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County Attorney

Donna Marie Collins
Hearing Examiner

July 5, 2022

Chris King, Land America LLC
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

RE: Application for Rezoning
McGregor Storage Rezone
15149 McGregor Boulevard
Fort Myers, FL 33908
REZ2022-00014

Dear Mr. King,

The Zoning Section has reviewed the submission package for the above-referenced zoning application. Staff has found that the application is insufficient. Please provide the following items in order for staff to find the application sufficient for public hearing:

Ownership:

Per LDC Sections 34-202(a)(2) and 34-202(a)(8), a complete list of ownership is required.

The application lists "Entrust IRA SW Florida LLC" as the sole owner. However, "Tax free Strategies LLC" is listed as the owner for one of the two subject parcels. Please provide a complete list showing owner interest.

Legal Description:

Per LDC Section 34-202(a)(5), please provide a legal description and sketch.

Staff finds that a 10' water pipeline easement shown as OR Book 1480 Page 2315 is incorrectly labeled. The actual easement is found in O.R. 1489, PG 2315, as stated on the title opinion. In addition, an easement from OR Book 1445 Page 1413 is not shown. Lee County Utilities has a 16" water main running north and south in the western parcel in this easement. There is also an ingress/egress easement not shown from OR Book 1479 Page 701. Please provide a corrected copy of the document.

Zoning History:

Per Section 34-202(b)

Please respond to the enclosed sufficiency review comments within thirty (30) 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 This application will be considered withdrawn if no response is received within this timeframe.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) 533-8312 or blackwpc@leegov.com if you have any questions.

Sincerely,

Electronically signed on 7/5/2022 by
Peter Blackwell, Planner
Lee County DCD

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section