



Board of County Commissioners

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January 23, 2023

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Jeremy Frantz, AICP
RVI Planning + Landscape Architecture
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135
Via E-mail Only: jfrantz@rviplanning.com

RE: CPA2022-00019 Cary+Duke+Povia Map Amendment

Dear Jeremy:

Staff has reviewed the application submittal for the map amendment CPA2022-00019, stamped "received" on December 15, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Please update page 1 of the application to indicate the correct allowable density under the current Lee Plan. The subject property would not be eligible for the Rare & Unique Preservation Incentive under the current Lee Plan without connection to public water and sewer services.
2. The properties located at STRAPs 17-43-26-01-00001.0000 and 17-43-26-0100002.0000 appear in both the variance report and the legal description of the subject property. Please clarify if these parcels are included in the request. Please update application materials to reflect the status of the parcels.
3. Please provide physical copies of the mailing labels in Exhibit M3.
4. Please include a description of the existing use(s) of the subject property on the map of existing uses on surrounding property.

LEGAL REVIEW COMMENTS

5. 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.
6. If the 0.114 acre parcel located on the southern side of Duke Highway, the southeastern corner of the project boundary as described, is a part of this project, a metes and bounds legal description must be provided for it and it must be depicted in the legal sketch with all necessary calls.

LEVEL OF SERVICE ANALYSIS COMMENTS

7. 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.
8. Please provide an existing and future conditions analysis of Parks and Recreation based on Lee County's 2022 Concurrency Report.
9. Please provide an existing and future conditions analysis for public schools based on Lee County's 2022 Concurrency Report.
10. Please provide letters of service availability from the appropriate agencies for fire protection, emergency medical service, law enforcement, solid waste, mass transit, and schools.
11. Please provide the correspondence provided to each service provider when requesting the letters of availability.
12. How does the applicant plan on connecting sewer service across the Caloosahatchee?

HISTORIC RESOURCES COMMENTS

13. Please provide write-ups of archeological sites at Twisted Oak (LL02395) and Trout Creek (LL02396).
14. How will the project be accommodating the archeological sites? Will the accommodations impact the allowable density on the property?

LEE PLAN ANALYSIS COMMENTS

15. Please analyze Policy 1.4.1 to discuss the applicability of the request to the future land use category of the subject property.
16. Please analyze Policy 1.5.1, 5.1.2, 17.3.2, 17.3.3, 101.1.4.
17. Please analyze the relevant objectives and policies in Goals 60 and 124.
18. Staff acknowledges the applicant's analysis of Policy 27.1.8. Please provide materials from the community meetings once they are completed.
19. Please analyze the relevant policies in Objectives 2.1 and 2.2
20. Please analyze Policy 1.6.5 to determine if changes to Table 1(b) will be necessary to accommodate a future development order on the property.

TRANSPORTATION ANALYSIS COMMENTS

21. Please provide a Traffic Impact Statement including information regarding the Traffic Circulation Analysis.

ENVIRONMENTAL ANALYSIS COMMENTS

22. Please provide an Environmental Impacts Analysis, as the proposed amendment would increase the allowable density on the subject property.

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

A handwritten signature in black ink that reads "Joseph P. Sarracino". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Joseph Sarracino, Planner, Planning Section

CC: Mikki Rozdolski, Manager, Planning Section

Brandon Dunn, Principal Planner, Planning Section