REZ2026-00007 Lee County DigEplan Additional Info Dated 07-29-2026

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July 29, 2025

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

Re: REZ2026-00007 (Land Material Supply)

Dear Brianna:

In response to the third sufficiency letter dated July 20, 2026, we would offer the following additional information:

Development Services.

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.

RESPONSE: Chapter 10 Review. As stated in the previous sufficiency response, this is understood.

Legal Review.

The legal description does not have the signature of a "Licensed Surveyor and Mapper."

RESPONSE: Survey. Please see the attached signed survey.

Zoning Review; Comment 19.

Please let Staff know if a meeting would like to be requested to discuss the comments provided in this insufficiency letter.

RESPONSE: I hope that a meeting would not be necessary. However, please let me know if you would like to meet to discuss the comments.

Zoning Review; Comment 20.

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.

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RESPONSE: A waiver request will be submitted.

Zoning Review; Comment 21.

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.

RESPONSE: Will be completed.

Comment 22.

In conjunction with Planning's comments, please be advised that a thorough analysis of the Lee Plan Goal and Policies provided by Pla ng 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).

RESPONSE: Please see revised narrative attached.

Planning Review; Comment 12.

Please provide a complete Lee Plan Analysis.

RESPONSE: Brandon Dunn advised me that this comment should have been removed.

Planning Review; Comment 18.

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.

RESPONSE: Please see attached revised narrative.

Please let me know if you need anything else. Michael Duffek is paying close attention.

Best regards,

Very truly yours,

KNOTT EBELINI HART



Mark A. Ebelini

MAE/mcl

Revised Narrative for Land Material Supply

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 (Policy 1.1.7) 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 all are zoned industrial. 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.

The existing use does not exceed the thresholds specified in 4.1.1.1 or 4.1.2.1 that would require connection to central services. Employees are on site for only a very limited amount of time each day, and there is a porta potty available when needed.

The request is consistent with Goal 7 and Policies 7.1.1, 7.1.2 and 7.1.3 in that it is a very low key existing industrial use in an area that is designated on the Lee Plan for industrial development and is currently used for light industrial purposes. There are no negative off site impacts.

This request complies with 34-145(d)(4) in that it complies with the Lee Plan, meets the LDC and other applicable County regulations with the approval of the requested administrative dimensional variances. It 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. There are no environmentally critical or sensitive areas on this fully developed site.

Lee County Community Development

REQUEST FOR WAIVER OF STATUTORY ZONING APPLICATION REVIEW DEADLINES

Please email application to ZoningAdmin@leegov.com or submit to the Zoning counter at 1500 Monroe St. Fort Myers, FL 33901. Call 239-533-8585 with questions.

*Please provide the required information below.

*Project Case Number: REZ2026-00007

*Project Name: Land Material Supply

*Applicant Name: Michael Roeder

*Phone Number: 239-980-7513

*Email: mroeder@knott-law.com

Applicant hereby requests a waiver of the statutory development order review deadlines found in § 125.022, Florida Statutes, for the application identified above. This waiver will allow additional time for Applicant to submit, and for Lee County to review, any supplemental or corrected materials which have been deemed necessary by the Department of Community Development to substantiate compliance with the applicable application requirements of the Lee County Land Development Code. Applicant acknowledges that the maximum response time, notwithstanding this waiver request, is 365 days from the original submittal date at which time the submittal must be approved, approved with stipulations, or denied.

