

Pending Zoning Cases in North Fort Myers Planning Community

Current as of 01/31/2023

Project Name / Case Number	Location	HEX Hearing Date	HEX Disposition	BCC Hearing Date	Project Type/ Description	Status
Moody River Estates (aka Moody Rd) DCI2021-00030	880 and 884 Moody Road, North Fort Myers Planning Community, Lee County, FL				The applicant is seeking approval of a Minor Planned Development Amendment to modify the Master Concept Plan specific to Tract M. The amendment is to specifically allow for the relocation of the internal access drive, provide for an additional access point onto Moody Road and request deviations to reduce the required right-of-way width from 40' to 23', to allow for integrated utility easements within the right-of-way, and to remove the buffer requirement along the southern portion of the access drive.	Waiting on Applicant
Fort Myers RV & Marine CPD DCI2021-00040	14670, 14710, 14740 North Cleveland Ave., 361, 375, 387 W Mariana Ave., 1590 Judd Rd., and 1627 Many Rd., North Ft. Myers Planning Community, Lee County, FL	08/25/2022	Recommend Approval	02/08/2023	Request to rezone 7.42± acres from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to Commercial Planned Development (CPD) with the following two Master Concept Plan alternates: (a) RV and Boat Sales and Service or (b) permit convenience food and beverage store with self-service fuel pumps and other commercial uses.	Scheduled for BOCC Hearing
Bayshore 65 MPD DCI2021-00049	7700 & 7750 Bayshore Rd., North Fort Myers Planning Community, Lee County, FL.	04/06/2023			Rezoning request from Agricultural (AG-2) district to Mixed Use Planned Development (MPD) to allow up to 357 dwelling units with a maximum of 250 single-family units and up to 80,000 square feet of commercial uses on 66.5± acres.	Scheduled for Hearing
RaceTrac at Bayshore CPD DCI2021-00053	8640 Bayshore Road, North Fort Myers Planning Community, Lee County, FL.	02/01/2023			Rezoning to allow for the development of a convenience food and beverage store.	Pending HEX Hearing
Mini Warehouse Facility DCI2022-00023	17801 N Tamiami Trail, North Ft. Myers Planning Community, Lee County, FL.	11/09/2022	Recommend Approval	02/08/2023	Request to amend Resolution Z-17-020, the existing Realmart Storage CPD, to amend the Schedule of Uses, Master Concept Plan, and Development Regulations. This amendment will increase the building height from 24 feet to 50 feet and the floor area from 55,730 square feet to 150,315 square feet.	Scheduled for BOCC Hearing

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MIVO North Fort Myers DCI2022-00027	15781 N Cleveland Avenue, North Fort Myers Planning Community, Lee County, FL.	01/19/2023			The proposed project is a multi-family development consisting of approximately 285 apartment units with parking garages. The project site is approximately 19.41 acres total with 0.99 acres of wetlands that would not be impacted. The applicant is requesting 95 of the 285 total units through the County's Bonus Density Program	Pending HEX Hearing
Bayshore 31 RPD DCI2022-00037	7150 & 7200 Bayshore Road, North Fort Myers Planning Community, Lee County, FL.				Request to rezone 3.2± acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow for up to 100 single family residential dwelling units.	Waiting on Applicant
Tamiami EH1 Self Storage DCI2022-00041	17630 N. Tamiami Trail, North Fort Myers Planning Community, Lee County, FL.				The property owner, Matrix Self-Storage, LLP, is requesting to amend the current CPD (Resolution Z-13-015) to permit a 107,857 square foot public warehouse & mini-warehouse facility consisting of one (1) three-story building and four (4) 1-story buildings. The schedule of uses has been revised to request only the specific uses necessary for this storage facility. The Master Concept Plan has been modified to reflect the proposed building footprint and demonstrate the site improvements necessary for the functionality of this facility.	Waiting on Applicant
Moody Landing RPD DCI2022-00042	866 Moody Road, North Fort Myers Planning Community Lee County, FL.				Rezoning request from Agricultural (AG-2) to Residential Planned Development (RPD) for 226 residential units, marina with up to 90 boat slips.	Waiting on Applicant
Bayshore Pines DCI2022-00048	5361 Bayshore Road	03/30/2023			Request to rezone 9.13± acres from commercial (C-1) and residential (RS-1) to Residential Planned Development (RPD) to allow for up to 180 unit multi-family dwelling units, including 89 bonus density units.	Scheduled for Hearing
Barrett Park RPD DCI2022-00063	9251 - 9500 Westcreek Cir., North Fort Myers Planning Community, Lee County, FL.				Rezone from RS-1 to RPD to allow for the development of 200 multi-family units	Waiting on Applicant
Bayshore 57 MPD (Theta Parcel) DCI2023-00002	7401 BAYSHORE RD NORTH FORT MYERS FL 33917				Modification of ADD2021-00214 Condition No. 1 to eliminate minimum commercial square footage of 30,000 sf.	Waiting on Applicant

