Lee County
Southwest Florida

Consolidated Review Comments

Record Number: ADD2025-00241

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: 12/01/2025
Record Type: Adminstrative Approval
Address: 12916 S CLEVELAND AVE, FORT MYERS, FL 33907
Project Name: Whataburger - Fort Myers, FL
Record Description: administrative landscape relief from buffer requirements

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

Corrections	Review Comments	Reviewer	Status	Comment ID
Development Services Review				
Yes	Development Services INFORMATIONAL COMMENT: Please ensure that the plan(s) provided is consistent with the associated development order (LDO2025-00550).	Allyson Hall	Open	1
Environmental Review				
Yes	Environmental Comments: 1. Please revise request narrative to include deviation from 34-1353(3). Please provide a deviation and justification sheet per LDC Section 34-203 (a)(6). 2. Please note LDC Section 10-425 for Mixed-Use Overlay landscape requirements.	Paige Carroll	Open	6
Zoning Review				
Yes	Zoning Comments: 1. Please depict setbacks for fast food restaurants to comply with LDC Section 34-1353 (d). Please revise site plan. 2. Please depict minimum lot area for fast food restaurants to comply with LDC Section 34-1353 (c). Please revise site plan. 3. Please provide a one-page site plan including the deviations, building setbacks, open space calculations, etc. LDC Section 34-203(a)(8).	Paige Carroll	Open	7

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.

Document: Legal Description.docx

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Legal Review					
Yes	1	Exhibit A	Larissa Narkiewicz	Open	4

REVIEWER CONTACT INFORMATION:

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
Larissa Narkiewicz	lnarkiewicz@leegov.com	-
Paige Carroll	pcarroll@leegov.com	-
Allyson Hall	ahall@leegov.com	239-533-8553