



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8372

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December 5, 2024

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Linda Miller
Avalon Engineering, Inc.
2503 Del Prado Blvd. South, Ste. 200
Cape Coral, FL 33904

Re: North Captiva LCEC Essential Service Facility
DCI2024-00040 - Minor PD

Dear Linda Miller:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/5/2024 by
Chahram Badamtchian, Planner, Senior

Linda Miller
Avalon Engineering, Inc.
Re: North Captiva LCEC Essential Service Facility
DCI2024-00040
December 5, 2024

Zoning Review:

Per LDC Section 33-1702, please hold an advertised public informational meeting and provide staff with with a meeting summary.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

Planning Review:

Clarify if the temporary housing for workers on the subject property will be a Caretaker Residence as defined in the Land Development Code. Provide more information on the extent of the facilities that will be provided for LCEC staff when they are housed on the subject property . Include this additional discussion within the Request Statement/Narrative. If the use will be a Caretaker Residence, ensure that it is reflected on the Schedule of Uses.

If discussion of density is not necessary, remove the analysis from the discussion of Lee Plan Policy 1.4.2.

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Development Services Review:

1. Please re-run the photometric using a LLF value of 1.0 for the proposed Lighting Plan.
2. Please advise how the mechanical equipment on the proposed mechanical pad will be shielded in accordance with LDC Sec. [10-610(c)(2)]. The area must be fully shielded from adjacent properties and street rights-of-way when viewed from ground level. The shielding must extend vertically a distance equal to or greater than the facilities being shielded.
3. Please provide refuse and solid waste disposal facilities for the proposed development in accordance with LDC Sec. [10-261].
4. INFORMATIONAL COMMENT: Development Order approval will be required in addition to the approved rezoning for the proposed improvements.

Please contact Allyson L Hall at AHall@leegov.com or by calling 239-533-8553 with any questions regarding the above review comments.

Linda Miller
Avalon Engineering, Inc.
Re: North Captiva LCEC Essential Service Facility
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Environmental Review:

NRCS web soil survey identifies a soil type that F.A.C., 62-340 identify as wetlands, and Lee Plan Policy 26.3.2 requires that efforts are made to support federal and state authorities to preserve, protect and enhance environmental resources. Provide a jurisdictional determination of the landward extent of wetlands or surface waters to show conformance with Lee Plan Objective 26.3, Objective 26.5.

Provide a revised analysis of Lee Plan Policy 1.4.2 that demonstrates the proposed rezone will conserve open space and natural resources.

Pursuant to Lee Plan Policy 26.5.1, demonstrate how the project will provide enhanced open space.

Lee Plan Objective 26.4 requires water and waste management to be done in a way that is sustainable, cost effective, and agreeable to island residents. Provide evidence to support the rezone can meet this objective.

Please contact William Lange at WLange@leegov.com or by calling with any questions regarding the above review comments.

TIS Review:

Trip generation must be provided in order to demonstrate that a TIS is not needed.

Please contact Tim Brooks at TBrooks@leegov.com or by calling 239-533-8817 with any questions regarding the above review comments.

Solid Waste Review:

ans do not clearly identify a proposed dumpster enclosure location in accordance with LDC 10-261.

Please contact Justin Lighthall at JLighthall@leegov.com or by calling with any questions regarding the above review comments.

Natural Resources Review:

The property is within the Coastal High Hazard Area. Please provide analysis of applicable policies within Lee Plan goal 101.

Please contact Nicholas DeFilippo at NDeFilippo@leegov.com or by calling 239-533-8983 with any questions regarding the above review comments.