



Lee County

Southwest Florida

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April 7, 2023

Alexis Crespo, AICP
RVI Planning + Landscape Architecture, Inc.
28100 Bonita Grande Dr, Suite 305
Bonita Springs, FL 34135
Via E-mail Only: ACrespo@RVIPanning.com

RE: CPA2023-00003 Southeast Advanced Water Reclamation Facility

Dear Ms. Crespo:

Staff has reviewed the application submittal for the map amendment CPA2023-00003, stamped "received" on March 3, 2023, with supplemental information received on March 7, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels in Exhibit M3.
2. Please provide a letter of service availability from the appropriate agency providing fire protection to the subject property.
3. Staff noted that existing and future conditions analyses were not provided for Parks and Rec, Open Space, or Public Schools. Please provide justification for their exclusion or include them in Exhibit M16.
4. Please note that the boundary of the Wetlands future land use category cannot be changed without a formal jurisdictional determination. The result of this determination may increase or decrease the total area of the subject property that is in the Wetlands future land use category.
5. Please provide analysis of, at a minimum, Lee Plan Policies 17.3.2, 60.1.1, 60.1.2, 123.2.10, 123.2.3, 123.2.4, 123.12.1, 123.12.2, 125.1.3, 126.1.1, 126.1.4, 127.1.1, and Objective 123.11.

TRAFFIC IMPACT COMMENTS

6. Please utilize the "Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Area" table for the purpose of defining the Level of Service (LOS) standard for different segments of Alico road and update tables 6-1, 7-1, and 7-2 accordingly.

ENVIRONMENTAL IMPACT COMMENTS

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

9. Please provide an integrated surface and groundwater model per Lee Plan Policy 33.1.7. Please provide the integrated surface and groundwater supporting model files for Staff to review.
10. The proposal includes amending the Wetlands Future Land Use category. Please provide a State approved jurisdictional determination to support this request.

LEGAL REVIEW COMMENTS

11. Please provide a metes and bounds legal description for each future land use category.

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 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