



BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

August 11, 2015

TINA EKBLAD, MPA, AICP, LEED AP  
MORRIS-DEPEW ASSOC, INC  
2891 CENTER POINTE DR  
UNIT 100  
FORT MYERS, FL 33916

Re: KREINBRINK  
CPA2015-00007  
Text/Map Amendment Application

Dear TINA EKBLAD, MPA, AICP, LEED AP:

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**

Page 1 of 9 indicates that a text and map change are being requested. Please check both (text and map) boxes on Page 2 of 9.

Please provide the required, "Complete list, map and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject property. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map."

**II B. SUMMARY OF REQUEST**

Please revise to indicate the total Wetlands acreage shown on the Future Land Use Map.

Please revise to show that the current Future Land Use Map designation on the subject property includes both Rural and Wetlands.

Please provide the number of acres in Rural and the number of acres in Wetlands Future Land Use Map categories.

**III D. Proposed changes for the Subject Property**

The application indicates the request is to change the existing Future Land Use Map category from Rural to Suburban. The application exhibits indicate that the request is to change the Future Land Use Map from Rural to Outlying Suburban. Please clarify that the current Future Land Use Map categories are Rural and Wetlands. Please also clarify whether the request is to change the Future Land Use Map category to Suburban or Outlying Suburban and Wetlands.

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

Please recalculate the residential unit/density based on the number of acres of Rural and Wetlands located on the site.

**III E. 1. b. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Commercial intensity**

Please add the allowable residential development under the proposed change to the Future Land Use Map. The item is blank. The narrative indicates a maximum of 120 dwelling units are allowed, the agency letters indicate a maximum of 180 dwelling units are allowed. Please note that in both cases, the calculation does not take into account the Wetland acreage density which would result in fewer units.

Please clarify the maximum allowable commercial intensity square footage. The application indicates a maximum of 350,000 square feet of commercial, but the exhibits indicate 100,000 square feet of commercial.

**IV A. 1. General Information and Maps, Provide any proposed text changes**

The exhibit labeled "Kreinbrink Comprehensive Plan Amendment Proposed Text Amendment" indicates that 40 acres of Rural are being transferred to Outlying Suburban. Please adjust the Rural acreage to separate out the Wetlands acreage. Please revise the amended Table 1(b) accordingly.

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

Please clarify if the proposed change to the Proposed Current Future Land Use includes Wetlands. Also please confirm that the request is to change the Rural category to Outlying Suburban or Suburban.

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

The application included the deed from 1995. The Property Appraiser records indicate two deeds were recorded since 1995, including one in 1999 and another in 2011. Please provide the current deeds.

Please revise the Owner of Record on Page 2 of 9. The Deed and the Property Appraiser's records indicate that the Owner of Record is Daniel W. Kreinbrink and Katherine Kreinbrink. The application indicates the Owner of Record is Katherine Kreinbrink TR. Please revise accordingly.

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

The authorization form 2.0 indicates that Morris-Depew Associates, Inc. is the authorized agent for the applicant. Please revise the Agent statement on page 2 of 9 on the Application to show that Tina Ekblad is signing on behalf of Morris-Depew Associates, Inc. Please also modify Page 1 of 9 to show that Tina Ekblad is signing on behalf of Morris-Depew Associates, Inc.

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

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

The subject property is not located within the Lee County Future Sewer Service Area (Map 7). On page 10 of the Project Narrative & Lee Plan Consistency section, the application mentions the need for an amendment to Lee County Utilities Service Area and states that a map amendment is included in the application. A request to amend Map 7 with figures showing the proposed amendment to the map is not provided in the application.

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 not provided. The applicant is advised that there is a potential for extensive system enhancements to provide service to this parcel as the closest available sanitary sewer infrastructure with capacity to serve the development is not in close proximity to the project.

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. Please provide a letter of sanitary sewer service availability from Lee County Utilities.

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

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

The subject property is not located within the Lee County Future Water Service Area (Map 6). On page 10 of the Project Narrative & Lee Plan Consistency section, the application mentions the need for an amendment to Lee County Utilities Service Area and states that a map amendment is included in the application. A request to amend Map 6 with figures showing the proposed amendment to the map is not provided in the application.

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

The applicant does not provide specific information regarding existing infrastructure in the immediate area with the potential to serve the subject property however, there is an existing 12" water main on Bayshore Road near the intersection of Old Bayshore Road.

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

The application does not address programmed CIP projects for potable water capacity, however, there are none programmed for the treatment facility serving this area.

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. Please provide a letter of potable water service availability from Lee County Utilities.

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 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. However LCU has sufficient allocations included in Consumptive Use Permit from the SFWMD (permit number 36-00152-W) to provide potable water service to the subject development.

**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.**

Please revise the subject property's Future Land Use Map to include the Wetlands Future Land Use category. Once a wetland determination has been made, consistent with F.S. 373.019(17) through the use of the unified state delineation methodology, an application for Administrative Interpretation of Land Use Map Boundaries may be filed.

**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 revise the narrative to indicate that the subject property is currently within the Rural and Wetlands Future Land Use Map Categories. As previously stated, once a wetland determination has been made, consistent with F.S. 373.019(17) through the use of the unified state delineation methodology, an application for Administrative Interpretation of Land Use Map Boundaries may be filed.

Please clarify the acreage associated with the Wetlands onsite and revise the allowable dwelling units and maximum population accordingly.

Please clarify if the maximum commercial intensity is 100,000 square feet as provided in the narrative or is it 350,000 square feet as provided in the application.

**IV E. 2. Internal Consistency with the Lee Plan, List goals and objectives of the Lee Plan. Include an evaluation of all relevant policies under each goal and objective.**

Please note that the subject property is within the Northeast Lee County Community Planning and North Olga Community Planning areas. (Goals 34 and 35).

Please revise the narrative to include consistency with Lee Plan Goal 34.

The applicant is required to hold a Public Information meeting in both the North Olga community and Alva Community per Lee Plan Policies 35.10, 35.10.3, 35.10.4, 34.5.2. The narrative indicates that meetings were held with the North Olga Community on February 19, 2015 and March 11, 2015. I understand that you will be meeting with the North Olga community in October. Please provide minutes of the North Olga Planning Panel meetings. Also provide a copy of the meeting minutes after you meet with the Alva community.

Please also check both boxes (Northeast Lee County Planning Community and the North Olga Community Plan areas) on Page 8 of 9.

H. Planning Communities. Please check the boxes indicating the subject property is within the Northeast Lee County Planning Community (Lee Plan Objective 34.5) and the North Olga Community Plan area (Lee Plan Objective 35.10)

**IV E. 4. Internal Consistency with the Lee Plan, List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment**

Please list the State Policy Plan and Regional Policy Plan goals and policies that are relevant to this request.

**IV F. 2. a. Additional Requirements for Specific Future Land Use Amendments, Requests moving lands from a Non-Urban Area to a Future Urban Area, Demonstrate why the proposed change does not constitute Urban Sprawl.**

As per Item 2.a. on Page 8 of 9, please demonstrate why the proposed change does not constitute urban sprawl.

TINA EKBLAD, MPA, AICP, LEED AP  
KREINBRINK  
CPA2015-00007  
August 11, 2015  
Page: 6

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 239-533-8535.

Sincerely,  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division



Sharon Jenkins-Owen, AICP, Principal Planner

Cc: *Planning file: CPA2015-00007*  
*Sharon Jenkins-Owen*