



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

September 21, 2022

Ms. Amanda L. Rivera
Deputy Hearing Examiner
Lee County Government
1500 Monroe Street, Room 218
Fort Myers, FL 33901

Re: DCI2021-00026, HOMES AT 81 WEST RPD
HEX 48 Hour Letter and Hearing Exhibit List

Dear Madame Hearing Examiner:

As the applicant representative for the subject case, after review of the staff report, it has come to our attention that the proposed property development regulations need to be revised. The property development regulations are contained in the staff report as Condition 2(b), Property Development Regulations. We have prepared a revised Property Development Regulations exhibit and it is shown in strikethrough and underline format for your ease of reference. We have discussed the proposed revisions with Mr. Anthony Rodriguez, Zoning Manager, and it is our understanding that staff is in agreement with the proposed changes.

Due to the revised Property Development Regulations, we have deleted the reference to the minimum unit size referenced on the Master Concept Plan. Staff has indicated that the minimum unit size is not required to be shown on the Master Concept Plan; therefore, it has been deleted. A revised Master Concept Plan is included in the exhibit list.

HEX Hearing Witness List

The following project team members will be present and may provide testimony if necessary.

Charles Marshall, P.E.	Applicant, TEG Developers
Neale Montgomery, Esq.	Land Use Counsel, Pavese Law
D. Wayne Arnold, AICP	Land Use Planner, Q. Grady Minor & Associates
Frank Feeney, P.E.	Professional Civil Engineer, Q. Grady Minor & Associates
James Banks, P.E.	Professional Traffic Engineer, JMB Transportation Engineers

Ms. Amanda L. Rivera

Re: DCI2021-00026, HOMES AT 81 WEST RPD; HEX 48 Hour Letter and Hearing Exhibit List
September 21, 2022

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Hearing Exhibits

Revised Master Concept Plan

Revised Property Development Regulations

Applicant PowerPoint presentation (to be provided at hearing)

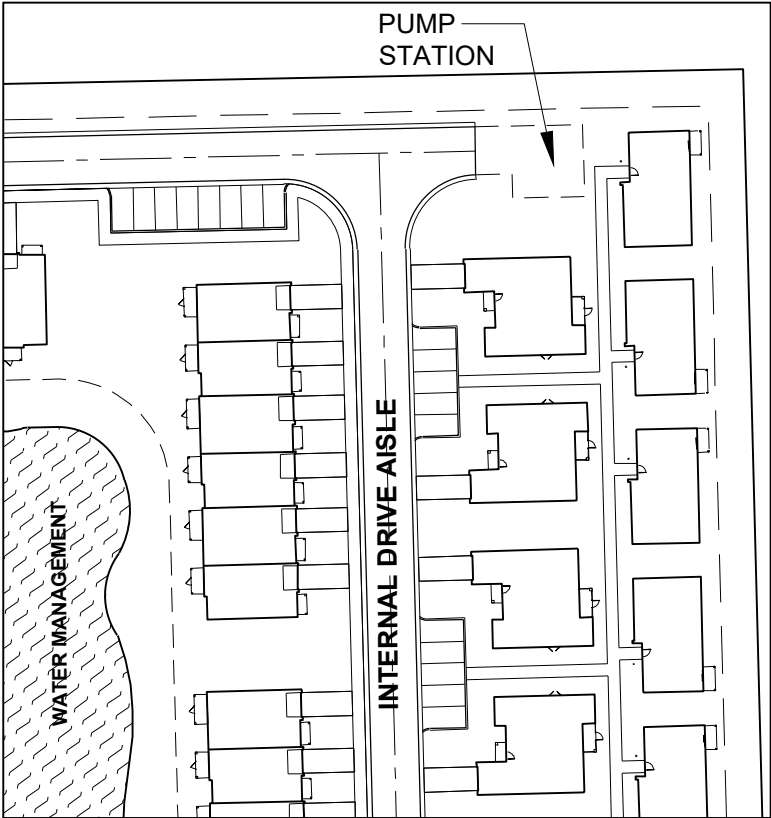
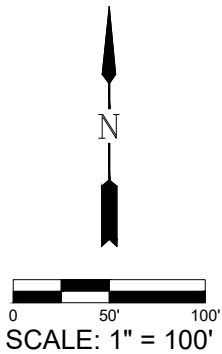
Thank you for consideration of the proposed revisions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold", with a stylized flourish at the end.

