



LEE COUNTY
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March 30, 2009

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Mr. David W. Depew, Ph.D, AICP,
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, FL, 33901

RE: CPA2008-03 Kreinbrink Amendment, Alva

Dear Mr. Depew:

The Planning Division has reviewed the information provided for the above Comprehensive Plan amendment. In order for us to deem this request sufficient, we need the following information and documents. Please provide the requested information and documents within 30 calendar days of this letter.

Part IV:

- A-2 Please provide a current Future Land Use Map of the area to an appropriate scale.
- A-3 Please provide a proposed Future Land Use Map of the area to an appropriate scale.
- A-6 Please provide a certified legal description and certified sketch of the description for the subject property.
- A-7 Please provide a copy of the deed for the subject property.
- B-1 Please provide the required Traffic Circulation Analysis for the commercial Land Use category that is being sought.
- C
 - 1) Please provide a map of the plant communities as defined by the Florida Land Use Cover and Classification System (FLUCCS).
 - 2) Please provide a map and description of the soils found on the property and identify the source.
 - 3) Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated.
 - 4) Please provide a map delineating wetlands located onsite.

5) Please provide a table of plant communities by FLUCCS with the potential to contain species (both plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status.

F. Your application did not address all aspects of the urban sprawl analysis required under Florida Administrative Code 9J-5.006(5) *Review of Plans and Plan Amendments for Discouraging the Proliferation of Urban Sprawl*.

Specifically, the Florida Administrative Code (FAC) Chapter 9J requires that plan amendments be evaluated to ensure consistency with the State Comprehensive Plan, Regional Policy Plans, and Chapter 163.

FAC 9J-5.006(5) outlines several provisions pertaining to urban sprawl that must be addressed as part of the plan amendment process. The Krienbrink application addresses most of the provisions listed, but not the items in subsections 9J-5.006(5)(h) *Evaluation of land uses*, 9J-5.006(5)(i) *Local conditions* and 9J-5.006(5)(j) *Development controls*. Please amend the analysis to address these items.

Staff has not received all review agencies comment yet. Additional comments may be forthcoming.

Should you have any questions, please feel free to contact me.

Sincerely,



Chahram Badamtchian, AICP
Senior Planner, Division of Zoning

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET; THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES MORE OR LESS.

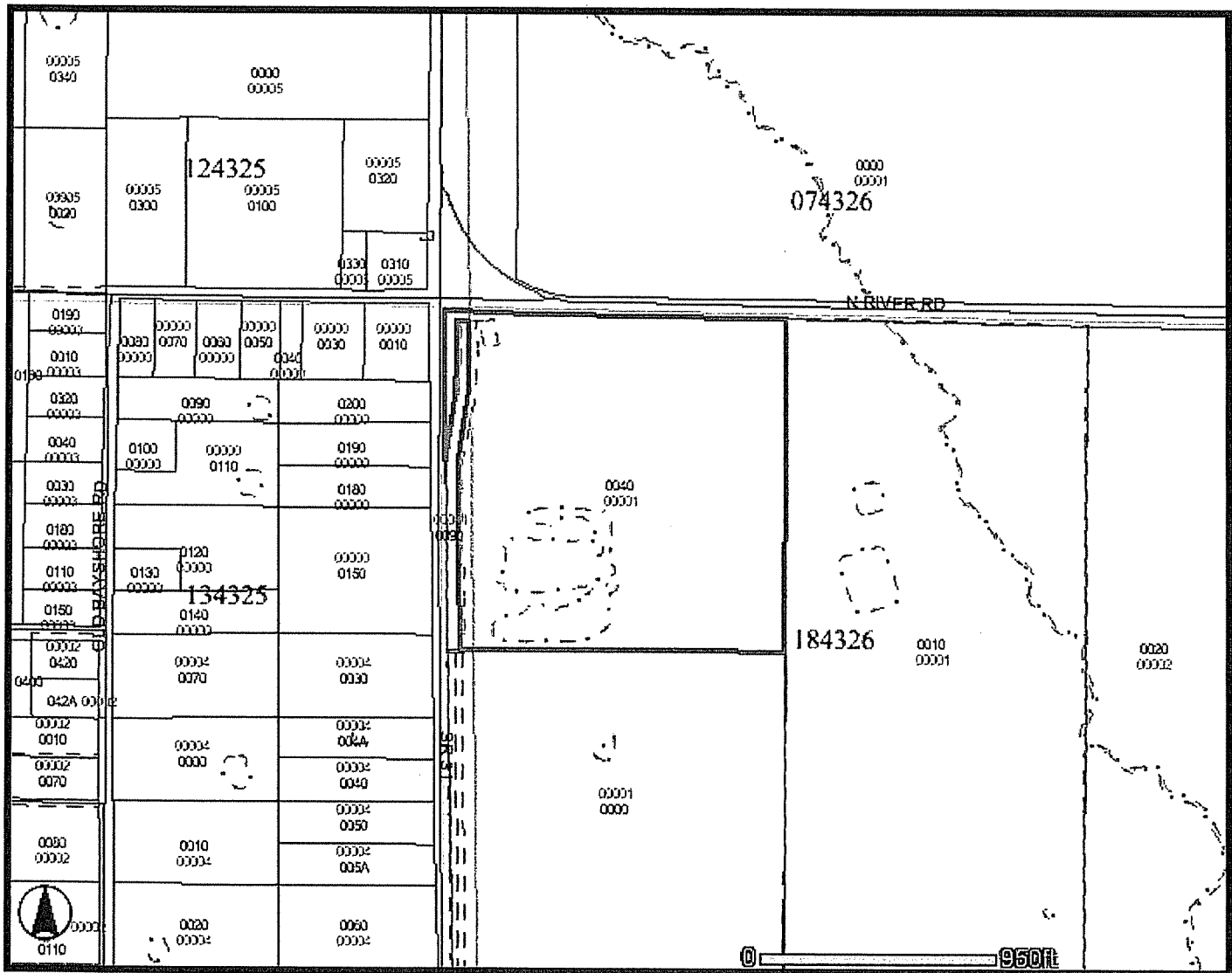
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

