

September 19, 2005

D. Wayne Arnold, Esq.
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

RE: CPA2004-03 - Weeks Fish Camp Comprehensive Plan Amendment

Dear Mr. Arnold:

Planning staff has reviewed the resubmittal materials dated March 2, 2005 for the above plan amendment request. Staff finds the submittal insufficient and further information is needed. The following comments pertain to Part IV of the application:

- A.2. The application includes an existing and proposed Future Land Use Map as part of the submittal materials. Staff recommends adding the surrounding street network to the exhibits as well. This mapped information will be required as part of a transmittal package to the Department of Community Affairs.

Additionally, the **proposed** Future Land Use Map does not show the existing Wetland Future Land Use designation on the subject property. Staff is requesting the delineation of the jurisdictional wetland lines or copies of any permits to fill wetlands as part of staff's review of the proposed amendment. This will be required for the amendment of Wetlands to another land use category on the Future Land Use Map.

- A.5. Item 5 requires the submittal of a legal description for the subject property. Staff has found a discrepancy between the legal description provided and the existing and proposed maps provided. The legal description excludes the property with STRAP number 07-47-25-00-00003.0250 while the mapping includes the property. Please provide clarification regarding this parcel by correcting either the legal description or the mapping.

- A.6./A.8. Items 6. and 8. require the submittal of property deeds and letters of authorization in cases where the applicant is not the owner of properties requesting a land use change. The application materials provide contracts for sale and purchase for the majority of the parcels comprising the subject area. Staff's review shows that the applicant does not own all of the subject property. Proof of ownership or consent from other owners authorizing the applicant to represent the owner in this request will be required prior to the scheduling of a public hearing before the Local Planning Agency.

In addition to the above, staff would like to clarify through the submittal the proposed transfer of density from property located within the City of Bonita Springs to Weeks Fish Camp. Currently staff has not received any analysis from the applicant regarding this proposal. Part of the analysis must include the jurisdictional determinations of the transferring property showing the extent of uplands and wetlands and the density calculations which the applicant proposes for use in accomplishing a transfer of density to the subject site. Additional information must be submitted giving the legal description for the transferring property and the means of achieving the conservation of the transferring parcel through for example, conservation easements. In addition, any formal proposal to Lee County such as this will require a detailed analysis and description as well as ownership documentation such as the latest deed for the property. Staff is requesting that the transfer of units from any other sites include an analysis as well. Such an analysis will provide staff with an understanding of the proposal and the information necessary for presentations at public hearings.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 479-8316.

Sincerely,

Brandy Gonzalez, Planner
Department of Community Development, Division of Planning

cc: *Michele Pessin, Manager Weeks Landing, LLC*
Donna Marie Collins, Assistant County Attorney
Planning file: CPA 2004-03