to the east to access their property. In addition, Section C-C on Sheet CO4 appears to depict a different design for the proposed fencing. Please review and revise as needed.
3. Deviation 1 of this request is not clear, but appears to be connected with Deviation 2. The approved MCP does not depict a buffer at the described location. Please explain the purpose of this deviation and what it attempts to achieve.
4. The plan that is attached to the submittal illustrates phased buffers. Why are the buffers being phased? Will the site be cleared and filled in phases? Please explain.

Please respond to the above comments and questions. If you have any questions concerning this matter, please feel free to call or set up a meeting to discuss these matters.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

cc: Zoning File
Elizabeth A. Workman, Environmental Sciences