



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 17, 2011

ALEXIS CRESPO
28100 BONITA GRANDE DR
SUITE 305
BONITA SPRINGS, FL 34135

Re: FIDDLESTICKS BOULEVARD CPA
CPA2011-00020
CPL Application (Large Map)

Dear ALEXIS CRESPO:

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 B. b. 1. Property Information, Total Acreage Included in Request, Total Uplands

The Application does not show how much acreage of the Rural Future Land Use Category is included in the request.

III B. b. 2. Property Information, Total Acreage Included in Request, Total Wetlands

The Application does not show how much acreage of the Wetland Future Land Use Category is included in the request.

III C. b. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area, Airport Noise Zone 2 or 3

The application states "Yes" for this line but does not list the acreage of land within Airport Noise Zones 2 and 3.

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

Although the application has provided a map of existing surrounding land uses, there is no description. Please provide this.

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

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

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

The application does not provide a letter of service availability from the sanitary sewer service provider. Further, the analysis provided for level of service is based on a projected figure of 1,122 single family units whereas the maximum number of units proposed by the applicant is 1,182. Please provide calculations based on the 1,182 unit figure.

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

The application does not provide a letter of service availability from the potable water service provider. Further, the analysis provided for level of service is based on a projected figure of 1,122 single family units whereas the maximum number of units proposed by the applicant is 1,182. Please provide calculations based on the 1,182 unit figure.

IV B. 2. c. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Surface Water/Drainage Basins

The application does not address the impact of the proposed density on surface water management. Please provide plans showing the means by which the wetlands and flow-ways will be addressed in future development.

IV B. 2. d. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Parks, Recreation, and Open Space

The analysis provided for level of service is based on a projected figure of 1,122 single family units whereas the maximum number of units proposed by the applicant is 1,182. Please provide calculations based on the 1,182 unit figure.

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 application does not provide a letter of service provision from the relevant fire protection service provider including response times.

IV B. 3. b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Emergency medical service (EMS) provisions

The application does not provide a letter of service provision from the relevant Emergency Medical Service provider.

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

The application does not provide a letter of service provision from the relevant law enforcement service provider.

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

The application does not provide a letter of service provision from the relevant solid waste service provider.

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

The application does not provide a letter of service provision from Lee County Transit staff.

IV C. 3. Environmental Impacts, A topographic map

A topographic map was not found in the application. Please provide one.

IV C. 4. Environmental Impacts, A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

The application does not provide a map depicting the Flood Insurance Rate Map. Please provide this. Further, There is a major flowway on the site. Will this flowway be preserved or restored per Policy 60.5.3? If not, the application should provide a statement to that effect. If so, the application should provide adequate provisions to ensure no off-site impact from development on this site.

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

The Fluccs map provided by the applicant indicates approximately 109 acres of wetlands. The application states that there are approximately 88 acres. Please clarify the correct area.

IV C. 6. Environmental Impacts, A table of plant communities by FLUCCS

The environmental assessment states that a big cypress fox squirrel was observed onsite. Will the applicant be proposing a big cypress fox squirrel preserve that connects to offsite natural areas?

According to historic aerials, the site was heavily vegetated up until 2010. Environmental staff was unable to locate any permits indicating how the site was cleared. Please clarify what mechanisms were used for the clearing of the site considering the amount of wetlands and species observed.

IV E. 1. Internal Consistency with the Lee Plan, Discuss how the proposal affects population projections, Table 1(b), and the population capacity of the Lee Plan Future Land Use Map.

The calculations used by the applicant are based on a proposed maximum of 1,122 units although the proposal is for 1,182 units. Please provide calculations for the 1,182 figure.

ALEXIS CRESPO
FIDDLESTICKS BOULEVARD CPA
CPA2011-00020
November 17, 2011
Page: 4

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.

The application does not address Policy 60.5.3 regarding the preservation of existing and historic natural flow-ways. Please provide this information.

The applicant states that they are in the process of determining the extent and quality of the wetlands on the subject property to conform to Objective 114.1. This information needs to be provided. Policy 114.1.3 requires that the Future Land Use Map be updated to reflect the boundaries of the Wetlands Future land Use Category. The Proposed Future Land Use map provided by the applicant shows the entire property changing to the Outlying Suburban FLUC. If this is because there will be no wetlands on the subject property, the application should provide a statement to that effect. If there will be wetlands on the property, the application should provide a proposed FLUM depicting them in the Wetland FLUC.

IV G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Although the applicant has addressed the issue of sprawl, they have not provided a narrative specifically stating sound planning principles that justify the proposed amendment.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8312.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division



Peter Blackwell, Planner

Cc: Planning file: CPA2011-00020