



Board of County Commissioners

Kevin Ruane
District One

December 20, 2021

Via E-mail Only

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Jennifer Sapen, AICP, VP of Land Planning
Barraco and Associates, INC
2271 McGregor Boulevard, Suite 100
Fort Myers FL, 33901
JenniferS@barraco.net

RE: CPA2021-00016, River Hall Map Amendment

Dear Ms. Sapen:

Staff has reviewed the application submittal for the map amendment CPA2021-00016, stamped "received" on November 17, 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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. On page 13 of the Lee Plan analysis, there is a reference to amendments that are proposed to Table 1(b), however these proposed amendments were not found. Please provide the proposed amendments to Table 1(b).

Note: amendments to Lee Plan tables are considered Text Amendments. Therefore, the proposed amendments to Table 1(b) must be filed under a separate, Text Amendment, application.

2. Exhibit M5.1 – Existing Future Land Use Map. The existing Future Land Use Map identifies lands in "Area 1" as being in the Rural future land use category, that should be in the Sub-Outlying Suburban future land use category. Please correct.
3. Please revise numbers 6 and 7 on page 1 of the application to identify an appropriate amount of commercial development that may be developed. Both existing and proposed development scenarios identify zero commercial. However, this does not seem possible as the existing CPD portion of River Hall has been approved for commercial uses. Additionally the applicant should justify why the potential commercial intensity would not increase by changing 32.4 acres from the Rural to the Sub-Outlying Suburban future land use category, consistent with Policy 6.1.2. Also see Lee Plan analysis section.
4. Lee Plan Analysis
 - a. Please update the Lee Plan analysis contained in Exhibit M12 and in any other areas of the application based on the most recently effective ordinance, [Ordinance #21-09](#). A new codification of the Lee Plan is available on Lee County's webpage at www.leegov.com/dcd/planning/leeplan.
 - b. Please correct FLU Density Table 1 – River Hall Project on page 3 of the Lee Plan Analysis. The table incorrectly shows the density of the Wetlands future land use category as 0.5 dwelling units an acre. This should be 0.05 dwelling units an acre.
 - c. FLU Density Table 2 – Subject Property (391.85 Acres) on page 4 of the Lee Plan Analysis states that 151 dwelling units would be generated from 25.2 acres of proposed Suburban future land use category (approximately 6 dwelling units an acre), however it is not clear if uses are proposed or

planned for that area or River Hall that would preclude it from being used in the density calculations. Please provide an exhibit tied to the existing and proposed Master Concept Plans for the entire River Hall Project in order for staff to determine the correct allowable density.

- d. Please provide an analysis of Policy 6.1.2. The applicant is proposing to redesignate 32.4 acres from a Future Non-Urban Area to a Future Suburban Area. This has the potential to allow for additional commercial uses on the property.

5. Public Facilities Impact Analysis

- a. Please provide a letter of service availability from Lee County EMS.

6. Legal Description

- a. 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.

- b. Exhibit M8.3_SOS TO OS:

- This call is described on the legal description for parcel 1, but is not depicted on the legal sketch. - "N85°47'16"E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06"E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature." Please depict on the legal sketch.

- The course information note set as "23" is shown twice on the legal sketch for parcel A of this document. The information set as note 23 shown at the center of page 8 of this document is meant to represent note 24, but was mistyped.

- c. Exhibit M8.5_SOS TO SUBURBAN:

- There is a discrepancy between a call in the legal and the corresponding call on the sketch. The 50th line in the polygon legal (not counting the LOC) is 99.33 feet in the legal and 89.33 feet on the sketch

- The sketch contains multiple calls using the #(24) one being a line the other a curve. The sketch does not have a list of numbers curves and list of numbered lines. The combined list should not duplicate numbered calls.

7. 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 an analysis of Lee Plan policy 60.1.1 and 126.1.2 detailing how the proposal will affect the Sandstone aquifer. Many of the surrounding residential homes use the Sandstone aquifer as a water source.

8. Community Plan Area requirements. Please provide materials needed to demonstrate the applicant has conducted the required public informational meetings in compliance with the requirements of Policies 17.3.2 and 17.3.3.

Please feel free to contact me at (239) 533-8585 if you have any questions.

Sincerely,

Lee County DCD Planning Section



Brandon Dunn, Principal Planner, DCD Planning Section

CC: Case File