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: 09/14/2026
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*
DOT Review				
Yes	TIS: The TIS Submitted during review is missing information (all appendices). No supplemental information can be reviewed during the active review process.	John Podczerwinsky	Open	42
Yes	DOT: Please provide missing dimensions for cross sections A-A and A1-A1 related to additional pavement width / turn lane width to ensure the 16.5' donation will be adequate to capture all new roadway and pedestrian improvements.	John Podczerwinsky	Open	43
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	Elizabeth Workman	Open	39

Corrections	Review Comments	Reviewer	Status	Comment ID
	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. Revise the indigenous management plan to provide information regarding the restoration plants being proposed.			
Yes	Environmental Sciences Revise the MCP to note that a Type F buffer is required where the development abuts the preserve. It is understood that the preserve will serve as the buffer, however the MCP is indicating that no buffer is required. Please revise to be consistent with the LDC 10-416(d) and Deviation #1. Please explain in the request narrative how the Tice right-of-way buffer will be enhanced.	Elizabeth Workman	Open	41
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

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					

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Yes	4	REPEAT COMMENT: Revise the last sentence in the final paragraph of the Central Urban FLUC narrative so that it is complete.	Lindsey Karczewski	Open	26
Yes	6	REPEAT COMMENT: The request is to place an industrial use adjacent to existing residential uses. Demonstrate compliance with Policy 5.1.5 within the Request Narrative.	Lindsey Karczewski	Open	28
Yes	7	REPEAT COMMENT: Please address the following comment within the next submittal. Some analysis to each of the criteria under Policy 7.1.1 is missing. Revise the analysis for Policy 7.1.1 to address each of the listed criteria individually.	Lindsey Karczewski	Open	29
Yes	9	REPEAT COMMENT: The subject property is within the Caloosahatchee Shores Community Plan Area and is surrounded by residential uses and a school. Provide an analysis of 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	-
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