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

December 14, 2022

Daniel DeLisi, AICP
DELISI, INC.
520 27th St
WEST PALM BEACH, FL 33407

Re: Pratt's Preserve
DCI2022-00055 - Amendment

Dear Daniel DeLisi, 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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 12/14/2022 by
Dirk A Danley Jr, Planner, Principal

Daniel DeLisi, AICP
DELISI, INC.
Re: Pratt's Preserve
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Zoning Review:

1. The MCP notes an optional gated entrance. Please demonstrate that the development meets the requirements of LDC Section 34-1748.
2. Staff is not able to determine whether or not the common area travels under the roadway or not in the center of the Master Concept Plan. Additionally, please clarify the purpose of the common areas throughout the Master Concept Plan.
3. Will the project be walled? If so, please demonstrate compliance with LDC Section 34-1743. Please provide a letter of utility availability as required in LDC Section 34-202(a)(10).

Development Services Review:

1. The request includes the expansion of the existing zoning approval (Z-21-024) to add 45 additional residential units. The original request included an emergency only access that will be maintained as part of the expansion. Please provide letters of no objection to the expansion from the Fire Department, Sheriff's Office and Public Safety.
2. The applicant provided a Schedule of Deviations and Written Justifications. The deviations appear to match the deviations approved in Z-21-024. Staff recommend the conditions approved in Z-21-024 also be applied to this request.

Legal Description Review:

1. The boundary survey does not meet the requirements of LDC 34-202(a)(6). There is no state plane coordinate at the point of beginning, and the boundary survey is not based upon the submitted title certification.
2. No Certification of Title was submitted, please provide the required document per LDC 34-202(a)(7)

Environmental Review:

1. Due to the size of the single-family lots, 40% open space is required. Please provide an open space exhibit per Land Development Code 34-373(a)(6)(h).
2. The MCP demonstrates a common area along the project boundaries. Please indicate whether the common area is in an individual tract, or within the single-family property boundaries.
3. Please provide the proposed uses within the common area.
4. The FLUCCS map indicates an area of disturb hydric Land. Please provide a formal Jurisdictional determination to satisfy Lee Plan Policy 124.1.1.
5. The applicant has displayed a gated area among the MCP. Is the applicant proposing an optional wall/fence along the perimeter of the project site? If so, please follow and demonstrate compliance with LDC 34-1743(b)(3) for landscaping criteria.

Daniel DeLisi, AICP
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TIS Review:

1. The information considering the 'Existing LOS' for Six mile cypress appears to be inconsistent with Lee County 2021 Public Facilities Level of Service and Concurrency Report.
2. The applicant should use the "Lee County Generalized Peak Hour Directional Service Volumes" table in Exhibit 4 instead of "Lee County Generalized Peak Hour two-Way Service Volumes".
3. Moreover, the applicant should consider Six Mile Cypress as a control access facility.
4. The 'Project trips' in Exhibit 4 for Six mile cypress are inconsistent with Exhibit 6.
5. Please provide the methodological steps for future trip calculation to find out the 'Future K100' in Exhibit 4. Typically, the compound growth formal is used to get the future trip.
6. Please provide the methodological steps for converting turning movement counts to peak season used in Appendix E.2a and E.2b.
7. Please provide the methodological steps for future trip calculation used in Appendix E.3a and E.3b. Typically, the compound growth formal is used to get the future trip.
8. The applicant must present an analysis for the intersection of Six Mile Cypress Parkway & Crystal Drive Extension without the project at the buildout year (future 2025).

Natural Resources Review:

1. Please revise the Surface Water Management Analysis to comply with the requirements of LDC 34-373(b)(1).