Lee County
Southwest Florida

Consolidated Review Comments

Record Number: REZ2026-00007

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: 04/22/2026
Record Type: Rezoning
Address: 16451 OLD US 41, FORT MYERS, FL 33912
Project Name: LAND MATERIAL SUPPLY
Record Description: Request to rezone ±0.61 acres from the Agricultural (AG-2) Zoning District to the Light Industrial (IL) Zoning District.

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.

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Development Services Review				
Yes	Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal. 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	4
Environmental Review				
Yes	Environmental Sciences Revise the narrative to include the open space required (LDC Section 10-415(a)), the buffering required for industrial uses (LDC Section 10-416(d)), and, if open storage is proposed, include buffering/screening per LDC Section 34-3005(b)(3). Two of the criteria for conventional rezoning cases is to demonstrate that the rezoning will not have impact environmentally sensitive habitat or natural resources and that the proposed project will meet the LDC.	Elizabeth Workman	Open	1
Legal Review				

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Sec. 34-202(a). Submittal requirements for applications requiring public hearing. (6) Boundary Survey. - The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner. The first bullet of the Survey Notes states there may be easements recorded in the public records not shown on this survey. Per LDC §34-202(a)(6), "The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection." The boundary survey is not based on the title certification provided. Per LDC §34-202(a)(6), Per LDC §34-202(a)(6), "The survey must be based upon the title certification submitted in accordance with Section 34-201(a)(7)" Please provide a boundary survey meeting the requirements of LDC §34-202(a)(6).	Richard Burris	Open	2
Yes	Sec. 34-202(a) Submittal requirements for applications requiring public hearing. (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, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. Ch. 177." The legal description does not have the signature of a "Licensed Surveyor and Mapper". There is no accompanying sketch. Please provide a document meeting the requirements of LDC §34-202(a)(5).	Richard Burris	Open	3
Zoning Review				
Yes	The application that was submitted was not uploaded correctly and is not formatted correctly, please re-upload.	Brianna Schroeder	Open	5
Yes	Land Development Code (LDC) Section 34-904 establishes the minimum property dimensional standards of the Light Industrial (IL) Zoning District, which is 200 feet in width, 200 feet in depth, and a minimum lot size of 2 acres when a property is outside of an industrial subdivision. The subject property has a lot width of about ±150 feet as measured in accordance with LDC Sections 34-2 and 34-2221(1). This does not meet all of the findings/review criteria for a rezone request as set forth in LDC Section 34-145(d)(4). To move forward with this request, a companion variance must be submitted for the nonconforming minimum lot width.	Brianna Schroeder	Open	6
Yes	Land Development Code (LDC) Section 34-202(a)(10) requires all public hearing zoning applications to provide letters of availability from the appropriate utility provider verifying their ability to provide service to the subject property. Please provide letters of availability for potable water and sanitary sewer.	Brianna Schroeder	Open	7
Yes	Please be advised that the request narrative does not demonstrate compliance with the findings/review criteria established in LDC Section 34-145(d)(4)a.1. for a request to rezone a property. This must be provided pursuant to LDC Section 34-202(b)(2). Please revise the narrative to demonstrate that this request meets the findings/review criteria.	Brianna Schroeder	Open	8
Yes	Based on the images provided by Code Violation, VIO2026-00362, and what is provided in the request narrative, this use is potentially classified as “Building Material, Sales” as set forth in LDC Section 34-622(c)(4). To ensure the current use is classified correctly, please provide additional information on how the business operates.	Brianna Schroeder	Open	9

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Please be advised that the photos provided in Code Violation, VIO2026-00362 and the aerial overview of the property show that there is outdoor display of merchandise for sale. The supplementary regulations established in LDC Sections 34-3004 and 34-3005 are applicable to this use, if the regulations cannot be met then a variance may need to be requested.	Brianna Schroeder	Open	10
Yes	Please note that additional comments may follow pending applicants' response to comments listed above.	Brianna Schroeder	Open	11

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: NARRATIVE.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Planning Review					
Yes	1	Please provide a complete Lee Plan Analysis.	Brandon Dunn	Open	12

REVIEWER CONTACT INFORMATION:

Reviewer Name	Reviewer Email	Reviewer Phone
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