



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

May 28, 2024

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Veronica Martin
TDM Consulting, Inc
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Via E-mail Only: vmartin@tdmconsulting.com

RE: CPA2024-00006 Horizon Tamiami

Dear Ms. Martin:

Staff has reviewed the application submittal for Map Amendment CPA2024-00006, stamped "received" on April 25, 2024. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Provide physical copies of the mailing labels (i.e. sticker labels) for property owners within 500 feet of the subject parcel.
2. Exhibit – M5: Indicate the current use of the property located at 1520 North Tamiami Trail on the map of existing land uses.
3. Exhibit – M5: Indicate the current use of the subject property on the map of existing land uses.
4. Exhibit – M11: The acreage of the request noted in Exhibit – M11 is inconsistent with the acreage noted in the Project Description and Part 5 of the application form. Clarify which acreage is requested and revise the incorrect statement.
5. LeeTran Letter of Availability mentions Metro Parkway. Request a Letter of Availability from LeeTran that references transit service within the vicinity of the subject parcel or clarifies the reason for the reference to Metro Parkway.
6. Exhibit – M17: Revise paragraph seven of page one to clarify that the wastewater service provider is FGUA, not FGCU.
7. Exhibit – M17: Analysis of FGUA capacity indicates that FGUA is projected to operate at a capacity greater than the capacity permitted in the 2022 Concurrency Report. Discuss any future measures that will expand the capacity of wastewater service provided by FGUA.
8. Exhibit – M17: Provide correspondence/request to FGUA and LCU showing that the applicant provided the respective agencies with the information from application items 5, 6, and 7.

9. Exhibit – M18: Provide correspondence/request to the appropriate agencies providing services for Fire, Sheriff, Transit, Schools, and EMS showing that the applicant provided the respective agencies with the information from application items 5, 6, and 7.
10. Exhibit – M18: Provide a Letter of Availability from the agency providing Emergency Medical Services to the subject property.

LEGAL REVIEW COMMENTS

11. Provide a legal description and sketch to accompany the legal description in accordance with the requirements of Lee County Land Development Code §34-202(a)(5).
 - a. The sketch that accompanies the legal description is on five overlapping pages and does not give a clear picture of the site.
 - b. The sketch of the description must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. No state plane coordinates are included on the legal description sketch.

HISTORIC RESOURCES COMMENTS

12. Exhibit – M14: Include correspondence with the Florida Division of State Historical Resources regarding the search of the Florida Master Site File for cultural or historic resources in the area of the subject property.
13. Exhibit – M14: Include a map showing the subject property location on the archaeological sensitivity map for Lee County.

PLANNING COMMENTS

14. Exhibit – M4: The Mixed Use Overlay cannot be extended to areas within the Wetlands future land use category. Revise the proposed Map 1-C shown in Exhibit M4 to exclude the Mixed Use Overlay from the areas of jurisdictional wetlands.
15. Exhibit – M12: Provide an analysis of Lee Plan Policies 1.5.2, 4.1.3, 5.1.2, 126.1.4, and Goal 101
16. Exhibit – M12: Expand on the analysis of Objective 11.2 and Policy 11.2.1(1). Lee Plan Map 3-C shows that North Tamiami Trail is not slated to remain in transit operation within the extended pedestrian shed of the site. Explain how the proposed amendment can be consistent with Objective 11.2 and Policy 11.2.1 if transit service will no longer be available to the subject property.
17. Exhibit – M12: Expand on the analysis of Policy 11.2.1(2). It appears that the subject site has limited opportunities for connections to adjacent uses.
18. Exhibit – M12: Expand on the analysis of Policy 11.2.1(4) to discuss the anticipated deficit of service for FGUA shown in Exhibit M17.
19. Exhibit – M12: Describe how the proposal affects the adjacent local governments and their comprehensive plans.

TRANSPORTATION COMMENTS

20. Traffic Circulation Analysis should be labeled as Exhibit M16.

ENVIRONMENTAL COMMENTS

21. Provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
22. Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
23. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
24. Provide a map and description of the soils found on the property (identify the source of the information).
25. The Environmental Analysis provided noted that some soils were tidally influenced. Note that tidally influenced wetlands are not eligible for the calculation of density at the adjacent upland level if they are tidally influenced.

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



Joseph Sarracino, Planner, Planning Section
CC: case file