

Writer's Direct Dial # (239) 533-8542

Kevin Ruane
District One

November 22, 2024

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Quattrone and Associates, LLC (Sharon Hrabak)
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

Brian Hamman
District Four

Mike Greenwell
District Five

RE: Stevens Metro Rezoning Conventional Rezoning
Case No. REZ2024-00012

Dave Harner, II
County Manager

Dear Mr. Quattrone:

Richard Wm. Wesch
County Attorney

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient.

Donna Marie Collins
County Hearing Examiner

Please respond to the enclosed sufficiency review comments contained within thirty (30) calendar days of the date of this letter. A public hearing date will not be scheduled until a complete application is submitted. This application may be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at KMuhammad@leegov.com or (239) 533-8542 if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on 11/22/2024 by
Khalil Muhammad, Planner (Zoning)
Lee County Department of Community Development
Khalil Muhammad
Planner
KAM

Environmental Sciences Review

1. To ensure compatibility, provide a statement that buffering will be compatible with the surrounding uses and demonstrate the project will meet the required amount of open space; the project is located within in the mixed-use overlay and is a large development.

Legal Review

1. Sec. 34-202(a) Submittal requirements for applications requiring public hearing.

- Legal description and sketch to accompany legal description

The legal description submitted has typos on three calls:

on line 8 S.8B°57'08"W. should be S.88°57'08"W.,
on line 13 S.0038'34"E should be S.00°38'34"E., and
on line 14 N. 88"55'23"E should be N.88°55'23"E

- Boundary Survey.

The boundary survey contains the same typos as listed for the metes and bounds legal description. Please revise accordingly.

- Certification of title and encumbrances.

The boundary survey indicates an easement not listed in the title insurance policy. A ROW easement recorded in OR BK 2056 / PG 1920, also shown on county maps, is missing from the list of encumbrances. Please revise accordingly.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning
KAM