



# Lee County

Southwest Florida

## Board of County Commissioners

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December 9, 2022

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Ben Smith, AICP  
Morris Depew Associates, INC  
2914 Cleveland Avenue  
Fort Myers, FL 33901  
**VIA EMAIL ONLY** ([bsmith@m-da.com](mailto:bsmith@m-da.com))

RE: CPA2022-00003 Daniels Falls Encore Multi-Family – Corrected Letter

Dear Mr. Smith:

Staff has reviewed the application submittal for CPA2022-00003 Daniels Falls Encore Multi-Family, stamped "received" on November 3, 2022 and supplemented with additional information on November 10, 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.

### Planning

1. Please provide correspondence provided to each service provider when requesting letters of availability.
2. A companion text amendment will be required to amend Table 1(b), adding allocation of residential development in the Central Urban future land use category in the Daniels Parkway Planning District.

### Application Materials

1. As previously requested, please provide analysis on Surface Water/Drainage Basins in Exhibit M16 (Existing and Future Conditions Analysis). This should be tied to the requirements found in 95.1.3, #4.
2. Please provide physical mailing labels with your application materials.
3. Page 1 of the application indicates that commercial intensity up to 200,000 square feet is allowed on the subject property, but the TIS provided analyzes commercial intensity up to 100,000 square feet. Please clarify which figure is correct and revise any inconsistencies.

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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) 533-8984 if you have any questions or would like to set up a meeting to discuss the comments contained in this letter.

Sincerely,

**Lee County Department of Community Development**

Joseph Sarracino, Planner, Planning Section