Lee County
Southwest Florida

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

# Consolidated Review Comments

**Record Number:** REZ2026-00007

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

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**Report Date:** 06/12/2026
**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.

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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.<br><br>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 |
| *Legal Review* | | | | |
| Yes | Sec. 34-202(a)(6) – Boundary Survey<br><br>Pursuant to LDC §34-202(a)(6), the boundary survey must be based upon the title certification submitted in accordance with Section 34-201(a)(7).<br><br>The submitted survey does not indicate that it is based on the title certification dated March 4, 2026. Please provide a revised survey or surveyor's certification demonstrating compliance with LDC §34-202(a)(6). | Richard Burris | Open | 14 |
| *Zoning Review* | | | | |
| Yes | Staff acknowledges the response to the comment made regarding a | Brianna Schroeder | Open | 15 |

| Corrections | Review Comments | Reviewer | Status | Comment ID |
|---|---|---|---|---|
| | companion Variance to be submitted on the insufficiency letter dated April 22, 2026. However, while the property is surrounded by properties already within an Industrial Zoning District, this does not automatically classify the area as an industrial subdivision. The area located east (including the subject property) of the Ten Mile Canal are not within an industrial subdivision, while the industrial zoned properties located west of the Ten Mile Canal are within the Lee County Industrial Park Subdivision pursuant to Lee County Clerk of Courts Plat Book 30, Page 94.<br><br>With the subject property not being within the Lee County Industrial Park Subdivision and a recorded Plat not being found for this subject property pursuant to Lee County Clerk of Courts, a companion Variance is required to meet the findings/review criteria established in LDC Section 34-145(d)(4). For example, a similar case was approved across from the subject property at 16420 Old US 41, which approved the remnant Agricultural (AG-2) zoned piece to now be within the Intensive Commercial (CI) zoning district through REZ2025-00012, which also had a companion Administrative Variance, ADD2026-00006 to memorialize the existing lot width/street frontage for this property. To move forward with this request, a companion variance from LDC Section 34-904 must be submitted to memorialize the nonconforming lot area and dimensions.<br><br>In accordance with the Boundary Survey submitted on May 21, 2026 indicates the following:<br><br>Lot Width: 153 feet<br>Lot Depth: 173 feet<br>Lot Area: ±0.61 Acres<br><br>LDC Section 34-904 requires the following:<br><br>Lot Width: 200 feet<br>Lot Depth: 200 feet<br>Lot Area: 2 Acres | | | |
| Yes | While LDC Section 34-202 does not require conventional rezone requests to provide a site plan. With the site already being developed and currently operating as "Building Material, Sales", please demonstrate how the site currently meets the provisions of the Land Development Code (LDC) to comply with LDC Section 34-145(d)(4). | Brianna Schroeder | Open | 16 |
| Yes | Although the site is currently not connected to potable water and sanitary sewer, please be advised that providing an onsite porta potty does not meet the submittal requirement of providing proof of potable water and sanitary sewer as set forth in LDC Section 34-202. | Brianna Schroeder | Open | 17 |

**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 |

Document: REVISED NARRATIVE.pdf

| Corrections | Page Ref | Review Comments | Reviewer | Status | Comment ID |
|---|---|---|---|---|---|
| *Planning Review* | | | | | |
| Yes | 1 | Please provide a complete Lee Plan Analysis of Policy 1.1.7, Standards 4.1.1 and 4.1.2, and Goal 7 within the Narrative. | Lindsey Karczewski | Open | 13 |

**REVIEWER CONTACT INFORMATION:**

| *Reviewer Name* | *Reviewer Email* | *Reviewer Phone* |
|---|---|---|
| Lindsey Karczewski | lkarczewski@leegov.com | 239-533-8174 |
| Brandon Dunn | bdunn@leegov.com | 239-533-8809 |
| Brianna Schroeder | bschroeder@leegov.com | 239-533-8350 |
| Allyson Hall | ahall@leegov.com | 239-533-8553 |
| Richard Burris | rburris@leegov.com | 239-533-8526 |