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November 27, 2013

TINA EKBLAD
MORRIS-DEPEW ASSOCIATES, INC.
METRO CENTER 1 2891 CENTER PO
UNIT 100
FORT MYERS, FL 33916

Re: CORKSCREW RANCH
CPA2013-00004
CPL Application (Large Map)

Dear TINA EKBLAD:

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.

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

Please provide a map describing existing land uses of the subject property and surrounding properties.

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

Please provide a map describing zoning of the subject property and surrounding properties.

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

Please provide correct legal description.

IV A. 7. General Information and Maps, A copy of the deed(s) for the property

Please provide copies of the subject properties deeds.

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

Need deeds to demonstrate ownership of the listed applicant.

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IV B. 2. Public Facilities Analysis

Exhibit IV.B.2 is incorrectly labeled as a "Small Scale Comprehensive Plan Amendment." Please correct this as the proposed amendment is a large scale amendment.

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

Please see attached Lee County Utilities Sufficiency Review Check List.

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.

The proposed amendment did not include any justification discussion, please provide.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8548.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division



Matt Noble, Principal Planner

Cc: *Planning file: CPA2013-00004*

UTILITIES COMPREHESIVE PLAN AMENDMENT
SUFFICENCY REVIEW CHECK LIST

Project Name: Corkscrew Ranch

CPA #: CPA 2013-00004

POTABLE WATER

Franchise Area, Basin, or District in which the property is located:

The property is not currently located in LCU's Future Water Service Area as depicted on Map 6 of the Lee County Comprehensive Plan. The application is for inclusion in LCU's Future Service Area for Potable Water.

Current LOS, and LOS standard of facilities serving the site:

Current Level of Service is indicated in the analysis.

Projected 2030 LOS under existing designation:

Projected LOS under existing designation is included in the analysis.

Projected 2030 LOS under proposed designation:

Projected LOS under proposed designation is included in the analysis.

Existing infrastructure, if any, in the immediate area with the potential to serve the subject property:

Application correctly states that a potable water transmission line exists along Corkscrew Road adjacent to the subject property to provide a point of connection to the system.

Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements:

None

Anticipated revisions to the Community Facilities and Service Element and/or Capital Improvements Element (state if these revisions are included in this amendment):

None

Provide a letter of service availability from the appropriate utility:

The application does not include an availability letter from LCU.

Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

The application does not include an analysis of available water supply using the current water use allocation in the consumptive use permit, however, the allocation in LCU's Consumptive Use Permit is sufficient to support the proposed increase demand as a result of this amendment. The application does include an analysis demonstrating that the Corkscrew WTP has sufficient capacity to serve the proposed development.

Include the current demand and the projected demand under existing designation, and the projected demand under the proposed designation:

Current and Projected demand under existing and proposed designation is included in the analysis.

Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation:

The application does not include an analysis of the availability of reclaimed water. However, reclaimed water is currently not available in this area.

Include any other water conservation measures that will be applied to the site:

Other water conservation measures are not addressed in the application.

Sanitary Sewer

Franchise Area, Basin, or District in which the property is located:

The property is not currently located in LCU's Future Sanitary Sewer Service Area as depicted on Map 7 of the Lee County Comprehensive Plan. The application is for inclusion in LCU's Future Service Area for Sanitary Sewer.

Current LOS, and LOS standard of facilities serving the site:

Current Level of Service is indicated in the analysis.

Projected 2030 LOS under existing designation:

Projected LOS under existing designation is included in the analysis.

Projected 2030 LOS under proposed designation:

Projected LOS under proposed designation is included in the analysis.

Existing infrastructure, if any, in the immediate area with the potential to serve the subject property:

The application does not address existing sanitary sewer infrastructure in the immediate area with the potential to serve the subject property. However, there is a 12" sanitary sewer force main approximately 1,600 linear feet west of the subject property that could potentially serve as a point of connection to the sanitary sewer collection system.

Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements:

None

Anticipated revisions to the Community Facilities and Service Element and/or Capital Improvements Element (state if these revisions are included in this amendment):

None

Provide a letter of service availability from the appropriate utility:

The application does not include an availability letter from LCU.

Additional Comments or Concerns