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January 20, 2022

Linda Miller, AICP
Avalon Engineering
2503 Del Prado Blvd. South, Suite 200
Cape Coral, FL 33914
Via E-mail Only: linda@avaloneng.com

RE: CPA2021-00009 Burnt Store Mixed-Use Development

Dear Ms. Miller:

Staff has reviewed the application submittal for the text amendment CPA2021-00009, stamped "received" on December 13, 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.

APPLICATION MATERIALS COMMENTS

1. 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: The sketch provided does not include the required state plane coordinates at the point(s) of beginning and opposing corners. Also, the western boundary of the overall property and the wetland run along the eastern right-of-way line of Burnt Store Road but the directional calls are not the same. (Application submittal item Exhibit M7)

2. Environmental Impact Analysis:

Yucca Pen Creek conveys offsite flows through the property. Please expand on how the proposal will continue to convey offsite flows and avoid adverse impacts to surface water flows and quality consistent with Lee Plan policies 125.1.2 and 126.1.4. What impact will the proposed intensification of uses on this property have on Yucca Pen Creek?

If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

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

Sincerely,

Lee County Department of Community Development



Brandon Dunn, Principal Planner,
Planning Section

CC: Case File