

December 6, 2018

Via E-Mail Only

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

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County Attorney

Donna Marie Collins
Hearing Examiner

Daniel Delisi, AICP
15598 Bent Creek Road
Wellington, FL 33414

**RE: CPA2018-10011
Small Brothers Commercial**

Dear Mr. Delisi:

Staff has reviewed the supplemental application materials for the comprehensive plan amendment application CPA2018-10011 Small Brothers Commercial received on October 29, 2018. 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not provide the requested supplements or corrections within 90 days of this letter, this application will be considered withdrawn.

General/Application Sufficiency Comment:

1. Staff notes the response to the previous comments concerning uplands and wetlands on the subject property and suggests meeting with staff to discuss this matter further.

Environmental Sufficiency Comments:

2. Until an ERP or JD delineating the wetlands is submitted as part of the application, the future land use category for the overwhelming majority of the subject property will remain Wetlands. Within the Wetlands future land use category, commercial is not an allowable use.
3. Please provide a map and description of the soils found on the property (identify the source of the information).
4. Please provide a topographic map depicting the property boundaries.

Legal Sufficiency Comment:

5. The applicant has not provided any information to delineate the upland/wetland split. Without boundary descriptions for each, the Future

Land Use Map Wetland boundaries will not be changed through this amendment.

Transportation/ Circulation Sufficiency Comments:

6. As a clarification, the prior staff request was to include a modest background growth rate along with adding a portion of approved development from the four EEPKO area developments (WildBlue, The Place, Pepperland Ranch, and Verdana).
7. As a clarification, staff position is that interrupted flow service volumes are more appropriate for the year 2040 traffic analysis of Corkscrew Road from Ben Hill Griffin Parkway to Alico Road. Interrupted flow service volumes are already appropriately included in the applicant's Table 3A for the 2023 (five-year) analysis. The analysis includes uninterrupted flow highway service volumes when there are existing traffic signals along Corkscrew Road at Ben Hill Griffin Parkway, Schoolhouse Drive, and Bella Terra Boulevard. Traffic studies for all four EEPKO area developments indicate an unacceptable LOS at the intersection of Alico Rd/Corkscrew Rd which will very likely result in a traffic signal installation when the intersection meets signal warrants due to increased traffic from area development. This would result in three existing and a likely future fourth traffic signal on this 4.5 mile segment of Corkscrew Road which clearly meets the criteria for an interrupted flow condition.
8. Corkscrew Road four-laning construction from Ben Hill Griffin Parkway to Alico Road is now programmed in the five year CIP and can be included in the analysis as a committed improvement.
9. Questions regarding these comments should be discussed with staff either by telephone or in a meeting to reach agreement on the methodology.

Please feel free to contact me at (239) 533-8809 to schedule a meeting or if you have any questions.

Sincerely,
Lee County DCD Planning Section



Brandon Dunn, Principal Planner

Cc: Mikki Rozdolski, Manager, Planning Section
Case file