Consolidated Review Comments

Record Number: DCI2026-00014

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

Report Date: 07/30/2026
Record Type: Planned Development
Address: 0 TICE STREET DEVELOPMENT, FORT MYERS, FL
Project Name: Tice Industrial Park
Record Description: Rezone 59.85 acres from Multi-Family Residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD).

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 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. Please demonstrate pedestrian way access available to Lot #1. Please demonstrate that the proposed lake meets the setback requirements in LDC Section [10-329(d)(1)a.1.] of 25 feet from an existing or proposed street right-of-way line or easement for a local street. Please provide protection for wayward vehicles between the proposed right-of-way and proposed lake.	Allyson Hall	Open	21

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Is the applicant requesting a reduced excavation setback to accommodate a surface water management lake which would require a Deep Lake Management Plan?	William Lange	Open	33
DOT Review				
Yes	DOT (Edited comment 7/29/2026) 1. The location and boundary of the proposed easement intended to accommodate the 8' shared use path on Tice Street must be shown on the MCP. 2. Internal project roadways seem to indicate the access points for development lots. Driveway length for the internal roads is governed by LDC Sec. 10-610, which refers to 2026 FDOT Design Manual. While no minimum spacing is defined here, it is advised that a minimum separation distance of 100' from the edge of paving of Tice Street should be demonstrated.	John Podczerwinsky	Open	34
Yes	TIS Note: The TIS methodology and execution are greatly improved over the previous revision. However, some minor changes will be necessary. 1. It is recommended that table 3A use the 2024 Concurrency Report (most recent published report) to obtain present day pk hr, pk season traffic volumes for Tice Street and Country Lakes Blvd. These are data that have already been factored by the appropriate K & D factors and have been accepted by Lee County as representative traffic volumes for concurrency review purposes. The source of the present day peak hour traffic volumes is not spelled out; using the 2024 Concurrency Report will likely change the findings reported on Table 3A when applying the growth rates to 2036. 2. Project traffic assignment is still not provided in the report. Directional traffic assignment and project turning movements at the project access are necessary - and should reflect the entirety of the AM & PM peak hour trips entering and exiting the site. The purpose of these is to determine if operational improvements (e.g. turning lanes, traffic signal, etc.) may be required.	John Podczerwinsky	Open	35
Environmental Review				
Yes	Environmental Sciences Revise the MCP Project Open Space information. The MCP depicts 13.06 acres of indigenous open space and the document states 13.65 acres of open space. The Project Open Space information on the MCP states that 150 percent credit is being allocated. Open space credits apply to indigenous (<75% exotic) uplands only. FLUCCS indicates that the preserves are wetlands. DOT is requiring a sidewalk along the southeast property line abutting Tice Street that will tie into the internal sidewalk. Demonstrate how the right-of-way buffer will be met through cross sections and labeling on the MCP. Revise the MCP to depict all existing and proposed easements in accordance with LDC Section 34-373. Provide two cross sections of the Tice Street right-of-way depicting wetland preserve and lots, sidewalk easement (8 feet) and a 20 feet wide enhanced buffer. The Use of Buffers Section 10-416(d) states that impervious within buffers is capped at 20 percent impervious. Demonstrate compliance. Clarify the discrepancies between the Protected Species Survey FLUCCS for the indigenous wetland preserve and the wetland preserve. The PSS states that there is 9.18 acres of indigenous preserve with a portion of the preserve being non-indigenous and requiring restoration. Revise the acreage specifications for the preserves to match the information provided by the environmental consultant.	Elizabeth Workman	Open	39

Corrections	Review Comments	Reviewer	Status	Comment ID
	Revise the indigenous management plan to provide information regarding the restoration plants being proposed.			
Yes	Zoning The applicant has revised the Schedule of Uses to limit some of the manufacturing uses to lots 3 through 10. This remains incompatible with the surrounding uses which include an elementary school and single-family residential. Revise the Schedule of Uses and demonstrate compatibility to meet the rezoning criteria. Revise the Schedule of Uses and Request Narrative for the Consumption on Premise. The applicant is limiting this use to certain lots that are within 500 feet from a Lee County school. The applicant must revise the Schedule of Uses to focuses intense uses to the west and less intense to the east. Currently, the proposal will not meet the rezoning criteria. Revise the Property Development Regulations and the Request Narrative to demonstrate compliance with manufacturing setbacks as states previously. FYI: The applicant is proposing uses that will trigger LDC Sections 34-1352 and 34-1353. The applicant for any of the proposed uses will be required to meet these sections of code or seek relief through a public hearing process per conditions associated with the subject rezoning.	Elizabeth Workman	Open	40
LeeTran Review				
Yes	LeeTran has reviewed the proposed development and determined that it has no impact to transit, based on Lee County Transit LDC section 10-441.	Jose Perez	Open	20
Legal Review				
Yes	This comment has not been reviewed from the previous submission. - Please explain the discrepancy between the two legal descriptions. The legal description from the title policy has a closure gap of only. 0.01 feet while the closure gap on the other legal descriptions is about a foot.	Larissa Narkiewicz	Open	36
Yes	LDC §34-202(a)(6) Boundary Survey. - The Boundary Survey is based on the ALTA Commitment for Title Insurance, effective date January 6, 2026. Please submit the ALTA Commitment for Title Insurance.	Larissa Narkiewicz	Open	37
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - Please include the signature of the Florida Licensed Surveyor and Mapper on the Legal Description.	Larissa Narkiewicz	Open	38
Natural Resources Review				
Yes	Pursuant to LDC 10-324, open drainage ways within 100 feet of school sites shall not be permitted unless specifically approved by the Board.	William Lange	Open	6
Yes	Repeat Comment: Identify the proposed irrigation source.	William Lange	Open	10
Yes	Repeat Comment: As discussed with Lee County Natural Resource Staff, the proposed dry detention is an open drainage way, and falls within 100 feet of a school site. Pursuant to LDC 10-324, approval to place an open drainageway within 100 feet of school must be approved by the BoCC.	William Lange	Open	31

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Repeat Comment: Based on the provided MCP, the applicant appears to be reducing the volume capacity of the natural water system features; SEZ2006-00028 found the project sufficiently protected, conserved, and preserved the extent of environmentally critical areas only by the inclusion of additional protection for native habitats. The applicant appears to be proposing a greater development footprint with less habitat protections. Provide a revised analysis of Lee Plan Policy 126.1.4.	William Lange	Open	32

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: Request Statement.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Planning Review					
Yes	4	Revise the last sentence in paragraph 3 of the central urban narrative so that it is complete.	Lindsey Karczewski	Open	26
Yes	6	Demonstrate compliance with Policy 5.1.5 within the Request Narrative.	Lindsey Karczewski	Open	28
Yes	7	Revise the analysis for Policy 7.1.1 to address each of the listed criteria individually.	Lindsey Karczewski	Open	29
Yes	9	The subject property is within the Caloosahatchee Shores Community Plan Area and is surrounded by residential uses and a school. Demonstrate compliance with Objective 21.3 in the Request Narrative.	Lindsey Karczewski	Open	30

REVIEWER CONTACT INFORMATION:

Reviewer Name	Reviewer Email	Reviewer Phone
John Podczerwinsky	jpodczerwinsky@leegov.com	-
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
Larissa Narkiewicz	lnarkiewicz@leegov.com	239-533-8824
Jose Perez	jperez2@leegov.com	-
William Lange	wlange@leegov.com	-
Elizabeth Workman	eworkman@leegov.com	239-533-8793
Allyson Hall	ahall@leegov.com	239-533-8553