



Board of County Commissioners

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March 5, 2024

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Fred Drovdlc, AICP
RVi Planning and Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901
Via E-mail Only: fdrovdlc@rviplanning.com

RE: CPA2023-00011 Royal Palm Map Amendments

Dear Mr. Drovdlc:

Staff has reviewed the application submittal for Map Amendment CPA2023-00011, stamped "received" on February 6, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels for property owners within 500 feet of the subject parcel.
2. Exhibit M20 is not applicable to the proposed amendment. Remove Exhibit M20 from the application materials.
3. Provide a map showing the subject property's location on the archaeological sensitivity map for Lee County.
4. Include the current use of the subject property on the Surrounding Land Uses Map.
5. Exhibit M16 of the original submittal states that an application was filed to add the property to the Lee County Utilities (LCU) service area. The property is already in the LCU service area. Remove this statement and resubmit Exhibit M16.
6. Confirm that no "Living Units" as referenced in the Plan of Termination exist on the property.
7. The Property Owners exhibit lists 126 STRAP numbers associated with the request. Lee County GIS lists 136 STRAP numbers within the boundaries of the subject property. Explain the discrepancy between submitted materials and County data.
8. Approval, Consent and Joinder of Unit Owner documents were not provided for several addresses. Provide the Approval, Consent and Joinder of Unit Owner documents for the following addresses or clarify why they were not provided:
 - a. 15091 MEADOW CIR
 - b. 15110 MEADOW CIR

- c. 15131 MEADOW CIR
- d. 15141 ASPEN DR
- e. 15141 MEADOW CIR
- f. 15160 ASPEN DR
- g. 15171 ASPEN DR
- h. 15171 MEADOW CIR
- i. 15180 MEADOW CIR
- j. 15211 MEADOW CIR
- k. 15220 MEADOW CIR
- l. 15230 MEADOW CIR
- m. 15240 ASPEN DR
- n. 15250 MEADOW CIR
- o. 15251 ASPEN DR
- p. 15251 MEADOW CIR
- q. 15280 MEADOW CIR
- r. 15290 MEADOW CIR
- s. 15310 MEADOW CIR
- t. 15380 MEADOW CIR
- u. 15411 MEADOW CIR
- v. 15420 MEADOW CIR
- w. 15520 MEADOW CIR
- x. 15530 MEADOW CIR
- y. 15561 MEADOW CIR
- z. 15590 MEADOW CIR
- aa. 15600 MEADOW CIR

PLANNING COMMENTS

- 9. Analysis of Policy 61.3.6 and Exhibit M14 reference a surface water management plan that was not included in the submittal materials. Include the surface water management plan.
- 10. Analysis of Policy 125.1.3 references a water quality management plan that was not included in the submittal materials. Include the draft water quality management plan.
- 11. The resubmittal package did not include a letter of service availability for Fire. Submit the letter of availability from the appropriate Fire District.
- 12. Analysis of Policy 54.1.6 continues to state that reuse is available to the subject property. Revise to clarify that reuse is not available to the subject property.
- 13. Analyze Lee Plan Policies 1.6.5, 5.1.2, and 5.1.5.

LEGAL DESCRIPTION/SURVEY COMMENTS

- 14. The sketch of the subject property does not include a state plane coordinate at the point of beginning (POB) and a second point at an opposing corner. These are found on the boundary survey which is not a required submittal document.
- 15. The revised legal description of the property does not incorporate the directional call for the centerline of Phillips Creek as it shows in the sketch.

16. The legal description does not close at an acceptable level using either the written description (incorporating the call for Phillips Creek) or the measured distances on the sketch. Directional calls within the legal description are inconsistent with the sketch. The measured calls on the boundary survey do result in an acceptable level of accuracy but are not the same as the legal descriptions on any of the documents.

Public hearings 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. Feel free to contact planning staff at (239) 533-8984 or JSarracino@leegov.com with any questions.

Respectfully,

Lee County Department of Community Development

A handwritten signature in black ink that reads "Joseph Sarracino". The signature is written in a cursive, flowing style.

Joseph Sarracino, Planner, Planning Section

CC: case file