



Consolidated Review Comments

Record Number: [DCI2025-00014](#)

Click the record number to open it in the eConnect/ACA portal.

Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Report Date: 11/14/2025

Record Type: Planned Development

Address: 17701 N TAMiami TRL, NORTH FORT MYERS, FL 33903

Project Name: Honc 41 MPD

Record Description: Request to rezone 17.96± acres from Light Industrial (IL) and General Commercial (CG) to Mixed-Use Planned Development (MPD) to allow for development of 30,000 square feet for commercial uses and 120,000 square feet for industrial uses.

Staff has reviewed the above-referenced application in accordance with the applicable requirements of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the enclosed sufficiency review comments within 30 days of the date of this letter. This application may be withdrawn if no response is received within this timeframe.

In order to facilitate an efficient review process, Staff is available to the Applicant and the Developer to schedule a meeting to discuss the remaining comments prior to resubmittal of the application. Contact PODZoning@leegov.com.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Development Services Review</u>				
Yes	Development Services 1. The Response Letter indicates that a revised Schedule of Deviations was provided, however, staff was unable to locate this document in the resubmittal. Additional comments may arise pending the review of the revised deviations and justifications.	Allyson Hall	Open	13
<u>Environmental Review</u>				
Yes	Environmental Comments 1. Please revise MCP to show separate hatchings for wetland restoration and indigenous restoration areas and the acreage for these areas. 2. Please revise MCP to show a 20ft buffer along North Tamiami Trail to comply with LDC Section 33-1577 for the commercial corridor development regulations or a 5-foot-wide buffer (not a Type A) to comply with LDC Section 10-425. Please clarify if the applicant is utilizing the Mixed-Use Overlay or Commercial Corridor development regulations. If designing the site using the Mixed-Use Overlay property development standards, provide a Lee Plan analysis for Policy 30.2.6. 3. Revise MCP to show publicly accessible open space calculations for both the Commercial and Industrial areas and depict the location on the MCP to	Paige Carroll	Open	14

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	<p>comply with LDC Section 33-1572.</p> <p>4. Please provide an indigenous restoration management plan that includes a list of native species and specifications to restore the preserve areas that do not meet the definition of indigenous. If restoration plantings are being utilized to meet the buffer requirements, trees and shrubs must meet the plant installation standards in LDC Section 10-421.</p> <p>5. Please depict existing and proposed easements if any on the MCP.</p> <p>6. Please provide the dimensions of the indigenous preserve and restoration areas to comply with Section 10-415(c)(3-5).</p>			
<u>Zoning Review</u>				
Yes	<p>1. Thank you for providing the Community Meeting Summary, however, please be advised that LDC Section 33-1532 establishes “Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.”</p> <p>The meeting summary also needs to provide details of the concerns raised by the one community member that was present and raised concerns regarding the covered storage area within the light manufacturing area of the Master Concept Plan and how Mr. Richard Akin had responded to these questions and concerns. Or a proposal for how the applicant will respond to any issues that were raised.</p> <p>2. Attached in this letter is a copy of Resolution 50-02, which discusses the vacation of plat for certain easements within the residential development located to the west of the subject property. This Resolution exempts certain drainage easements and the 100-foot utility (FPL) easement from being vacated which abuts the subject property and is located on the neighboring property located to the west. To further demonstrate compliance with LDC Section 34-145(d)(4)a.1.c and Lee Plan Policy 5.1.5, please adjust the narrative to also discuss the utility (FPL).</p>	Brianna Schroeder	Open	16

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Brianna Schroeder	bschroeder@leegov.com	239-533-8350
Paige Carroll	pcarroll@leegov.com	-
Allyson Hall	ahall@leegov.com	239-533-8553

COUNCILMEMBER DAY



RESOLUTION 50 - 02

VP 02-00600008
08/01/02

COMMUNITY DEVELOPMENT
02 SEP 10 PM 3:25

INST # 5680068 OR BK 03747 PG 2000 RECORDED 10/08/2002 04:10:39 PM
CHARLIE GREEN, CLERK OF COURT, LEE COUNTY
DEPUTY CLERK W MILLER

A RESOLUTION PROVIDING FOR THE VACATION OF PLAT FOR ALL RIGHTS-OF-WAY, CANALS, INTERIOR LOT LINES, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED WITHIN UNIT 86, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 144-161 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT A 100 FOOT POWER LINE EASEMENT, THE WESTERLY 6 FEET OF BLOCKS 5847, 5848, AND 5849, AND THE EASTERLY 6 FEET OF THE SOUTHERLY 488.68 FEET OF TRACT A, BLOCK 5869; PROPERTY LOCATION AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Petition was filed by AVATAR PROPERTIES, INC. for the vacation of plat on property described herein; and

