



Consolidated Review Comments

Record Number: [DCI2025-00020](#)

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: 02/03/2026
Record Type: Planned Development
Address: 5511 4TH ST W, LEHIGH ACRES, FL 33971
Project Name: Lehigh Acres Mobile Batch Plant
Record Description: Request to rezone 3.45± acres from Light Industrial (IL) to Industrial Planned Development (IPD).

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The application cannot be deemed sufficient for public hearing until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the [Request for Waiver Form](#).

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

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>Environmental Review</u>				
Yes	Environmental Comments: 1. Please demonstrate compliance with LDC Section 10-421 (a)(5) and 10-421 (a)(2) for right of way buffer. Please clearly depict measurements for any easements, required buffer, and planting area.	Paige Carroll	Open	17
<u>Zoning Review</u>				
Yes	REPEAT COMMENT: LDC Section 34-2443(a)(1) states asphalt batch plants must be set back a minimum of 660 feet from any residentially zoned property under separate ownership. The setback applies to all building and structures, and all areas used for parking of trucks or equipment, shipping, receiving or storage. Please demonstrate on the MCP the dimensions from the property to the residential neighborhood to the east pursuant to LDC Section 34-2443(a).	MarySue Groth	Open	18

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>
Paige Carroll	pcarroll@leegov.com	-
MarySue Groth	mgroth@leegov.com	239-533-8335