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November 4, 2021

Via E-Mail Only

Fred Drovdljic, AICP
Waldrop Engineering
1514 Broadway, Suite 201
Fort Myers, FL 39901
Fred.Drovdljic@waldropengineering.com

RE: CPA2021-00010 3640 SW Pine Island Road Comprehensive Plan Map Amendment

Dear Mr. Drovdljic:

Staff has reviewed the application submittal for the 3640 SW Pine Island Road map amendment CPA2021-00010, stamped "received" on September 13, 2021. Please note, staff review could not be initiated until application fees were paid on October 4. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

1. Please provide a Transportation Impact Statement, as required by Exhibit M15.
2. Environmental Review.
 - a. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
 - b. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
 - c. The Environmental Review submitted by the applicant describes 1.26 acres of wetland impacts but supporting evidence of a permit was not provided. Please provide the appropriate State permit consistent with Lee Plan policy 124.1.2.
3. Lee Plan Analysis.
 - a. Please provide an analysis of Lee Plan policies 60.1.1 and 123.2.10.
 - b. Please provide an updated Lee Plan analysis based on the Lee Plan in effect, through [Ordinance #21-09](#).
4. The proposed Future Land Use Map is not consistent with the application. The request is to amend the FLU of a 1.4 acre parcel while the proposed FLUM depicts approximately 14 acres being amended. Please address.

5. Has the applicant considered requesting amendments to the future water and sewer service area maps (Maps 6 and 7 of the Lee Plan) to address potential water quality concerns due to the proximity to Matlatcha Pass and potential future inconsistencies with Lee Plan Objective 4.1 and 4.2?

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

Sincerely,
Lee County DCD Planning Section

A handwritten signature in black ink, appearing to read 'Tyler Griffin', written in a cursive style.

Tyler Griffin, Planner

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