

Lee County  
Dept. of Community Development  
Zoning Section c/o Brianna Schroeder  
1500 Monroe Street  
Fort Myers, FL 33901



Please accept the responses below to your letter dated February 18<sup>th</sup>, 2026 regarding the comments for HONC 41 MPD (DCI2025-00007).

### 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.

**RESPONSE: Noted.**

### Environmental Sciences

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.

**RESPONSE: The proposed design standards are consistent with the design standards for Commercial Corridors as described in the LDC and shown in the provided MCP.**

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.

**RESPONSE: Please see the attached revised MCP, which shows the area of designated public open space.**

3. Please revise Deviation 4 to state the correct LDC Section (10-425(f)) and buffer types where abutting residentially zoned districts.

**RESPONSE: Deviation 4 has been removed, please see revised MCP. No buffer is required between industrial and multi-family per LDC Sec. 10-425(f)(3).**

4. If the preservation area is going to be utilized for the required buffer, please provide a new

deviation.

**RESPONSE: Per LDC Sec. 10-425(f)(3) there is no required buffer along the western property line. Therefore, no deviation is required, and it has been removed per the attached revised MCP.**

### **Zoning**

1. 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).

**RESPONSE: Historical aerials indicate that six (6) billboards existed on the site in 1984. Please see the below historical aerial, which shows the billboards on the subject property in 1984. The Applicant respectfully requests that one (1) of the six (6) billboards remain with a condition requiring the removal of five (5) of the billboards prior to receiving a certificate of occupancy at time of development order. The proposed condition has been included in this resubmittal package.**



Figure 1. Aerial from 1984

Please contact me directly at (239) 226-0024 or [CindyL@en-site.com](mailto:CindyL@en-site.com) if you should have any questions or require additional information.

Sincerely,  
**EnSite, Inc.**

Cindy C. Leal Brizuela, AICP, MURP  
Principal Planner

cc: Richard Akin, Esq. - Henderson Franklin, PA

Enclosures:

1. Revised Master Concept Plan
2. Revised Schedule of Deviations
3. Proposed Billboard Condition

Lee County  
Dept. of Community Development  
Zoning Section  
1500 Monroe Street  
Fort Myers, FL 33901



1. A deviation from LDC Sec. 10-291(3), which requires commercial or industrial development of more than ten acres to provide more than one means of ingress or egress for the development for the subject property.

**JUSTIFICATION: The proposed deviation would allow for one point of ingress or egress for the subject property. Due to the location of the subject property, the development cannot provide more than one point of ingress/egress along N Tamiami Trail because of the controlled access points along Tamiami Trail. There is an existing access easement located on the northern property for cross access and eventually, upon development of the north parcel off-site and this site, two access points on US 41 would exist.**

2. A deviation from LDC Sec. 10-610(e), which requires adjacent commercial uses to provide parking lot interconnections for automobile, bicycle, and pedestrian traffic, to allow no interconnect to the south.

**JUSTIFICATION: The proposed deviation would allow for no parking lot interconnection between the subject property and the southern abutting property. The southern abutting property is developed as a golf cart sales/repair/storage facility, and authorization to connect to that parcel has not been obtained to date. It would be detrimental to the adjacent property owner to require a connection with the subject property, this would result in the loss of usable area on their property.**

3. A deviation from LDC Sec. 10-329(d)(1)3, which requires new excavations for water retention and detention setback of fifty (50') feet of any private property line under separate ownership, to allow a setback of thirty (30') feet from the future commercial parcel internal to the development.

