GEN2021-00216

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-202(b)(1))**
  - ☒ Planned Developments **(34-202(b)(2))**
  - ☐ Planned Development Amendment **(34-202(b)(2))**
  - ☐ Rezonings other than Planned Developments **(34-202(b)(3))**
  - ☐ Special Exceptions **(34-202(b)(5))**
  - ☐ Variances **(34-202(b)(6))**
  - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
  - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
  - ☐ Application Form and Contents **(10-153)**
  - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
  - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 22-43-27-02-000J0.0000, 22-43-27-02-000K0.0000, 23-43-27-02-00000.00CE
Name of Project: Oak Park Village MHPD

Name of Agent: Fred Drovdlic, AICP
Street Address: 1514 Broadway
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 319-0026 Email Address: Fred.Drovdlic@waldropengineering.com

Name of Applicant*: Oak Park Village Cooperative, Inc.
Street Address: 21961 PEARL ST
City, State, Zip: ALVA, FL 33920
Phone Number: _____ Email Address: _____

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

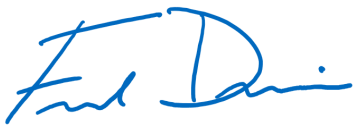
A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-203(e)(2)	Traffic Impact Study
#2	34-373(a)(4)c.	FLUCCS Map
#3	34-373(a)(4)b.iii.	Rare & Unique Upland Habitat Map
#4	34-373(a)(4)b.v.	Existing and Historic Flow-Ways Map
#5	34-373(b)(2)	Protected Species Survey
#6	34-373(a)(4)(b)(i)	Soils Map
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.



Signature of Applicant

2021-04-09
Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- [X] **Request Denied**
- [ ] **Request Approved**
- [ ] **Request Approved Per Attached Comments**

Electronically signed on 6/21/2021 by
Anthony R. Rodriguez, AICP, Zoning Manager
Lee County Department of Community Development

Director Signature

Date

GEN2021-00216 Lee County ePlan

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

OAK PARK VILLAGE MHPD

Waiver Request Narrative

Oak Park Village Cooperative, Inc. (applicant) is requesting to rezone 51.15+/- acres generally located north of the Caloosahatchee River on the north side of Pearl Street, east of N. River Road and south of Clayton Road in the Alva, Florida. The properties are identified as 21961 and 21981 Pearl Street ("Property) and are all under common ownership of the Oak Park Village Cooperative, Inc.

The purpose of the zoning is summarized as combining all properties under common ownership of the Oak Park Village Cooperative into a unified MHPD. In doing so, codify past zoning conditions, variances and administrative amendments, remove the single-family use from the schedule of uses and amend the master concept plan to remove the singe-family lots, add private, on-site recreational facilities and green space, expand the outdoor stage area, establish new access points and allow for new well locations.

The waiver request is for: Traffic Impact Study, FLUCCS Map, Rare & Unique Upland Habitat Map, Existing and Historic Flow-Ways Map, Protected Species Survey, and Soils Map.

The TIS waiver is because the existing mobile home park will not be altered in and the schedule of uses for the two western parcels remove the single-family use and lots, so traffic impacts are being reduced and additional impacts from future development eliminated. The outdoor storage area is being increased but is not for commercial use, only for storage by residents.

The environmental study and maps are being requested for waiver because the environmental impacts of the site have been long established and will be unaltered or improved because of this rezoning. The project was first granted by special permit in 1970. The primary parcel has been developed for 50 years. Oak Park Village was later rezoned to MHC-1 in 2005 to bring the site into compliance with current code. The western two parcels occupying 11.54 +/- acres were rezoned to MHPD (Z-07-072A) establishing a 1.085+/- acre conservation area (Inst# 2009000244058) on the RPD zoned parcels and a 3.95+/- acre conservation area (Inst# 2009000244057) on the northern most portion of the MHC-1 property known as the existing Oak Park Village mobile home park. These conservation areas and all other analysis remains current as no development has occurred on site and the elimination of single-family uses, which will now be recreation and open space insuring no future environmental impacts.

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COMMENTS:

TIS (L.Wu, 6/11/21)

1. The applicant needs to provide the information of the project's existing and allowed uses and the proposed uses for TIS waiver determination.

2. It is mentioned in the TIS waiver request the outdoor storage area is being increased but is not for commercial use, only for storage by residents which is not included in the rezoning application.

ENVIRONMENTAL (EAW, 6/17/21)

Waiver #2 through #6 are denied.