



Consolidated Review Comments

Record Number: [SEZ2026-00001](#)

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: 08/13/2026

Record Type: Special Exception

Address: 6227 DEER RUN, FORT MYERS, FL 33908

Project Name: The Forest CC Tower

Record Description: Special Exception to allow a 149-foot monopole wireless communication facility.

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. Staff have found inconsistencies between the boundary survey lease area call out and MCP lease area call out. Please revise. 2. Staff has concerns regarding the memorandum. The date on the memorandum is 4/29/24 yet the non-exclusive buffer easement had been added. 3. Please provide more information on the newly proposed location of the pole barn. 4. Additional comments may follow pending applicants responses and meeting with staff.	Paige Carroll	Open	21
<u>Legal Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	LDC §34-202(a)(6) Boundary Survey. The comments made in the previous review have not been addressed. - The distance, 287.87 in the first call of the first line of the Tower Parcel legal description is missing on the legal sketch. - Please review the typos in the legal description on the Boundary Survey.	Larissa Narkiewicz	Open	17
Yes	§10-154(1) Legal description and sketch to accompany legal description. - Page 3 of the legal description and sketch is missing the metes and bounds calls for the Ingress, Egress and Utility Easement.	Larissa Narkiewicz	Open	20

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>
Larissa Narkiewicz	lnarkiewicz@leegov.com	239-533-8824
Paige Carroll	pcarroll@leegov.com	-