



Lee County

Southwest Florida

Board of County Commissioners

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April 11, 2024

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Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Linda Miller
Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, FL 33904
Via Email only: linda@avaloneng.com

Re: BSR 40
CPA2023-00010

Dear Ms. Miller:

Staff has reviewed the application submittal for the BSR 40 Map Amendment, CPA2023-00010, stamped "received" on March 14, 2024. Planning staff finds that the application materials are insufficient and further information is needed.

Application Materials

1. Provide physical mailing labels (i.e. sticker labels) for the courtesy notice to be mailed at such a time when the application is determined to be sufficient.
2. Revise the header of page 1 of the application to reflect the state review process as a small-scale review.
3. The Existing and Proposed future land use category exhibits must accurately reflect the boundaries of the future land use designations. Labeling the designated future land use category for each parcel is not sufficient information.

Planning

1. The proposed changes to Table 1(b) would create a population distribution that does not match Lee County's population projections. Contact Rick Burris at RBurris@leegov.com to discuss appropriate changes.



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Transportation

1. A revision of Table 4A is requested, as the current response is deemed statistically unreasonable. It's important to acknowledge that past practices may not always be suitable. A data-driven approach must be employed for every decision. Upon review of the data from PCS 12 (Burnt Store Rd south of Charlotte County Line), it was found that the average growth rate from 1994 to 2019 was 5.44%. However, when post-COVID data (2020, 2021, 2022) is considered, the average growth rate increases to 5.90%. COVID being an unusual event, any data during that period or affected by it must be avoided (except in special cases) when estimating growth rates. It is recommended to use 5.44% as the growth rate.

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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: Case file