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August 14, 2015

ALEXIS CRESPO, AICP
WALDROP ENGINEERING, P.A.
28100 BONITA GRANDE DR
SUITE 305
BONITA SPRINGS, FL 34135

Re: TREELINE 200
CPA2015-00006
Small Scale Amendment Applctn

Dear ALEXIS CRESPO, AICP:

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.

The zoning application is not consistent with the proposed amendments to the Comprehensive Plan. There are portions of the zoning request that appear to be outside of the boundaries of the proposed Future Land Use Map amendment. Residential development on lands that are to remain in the General Interchange future land use category would not be consistent with the current Lee Plan. Please clarify how the development proposed on the MCP for DCI2015-00018 would be consistent with the proposed amendments to the Lee Plan.

IV B. 1. Traffic Circulation Analysis

The Traffic Circulation Analysis for this project has been found to be insufficient for review by Lee County DOT. Please include I-75 in the Traffic Circulation Analysis as it is within the 3-mile radius area that is required.

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 Lee County Solid Waste stating their ability to provide services to the proposed development.

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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.

Please provide the required information for the subject property, including:

- A FLUCCS map;
- A map and description of the soils;
- A topographic map depicting the property boundaries and 100-year flood prone areas;
- A map delineating the property boundaries on the current Flood Insurance Rate Map; and,
- A Map delineating wetlands, aquifer recharge areas and rare & unique uplands.

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: CPA2015-00006*