



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: 01/08/2026

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 This application may be withdrawn if no response is received within this timeframe.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	<p>Development Services</p> <p>1. Please provide a Letter of No Objection from the local fire department (North Fort Myers Fire District) in regards to Deviation #1 from LDC Section 10-291(3) to allow for one point of ingress or egress for the subject property.</p> <p>2. Deviation #2 as stated on the Updated Schedule of Deviations appears to be contrary to the proposed MCP. There is an existing cross access easement to the northern abutting property and the southern abutting property appears to be developed as open storage. Please clarify. Additionally, if a deviation is being requested to allow for no parking lot interconnection and the southern abutting property, please do not show the interconnect on the MCP.</p> <p>3. The Response Letter indicates that a new deviation pertaining to indigenous preservation areas contributing to the buffer areas was to be included in the Updated Schedule of Deviations, however, staff was unable to locate this deviation request.</p>	Allyson Hall	Open	17
<u>Environmental Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	<p>Environmental Comments:</p> <p>1. As previously stated, please provide separate hatchings for wetland restoration and indigenous restoration areas to comply with LDC Section 34-373(a)(6)(f).</p> <p>2. Please provide a protected species survey per LDC Section 34-373 (b)(2).</p> <p>3. Please revise the MCP to include publicly accessible open space calculations and clearly depict these locations on the plan for both the Commercial and Industrial tracts, in accordance with LDC Section 33-1572. As this is a mixed-use project, both uses need to be addressed.</p>	Paige Carroll	Open	18
<u>Zoning Review</u>				
Yes	<p>The Master Concept Plan (MCP) indicates that the six billboards that are currently in place on the subject property, within the designated Commercial tract are to remain. Although there was an environmental comment that talks about the billboards and landscaping, please be advised that LDC Section 30-183(1) establishes the Future Land Use Designations that are permitted to allow a billboard and Central Urban is not listed which makes these billboards nonconforming, please provide additional information on if all of the billboards are remaining on the property or if all but the one billboard called out on the MCP are being removed.</p>	Brianna Schroeder	Open	19

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