



Lee County

Southwest Florida

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December 14, 2023

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Margaret Emblidge, AICP
Agnoli, Barber & Brundage, Inc
7400 Trail Blvd, #200
Naples, FL 34108
Via E-mail Only: emblidge@abbinc.com

RE: CPA2022-00012 Corkscrew Commercial Map Amendment

Dear Ms. Emblidge:

Staff has reviewed the application submittal for Lee Plan amendment CPA2022-00012, stamped received on November 14, 2023. Planning staff finds that the application materials are insufficient and further information is needed as identified below.

APPLICATION MATERIALS COMMENTS

1. The Legal Description and Sketch provided no longer reflect the accurate boundaries of the property. Please include a Legal Description and Sketch that are updated to include the new property boundaries after the Corkscrew Road Right of Way taking ordered on April 13, 2023.
2. Please provide a new proposed Map 4-B that reflects the updated property boundaries.
3. If the applicant wishes to withdraw the associated text amendment, please provide a withdrawal request to JSarracino@leegov.com.

LEE PLAN CONSISTENCY

4. Please update Lee Plan analysis to be based on the most recent Lee Plan as updated through Ordinance 23-28. As an example, Objective 33.2 as described in Exhibit M-18 is from an outdated version of the Lee Plan. Several policies within the groundwater analysis also appear to be from an outdated version of the Lee Plan.
5. Lee Plan Policy 17.3.2 requires a public information meeting within the boundaries of the Southeast Lee County Community Plan Area. This meeting must be held in order for the application to be found sufficient. Policies 17.3.3 and 17.3.4 outline the requirements of the meeting and the documentation required for the application materials.

ENVIRONMENTAL REVIEW

6. Please provide additional analysis or data to demonstrate how the proposed request complies with Lee Plan policies 1.4.5, 2.3.1, and 33.1.7. Ensure that updated analysis is included in the appropriate exhibits of the application, not only in the response letter.

Staff recommends that the applicant schedule a meeting to discuss comments before 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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.

Lee County Department of Community Development

A handwritten signature in black ink, appearing to read 'JS', followed by a long horizontal line extending to the right.

Joseph Sarracino, Planner, Planning Section

CC: Brandon Dunn, Manager, DCD Planning Section