REZ2026-00007 Lee County DigEplan Additional Info Dated 05-21-2026

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◊ Board Certified Construction Lawyer

Thomas B. Hart□
Of Counsel

James T. Humphrey
Retired

Michael E. Roeder, AICP
Director of Land Use

May 15, 2026

Ms. Brianna Schroeder
Department of Community Development
P.O. Box 398
Ft. Myers, FL 33902

Re: Sufficiency Response for REZ2026-00007

Dear Brianna:
In response to the Consolidated Review Comments dated April 22, 2026, we offer the following additional information.

Development Services Review. We acknowledge and agree that approval under Chapter 10 of the LDC will be required once the zoning is approved.

Environmental Sciences. Please see the revised narrative attached.

Boundary Survey. Please see the attached revised survey.

Sketch and Legal. Please see the attached sketch and description.

Zoning Review:

Minimum property dimensions. We do not believe that a variance for the minimum lot width is required because this property is not "outside of an industrial subdivision." There are nine parcels located between Old US 41, Ten Mile Dr., the Seminole Gulf rail line, and Thomas Rd. Seven of these nine parcels are zoned IL, one is zoned IPD, and the land use designation is Industrial Development. This is an industrial subdivision.

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Utilities. As indicated in the application, while there is public water available to the property, this business does not have any connection to this water line because it has no restrooms. Likewise, the limited need for sanitary facilities is met with an onsite porta potty.

LDC34-145(d)(4). Please see the attached revised narrative.

Business Operation. This business provides a variety of materials such as sand, gravel, stones and decorative rocks of various descriptions to offsite locations, mostly for landscaping or paving. The company owns three trucks for this purpose which are housed under the pole barn. No retail customers come to the site which has been in business in this location for five years. As noted above, this is the only parcel in this area which is still zoned AG-2, while the land use designation is Industrial Development. This rezoning will actually bring the property into compliance with the Lee Plan.

Please let me know if you need any additional information. Thank you.

Very truly yours,

KNOTT EBELINI HART

Michael E. Roeder

Director of Zoning and
Land Use Planning
MER/mcl
Cc: Client

Land Material Supply

Reason for Request

REZ2026-00007

This is a request to rezone the .61 acre parcel located at 16451 Old US 41 from AG-2 to IL (light industrial). The parcel has been the base of operations for Land Material Supply for the past five years. This portion of Old US 41 is a de facto industrial park with all of the properties zoned IL or IPD but for this one. The Lee Plan designation is Industrial Development which means that the current AG-2 is inconsistent with the Lee Plan. All of the surrounding properties have uses that are of a light industrial character, and there are no sensitive environmental features on the property. The only way to make this property and business consistent with the Lee Plan and zoning regulations is to rezone the property to IL. Once the zoning is approved, it will be necessary to secure development order approval under Chapter 10 of the LDC, which will include 10% open space and a type D buffer along Old US 41.

This request complies with 34-45(d)(4) in that it complies with the Lee Plan, meets the LDC and other applicable County regulations, is compatible with existing and planned uses in the surrounding area, will provide sufficient access and any impacts on transportation facilities will be addressed by existing County regulations, and will not adversely affect any environmentally critical or sensitive areas.

EXHIBIT "A"

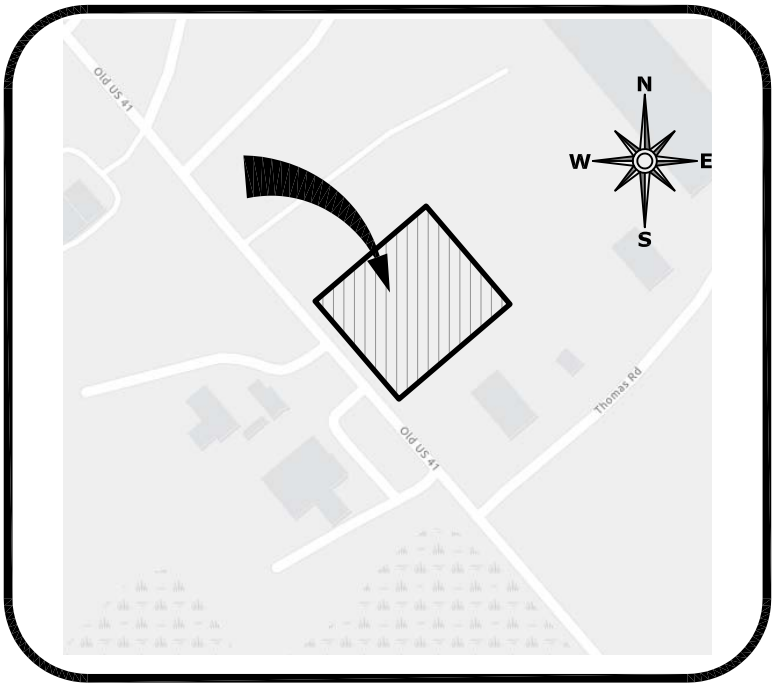
SKETCH & LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

