

October 21, 2020

Via E-Mail Only

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District One

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Stacy Ellis Hewitt AICP
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

**RE: CPA2020-00004 and CPA 2020-00005 Owl Creek Map & Text amendment
Insufficiency Letter**

Dear Ms. Hewitt:

Staff has reviewed the application submittal for the Owl Creek map amendment CPA2020-00004 and text amendment CPA2020-00005 stamped received on September 21, 2020. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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:

1. Application Page 3. The subject property is within the Northeast Lee and North Olga Community planning areas. We understand that the North Olga meeting has been scheduled and the Alva community meeting is in the process of being scheduled. Please provide the public informational session summary documents per Lee Plan Policy 17.3.3 when available.

Table 1(b):

2. Table 1(b) provides the population allotted to each Planning Community by Future Land Use category. The overall population is a number approved by the BoCC and the population must remain the same. When residential acreage is added to a category, the population increases and a corresponding decrease is necessary in order to maintain the same population number.

As proposed, the community acreage has been increased over the amount of acreage available in the overall community. Also, the proposed Table 1(b) allocates more acreage to the Sub-Outlying Suburban than needed. Only the acreage within each lot should be reflected in the allocation acreage. The roadways and water management lakes should not be included in the acreage allocation. Since the population allocation in the Northeast Lee County community will be increased, a corresponding population reduction needs to be shown somewhere either in Northeast Lee or another Community. You may wish to contact Rick Burris at rburris@leegov.com (239-533-8526) for assistance with the population allocation.

Legal Description:

3. The submitted legal description is not a metes and bounds description of the perimeter of the property. The sketch included does have calls for the perimeter of the parcels on the north and south sides of Owl and Trout Creeks. These descriptions should be incorporated into certified legal descriptions. If descriptions for the individual future land use categories are not included, the current wetland designations will remain as mapped.

Traffic Circulation Analysis:

4. Table 2A: The trip generation for this project in PM peak hour will be 421 trips. This project is within TAZ3883 in the 2040 transportation model which is used for background traffic for the Year 2040. TAZ3883 only includes 17 single-family dwelling units and 2 multi-family units in the 2040 transportation model, and does not reflect the current land uses requested. Therefore, 421 trips shall be used for 2040 PM peak hour level of service analysis (Table 2A).
5. Table 4A: 421 trips shall be also used for the 5 year level of service analysis.
6. Tables 2A and 4A: Buckingham Road needs to be revised to south of SR 80 in Tables 2A and 4A, not south of SR 31.
7. Table 2A: A 0.62 D-factor (Permanent #5) shall be used for North River Road in Table 2A.

Utilities:

8. As required by Policy 56.1.1, please provide written confirmation that they do not object to the project receiving sanitary sewer service FGUA.
9. The Public Facilities Impact Narrative for sanitary sewer states that the FGUA Del Prado plant's capacity is 4.25 MGD and the 2019 actual average daily flow was 5.205 MGD. Please explain how they are able to handle the additional Owl Creek flows.
10. Please revise the statement "Connection to the Lee County system would require constructing facilities on the existing SR 31 bridge which is not desired by LCU." LCU acknowledges that the connection is not possible since it's a draw bridge.

Lee Plan:

11. Please update the Lee Plan Consistency narrative to include how the request is meeting Objective 17.1 and associated Policies with regards to amending the North Olga community plan text. Please note that proposed policy changes need to be supported by data and analysis.

Environmental:

12. The wetland boundary lines provided do not appear to have been verified by an appropriate state agency. In order to change Wetlands on the FLUM, those wetlands need to be verified in accordance with Objective 1.5. Please address.
13. Please discuss how the proposed project is consistent with Policy 101.3.2 as a portion of the development impacts wetlands which are within the Coastal High Hazard Area.

Miscellaneous:

14. Exhibits M-4 Existing & Proposed Future Land Use maps: The section of Policy 6.1.2 that allows for Neighborhood Commercial within ¼ mile of SR 31 only pertains to the North Olga Community Planning Area. Please delete the hatching associated with Policy 6.1.2 that extends into the Bayshore Planning Community Area.

15. Staff is recommending a concurrent planned development rezoning be filed prior to being deemed sufficient to assist with the project analysis. At this time, it appears some of the proposed text amendments might be better addressed through the planned development site conditioning process. Once a concurrent planned development is submitted, staff and the applicant should continue to discuss the proposed text amendments.

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

Sincerely,
Lee County DCD Planning Section

A handwritten signature in blue ink that reads "Sharon Jenkins-Owen". The signature is written in a cursive style with a large initial 'S'.

Sharon Jenkins-Owen, AICP
Planner, Principal

Cc: Mikki Rozdolski, Manager, Community Development Operations
Brandon Dunn, Planner, Principal, DCD Planning Section