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Writer's Direct Dial Number: 239-533-8317

November 4, 2022

Tina Ekblad, MPD, AICP
Stearns Weaver Miller, PA
106 E College Avenue
Tallahassee, FL 32301

Re: Daniels Parkway South
DCI2022-00002 - Minor PD

Dear Tina Ekblad, MPD, AICP:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 11/4/2022 by
Dirk A Danley Jr, Planner, Principal

Tina Ekblad, MPD, AICP
Stearns Weaver Miller, PA
Re: Daniels Parkway South
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November 4, 2022

Development Services Review:

1. Staff questions the need for Deviation #5 which requests a sidewalk on one side of the roadway in the residential areas. LDC 10-256(b)(2)(c)1 reads "a pedestrian way is required along one side of all streets internal to a residential development and must extend from intersection to intersection.."
2. The removal of the connection to Shawnee Road has created a dead-end roadway at the property line. LDC 10-296(k) requires dead-end roadways to be closed with a cul-de-sacs.

Natural Resources Review:

1. The integrated surface and groundwater model files were not submitted. Please provide the model files to Lee County Division of Natural Resources. Please note Staff will run the model.
2. On Page 9 of the response letter the applicant states "On June 28, 2022 a dry season groundwater level elevation was recorded in the monitor well at a depth of 20.96 feet below the measuring point". Lee County rain gauges at the Gateway Water Treatment Plant received 9.9 inches in May and 15.34 inches in June for a combined rainfall of 25.24 inches. This is not considered an accurate account for a "Dry Season" data point. Please use a more accurate "Dry Season" water level reading from the months of February, March, or April. Please revise the groundwater model accordingly.
3. Please provide the groundwater model results including water level contours resulting from a maximum water withdrawal for 90 days with no recharge. Please detail which well and what qualifying dry season water level was used for the model.
4. The ELMP does not include a section detailing the groundwater monitoring plan. Please prepare and include a groundwater monitoring plan in the ELMP. Monitoring wells shall be located on the North, East, and West borders of the project. The monitoring wells should be fitted with electronic water level measuring devices that at a minimum take measurements every 6 hours daily. Groundwater level data must be submitted to Lee County Quarterly.
5. Monitoring wells should be constructed prior to submittal of the Development Order to establish a baseline. Monitoring wells along the Northern and Eastern borders of the project are necessary to accurately depict any change, should it occur, to the Domestic Seld Supply wells on both borders.
6. The subject property is proposing to utilize an integrated stormwater management system to serve both the proposed commercial uses abutting SR 82 and the proposed residential development. Stormwater from both parts of the development flow south, as seen in the Master Drainage Plan, and will outfall into Water Body Identification (WBID) No. 3258C5, which is impaired for Metals and on the FDEP Study List for Dissolved Oxygen. Please revise the ELMP to include sampling for Iron, Zinc, E. coli, and TSS.

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7. Please provide monitoring locations at each outfall for the proposed commercial development. If the commercial portion of the Mixed Use Planned Development is not designed yet, please provide language in the ELMP allowing for the addition of monitoring locations. The ELMP must be revised to include the entirety of the proposed Mixed Use Planned Development. As previously mentioned, an integrated stormwater management system serving both the commercial and residential development is proposed.