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January 31, 2014

STEVEN HARTSELL  
PAVESE LAW FIRM  
P.O. DRAWER 1507  
FORT MYERS, FL 33902-1507

Re: ESTERO APARTMENTS  
CPA2013-00008  
CPS Application (Small Scale)

Dear STEVEN HARTSELL:

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 8.57 acres of Intensive Development category in the Estero Planning District. Lee Plan Table 1b does not currently allocate any acreage to this category. Therefore please provide an amended application that proposes a text change to Table 1b.

**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. The applicant supplied only photocopies of mailing labels.

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

The legal description provided by the applicant is insufficient. Please provide:

1. A certified metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line.
2. A sketch to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.

No wetlands appear to be present but if the subject property contains wetlands or the proposed amendment includes more than one land use category, please provide a metes and bounds legal description, as described above, in addition to the perimeter boundary of the property for each wetland or future land use category.

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

The applicant has provided an affidavit from the applicant. Please provide an authorization from the landowner.

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

The applicant has not provided sufficient analysis of surface water and drainage basins on the site. The application refers to an exhibit from the CPD application that is historic and recent aerials of the subject property. This is not sufficient for the application. The application also refers to a proposed modification of the water management district permit. Please provide a depiction of this proposed modification.

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

The applicant has not provided sufficient analysis of the impact of the proposed number of residents on parks and recreation. Please provide this.

**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 EMS 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**

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.

STEVEN HARTSELL  
ESTERO APARTMENTS  
CPA2013-00008  
January 31, 2014  
Page: 3

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

A handwritten signature in black ink, appearing to read "Peter Blackwell". The signature is written in a cursive style with a long, sweeping underline.

Peter Blackwell, Planner

Cc: *Planning file: CPA2013-00008*