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Hearing Examiner

June 16, 2017

Jennifer Sapan, AICP
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

RE: ADD2017-00091
River Hall

Dear Ms. Sapan:

Lee County has reviewed the information filed on June 12, 2017 and supplemented on June 14, 2017 for the above zoning application. This planned development application has been found insufficient. The Land Development Code requires additional information before the application can be deemed sufficient. Please respond to each requirement not satisfied found in the following. The County reserves the right to comment on and/or require revisions to the application, whether or not it was part of the original submittal or subsequent revisions, until the application has been fully found sufficient for public hearing.

Please direct all questions and comments about this response to Chip Block.

1. Please note this amendment is sought for the entirety of the River Hall planned development. As part of LDC Section 34-201, the applicant must demonstrate for the purposes of this amendment that the required percentages of lot owners have approved the filing of this request. Please provide the required information demonstrating no less than 75% of the total numbers of lot or parcel owners, and the homeowners' association have agreed to the filing of the application.

The application currently provides a depiction of the development with a reference to 1,930 parcels in River Hall. As required in 34-201, please furnish the County a complete list of all lot owners within the development identified by lot number. Then please identify the percentage of lot or parcel owners that have agreed to the filing of the application. It is unclear if the required percentage of lot or parcel owners have agreed to filing this request.

Please note this Section provides a distinction when a condominium is involved. If a condominium is involved in this application, please demonstrate compliance with that Section also.

2. The Zoning Action Resolution/Case Number List is incomplete. The most recent action taken in June of 2015 has not been provided. Doesn't this proposal amend not only that action, but the actions taken on those portions of the planned development which were not included in the 2015 action? This should be discussed in a narrative explaining the exact action proposed as part of this application and what previous actions are being amended. Please revise the above mentioned list and provide the narrative explaining the request.
3. The property is noted as being within a community requiring a public informational meeting. Although the public notice has been provided, the complete meeting summary has not been provided. Please provide County staff with the required meeting summary document containing the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.
4. Please provide the existing language of the Resolution and the applicant's draft changes to this language proposed as part of this application.
5. Please provide a legal description and sealed sketch to accompany this application.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Land Development Code requires that this application be considered withdrawn.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section



Alvin Block, AICP
Principal Planner