Lee County Community Development

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

October 15, 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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 10/15/2021
by Dirk A Danley Jr, Planner, Senior

Fred Drovdlic, AICP
Waldrop Engineering
Re: Oak Park Village MHPD
DCI2021-00019
October 15, 2021

Zoning Review:

1. LDC Section 34-201(a)(1)c. states – "Where the property is a subdivision, an application may be initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable". The notice provided to the property owners provided in the second submittal does not sufficiently satisfy this requirement. Please provide demonstration of initiation by no less than 75 percent of the property owners within the residential subdivision.
2. 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. Staff has included this comment again as no documentation was furnished. The applicant states in the resubmittal letter that the Oak Park office is continuing research for this documentation.
3. Please provide evidence of consistency with Lee Plan Policy 27.1.8 regarding public information meetings in Northeast Lee County including meeting minutes and documentation associated with this public information meeting.

Development Services Review:

1. Please provide documentation showing legal access through the access easement to the open storage area.

2. Proposed condition #3 references a "Type D" surface. A Type "D" surface is no longer referenced in the LDC. The open storage area will require access to a roadway constructed to the standards of LDC 10-296 (LDC 10-291) unless a deviation is requested and approved. Please provide a deviation request from the applicable requirements in LDC 10-296 to allow access to the open storage area. The deviation request should provide a "to allow" statement and include a proposed cross section as well as justification in accordance with the requirements Florida Greenbook.

Legal Description Review:

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing: (6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
    - The boundary survey must match the title opinion. The legal description under "being more particularly described as:" is found on the boundary survey but not on the title opinion.
    - Boundary for the southern end of the property abutting Caloosahatchee River needs to be more clearly defined and needs to show calls on the sketch.

Natural Resources Review:

1. As previously requested, please submit the surface water narrative per LDC 34-373(b).

2. As previously requested, 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. As previously requested, 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?