Lee County Community Development

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Writer's Direct Dial Number: 239-533-8317

June 24, 2021

Fred Drovdlic, AICP
Waldrop Engineering
1514 Broadway, Suite 201
Fort Myers, FL 33901

Re: Oak Park Village MHPD
DCI2021-00019 - Minor PD

Dear Fred Drovdlic, AICP:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 6/24/2021 by
Dirk A Danley Jr, Planner, Senior

Fred Drovdlic, AICP
Waldrop Engineering
Re: Oak Park Village MHPD
DCI2021-00019
June 24, 2021

Zoning Review:

1. Please demonstrate compliance with LDC Section 34-201(a)(1)(c), regarding requirements for initiation of application.
2. The existing mobile home park is designated as an 86-36 park. Please provide an analysis of the 86-36 approval and amend the master concept plan to reference the boundary of the 86-36 development area.
3. The open storage are on the MPC references 'Max. of 120 units.' Is this MCP annotation to allow a potential development area for additional residential units?
4. Staff is not able to identify the easement documents for the 18 foot easement that connects Pearl Street and the open storage area. Please confirm this is a dedicated easement for the use of Oak Park Village.
5. Please expand your analysis of all relevant Objectives and Policies of Goals 28 and 29.
6. Please provide evidence of consistency with Lee Plan Policy 27.1.8 regarding public information meetings in Northeast Lee County.

Development Services Review:

1. The applicant has stated in the provided narrative that it is the intent of the application to codify past zoning conditions in one MHPD. It is recommended that the applicant review the existing Oak Park Village development to ensure that all required deviations brought forward into this request. Staff recommends the following:
   a. VAR2009-00032 approved a reduction in parking at the clubhouse. Please include that in the deviation request.
   b. Z-07-072(A) Condition 17 approved an accessory storage area with several conditions. Please ensure that those conditions are captured in the MHP request and any additional deviations are requests. For example: A deviation to the requirement for open storage visible from residential uses to be shielded behind a continuous visual screening at least eight feet in height when visible from a residential use or residential zoning district. A chain link fence with slats or fabric is not permitted to meet this requirement. Is a deviation necessary?
   c. Any required deviations for internal streets. The LDC requires access to a street constructed to meet the standards in 10-296. Do the streets internal to Oak Park Villages meet this requirement?
   d. Will a connection separation deviation be needed for the existing access points?
   e. Entrance Gates or Gatehouse is a requested use. Are there existing gates or gatehouses. Do they meet the requirements of 34-1748? Is a deviation required?
   f. Are the requirements of 10-258 Emergency shelters met?

2. How is the current open storage accessed? Condition #12 required the access easement to be upgraded to a Category "D" stabilized access. Condition #18 required a development order with road improvements and a landscape buffer. DOS2014-00065 was approved and phased to provide access to the storage area through property owned by Oak Park Village but was never constructed. Staff is unable to locate another development order that was approved and constructed to provide access and landscape buffering for the open storage area. Please clarify.

3. The master concept plan did not have a scale. It was depicted but has ## marks instead of a number.

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Legal Description Review:

1. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5). Legal description and sketch are inconsistent with legal description and sketch provided on the boundary survey.

2. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The boundary survey must be based on the title certification. When the Title Certification is submitted the documents must match.

3. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

Environmental Review:

1. Provide an open space diagram depicting the areas designated as general and indigenous open space.

2. Provide an open space calculation stating the amount required and provided per LDC Section 10-415.

3. Provide a breakdown of the open space provided from surface water management (limited to 25 percent of required open space) and passive and active recreation areas limited to a maximum of 20 percent of the required open space (see LDC Section 10-415(d) for use of open space).

4. Provide a protected species survey per LDC Section 34-373(b)(2). A waiver will not be approved for this requirement.

5. Provide a FLUCCS map per LDC Section 34-373(a)(4)(c). A waiver will not be approved for this requirement.

6. Provide a soils map per LDC Section 34-373(a)(4)(b)(9). A waiver will not be approved for this requirement.

7. Provide a Rare and Unique map (if applicable per FLUCCS) per LDC Section 34-373(a)(4)(b)(iii). A waiver will not be approved for this requirement.

8. Indicate if an optional residential wall or fence is being proposed around the perimeter of the development. If so, please depict and note the buffer requirements per LDC Section 34- 1743(b)(3).

9. Demonstrate compliance with LDC Section 33-1666.

10. Demonstrate compliance with LDC Section 33-1674.

11. Courtesy Comment: An indigenous management plan will be required at time of development order.

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DOT Review:

1. The Master Concept Plan (MCP) needs to show the distances between the proposed project's driveway and the adjacent streets/driveways on Pearl Street.

TIS Review:

1. The applicant submitted a TIS waiver request, but did not provide information of explanation. The information of the project's existing uses and proposed uses must be provided for review.

Natural Resources Review:

1. Please submit the surface water narrative per LDC 34-373(b).

2. Please address the number of slips and number of boats which launch from the boat ramp. Please address applicable Lee Plan Policies from Goal 60, 61 and 125.

3. Is the area labeled as marina essentially a multi-slip docking facility? The definition of marina references commercial uses but is this facility limited to the residents of the community. Please revise the schedule of uses accordingly. Is the boat ramp open for public use or limited to residents within the community?