



April 15, 2024

Mrs. MarySue Groth
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **CENTRAL PARK MPD TRACT B**
ADD2024-00029

Dear MarySue:

This letter is written in response to your review comments dated April 1, 2024. With this letter we are submitting the following additional/revised information you requested:

1. Revised Application with updated Authorized Agent & concurrent DO number
2. Revised MCP
3. Lee County Solid Waste Approval
4. Revised Schedule of Deviations & Justifications
5. Revised Narrative of Request
6. Revised Proposed Modifications to Conditions

DEVELOPMENT SERVICES

Comment 1: Staff defers to DOT staff regarding Deviation (1) from LDC Sec. 10-285(a) as Vector Avenue is a county maintained local road.

Response: Please see attached revised Schedule of Deviations and Justifications.

Comment 2: Please provide written approval from Lee County Solid Waste for staff to find sufficiency on Deviation (6) from LDC Sec. 10-261(a).

Response: Please see attached approval from Lee County Solid Waste.

ENVIRONMENTAL

Comment 3: 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.

Response: Please see attached revised Narrative of Request.

10511 Six Mile Cypress Pkwy, Suite 101, Fort Myers, FL 33966
www.atwell-group.com

ATWELL PROJECT NUMBER: BK8866
CENTRAL PARK MPD TRACT B
ADD2024-00029

APRIL 15, 2024
PAGE 2 OF 2

DOT

Comment 4: 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.

Response: The previous submittal provided both dimensions for comparison. Please see attached revised MCP, revised Schedule of Deviations and Justifications and Proposed Modifications to Conditions.

Comment 5: The median opening on Vector Avenue submitted within the new MCP is not consistent with the current development order, please address.

Response: Acknowledged. The concurrent development order plans for case number DOS2023-00159 are being revised and will be consistent with the MCP upon resubmittal.

LEE TRAN

Comment 6: 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.

Response: Acknowledged. This is being addressed on the concurrent development order plans for case number DOS2023-00159.

If you should have any questions or require additional information, please contact me at 239-770-2527 or shewitt@atwell-group.com.

Sincerely,
ATWELL, LLC



Stacy Ellis Hewitt, AICP
Planner

SEH:jms