



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

May 6, 2022

Cecil L. Pendergrass
District Two

Jennifer Sapen, AICP, VP of Land Planning
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Fort Myers FL, 33901

Brian Hamman
District Four

JenniferS@barraco.net

Frank Mann
District Five

Via E-mail Only

Roger Desjarlais
County Manager

RE: CPA2021-00016, River Hall Map Amendment

Richard Wm. Wesch
County Attorney

Dear Ms. Sapen:

Donna Marie Collins
County Hearing
Examiner

Staff has reviewed the application re-submittal for the map amendment CPA2021-00016, stamped "received" on April 5, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

Planning

1. As required by Lee Plan Policy 21.1.3, the required concurrent planned development rezoning was submitted on May 4, 2022. Please note, additional comments may be necessary once staff has had an opportunity to review the required planned development rezoning.

Environmental

2. SFWMD application 050531-4 permitted landscape and golf course irrigation withdrawals for a total service area of 534.89 acres. The CPA application states that the property is 1,978.44 acres, please clarify if a new Water Use Permit will be required to allow for increased irrigation withdrawals.
3. The concurrent planned development rezoning application depicts several "Open Space/Additional Lake" areas on the MCP. In addition, per the community meeting minutes, the public was interested in having access to additional golf course(s) at River Hall. Is it anticipated that these "Open Space/Additional Lake" areas will be developed as a golf course?

A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

Please feel free to contact me at (239) 533-8585, if you have any questions.

Sincerely,

Lee County Department of Community Development



Brandon Dunn, Principal Planner, Planning Section

CC: Case File