Lee County Community Development

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Writer's Direct Dial Number: 239-533-8317

June 19, 2023

Amanda M Martin
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

Re: Page Field AOPD Rezoning
DCI2023-00018 - Minor PD

Dear Amanda M Martin:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 6/19/2023 by
Dirk A Danley Jr, Planner, Principal

Amanda M Martin
Johnson Engineering, Inc.
Re: Page Field AOPD Rezoning
DCI2023-00018
June 19, 2023

Zoning Review:

1. Staff notes that the schedule of uses references previous administrative approvals as sub-notes for additional conditioning. Because this is a rezoning request, future zoning approval will supersede all previous approvals. Please amend documents and conditions to codify previous zoning approvals into a single unified document.

2. Please expand Lee Plan Consistency analysis as it pertains to Policy 1.1.7 (Industrial Development), particularly in the context of Policy 2.1.3.

Legal Description Review:

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing. Please provide the legal description and sketch documentation as specified in comment #1 of the signed waiver (GEN2023-00121), including the legal description and sketch stated as being Exhibit B: The provided legal description and sketch signed and sealed 1/6/2023 (Exhibit B) will be accepted. A separate legal description and sketch of the 2.3 acre area being rezoned and a separate legal description and sketch of the 1.5 acre area being removed must be provided as well.

2. Sec. 34-202(a) (6) - The boundary survey submitted does not include all of the sheets associated with the boundary survey.

3. Please see comment #2 of the signed waiver (GEN2023-00121): - A title search is not one of the acceptable forms of title documentation. Document submitted needs to be one of the forms listed in LDC §34-202(a)(7)(a) with required content included. Updated title certification for the 2.3-acre area being rezoned must be provided. For future rezoning cases, updated title certification for the entire subject property will be required.

Environmental Review:

1. Please indicate how the revised deviation 15 is equal to or better than the required code. LDC 34-377(a)(4)states, "deviations must enhance the achievement of the objectives of the planned development; and must preserve and promote the general intent of this chapter to protect the public health, safety and welfare." Please provide details.

Natural Resources Review:

1. Please provide a written description of the surface water management plan that complies with LDC 34-373(b)(1).