



December 20, 2019

Via E-Mail Only

John Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

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

**RE: CPA2019-00009
Small Brothers Commercial Text Amendment
CPA2019-00011
Small Brothers Commercial Utility Map Amendment**

Dear Ms. Ekblad:

Staff has reviewed the comprehensive plan amendment applications CPA2019-00009 Small Brothers Commercial Text Amendment received on August 7, 2019 and supplemented on November 21, 2019 and December 18, 2019 and CPA2019-00011 Small Brothers Commercial Utility Map Amendment stamped received on December 17, 2019 and November 21, 2019. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

General Comments:

1. On page 1 of the application, please complete the Project Description item in greater detail by providing a brief description of the request, such as "Amend Maps 6 and 7 to add 12.1± acres to the Lee County Utilities Future Water and Wastewater Service Areas". (CPA2019-00011)
2. The Disclosure of Interest form was not completed properly. The form should indicate that the owner is Small Brothers LLC, and be signed by Jon Small as Manager. If Jon Small is the 100% owner, please fill in his name and percentage ownership on the first page. If others have ownership, please list and provide their ownership percentage. (CPA2019-00011)
3. Please provide a notarized authorization signed by Jon Small as the Manager of Small Brothers LLC that permits Daniel Delisi, AICP to represent them with regards to the Map Amendment application. The document that was submitted was signed by Jon Small as an individual. Not as the manager of Small Brothers LLC. (CPA2019-00011)
4. As the amendment's subject property is located in the Southeast Lee County Planning Community, a community informational meeting is required. Please

- provide materials from the required meeting. (Both applications)
5. Please provide a map and description of the soils found on the property, a topographic map depicting the property boundaries and 100 year flood prone areas indicated (as identified by FEMA), and a map delineating the property boundaries on the most recent Flood Insurance Rate Map. (CPA2019-00011)
 6. Letters of Availability must have been dated within the past calendar year. Please provide updated Letters of Availability for Fire and Rescue, Law Enforcement, Emergency Medical Services, and Solid Waste. (Both applications)

Please feel free to contact me at (239) 533-8314 if you have any questions. If the applicant would like to discuss the questions or comments in this letter please contact me to schedule a meeting.

Sincerely,
Lee County DCD Planning Section



Sharon Jenkins-Owen, Planner, Principle
Tyler Griffin, Planner

Cc: Mikki Rozdolski, Manager, Community Development Operations
Brandon Dunn, Planner, Principal, Department of Community Development