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April 24, 2023

Rhea Lopes
RVI Planning
10150 Highland Manor Drive, Suite 450
Tampa, FL 33408
Via E-Mail Only rlopes@rviplanning.com

RE: CPA2022-00017 and CPA2022-00018 – Caloosa 80 Map and Text Amendments

Dear Rhea Lopes:

Staff has reviewed the application submittal for the Caloosa 80 Map and Text Amendments, CPA2022-00017 and CPA2022-00018, stamped "received" on March 20, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

Zoning Comments

1. Staff notes concerns with Objectives 27.1 and 27.2, as the amendment of the future land use category does not seem to retain the rural character of Northeast Lee County. Please expand the narrative to include consistency analysis of these objectives.

Transportation Comments

1. Please provide the source for the response, "For the segment of North River Road west of Broadway, traffic data at Station 124650 was collected just east of Cemetery Road." As per the FDOT Traffic data sheet, Station 124650 pertains to the North River Road (any segment) from East of SR 31 to Broadway Street. However, in accordance with Lee County AC 11-1 and Lee County's GIS data, North River Road (East or West of Broadway Street) is a County Maintained Minor Arterial (not an Uninterrupted Flow Highway) with a posted speed limit of 30 mph. Similarly, Joel Blvd. is a principal arterial with a posted speed limit of 45 mph as per Lee County AC 11-1 and Lee County's GIS data. The applicant is required to update tables 1A, 2A, 3A, and 4A using the corresponding LOS volume data for these facilities from 'Lee County Generalized Peak Hour Directional Service Volumes.'
2. SR 80 (Palm Beach Blvd) is a state-maintained principal arterial (signalized) located in the 'Rural Developed' area. The applicant must update tables 1A, 2A, 3A, and 4A by utilizing the corresponding LOS volume data for this facility from the 'State Signalized Arterials' section of table 9 from 'FDOT 2020 Quality/ level of Service Handbook.'
3. As the project site is vacant, to evaluate short-range impacts (5-year horizon), the trips generated from table 3 (for proposed land use) must be employed to calculate the AM/PM project traffic. Consequently, table 4A must be updated 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 or bdunn@leegov.com if you have any questions or would like to set up a meeting to discuss the comments contained in this letter.

Sincerely,

Lee County Department of Community Development



Brandon Dunn, Principal Planner, Planning Section

CC: Mikki Rozdolski, Interim Director, Community Development