



January 28, 2021

Mr. Earl Hahn
Planning Manager
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

RECEIVED
JAN 18 2022

COMMUNITY DEVELOPMENT

**Re: 3640 SW Pine Island Road CPA
INSUFFICIENCY COMMENT LETTER RESPONSE #2
DCI2021-00010 - Minor CPA**

Dear Mr. Hahn:

Enclosed please find responses to your insufficiency letter dated *January 14, 2022*. The following information has been provided to assist with the approval process:

1. Revised Exhibit M1-Cover Letter as Insufficiency Comment Response Letter
2. Revised Environmental Report
3. USGS 7.5 Quadrangle Topo Map
4. FEMA Map

The following is a list of staff comments with our responses in **bold**:

ENVIRONMENTAL REVIEW:

a. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map. It appears the map was not attached to the resubmittal.

RESPONSE: Attached is the FEMA Firmette and USGS Topo with boundary marked.

b. Please provide a copy of the revised Environmental Report referenced in the response letter.

RESPONSE: Attached. It was submitted as part of the CPD but not the CPA.

c. The Environmental Report describes the site as "a 1.26-acre area of historic filled wetlands to support the existing building and parking lot with spill over spoil that supports the growth of the Australian pine." Please provide the appropriate State permit consistent with Lee Plan policy 124.1.2.

RESPONSE: Attached report is corrected.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

Fred Drovdlc, AICP
Planning Director



12/16/2021

Revised

Environmental Review

Folio ID 10073363

3640 SW Pine Island Road
Cape Coral, Florida
33991

Introduction

The following is an Environmental Review of the above referenced parcel in support of the Lee County Comprehensive Land Use and zoning change application. The site is a total of 1.40 acres MOL located on Pine Island Road. See attached Location Map and Survey. On site investigation and research was conducted into various aspects of the property and is presented below.

Property Description

The property is located on the south side of Pine Island Road adjacent to the SRPSV, FNAI Charlotte Harbor Preserve State Park in western unincorporated Lee County in Cape Coral. The property currently has a building in place however appears to be idle as far as any identifiable use is concerned. The site consists of a building, parking lot, and a small open area towards the back of the building. There is also a small storage shed to the southwest of the building in the immediate area of the lot. In assessing the parcel boundary of the site from the Lee County Property Appraisers office as well as the attached Survey of the Property, the boundaries of the lot extend to the east into an exotic monoculture of Australian pine and to the south to a lesser degree also into an exotic monoculture of Australian pine. These areas commonly represent "overflow spoil" areas that become exotic infested and idle. See attached aerial. There are a couple of on-site drainage ditches associated with the site in the parking lot adjacent to Pine Island Road and towards the southern end of the property. Both of inconsequential significance. The western property boundary extends into wetlands to the west approximately 10 to 15 feet which should be considered in any proposed development plan.

The site was assessed to determine the presence of rare and unique uplands, aquifer recharge areas, and the presence of wetlands on the site. Other than the wetland strip on the western boundary, there were none of the above noted on this site as the site is a 1.40-acre area of historic filled wetlands, Circa unknown, with spill over spoil that supports the growth of the Australian pine.

The only wildlife noted on the site was an Osprey, *Pandion haliaetus*, common to the area occupying a nest perch just west of the building. In 1983, the USFWL downgraded the Osprey to Threatened from its 1976 listing as Endangered, and in 1999, downgraded it again to a Species of Special Concern. No other wildlife was noted on the site.