Mike Roeder
*Signature

7/27/26
*Date

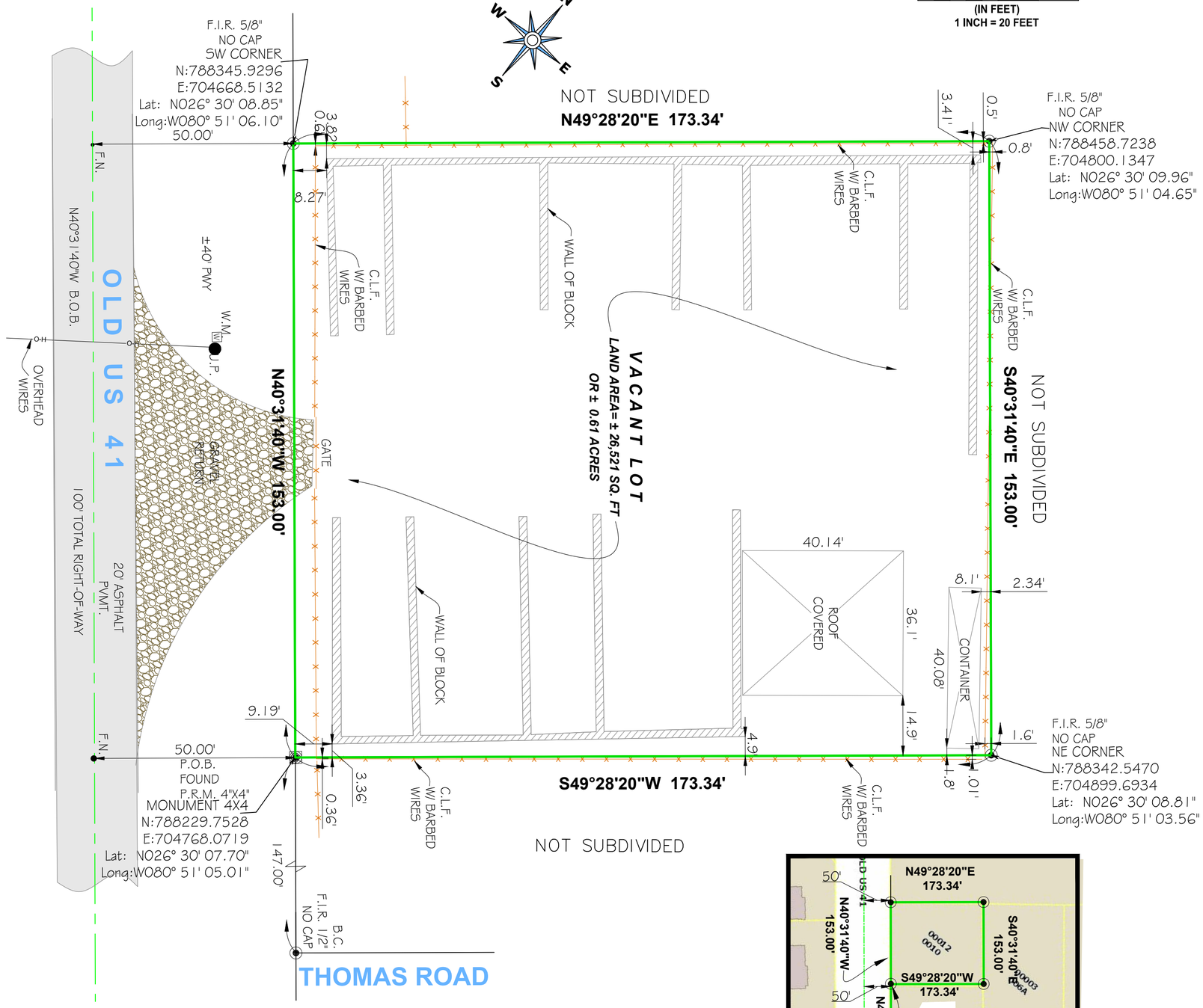
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

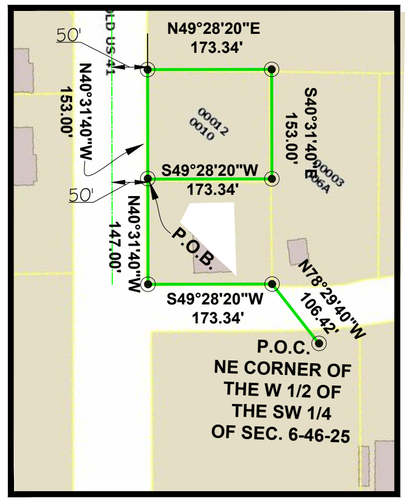
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

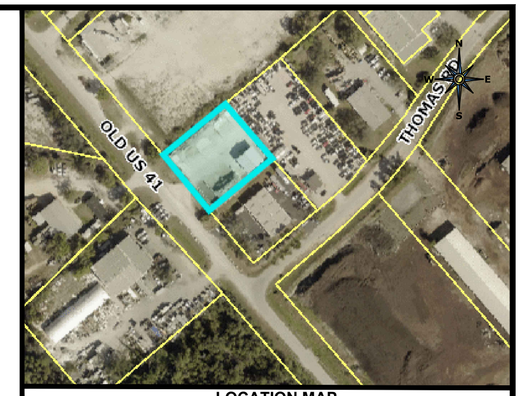
MAP OF BOUNDARY SURVEY

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





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:
A TRACT OR PARCEL OF LAND LYING IN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) 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 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.

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.

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

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.

Digitally signed by
CARLOS D IBARRA
Date: 2026.07.24
17:32:11 -04'00'

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 NO. 7604 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by
CARLOS D IBARRA
Date: 2026.07.24
17:32:58 -04'00'