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Donna Marie Collins
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March 25, 2024

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:

Legal Description

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

1. 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. Since the application is rezoning two non-contiguous parcels state plane coordinates for both POBs and an opposing corner should be included on the boundary survey.

2. The boundary survey does not depict the FPL easement listed on the Title Opinion for OR Book 3812 Page

3. The survey must be based upon the title certification submitted in accord with section 34-201(a)(7).

Planning

1. The narrative references the CGZ district in the consistency narrative under Policy 1.1.4. Please revise.

2. Please clarify your statement in your compliance narrative for Goal 4: "connection will be made if required according to Florida Status and the Lee County LDC based on gallons per day use thresholds." Lee Plan Standards 4.1.1 for water and 4.1.2 for sewer require proposed developments within the boundaries of a utilities

certificated or franchised service area to be connected to that utility. There is no gallon per day threshold if you are within the franchise service area. Please clarify.

3. Please address Policy 5.1.5 due to the proximity of single family residences to the proposed rezoning.
4. Please address Goal 6 and the applicable Objectives and Policies as the application now requests a zoning to a commercial zoning district.
5. 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 This application will be considered withdrawn if no response is received within this timeframe.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 3/25/2024 by
Peter Blackwell, Planner
Lee County DCD

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section