



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

May 26, 2021

Via E-mail Only

Stacy Ellis Hewitt, AICP
Banks Engineering
810511 Six Mile Cypress Pkwy Suite 101
Fort Myers, FL 33966

RE: CPA2021-00002 Alico West Area 9/CenterPlace

Dear Ms. Hewitt:

Staff has reviewed the application submittal for the text amendment CPA2021-00002 stamped received on April 14, 2021. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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. Environmental Impacts Analysis (Exhibit – T7): Please supply application submittal item Exhibit – T7.
2. Historic Resources Impacts Analysis (Exhibit – T8): Please supply application submittal item Exhibit – T8.
3. Traffic Impact Study: The traffic evaluation is based on 627 single-family dwelling units (32% of the total units), however the proposed text amendment to Policy 15.1.16 #8 would remove any limitation of single-family dwelling units which could result in an increase of traffic greater than what has been evaluated. Please address by revising the proposed text amendments or providing a TIS that evaluates traffic impacts as if all units were single-family dwelling units.
4. Zoning: Please indicate if/when a companion PD amendment will be submitted with an updated Master Concept Plan (MCP) delineating the location for the additional proposed single family residential tracts (R-SF), if any.

Please feel free to contact me at (239) 533-8314 if you have any questions.

Sincerely,

Lee County DCD Planning Section

Tyler Griffin
Planner

CC: Brandon Dunn, Planner, Principal, DCD Planning Section