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Writer's Direct Dial Number: 239-533-8372

December 7, 2021

Jeremy Frantz, AICP
Waldrop Engineering, LLC.
28100 Bonita Grande Dr., Suite 305
Bonita Springs, FL 34135

Re: CenterPlace MPD Amendment
DCI2021-00042 - Minor PD

Dear Jeremy Frantz, AICP:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/7/2021 by
Chahram Badamtchian, Planner, Senior

Jeremy Frantz, AICP
Waldrop Engineering, LLC.
Re: CenterPlace MPD Amendment
DCI2021-00042
December 7, 2021

Planning Review:

- Please provide an updated version of policy 1.1.9 (University Community), as per Ordinance 21-09.
- Please remove Standard 11.3 from your Lee Plan narrative, as this is not in the previous or most recently updated Lee Plan.
- Please provide an updated version of policy 5.1.1 (residential) as per Ordinance 21-09.

Please contact Tyler Griffin at TGriffin@leegov.com or by calling 239-533-8314 with any questions regarding the above review comments.

Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The survey must be based upon the title certification submitted in accord with section 34-201(a)(7). When the Title Certification is submitted, the legal description on the boundary survey must match that which is shown on the title.
- The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.

(7) Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

- Document submitted needs to be one of the two forms listed in LDC §34-202(a)(7)(a) with required content included.

Please contact Hunter Searson at HSearson@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

Jeremy Frantz, AICP
Waldrop Engineering, LLC.
Re: CenterPlace MPD Amendment
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Environmental Review:

Revise the MCP sheet 2 of 2 Open Space Table to provide a line item for the "created indigenous vegetation area" (18.95 acres) within the Community Park Tract in addition to the asterisk.

Indicate if the "other open space area" category includes the other eight acres of general open space. The number stated (200.8 acres) did not change from previous MCP approvals.

It is my understanding from the request narrative that there will be a total of 18.95 acres (includes the 8.00 acres currently being added) of indigenous restoration proposed within the Community Park Tract. The indigenous management plan submitted indicates that the restoration area will be located within the Phase 6 tract (see Passarella, Appendix A). Please revise for consistency and clarity. Revise documents accordingly.

Indicate in the indigenous management plan if soil amendments are being proposed due to the poor quality of the soil due to mining. Indicate the soil types within the Community Park Tract to justify either way.

Indicate in the indigenous management plan what the water source will be to irrigate the restoration plantings.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.

Natural Resources Review:

Please revise the surface water management plan to address each aspect outlined in LDC 34-373(b)(1).

Please contact Nicholas DeFilippo at NDeFilippo@leegov.com or by calling 239-533-8983 with any questions regarding the above review comments.