SECTION 6, TOWNSHIP 46 SOUTH RANGE 25 EAST
LYING AND BEING IN FORT MYERS,
LEE COUNTY, FLORIDA

PROPERTY ADDRESS:
16451 OLD US 41, FORT MYERS, 33912

FOLIO NUMBER:
10262553

CERTIFICATION:
LORETO PEREZ RODRIGUEZ & GEIDY MARTINEZ PEREZ DE COCHO



LOCATION MAP
SCALE = N.T.S.

SURVEYOR' S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.

2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE ROAD No. 45.

4. COORDINATES SHOWN ARE BASED ON STATE PLANE COORDINATE FLORIDA WEST 902–FW.

ABBREVIATIONS:

℄	CENTER LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
SEC.	SECTION
TWP	TOWNSHIP
RGE.	RANGE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:_____

JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

SHEET 1 OF 3.
NOT VALID WITHOUT
SHEETS 1 THRU 3.

DRAWN BY:	DA
DATE :	05/20/2026
SCALE:	NONE
SURVEY NO:	15-004695-3
SHEET:	1 OF 3

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

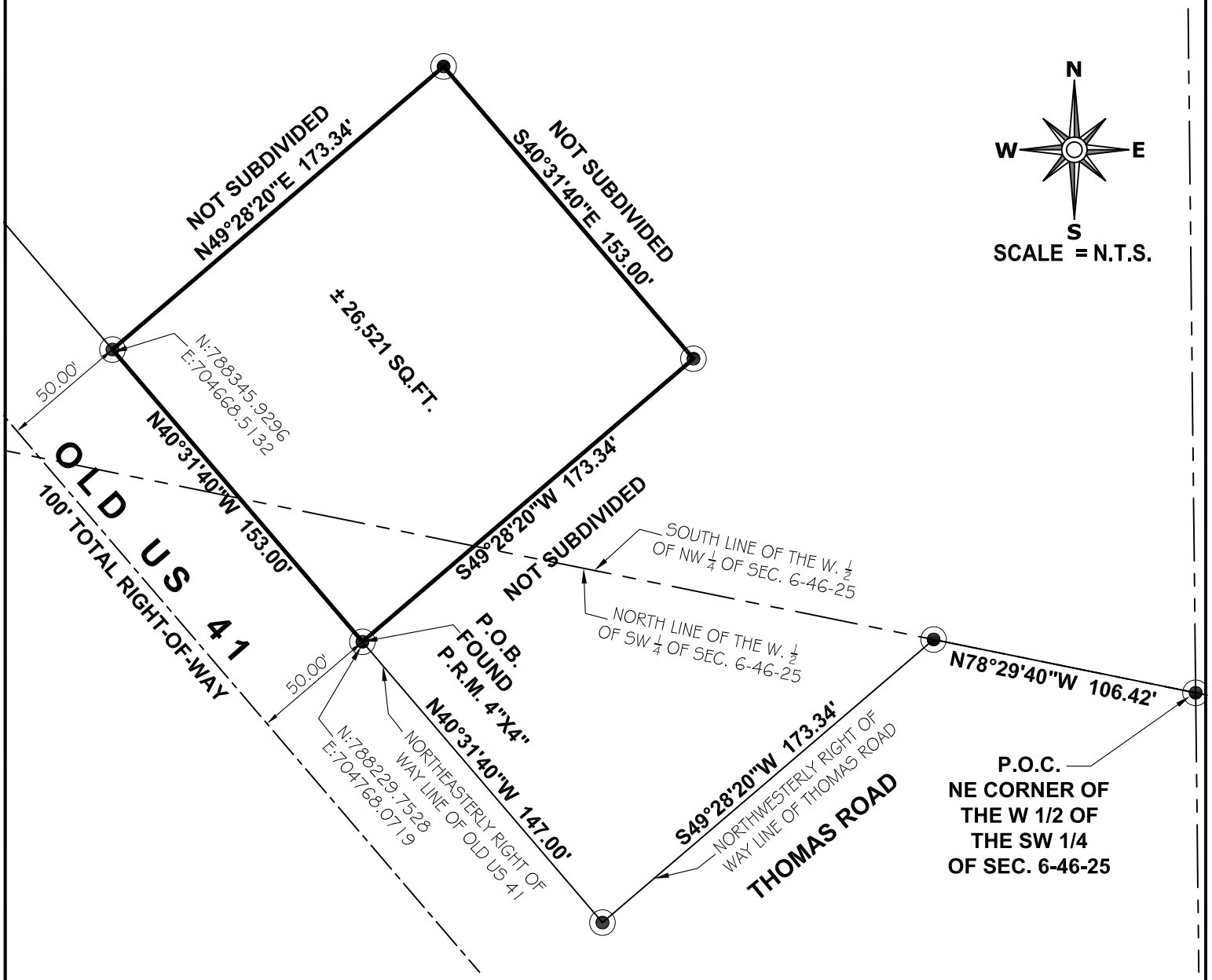
3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