RECEIVED
SEP 26 2008

SHEET 1 OF 2

COMMUNITY DEVELOPMENT

2008-00003



Location Map

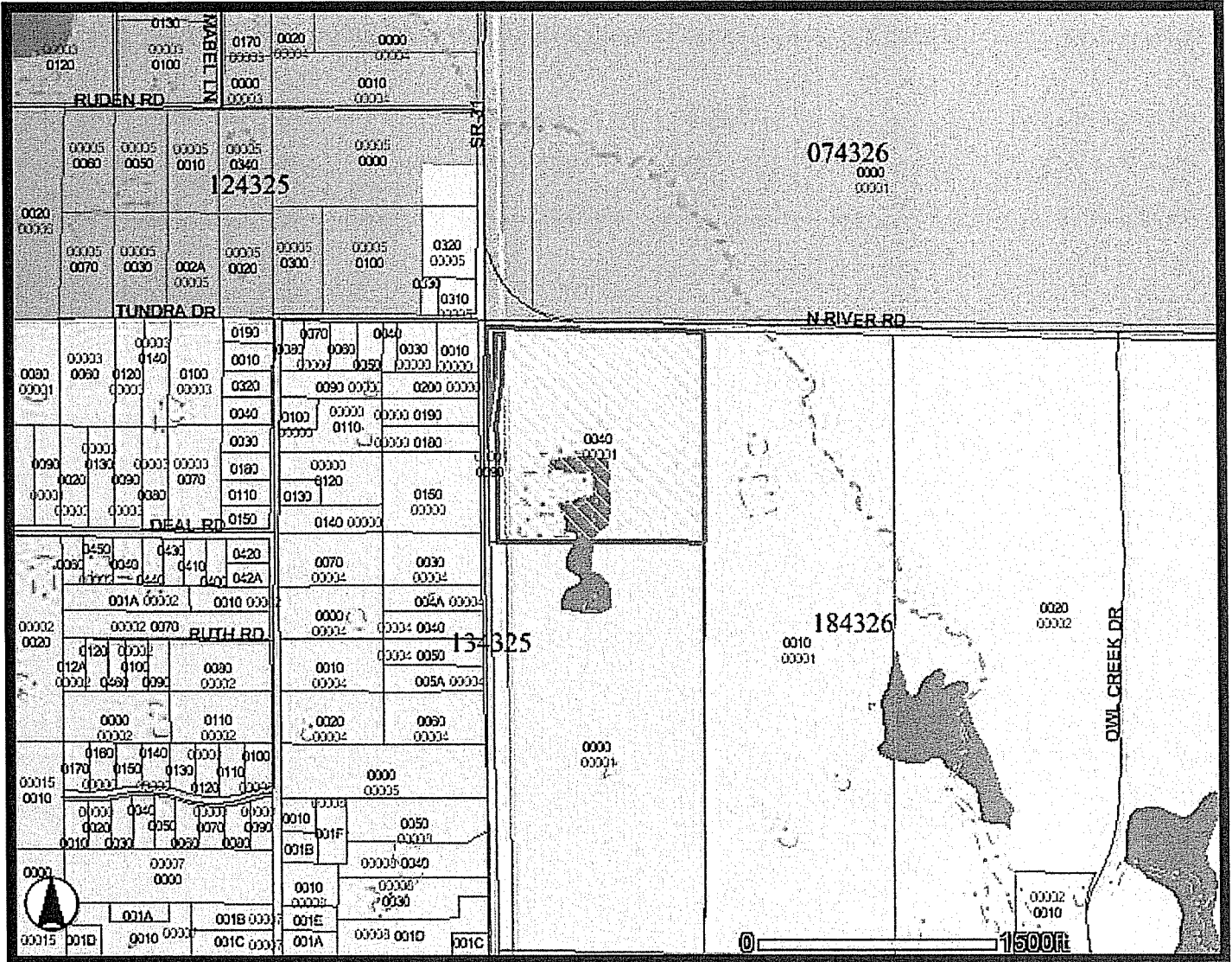
Section 18-Township 43-Range 26
 Lee County Florida

