

John 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

November 10, 2016

Matthew D. Uhle
1617 Hendry St. Ste. 411
Fort Myers, FL 33901

Re: RV Uses in Non-Urban Areas
CPA2016-00012
Lee Plan Text Amendment Application

Dear Matthew D. Uhle:

Staff has reviewed the application, dated October 4, 2016, to amend Lee Plan Policy 6.1.8 to allow RV uses in Non-Urban Areas. Planning staff finds that the mentioned submittal is insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

Please address the following comments:

1. Please provide a map of all the lands that could be affected by this amendment.
2. This application is for the countywide non-urban areas, a Traffic Impact Analysis is required. Please submit.
3. How is rustic campground defined? This is not a term that is currently defined and unclear how to apply.
4. Please provide a letter of availability from Solid Waste to provide recycling and garage collection.
5. The application is lacking data and analysis to support this request within the non-urban areas. The proposed intensity is the same as allowable urban area intensity for this use. The intensity of eight transient units has been found to be compatible with other urban levels of development, but the applicant has not provided justification that this intensity is compatible with non-urban levels of development. The applicant should propose an intensity of transient units that are more compatible with non-urban areas.
6. The proposed amendment conflicts with the provision of the PRFPD with the DR/GR and should not be applicable in the DR/GR Land Use Category.

7. Will the rustic campgrounds be allowed within Coastal High Hazard Area or FEMA Designated Flood Zones?

8. If a proposed site does not contain indigenous vegetation then will it be required to restore the vegetation?

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 Section

A handwritten signature in black ink, appearing to read "Becky S", with a stylized flourish at the end.

Becky Sweigert, Principal Environmental Planner

Cc: Planning file: CPA2016-00012