



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

June 13, 2023

Cecil L Pendergrass
District Two

Josephine Medina, AICP

Ray Sandelli
District Three

RVi Planning + Landscape Architecture, Inc.
28100 Bonita Grande Dr, Suite 305

Brian Hamman
District Four

Bonita Springs, FL 34135

Via E-mail Only: JMedina@RViPlanning.com

Mike Greenwell
District Five

RE: CPA2023-00003 Southeast Advanced Water Reclamation Facility

Roger Desjarlais
County Manager

Dear Ms. Medina:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for the map amendment CPA2023-00003, stamped "received" on May 19, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

Donna Marie Collins
County Hearing Examiner

TRAFFIC IMPACT COMMENTS

1. Please define the Level of Service standards for Alico Road (tables 6-1, 7-1, and 7-2) using the Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas (2016) table.
2. Please provide appropriate references validating the estimated 2045 directional volume on Alico Road between Green Meadow Drive and Corkscrew Road in Table 7-2.
3. The estimated 2045 directional volumes for various segments of Alico Road (Table 7-2) seem to be inconsistent with the figures provided in the Alico Road Extension Traffic Technical Memorandum (Appendix F: Table 6.5). Please provide clarification.

ENVIRONMENTAL IMPACT COMMENTS

4. 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. Lee Plan policy 2.3.1 requires a formal finding that no significant impacts on present or future water resources will result from the proposed change to the Future Land Use Map. Please note that Staff cannot support such a finding without an integrated surface and groundwater model.

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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, Interim Manager, Planning Section
Brandon Dunn, Principal Planner, Planning Section