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February 13, 2015

JOHN WOJDAK, P.E.  
DELISI FITZGERALD, INC  
1605 HENDRY ST  
FORT MYERS, FL 33901

Re: ESTERO CROSSING  
CPA2015-00002  
Map Amendment Application

Dear JOHN WOJDAK, P.E.:

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. 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.**

Please provide a complete list, map and two sets of mailing labels of all property owners within 500 feet of the perimeter of the subject parcel.

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

The application provided does not list the current zoning of the property and improperly lists the current future land use designations. Please provide a corrected application.

**III E. 1. a. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Residential Units/Density**

The application is not clear about how the existing potential maximum number of residential units is calculated. Please provide an application showing how the number of units is calculated. If bonus density is used in the calculation, please provide calculations for max units both with and without bonus density. Note that fractional units must be rounded down to the next complete number.

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

The application is not clear about how the proposed potential maximum number of residential units is calculated. Please provide an application showing how the number of units is calculated. If bonus density is used in the calculation, please provide calculations for max units both with and without bonus density. Note that fractional units must be rounded down to the next complete number.

**IV A. 2. General Information and Maps, Existing Future Land Use Map**

Please provide a current future land use map showing a wider area (Approximately a half mile from all sides of the subject property), and using the future land use lines as depicted on Lee Plan Map 1, Page 1. Please depict and label all roads.

**IV A. 3. General Information and Maps, Proposed Future Land Use Map**

Please provide a proposed future land use map with the same features listed for Part IV.A.2.

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

Please provide an existing land use map with the same features listed for Part IV.A.2.

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

Please provide an existing zoning map with the same features listed for Part IV.A.2.

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

Please provide a legal description and certified sketch with a starting point and a section corner for the southeast corner of the east  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the section. The description and sketch need to use the State Plane Coordinate system.

**IV A. 8. General Information and Maps, An aerial map showing the subject property**

Please provide an aerial that shows the same area extent as the current application but on a full 8.5' by 11" sheet.

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

There is no commercial use included in the calculations for the proposed maximum sanitary sewer demands. Provide either calculations including commercial uses or a justification for why it is unnecessary.

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

There is no commercial use included in the calculations for the proposed maximum potable water demands. Provide either calculations including commercial uses or a justification for why it is unnecessary.

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

Please state if the proposed future development will conform to the currently approved ERP permit or if there will be changes to that permit.

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**IV C. Environmental Impacts. Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following.**

The proposed future land use map does not identify any Wetland future land use category on the subject property. Please revise the application and the proposed future land use map to indicate the request is to change the land use category to Intensive Development and Wetlands land use.

Please provide a copy of the SFWMD ERP permit which verifies the state jurisdictional wetland lines.

Please provide a map showing the state verified jurisdictional wetlands.

**IV D. 1. Impacts on Historic Resources, A map of any historic districts and/or sites**

Please provide a map of any historic districts and/or sites listed on the Florida Master Site File, which are located on the subject property or adjacent properties

**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 showing the subject property location on the archeological sensitivity map for Lee County.

**Miscellaneous Part IV H: Planning Communities/ Community Plan Area Requirements and other comments.**

Please provide a copy of the relevant Estero meeting minutes.

Find attached a utilities sufficiency checklist.

Staff is available to meet with the applicant to discuss the items listed here or any questions that the applicant might have.

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, Principal Planner

Cc: Planning file: CPA2015-00002

01/27/15

**UTILITIES COMPREHESIVE PLAN AMENDMENT**

**SUFFICENCY REVIEW CHECK LIST**

**Project Name:** Estero Crossings

**CPA #:** CPA201502A1

**POTABLE WATER**

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

*The subject property is currently within the Lee County Future Water Service Area (Map 6).*

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

*The current LOS is provided.*

Projected 2030 LOS under existing designation:

*The LOS under existing designation is provided.*

Projected 2030 LOS under proposed designation:

*The 2030 LOS under the proposed designation is provided.*

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

*The application addresses existing infrastructure in the immediate area with the potential to serve as a point or points of connection to the existing potable water 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:

*A letter of service availability from Lee County Utilities is not provided in the application.*

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 address 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.*

Include the current demand and the projected demand under existing designation, and the projected demand under the proposed designation:  
*The current demand and the projected demand under existing designation, and the projected demand under the proposed designation are provided.*

Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation:  
*The application does not address the availability of reclaimed water for irrigation. The applicant should be aware that LCU does not currently have capacity to serve the proposed development with reclaimed water; however reclaimed water may become available in the future. Further, there are reclaimed water lines in close proximity to the development that could potentially serve as a point of connection to the reclaimed water system in the future..*

Include any other water conservation measures that will be applied to the site:  
*The application does not include information regarding water conservation measures.*

### **Sanitary Sewer**

Franchise Area, Basin, or District in which the property is located:  
*The subject property is currently within the Lee County Future Sewer Service Area (Map7).*

Current LOS, and LOS standard of facilities serving the site:  
*The current LOS is provided.*

Projected 2030 LOS under existing designation:  
*The LOS under existing designation is provided.*

Projected 2030 LOS under proposed designation:  
*The 2030 LOS under the proposed designation is provided.*

Existing infrastructure, if any, in the immediate area with the potential to serve the subject property:  
*Specific information regarding existing infrastructure in the immediate area with the potential to serve the subject property is provided.*

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

*The applicant has indicated that the project will be served by the Three Oaks Wastewater Treatment Plant. Improvements to the Three Oaks Wastewater Treatment Plant are programmed in the 5 year CIP. These improvements will provide additional capacity at the Three Oaks WWTP.*

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:

*A letter of service availability from Lee County Utilities is not provided in the application.*

Additional Comments or Concerns

*None*