LB 7806 SEAL

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 6, TOWNSHIP 46 SOUTH RANGE 25 EAST
LYING AND BEING IN FORT MYERS,
LEE COUNTY, FLORIDA



SHEET 2 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	DA
DATE :	05/20/2026
SCALE:	1"=60'
SURVEY NO:	15-004695-3
SHEET:	2 OF 3

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EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

SECTION 6, TOWNSHIP 46 SOUTH RANGE 25 EAST
LYING AND BEING IN FORT MYERS,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (N/W1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID WEST ONE -HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) RUN N78°29'40"W FOR 106.42 FEET; THENCE RUN S49°28'20"W FOR 173.34 FEET, ALONG THE NORTHWESTERLY RIGHT OF WAY OF THOMAS ROAD, TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF OLD TAMIANI TRAIL (100 FEET WIDE); THENCE N40°31'40"W ALONG SAID NORTHEASTERLY LINE, FOR 147 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N40°31'40"W ALONG SAID NORTHEASTERLY LINE FOR 153 FEET; THEN RUN N49°28'20"E FOR 173.34 FEET; THENCE RUN S40°31'40"E FOR 153 FEET; THENCE RUN S49°28'20"W FOR 173.34 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 26,521 SQUARE FEET.

DRAWN BY:	DA
DATE :	05/20/2026
SCALE:	NONE
SURVEY NO:	15-004695-3
SHEET:	3 OF 3

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REZ2026-00007 Lee County DigEplan

