



Board of County Commissioners

Kevin Ruane
District One

July 15, 2022

Cecil L. Pendergrass
District Two

Tina M. Ekblad, AICP

Ray Sandelli
District Three

106 East College Avenue, Suite 700
Tallahassee, FL 32301

Brian Hamman
District Four

Via E-Mail Only: tekblad@stearnsweaver.com

Frank Mann
District Five

RE: CPA2021-00017 and CPA2021-00018, Daniels Parkway South

Roger Desjarlais
County Manager

Dear Ms. Ekblad:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for proposed text amendment CPA2021-00017 and map amendment CPA2021-00018, both stamped "received" on June 13, 2022. Staff finds that the application materials are insufficient and additional information is needed before the application can be found complete. A public hearing date will not be scheduled until complete applications are submitted.

Donna Marie Collins
County Hearing
Examiner

STAFF REVIEW COMMENTS

1. General Comments

- a. The surface water performance model, supplied by the applicant, examined conditions during the wet season. This area of Lee County experiences stress to the Sandstone aquifer during the dry season and this stress causes the aquifer to reach levels that are close to or meet the Maximum Developable Limit (MDL) of the aquifer. Staff is concerned that added stress to the Sandstone aquifer because of the additional wells may cause water levels to exceed the MDL. How will water withdrawal from the eight proposed Sandstone aquifer wells will impact nearby residents during 90 days of no rainfall?
- b. Please expand on the analysis of Lee Plan policies 33.2.1 and 126.1.4 regarding use of the Sandstone aquifer. Has the applicant considered options to reduce the use of the Sandstone aquifer? Such as using a blend of Lower Hawthorn and Sandstone aquifer wells. The Lower hawthorn aquifer has a higher salt content but when blended with the Sandstone aquifer the lake water can yield quality irrigation water.
- c. Staff are still reviewing the Surface and Groundwater model provided the applicant. Staff may have additional comments once the review of the model is completed.

- d. As part of the resubmittal, the applicant provided an approved SFWMD formal wetland jurisdictional determination but the proposed Future Land Use Map and Legal Description do not reflect the approved wetland lines. Please clarify if the applicant will be amending the Wetland FLU to reflect the approved JD lines as part of this application or if a separate Map Boundary Determination will be submitted.
- e. The Indigenous Preservation, Restoration, and Management Plan states that 383.30± acres of indigenous restoration, including OSW and berm restoration, will occur on the property. Please clarify how many acres of the wetland and upland restoration will occur within the 10,000' Hazardous Wildlife Buffer. Please include the number of wetland restoration acres and the number of upland restoration acres.
- f. The Protected Species Management and Human-Wildlife Coexistence Plan states that wading bird habitat and foraging areas will be provided through the preservation, enhancement, and restoration of 507.2± acres of wetlands. Additionally, the plan states that removal of exotic plants and installation of native plants will result in habitats that are more suitable for wading bird foraging and roosting. How much of this preserved, enhanced, and restored wetland habitat will be located within the 10,000' Hazardous Wildlife Buffer? Please address how these wetland habitat improvements within the buffer is consistent with Objective 47.2, as the statements in the Protected Species Management and Human-Wildlife Coexistence Plan seem to be inconsistent.
- g. The Indigenous Preservation, Restoration, and Management Plan states that extensive berm removal activities will restore hydrologic connectivity that historically existed among the onsite wetland communities. While the Protected Species Management and Human-Wildlife Coexistence Plan states that the hydrologic restoration proposed within the conservation areas will be focused on interconnecting wetland systems and is not anticipated to increase wetland hydroperiods. What engineering techniques will be implemented to ensure that the wetland hydroperiods within the 10,000' Hazardous Wildlife Buffer do not increase?
- h. Will the LCPA Landscape List be implemented for all development including single family homes, amenity center, common elements, etc. within the 10,000' Hazardous Wildlife Buffer?

Please note, there may be additional comments or questions about the information provided in the applications based on future submittals for the proposed Lee Plan amendments. These applications will be considered withdrawn if responses are not provided within 90 days of receipt of this letter. 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