FLUCCS Map

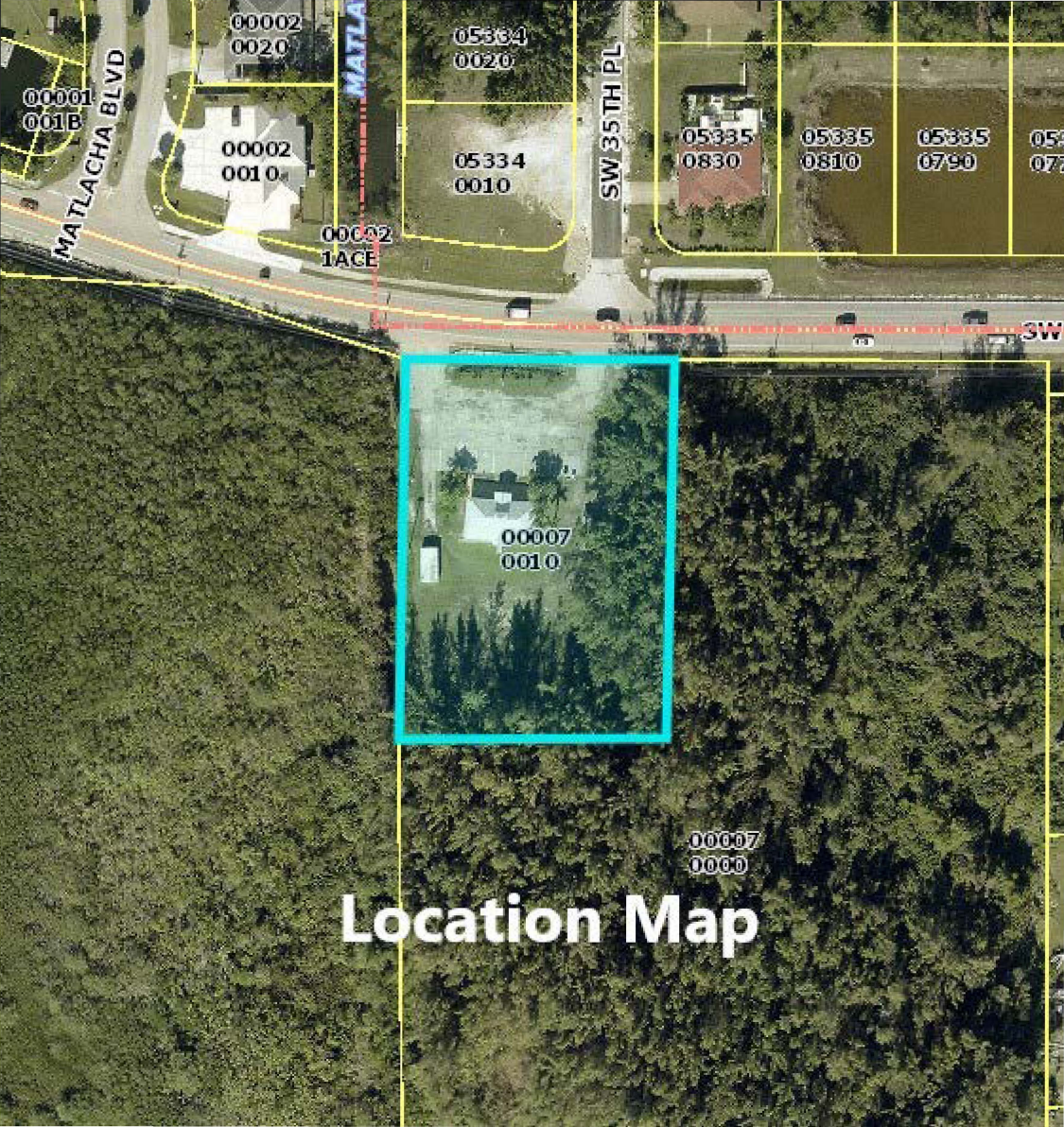
Attached is the Level III FLUCCS Map of the property which contains the following land use cover designations. See Attached FLUCCS Map.

<u>FLUCCS Code</u> *		<u>Area</u>
100	Urban	1.1
437	Australian pine	.3
Total		1.4

*Source: Florida Department of Transportation, Surveying and Mapping Office. 1999. Florida land use, cover, and forms classification system - handbook. Tallahassee, FL, USA.

Soils

The SCS maps were consulted to assess soil types on the property. See attached Soils Map. The site contains two types of soil. Soil Type No.13, Boca fine sand, and Soil Type No. 57, Boca fine sand, tidal. Both soils are hydric however as described above the site is either developed into a parking lot and building with associated open area or is historic overflow spoil when the site was originally constructed.



