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May 13, 2025

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

RE: Applications for rezoning and Special Exception
Gunnery-Centennial Rezoning
5740 Bayshore Road
North Fort Myers, FL 33916
REZ2025-00005 and SEZ2025-00007

Dear Mr. Drovdlc,

The Zoning Section has reviewed the submission packages for the above-referenced zoning applications. Staff has found that the applications are insufficient. Please provide the following items in order for staff to find the application sufficient for public hearing:

Zoning (for both cases):

1. Per LDC 33-1532(a) and (b), please provide the required meeting summary document for the public informational meeting on the proposed rezoning held in the North Fort Myers Planning Community.
2. Per LDC 34-202(a)(9) Please provide a list of surrounding property owners with 500 feet of the perimeter of the subject property, a map of the surrounding properties within 500 feet of the perimeter of the subject property, and a set of mailing labels based on that map and list.

Legal Description

3. The subject property is one contiguous parcel; please provide a legal description that specifically describes the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line.
4. The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner. Please provide this for both cases.

5. The boundary survey does is not based on title certification. Within the boundary survey notes it is listed that easements may exist on the subject property that are not depicted on the survey.

6. The subject property is one contiguous property but is described with four property legal descriptions. The perimeter of the property should be described. If the 4 property descriptions are required to reflect the title certification, an "also described as" statement should be included followed by the metes and bounds description of the perimeter of the property.

7. No certification of title and encumbrances was submitted for either case.

Planning:

1. Add an analysis of Lee Plan Policies 30.2.4, 30.2.5, and 30.3.1 to the Lee Plan Analysis in the request narrative for both the Rezone and Special Exception applications.

Natural Resources

1. For both cases, please provide discussion on the drainageway that conveys offsite flows through the property. How will these flows be maintained per Lee Plan Policy 126.1.4?

For SEZ2025-00007:

2. Please identify the drainageway on the proposed Site Plan. Please demonstrate compliance with LDC 10-328 regarding a drainage and access easement.

3. The Site Plan depicts a "Wash Area" in close proximity to the existing drainageway. How will the wash area be managed and designed to prevent untreated runoff into the drainageway?

4. Is the stormwater management system designed to have a positive outfall? Please provide a general description of the proposed stormwater management system that complies with Lee Plan Goal 60 and 61.

5. Please provide analysis of relevant polices within Lee Plan goal 101.

Environmental Sciences

1. Commercial activity in the Coastal High Hazard Area is restricted to uplands. Provide a wetland jurisdictional determination that shows the activity on the site will be placed only in uplands. Staff recommend the following condition,

"Developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development

permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands.”

2. A review of historic aerials shows that the ditch identified in the FLUCCS is a part of a natural water body. Pursuant to LDC 10-415(d)(9), provide the 50-foot waterway buffer.

3. Pursuant to LDC 10-415 (D)(9), provide a protected species survey. Include the presence of any heritage trees identified on site.

4. Based on the FLUCCS map, the site contains rare and unique uplands. Pursuant to Lee Plan Policy 123.2.15, how has the applicant protected these to the greatest extent possible?

5. The use meets the definition of high intensity in the North Fort Myers Community Planning Area, and LDC 33-1543 requires landscape buffers for high intensity development abutting a subdivided lot in an existing large residential subdivision must use a 30-foot buffer.

6. Pursuant to LDC 10-329 (d)(1)(a), no excavation will be within 50 feet of any private property line under separate ownership unless granted a deviation in accordance with LDC 10-104.

7. According to the applicants FLUCCS map, the preserve area proposed to meet the open space requirements does not contain sufficient native plants to meet the indigenous definition. Provide a revised open space design plan, and if the applicant intends to use restoration to meet the open space requirement, then provide a revised indigenous management plan that shows how the restoration will achieve success.

8. Show all proposed and existing easements, buffers may not be located in a utility easement without a letter of no objection from the entity holding title.

LeeTran

1. INFORMATIONAL COMMENT: According to the Lee County Transit Land Development Code, the proposed development is located within one-quarter mile of a LeeTran fixed-route corridor, with the nearest bus stop being #10496. If this development becomes a (DO) or a (LDO) type D, the developer will be required to make the improvements based on LDC 10-442. This includes the installation of a single inverted-U bicycle storage

rack. It is important to note that this requirement will be reassessed at the time of development order.

For SEZ2025-00007 only:

Development Services

1. Please demonstrate how the proposed gate for the southernmost entrance complies with LDC Section 34-1748(5) which requires a paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book, current edition, to be provided on the ingress side of the gate or gatehouse.
2. Please provide on the proposed plans the required onsite (sidewalks/paths/crosswalks), pedestrian ways to provide access between parking areas, building entries, surrounding streets, external sidewalks, transit stops, other uses, and out-parcels per LDC Section 10-610(d)(1)a.
3. Pursuant to LDC Section 10-329(d)(1)3., no excavations for water retention and detention will be allowed within 50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with Section 10-104. The setback for an excavation from a private property line may not be less than 25 feet. The proposed lake does not appear to meet this requirement.
4. Please demonstrate compliance with the parking requirements set forth in LDC Section 34-2020 for the proposed 80 storage units.
5. INFORMATIONAL COMMENT: Development Order approval will be required for the proposed improvements, in addition to the approved zoning action(s).
6. INFORMATIONAL COMMENT: At the time of Development Order, the applicant will be required to demonstrate how the proposed building elevation plans meet the Commercial Building architectural design requirement per LDC Section 10-620(a through e).

TIS

1. No traffic impact study has been submitted per LDC 34-202(b)(5)(b). Please provide an analysis of projected trip generation for the uses proposed to be added to the subject property.

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 5/13/2025
Peter Blackwell, Planner
Lee County DCD

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section