



Lee County

Southwest Florida

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March 8, 2022

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Amjad Sitti, PE, Sitti Engineering Group
13650 Fiddlesticks Blvd., Suite 202-350
Fort Myers, FL 33912

VIA EMAIL ONLY

RE: CPA2022-00002 BUCKINGHAM ISLES

Dear Mr. Sitti:

Staff has reviewed the application submittal for CPA2022-00002 Buckingham Isles, stamped "received" on February 1, 2022, with fee paid on February 14, 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.

Application

1. Please re-label the following: list of surrounding property owners, the mailing labels, and the map of surrounding property owners. These are currently labeled as Exhibit "M5," but they should be labeled "M3."
2. Please provide a Map and Description of Existing Land Uses (not designations) of the Subject Property and Surrounding Properties (Exhibit M5).
3. Please update Exhibit M6 (Map and Description of Existing Zoning of the Subject Property and Surrounding Properties). The current exhibit does not include descriptions.
4. Please provide an updated Exhibit M8 (Aerial Map Showing the Subject Property and Surrounding Properties) as the current version does not delineate each parcel.
5. Please provide Exhibits M12-M20. The application is incomplete without these exhibits.

Environmental

1. Please provide the following:
 - a. A map of the Plan Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
 - b. A map and description of the soils found on the property (identify the source of the information).

- c. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- d. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
- e. A map delineating wetlands, aquifer recharge areas, and rare and unique uplands.
- f. A table of plant communities by FLUCC with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Legal

1. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.

Planning

1. The Lee Plan Map reference to Map 16 is outdated. Please remove reference to "Map 1, Page 2," and replace with "Map 1-B."
2. The Lehigh Acres vision statement is not in the current version of the Lee Plan. Please remove from the Lee Plan analysis
3. Please provide more narrative regarding the proposed amendment's consistency with Policy 1.1.4 (Urban Community).
4. Policy 1.7.6 is not in the current version of the Lee Plan. Please utilize Policy 1.6.5 (Planning Districts Map and Acreage Allocation Table) in your Lee Plan analysis.
5. Please include discussion on Objective 2.1 (Development Location) in your Lee Plan analysis.
6. Please provide discussion on Objective 2.2 (Growth Management) in your Lee Plan analysis.
7. As development will rely upon centralized water and sewer, the development proposal must also include an amendment to maps 4-A and 4-B, as per Lee Plan Standards 4.1.1 and 4.1.2.
8. Please expand your discussion on Policy 5.1.2, so as to include discussion on the previous land use as a landfill.
9. In your Lee Plan analysis, please address Lee Plan Policy 20.1.6.
10. In your Lee Plan analysis, please address Lee Plan Policy 20.1.8.
11. The reference to Policy 54.1.9 in your Lee Plan analysis is unnecessary. Please remove.
12. Please provide more discussion regarding Goal 60.
13. Please provide more discussion regarding Objective 135.1 and Policy 135.1.9.
14. Lee Plan Policy 17.3.2 requires a public information meeting for privately-initiated applications that propose a text change within a community plan, or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete, in the established community plan area boundary that is affected by the amendment (as per Policy 17.3.3). Please submit a meeting summary document submitted to the County that contains the following information (as per Policy 17.3.4):

- a. Date, time, and location of meeting
 - b. List of attendees
 - c. Summary of concerns or issues that were raised at the meeting
 - d. Applicant's response to any issues that were raised
15. The Population Discussion and Lee Plan Analysis provided have conflicting information with regard to the proposed number of dwelling units in the proposed Residential Planned Development (RPD). Please revise for consistency.
16. Lee Plan Analysis of Policy 5.1.5 includes language regarding the setbacks from adjacent uses. These would not be established by the proposed map amendment. Buffers and setbacks are established by the Land Development Transportation (LDC) or conditions of a planned development.

Transportation

1. Please include a Transportation Impact Statement with your application.

General

1. Please ensure that submitted maps are of clear quality.

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) 533-8314 if you have any questions or would like to set up a meeting to discuss the comments contained in this letter.

Sincerely,

Lee County Department of Community Development



Tyler Griffin, Planner, Planning Section