Easements: -----

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Future Land Use Map

Section 18-Township 43-Range 26

Lee County Florida

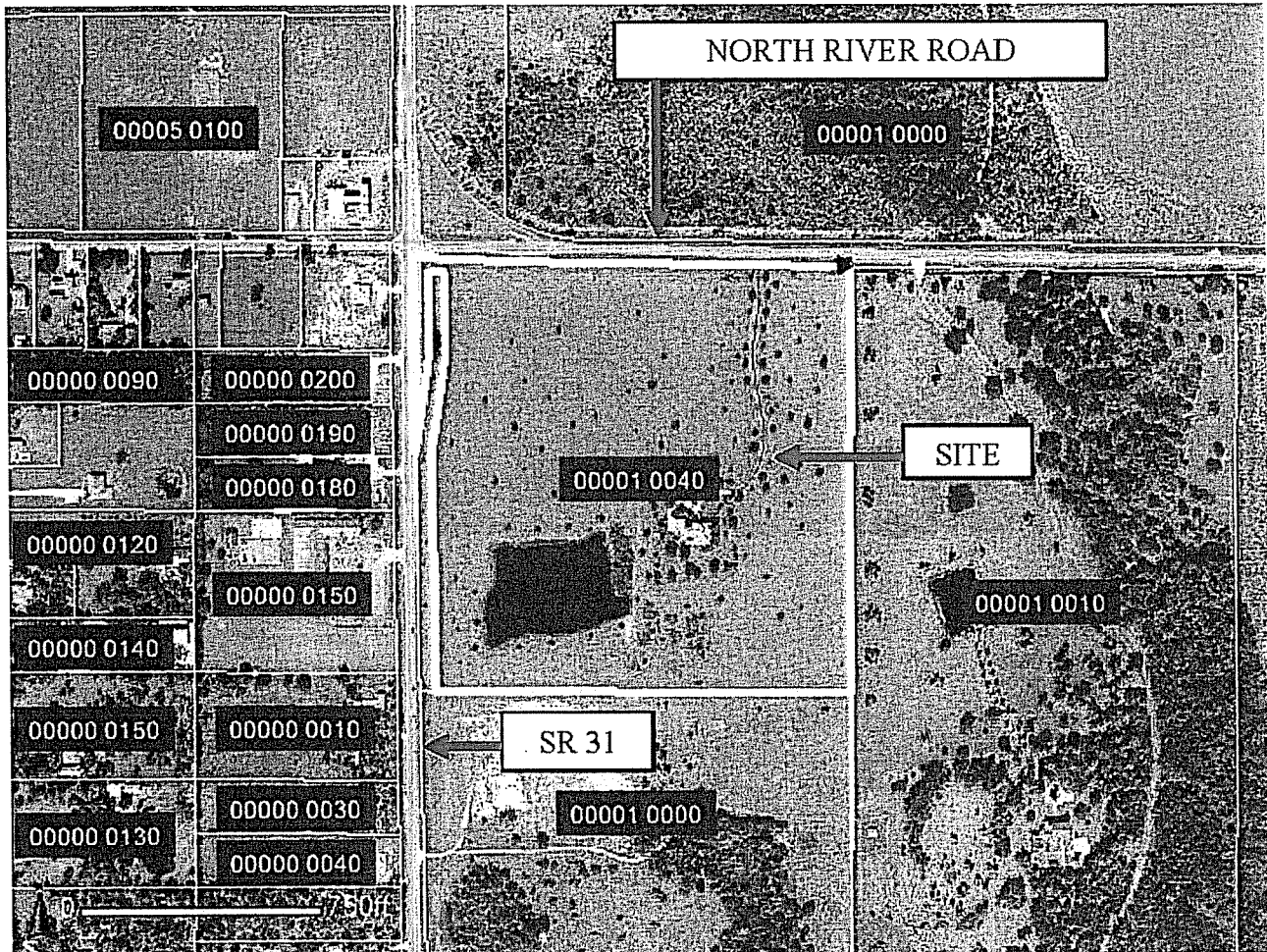
The site is currently located in the Rural and wetland categories

