



Board of County Commissioners

Kevin Ruane
District One

January 23, 2024

Cecil L Pendergrass
District Two

Veronica Martin

Ray Sandelli
District Three

TDM Consulting, Inc.
43 Barkley Cir, Suite 200

Brian Hamman
District Four

Fort Myers, FL 33907

Via E-mail Only: vmartin@tdmconsulting.com

Mike Greenwell
District Five

**RE: 308 Evergreen Map Amendment
CPA2023-00006**

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Dear Ms. Martin:

Donna Marie Collins
County Hearing
Examiner

Staff has reviewed the application submittal for the map amendment CPA2023-00006, stamped "received" on December 14, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Please provide an existing version and proposed version of Map 1-C as part of Exhibit – M11. A map showing the subject and abutting properties at a scale that is readable is sufficient. It is not required to show the entirety of Map 1-C.

LEVEL OF SERVICE ANALYSIS COMMENTS

2. The Level of Service Analysis shows a different estimated sewer and potable water demand than the letters of availability from Lee County Utilities and Florida Governmental Utility Authority. Please address this discrepancy. The applicant inadvertently answered a different question in their response letter. Please address.

TRANSPORTATION ANALYSIS COMMENTS

3. Because the total peak hour net increase in trips falls within the range of 50 to 300 total trip ends, a Traffic Circulation Analysis report (not Zoning Traffic Impact Statement) must be submitted containing trip generation, trip distribution, and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 years), and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17.
4. Revisions are recommended for Table #3 and #4, particularly in the estimation of generated trips from the proposed development. It is kindly requested that the fitted curve equation be utilized instead of the average, aligning with the guidance provided by the latest Institute of Transportation Engineers Trip Generation Report.
5. Additional information is required for a more detailed understanding of the Internal Capture calculation. It appears that the Internal Capture rates may have been overestimated.

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



Joe Sarracino, Planner, Planning Section

CC: Brandon Dunn, Manager, Planning Section