00001
001B

MATLACHA BLVD

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0020

00002
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1ACE

MATLACHA

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05334
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SW 35TH PL

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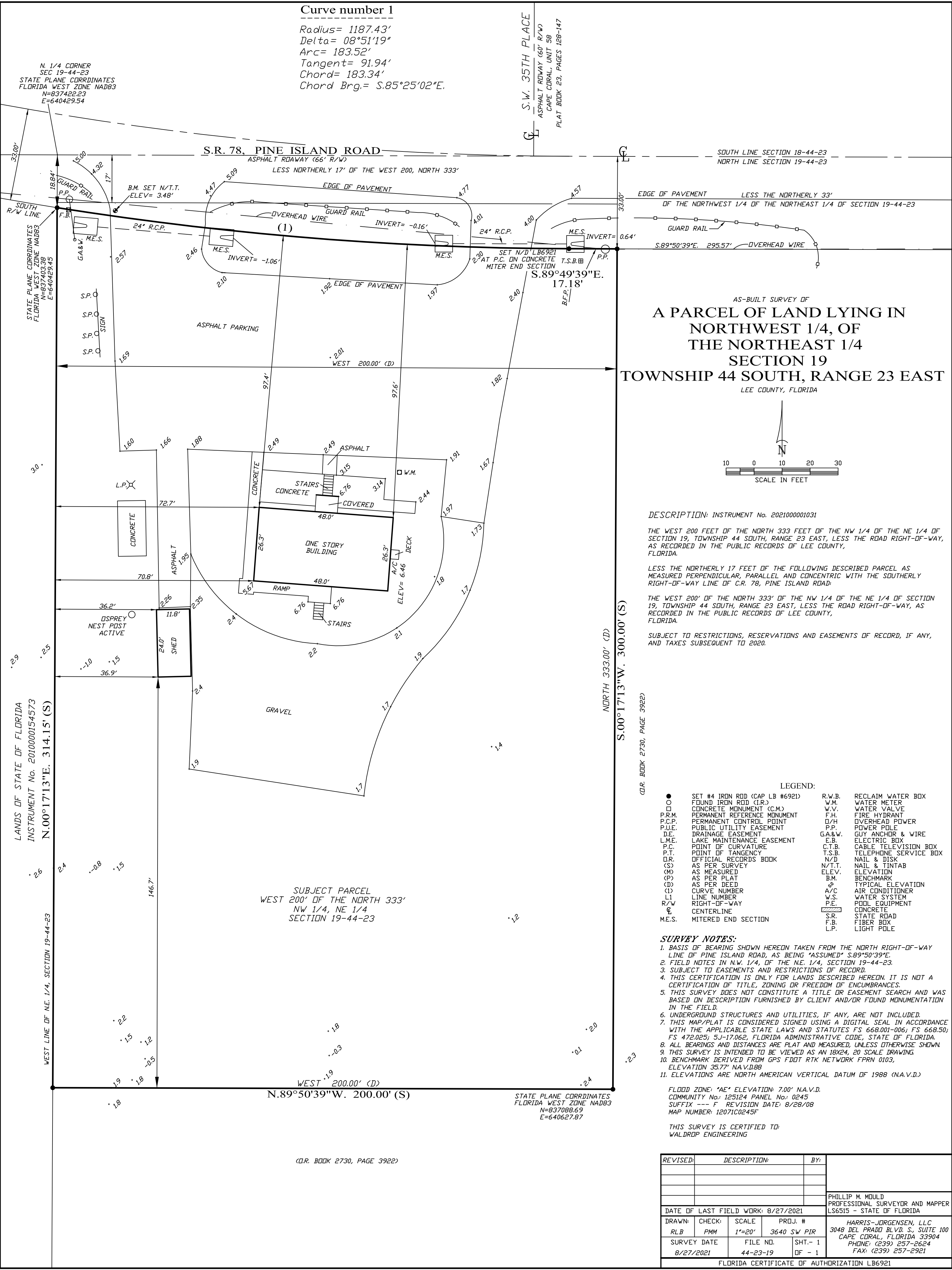
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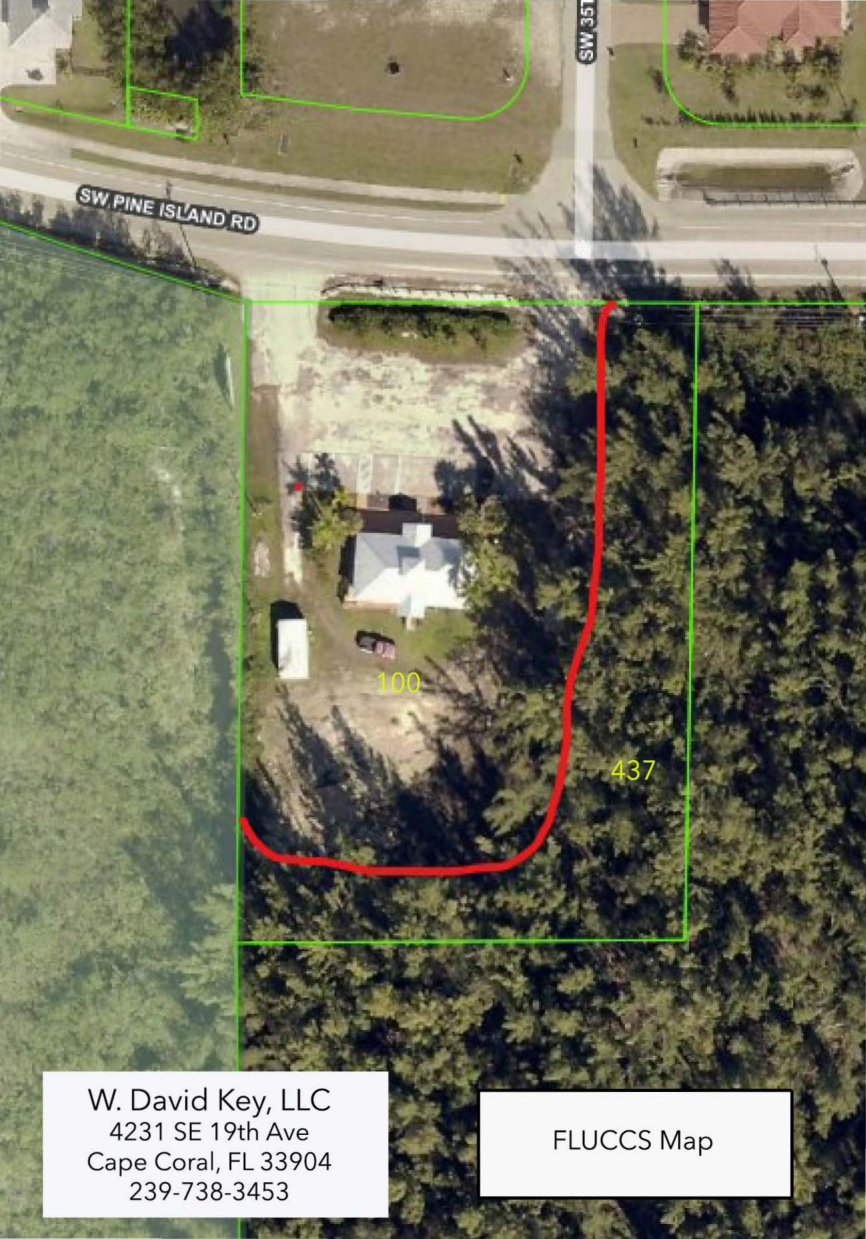
Location Map





