



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

January 13, 2023

Cecil L. Pendergrass
District Two

Daniel DeLisi, AICP

Ray Sandelli
District Three

DeLisi, Inc
520 27th St

Brian Hamman
District Four

West Palm Beach, FL 33407

Via E-mail Only: dan@delisi-inc.com

Mike Greenwell
District Five

RE: CPA2022-00016 Barrett Park

Roger Desjarlais
County Manager

Dear Mr DeLisi:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for the map amendment CPA2022-00016, stamped "received" on December 5, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

Donna Marie Collins
County Hearing
Examiner

APPLICATION MATERIALS COMMENTS

1. Please update the project description of the application to include the existing and proposed future land use category and the project acreage.
2. Please provide physical copies of the mailing labels in Exhibit M3.
3. Please provide application page 5 – Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner.
4. Please review the Lee County 2022 Concurrency Report to determine if new Level of Service analyses are required within the Public Facilities Existing and Future Conditions Analysis – Exhibit M16.
5. Please include analysis of the Lee County 2022 Concurrency Report in the existing and future conditions analysis of Parks and Rec.
6. The sketch accompanying the legal description must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.
7. Please provide letters of service availability from LeeTran and Lee County Public Schools.
8. State Housing Initiatives Partnership (SHIP) program has Land Use Restriction Agreement C-6621 on this property. Please address how the applicant will maintain SHIP requirements during development of this project.

LEE PLAN ANALYSIS COMMENTS

9. Please address the existing future land use category found in Policy 1.1.11 to discuss why the proposed future land use category is more appropriate than the existing.
10. Please address Objective 17.3 and provide the required documentation of the community meeting.
11. The subject property is within the North Fort Myers Community Planning Area. Please address the relevant objectives and policies within Goal 30.
12. Please provide analysis of Policies 1.5.1 and 124.1.1.

13. What impacts will the proposed increased density have on the Hancock Creek tributary?
Please provide an analysis of Lee Plan policy 126.1.1 and 126.1.4.
14. Please provide an analysis of applicable policies within Goal 125.

ENVIRONMENTAL REVIEW COMMENTS

15. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
16. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

TRANSPORTATION REVIEW COMMENTS

17. The generalized service volumes for Business 41 used in Tables 1A and 3A appear to be inconsistent with "FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7." These volumes must be updated.
18. The K-100 and D factors for Orange Grove Blvd in Table 1A must be obtained from Lee County PCS #34.
19. Please include the Business 41 road segments (N. of Pondella and N. of Pine Island Road) in the TIS analysis (Tables 1A, 2A, 3A, and 4A).
20. Please provide the reference for the peak hour peak season peak direction traffic count of 949 for Hancock Bridge Pkwy (W. of Del Prado Blvd) that is used in Table 4A.
21. Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the D factor was not used properly for different road segments (e.g., Barrett Road, Pondella Road, Pine Island Road).
22. According to Lee County TCDS, growth rates for Pine Island Road and Pondella Road appear to be higher than what presented in the report. Please revise accordingly.

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) 533-8585 if you have any questions.

Sincerely,
Lee County Department of Community Development



Joseph Sarracino, Planner, Planning Section

CC: Mikki Rozdolski, Manager, Planning Section
Brandon Dunn, Principal Planner, Planning Section