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December 01, 2015

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

Re: HILL TIDE ESTATES  
CPA2015-00012  
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.

**IV B. 2. Public Facilities Analysis**

Please provide additional information in the infrastructure analysis including:  
An existing and future conditions analysis for the projected 2030 LOS under the existing designation.  
An existing and future conditions analysis for the projected 2030 LOS under the proposed designation.  
An analysis of the improvements/expansions currently programmed in the 5 year CIP, 6-10 year CIP, and long range improvements.  
State if revisions to the Community Facilities and Service Element and/or Capital Improvements Element are included as part of this amendment.  
Discussion on any water conservation measures that will be applied to the site.

**IV B. 3. e. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Mass Transit**

Please provide a letter from Lee Tran stating if they are able to provide adequate service to the proposed development.

**IV B. 3. f. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Public Schools**

Please provide a letter from the Charlotte County School District stating if they are able to provide adequate service to the proposed development.

**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 provide discussion on how the proposal affects Lee County population projections and the total population capacity of the Lee Plan Future Land Use Map.

**Miscellaneous Comments**

1. Please provide a copy of the Site Rehabilitation Completion Order dated December 2002.
2. Please discuss how the proposed amendment will impact the Fish and Wildlife Commission's Coastal Barrier Resources Area located along the southern perimeter of the parcel.

Development in this area makes the property owner ineligible for Federal assistance of any kind, including NFIP flood insurance and any kind of FEMA assistance.

This would normally be discussed with an applicant at the time they come in to apply for a building permit. We would advise them not to encroach on the area with any portion of their construction, including roads, sidewalks, walkways, etc. If they choose to, they have to sign a form acknowledging that they are aware of the regulation.

3. Please provide all correspondence to each responding agency contacted to evaluate information for this application.
4. Please provide a meeting summary document of the required public informational meeting that was held Monday, November 16, 2015 at the Boca Grande Community Center.

Please note that the southwest corner of the property is located within the Coastal Construction Control Line.

Legal descriptions are under review. Additional comments may follow.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 239-533-8313.

Sincerely,  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division



Marissa C. Fewell, Planning

Cc: Planning file: CPA2015-00012