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

February 13, 2019

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or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn.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 2/13/2019 by  
Chahram Badamtchian, Planner, Senior

PAULA MCMICHAEL  
HOLE MONTES, INC  
Re: Arborwood Village CPD  
DCI2018-10018  
February 13, 2019

**TIS Review:**

10.) Miscellaneous Items.

The TIS does not appear to account for pass-by and internal capture trips associated with the entire planned development as well as describe how this affects the proposed trip "cap". Any proposed trip "cap" should relate to new trips, not "non-adjusted" trips. In addition, please provide recommendations as to what trip "cap" may be applied to the non-anchor portion of the planned development to ensure that the development density/intensity as approved by Z-15-037A in terms of trip generation is not increased. Please review and revise the traffic analysis accordingly. (2/7/2019 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. (2/7/2019 ME)

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



Direct Dial: 239-590-4618  
Fax: 239-590-4688

November 20, 2018

JEFF MULDER, A.A.E.  
EXECUTIVE DIRECTOR

RICHARD WM. WESCH  
PORT AUTHORITY ATTORNEY

Chahram Badamtchian  
Senior Planner  
Lee County Community Development Department  
Zoning Section  
PO Box 398  
Fort Myers, FL 33902-0398

BOARD OF  
PORT COMMISSIONERS

Re: Arborwood CPD - LCPA Sufficiency Review  
DCI2018-10018

BRIAN HAMMAN

Dear Mr. Badamtchian:

LARRY KIKER

The Lee County Port Authority (LCPA) has reviewed the proposed Arborwood Village CPD and provides the following comments:

FRANK MANN

JOHN E. MANNING

CECIL L. PENDERGRASS

- This area is located near the Southwest Florida International Airport (SWFIA) and will be subject to numerous daily aircraft overflights in close proximity.
- The property is located within the 10,000' hazardous wildlife buffer. Section 34-1012(a)(10) of the LDC describes the land use restrictions for this buffer. Wildlife on or near airports have the potential to cause an extremely hazardous situation. Of particular concern are pond slopes, littoral zones, and landscaping since they could attract birds and be a hazard to air navigation. As such, it is requested that the developer comply with the LCPA Airport Compatible/Incompatible Planting Lists and also incorporate 4:1 side slopes along manmade ponds with rip-rap or minimal littoral zones.
- Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in sections 34-1009 and 34-1010 of the Land Development Code. Additionally any proposed object or structure at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

We appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

A handwritten signature in blue ink, appearing to read 'A. Dixon', with a stylized flourish at the end.

Alicia Dixon  
Director, Planning & Environmental Compliance