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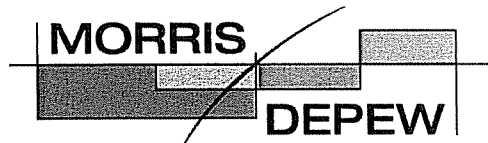
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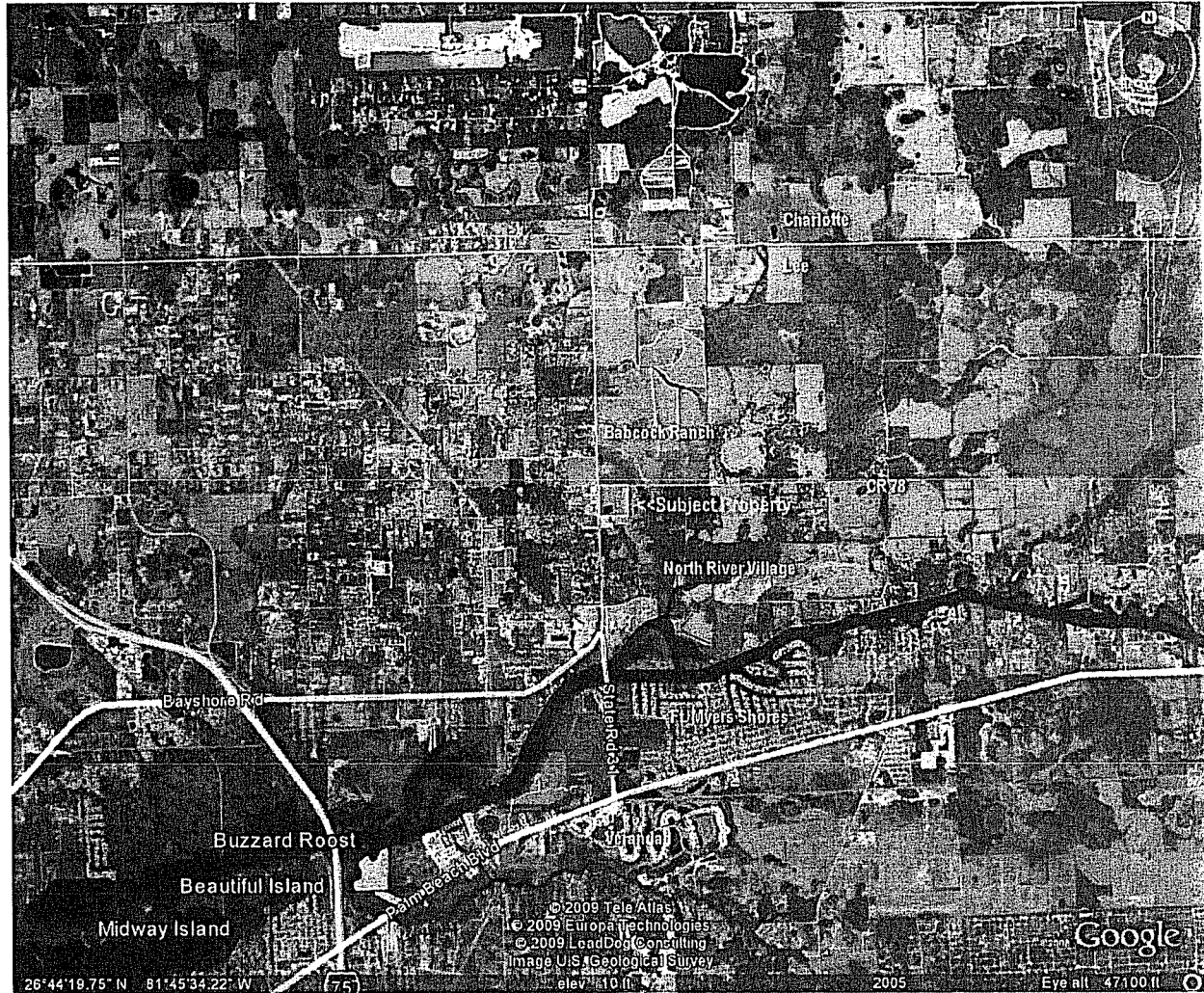


