ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
Marcus Evans, TIS Reviewer
Brandon Dunn, Planning
Beth Workman, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works
Audra Ennis, Zoning Manager

FROM: Tony Palermo, AICP

DATE: 12/06/2016

PROJECT NAME: OAK VIEW RPD

CASE #: DCI2016-00010

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

Final Staff Report Comments due to Tony by 12/27/2016

Additional Comments:
Sufficiency Letter Distribution

cc: DCI planner/working file
DCI Zone File

Distributed by: Tracy L Toussaint

Date: 12/06/2016

Lee County
Southwest Florida

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December 6, 2016

JENNIFER SAPEN
BARRACO & ASSOCIATES, INC
2271 MCGREGOR BLVD
SUITE 100
FORT MYERS, FL 33901

Re: OAK VIEW RPD
DCI2016-00010 - Minor Plan Dev Application

Dear JENNIFER SAPEN :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

> Request to rezone +/- 16.2 acres from Agrilcultual (AG-2) to Residential Planned Development (RPD) to allow the development of up to 60 single family and/or two family attached residential units with a maximum height of 35 feet.
>
> NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by December 20, 2016 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on February 1, 2017. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Tony Palermo, AICP
Senior Planner

Palermo, Anthony

From: Fredyma, John
Sent: Wednesday, November 16, 2016 9:39 AM
To: Palermo, Anthony
Cc: Ennis, Audra; Pavese, Michael; Jakacki, Charles; Hollingsworth, Susan; Evans, Marcus; Workman, Elizabeth; Dunn, Brandon; Wu, Lili; Lee, Samuel
Subject: DCI2016-00010 Oak View RPD - 3rd submittal for sufficiency

Tony,

Please consider my comments in response to the applicant's most recent submittal for the above-referenced zoning application under your transmittal sheet dated 11/14/2016.

1. The Title Opinion has been resubmitted with the legal description for the subject property – previously missing from the submittal in June (as indicated in my last review on 10-17-2016). This issue is now addressed and the title work is now sufficient.
2. The date of last field work on the survey has **not** been revised from August of 2015 to a date within 90 days of the submittal date of the zoning application and appropriate title work.
3. Additionally, although the survey has been revised with a new date and signature on 11/11/2016, the survey is **not** available for use by Lee County since the certification does **not** name or otherwise identify Lee County nor permit use by Lee County as an intended beneficiary of the survey.
4. Information with respect to a community meeting in the Caloosahatchee Shores Community Planning Area has now been provided with the zoning application materials.
5. The cover sheet for the MCP is **not** appropriate and it is inconsistent with the submittal requirements for an MCP as set forth in LDC Sec. 34-373. The cover sheet must be removed from the MCP.

Please let me know if you have any questions.

Thanks.

John

John J. Fredyma
Senior Assistant County Attorney
Lee County Attorney's Office
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Fort Myers, Florida 33902
(2115 Second Street - 33901)
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THE FLORIDA BAR BOARD CERTIFIED CITY, COUNTY & LOCAL GOVERNMENT LAW

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Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Palermo, Anthony
Sent: Wednesday, November 16, 2016 9:06 AM
To: Fredyma, John; Hollingsworth, Susan; Evans, Marcus; Dunn, Brandon; Workman, Elizabeth; Wu, Lili; ext-Huff, Dawn (leeschools.net); Lee, Samuel; Jakacki, Charles; Pavese, Michael; Ennis, Audra
Subject: dci2016-00010 oak view rpd. 3rd sub. suff.

Please take a look at the 11/14 resubmittal and let me know if your sufficiency comments were addressed. Please update your comments in tidemark. I anticipate a sufficiency letter FRI DEC 2 .... Thank you!

Tony Palermo, AICP
Senior Planner
Lee County Community Development Department
Zoning Section
PO Box 398
Fort Myers, FL 33902-0398
#239-533-8325
apalermo@leegov.com

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