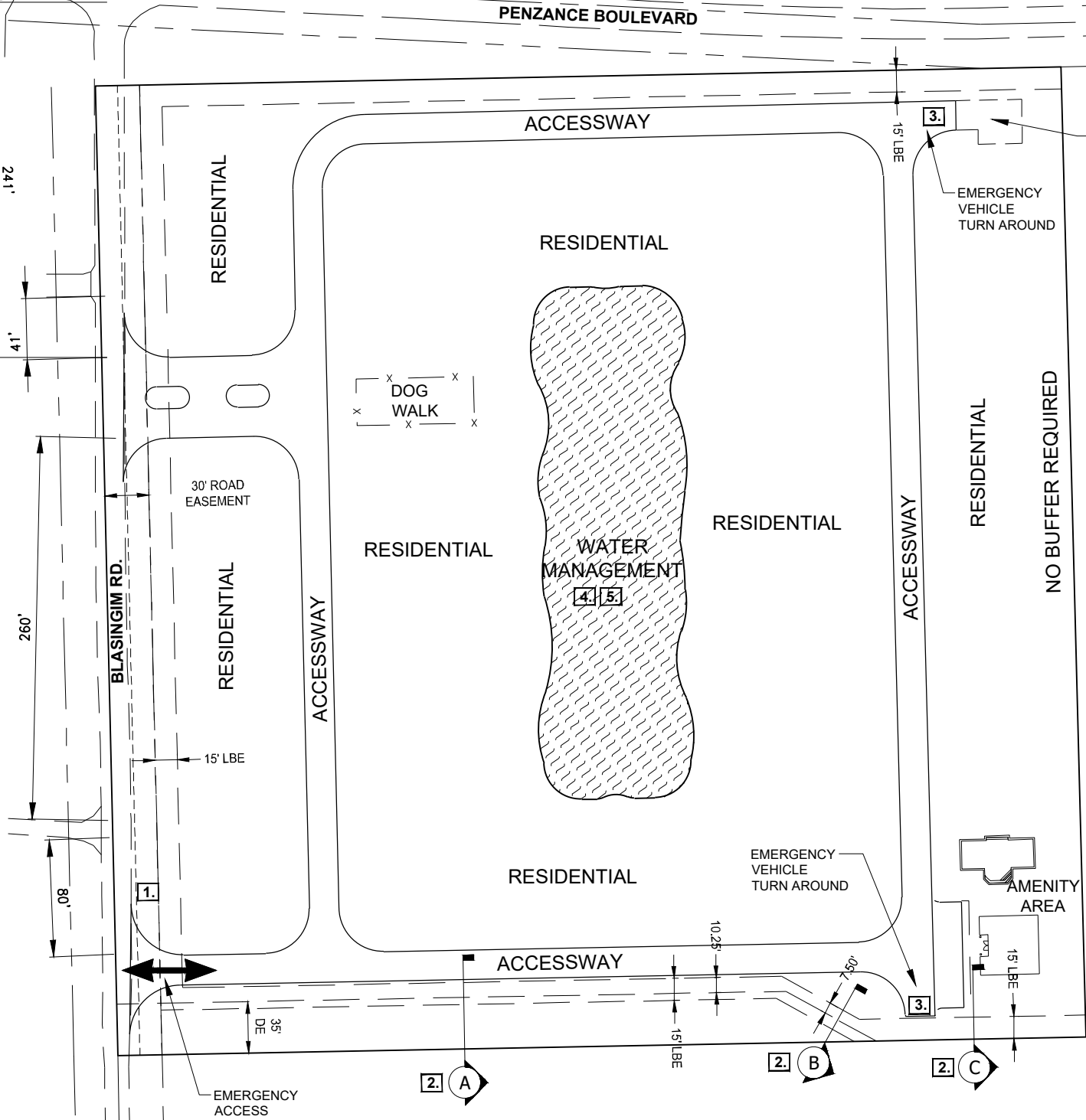
D. Wayne Arnold, AICP

Cc: Anthony Rodriguez, Lee County Zoning
Joe Adams, Lee County Attorney's Office
GradyMinor File (CMPB)



TYPICAL UNIT LAYOUT
N.T.S.

ZONED: AG-2
LAND USE: SINGLE FAMILY RESIDENTIAL



ZONED: AG-2
LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: CORAL WOODS RPD
LAND USE: MULTI-FAMILY RESIDENTIAL

SITE SUMMARY

PLAN DESIGNATION: CENTRAL URBAN

EXISTING ZONING: AG-2

PROPOSED ZONING: HOMES AT 81 WEST RPD

EXISTING LAND USE: UNDEVELOPED/GRAZING LAND

GROSS AREA: 9.9±

STRAP NUMBER: 08-45-25-00-00003.0050

STREET ADDRESS: PENZANCE BOULEVARD

OPEN SPACE:

REQUIRED: 40%

PROVIDED: 40%

