

October 2, 2019

**Via E-Mail Only**

John Manning  
*District One*

Cecil L Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

Veronica Martin  
TDM Consulting, Inc.  
43 Barkley Circle, Suite 200  
Fort Myers, FL 33907

**RE: CPA2019-00010 Central Park Mixed Use Overlay Map Amendment**

Dear Ms. Martin:

Staff has reviewed the comprehensive plan amendment application CPA2019-00010 Central Park Mixed Use Overlay Map Amendment stamped received on September 5, 2019 and finds that the application materials are insufficient and further information is needed. 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not provide the requested supplements or corrections within 90 days of this letter, this application will be considered withdrawn.

**APPLICATION MATERIALS COMMENTS:**

1. Application Page 1 – Please update Item 6 to show the maximums based on the existing approved planned development rezoning.
2. Application Page 1 – Please update Item 7 to show the maximums based on the existing approved planned development rezoning or if changes are proposed to the project intensity please complete the proposed maximums accordingly.
3. Application Page 2- Please provide the Parks, Recreation and Open Space and the Public Schools existing and future conditions analysis.
4. Application Page 2- Please provide a letter of service availability for sanitary and potable water services.
5. Application Page 3 – Will reclaimed water be used for irrigation?
6. Application Page 3 - Are any potable water conservation measures anticipated per Goal 54?
7. Application Page 3 - Please provide a letter from the Sheriff and the School District indicating there are adequate facilities to support the request.
8. Application Page 3 – Please provide a topographic map depicting the property boundaries and the 100-year flood prone area as identified by FEMA.

9. Application Page 3 - Please provide a map delineating the subject property on the most recent Flood Insurance Rate Map
10. Application Page 3. Narrative: Please explain why the Mixed Use Overlay is needed on the subject property.
11. Affidavit and Authorization to Represent - Please have Andre Schechter sign as Manager of Fort Pegasus LLC.
12. The Disclosure of Interest form was not completed properly. The form should indicate that the owner is Fort Pegasus LLC and be signed by Andre Schechter as Manager. If Andre Schechter is the 100% owner, please fill in his name and percentage of ownership on the first page. If others have ownership, please list and provide their ownership percentage.
13. The legal description is missing three calls included on the sketch. L1, L2, and L3 have been omitted from the written legal description. There are additional number differences between calls in the legal and the sketch. Please verify the accurate calls and correct so both documents are identical.
14. The subject property is zoned MPD (Z-05-064) and the Lee Plan consistency document states, "The applicant intends to comply with all landscape buffer, open space, and indigenous requirements set forth in the DRI , the zoning resolution, the Lee Plan and Land Development Code." Does the applicant intend to amend the MPD to accommodate a new project design or change in development parameters warranting a need for the Mixed Use Overlay?
15. The Traffic Impact Statement analyzes the potential development of mid-rise multiple family residential. Please explain how this analysis compares to the Zoning and Development of Regional Impact (DRI) development approvals for the subject property.
16. Please advise if the required biennial DRI Monitoring Report has been submitted to the appropriate agencies and if it has please provide a copy of that Report. If it has not, then please have a report prepared and submitted updating the status of the DRI.
17. Please explain why the applicant has not included the other parcels of the DRI within the current application. If these other parcels are included, the full DRI could then be served by being within the Mixed Use Overlay.
18. Please provide a topographic map indicating the property boundaries and the 100-year flood prone areas as identified by FEMA.
19. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

#### **LEE PLAN CONSISTENCY**

20. Please expand the reasoning in the Lee Plan analysis explaining why the Mixed Use Overlay is needed on this specific parcel.

21. Please provide a Lee Plan analysis for Goal 125 regarding water quality.
22. Please demonstrate how the proposed development is consistent the Surface Water Management section of the Lee Plan (Goals 59 – Protection of Life and Property [Policy 59.1.1], 60 – Coordinated Surface Water Management and Land Use Planning on a Watershed Basis [Policies 60.1.1, 60.1.2, 60.4.1 and 60.4.2] and 61 – Protection of Water Resources [Objective 61.1, 6.1.2 and 61.3]. Please respond with respect to water quality treatment, and water quality monitoring (for both surface water and water table aquifer).

Please feel free to contact me at (239) 533-8535 if you have any questions.

Sincerely,  
**Lee County DCD Planning Section**



Sharon Jenkins-Owen, AICP  
Planner, Principal

Cc: Mikki Rozdolski, Manager, Community Development Operations  
Brandon Dunn, Planner, Principal