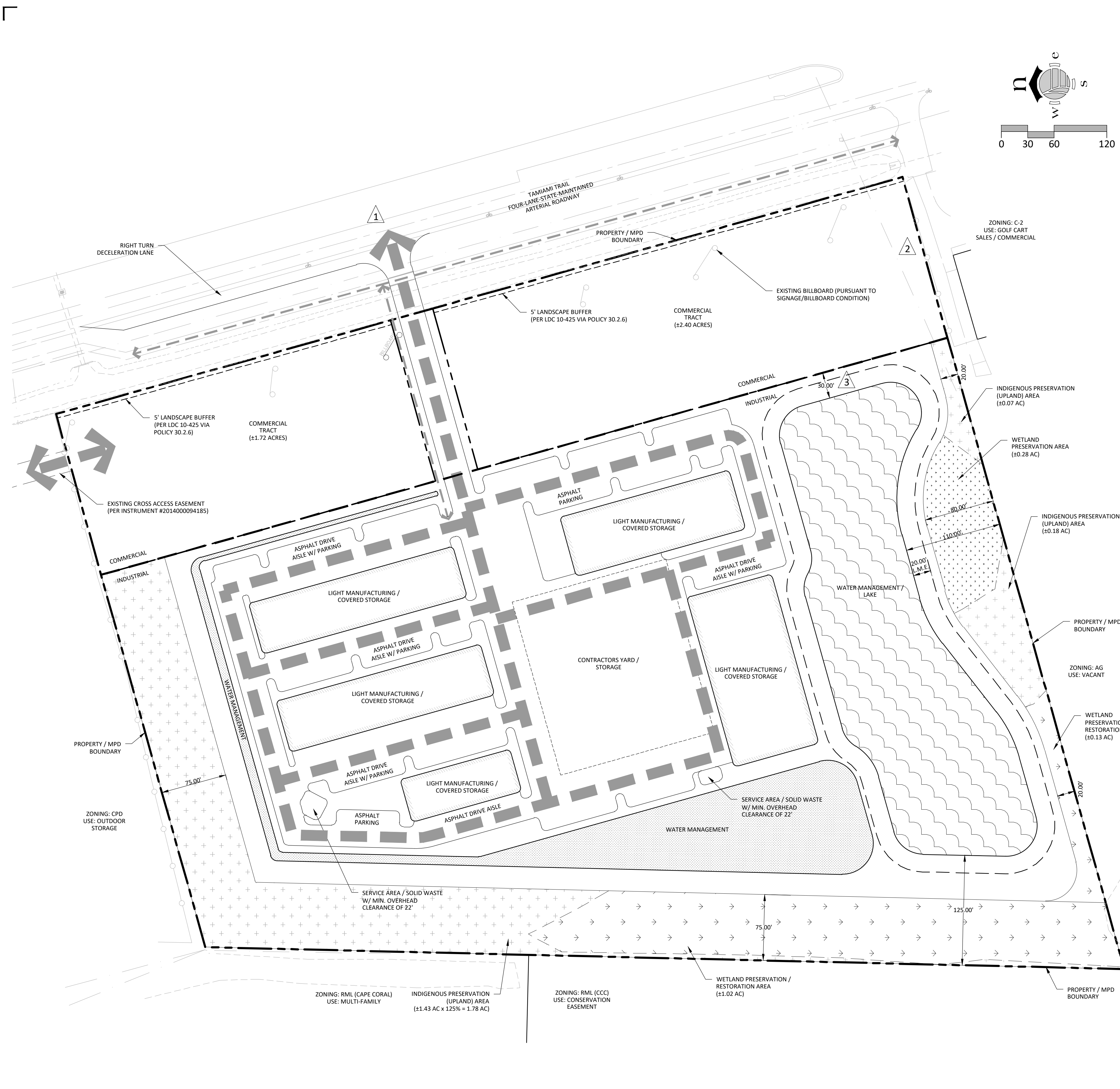
**JUSTIFICATION: The proposed deviation would allow for a smaller water body setback for the proposed interior lot lines of the development. This will allow for a greater area of water management on the site and as the project is proposing interior lot lines within the project, does not affect properties outside this MPD development.**

Lee County  
Dept. of Community Development  
Zoning Section c/o Brianna Schroeder  
1500 Monroe Street  
Fort Myers, FL 33901



Historical aerials indicate that six (6) billboards existed on the site in 1984. Please see the below historical aerial, which shows the billboards on the subject property in 1984. The Applicant respectfully requests that one (1) of the six (6) billboards remain with a condition requiring the removal of five (5) of the billboards prior to receiving a certificate of occupancy at time of development order. The proposed condition is as follows:

- **Prior to obtaining a Certificate of Occupancy, only one (1) of the existing six (6) billboards will be permitted to remain on-site so long as the separation requirements of LDC Sec. 30-183(2) are met. The current regulations require 2,000 FT from any other billboard on the same side of the road.**



| OPEN SPACE CALCULATIONS:                          |  |             |
|---------------------------------------------------|--|-------------|
| TOTAL PROJECT AREA                                |  | ±17.96 AC.  |
| TOTAL COMMERCIAL AREA                             |  | ±4.36 AC.   |
| COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL): |  | ±0.87 AC. * |
| (50% OF REQ'D OPEN SPACE INDIGENOUS)              |  | ±0.44 AC)   |
| TOTAL INDUSTRIAL AREA:                            |  | ±13.60 AC.  |
| INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)  |  | ±2.72 AC.   |
| (50% OF REQ'D OPEN SPACE INDIGENOUS)              |  | ±1.36 AC.)  |
| TOTAL OPEN SPACE REQUIREMENTS:                    |  |             |
| REQUIRED OPEN SPACE                               |  | ±3.59 AC    |
| PROVIDED OPEN SPACE                               |  | ±3.59 AC ** |
| REQUIRED INDIGENOUS OPEN SPACE                    |  | ±1.80 AC    |
| PROVIDED INDIGENOUS OPEN SPACE                    |  | ±3.46 AC    |
| OTHER                                             |  | ±0.04 AC    |

\*EACH OUT PARCEL SHALL HAVE 20% OPEN SPACE AS THEY WOULD BE CONSIDERED SMALL DEVELOPMENTS  
\*\*NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND PRESERVATION AREA.