WHEREAS, the Petition meets the requirements of Land Use and Development Regulations, Article VIII, Section 8.11, Vacation of Plats, Streets and Other Property of the Code of Ordinances of the City of Cape Coral and it is in the best interest of the public that such Petition be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA:

Section 1. That the Petition meets the requirements of Article VIII, Section 8.11, of the Code of Ordinances of the City of Cape Coral and it is in the best interest of the public that such Petition be granted. The following-described rights-of-way, canals, interior lot lines, and public utility and drainage easements are hereby vacated, with the exception of certain drainage and utility easements being retained and reserved by the City of Cape Coral, to wit:

A SUBDIVISION OF PORTIONS OF SECTIONS 21 & 22, TWP 43S, RGE 24E, LYING AND BEING IN LEE COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTHERLY LINE OF THE S.E. $\frac{1}{4}$ OF THE SAID SECTION 21 N89°48'15"W, A DISTANCE OF 2639.53 FEET TO THE S. $\frac{1}{4}$ CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTHERLY LINE OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 21 S88°35'52"W, A DISTANCE OF 2975.32 FEET TO THE S.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WESTERLY LINE OF THE S. $\frac{1}{2}$ OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 21, N00°00'38"W A DISTANCE OF 1328.09 FEET TO THE N.W. CORNER OF THE S. $\frac{1}{2}$ OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 21; THENCE ALONG THE SOUTHERLY BOUNDARY OF CAPE CORAL UNIT 85 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 49 THRU 58 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; N89°55'24"E A DISTANCE OF 60.00 FEET TO THE EASTERLY BOUNDARY OF SAID CAPE CORAL UNIT 85; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CAPE CORAL UNIT 85 N00°00'38"W, A DISTANCE OF 1327.87 FEET; THENCE N 00°05'27" W A DISTANCE OF 2654.07 FEET TO A POINT ON THE NORTHERLY LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 21, SAID POINT BEARING N89°06'01"E AND DISTANT 60.00 FEET FROM THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE NORTHERLY LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 21, N89°06'01"E A DISTANCE OF 2999.07 FEET TO THE N. $\frac{1}{4}$ CORNER OF SAID SECTION 21; THENCE ALONG THE NORTHERLY LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 21 S89°56'18"E A DISTANCE 2623.78 FEET TO THE N.E. CORNER OF SAID SECTION 21; SAID CORNER ALSO MARKING THE N.W. CORNER OF THE TAMiami CITY

SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE WITH THE NORTHERLY LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 22, ALSO BEING THE NORTHERLY LINE OF THE SAID TAMIAMI CITY SUBDIVISION N89°38'31"E A DISTANCE OF 46.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 45 (U.S. ROUTE 41); THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD RUNNING THROUGH LOTS 1, 2, AND 3, BLOCK 1 OF SAID TAMIAMI CITY SUBDIVISION S26°05'29"E A DISTANCE OF 37.00 FEET TO A POINT OF CURVATURE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5629.58 FEET AND A CENTRAL ANGLE OF 3°25'29" A DISTANCE OF 336.50 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD AND THE SOUTHERLY LINE OF SAID LOT 3; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 3 S74°21'31"W A DISTANCE OF 219.29 FEET TO A POINT ON THE EASTERLY LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 21; THENCE ALONG THE EASTERLY LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 21 AND THE WESTERLY LINE OF SAID TAMIAMI CITY SUBDIVISION S01°22'31"W A DISTANCE OF 2242.72 FEET TO THE E. $\frac{1}{4}$ CORNER OF SAID SECTION 21; THENCE ALONG THE EASTERLY LINE OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 21 AND THE WESTERLY LINE AND THE WESTERLY LINE OF THE SAID TAMIAMI CITY SUBDIVISION S00°00'35"W A DISTANCE OF 684.04 FEET TO THE S.W. CORNER OF LOT 31, BLOCK 1 OF SAID TAMIAMI CITY SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 31 N74°22'05"E A DISTANCE OF 1101.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 45 (U.S. ROUTE 41); THENCE WITH THE SAID RIGHT-OF-WAY LINE AND RUNNING THROUGH LOTS 33, 34, 36 AND 38 S15°37'55"E 270 FEET; S74°22'05"W 32.00 FEET; S15°37'55"E 200.00 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHEASTERLY LINE OF LOTS 38 AND 37 OF THE SAID TAMIAMI CITY SUBDIVISION S74°22'05"W A DISTANCE OF 1201.42 FEET TO THE EASTERLY LINE OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 2; THENCE ALONG THE SAID EASTERLY LINE OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 21 S00°00'35"W A DISTANCE OF 1477.92 FEET TO THE S.E. CORNER OF SAID SECTION 21 BEING ALSO THE POINT OF BEGINNING.