LOT AREA: N/A

MAXIMUM DWELLING UNITS: 90

- DEVIATIONS:
1.

RELIEF FROM LDC SEC. 10-291 (3) - NUMBER OF EGRESS/INGRESS POINTS
2.

RELIEF FROM LDC SEC. 10-416 (D) (6) - BUFFERING ADJACENT PROPERTY.
3.

RELIEF FROM LDC SEC. 10-296 (K) (1) - DEAD END STREETS.
4.

RELIEF FROM LDC SEC. 10-329(D)4 - BANK SLOPES
5.

RELIEF FROM LDC SECTION 10-418(2)(D)3 - PLANT SELECTION

LEGEND

Revision	Date	Description	By

DESIGNED BY:	F.J.F.
DRAWN BY:	C.G.K.
APPROVED:	D.W.A.
JOB CODE:	CMPB
SCALE:	1" = 100'



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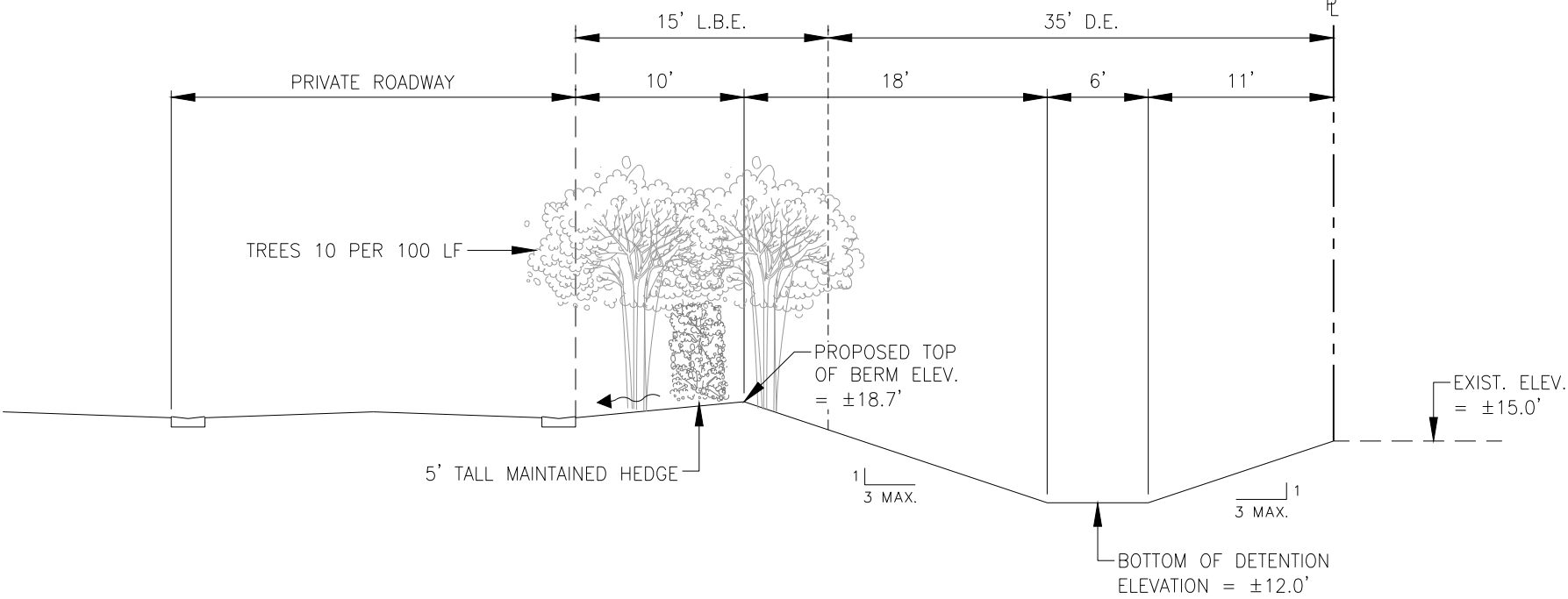
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

