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November 10, 2011

JON HAGAN
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966

Re: ALICO AIRPARK
CPA2011-00019
CPT Application (Text)

Dear JON HAGAN:

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

Please update the acreage of Tradeport future land use category lands to reflect the Wetlands that are on the subject site.

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

Please identify the areas and acreages of Wetlands future land use category lands on the subject site.

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

Please note Page 5 of the application proposes to add 800 dwelling units. Please indicate how the density is to be calculated as per Lee Plan Policy 1.5.1 and Policy 114.1.2. Are revisions to these policies also required (i.e. Table 1a Summary of Residential Densities)?

Is the applicant proposing to limit the amount of property that may be developed with residential development?

III E. 2. b. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Commercial intensity

Please note the application does not propose any reduction in the previously approved commercial and industrial intensity. Where are the residential units proposed to be located on the subject site? Are current required preserve areas proposed to be impacted to accommodate the additional units?

III E. 2. c. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Industrial intensity

See comment above

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

Please note that the legal description and sketch are still under review by Lee County Staff, as such additional comments concerning this may be forthcoming.

IV A. 9. General Information and Maps, If applicant is not the owner, a letter authorizing the applicant to represent the owner.

Please clarify the owner and applicant for the subject site. On page 2 of 9 Mr. Galvano is listed as the applicant, and Mr. Backe is identified as the Owner. However the Affidavit certifies that Rich Galvano is the owner.

IV B. 1. Traffic Circulation Analysis

No Traffic Analysis was provided. Please submit the traffic analysis as required in section IV(B)(1) of the Application for a Comprehensive Plan Amendment.

IV B. 2. Public Facilities Analysis

No public facilities analysis was provided. Please submit the public facilities analysis as required in section IV(B)(2) of the Application for a Comprehensive Plan Amendment.

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 San Carlos Fire District determining the adequacy/provision of existing or proposed support facilities.

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 Lee County EMS determining the adequacy/provision of existing or proposed support facilities.

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 Lee County Sheriff's Office determining the adequacy/provision of existing or proposed support facilities.

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 Lee County Division of Solid Waste determining the adequacy/provision of existing or proposed support facilities.

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 LeeTran determining the adequacy/provision of existing or proposed support facilities.

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

Please note the subject site has been cleared under DOS2005-00249 and VEG2009-00253 & VEG2010-00013. The 2003 protected species survey (PSS) and FLUCCS mapping provided does not depict current site conditions. Please provide a current PSS and FLUCC map reflecting the current conditions of the subject site as per Application requirements IV.C.1 & 6 and LDC Section 10-473(a).

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

Please note SFWMD ERP #36-05188-P & DOS2005-00249 indicates the site contains 135.29 acres of jurisdictional wetlands, allows 45.78 acres of wetlands impacts, and requires the preservation of 89.51 acres of wetlands and 6.82 acres of uplands.

Per Lee Plan Objective 1.5 and Objective 114.1 please revise the application to indicate correct acreages and include the Wetlands FLU designation for onsite wetlands. Also, per the application submittal requirements IVA.2, please provide a revised current Future Land Use Map depicting the actual areas of Wetlands on the subject site.

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.

Please provide additional Lee Plan analysis for Goal 7 and Goal 10.

IV F. 1. a. Additional Requirements for Specific Future Land Use Amendments, Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from), State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals

Please provide the analysis required when the proposed amendment is requesting to remove land from or add land to Industrial Development and/or land use categories targeted by the Lee Plan as employment centers.

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IV F. 1. b. Additional Requirements for Specific Future Land Use Amendments, Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from), Provide data and analysis required by Policy 2.4.4

Also see above comment.

IV F. 1. c. Additional Requirements for Specific Future Land Use Amendments, Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from), The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

Also see above comment.

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.

Please provide an analysis using sound planning principles as to why 800 multiple family units are appropriate for this section of the Tradeport future land use category.

Miscellaneous Comments

- 1) Please provide a copy of Corp permit SAJ2002-01683.
- 2) Please provide the current status of the required conservation easements.
- 3) Please note there are flow-ways located on the site. Will the flow-ways be preserved and/or restored consistent with Policy 60.5.3? The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.
- 4) Staff has not conducted a site inspection at this time. ES staff may have additional comments pending site inspection.

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: CPA2011-00019