



Consolidated Review Comments

Record Number: [REZ2026-00002](#)

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: 02/19/2026

Record Type: Rezoning

Address: 4100 PINE ISLAND RD NW, MATLACHA, FL 33993

Project Name: Castaway Bar & Grille

Record Description: Rezone from Residential Multi-Family (RM-6) to Commercial Parking (CP)

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>DOT Review</u>				
Yes	DOT Informational Comments: While no site plan is required at this time, the narrative description of changes have been compared to existing conditions at the site frontage on Pine Island Road (County maintained, posted speed: 30mph). Connection separation requirements defined in LDC Sec 10-285 will be applicable at the time of Development Order application, at which time minimum driveway separation requirements may not permit a viable driveway connection due to available frontage. In such case, it is recommended that the applicant consider seeking a deviation prior to submittal of the development order application.	John Podczerwinsky	Open	11
Yes	TIS Informational comments: A traffic impact statement will be required at the time of Development Order Submittal.	John Podczerwinsky	Open	12
<u>Environmental Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Environmental Comments: 1. The criteria for conventional rezoning for environmental is to demonstrate that environmentally sensitive lands are not being impacted by this development. 2. The aerial for the site depicts a wetland Future Land Use category that has been impacted and shows open storage. 3. Please provide jurisdictional wetland determination to demonstrate compliance with Lee Plan Policy 1.5.1 which permitted uses in Wetlands consist low density residential and recreational uses that will not adversely affect ecological functions. 4. Please provide a Lee Plan Analysis for Lee Plan Policy 24.1.5	Paige Carroll	Open	8
<u>Legal Review</u>				
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper must be submitted. If the subject property is one contiguous parcel, the legal description must specifically describe the entire continuous perimeter boundary of the property subject to the development order application with accurate bearings and distances for every line. - The legal sketch and description submitted describes the uplands on the property. The sketch and description must both describe the entire subject property.	Larissa Narkiewicz	Open	10
<u>Natural Resources Review</u>				
Yes	Pursuant to Lee Plan Policy 126.1.4, how will offsite flows be maintained or improved?	William Lange	Open	2
Yes	Please provide analysis to describe how the project is in compliance with the criteria listed in LDC 14-172.	William Lange	Open	4
Yes	Objective 24.1, Natural Resources, the site is located within an area of archeological sensitivity, provide an analysis of Lee Plan policy 24.1.6	William Lange	Open	7
Yes	Provide a revised analysis of Lee Plan Policy 101.1.2.	William Lange	Open	9
<u>Zoning Review</u>				
Yes	- A document was submitted with this application titled "Not Required1 - ES" that simply states "Not Required" on the document. Please clarify what this document is meant to represent. - The applicant's Narrative states on Pg. 5 that a Jurisdictional Wetland Delineation was submitted with MBD2026-00001. No JD was submitted with that application, and that case is in "Waiting on Applicant" status for that document, and has not been disbursed for review due to the incomplete application. This rezone request cannot be found sufficient, until the MBD case has been found sufficient. - The applicant's Narrative on Pg. 5 inaccurately states "The proposed Schedule of Uses is limited and intends to just provide parking for the proposed restaurant to the south". No Schedule of Uses is provided for a conventional rezone. Please revise. - Please provide further analysis on the access to the property, and how the expected impacts on transportation facilities will be addressed, pursuant to LDC Section 34-145(d)(4)(a)1.d-e.	MarySue Groth	Open	16

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	- What is the status of the current FDEP violations on the property? This rezone request cannot be found sufficient until the FDEP violations are mitigated. Rezone criteria from LDC Section 34-145(d)(4)(a)1.f states "Will not adversely affect environmentally critical or sensitive areas and natural resources". The violations include unauthorized mangrove alterations, unauthorized dredging and filling activities in wetlands, and unauthorized riprap placement, which all adversely affect environmentally critical areas and natural resources.			

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marked "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

Document: Narrative of Request.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	2	Planning will not find this statement consistent until formal wetland delineation has been submitted.	Lindsey Karczewski	Open	13
Yes	8	Please address Policy 24.1.5 and Policy 24.1.6 separately.	Lindsey Karczewski	Open	15
Yes	9	Please include an analysis of Policy 24.4.3.	Lindsey Karczewski	Open	6

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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