



Lee County  
Southwest Florida

## Board of County Commissioners

Kevin Ruane  
District One

December 9, 2021

**Via E-mail Only**

Cecil L. Pendergrass  
District Two

Veronica Martin  
TDM Consulting, INC  
43 Barkley Cir

Ray Sandelli  
District Three

Fort Myers, FL 33907  
[vmartin@tdmconsulting.com](mailto:vmartin@tdmconsulting.com)

Brian Hamman  
District Four

Frank Mann  
District Five

**RE: CPA2021-00014 Pine Island Preserve at Matlacha Pass**

Roger Desjarlais  
County Manager

Dear Ms. Martin:

Richard Wm. Wesch  
County Attorney

Staff has reviewed the application submittal for the map amendment CPA2021-00014, stamped "received" on November 9, 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

Donna Marie Collins  
County Hearing  
Examiner

### APPLICATION MATERIALS COMMENTS

1. Lee Plan Analysis
  - a. Please update Lee Plan analysis contained in Exhibit M11 and in any other areas of the application based on the most recently effective ordinance, [Ordinance #21-09](#). Necessary revisions include using Goal 79 instead of Goal 80 and using updated policies 2.1.3, 123.4.5, and 124.1.1.
  - b. Please provide analysis of Lee Plan policies 24.1.5, 24.4.4, and 101.3.2.
2. Please provide a letter of service availability from Fire, EMS, and Sheriff.
3. Please provide the required Traffic Circulation Analysis (Exhibit M14).
  - a. The TIS submitted by the applicant does not meet the CPA TIS requirements.
4. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

Staff Comment:

- a. The direction for line 42 should be west, not northeast.

- b. Legal description and sketch on boundary survey need to describe and illustrate the subject property as one contiguous boundary, not as two separate boundaries.
5. Environmental Impact Analysis
    - 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. Please provide a map and description of the soils found on the property (identify the source of the information).
    - d. Please provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state, or local agencies as endangered, threatened, or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
  6. Please submit the following application requirements, found in the ERP, separately.
    - a. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
    - b. A map delineating wetlands, aquifer recharge areas, and rare and unique uplands.
  7. Miscellaneous Comments
    - a. Please provide additional narrative, explaining the end or intended use of the property. Is it the applicant's intention to hold community events at the preserve?
    - b. Please contact staff to schedule a meeting to discuss the proposed map amendment.

Please feel free to contact me at (239) 533-8389 if you have any questions.

Sincerely,

**Lee County DCD Planning Section**



Nic DeFilippo, Environmental Planner, DCD Planning Section

CC: Case File