00007
0010

Aerial



W. David Key, LLC
4231 SE 19th Ave
Cape Coral, FL 33904
239-738-3453

FLUCCS Map

Soil Map—Lee County, Florida



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 18, Jun 9, 2020

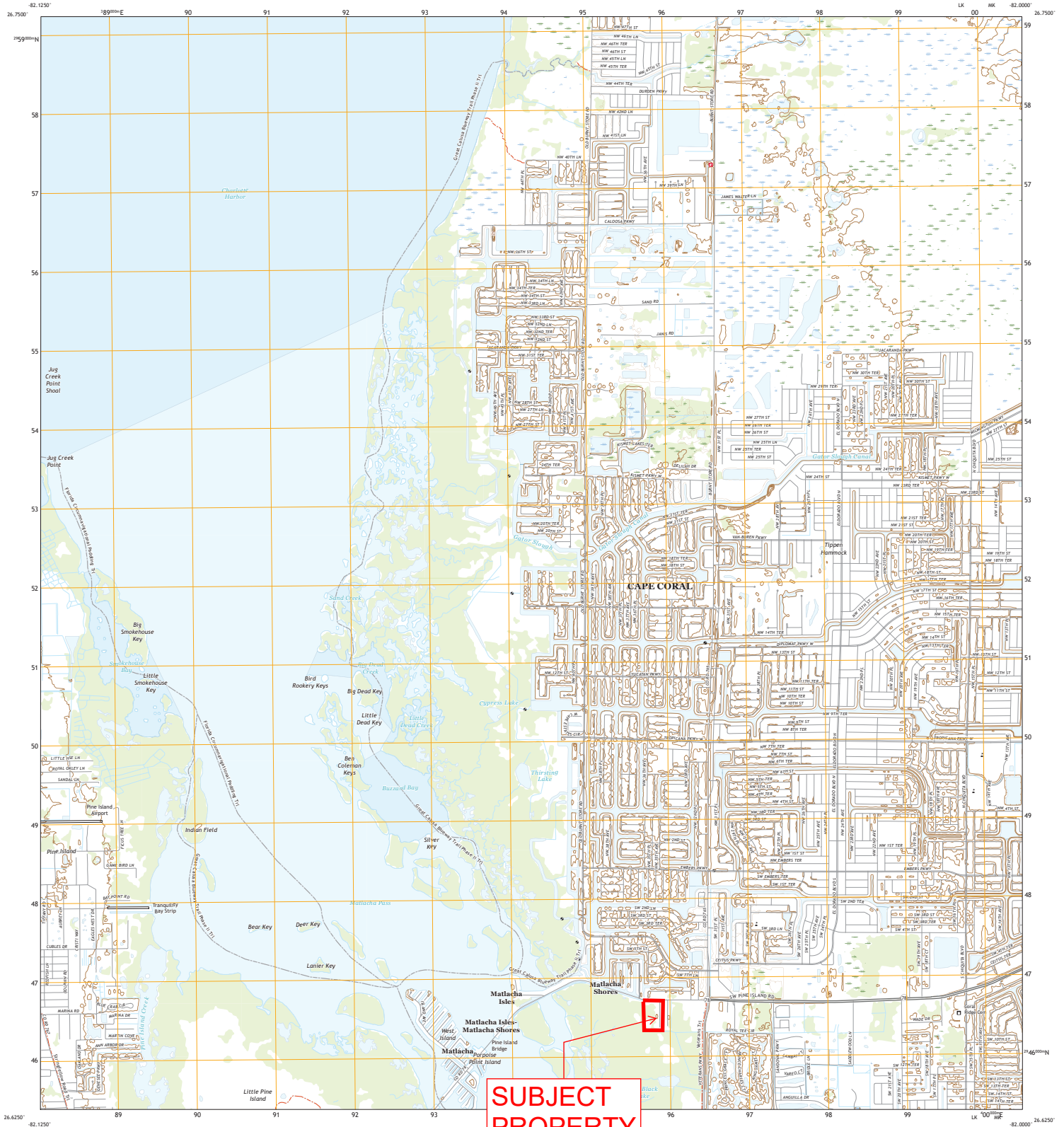
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2020—Feb 23, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

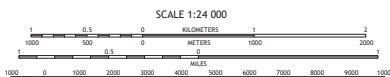
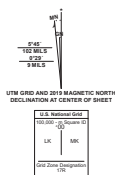
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Boca fine sand, 0 to 2 percent slopes	0.3	24.9%
57	Boca fine sand, tidal, 0 to 1 percent slopes	1.0	75.1%
Totals for Area of Interest		1.3	100.0%



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projection and 1 000-meter gridlines
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Inventory	NAD	U.S. Census	November	2019
Roads	U.S. Census	Bureau	2016	
Hydrography	National Hydrography Dataset	2003		
Contours	National Elevation Dataset	2019		
Boundaries	Multiple sources; see metadata file	2018		
Public Land Survey System	BLM	2020		
Wetlands	FWS National Wetlands Inventory	1999		



