



Board of County Commissioners

Kevin Ruane
District One

July 5, 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 June 7, 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. Please mark the State Review section of the application as a Small-Scale Review.
2. Please update the variance report to include the parcel at STRAP 08-46-25-01-00000.001B, and provide physical copies of the mailing labels for the updated project area, including the updated variance map requested with this insufficiency letter.

LEGAL REVIEW COMMENTS

3. 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. The title survey cannot be accepted in lieu of the legal description and sketch.

LEVEL OF SERVICE ANALYSIS COMMENTS

4. Please update the Lee Plan analysis to ensure that the acreage of the most recent request is considered. For example, analysis of Policy 1.6.5 still indicates that the request is for ±49 acres.
5. Please show the proposed amendments to Table 1(b) in strikethrough and underline format.
6. Please clarify the proposed density of the project. For example, references are made to DOS 2022-00199, which shows 267 units, but other portions of the Lee Plan analysis show 288 units.

TRANSPORTATION ANALYSIS COMMENTS

1. The proposed future land use for the area is designated as Central Urban, with a maximum base density of 10 dwelling units per gross area. This results in a total of 256 multi-family dwelling units (25.60 acres x 10 units) instead of the initially planned 267 units. In light of this, it is recommended to consider the trips generated by the maximum land use density of the proposed Central Urban category (256 dwelling units) for both short-term (5 years) and long-range (2045) Level of Service (LOS) analysis. This analysis should focus on the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory.
2. Michael G. Rippe Parkway, located north of US 41, is a state-maintained 6LD arterial. In order to determine the LOS thresholds for this road segment, it is advised to utilize the Generalized Peak Hour Directional Volumes provided by the Florida Department of Transportation (FDOT) (refer to Table 7). Consequently, it is necessary to update Table 1 and Table 2 accordingly, reflecting the revised LOS thresholds based on FDOT's data.
3. When estimating the projected traffic volume for the years 2028 and 2045, it is recommended to account for exponential growth for the abutting arterial and major collector segment(s) identified in the Transportation Inventory of the subject area. It should be noted that Lee County's 2022 Concurrency Report presented the peak hour peak directional traffic volume data for arterials in 2021. If any data from this report is utilized for estimating the 2028 and 2045 traffic volumes of any arterial or major collector segment, exponential growth projection should consider a timeframe of 7 and 24 years, respectively. Conversely, if any data from the FDOT's current (2022) Average Annual Daily Traffic (AADT) volume is employed for estimating the 2028 and 2045 traffic volumes of any arterial or major collector segment, exponential growth projection should consider a timeframe of 6 and 23 years, respectively.

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: Brandon Dunn, Interim Manager, Planning Section