



# Lee County

Southwest Florida

## Board of County Commissioners

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District One

March 7, 2023

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County Hearing  
Examiner

Daniel DeLisi, AICP  
DeLisi, Inc  
520 27<sup>th</sup> St  
West Palm Beach, FL 33407  
Via E-mail Only: dan@delisi-inc.com

### RE: CPA2022-00016 Barrett Park

Dear Mr. DeLisi:

Staff has reviewed the application submittal for the map amendment CPA2022-00016, stamped "received" on February 7, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

### APPLICATION MATERIALS COMMENTS

1. Please clarify the responses to comments 4 and 5 of the first insufficiency letter. Do the Level of Service analyses need to be updated in light of the most recent Lee County Concurrency Report (2022)? Was Exhibit M16 of the resubmittal the full exhibit or only the portions updated?

### LEE PLAN ANALYSIS COMMENTS

2. Staff acknowledges the applicant's response to the community meeting required by Objective 17.3. Please provide appropriate documentation once the community meeting has been held.

### LEGAL REVIEW COMMENTS

3. Please correct the legal description so that the subject property is accurately reflected, as follows: The second call (107.21 feet) and last call (169.22 feet) from the Point Of Beginning have inaccurate distances on the legal description and sketch.

### TRANSPORTATION REVIEW COMMENTS

4. Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the appropriate value for the D factor was not used for different road segments (e.g., Barrett Rd, Pondella Rd, Pine Island Rd). For example in the case of Barrett Rd (S. of Site): 2045 peak direction traffic volumes →  $4285 (2045 \text{ AADT}) * 0.096 (K_{100}) * 0.62 (D) = 255$ . Please revise Table 2A and provide a proper explanation.

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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, prominent 'J' and 'S'.

Joseph Sarracino, Planner, Planning Section

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