



Consolidated Review Comments

Record Number: [DCI2025-00014](#)

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

Report Date: 02/18/2026

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.

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>Development Services Review</u>				
Yes	Development Services 1. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.	Allyson Hall	Open	20
<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. The subject property is in North Fort Myers with frontage along N Tamiami Trl which is subject to the design standards in the commercial corridor per LDC Section 33-1566.</p> <p>2. LDC Section 33-1572 is in Subdivision II of Commercial Corridor land development provisions, therefore, properties in the commercial corridor are required to provide publicly accessible open space.</p> <p>3. Please revise Deviation 4 to state the correct LDC Section (10-425(f)) and buffer types where abutting residentially zoned districts.</p> <p>4. If the preservation area is going to be utilized for the required buffer, please provided a new deviation.</p>	Paige Carroll	Open	21
<u>Zoning Review</u>				
Yes	Please be advised that for the billboards to be deemed as legal nonconforming signs, the billboards would need to have been erected prior to August 21, 1985, or have had a permit issued pursuant to LDC Section 30-55. Additionally, billboards are not permitted within the Central Urban Future Land Use Category, and a deviation cannot be granted to keep the existing billboards as set forth in LDC Section 30-183(11). Please provide a sworn statement from the property owner regarding the owner's intent with respect to bringing the nonconforming structure into compliance in the event the zoning request is granted. A finding regarding the nonconforming structure must be included in the zoning resolution or decision as set forth in LDC Section 34-3241(b)(7).	Brianna Schroeder	Open	22

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