LESS AND EXCEPT the following easements reserved for public utility and drainage easements:

A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST, CITY OF CAPE CORAL, LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN N89°50'03"W ALONG THE SOUTH LINE OF SAID SECTION 21 FOR 100.00 FEET; THENCE RUN N00°01'09"W ALONG A LINE PARALLEL TO AND 100 FEET WEST OF THE EAST LINE OF SAID SECTION 21 FOR 2650.00 FEET; THENCE RUN N01°21'35"E FOR 1731.36 FEET; THENCE RUN N26°04'30"W FOR 1011.94 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21; THENCE RUN S89°56'18"E ALONG SAID NORTH LINE FOR 111.39 FEET; THENCE RUN S26°04'30"E FOR 987.28 FEET TO AN INTERSECTION WITH SAID EAST LINE OF SAID SECTION 21; THENCE RUN S01°21'35"W FOR 1754.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE RUN S00°01'09"E ALONG SAID EAST LINE OF SAID SECTION 21 FOR 2649.12 FEET TO THE POINT OF BEGINNING.

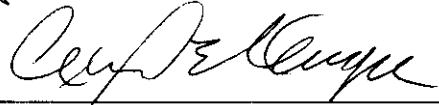
AND

THE WESTERLY 6 FEET OF BLOCKS 5847, 5848, AND 5849, AND THE EASTERLY 6 FEET OF THE SOUTHERLY 488.68 FEET OF TRACT "A", BLOCK 5869.

PROPERTY LOCATION DESCRIBED IN ATTACHED EXHIBIT "A".

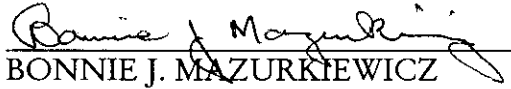
Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL AT ITS
REGULAR SESSION THIS 26th DAY OF August, 2002.



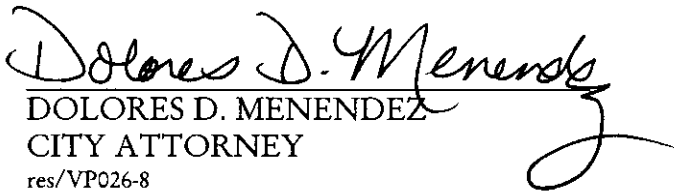
ARNOLD E. KEMPE, MAYOR

ATTESTED TO AND FILED IN MY OFFICE 10th DAY OF September, 2002.

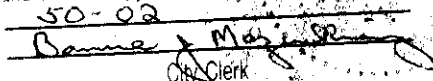


BONNIE J. MAZURKIEWICZ
CITY CLERK

APPROVED AS TO FORM:



DOLORES D. MENENDEZ
CITY ATTORNEY
res/VP026-8

I HEREBY CERTIFY that I am the duly appointed
and qualified Clerk of the City of Cape Coral,
Florida, and the keeper of the records and
corporate seal of said municipality; that this is a true
and correct copy of Resolution
50-02

City Clerk

UNIT 86

BLOCK	LOT	STRAP #	ADDRESS	ZONING	LAND USE	PROPERTY OWNER
5835	ALL	21-43-24-C3-05835.0000	3239 Armstrong Blvd.	R-1A	MX	Avatar Properties, Inc.
5835	TR A	21-43-24-C3-05835.A000	3109 Jacaranda Pkwy E	R-1A	MX	Avatar Properties, Inc.
5835	TR B	21-43-24-C3-05835.B000	Unassigned	R-1A	MX	Avatar Properties, Inc.
5836	ALL	21-43-24-C3-05836.0000	3260 Armstrong Blvd	R-1A	MX	Avatar Properties, Inc.
5837	ALL	21-43-24-C3-05837.0000	3259 NE 30th Place	R-1A	MX	Avatar Properties, Inc.
5838	ALL	21-43-24-C3-05838.0000	3260 NE 30th Place	R-1A	MX	Avatar Properties, Inc.
5839	ALL	21-43-24-C3-05839.0000	3259 NE 29th Place	R-1A	MX	Avatar Properties, Inc.
5840	ALL	21-43-24-C3-05840.0000	3260 NE 29th Place	R-1A	MX	Avatar Properties, Inc.
5841	ALL	21-43-24-C3-05841.0000	3259 NE 28th Ave	R-1A	MX	Avatar Properties, Inc.
5842	ALL	21-43-24-C3-05842.0000	3260 NE 28th Ave	R-1A	MX	Avatar Properties, Inc.
5843	ALL	21-43-24-C4-05843.0000	3259 NE 27th Ave	R-1A	MX	Avatar Properties, Inc.
5844	ALL	21-43-24-C4-05844.0000	3260 NE 27th Ave	R-1A	MX	Avatar Properties, Inc.
5845	ALL	21-43-24-C4-05845.0000	3259 Aldrin Blvd.	R-1A	MX	Avatar Properties, Inc.
5846	ALL	21-43-24-C4-05846.0000	3252 Aldrin Blvd	R-1A	MX	Avatar Properties, Inc.
5847	ALL	21-43-24-C4-05847.0000	3247 Garden Blvd.	R-1A	MX	Avatar Properties, Inc.
5848	ALL	21-43-24-C1-05848.0000	3437 Garden Blvd	R-1A	MX	Avatar Properties, Inc.
5849	ALL	21-43-24-C1-05849.0000	3619 Garden Blvd.	R-1A	MX	Avatar Properties, Inc.
5850	ALL	21-43-24-C1-05850.0000	3436 Aldrin Blvd.	R-1A	MX	Avatar Properties, Inc.

