

Miller, Janet

From: Manning, Terese [tmanning@sfwmd.gov]
To: Miller, Janet
Sent: Thursday, August 10, 2017 2:11 PM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To:
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Thursday, August 10, 2017 2:11:37 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, August 10, 2017 2:11:20 PM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: Oblaczynski, Deborah [doblaczy@sfwmd.gov]
Sent: Thursday, August 10, 2017 2:21 PM
To: Miller, Janet
Cc: Manning, Terese
Subject: RE: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Hello Janet,

Thank you providing the adopted amendment #17-1ESR. I was able to successfully download the amendment package. Have a wonderful afternoon.

Deb Oblaczynski

Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

From: Miller, Janet [<mailto:JMiller@leegov.com>]
Sent: Wednesday, August 09, 2017 8:51 AM
To: 'compplans@freshfromflorida.com' <compplans@freshfromflorida.com>; 'Eubanks, Ray' <Ray.Eubanks@deo.myflorida.com>; 'tracy.suber@fldoe.org' <tracy.suber@fldoe.org>; 'Plan.Review@dep.state.fl.us' <Plan.Review@dep.state.fl.us>; 'Woodward, Deena S.' <Deena.Woodward@dos.myflorida.com>; 'FWCCConservationPlanningServices@myfwc.com' <FWCCConservationPlanningServices@myfwc.com>; 'Catala, Sarah' <Sarah.Catala@dot.state.fl.us>; ext-Wuerstle, Margaret (swfrpc.org) <mwuerstle@swfrpc.org>; 'Charles Kammerer' <ckammerer@swfrpc.org>; Manning, Terese <tmanning@sfwmd.gov>
Cc: Dunn, Brandon <BDunn@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

In accordance with the provisions of F.S. Chapter 163, this submission package constitutes the adoption of Comprehensive Plan Amendment, known locally as CPA2016-00003 (Pepperland Ranch). This amendment packet includes the final action and adopting ordinance for this amendment.

Below is a link to the electronic DEO/State Reviewing Agencies Transmittal packet for this case.

[Click Here](#)

If you have any problems with the link, please let us know.

Janet Miller
Administrative Assistant
DCD Administration
jmiller@leegov.com
(239) 533-8583 PHONE



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

August 29, 2017

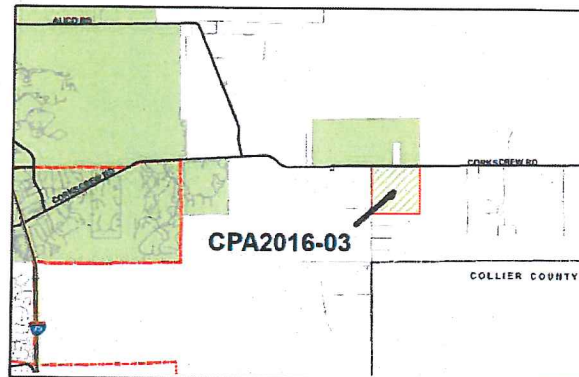
Brandon Dunn
Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County 17-1ESR Adopted Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 17-1ESR Adopted Comprehensive Plan Amendment (CPA). The CPA package was transmitted under the Expedited State Review process by the Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163.

The Lee County 17-1ESR, locally known as CPA2016-00003, is an adopted amendment to the Lee Plan Map 17 (Southeast Density Reduction / Groundwater Resources (DR/GR) Residential Overlay), to designate a 637.5± acre property along Corkscrew Road as an "Environmental Enhancement and Preservation Community." The CPA also includes amendments to Lee Plan Maps 6 and 7 to add the property within the Future Potable Water and Sewer Service areas. The subject property is located at the southeast quadrant of the intersection of Corkscrew Road and Six Ls Farm Road, approximately 3 miles east of the Alico Road and Corkscrew Road intersection.



FDOT previously reviewed the Lee County 17-1ESR proposed CPA and offered comments in a letter dated April 21, 2017. The comments were related to the maximum development allowed on the subject property, and the traffic impacts of the cumulative developments being proposed in this part of the County on State and Strategic Intermodal Systems (SIS) facilities. Each comment has been addressed in the adopted CPA as follows:

- Maximum development allowed: Lee County staff has addressed this question with FDOT staff and clarified that the applicant, through the zoning process, has requested the ability to build up to 700 residential dwelling units through the density incentive provided in Policy 33.3.4(3)(e). This provision allows properties within the Overlay to transfer density into the overlay areas through the rezoning process from properties within Southeast Lee County DR/GR and Wetland future land use categories on a one-to-one basis.
- Inclusion of two State/SIS roadway segments in the Environmental Enhancement Preservation Communities Overlay (EECPO) Traffic Study: Lee County staff continues to coordinate with FDOT concerning the EECPO Traffic Study. Per the most recent correspondence from the County to FDOT via email on July 6, 2017, the segments of I-75 (from Bonita Beach Road to Corkscrew Road) and SR 82 (from Corkscrew Road to Daniels Parkway) will be included in a revised analysis. Lee County Staff will continue to work with FDOT through the completion of the EECPO Traffic Study.

