



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

November 18, 2011

DAVID DEPEW
MORRIS-DEPEW ASSOC. INC
2914 CLEVELAND AVE
FORT MYERS, FL 33901

Re: CORKSCREW WOODS
CPA2011-00018
CPTM Application (Text/Map)

Dear DAVID DEPEW:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated.

III E. 2. a. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Residential Units/ Density

Please clarify the maximum allowable residential units with the proposed future land use category. The Comprehensive Plan Amendment application states 1,025 units is the maximum, however the DCI that was recently submitted states that 1,039 units are possible.

Please clarify how was the density was calculated. Where the conservation lands included in this calculation? Please provide the calculation.

IV A. 1. General Information and Maps, Provide any proposed text changes

Please schedule a meeting with Lee County Planning staff to discuss the text amendment that will be required to Table 1(b).

IV A. 3. General Information and Maps, Proposed Future Land Use Map

Please revise the proposed Future Land Use Map with a single color scheme for the subject and surrounding properties.

Please clarify if the applicant is proposing to place the total 209.35 acres of uplands and wetlands into the conservation land use category.

IV A. 4. General Information and Maps, Map and describe existing land uses

Although the applicant has provided a map of the existing surrounding land uses, there is no description included. Please provide the required description.

IV A. 5. General Information and Maps, Map and describe existing zoning

The application provided a map of existing surrounding zoning, but no description. Please provide the required description.

IV A. 6. General Information and Maps, The legal description(s) for the property

Staff is still in the process of reviewing the legal description for the subject property. Additional comments relating the legal description, sketch, and items related to the acreages may be forthcoming.

IV B. 2. a. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Sanitary Sewer

Lee County Utilities is in the process of reviewing the Comprehensive Plan Amendment application. Planning staff will forward any comments as soon as they are received.

IV B. 2. b. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Potable Water

See above comment

IV B. 3. a. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Fire protection with adequate response times

The letter provided from Estero Fire Rescue is not sufficient. The letter should state that there have adequate facilities to serve the proposed Future Land Use Map change.

IV B. 3. c. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Law enforcement

Please provide the required letter from the Lee County Sheriff's Office once it is received.

IV C. 1. Environmental Impacts, A map of the Plant Communities

The environmental assesment provided indicates that the disturbed upland areas proposed in the Conservation Lands future land use category would be restored. Please provide more detail for the type of restoration that is anticipated.

IV C. 5. Environmental Impacts, A map delineating wetlands, aquifer recharge areas, and rare & unique uplands

Please clarify if the wetland lines have been verified by a state or federal agency.

The environmental assesment states that 125.04 acres of wetlands are identified on the subject site, however the application states that 119.76 acres of wetlands will be placed in the Conservation land use category. Please explain where the remaining 5.28 acres of wetland difference is located and why it cannot be placed in the Conservation land use category. Additionally, if these wetlands are to be impacted how will this affect the density calculations in regard to Policy 1.5.1 and Table 1(a).

IV E. 2. Internal Consistency with the Lee Plan, List goals and objectives of the Lee Plan. Include an evaluation of all relevant policies under each goal and objective.

Please revise the narrative describing the internal consistency with the Lee Plan to include the following Goals, Objectives, and Policies: Objective 107.10, Objective 107.11, Goal 114, and Objective 107.6.

IV F. 3. Additional Requirements for Specific Future Land Use Amendments, Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

In performing an initial review of the application, the applicant has not supplied staff with a sufficient analysis of potential groundwater impacts from the currently allowed domestic use wells and to which aquifer these wells would draw water?

Please sufficient data and analysis to demonstrate that "no significant impacts on present of future water resources will result from the change."

IV F. 4. Additional Requirements for Specific Future Land Use Amendments, Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

Please provide data and analysis consistent with the requirements of Lee Plan Policy 2.4.3 Paragraphs 1 through 4. The Board of County Commissioners cannot approve removal of lands from the DR/GR without this information.

Miscellaneous Comments

- 1) Please clarify are any commercial uses proposed for the site?
- 2) Please clarify: The application states that "the additional conservation lands will provide an ability to create an access drive and parking area for better access to CREW lands." Where would this be located and wouldn't this only benefit the residents living in the proposed development?
- 3) Please clarify the status of the mine pit reclamation.
- 4) Please clarify the use of the proposed conservation area in the southeast corner of the proposed site that is also being offered for offsite conservation as part of DCI2010-00012 for a Cemex mine pit.
- 5) Staff has not conducted a site inspection at this time. Additional comments may be forthcoming pending the future site inspection.

DAVID DEPEW
CORKSCREW WOODS
CPA2011-00018
November 18, 2011
Page: 4

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8585.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division



Brandon D Dunn, Senior Planner

Cc: Planning file: CPA2011-00018