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BUCCANEER ESTATES <u>DRI2018-10001</u>	2210 N. Tamiami Trail, North Fort Myers Planning Community, Lee County, FL		Recommend Approval	01/19/2022	Request for a Change to the Buccaneer Estates Development of Regional Impact (#2-8283-25), consistent with 380.06(7) F.S. to extend the build out date from March 12, 1989 to 5 years from the time of approval of this zoning action and amend the approved Map H to be consistent with the design plan for the remaining 212 home sites expansion.	Pending Hearing Outcome
REZONING (TWIN BROOKS RD) <u>REZ2018-10012</u>	2251 Twin Brooks Road, North Fort Myers, Planning Community, Lee County, FL.				Request to Rezone from TFC-2 to Agricultural	Waiting on Applicant
SAINT NICOLAS MONASTERY 111 <u>REZ2021-00007</u>	111 Evergreen Rd., North Fort Myers Planning Community, Lee County, FL.				Request to rezone 9.9± acres from Residential Single-Family (RS-1), Two-Family Conservation (TFC-2) and Agricultural (AG-2) to Community Facilities District (CF).	Documents Uploaded
North Tamiami Commercial <u>REZ2022-00002</u>	17750 N Tamiami Trail, North Fort Myers Planning Community, Lee County, FL.	12/01/2022			Request to rezone 4.57± acre from Agricultural (AG-2) to General Commercial (CG).	Approved-To Mapping
Prose Diplomat <u>REZ2022-00021</u>	Northwest corner of N. Cleveland Avenue and Diplomat Pkwy., North Fort Myers Planning Community, Lee County, FL.				Rezone from RPD/CPD, AG-2 & MH-2 to RM-2	Waiting on Applicant
New Post Rd Self-Storage Facility <u>REZ2022-00025</u>	New Post Rd, North Fort Myers, FL 33917				Request to rezone 2.93 acres from Commercial (C-1A) to Intensive Commercial (CI)	Waiting on Applicant
2307-2309 Laurel Lane <u>REZ2023-00001</u>	North Fort Myers				The Applicant wishes to rezone the subject properties from MH-3 (Mobile Home) to Community Commercial (CC) in order to permit development of a tennis court maintenance facility (contractors and builders, group II) with indoor and open storage.	In Review
TWIN BROOKS RD <u>SEZ2019-00010</u>				N/A	SPECIAL EXCEPTION FOR USE 34-694 TO ALLOW THE USE EQUINES	Waiting on Applicant

