



Consolidated Review Comments

Record Number: [SEZ2026-00001](#)

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: 02/16/2026

Record Type: Special Exception

Address: 6227 DEER RUN, FORT MYERS, FL 33908

Project Name: The Forest CC Tower

Record Description: Special Exception to allow a 149-foot monopole wireless communication facility.

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 34-1447 (d)(4)(c)(1) to depict a 15 ft within a residential zoning district. 2. Please note all buffers requirements are required to be within the lease area. 3. Shrubs must be maintained at fence height per LDC Section 34-1447 (d)(4)(c)(2). 4. Please note that LDC Section 10-420 planting standards must be met. 5. Please revise site plan sheet C-3 to depict buffer outside of fence.	Paige Carroll	Open	4
<u>LeeTran Review</u>				
Yes	LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor.	Clarissa Marino-Diaz	Open	8
<u>Legal Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - A complete legal description describing the platted subject property must be submitted. No legal description was submitted. A complete legal description (i.e., lot, block, subdivision name, public records recording information) of the platted subject property is required (letter 8.5 x 11 or legal 8.5 x 14 size, suitable for recording).	Larissa Narkiewicz	Open	5
Yes	LDC §34-202(a)(7) Title Certification. - The submitted Commitment of Title Insurance is not an accepted form. The certification of title must be in one of the following forms: i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.	Larissa Narkiewicz	Open	6
Yes	LDC §34-202(a)(6) Boundary Survey. - The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. - The boundary survey does not indicate the tie to the certification of title.	Larissa Narkiewicz	Open	7
<u>Natural Resources Review</u>				
Yes	Identify the irrigation source for the landscaping required pursuant to LDC 34-1477(d)(4)c	William Lange	Open	1
<u>Planning Review</u>				
Yes	Provide additional information to demonstrate compliance Lee Plan Policy 123.10.5. The response provided by the applicant appears to state considerations will only be reviewed if determined by a federal agency.	William Lange	Open	3
<u>Zoning Review</u>				
Yes	GENERAL COMMENTS: Please separate the Special Exception and Variance request narratives into their own individual submittal documents. **Note: If the Variance requests are granted (VAR2026-00001), they will need to be keyed to the Special Exception Site Plan.	MarySue Groth	Open	9
Yes	Pursuant to LDC Sec 34-145: (c)(3) – Please provide Lee Plan analysis in the applicant’s narrative on the following: Policy 1.5.1, Goal 2, Objectives 2.1 and 2.2, Standard 4.1.4, Policy 5.1.5, Policy 6.1.1, Policy 101.1.1 & 101.3.2, and Policy 158.3.4	MarySue Groth	Open	10

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Pursuant to LDC Sec 34-201(a)(1)f: In addition to the authorization required under subsection e, applications that include property that is individually owned by homeowners, condominium unit owners, or timeshare unit owners must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium or homeowners' association documents, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums, timeshare plans, or homeowners associations, or the rights of any of the unit/homeowners owners, as derived from such documents and laws, and that approval of the requested act by the County would violate no such rights.	MarySue Groth	Open	11
Yes	Pursuant to LDC Sec 34-202: (a)(9) a complete list, map, and one set of mailing labels, of the property owners, and their mailing addresses, for all properties within 1,000 feet of a wireless communication facility of the perimeter that is the subject of the request must be provided. Please confirm on the surrounding property owner's map the dimension of the perimeter being utilized to fulfill this requirement. Ensure the property owner's addresses are updated if not using 1,000 feet. (a)(10) – the provided statement for Proof of Potable Water/Sanitary Sewer Availability indicates “Not Applicable”. Please demonstrate how the applicant intends to fulfill the requirements of irrigating the landscape buffer. If a connection is to be made for irrigation, please provide the appropriate utility letter of availability.	MarySue Groth	Open	12
Yes	Pursuant to LDC Sec 34-1446: (a)(1)and (2) - The Zoning Affidavit provided does not completely address the contents of this code section. The applicant information is provided, but the property owner and provider who will be placing antennas on proposed tower are missing. Please provide a complete document (a)(3) – The T-Mobile FCC Call Sign table provided does not fulfill the requirements of this code section. Please provide the license issued by the FCC to transmit radio signals in Lee County. (See sample attached to this insufficiency). (a)(4) The provided geographic search area includes a Commercial (CT) zoning district within the subject property parcel, owned by the same owner. Pursuant to LDC Sect 34-1447(c)(4)b, Commercial zoning districts take priority over Residential zoned districts in justifying location of proposed antenna-supporting structures. Please provide in your analysis justification as to why the CT district is not a suitable location. (a)(5) – Please provide a stand-alone document providing the complete provisions of this code section. (a)(6)a – The applicant's provided documentation is not applicable to this code section. Please provide consent from the Lee County Port Authority, OR an exhibit demarcating the location of the tower on the LCPA Airport Obstruction Notification Zone provided in Appendix C of the LDC found here: Link (a)(6)c – The applicant's provided application to the FAA is noted, however, until the approval for the Tall Structures permit is provided, this remains insufficient. (a)(8) – Please revise the photo-simulated renderings to include all four collocations in the images. (**See additional comment for balloon test in (b)(2).)	MarySue Groth	Open	13

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	(a)(9) – Please provide the form Supplement A - Shared Use Plan Agreement & Data Sheet found at the county’s website under Zoning Applications under Wireless Communications Facility’s application for sufficiency to this code section. (a)(11) – The provided site plan must provide floor plans, and cross sections for any proposed accessory structure. If there are no specifics determined, please provide typical. (b)(2) – The balloon test must be conducted pursuant to the requirements of subsection (d) of this section. Staff recommends doing the test prior to application being deemed complete (sufficient), and using the balloon photos within the photo-simulated renderings in (a)(8). This allows for clearer validation of the photos and avoids any delays in the public hearing process.			
Yes	Pursuant to LDC Section 34-1447: (c)(4) – As discussed in 34-1446(a)(4), the provided geographic search area includes a Commercial (CT) zoning district within the subject property parcel, owned by the same owner. Pursuant to LDC Sect 34-1447(c)(4)b, Commercial zoning districts take priority over Residential zoned districts in justifying location of proposed antenna-supporting structures. Please provide in your analysis justification as to why the CT district within the parcel is not a suitable location. (d)(3) – The applicant description states the tower is designed with flush-mounted antennas. Please review the definitions provided in LDC Sect 34-1442 for flush-mounted and panel to ensure by Lee County definitions the antenna is flush-mounted.	MarySue Groth	Open	14

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>
Clarissa Marino-Diaz	cmarinodiaz@leegov.com	239-533-0340
Larissa Narkiewicz	lnarkiewicz@leegov.com	-
William Lange	wlange@leegov.com	-
Paige Carroll	pcarroll@leegov.com	-
MarySue Groth	mgroth@leegov.com	239-533-8335