

John Manning
District One

November 22, 2017

Via E-Mail Only

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

Alexis V. Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135

RE: CPA2017-00009 115 Treeline Insufficiency Letter

Dear Ms. Crespo:

Staff has reviewed the original application for the comprehensive plan amendment application CPA2017-00009 115 Treeline stamped received on October 25, 2017. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

APPLICATION MATERIALS COMMENTS:

1. Please provide a signed and notarized authorization for Waldrop Engineering to represent the property owner, BJ Holdings of Fort Myers.
2. Please add IL zoning to the current zoning information provided on page 2 of 9 of the application.
3. Please update the application based on the maximum allowable density under the Urban Community future land use category (6 units per acre) since there is no concurrent rezoning to base the maximum on 4.6 units per acre.
4. Please provide the required park, recreation and open space analysis as required by III (B) (2) (b) in the application.
5. Please provide the analysis of Policy 7.1.4 as required by III (F) (1) (c) in the application.
6. Please provide a topographic map depicting the property boundaries and the 100-year flood prone area indicated (as identified by FEMA).
7. Please provide a map delineating the property boundary on the Flood Insurance Rate Map effective August 2008.

8. Please provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the list species by FLUCCS and the species status (same as the FLUCCS Map).
9. The application indicates that 487 single-family residences and 100,000 square feet of commercial uses are anticipated whereas the Transportation Circulation Analysis indicates that 487 multi-family residences and 100,000 square feet of commercial uses are anticipated. Please clarify and update the Transportation Circulation Analysis or the application as necessary.
10. Please update the Transportation Circulation Analysis as follows:
 - a. The 2040 long range transportation analysis needs to include Daniels Parkway from Chamberlin Parkway to SR 82 and Three Oaks Parkway from Alico Road to Daniels Parkway which is within the project's 3 mile radius.
 - b. The 5 year analysis needs to include I-75 north and south of Daniels Parkway and Daniels Parkway from Chamberlin Parkway to SR 82 which is within the project's 3 mile radius.
 - c. The existing AADT of Treeline Avenue in Table 4A is based on year 2010 data which is out of date. The existing AADT on Treeline Avenue north of Daniels Parkway is 11,600 and south of Daniels Parkway is 25,000. The state has year 2016 AADT count (53,000) on Daniels Parkway east of I-75. The I-75 level of service (LOS) standard is LOS D.

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

Sincerely,
Lee County DCD Planning Section



Sharon Jenkins-Owen, AICP
Planner, Principal

Cc: Brian Freeman, BJ Holdings of Fort Myers
Mikki Rozdolski, Manager, Community Development Operations