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: 07/20/2026
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
Legal Review				
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". Please provide a document meeting the requirements of LDC §34-202(a)(5).	Richard Burris	Open	3

Corrections	Review Comments	Reviewer	Status	Comment ID
Zoning Review				
Yes	Please let Staff know if a meeting would like to be requested to discuss the comments provided in this insufficiency letter.	Brianna Schroeder	Open	19
Yes	To allow both Staff and applicant to adequately review this case and Administrative Approval, ADD2026-00127, Staff recommends a waiver from statutory deadlines be submitted.	Brianna Schroeder	Open	20
Yes	Please be advised that the submittal requirement waiver submitted to the case on July 10, 2026, must be submitted separately on the portal to be approved.	Brianna Schroeder	Open	21
Yes	In conjunction with Planning's comments, please be advised that a thorough analysis of the Lee Plan Goal and Policies provided by Planning must be provided in the project narrative to fulfill all of the Hearing Examiner's findings and review criteria established in LDC Section 34-145(d)(4).	Brianna Schroeder	Open	22

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: 07-10-26 RESPONSE TO INSUFFICIENCY LETTER.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Planning Review					
Yes	2	A revised Request Narrative that's separate from the "Response to Insufficiency Letter" needs to be provided for this request. Within the Revised Narrative, please include individual consistency statements for each of the following Lee Plan policies: Policy 1.1.7, Standards 4.1.1 and 4.1.2, Policy 7.1.1, 7.1.3, and 7.1.4.	Lindsey Karczewski	Open	18

REVIEWER CONTACT INFORMATION:

Reviewer Name	Reviewer Email	Reviewer Phone
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