Lee County Community Development

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

May 20, 2022

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 5/20/2022 by
Dirk A Danley Jr, Planner, Senior

Fred Drovdlic, AICP
Waldrop Engineering
Re: Oak Park Village MHPD
DCI2021-00019
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Development Services Review:

1. The applicant's justification to deviate from the requirements of LDC 10-296 states that the access is "in all functionality a driveway" and that LDC 10-296 "is not appropriate for a residential driveway". Staff agrees that LDC 10-296 is a not appropriate for a residential driveway and in fact 10-296(l)(3) specifically exempts driveways (as defined in chapter 10) from the requirements of LDC 10-296. A "driveway" is defined in LDC 10-1 as a type of access point which provides vehicle access from a street to a single parcel of land containing two or fewer dwelling units in a single structure and from which vehicles may legally enter or leave the street in a forward or backward motion. The access easement does not fit the definition of a driveway as it provides access to more than a single parcel of land as well as a proposed storage area. Furthermore, LDC 10-291 requires development to abut and have access to a public or private street designed, and constructed or improved, to meet the standards in section 10-296 or a deviation from that requirement. Staff does not agree that it "functions as a driveway according to AASHTO and Florida Greenbook". AASHTO, the FDOT - Driveway Information Guide, and the FDOT Access Management Guidebook all define a driveway as "an access constructed with a public R/W (Right-of-Way) connecting a public road with adjacent property." The subject site is not adjacent to a public road and the access easement provides access to two other parcels besides the subject parcel which are not adjacent to a public R/W.

2. The applicant references the use of two-way single land roads where traffic volumes are limited to 100 vpd but did not provide any traffic generation or support that shows that the existing residences and proposed storage yard will generate less than 100 vpd. Please demonstrate that the existing and proposed development will have less than 100 vpd.

3. How is roadway drainage addressed? The applicant is proposing improvements that will require water quality and quantity treatment per LDC 10-321(a).

4. The alternative design and justification provided must be signed and sealed by a registered professional engineer.

Natural Resources Review:

1. Please note that storage of boats which have access to the boat launch must be compliant with the Manatee Protection Plan (Policy 128.4.6). This is considered an expansion of slips beyond the wet slips located within the boat basin. Please submit a Manatee Protection Plan Evaluation which address the amount of slips permissible in the Oak Park Mobile Home Village. The submitted response includes an excerpt from the Manatee Protection Plan which is not sufficient to address this comment. Please contact Lesli Haynes with Natural Resources to obtain a Manatee Protection Plan Evaluation.