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COMMUNITY DEVELOPMENT

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April 28, 2014

VIA EMAIL AND U.S. MAIL

Paul O'Connor
Director of Planning
Lee County Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

Re: **REVISED LETTER: CPA2011-00008** and a parcel of land located at the northwest quadrant of US 41 and Coconut Road and identified via strap numbers 09-47-25-00-00002.0040, .0030, .0020 and .0080

Dear Paul:

Please be advised that this firm represents the interests of General Real Estate Corporation (GREC) (Brandon Lurie). GREC is in the process of purchasing this parcel from its present owner, CRE Holdings, LLC. My client intends on developing a mixed use center on this parcel to include high density residential as well as retail and office space.

As a consequence, my client is requesting that the current comprehensive plan amendment regarding the Land Use Element of the Lee County Comprehensive Plan identified as CPA2011-00008 be revised to designate the subject property as "Urban Places" as opposed to the current proposed designation of "Urban Neighborhood". The additional density provided for in the "Urban Places" designation is critical to enhance the Estero community objectives along their major transportation corridors and to assist in the success of mixed use projects in general.

In addition, my client is requesting that Lee County initiate a map amendment to Lee Plan Map 1, page 6 of 8 "Special Treatment Areas-Mixed Use Overlay" in the Lee Plan so as to include the subject property in the mixed use overlay area outlined on the Mixed Use Overlay map. Presently the Mixed Use Overlay map includes the property on the east side of US 41 commencing at the northern boundary with the City of Bonita Springs and going north along the east side of US 41 to Broadway in Estero.



In conversations with both Lee County Planning Staff and Estero Community Leaders the additional density along with the ability to include a mix of residential and commercial uses within a unified community was, I believe, well received and consistent with each group's goal for the Land Use Element Amendment. In the proposed Estero Community Plan revisions (CPA2014-00003), proposed Policy 19.1.1 c. seeks to establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay. Objective 19.2 and its related policies speaks to the promotion of mixed-use centers and walkable mixed-use town centers and economic areas featuring diverse housing options. My client desires to adhere to these objectives and policies in accordance with the vision of the Estero leaders. The intersection of US 41 and Coconut Road is one of the most important intersections in Estero, and with excellent available traffic capacity the project's location is well suited for a pure mixed use walkable community that could be a focal point for the Estero community.

I intend on appearing at the Local Planning Agency hearing on Monday, April 28th, to request inclusion of these revisions to the Lee Plan.

Thank you.

Sincerely,



Charles J. Basinait

CJB/krs

cc: *Via Email*
Brandon Lurie
Tom McLean
Brandon Dunn
Pam Houck
Holly Schwartz
Janet Miller
Dennis Church
David Mulika
Noel Andress
Mitch Hutchcraft
Jim Green
Rick Joyce
James Ink