



## Board of County Commissioners

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November 2, 2022

Al Quattrone, Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Blvd  
Fort Myers, FL 33916

RE: Application for Rezoning  
Lee Corners  
Lehigh Acres, FL 33974  
REZ2022-00019

Dear Mr. Quattrone,

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:

### Application Form

The application for states that the requested rezoning is from CPD to CG but the subject property includes a parcel that is zoned Single Family Residential (RS-1). Part 3B of the application only includes one street address. Part 3E does not include the RS-1 district. Please provide a revised application that includes the RS-1 district in the proposal and which contains the addresses of all the lots.

### Disclosure of Interest Form

The provided Disclosure of Interest form only lists one property address. Please provide a form that lists all of the property within the area proposed for rezoning per LDC 34-202(a)(2).

### Legal

Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.

### Community information Meeting

LDC Section 33-1401 requires that the applicant conduct an advertised public informational meeting in the Lehigh Acres community. Please provide an attendance list and minutes of that meeting, include any questions from the public and comment from the relevant public body.



Lee County  
*Southwest Florida*

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Development Services

Development order DOS2016-00010 was approved on the subject property using the schedule of uses, property development regulations, deviations, and conditions contained in the approved zoning resolution Z-08-051. Please provide either:

- (A) a demonstration that the approved Development Order DOS2016-00010 will not create conflicts with the proposed General Commercial (CG) district, or
- (B) An approved vacation of Development Order DOS2016-00010.

Environmental:

The existing Veg permit on the property (VEG2021-00252) excluded parcel 29-44-26-07-00055.0060. Please provide a new veg permit to address this parcel.

In addition, staff has the following courtesy comments regarding environmental issues for the case:

-Lee Plan policy 4.1.4. states "in any case where there exists or there is the probability of environmentally sensitive areas, the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposed means and mechanisms to protect , conserve, or preserve the environmental and natural resources." Please provide a formal Jurisdictional determination (JD) at the time of development order.

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](mailto:blackwpc@leegov.com) if you have any questions.

Sincerely,

Electronically signed on 11/2/2022 by  
Peter Blackwell, Planner  
Lee County DCD

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section