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District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

December 21, 2022

Writer's Direct Dial Number: 239-533-8793

Jeremy Frantz, AICP
RVI Planning and Landscaping Architecture
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135

Re: Residential Planned Development
31 Oaks RPD
DCI2021-00051

Dear Mr. Frantz,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on December 21, 2022
Elizabeth A. Workman
Principal Planner
EAW

CC via e-mail: Tim Oak, Neal Communities of Southwest Florida, Inc.

Zoning Review - Beth Workman

1. The Schedule of Uses includes Temporary Amenity Structures. Please advise as to what this means.
2. The Request Narrative, page 7, paragraph 4 states that 6.09 acres of rare and unique upland habitat will be retained. The Floodplain No Impact memorandum Land Summary Table on page one indicates 0.42 acres of rare and unique. Please revise documents to be consistent.
3. Provide detailed information demonstrating that the proposed development within the Coastal High Hazard Area is restricted to uplands in order to demonstrate compliance with Lee Plan Policy 101.3.2.
4. Revise the floodplain "no impacts" improvement exhibit to depict the Coastal High Hazard Area (CHHA), the acreage of wetland impacts within CHHA, the acreage of wetland creation, and state if the wetland impacts within CHHA are to support public facilities. The current exhibit depicts the acreage of wetland and wetland creation but does not depict the CHHA.

Natural Resources - Nic DeFilippo

5. Thank you for providing the Preliminary Floodplain No Impacts Analysis. The analysis addressed development within or adjacent to a FEMA Special Flood Hazard Area and did not address consistency with Lee Plan policy 101.3.2. Please provide additional analysis demonstrating consistency with Lee Plan policy 101.3.2. The project is proposing 9.30 acres of wetlands impacts within the Coastal High Hazard Area and these impacts do not appear to meet the definition of public facilities.

Environmental Sciences - Camryn Siverson

6. The narrative states that heritage trees will be preserve per the public informational meeting. Please indicate within the indigenous management plan the methods and details of how the applicant plans on preserving heritage trees.
7. The species management plan indicated relocation of the gopher tortoises. Please indicate if onsite or offsite relocation is being proposed per Lee Plan Policy 123.8.1.
8. The applicant has requested a deviation from LDC 10-329(d)(4). Please provide details of how the applicant will provide hardening of the shoreline.
9. The narrative discusses enhanced buffers along the external single-family residences per the public informational meeting that was held. Please label the width and type of buffer that is being proposed on the Master Concept Plan.

December 21, 2022
JEREMY FRANTZ, AICP
31 OAKS RPD
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Development Services - Brian Roberts

10. Proposed conditions will require the applicant to demonstrate legal access to Storage Bay Drive at time of development order and that Storage Bay Drive must be constructed and certified prior to the issuance of a certificate of completion of the any phase of construction that exceeds five acres including infrastructure development.

NOTE: The current plat for the property to the south dedicates all private rights-of-way to the Gordon Center Property Owners Association. An additional deviation will be required for the hammer-head turnaround that is designed where the De Moya gate was originally.

Legal Review - Hunter Searson

11. Sec. 34-202(a). Submittal requirements for applications requiring public hearing include a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The current boundary survey includes L6 which is depicted as a call for two separate lines on the boundary survey sketch.