



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

November 25, 2015

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

Ms. Tina Ekblad, AICP
Morris Depew
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916

Re: Kreinbrink CPA 2015-00007

Dear Ms. Ekblad:

Thank you for your response dated October 29, 2015. Additional information is needed as outlined below.

We understand the plan amendment request is to change the Future Land Use Map designation from Rural and Wetlands to Outlying Suburban (36.9 ac) and Wetlands (3 ac). The request also includes an amendment to Table 1(b) and to Maps 6 and 7 that would extend the Lee County water and wastewater service areas. The maximum number of residential dwelling units would be 110 and the maximum commercial square footage would be 100,000 square feet.

The following are staff's comments:

Page 3, Item III E.2. Commercial Intensity. The application indicates a commercial range between 100,000 and 400,000 square feet. On November 16, 2015, Hailey Underwood of Morris Depew (via phone call) indicated that the commercial maximum is 100,000 square feet which is consistent with the Lee Plan. Please confirm in writing.

Table 1(b). The submitted modified Table 1(b) has been correctly updated to indicate that 37 acres is being transferred from the Rural Future Land Use Map designation to the Outlying Suburban Future Land Use Map designation. However, the cover sheet indicates that 37.13 acres are being transferred. Please confirm that the 37.13 acre number provided on the cover sheet is a typo.

IV B.2.a. and IV.B.2.b. Public Facilities Impacts: Water/Sewer – Please refer to and address the comments provided in the attached Lee County Utilities memo.

Also, please note that there is an inconsistency between the application and narrative.

- The applicant indicates that Lee County Utilities will not provide a letter of availability until the Comprehensive Plan Amendment is approved. Lee County Utilities has not received a request for a letter of availability.

- Page 7 of the narrative indicates that, "Comments have been provided from Lee County Utilities that there is adequate capacity to serve the proposed development once the infrastructure is available."

Please either request the letter of availability from Lee County Utilities or provide a copy of the comments from Lee County Utilities referenced in the narrative.

Lee Plan Policy 34.5.2: Alva Public Information Meeting. Please provide the meeting minutes from the Alva public information session.

General Comments:

- Please confirm the maximum number of units and the associated population. The narrative indicates a total of 111.3 dwelling units and the application correctly indicates 110 dwelling units.
- The narrative provides that, "North of the river to the Charlotte County line there is a functional population of 7,289 people." The primary trade area for neighborhood commercial centers typically extends to 1.5 miles / 5 minute drive time at 20 mph. Please provide the population to be served within the primary trade area that is within a 1.5 miles/ 5 minute drive time at 20 mph.

Please feel free to contact me at 239-533-8535 if you have any questions.

Sincerely,
LEE COUNTY PLANNING SECTION



Sharon Jenkins-Owen, AICP
Principal Planner



**INTEROFFICE MEMORANDUM
PUBLIC WORKS
UTILITIES**

DATE: November 18, 2015

TO: Sharon Jenkins-Owen
Planning Division

FROM: Howard Wegis
Utilities Division

**SUBJECT: CPA2015-00007 / Kreinbrink/ Sufficiency Response to Applicant's Resubmittal
Dated 10/29/15**

IV B. 2.a. Public Facilities Impacts, Sanitary Sewer

The applicant states that they have been advised by Lee County Utilities that a Letter of Availability cannot be provided until the Comprehensive Plan Amendment is processed. Lee County Utilities (LCU) searched and found no record of the applicant requesting a Letter of Availability. Further, LCU has no record of advising the Applicant that a Letter of Availability cannot be provided until the Comprehensive Plan Amendment is processed.

In an effort to address this issue, LCU contacted the Applicant's Consultant on November 9, 2015 to discussed options for providing central sanitary sewer to the subject site. During this consultation LCU advised the Applicant's Consultant that the location of the subject development in relation to LCU's existing sanitary sewer infrastructure, with sufficient capacity to provide service to the subject site, would most likely require extensive system improvements. LCU advised the Applicant's Consultant to contact FGUA North Fort Myers regarding the potential for being added to their sanitary sewer service area and connection to their infrastructure as it is believed that FGUA has a more suitable point of connection available. To date LCU has not received any response from the Applicant's Consultant regarding LCU's suggestion to seek sanitary sewer service from FGUA North Fort Myers nor has LCU received a request for a Letter of Availability from LCU. If FGUA indicates that they do not wish to provide sanitary sewer to the proposed development, LCU will issue a Letter of Availability with the understanding that extensive improvements will be required to provide service to the site.

IV B. 2.b. Public Facilities Impacts, Potable Water

The applicant states that they have been advised by Lee County Utilities that a Letter of Availability cannot be provided until the Comprehensive Plan Amendment is processed. Lee County Utilities (LCU) searched and found no record of the applicant requesting a Letter of Availability. Further, LCU has no record of advising the applicant that one cannot be provided until the Comprehensive Plan Amendment is processed.

In an effort to address this issue, LCU contacted the Applicant's Consultant on November 9, 2015 to discuss connection to LCU's potable water system. LCU told the Applicant's Consultant that LCU is prepared to issue a Letter of Availability for potable water with the understanding that the closest point of connection is a considerable distance from the subject development. However, following this consultation LCU has not been contacted by the Applicant's Consultant with a request for a Letter of Availability for potable water from LCU.