



Lee County

Southwest Florida

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April 28, 2022

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Stacy Ellis Hewitt, AICP
Banks Engineering
810511 Six Mile Cypress Pkwy Suite 101
Fort Myers, FL 33966
Via E-mail Only: SHewitt@BanksEng.com

RE: CPA2022-00006 and CPA2022-00007 Grand Bay Amendments

Dear Ms. Hewitt:

Staff has reviewed the application submittal for Lee Plan amendments CPA2022-00006 and CPA2022-00007, stamped received on March 23, 2022. Planning staff finds that the application materials are insufficient and further information is needed as identified below.

APPLICATION MATERIALS COMMENTS

1. Please complete and submit an application for the proposed text amendments on the Text Amendment application. The application can be accessed [here](#).
2. Please revise the "map" application to identify the proposed amendments as being reviewed through the State Expedited Review process. The amendments will not be required to undergo the State Coordinated Review process as provided in Florida Statute 163.3187(2)(c).
3. Please note, areas within the Wetlands future land use category, as identified in Objective 1.5, are not able to be added to the Mixed Use Overlay as this would be inconsistent with Policy 11.2.1. Please revise application to remove depictions and references to the Mixed Use Overlay being added to the Wetlands future land use category. The acreage of the proposed Mixed Use Overlay may need to be updated throughout the application materials.
4. Please provide physical copies of the mailing labels to our office. The required mailing labels may be submitted under separate cover.
5. Please provide an exhibit or exhibits to clearly identify existing and proposed Mixed Use Overlay on Lee Plan Map 1-C.
6. Please provide an exhibit that depicts the proposed Mixed Use Overlay on an existing Future Land Use Map to demonstrate consistency with Policy 11.2.1.

ENVIRONMENTAL REVIEW

7. In the Grand Bay Comprehensive Plan Amendment - Existing and Future Public Facilities Impacts Analysis, the applicant states that a development order, DOS2020-00218, has been obtained for clearing and filling of this project. However, staff is unable to locate this development for this project. A development order for an access road and pedestrian connection was found but not clearing the entire parcel, DOS2020-00128. Consider revising this narrative accordingly.

8. Has a formal jurisdictional wetland determination been obtained to determine the extent of wetlands on site consistent with Policy 1.5.1 and Goal 124?
9. Please address protection to the FEMA Regulatory Floodway on the property. (Policies 59.1.3, 59.1.4, 59-1.9, 61.3.2, and 61.3.5)

PUBLIC FACILITIES REVIEW

10. The TIS that was submitted as part of the application is not sufficient. A rezoning TIS does not meet the TIS requirements for a comprehensive plan amendment. Please submit a new TIS for review.

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) 533-8314 if you have any questions.

Sincerely,

Lee County Department of Community Development



Brandon Dunn, Principal Planner, Planning Section

CC: Mikki Rozdolski, Manager, DCD Planning Section