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May 16, 2018

Stacy Ellis Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

**RE: Application for Conventional Rezoning
McNeill Subdivision
REZ2018-00006**

Dear Ms. Hewitt:

The Zoning Section has reviewed the submission package for the above-referenced zoning application in accordance with the submittal requirements contained in Sections 34-201 through 34-203 of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The following items must be addressed prior to the application being deemed sufficient for public hearing:

1. Section 34-202(a)(2) of the LDC requires a boundary survey to be based upon the title certification submitted in accordance with Section 34-202(a)(3). The boundary survey must be certified to the present owner as reflected in the title certification. The boundary survey must provide two coordinate points, one being the point of beginning, and the other being an opposing corner. Please revise the survey to provide two coordinate points and to certify the boundary survey to the present owner in accordance with this requirement.
2. The legal description of the title certification submitted in accordance with Section 34-202(a)(3) of the LDC does not match the boundary survey or legal description and sketch submitted with the application. Please revise the title certification to provide legal descriptions consistent with the boundary survey and legal sketch and description.
3. The narrative of the request indicates that no rare and unique upland habitats, as defined in the Lee Plan, exist on the property. A site visit was conducted by Lee County staff on May 9, 2018. The site contains a peripheral five- to ten-foot swath of invasive exotics consisting of Brazilian Pepper (*Schinus terebinthifolia*), Earleaf Acacia (*Acacia auriculiformis*), and a small amount of Melaleuca (*Melaleuca quinquenervia*). The invasive exotics occupy less than 75% of the site. The interior of the larger parcel contains an understory of Saw Palmetto (*Serenoa repens*), a canopy consisting primarily of Slash Pine (*Pinus elliottii* var. *densa*), and a sub-canopy or mid-story with scattered Laurel Oak (*Quercus laurifolia*), Live Oak (*Quercus virginiana*), and Cabbage Palms (*Sabal palmetto*).

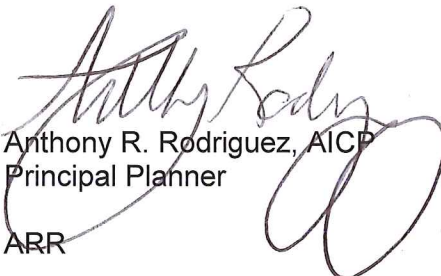
The Lee Plan defines Rare and Unique Upland Habitats as "high quality native upland habitats as identified by the Lee County Coastal Study (Godschalk and Associates, 1988). These habitat types include those classified as sand scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/mid-story oak (412); tropical hardwood (426); live oak hammock (427); and cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985)." The site meets the definition, which may impact the development of the site at time of development order.

Please respond to the enclosed sufficiency review comments within sixty (60) calendar days of the date of this letter. This application will be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at (239) 533-8786 or ARodriguez4@leegov.com if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section


Anthony R. Rodriguez, AICP
Principal Planner
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