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

June 30, 2023

Jennifer Sapien
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

Re: River Hall
DCI2022-00026 - Major PD

Dear Ms Sapien:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 6/30/2023 by
Dirk A Danley Jr, Planner, Principal

Jennifer Sapien
Barraco and Associates, Inc.
Re: River Hall
DCI2022-00026
June 30, 2023

Zoning Review:

1. Repeat Comment - 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.

The applicant notes that there is a proposed amendment to this requirement of the Land Development Code, but this amendment did not pass at the hearing with the Board of County Commissioners. Please provide additional clarification.

2. Based on the applicant's resubmittal, the applicant's proposal is to increase the number of dwelling units from the previous proposed 3244 units (an increase of 549) from the previously proposed 3,184 (an increase of 489). This increase creates an inconsistency with the public information meeting held by the applicant, as advertised in previous application materials. A new public information meeting is required to comply with the requirements of LDC Section 33-1480.
3. Please provide a new letter of utility availability to reflect the increase in the proposed density.
4. Please update the proposed conditions document to reflect the total number of dwelling units to 3,244.
5. The narrative provided in the most recent submittal does not accurately reflect the maximum dwelling units approved in 2015 versus what was requested. Please revise all portions of the Request statement to accurately reflect the approved and proposed density.
6. Documentation from a Grand Bay Comprehensive Plan amendment was erroneously included with the most recent submittal. Please provide the intended information for this case. Please ensure that the density calculation reflects the new acreages from the Comprehensive Plan Amendment.

Legal Description Review:

1. Repeat Comment – The following comments were not addressed.

Sec. 34-202(a). Submittal requirements for applications requiring public hearing The proposed rezoning increased the acreage of the River Hall planned development and will re-allocate uses within the project. In accordance with LDC §34-202(a) (5), (6), and (7) please provide:

- a legal description and sketch of the revised project boundaries, including the descriptions for the RPD/CPD areas;
- a boundary survey for the revised project boundary; and
- Certification of title for the revised project boundary.

TIS Review:

1. The resubmittal indicates a density increase of 549 units, surpassing the count of the original submittals (489 dwelling units). In light of this, a Traffic Impact Study (TIS) must be submitted for thorough evaluation. Additionally, kindly provide a rationale for attaching the Grand Bay Map and Text Amendment Application (CPA2022-00006 and CPA2022-00007) to this resubmittal. It is also essential to amend the resubmittal in a manner that ensures coherence among the project summary, request statement, allowable density calculation, proposed density, and TIS.