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
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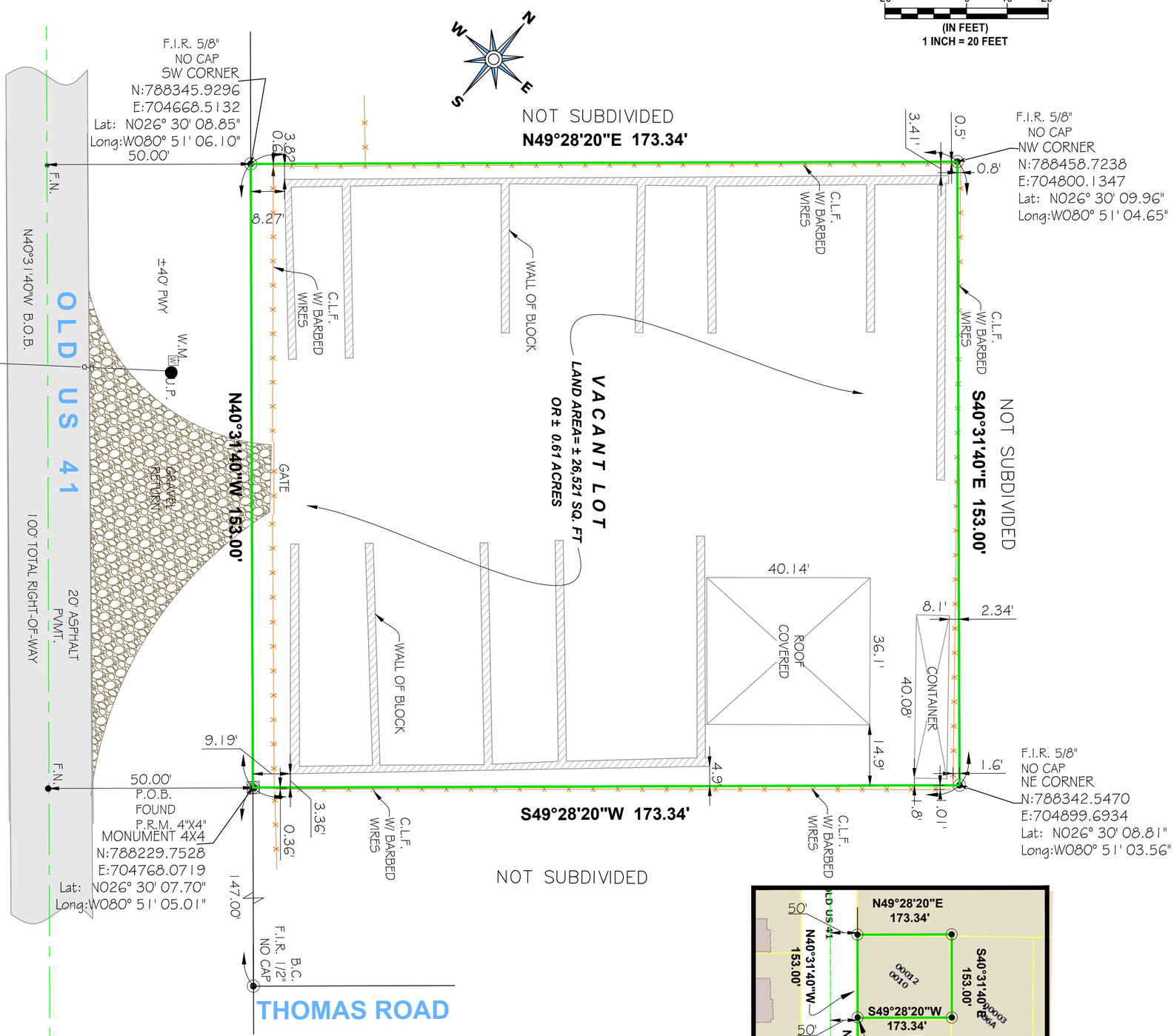
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PH: (239) 540-2660

Additional Info Dated 05-21-2026

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET



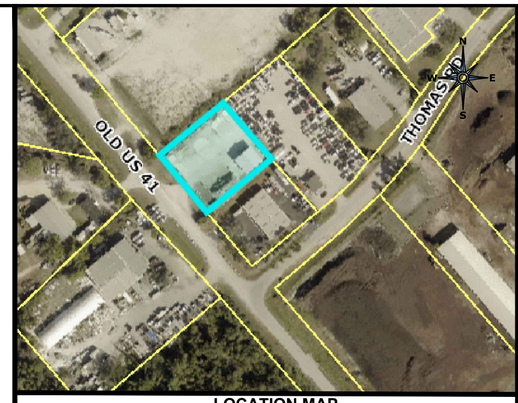
ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
BLDG.	BUILDING
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.O.	CLEANOUT
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
FT.	FEET
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL.	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
R.R.	RAIL ROAD
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.I.P	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND

- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- EXISTING ELEVATION

SKETCH OF THE LEGAL DESCRIPTION
SCALE = N.T.S.



LOCATION MAP
SCALE = N.T.S.

PROPERTY ADDRESS:
16451 OLD US 41, FORT MYERS, 33912

FOLIO NUMBER:
10262553

CERTIFICATION:
LORETO PEREZ RODRIGUEZ & GEIDY MARTINEZ PEREZ DE COCHO

LEGAL DESCRIPTION:
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LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	" AE "
BASE FLOOD ELEVATION:	11 FEET
COMMUNITY:	125124
PANEL:	0438
SUFFIX:	H
DATE OF FIRM:	11/17/2022

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 03/20/2026
CARLOS D. IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 7604 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: *UPDATE BOUNDARY SURVEY - 03/20/2026*
REVISED ON: *BOUNDARY SURVEY - 12/02/2015*

DRAWN BY:	AMG
SURVEY DATE:	03/20/2026
SURVEY NO:	15-004695-2
SHEET:	1 OF 1

CARLOS D. IBARRA CERTIFICATE NO. 7604 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

LB 7806 SEAL