



Board of County Commissioners

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District One

March 17, 2022

Via E-mail Only

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

RE: CPA2021-00015 Greenwell SR31 Map Amendment

Dear Mr. Farrar:

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.

APPLICATION MATERIALS COMMENTS

1. The applicant's previous response is acknowledged. Please provide a letter of availability from FGUA for sewer service, and provide a letter of no objection from LCU to allow FGUA to provide sewer service to the subject property.

Also, please update the Sanitary Sewer section of Exhibit M16 (Existing and Future Conditions Analysis) to provide an analysis of FGUA sanitary sewer capacity as previously requested. The current analysis is based on the capacity of Lee County Utilities' capacity and must be updated as the applicant has stated sanitary sewer service would be provided by FGUA.

2. The development proposes wetland impacts within the CHHA. These natural systems within the CHHA function as a defense against coastal flooding. How will these proposed wetland impacts protect human life along with current and future development from the impacts of coastal flooding consistent with Lee Plan goal 101? Will the applicant design the development to provide additional storage of water in the event of coastal flooding?
3. The proposed Wetland future land use boundaries have changed with each submittal. These changes include the addition and removal of lands within the Wetland future land use category. Please provide a formal wetland jurisdictional determination approved by SFWMD or FDEP to support this request as required by Objective 1.5 to modify wetland boundaries.
4. Community Plan Area requirements (Exhibit M20). The applicant's previous response regarding required public input meetings in the Alva and North Olga Community Plan areas is acknowledged. Please provide the required materials identified in Policy 17.3.4 with the next resubmittal.

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