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

May 1, 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or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn.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 5/1/2019 by
Chahram Badamtchian, Planner, Senior

PAULA MCMICHAEL
HOLE MONTES, INC
Re: Arborwood Village CPD
DCI2018-10018
May 1, 2019

Zoning Review:

The revised application received on April 10, 2019 on pages 3 and 4 states that the property is 13.35 acres, of which, 4 acres will be residential and 7.35 acres will be non residential, which add up to 11.35 acres. Please explain what the remaining 2 acres will be allocated to.

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

Planning Review:

Please demonstrate how the applicant will meet the minimum density requirements as required by Table 1(a), Clarification and Exceptions, note 2.

Please contact Brandon D Dunn at BDunn@leegov.com or by calling 239-533-8809 with any questions regarding the above review comments.

TIS Review:

10.) Miscellaneous Items.

The TIS does not appear to demonstrate that the anchor parcel retail floor area between 71,000-SF and 130,000-SF, and corresponding assisted living facility beds between 0 and 224, does not exceed the development density/intensity for the entire planned development as approved by Z-15-037A in terms of trip generation. Please review and revise the traffic analysis accordingly. (4/24/2019 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. (4/24/2019 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: 239-590-4603
Fax: 239-590-4688

April 24, 2019

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

- While staff understands that the applicant is not proposing any changes to the infrastructure at this time, due to the property's location within the 10,000' hazardous wildlife buffer, 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, should changes occur. Section 34-1012(a)(10) of the LDC provides additional land use restrictions for this buffer.
- The schedule of uses for the Anchor Parcel and Outparcels 1-7 includes Essential Services Group I. Group I allows for the use of solar panels. Staff would request that the developer coordinate with the FAA to evaluate any potential glare or interference issues before installing any solar panels.
- Staff thanks the applicant for their acknowledgement of the requirements for objects within the Airport Obstruction Notification Zone, outlined as follows: 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) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY

A handwritten signature in black ink that reads "Mike Fiigon II". The signature is written in a cursive, slightly slanted style.

Mike Fiigon II
Planner, Planning & Environmental Compliance

cc: Alicia Dixon, Director, Planning & Environmental Compliance