



Lee County

Southwest Florida

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May 19, 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 April 17, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

HISTORIC RESOURCES COMMENTS

1. The updated project narrative and attached MCP do not include a reference to the archaeological sites as stated in the response to comment 13 of the previous insufficiency letter. Please include these references as stated.

LEVEL OF SERVICE ANALYSIS COMMENTS

2. The letter of service availability from Lee County Emergency Medical Service states that service availability to the subject property is inadequate. Please address.
3. The letter of service availability from Bayshore Fire Rescue states that service availability to the subject property is inadequate. Please address.

LEE PLAN ANALYSIS COMMENTS

4. Analysis of Objective 2.2 states that the letters of availability demonstrate sufficient capacity to provide public services; however, two of the letters of availability state that service to the subject property is inadequate. Please update the analysis to address this.
5. The North Olga community meeting does not appear to meet the standards of Policy 17.3.3, Policy 17.3.4, and Policy 27.1.8. Please address the following:
 - a. The Bayshore Fire Department at 17350 Nalle Road, North Fort Myers, FL, is located outside of the boundaries of the North Olga Community Plan Area.
 - b. Please provide more information and documentation of the decision to reschedule the January 19 public information meeting. Was the decision to reschedule the meeting made by the applicant or by the community?

TRANSPORTATION ANALYSIS COMMENTS

6. For N. River Rd (east of SR 31 and east of the site), which is a county-maintained arterial with a speed limit of over 40 mph, please update Tables 1A and 3A using the Level of Service Thresholds from the "Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)."
7. In Table 2A, the project traffic distribution for N. River Rd (east of SR 31) should be 90%, and for N. River Rd (east of the site) should be 10%. Also, please use the PM peak hour IN traffic value (596) in the calculation for the "PK DIR PM PROJ TRAFFIC" column.
8. SR 31 (south of SR 78), SR 78 (west of SR 31), and SR 80 (west of SR 31 and east of SR 31) are located in suburban areas. Therefore, please update Table 3A accordingly using the Level of Service Thresholds from FDOT's Generalized Peak Hour Directional Volumes, Table 8.
9. In Table 4A, the project traffic distribution for N. River Rd (east of SR 31) should be 90%, and for N. River Rd (east of the site) should be 10%.
10. Please provide a Traffic Impact Statement including information regarding the Traffic Circulation Analysis.

ENVIRONMENTAL ANALYSIS COMMENTS

11. Please provide topographic map depicting the property boundaries.
12. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

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