



Consolidated Review Comments

Record Number: [SEZ2026-00018](#)

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

Report Date: 09/14/2026
Record Type: Special Exception
Address: 9731 CATTAIL CT, FORT MYERS, FL 33905
Project Name: Country Lakes Open Storage Exception -129
Record Description: Request for Special Exception on Lot 129 ±0.23 ac for subordinate commercial uses.

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>Development Services Review</u>				
Yes	<p>Development Services</p> <p>The existing fence permitted under FNC2025-03271 was described as "6' chain link with gates for security only No open storage permitted". Chain link fencing does not meet the visual screening requirement for open storage in LDC Section 34-3005(b)(1).</p> <p>INFORMATIONAL COMMENT: At time of development order, the site must comply with LDC Section 34-3005(b)(1-2).</p> <p>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. A development order was previously submitted under LDO2024-00304 to legitimize open storage, however, it was Closed-Abandoned due to no activity.</p>	Allyson Hall	Open	1
<u>Environmental Review</u>				
Yes	Environmental staff is unable to review this application. Please provide a Site Plan in accordance with LDC Section 34-202.	Paige Carroll	Open	4
<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)(5) Legal description and sketch to accompany legal description. - Please submit the Legal Description with No Metes and Bounds as its own document.	Larissa Narkiewicz	Open	5
<u>Planning Review</u>				
Yes	Please provide an analysis of Lee Plan policy 5.1.5.	Nicholas DeFilippo	Open	2
<u>Zoning Review</u>				
Yes	Site Plan will need to comply with Note 3 of LDC Section 34-735	Khalil Muhammad	Open	3
Yes	A Site Plan will be required per LDC Section 34-202(b)(5)c . Waiver GEN2026-00354 did not approve submittal requirement "Site Plan". See LDC Section 34-202(b)(5)c.1-5 for required components of a Site Plan	Khalil Muhammad	Open	6

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 and Potable Water Narrative - Application for Special Exception - Country Lakes.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>					
Yes	4	This should be included on an Application Submittal Document Waiver. Please submit a new waiver to waive this requirement (LDC Section 34-202(a)(10)).	Khalil Muhammad	Open	9

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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