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Old Bridge Steakhouse <u>SEZ2019-00026</u>	1021, 1025 & 1027 N. Tamiami Trail, North Fort Myers Planning Community, Lee County, FL	03/04/2021		N/A	Request pursuant to Lee County Land Development Code §34-1264(a)(2) for a Special Exception in the Commercial (C-1) Zoning District for indoor and outdoor on premise consumption of alcoholic beverages under a 4COP-SFS license in conjunction with a Restaurant, Group III.	Pending Hearing Outcome
Old Bridge Storage <u>SEZ2020-00005</u>	1120 Old Bridge Road, North Fort Myers Planning Community, Lee County, FL	04/22/2021		N/A	Special Exception to allow Open Storage in the MH-2 district.	Approved-To Mapping
SAUNDERS OPEN STORAGE <u>SEZ2021-00014</u>	17251 & 17281 N Tamiami Trail, North Fort Myers Planning Community, Lee County, FL	10/27/2022		N/A	SPECIAL EXCEPTION FOR LDC SEC. 33-1596, STORAGE, OPEN; CONTRACTOR AND BUILDER GROUP III	Pending Hearing Outcome
OC EASY RV & BOAT STORAGE <u>SEZ2021-00015</u>	2750 N Tamiami Trail, North Fort Myers Planning Community, Lee County, FL.	05/05/2022		N/A	Request for a Special Exception to allow the uses "Mini-Warehouse" and "Storage, open" on a 6.2± acre property zoned Commercial District (C-1A) and Commercial Planned Development (CPD) in the North Fort Myers Planning Community Commercial Corridor.	Approved-To Mapping
Sandbox Volleyball Complex <u>SEZ2021-00021</u>	13891 Willow Bridge Dr., North Fort Myers Planning Community, Lee County, FL.			N/A	A special exception request for outdoor consumption on-premises of alcoholic beverages within 500 feet of an assisted living facility.	In Review
US-FL-7036 Holy Trinity Comm. Tov <u>SEZ2022-00001</u>	Southern end of parent parcel	01/24/2023		N/A	Special Exception to allow 149' AGL monopole style communication tower and support facility on the parent parcel. This application seeks variances from the required 149 foot setback to allow 110 feet to the northeast, 110 feet to the southwest, and 80 feet 10 inches to the south.	Pending HEX Hearing
The Pondella 2.9 Self-storage Speci <u>SEZ2022-00010</u>	700-ft east from the N. Cleveland Ave./Pondella Rd. Intersection along the south Pondella Rd. ROW, North Fort Myers Planning Community, Lee County, FL.			N/A	A Special Exception Request for a Self-storage Mini-warehouse Facility.	In Review
Old Bridge Storage <u>VAR2020-00008</u>	1120 Old Bridge Rd., North Fort Myers Planning Community, Lee County, FL	04/22/2021		N/A	A variance from Section 10-421(a)(8) to allow buffer vegetation to be planted inside of perimeter fence.	Approved-To Mapping

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LUCE DOCK AND LIFT <u>VAR2020-00010</u>	OVERRIVER DR			N/A	REQUEST GREATER ROOF DIMENSIONS THAN ALLOWED	Waiting on Applicant
SAUNDERS OPEN STORAGE <u>VAR2021-00012</u>	17251 & 17281 N Tamiami Trail, North Fort Myers Planning Community, Lee County, FL	10/27/2022		N/A	VARIANCE FROM ENTRANCE GATE SETBACK, SEC. 34-1748	Pending Hearing Outcome
US-FL-7036 Holy Trinity Comm. Tov <u>VAR2022-00001</u>	19251 N. Tamiami Trl, North Fort Myers Planning Community, Lee County, FL	01/24/2023		N/A	Special Exception to allow 149' AGL monopole style communication tower and support facility on the parent parcel. This application seeks variances from the required 149 foot setback to allow 110 feet to the northeast, 110 feet to the southwest, and 80 feet 10 inches to the south.	Pending HEX Hearing
Prose Diplomat <u>VAR2022-00010</u>	Northwest corner of N. Cleveland Avenue and Diplomat Pkwy., North Fort Myers Planning Community, Lee County, FL.			N/A	Variances to accommodate existing approved access point and 2 internal variances to accompany concurrent rezoning request from RPD/CPD, AG-2 & MH-2 to RM-2 within the Mixed Use Overlay.	Waiting on Applicant
Ballard Variance <u>VAR2023-00001</u>	The rear of the property at 337 Lakeview Dr has a ten foot utility easement which we are seeking the variance for.			N/A	Additional STRAP: 34-43-24-00-00001.306A Requesting variance to the rear setback of the property for an accessory structure. One corner of the pool deck is encroaching into the easement. We have filed a petition to vacate which shows either no objection or ok for encroachment from the utility companies.	Documents Uploaded

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