



Consolidated Review Comments

Record Number: [REZ2026-00001](#)

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: 06/22/2026

Record Type: Rezoning

Address: 11170 SUMMERLIN SQUARE DR, FORT MYERS BEACH, FL 33931

Project Name: First Auto Credit Dealership

Record Description: Request to rezone 1.02+/- acres from Community Commercial (CC) to General Commercial (CG).

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.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Environmental Review</u>				
Yes	Environmental: 1. After further review the use of car dealership triggers LDC Section 34-1352. This LDC Section requires a 25-foot buffer along right of ways external to the development. Please demonstrate compliance with LDC Section 34-1352(g)(1) to the north and south property lines. 2. Please demonstrate compliance with LDC Section 10-425(a) for 10% open space. 3. If the applicant cannot meet the buffer requirements in LDC Section 34-1352 then an administrative deviation (ADD) will be required per LDC Section 34-1354.	Paige Carroll	Open	14
<u>Legal Review</u>				
Yes	Legal Review The boundary survey has inconsistent calls between the metes and bounds description and the calls listed on the survey sketch. Please include the deed calls on the survey sketch. The document is titled Survey Plat not Boundary Survey. Note 11 does indicate the document is a boundary survey. The preferred title for the document is Boundary Survey.	Richard Burris	Open	13

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>
Paige Carroll	pcarroll@leegov.com	-
Richard Burris	rburris@leegov.com	239-533-8526