



Lee County
Southwest Florida

Board of County Commissioners

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December 22, 2022

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

RE: CPA2022-00010 and CPA2022-00011

Daniels Town Square Text and Map Amendments

Dear Mr. Drovdlc:

Staff has reviewed the application submittal for Map Amendment CPA2022-00010 and Text Amendment CPA2022-00011, stamped "received" on November 22, 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

APPLICATION MATERIALS COMMENTS

1. Staff acknowledges the revisions to the application to reference the expansion of the Mixed-use Overlay. Please provide a depiction of Map 1-C as it currently exists and a depiction of Map 1-C as it is proposed.
2. Staff could not identify the letters of availability from South Trail Fire District, Lee County School District, and Lee County Solid Waste within the application material as referenced in the applicant's response letter. Please provide the letters of availability from these organizations and the correspondence from the applicant to each service provider when the request was made.

ENVIRONMENTAL REVIEW COMMENTS

3. Does the north/south ditch convey offsite flows through the property? Please provide an analysis of Lee Plan policy 126.1.4. The resubmittal did not address this comment.
4. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas (as identified by FEMA). The resubmittal did not contain this map.

5. The FLUCCS description contained FLUCCS code 742 but was not identified on the FLUCCS map. Please identify where the 742 FLUCCS code is located on the property.
6. Please provide a description of FLUCCS code 740 as one was not provided in the Environmental Assessment.

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

Sincerely,

Lee County DCD Planning Section

A handwritten signature in black ink that reads "Joseph P. Sarracino". The signature is written in a cursive style with a long horizontal flourish at the end.

Joseph Sarracino, Planner, DCD Planning Section

CC: Mikki Rozdolski, Planning Manager, DCD Planning Section
Brandon Dunn, Principal Planner, DCD Planning Section