"A" EXHIBIT

OR BOOK 03747 PAGE 2003

UNIT 86

BLOCK	LOT	STRAP #	ADDRESS	ZONING	LAND USE	PROPERTY OWNER
5851	ALL	21-43-24-C1-05851.0000	3443 Aldrin Blvd.	R-1A	MX	Avatar Properties, Inc.
5852	ALL	21-43-24-C1-05852.0000	3456 NE 28th Ave.	R-1A	MX	Avatar Properties, Inc.
5853	ALL	21-43-24-C2-05853.0000	3503 NE 28th Ave.	R-1A	MX	Avatar Properties, Inc.
5854	ALL	21-43-24-C3-05854.0000	2811 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5855		21-43-24-C4-05855.0000	2616 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5856	ALL	21-43-24-C4-05856.0000	2712 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5857	ALL	21-43-24-C3-05857.0000	2812 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5858	ALL	21-43-24-C3-05858.0000	2944 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5859	ALL	21-43-24-C3-05859.0000	2943 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5860	ALL	21-43-24-C2-05860.0000	2944 NE 34th St.	R-1A	MX	Avatar Properties, Inc.
5861	ALL	21-43-24-C2-05861.0000	2943 NE 34th Ln.	R-1A	MX	Avatar Properties, Inc.
5862	ALL	21-43-24-C2-05862.0000	2944 NE 35th Ln.	R-1A	MX	Avatar Properties, Inc.
5863	ALL	21-43-24-C2-05863.0000	2947 NE 35th Ln.	R-1A	MX	Avatar Properties, Inc.
5864	ALL	21-43-24-C2-05864.0000	2920 Collins Pkwy.	R-1A	MX	Avatar Properties, Inc.
5865	ALL	21-43-24-C2-05865.0000	2851 Collins Pkwy.	R-1A	MX	Avatar Properties, Inc.
5866	ALL	21-43-24-C1-05866.0000	2635 Collins Pkwy.	R-1A	MX	Avatar Properties, Inc.
5867	ALL	21-43-24-C1-05867.0000	2612 De Navarra Pkwy.	R-1A	MX	Avatar Properties, Inc.
5868	ALL	21-43-24-C2-05868.0000	2826 De Navarra Pkwy.	R-1A	MX	Avatar Properties, Inc.

UNIT 86

BLOCK	LOT	STRAP #	ADDRESS	ZONING	LAND USE	PROPERTY OWNER
5869	ALL	21-43-24-C2-05869.0000	3531 Armstrong Blvd.	R-1A	MX	Avatar Properties, Inc.
5869	TR A	21-43-24-C2-05869.A000	3132 De Navarra Pkwy.	R-1A	MX	Avatar Properties, Inc.
5869	TR B	21-43-24-C2-058639.B00	3108 De Navarra Pkwy.	R-1A	MX	Avatar Properties, Inc.
5870	ALL	21-43-24-C3-05870.0000	3423 Armstrong Blvd.	R-1A	MX	Avatar Properties, Inc.
5871	ALL	21-43-24-C3-05871.0000	Unassigned	R-1A	MX	Avatar Properties, Inc.
5871A	ALL	22-43-24-C4-05871.A000	3231 Robmoore Pkwy.	R-1A	MX	Avatar Properties, Inc.
5872	ALL	21-43-24-C3-05872.0000	2916 Shapiro Pkwy.	R-1A	MX	Avatar Properties, Inc.
5873	ALL	21-43-24-C3-05873.0000	2913 Jacaranda Pkwy. E.	R-1A	MX	Avatar Properties, Inc.
5874	ALL	21-43-24-C4-05874.0000	2636 Shapiro Pkwy.	R-1A	MX	Avatar Properties, Inc.
5875	ALL	21-43-24-C4-05875.0000	2643 Jacaranda Pkwy. E.	R-1A	MX	Avatar Properties, Inc.
5876	ALL	21-43-24-C4-05876.0000	2505 Jacaranda Pkwy. E.	R-1A	MX	Avatar Properties, Inc.