



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

March 22, 2024

Cecil L Pendergrass
District Two

Fred Drovdlc, AICP

Ray Sandelli
District Three

RVi Planning and Landscape Architecture
1514 Broadway, Suite 201

Brian Hamman
District Four

Fort Myers, FL 33901

Via E-mail Only: fdrovdlc@rviplanning.com

Mike Greenwell
District Five

RE: CPA2022-00010 and CPA2022-00011

Dave Harner, II
County Manager

Daniels Town Square Map and Text Amendments

Richard Wm. Wesch
County Attorney

Dear Mr. Drovdlc:

Donna Marie Collins
County Hearing
Examiner

Staff has reviewed the application submittal for Map Amendment CPA2022-00010 and Text Amendment CPA2022-00011, stamped "received" on February 23, 2024. Planning staff finds that the application materials are insufficient and further information is needed. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

APPLICATION MATERIALS COMMENTS

1. The application indicated that the boundaries of the Mixed Use Overlay request are changing from prior submittals. Provide an updated proposed Map 1-C.
2. Page 1 of both applications indicate the wrong state review process. Update page 1 of each application to show that the amendments will be an Expedited State Review.
3. Update the Public Facilities Impacts Analysis exhibit to remove reference to the Meyers Group, LLC.
4. Provide an updated title opinion as referenced in an email from Fred Drovdlc on February 26, 2024.
5. A formal wetland determination is required to remove any portion of the property from the Wetlands future land use category.

LEGAL REVIEW COMMENTS

6. The legal description provided for the north and south properties do not appear to be for the same area subject to the map amendment. The application states the total acreage as 61.26 but the legal description describes 68.02 acres.
7. Provide a legal description for the different future land use designations on the subject property.

Please feel free to contact me at (239) 533-8984 if you have any questions.

Sincerely,

Lee County Department of Community Development

A handwritten signature in black ink, appearing to read 'J. Sarracino', with a long horizontal flourish extending to the right.

Joseph Sarracino, Planner, Planning Section

CC: case file