



Board of County Commissioners

Kevin Ruane
District One

January 21, 2025

Cecil L Pendergrass
District Two

David Mulicka
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

Jem Frantz, AICP
RVI Planning + Landscape Architecture
28100 Boonita Grande Dr., Suite 305
Bonita Springs, FL 34135
Via E-mail Only: jfrantz@rviplanning.com

RE: CPA2024-00016

Caloosa 80 Map Amendments

Dear Ms. Frantz:

Staff has reviewed the application for a Lee Plan Future Land Use Map (FLUM) Amendment stamped "received" on December 5, 2024. Planning staff finds that the application materials are insufficient, and further information is needed for review.

PLANNING COMMENTS

1. Missing Application materials:
 - a. Disclosure of Interest Form
 - b. Additional Agents List
 - c. Letters of Availability for Utilities, Solid Waste, Transit, and Schools
 - d. Traffic Circulation Analysis/TIS
 - e. Alva and Northeast Lee County Community Plan Areas Public Input meeting information
 - f. Physical mailing labels
2. Provide a narrative specifically addressing the justification for the FLU change. Why is it in the County's best interest to change the maps, and what conditions have changed that make the proposed amendments more appropriate than the existing designations? Support the justification with data.
3. The subject property is located within the Agricultural Overlay in Map 1-G. Provide a response to Policy 1.6.7 in the Lee Plan Analysis.
4. Lee Plan Policy 28.2.2 requires a concurrent rezone request to the Future Land Use Map Amendment applications in the Alva Community Plan Area. It appears as though the rezoning application was not complete when submitted. This application will be required as part of the FLUM amendment process.
5. The Lee Plan analysis mentions an environmental assessment by BearPaws Environmental Consulting, which does not appear to be part of the application materials. Revise the response to Objective 27.3 in the Lee Plan Analysis or provide the assessment.
6. Contact Rick Burris at rburris@leegov.com with the proposed Master Concept Plan to verify or determine the appropriate amendments to Table 1(b).

LEGAL DESCRIPTION COMMENTS

7. 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.

Please provide a legal description and sketch for:

- a. The areas being redesignated from Rural to Sub-Outlying Suburban.
- b. The areas being added to the Future Water Service Area and Future Sewer Service Area.

ENVIRONMENTAL COMMENTS

8. Provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA).
9. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

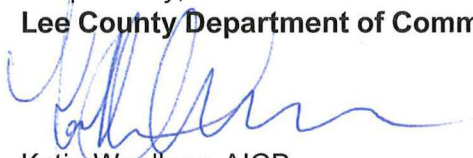
TRANSPORTATION COMMENTS

10. *A Traffic Circulation Analysis was not included with the application materials but is required for Comprehensive Plan Amendments. Transportation/DOT may have comments once this document is provided.*

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) 533-8362 or kwoellner@leegov.com with any questions.

Respectfully,

Lee County Department of Community Development



Katie Woellner, AICP
Principal Planner, Planning Section

Cc: Case File