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

June 3, 2022

Dawn M Russell
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

Re: River Hall
DCI2022-00026 - Major PD

Dear Dawn M Russell:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 6/3/2022 by
Dirk A Danley Jr, Planner, Principal

Dawn M Russell
Barraco and Associates, Inc.
Re: River Hall
DCI2022-00026
June 3, 2022

Zoning Review:

1. LDC Section 34-201(c) states "Where the property is a subdivision, an application or petition may be initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association." Please provide evidence of initiation of no less than 75 percent of the property owners within the River Hall Community in order to request this rezoning.
2. Please provide a codified set of conditions, deviations, and schedule of uses the applicant seeks to carry into this rezoning application from previous zoning approvals.
3. Please be aware that staff does not support the provision of three Master Concept Plan alternates for the northern tracts along the northern end of the development. Staff is not able to determine the designation of the subject property, as it is described as Town Center, CPD, or RMF-2.
4. Please be aware that properties designated for a commercial use may not be used in the calculation for density.
5. Staff is not able to clearly determine the purpose of the classification between RMF-1 and RMF-2 as well as R-1 and R-1A Please clarify.
6. Please note that the property development regulations reference previous zoning approvals as footnotes to the regulations table. Please note that a zoning resolution of a planned development rezoning will supersede any previous zoning documents.

Planning Review:

1. The Master Concept Plan indicates three potential options for the for the lands that are proposed to be redesignated to the Suburban future land use category by CPA2021-00016. These options which include all residential, all commercial, or a mixture of residential and non-residential uses. Based on the Lee Plans definition of Density these different options will result in different density calculations for the area proposed to be added to the Suburban future land use category. Please expand on the density calculations provided on page 5 of the Request Statement and Lee Plan Compliance exhibit.
2. Based on the above comment, please review Part 4, letter B "Total area not eligible as gross residential acreage". Non-residential uses that are not specifically permitted to be included in the residential density by the Lee Plan's definition of density must be included in this number. Please update application.

Legal Description Review:

1. Sec. 34-202(a)(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
 - The survey must be based upon the title certification submitted in accord with section 34-201(a)(7).
 - The boundary survey does not depict or describe the 3 areas being subject to this zoning action. Please adjust it accordingly.

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Environmental Review:

1. The CPD Detail depicts a C/F buffer along the east property line. The service area and possibly the rear of the building providing access to the building are within 125-feet from a residential use abutting the subject property. Per LDC Section 10-416(d)(6), if roads, drives, or parking are within 125-feet of an existing single-family lot the buffer must be 25-feet-in-width with wall setback 25-feet or a 30-foot Type-F buffer. A Type-C buffer is 15-feet-in-width and would not comply with the "125-foot rule". Please revise.
2. The CPD Detail and RMF-2 Detail depict the preserve to serve as the buffer to the subject development areas. These preserves are not included as part of the application nor does the species survey include the FLUCCS of these areas to meet the buffer. Please indicate if this area is in the scope of work. In addition, Condition 22(a) of Z-15-003 states that "this buffer will not include the conservation areas as shown on the approved MCP".