



Board of County Commissioners

Kevin Ruane
District One

February 4, 2022

Via E-mail Only

Cecil L Pendergrass
District Two

Brian F. Farrar, President
BCF Management Group LLC
27171 Harbor Drive
Bonita Springs, FL 33135
Brian@BCFMGMTGroup.com

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

RE: CPA2021-00015 Greenwell SR31 Map Amendment

Roger Desjarlais
County Manager

Dear Mr. Farrar:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for the map amendment CPA2021-00015, stamped "received" on January 3, 2022. 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.

Donna Marie Collins
County Hearing
Examiner

APPLICATION MATERIALS COMMENTS

1. On Page 1 of the application, under the project description, please remove details that would typically be approved in a zoning application. The requested map amendment, if approved, would not include approvals for any commercial or residential uses. Please correct.
2. Please contact Rick Burris to discuss proposed changes to Table 1(b) at 533-8585 or RBurris@leegov.com.
3. (Previous Comment) Exhibit M3 – Please provide surrounding property owners list, mailing labels, and map for all parcels within 500 feet of the subject property.

Please note a hard copy of the mailing labels must be submitted to our office.

4. Lee Plan Analysis
 - a. (Previous Comment) Please update the 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](#). A new codification of the Lee Plan is available on Lee County's webpage at www.leegov.com/dcd/planning/leeplan.

It does not appear that the analysis has been updated in all locations. As an example, the analysis of Goal 5 on page 5 of Exhibit 11 makes reference to 2030 population projections and does not seem to provide an analysis of the current Goal 5. Please assure all necessary portions of the application materials have been updated to include the current version of the Lee Plan.

5. Public Facilities Impact Analysis (Exhibit M14).
 - a. (Previous Comment) LCU's sewer connection requires replacement of force main under the Caloosahatchee River, which may be cost prohibitive. FGUA already has sewer infrastructure north of the river and may be better suited to serve the subject property.

If the applicant wishes to pursue use of LCU utilities, please provide existing and proposed LCU Future Sewer Service Area Maps (Map 4B) to be included in the proposed Map amendments.

If the applicant decides to utilize FGUA sewer facilities, please provide a letter of availability from FGUA for sewer service, update the Sanitary Sewer section of Exhibit M16 (Existing and Future Conditions Analysis), and request a letter of no objection from LCU to allow FGUA to provide sewer service to the subject property.

Staff acknowledges the clarification provided in the previous response. Please submit the letter of service availability from FGUA.

6. All of the descriptions close with an acceptable closure ratio. However, the sketch for wetland Area 1 has an inaccurate state plane coordinate at the POB. As mapped, the wetland does not fall within the parent parcel. The sketch for wetland area 3 does not include the call table for the numbered calls on the sketch. Please address.
7. Environmental Impact Analysis
 - a. Will the irrigation lakes be supplemented using the Sandstone aquifer? Has the applicant evaluated the use of the Lower Hawthorn aquifer or a combination of both instead?
8. (Previous Comment) Exhibit M20 – 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.

The applicant's previous response is acknowledged. Please provide the required materials once the required meeting have occurred. Please note as required by footnote 7 in Policy 17.3.3, applications within the Northeast Lee County community plan area boundary, a public information meeting must be held within both the Alva and North Olga community plan area boundaries.

9. Miscellaneous Comments:
 - a. (Previous Comment) How will the widening of State Route 31 by FDOT impact the proposed amendments and the subject property?

Staff acknowledges the previous comment, however please see following link for the segment of the SR 31 project adjacent to the applicant's property and if necessary reach out to FDOT in order to provide a response to the previous comment.

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 DCD Planning Section

Brandon Dunn

Brandon Dunn, Principal Planner, DCD Planning Section

CC: Case File