



Board of County Commissioners

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District One

March 8, 2022

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Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

Via E-mail Only

RE: CPA2021-00016, River Hall Map Amendment

Dear Ms. Sapen:

Staff has reviewed the application re-submittal for the map amendment CPA2021-00016, stamped "received" on February 4, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

Planning

1. As required by Lee Plan Policy 21.1.3, please submit the required concurrent planned development rezoning.
2. The applicant's response addressing the community information meeting as required by Objective 17.3 is noted. Please provide the required materials to document the meeting in the next submittal.

Environmental

1. Please provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA). It does not appear that a topographic map was provided.
2. Did the computer modeling conducted during the 2005 and 2006 SWFMP permitting process account for the additional density being requested? Will additional withdrawals from the Sandstone aquifer be required because of the additional density that is being requested?

Legal

1. The Legal Sketch must be tied to the state plan 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. Please address.
2. Within the (SOS to Suburban) description, Parcel 1 does not close when mapped, having a misclose ratio of 1:75 (111.25 ft). Please address.

Miscellaneous

1. Please note, additional comments may be necessary once staff has had an opportunity to review the required planned development rezoning.

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provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

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

Sincerely,
Lee County Department of Community Development

A handwritten signature in blue ink, appearing to read "Brandon Dunn", with a long, sweeping horizontal line extending to the right.

Brandon Dunn, Principal Planner, Planning Section

CC: Case File