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December 14, 2023

Fred Drovdlc, RVI Planning and Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

RE: Application for Rezoning
Chief Court Industrial Rezoning
15881 Chief Court
Fort Myers, FL 33912
REZ2023-00029

Dear Mr. Drovdlc,

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:

Zoning

Part 3G states that the subject property is within the Industrial Development Future Land Use Category. However, according to LeeSpins, the property is entirely within the Urban Community Future Land Use Category. Per LDC 34-202, please provide an application with the correct Future Land Use Category. This also applies to part VI of the request statement provided by the applicant. It states, "Industrial Development" for its analysis under item "a" but then proceeds with the analysis using "Urban Community."

Utilities

The attached request for letter of availability form is not a letter of availability. LCU currently serves the parcels with potable water. Sewer is Forest Utilities. Per LDC Section 34-202(a)(10), please provide the appropriate letters of availability.

Legal Description

Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

- No legal description has been provided, the subject property includes land outside of a subdivision plat and a metes and bounds description of the perimeter of the property is required.

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.
- The survey must be based upon the title certification submitted in accord with section 34-201(a)(7). When the Title Certification is submitted, the legal description on the boundary survey must match that which is shown on the title certification and legal description.

Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

- No title certification has been provided.

Planning

Lee Plan Policy 7.1.2 would normally require this project to be rezoned as a Planned Development. Please provide a narrative stating why this is not necessary.

Natural Resources

Per LDC Section 34-145(d)(4), please review the surrounding land use pattern analysis on page 4 of 8 of the Request Statement. The analysis discusses projects which are outside the one-mile radius of the subject property.

Environmental

Please provide a brief analysis of the required open space and buffers. In addition, please provide communication from Code Enforcement stating that a rezoning will abate the violations.

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 12/14/2023 by
Peter Blackwell, Planner
Lee County DCD

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section