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Writer's Direct Dial Number: 239-533-8372

December 6, 2018

PAULA MCMICHAEL  
HOLE MONTES, INC  
950 ENCORE WAY  
NAPLES, FL 34110

Re: Arborwood Village CPD  
DCI2018-10018 - Amendment

Dear PAULA MCMICHAEL:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. 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.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

Electronically signed on 12/6/2018 by  
Chahram Badamtchian, Planner, Senior

PAULA MCMICHAEL  
HOLE MONTES, INC  
Re: Arborwood Village CPD  
DCI2018-10018  
December 6, 2018

**Zoning Review:**

1. The request states 130,000 square feet of Commercial retail uses, 300 room hotel and 250 multi-family residential units. The TIS contains the same square footage for the retail but states either 300 room hotel or 250 multi-family residential units. Please correct the discrepancy.
2. Your Master Concept Plan states Master Concept Plan Option "A". Is there another Master Concept Plan for your project?
3. It appears that you are requesting residential density and commercial intensity for the entire area of the property. This property is not in the Mixed-Use overlay. Please explain which Lee Plan Policies are the basis of your request for the intensities and densities requested.
4. It is understood that no new deviations are requested; if not, please advise.
5. The Master concept Plan is very generic and does not comply with LDC Section 34-373(a)
- (6). Please provide a more detail Master Concept Plan.
6. Please indicate the location and the distance of the LeeTan Stops from the subject site (if available) on the site plan.
7. If there are more than one development schemes, please provide MCP "A", "B", etc.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

**Planning Review:**

1) Please review areas of Wetlands as defined by Objective 1.5 that have been previously impacted based on Environmental Resource Permit (ERP), Permit No. 36-04678-P. The Permit identifies 10.22 acres of wetlands within the 25.05 acre project area. Policy 1.5.1 limits uses in wetlands (impacted or preserved) to low density residential and recreational uses that will not adversely affect the ecological function of Wetlands. If necessary, please revise site plan and/or density calculations to be consistent with the Lee Plan.

2) Please clarify if the applicant is proposing to develop commercial AND residential on the anchor parcel, or if the anchor parcel will have either commercial OR residential.

3) Please graphically depict the area that is to be counted towards residential density.

Please contact Michael Laskowski at MLaskowski@leegov.com or by calling 239-533-8314 with any questions regarding the above review comments.

**Development Services Review:**

reviewed the request and finds it sufficient.

Please contact Susan L Hollingsworth at SHollingsworth@leegov.com or by calling 239-533-8805 with any questions regarding the above review comments.

PAULA MCMICHAEL  
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**Environmental Review:**

ence Zoning staff have reviewed the amendment and found it sufficient. No changes to open space or indigenous preserve areas.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.

PAULA MCMICHAEL  
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**TIS Review:**

1.) Description of Development and ITE Land Use Code. The TIS must contain a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use utilized in the trip generation (i.e. single-family detached housing (200 lots), Land Use Code 210). [AC-13-17]

>> The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. See application pages 4 and 5. Also, see total number of hotel rooms described on proposed schedule of uses. Please review and revise the TIS accordingly. (11/29/2018 ME)

3A.) Road Classifications. The roads accessed by the development must be identified including their LCDOT functional classification and their classification on the Official Trafficways Map. [AC-13-17]

>> The TIS and/or master concept plan (MCP) does not appear to correctly identify Treeline Avenue by its current functional classification. Please review and revise the MCP accordingly. (11/29/2018 ME)

7A.) The TIS must contain an analysis of the Level of Service for each of the project's access points and all intersections within one-quarter mile of the project. The analysis must follow the methods established in the most current edition of the Highway Capacity Manual for either signalized or unsignalized intersections. [AC-13-17]

>> The TIS does not appear to contain a LOS analysis for each of the project's access points. Please review and revise the TIS accordingly. (11/29/2018 ME)

>> The TIS does not appear to contain a LOS analysis for all intersections within one-quarter mile of the project. Please review and revise the TIS accordingly. (11/29/2018 ME)

10.) Miscellaneous Items.

>> The TIS does not appear to evaluate and revise as necessary the land use conversion table contained in the current zoning. Please review and revise the TIS accordingly. (11/29/2018 ME)

>> The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIS has been deemed sufficient for substantive review. (11/29/2018 ME)

Please contact Marcus Evans at MEvans@leegov.com or by calling 239-533-8355 with any questions regarding the above review comments.