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June 20, 2014

THOMAS MCLEAN
HOLE MONTES, INC.
6200 WHISKEY CREEK
FORT MYERS, FL 33919

Re: COCONUT CROSSING
CPA2014-00005
CPL Application (Large Map)

Dear THOMAS MCLEAN:

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.

II A. a TYPE, Text Amendment

The proposed request would result in 31.32 acres of Intensive Development category in the Estero Planning Community. The Lee Plan does not currently allocate any acreage to this category. Therefore, please provide an amended application that proposes a text change to Table 1(b). The applicant needs to provide a justification for this change in allocation. Please provide a narrative justifying the change to Table 1(b) as well as a copy of the proposed Table.

II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.

The applicant needs to provide two sets of mailing labels for notification purposes.

IV B. 1. Traffic Circulation Analysis

The Traffic Circulation Analysis needs to include the section of Corkscrew Road from US 41 to I-75. In addition, the analysis needs to include a Level of Service Analysis for the year 2035 for the roadways impacted by the project. Please provide these

It is not appropriate to analyze the impacts of the proposed CPA by just calculating the trip generation for 470 multi-family units. There is trip interaction that must be addressed. Additionally, the equation for the multi-family use is a non linear equation, so the trip generation must be calculated by subtracting the total new multi-family trips from the currently allowed multi-family trips to determine the difference in trips.

The five year analysis should be based on 2019/2020 conditions and not 2017 traffic conditions.

Staff is not in agreement with the growth rate projections. Why was six years of data chosen as the base year? For instance, if the base year was assumed as four years, the annual growth rate would be over 5% on Coconut Road. The choice of six years as the base seems arbitrary.

IV B. 2. Public Facilities Analysis

Please provide a letter of service availability from the appropriate service provider for both potable water and sanitary sewer services.

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

Please provide a letter from the service provider for fire protection

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

Please provide a letter from the service provider for emergency medical services.

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 a letter from the service provider for law enforcement.

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

Please provide a letter from the service provider for solid waste.

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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

Please provide a letter from the service provider for transit services.

IV D. 2. Impacts on Historic Resources, A map showing the subject property location on the archeological sensitivity map for Lee County

Please provide a map that shows the subject property on the archeological sensitivity map for Lee County.

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: CPA2014-00005*