



Kevin Ruane  
*District One*

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Mike Greenwell  
*District Five*

Dave Harner, II  
*County Manager*

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

April 1, 2024

Writer's Direct Dial Number: 239-533-8335

Stacy Hewitt  
Banks Engineering  
10511 Six Mile Cypress Parkway  
Ft. Myers, FL 33966

Re: Central Park MPD Tract B  
ADD2024-00029

Dear Ms. Hewitt,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8335 or  
[MGroth@leegov.com](mailto:MGroth@leegov.com).

Sincerely,  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

A handwritten signature in black ink that reads "MarySue Groth". The signature is written in a cursive, flowing style.

**MarySue Groth**  
**Senior Planner**  
MSG

April 1, 2024  
Central Park MPD Tract B  
ADD2024-00029

### **Development Services**

- Staff defers to DOT staff regarding Deviation (1) from LDC Sec. 10-285(a) as Vector Ave is a county maintained local road.
- Please provide written approval from Lee County Solid Waste for staff to find sufficiency on Deviation (6) from LDC Sec. 10-261(a).

### **Environmental**

- Number 4 on the proposed revisions document, the applicant did not provide justification for the removal of the condition. Staff required the subject condition to offset the impacts to the neighboring residential development (specific to taller buildings being adjacent to single-family). Please provide justification.

### **DOT**

- LDC Section 10-285 (Connection Separation). The connection separation distances, measured edge of pavement to edge of pavement and not from the center lines. Please revise.
- The median opening on Vector Ave submitted within the new MCP is not consistent with the current development order, please address.

### **Lee Tran**

- According to the Lee County Transit Land Development Code, the proposed development is located within one-quarter mile of a LeeTran fixed-route corridor, with the nearest bus stop being #11485. If this development progresses into a Development Order (DO) or a Limited Development Order (LDO) type D, the developer will be required to adhere to the LDC 10-442 (a)(1) requirements. This includes the installation of a bicycle storage rack. It is important to note that these requirements will be reassessed at the time of DO/LDO.