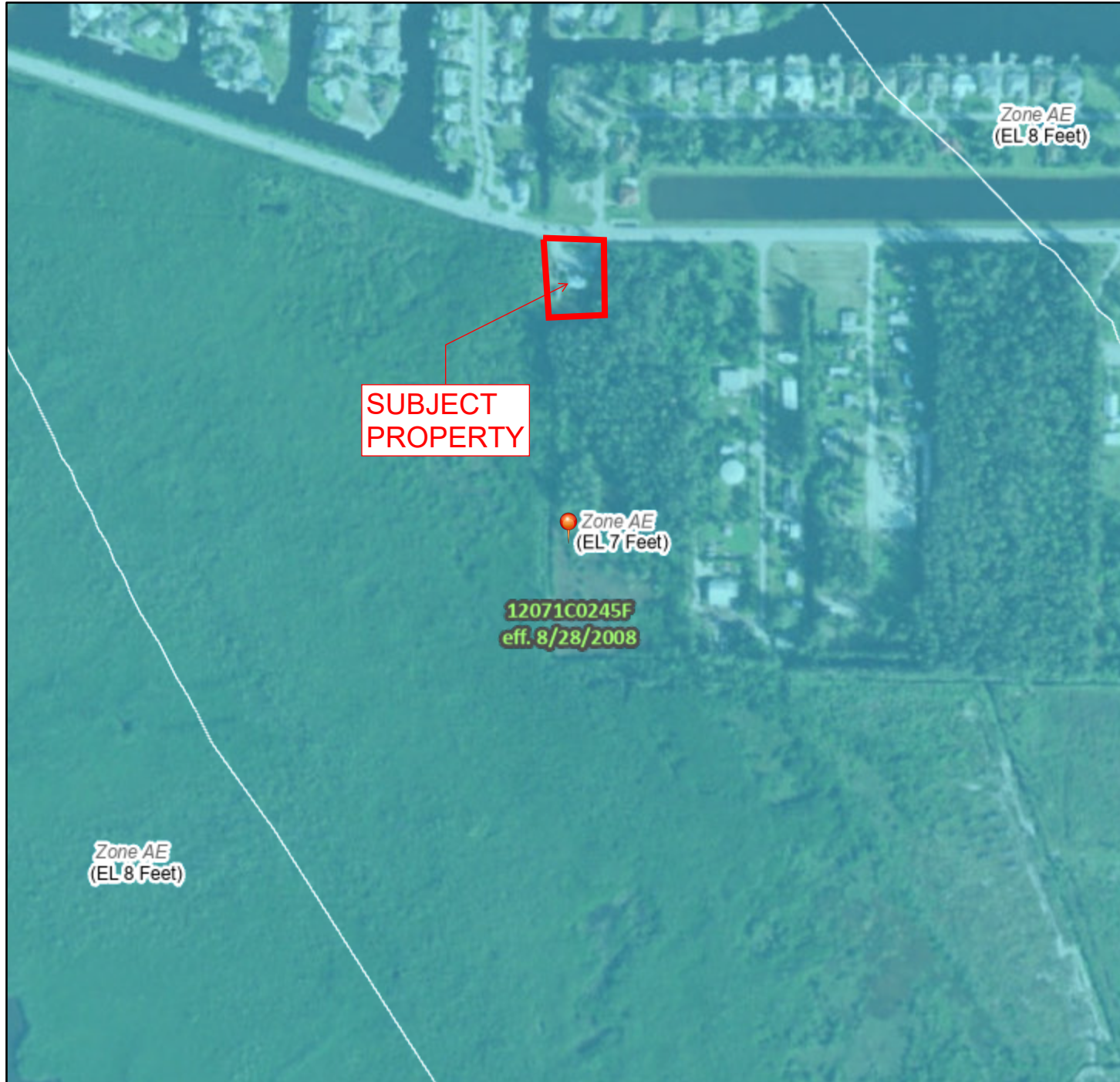
MATLACHA, FL
2021



National Flood Hazard Layer FIRMette



82°3'11"W 26°38'22"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°2'34"W 26°37'50"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/8/2021 at 3:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.