



GradyMinor

## LETTER OF TRANSMITTAL

Lee County Development Services

1500 Monroe Street, 1<sup>st</sup> Floor Zoning Counter

Fort Myers, Florida 33901

DATE: August 9, 2019

JOB CODE: CRMALPDO

ATTENTION: 1<sup>st</sup> Floor Zoning Counter

RE: **Vintage Commerce Center CPD**

DC12018-10022

Sent by: ☒ **Courier**: ☐ Morning ☐ Afternoon ☐ Rush ☐ US Mail ☐ Pick-Up ☐ Hand-Delivery  
☐ **Federal Express**: ☐ Morning ☐ Afternoon

WE ARE SENDING: ☐ Prints ☐ Plans (velum) ☐ Disk ☐ Shop drawings  
☐ Specifications ☐ Copy of letter ☐ Permit Application ☒ Other

Copies	Description
1	Formal request revisions

THESE ARE TRANSMITTED as checked below:

☐ Approved as submitted ☐ Approved as noted ☐ Returned for corrections  
☐ For your use/records ☐ For approval ☐ For review and comment  
☐ As requested ☐ For Signature and Return

SIGNED: \_\_\_\_\_

Sharon Umpenhour

COPY TO:

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey  
Bonita Springs, FL 34134  
239-947-1144  
239-947-0375(fax)

11940 Fairway Lakes Dr., Ste. #6  
Fort Myers, FL 33913  
239-690-4380  
239-768-0291(fax)

If enclosures are not as noted, kindly notify us at once.



Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 9, 2019

Chip Block, AICP  
Principal Planner  
Lee County Community Development Department  
Zoning Section  
1500 Monroe Street  
Fort Myers, FL 33901

RE: DCI2018-10022 Vintage Commerce Center CPD, Sufficiency Response

Dear Mr. Block:

This correspondence is our formal response to the sufficiency letter provided to us on August 7, 2019 (via email). Our suggested revisions to the formal request language are shown below in strikethrough/underline.

~~Rezone 33.95 acres from Commercial Planned Development to Commercial Planned Development (CPD) on 18.45 acres and Residential Planned Development (RPD) on 15.5 acres to permit an overall development of 400 residential dwelling units; 350,000 square feet of commercial use of which up to 30,000 square feet can be office use (of which 15,000 square feet of the office use can be medical office use); and 400 hotel/motel units.~~ Amend the Vintage Commerce Center Commercial Planned Development (CPD), consisting of 33.95± acres, to modify the Master Concept Plan, add an option to develop up to 308 multi-family dwelling units, increase the allowable commercial and office to 350,000 square feet, modify the schedule of uses to add additional commercial uses, including 300 hotel units, assisted living facilities, hospital and miscellaneous retail office and light industrial uses, and revise development standards to allow a maximum building height of 85 feet. The development is proposed to connect to potable water and central sewer. Blasting will not be used in the excavation of lakes or other site elements.

Please feel free to contact me if you have any questions.

Sincerely,

D. Wayne Arnold, AICP

Cc: Brian Intihar  
Neale Montgomery  
GradyMinor File

**RECEIVED**  
AUG 12 2019

COMMUNITY DEVELOPMENT  
DCI 2018-10022