



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

Consolidated Review Comments

Record Number: [ADD2024-00225](#)

Click the record number to open it in the eConnect/ACA portal.

Report Date: 01/29/2026

Record Type: Administrative Approval

Address: 0 ACCESS UNDETERMINED, LEHIGH ACRES, FL 33973

Project Name: Ray Avenue Gas Station

Record Description: Administrative variance from portion of 34-1353 to facilitate a new Convenience food and beverage store On a commercial parcel less than 3 acres pursuant to LDC Section 34-1354(3) in the Mixed Use Overlay

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) and it has been determined that additional information is needed for the application to be approved. The application cannot be approved 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	INFORMATIONAL: In accordance with LDC Section 10-291(2), -At the time of development order, you will be asked to please demonstrate the proposed development meets the requirements for the street accesses, particularly Meadow Rd. All development must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296. Improvements to offsite streets necessary to provide access to the project must extend, at minimum, from the project's access point to the point at which the street connects to a County or privately maintained street meeting the standards in LDC Section 10-296.	Brittany Banker	Open	1
<u>Zoning Review</u>				
Yes	Please be advised that the request narrative needs to be updated to reflect what was revised for Deviation/Variance Request #1 as shown on the updated Master Concept Plan (MCP) and response letter.	Brianna Schroeder	Open	3

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: RequestStatement.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>					
Yes	1	Please see Zoning Comment number 3	Brianna Schroeder	Open	4

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Brianna Schroeder	bschroeder@leegov.com	239-533-8350
Brittany Banker	bbanker@leegov.com	239-533-8562