



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

May 19, 2023

Cecil L Pendergrass
District Two

Al Quattrone

Ray Sandelli
District Three

Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd

Brian Hamman
District Four

Fort Myers, FL 33916
Via E-mail Only: permits@qainc.net

Mike Greenwell
District Five

RE: CPA2023-00001 Babcock US-41 Map Amendment

Roger Desjarlais
County Manager

Dear Mr. Quattrone:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for map amendment CPA2023-00001, stamped "received" on April 17, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

Donna Marie Collins
County Hearing Examiner

APPLICATION MATERIALS COMMENTS

1. As previously requested, please provide a Disclosure of Interest Affidavit for parcel 08-46-25-01-00000.0010 and 17-46-25-03-00000.1000. The new affidavit provided in the resubmittal contained an incorrect STRAP number, and only one additional STRAP was provided.
2. As previously requested, please provide correspondence with the Bureau of Historic Preservation regarding the search of the Florida Master Site File.
3. Please include the total number of dwelling units that would be allowed with the proposed change on page one of the application.
4. Please note that the requested amendments to Table 1(b) will not accommodate residential development to the full area of the proposed map amendment.

LEGAL REVIEW COMMENTS

5. As previously requested, please provide a certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch 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. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category. This information is also needed to verify the acreage.

LEVEL OF SERVICE ANALYSIS COMMENTS

6. Level of Service correspondence with Lee County Utilities was not included in the resubmittal materials. Please include correspondence with Lee County Utilities when requesting the letter of availability.
7. Staff has concerns about the sufficiency of the letters of service availability. Please address the following comments:
 - a. Please clarify how the number of units on the letter from Lee County Schools was determined.
 - b. The correspondence to service providers shows that the number of dwelling units allowed with the change were not included as part of the requests. Please provide new letters of availability with the potential number of dwelling units clearly identified in the request. Please ensure that the entire property included in the proposed amendment is included in the request for letters of availability, including the potential number of dwelling units over the entire site.

TRANSPORTATION ANALYSIS COMMENTS

8. The property in question falls under the Land Use Category of Urban Community, but there are currently no residential developments on it. Therefore, it is suggested that the trips generated by the maximum land use density of the proposed Central Urban category (496 dwelling units) be considered for the short-term (5 years) and long-range (2045) LOS analysis for the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory. Simply analyzing the net increased intensity would not fully capture the maximum impact of the proposed amendment, as the existing allowable density was not taken into account.
9. Please ensure that the short-term (5 years) and long-range (2045) LOS analysis includes Alico Rd and Michael G. Rippe Pkwy.
10. To complete the LOS analysis, it's necessary to provide a table that displays the LOS Thresholds for different roadway segments included in the short-term (5 years) and long-range (2045). When dealing with the LOS Thresholds of a county-maintained arterial/collector, it's recommended to use the "Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)" as a reference. Meanwhile, for the LOS Thresholds of state-maintained roadway segments, FDOT's Generalized Peak Hour Directional Volumes, Table 7 must be taken into consideration as the reference.
11. In order to project trips for the arterial/collector maintained by the county, it is necessary to refer to Table 21b (Link-Level Service Volumes and LOS Table) provided in the 2022 Lee County Concurrency Report.

ENVIRONMENTAL ANALYSIS COMMENTS

12. Please provide a topographic map depicting the property boundaries. A topographic map was not provided as part of the resubmittal.

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: Becky Sweigert, Manager, Planning Section
Brandon Dunn, Principal Planner, Planning Section