Aerial Photograph, Subject Property

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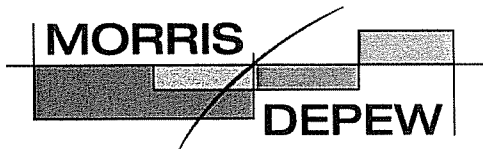


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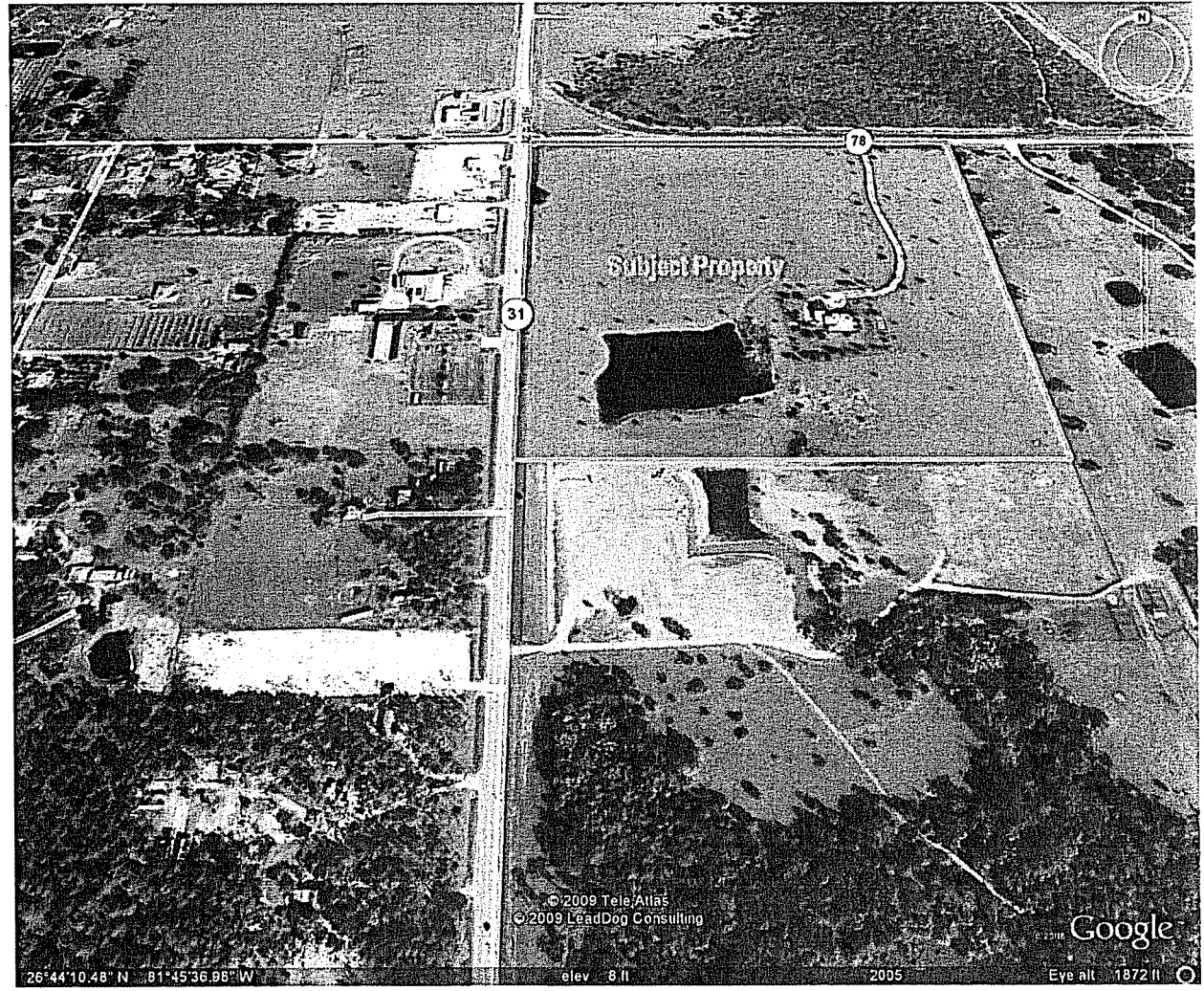


