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April 20, 2022

Stacy Ellis Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL, 33966

**RE: Application for Planned Development Amendment
DCI2022-00017
Calusa Cay CPD Amendment**

Dear Ms. Hewitt:

County staff has reviewed the information provided for the above-referenced application in accordance with Sections 34-201, 34-202, 34-373 and other applicable sections of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The following items must be addressed prior to the application being deemed sufficient for public hearing:

Zoning

Minimum Required Information for Planned Development Zoning Applications Application materials for planned development zoning actions are specified in LDC Section 34-373. Please address the following comments based on the documents in the submission.

- a) LDC Section 33-1003(b) requires a publicly advertised informational session for planned development zoning actions within the Greater Pine Island Planning Community. Please provide a copy of the required documentation once the meeting has been completed, these can be found in LDC Section 33-1003(b).
- b) LDC Section 34-373(a) (6)c. & d. Requires “ the proposed use of the lots or parcels must be keyed to the list of proposed uses submitted with the application” and “Individual development areas (i.e. residential, retail, office, manufacturing, mixed use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located.” Please clarify where the proposed Fire, EMS, Sheriff station is proposed to be located.
- c) Please clarify the reference in the property development regulations regarding the specific use limitations for Outparcels 1 and 2 established in Z-21-015.

Planning

- a) In your Lee Plan narrative, please include discussion on the following:
 - Coastal High Hazard, as the subject property is within the CHHA
 - Policy 24.1.5
 - As the subject property is within the Eagle Nest Buffer, please address policy 24.1.6

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TIS

- a) It is mentioned in the application the project has 50,000 sf of retail. However, the request statement indicates the project will 22,000 sf of commercial uses as well as 25,000 sf of outdoor accessory commercial uses. The Traffic Impact Statement (TIS) only includes 22,000 sf of tractor supply store uses. A clarification for the uses is required.
- b) Since the proposed schedule of uses includes many commercial uses, Land Use Code 810 (Tractor Supply Store) used in the TIS is unacceptable. We recommend the ITE's land use code 821 (for 40-150k sf) or 822 (for <40k sf) be used for trip generation calculation in the TIS.

Natural Resources

- a) EMS, fire or sheriff's station is being added to the schedule of uses. Will these uses be located on parcels 1 or 2? If so, please address how this will impact the bald eagle nest LE-081 and the existing bald eagle management plan.

Development Services

- a) No structure may be erected or altered so that the peak of the roof exceeds 38 feet above average grade or 45 feet above mean sea level, whichever is lower. Please revise the height request to include heights no greater than 45 feet above MSL.

Legal

- a) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).
 - o There is no specification as to what tracts within the platted subdivision of Calusa Cay (2022000058182) the proposed changes are applying to. Please specify what tracts are being subject to these changes.
- b) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
 - o To waive the requirement of a boundary survey, please provide a copy of the boundary survey from DCI2021-00018, as conditioned in the approved waiver (GEN2021-00364).

Please respond to the above sufficiency review comments within thirty (30) calendar days of the date of this letter. This application will be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at PDoty@leegov.com or (239) 533-8335 if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on April 20, 2022 by
Patrick Doty, AICP, CFM
Principal Planner

PHD