



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

**Consolidated Review Comments**

**Record Number:** [ADD2025-00277](#)

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

**Report Date:** 01/27/2026

**Record Type:** Administrative Approval

**Address:** 11458 MAY ST 1-6, MATLACHA, FL 33993

**Project Name:** ADD Variance

**Record Description:** Relief Requested:1)LDC Section 34-695 Lot Depth/Street & Waterbody Setback which required a waterbody setback of 25'. Relief is requested to allow a setback of 4'-6" per approved SCA 2025-000082)LDC Section 34-2192, which requires a street setback of 25'. Relief is requested to allow a street setback of 8'-2" per approved SCA 2024-000023)LDC Section 34-2194, which required a waterbody setback of 25'. Relief is requested to allow a setback of 4'-6" per approved SCA 2025-000084)Administrative Code AC-11-12 IX.D, Driveway width which is a maximum of 40'. Relief is requested to allow the driveway widths to match the building's frontages.

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> |
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| <u>Zoning Review</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |               |                   |
| Yes                  | <ul style="list-style-type: none"><li>- The narrative requests relief from waterbody setbacks from 25 feet to allow for 4 feet 6 inches. The measurement appears to be from the structure to what appear to be steps. Pursuant to LDC 34-2194(b)(2), if the body of water is seawalled, setback will be measured from the seaward side of the seawall, not including the seawall cap. Therefore the request should reflect the 7 foot 3 inch measurement. Please revise the request.</li><li>- The narrative requests relief from street setback from 25 feet, to allow a 8 foot 2 inch setback from the street. The provided site plan provides a 10 foot measurement for the stair case, and an 18 foot 6 inch measurement to the staircase deck. Where is the 8 foot 2 inch measurement the relief is being requested from?</li><li>- The narrative asks for relief from driveway width maximum of 40' from AC-11-12 IX.D. Pursuant to LDC Section 34-3107(a) Duplex and two-family attached units must be constructed with driveways (i.e. one for each unit) at least 20 feet wide and 20 feet long. The intent of the code is the minimum requirement of 20 feet for each unit, therefore the minimum of 40 feet is</li></ul> | MarySue Groth   | Open          | 3                 |

being met with the 58 foot 11 inch width, and no relief is needed.

| <u>Corrections</u> | <u>Review Comments</u>                                                                                                                                                                                                                        | <u>Reviewer</u> | <u>Status</u> | <u>Comment ID</u> |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|-------------------|
|                    | one for each unit) at least 20 feet wide and 20 feet long. The intent of the code is the minimum requirement of 20 feet for each unit, therefore the minimum of 40 feet is being met with the 58 foot 11 inch width, and no relief is needed. |                 |               |                   |

**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.*

**REVIEWER CONTACT INFORMATION:**

| <u>Reviewer Name</u> | <u>Reviewer Email</u> | <u>Reviewer Phone</u> |
|----------------------|-----------------------|-----------------------|
| MarySue Groth        | mgroth@leegov.com     | 239-533-8335          |