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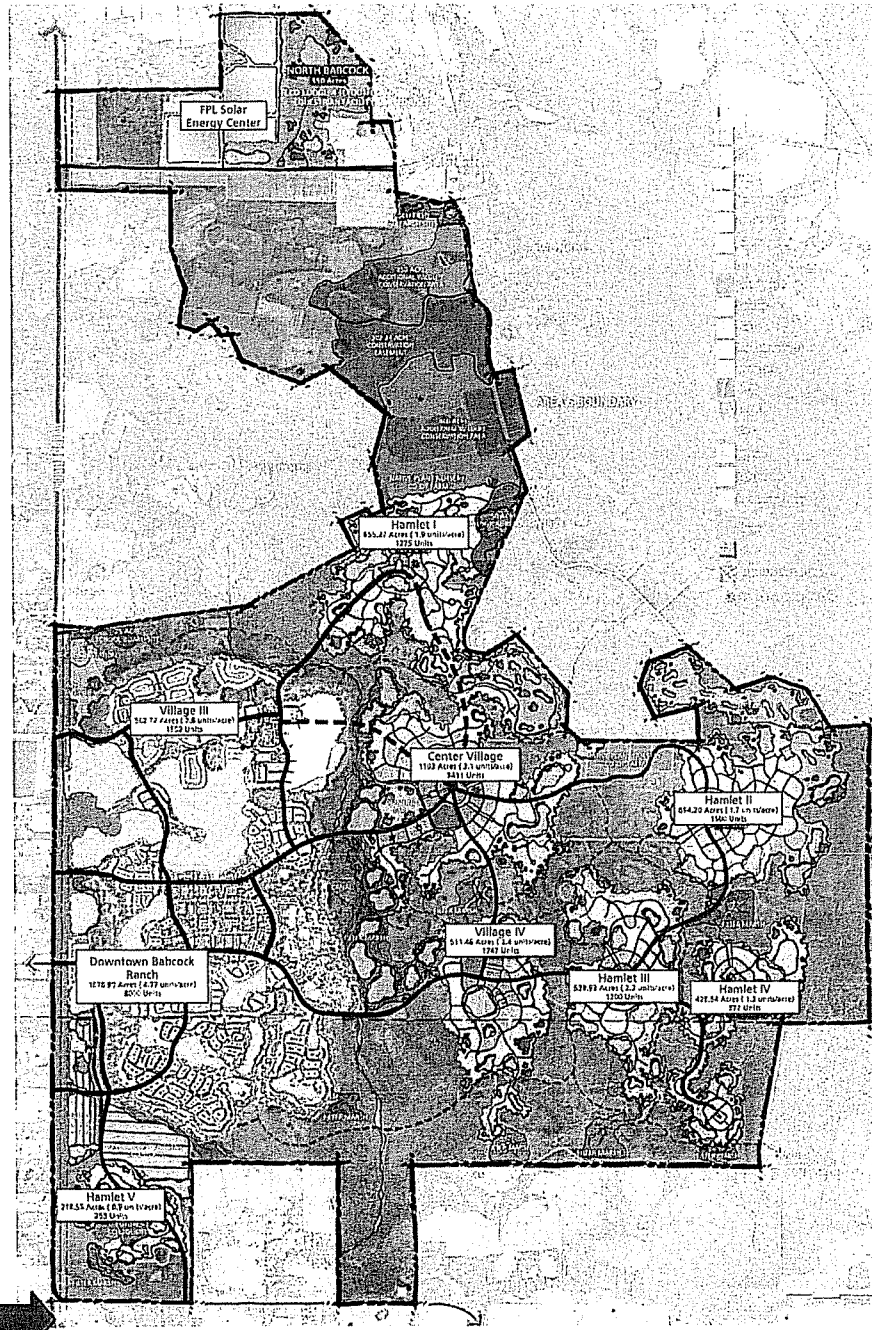
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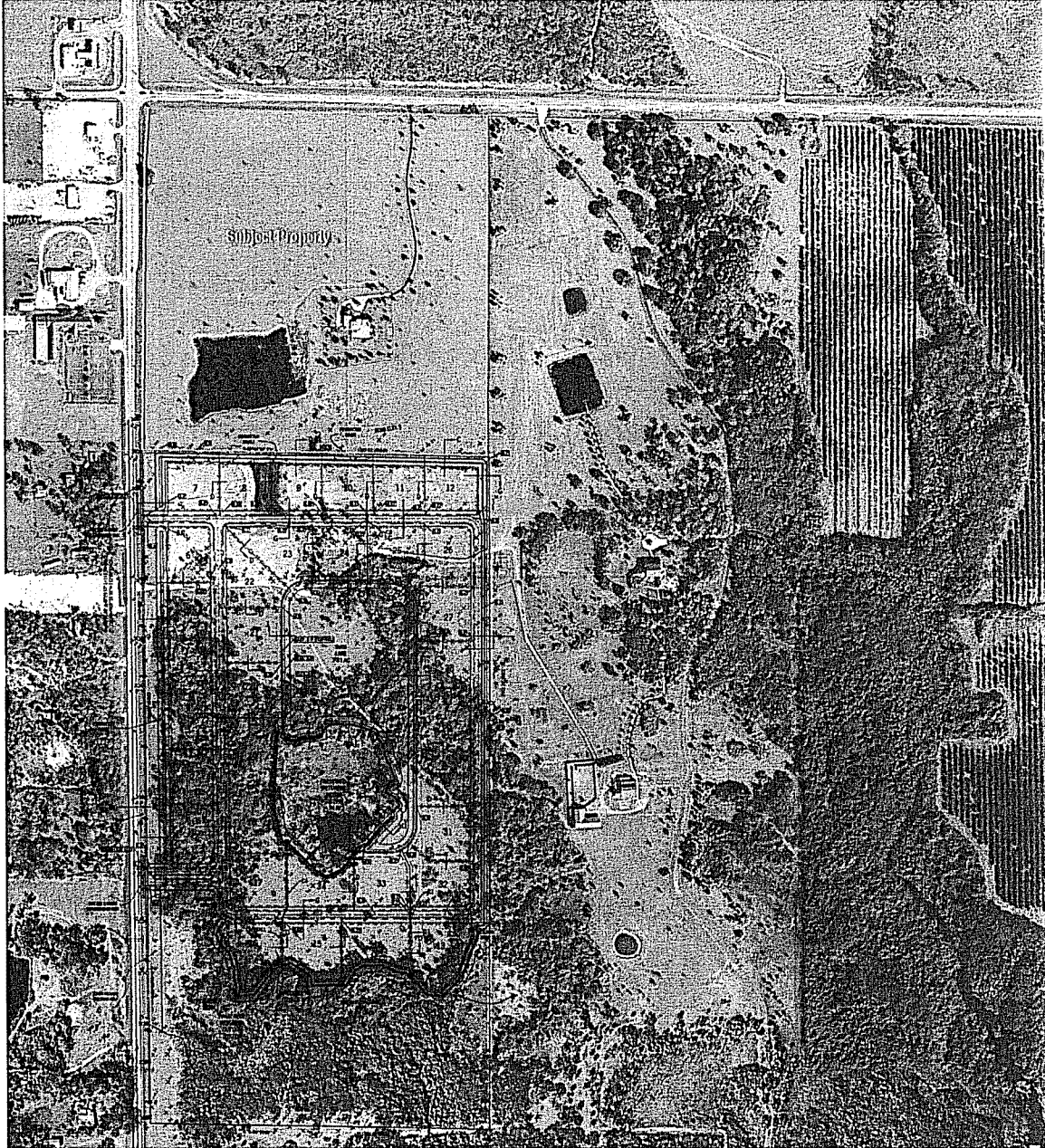
Babcock Ranch Site Plan

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Aerial Photograph, Subject Property & Adjoining Proposed Development

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