

From: Rozdolski, Mikki
Sent: Monday, August 06, 2012 4:40 PM
To: Michael Delate
Cc: Dickson, Benjamin
Subject: ADD2012-00064/Parcels F & G at the Colony Golf and Bay Club at Pelican Landing

Hi Mike,

Staff has reviewed responses to our requests and amended Site Plan submitted on July 24, 2012. After our review, staff has the following comments that need to be addressed:

1. The Approved Development Order Totals provided on the MCP state that there are 2,680 residential units existing. Resolution Z-95-061 (Condition 4) limits development of RPD areas B, D, E and F to a maximum of 2,266 du. Please provide a breakdown demonstrating compliance with Condition 4 of Z-95-061. Please also specify whether the units proposed in this application are included in the calculation.
2. The line types are still unclear. Is the property line a solid bold-line or a broken-line?
3. The sales center, parking and access drive need to be shown on the Final Plan approval and labeled "To be removed" (otherwise, a DO with these structures cannot be issued). I apologize if this was unclear in staff's first set of comments. Can the sales center, parking and access drive be removed once the first condo building is constructed and a CO issued?
4. Please demonstrate that the minimum required 63' setback (see Deviation 12, Z-94-014) is provided from buildings 9 and 10 to the Pelican Landing perimeter property line.
5. Please demonstrate the minimum required setbacks from the internal road right-of-way and for the rear setback. It does not appear that a 20' road right-of-way setback is provided – the setback must be measured from the right-of way or easement.
6. Please demonstrate the minimum required setbacks for the rear setback. How was the minimum 0' rear setback determined?
7. Except for parking spaces for amenities, on-street parking that backs out into road right-of-ways cannot be approved. Please revise.

Please provide responses via a submittal over the zoning counter. Let me know if you have any questions.

Thanks!

Mikki

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