



EXHIBITS

from HEX hearing

CASE #: DC|2004-00006

CASE NAME: 10 Acre Housing
Project @ Ortiz Ave.

Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ☐ YES ☒ NO

LOCATION OF BOARDS:

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Minimum Lot Area sq. ft.	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage	Minimum Setbacks (ft)				Max. Height (ft.)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL										
Townhouse	8,520 2,175/unit	32	62	60%	18	5 ⁽²⁾ / 0 ⁽³⁾ /5 ⁽¹⁾	45 <u>20</u> /5 ⁽¹⁾	25/5 ⁽¹⁾	35	2
Multiple-family	10,000 3,000/unit	100	100	45%	18	10 ⁽²⁾ /5 ⁽¹⁾	45 <u>20</u> /5 ⁽¹⁾	25/5 ⁽¹⁾	35	2
COMMERCIAL										
Lots 1 and 2	10,000	150	115	40%	25	15	15	-----	30	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site with Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC sections 34-1176 and 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for the private on-site recreational facility and clubhouse in association with the proposed residential development. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

- (1) Accessory structures - No accessory structures may be permitted in the buffer
- (2) Exterior side only, with minimum building separation of 20 feet
- (3) Interior side only

Revised January 14, 2005

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THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

01 DEC -8 PM 12:00

DEV
PUB. WORKS CNTR.
FLOOR

ELINOR C. SCRICCA, Ph.D.
CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, Ph.D.
DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, Ed.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

December 7, 2004

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 10-Acre Housing Project at Ortiz Ave., DCI Substantive Review, Case #DCI2004-00006

Dear Mr. Palermo:

Thank you for the opportunity to review the 10-Acre Housing Project at Ortiz Avenue for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on Ortiz Avenue south of Tice Street in the Tice Planning Area. This letter is in response to your request dated November 23, 2004.

Based on the proposed maximum total of 89 multifamily residential dwelling units, the Lee County School District is estimating that the proposal could generate up to 10 additional school-aged children. This uses a generation rate of 0.109 students per unit generated in the South Choice Zone of Lee County for multifamily uses. This could create the need for approximately one new classroom in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the 10-Acre Housing developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 479-4218.

Sincerely,


Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

DISTRICT VISION
TO BE A WORLD-CLASS SCHOOL SYSTEM

DISTRICT MISSION
TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

STAFF'S EXHIBIT #4
DCI2004-00006