Based on the County's responses, FDOT offers no additional comments on the Lee County 17-1ESR Adopted CPA.

Thank you for providing FDOT with the opportunity to review and comment on the adopted amendment. If you have any questions or need to discuss these comments further, please contact me at (239) 225 - 1981 or Sarah.Catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: *Mr. Ray Eubanks, Florida Department of Economic Opportunity*

Miller, Janet

From: CompPlans [CompPlans@freshfromflorida.com]
To: Miller, Janet
Sent: Tuesday, August 22, 2017 11:28 AM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To:
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Tuesday, August 22, 2017 11:28:07 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Tuesday, August 22, 2017 11:28:01 AM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: ext-Wuerstle, Margaret (swfrpc.org)
To: Miller, Janet
Sent: Wednesday, August 09, 2017 12:26 PM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To:
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Wednesday, August 9, 2017 12:26:04 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Wednesday, August 9, 2017 12:25:47 PM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: Eubanks, Ray [Ray.Eubanks@deo.myflorida.com]
Sent: Wednesday, August 09, 2017 12:41 PM
To: Miller, Janet
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Attachments: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

This email communication may contain confidential information protected from disclosure by privacy laws and is intended for the use of the individual named above. If the reader of this message is not the intended recipient, this is notice to you that any dissemination, distribution or copying of this communication or any attachment to it may be a violation of federal and state privacy laws. If you have received this email in error, please notify the sender immediately by return email and delete this message. Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure. Under Florida law email addresses are public records.

Miller, Janet

From: Dunn, Brandon
To: Miller, Janet
Sent: Wednesday, August 09, 2017 9:19 AM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To: Dunn, Brandon
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Wednesday, August 9, 2017 8:50:56 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Wednesday, August 9, 2017 9:18:20 AM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: Charles Kammerer [ckammerer@swfrpc.org]
To: Miller, Janet
Sent: Wednesday, August 09, 2017 9:15 AM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To:
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Wednesday, August 9, 2017 9:15:10 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Wednesday, August 9, 2017 9:15:04 AM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: Catala, Sarah [Sarah.Catala@dot.state.fl.us]
To: Miller, Janet
Sent: Wednesday, August 09, 2017 8:55 AM
Subject: Read: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message

To:
Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet
Sent: Wednesday, August 9, 2017 8:55:16 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Wednesday, August 9, 2017 8:54:58 AM (UTC-05:00) Eastern Time (US & Canada).

Miller, Janet

From: postmaster@fldot.onmicrosoft.com
To: 'Catala, Sarah'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

['Catala, Sarah'](#)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: postmaster@fldoe.org
To: 'tracy.suber@fldoe.org'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

tracy.suber@fldoe.org

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: postmaster@deo.onmicrosoft.com
To: 'Eubanks, Ray'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

['Eubanks, Ray'](#)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: postmaster@FloridaDEP.onmicrosoft.com
To: 'Plan.Review@dep.state.fl.us'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

['Plan.Review@dep.state.fl.us'](mailto:Plan.Review@dep.state.fl.us)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: postmaster@myfwc.com
To: 'FWCConservationPlanningServices@myfwc.com'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

['FWCConservationPlanningServices@myfwc.com'](mailto:FWCConservationPlanningServices@myfwc.com)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: Catala, Sarah [Sarah.Catala@dot.state.fl.us]
Sent: Wednesday, August 09, 2017 8:51 AM
To: Miller, Janet
Subject: Automatic reply: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Hi and thanks for contacting me. I will be out of the office Monday, August 7th through Thursday, August 10th. I will return on Friday, August 11th. During this time I will have limited time to emails and calls.

Sincerely,

Sarah Catala,
D1 SIS/Growth Management Coordinator
239.225.1981

Miller, Janet

From: Microsoft Outlook
[MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@leegov.onmicrosoft.com]
To: 'Charles Kammerer'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Relayed: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

['Charles Kammerer'](#)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: Microsoft Outlook
[MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@leegov.onmicrosoft.com]
To: 'compplans@freshfromflorida.com'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Relayed: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

['compplans@freshfromflorida.com'](mailto:compplans@freshfromflorida.com)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: Microsoft Outlook
[MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@leegov.onmicrosoft.com]
To: 'Woodward, Deena S.'
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Relayed: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

['Woodward, Deena S.'](#)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: Microsoft Outlook
[MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@leegov.onmicrosoft.com]
To: ext-Wuerstle, Margaret (swfrc.org)
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Relayed: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[ext-Wuerstle, Margaret \(swfrc.org\)](#)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Miller, Janet

From: Microsoft Outlook
To: Rozdolski, Mikki; Dunn, Brandon
Sent: Wednesday, August 09, 2017 8:51 AM
Subject: Delivered: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet

Your message has been delivered to the following recipients:

[Rozdolski, Mikki \(MRozdolski@leegov.com\)](mailto:MRozdolski@leegov.com)

[Dunn, Brandon \(BDunn@leegov.com\)](mailto:BDunn@leegov.com)

Subject: (Amendment 17-1 ESR) CPA2016-00003 Pepperland Ranch - DEO/State Reviewing Agencies Adoption Packet