

March 13, 2017

John Manning
District One

Mr. Daniel DeLisi, AICP
15598 Bent Creek Road
Wellington, FL 33134

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Re: Verdana
CPA2016-00009
Map/Text Amendment Application

Brian Hamman
District Four

Frank Mann
District Five

Dear Mr. Daniel Delisi:

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Staff has reviewed the response letter, dated February 3, 2017, which included supplemental information for the comprehensive plan amendment application CPA2016-00009. Planning staff finds that the application materials are 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

CLARIFICATION ON PREVIOUS COMMENTS:

1. **PREVIOUS COMMENT:** Please further explain the rationale for expanding the overlay and what other properties could benefit from the expansion. The application materials do not fully recognize the potential impacts to public facilities that expansion of the overlay would have.

Staff recognizes the changes that were made to the proposed language to address these concerns, but staff does not agree with your conclusion that the subject property would be the only property that the proposed text could apply. The narrative response on page 2, number 4, says the expansion will only apply to Tier 1, but this is not provided for in the proposed text amendment.

In addition, the EEP Overlay exhibit at page 23 of 53 of your February 3rd resubmittal identifies "Expanded Area" 1, 2, and 3. This exhibit seems to indicate that the overlay would be expanded to these areas. Please withdraw or modify the exhibit as necessary.


2. Currently the Lee Plan allows the Overlay to extend one mile north and south along Corkscrew Road in the vicinity of the subject property in order to minimize additional infrastructure and facilities that must be constructed within Southeast Lee County. Please provide additional justification for locating more than 50 percent of the units more than one mile south of Corkscrew Road.
3. The intent of Objective 107.4 is to maintain or enhance existing population numbers and distributions of listed species. The proposed wildlife corridors identified in the concurrent zoning are constricted in the northern section. Staff is concerned that the configuration shown will not provide regional wildlife habitat benefits as required to be included within

the Environmental Enhancement and Preservation Communities Overlay. Please demonstrate that large mammals will be able to easily move through the site to access conservations lands to the north and south of the subject property.

4. Please demonstrate that the easements (OR 1287, PG 349 and OR 1415, PG 1742) will not impact the ability of the subject property to regional surface water flows as required to be included within the Environmental Enhancement and Preservation Communities Overlay. The indigenous preservation, restoration and management plans do not indicate restoration of the easements. Policy 33.3.4 requires improvement, preservation and restoration of regional surface and groundwater resources. How is this being addressed if the easements are not restored? Please address who has rights to use the various easements on the property? Will the easements be vacated? Do the easements contain culverts to allow surface or groundwater flow or will those be installed?
5. Please indicate who staff should coordinate with to schedule a site visit of the property.

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



Brandon D Dunn, Principal Planner

Cc: Planning file: CPA2016-00009