| PUBLICLY ACCESSIBLE SPACE CALCULATIONS:                                         |                                       |
|---------------------------------------------------------------------------------|---------------------------------------|
| TOTAL PROJECT AREA                                                              | ±17.96 AC.                            |
| PER SECTION 33-1572 10% OF SITE AREA DEVOTED TO PUBLICLY ACCESSIBLE OPEN SPACE: | 17.96 AC X 10% = 1.80 ACRES REQUIRED. |
| AREA TO BE PROVIDED DURING DEVELOPMENT ORDER REVIEW.                            |                                       |

| COMMERCIAL TRACT    |                 | INDUSTRIAL TRACT      |              |
|---------------------|-----------------|-----------------------|--------------|
| INTENSITY           | 30,000 S.F.     | INTENSITY             | 120,000 S.F. |
| SETBACKS (BUILDING) | PROPOSED        | SETBACKS (BUILDING)   | PROPOSED     |
| NORTH (SIDE)        | 15'             | NORTH (SIDE)          | 25'          |
| EAST (FRONT)        | 25'             | EAST (FRONT)          | 25'          |
| WEST (REAR)         | 25'             | WEST (REAR)           | 25'          |
| SOUTH (SIDE)        | 15'             | SOUTH (SIDE)          | 25'          |
| WATER BODY SETBACK  | 25'             | BUILDING SEPARATION   | 20'          |
| HEIGHT OF BUILDINGS | 35'             | WATER BODY SETBACK    | 25'          |
| OPEN SPACE          | 20%             | HEIGHT OF BUILDINGS   | 35'          |
| MAX LOT COVERAGE    | 40%             | OPEN SPACE            | 20%          |
|                     |                 | MAX LOT COVERAGE      | 40%          |
| LANDSCAPE BUFFERS   |                 | LANDSCAPE BUFFERS     |              |
| PROPOSED            |                 | PROPOSED              |              |
| NORTH (CPD)         | N/A             | NORTH (CPD)           | N/A          |
| EAST (ROW)          | 5' (PER 10-425) | EAST (COMMERCIAL)     | N/A          |
| SOUTH (C-2)         | N/A             | SOUTH (COMMERCIAL/AG) | N/A          |
| WEST (INDUSTRIAL)   | N/A             | WEST (MF/CONS. ESMT.) | N/A          |

- NOTES:**
- THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.
- IN THE EVENT A PORTION OF THE INDUSTRIAL PROJECT IS BUILT AS OPEN STORAGE, THE AREA/PROJECT MUST COMPLY WITH SECTION 34-3005 - STORAGE FACILITIES.
- DEVIATIONS**
1. DEVIATION FROM LDC 10-291(3), WHICH REQUIRES COMMERCIAL OR INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS TO ALLOW ONE POINT OF INGRESS OR EGRESS FOR THE SUBJECT PROPERTY.
2. DEVIATION FROM LDC 10-610(e), WHICH REQUIRES ADJACENT COMMERCIAL USES TO PROVIDE PARKING LOT INTERCONNECTIONS FOR AUTOMOBILE, BICYCLE, AND PEDESTRIAN TRAFFIC, TO ALLOW NO INTERCONNECT TO THE SOUTH.
3. DEVIATION FROM LDC 10-328(d)(13), WHICH REQUIRES NEW EXCAVATIONS FOR WATER RETENTION AND DETENTION SETBACK OF FIFTY (50') FEET OF ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF THIRTY (30') FEET FROM THE FUTURE COMMERCIAL PARCEL INTERNAL TO THE DEVELOPMENT.

**LEGEND:**

VEHICULAR / PARKING CIRCULATION

PEDESTRIAN CONNECTION

WATER MANAGEMENT / PRE-TREATMENT

WATER MANAGEMENT / LAKE

WETLAND PRESERVATION AREA

INDIGENOUS PRESERVATION

WETLAND PRESERVATION / RESTORATION AREA

ensite

2401 FIRST STREET, SUITE 201  
FORT MYERS, FLORIDA 33901  
PH: (239)-226-0024  
EB-26544 CA-LC26000374

HONC DOCKS  
& LIFTS  
1130-C PONDELLA ROAD  
CAPE CORAL, FL 33909

17701 N. TAMAMI  
HONC 41 MPD  
NORTH FORT MYERS

| NO.                      | DATE     | REVISION                | REVISIONS DESCRIPTION |
|--------------------------|----------|-------------------------|-----------------------|
| R1                       | 9-10-25  | PER LEE COUNTY COMMENTS |                       |
| R2                       | 12-02-25 | PER LEE COUNTY COMMENTS |                       |
| R3                       | 01-15-26 | PER LEE COUNTY COMMENTS |                       |
| R4                       | 03-03-26 | PER LEE COUNTY COMMENTS |                       |
| DATE: 05-27-25           |          |                         |                       |
| PROJECT NO. 1333-01      |          |                         |                       |
| FILE NO. 1333-03 CON.dwg |          |                         |                       |
| SCALE: AS SHOWN          |          |                         |                       |

MASTER  
CONCEPT PLAN

SHEET TITLE

MCP-01

SHEET NUMBER

## SHEET NUMBER