



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

October 17, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

RE: CPA2022-00010 and CPA2022-00011 (UPDATED)

Daniels Town Square Text and Map Amendments

Dear Mr. Drovdljic:

Staff has reviewed the application submittal for Map Amendment CPA2022-00010 and Text Amendment CPA2022-00011, stamped "received" on August 24, 2022, and supplemental information received on September 7, 2022. 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

Please note this letter has been updated to include insufficiency comments from Lee County's Department of Natural Resources (DNR).

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels.
2. Please revise application materials to identify that Lee Plan Map 3C, showing the Mixed Use Overlay, is also requested to be amended.
3. Please provide letters of availability from the following service providers: South Trail Fire District, Lee County School District, and Lee County Solid Waste. Additionally, please provide the correspondence to each of the service providers when the request for the letters was made.
4. Please provide additional Lee Plan analysis for Policy 11.2.1, Objective 1.3, and Policy 1.3.2. Additional Lee Plan analysis may be required based on Natural Resources review.
5. Transportation:
 - a. In the trip generation calculation, the trip generation rate of multi-family (Mid-Rise) was used for the calculation, but it is mentioned the multi-family (Low-Rise) was used for the calculation. A correction is required.
 - b. Treeline Ave from Daniels Pkwy to Colonial Blvd is not a controlled access facility. But, the service volumes of the controlled access facility were used in the Table 1A and 3A for this segment.
 - c. The LOS analysis for Daniels Pkwy from Metro Pkwy to Six Mile Pkwy and Treeline Ave from Terminal Access Rd to Alico Rd in Table 2A are missing in the Table 4A.

- d. Daniels Pkwy from Chamberlin Pkwy to Gateway Blvd is within the 3 mile radius area and shall be included for LOS analysis.
6. The description for the north parcel does not close. Reversing the direction of line 23 does not correct the legal description. The sketch for the south parcel does not include state plane coordinates for the POB and opposing corner opposing corner.
 7. Environmental and Natural Resources:
 - a. The analysis of Lee Plan policy 54.1.6 references the Greater Pine Island Water Association. Please revise analysis accordingly.
 - b. There appears to be two north south ditches on the property. Please clarify if these ditches convey offsite flows. Please provide an analysis of Lee Plan policy 126.1.4.
 - c. The FLUCCS map identified several 411E3 areas and one 435 which are no longer present on the site per the 2022 aerials. Please expand on these onsite vegetation changes which occurred between 2021 and 2022.
 - d. The 435 FLUCCS does not have a description. Please revise accordingly.
 - e. The 510 FLUCCS label is not included on the FLUCCS map. Please revise accordingly.
 - f. The Fishboll Inc. parcel was given a FLUCCS of 330E2, dead exotic trees, but the Request Statement states, "it likely contains a wetland area on much of the property". Please clarify.
 - g. On page 5 of 9 the Environmental Assessment states that the State wetland determination process on the site is underway but on page 8 of 9 the Assessment states that SFWMD identified approximately 62 acres of wetlands. Please clarify and revise the Environmental Assessment as needed.
 - h. Please provide a copy of the State wetland determination once it is received.
 - i. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
 - j. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
 - k. Bald eagle nest LE-058 was last active during the 2018-2019 nesting season. In October of the 2019-2020 nesting season nest material was still present in the tree per Lee County's data. The nest will be eligible to be declared "Lost" if the nest is not rebuilt during the 2022-2023 nesting season.

Please feel free to contact me at (239) 533-8585 if you have any questions.

Sincerely,

Lee County DCD Planning Section



Brandon Dunn, Principal Planner, DCD Planning Section

CC: Case File