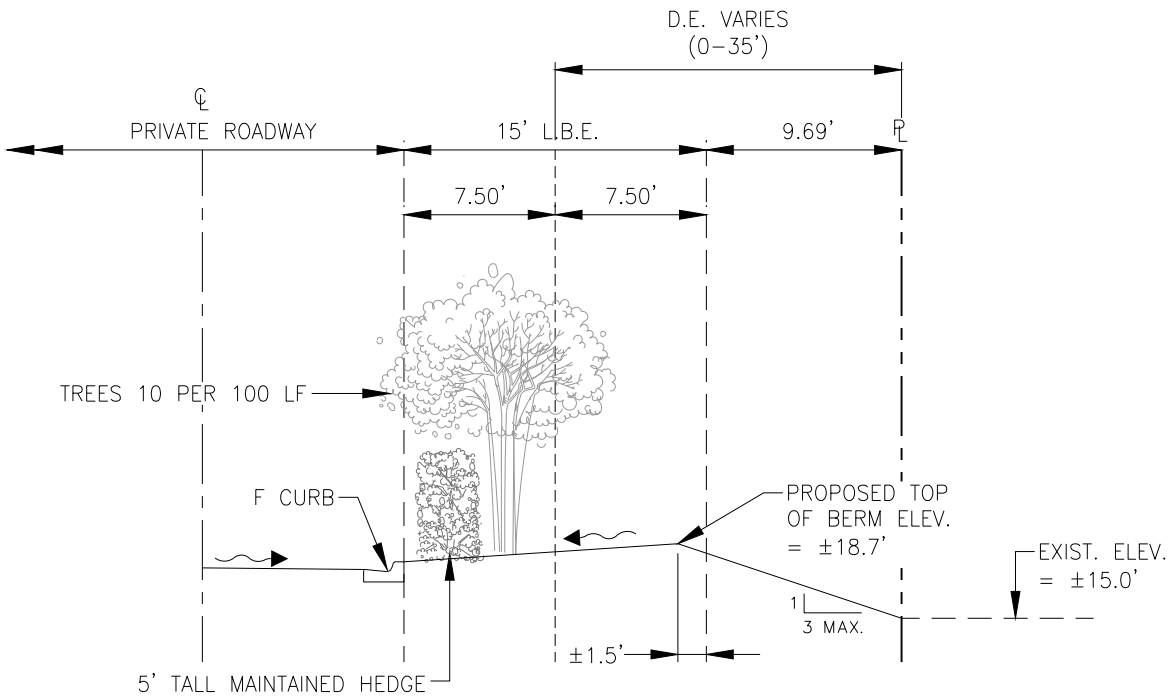
HOMES AT 81 WEST RPD

MASTER CONCEPT PLAN
REVISED 9/20/2022

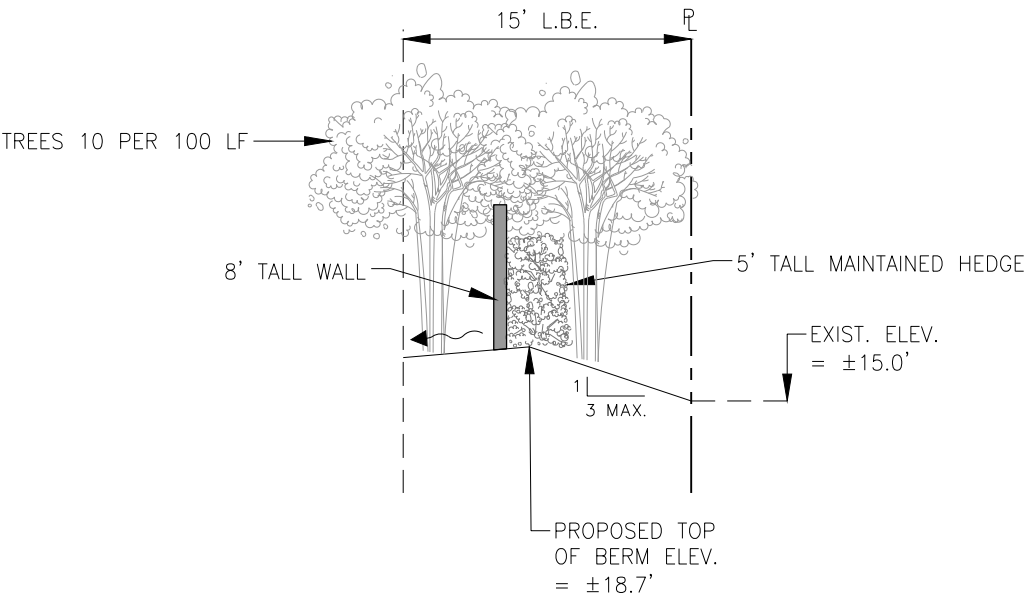
MUNICIPALITY:	LEE COUNTY
SEC/TWN/RGE:	8/45S/25E
DATE:	FEBRUARY 2021
SUBMITTAL TYPE:	REZONE
SHEET	1 OF 2



CROSS SECTION A
N.T.S.



CROSS SECTION B
N.T.S.



CROSS SECTION C
N.T.S.

LEGEND					DESIGNED BY:	GradyMinor Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134 Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	HOMES AT 81 WEST RPD		MUNICIPALITY:
					DRAWN BY:		LEE COUNTY		
					APPROVED:		SEC./TWN./RGE:		
					JOB CODE:		8/45S/25E		
					SCALE:		DATE:		
					AS NOTED		FEBRUARY 2021		
	Revision	Date	Description	By				SUBMITTAL TYPE:	
						REZONE			
						SHEET 2 OF 2			

Homes at 81 West RPD

Site Development Regulations

The property development limitations are:

Minimum Area Dimensions:

Lot Size	N.A.
Lot Depth	N.A.
Lot Width	N.A.

Minimum Building Setbacks:

External PUD Boundary:	
<u>Principal Structure:</u>	25 feet
<u>Attached Accessory Structure</u>	15 feet
Internal Drive Aisle (from EOP):	20 feet

~~Minimum Unit Size: 750 square feet~~

Minimum Building Separation: 10 feet

Maximum Building Height: 35 feet

~~Maximum Lot Coverage: 60%~~

Minimum Open Space: A minimum of ~~35~~40% (10 ac. X 0.~~35~~40 = ~~3.5~~4.0± acres) of general open space must be provided.

Indigenous Preserve: Not applicable. No native vegetation exists on-site.