



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

October 3, 2023

Via E-Mail only

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County Attorney

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County Hearing
Examiner

Stacy Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, FL 33966
shewitt@bankseng.com

Re: Dante CPD
CPA2023-00009

Dear Ms. Hewitt:

Staff has reviewed the application submittal for the Dante CPD Map Amendment, CPA2023-00009 stamped "received" on September 6, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

Transportation

1. Following the ITE, the pass rate for the LUC 821 stands at 31%. Kindly proceed to revise Table 2 and make necessary adjustments to the remaining sections of TIS to reflect this updated data point.

Environmental

2. Please provide the model files for Staff's review. Once the model files have been reviewed Staff may have additional comments. Please contact Staff for assistance submitting the model files.

Planning

3. The parcel size is inconsistent 15.03 (modeling, Lee Plan Analysis and other reports), 15.08(application), and 15.58 (legal description)) throughout several of the documents submitted. Please revise for consistency.
4. Please provide physical copies of mailing labels with your resubmittal.
5. Exhibit M5 – The text is unreadable. Please revise for clarity and include the existing use.
6. Exhibit M7- Please provide legal description and sketch of the proposed Commercial and Wetland FLU areas.
7. Please include Exhibit M14 – Historical Resource Analysis with your resubmittal.
8. Please revise the Lee Plan analysis for Policy 17.3.2, 17.3.3, and 17.3.4 and provide the required documentation for the public information meeting.
9. Please address the allowable uses in Goal 33 in your Lee Plan analysis.
10. Please address Policy 33.2.2 in your Lee Plan Analysis (Map 2-D Southeast DR/GR Residential Overlay – south of the property).
11. Please address Policy 33.2.5 as it relates to commercial uses in the Southeast Lee County Community Plan. The applicant does mention the policy, but it is not clear how

- the proposed commercial complies with Policy 33.2.5. The narrative does not address commercial allotments already issued for FFD, Kingston, Wildblue, and Old Corkscrew in the Southeast Planning Community.
12. Please address the Economic Element in your Lee Plan analysis. Please note that the Economic Element was revised in Ord. 23-08
 13. There seems to be an inconsistency between the hydrological analysis which shows an offsite discharge of surface water from the site and the Lee Plan narrative which states there is no offsite discharge from the site because of historic berms that were constructed. Please clarify if the site discharges and correct the Lee Plan narrative accordingly.
 14. Please address Lee Plan policies 33.1.4 and 60.4.3 with regard to the existing onsite berms and the restoration of historic flows.

COURTESY NOTE - the RVPD to the east of the subject parcel is "Golden Palms". The narrative references it as "Golden Ponds".

Legal

15. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
 - The sketch is missing the required state plane coordinates.
 - The point of commencement is misstated, Plat Book 27 Pages 78-82 are part of the Plat of Units 1 thru 58 Greenbriar. The Mirror Lakes plat begins on page 83.

Environmental

16. Please provide the integrated surface and groundwater model files for Staff's review. Once the model files have been reviewed Staff may have additional comments. Please contact Staff for assistance submitting the model files.
17. Please provide an approved Jurisdictional Determination from the appropriate State agency to support the request to amend the Wetlands Future Land Use category.
18. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
19. Please provide an analysis of Lee Plan Goals 63, 125, and 126.



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Sincerely,

Lee County Department of Community Development

Brian Roberts, Planner, Planning Section