



Consolidated Review Comments

Record Number: [ADD2025-00114](#)

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

Report Date: 09/03/2025
Record Type: Administrative Approval
Address: 3513 LEE BLVD, LEHIGH ACRES, FL 33971
Project Name: Elliano's Coffee (aka Barry's Place)
Record Description: Amend MCP

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>Zoning Review</u>				
Yes	Environmental Sciences The applicant has proposed deviations to the required buffers. The deviated buffers as shown on the MCP are shown within utility easements. Pursuant to LDC 10-421(a)(5), utility or drainage easements may overlap required buffers; however, no Code-required trees or shrubs may be located in any utility or drainage easement unless a written statement, from the entity holding the beneficial interest in the easement, is submitted specifically stating that the entity has no objection to the landscaping and, that the proposed landscaping will not interfere with the long-term maintenance of the infrastructure within easement area. Provide the letter of no objection or revise the MCP to show buffers outside of easements. Pursuant to 10-416(b) all new development in commercial zoning districts must provide building perimeter plantings equal to ten percent of the proposed building gross ground level floor area. The landscaping shown on the MCP does not appear to provide sufficient space for any building perimeter planting areas. Revise the MCP or request a deviation. LDC 34-1353 buffering for fast food restaurants is 25 feet in width for external or 15 feet in width if abutting an internal accessway to a commercial development. This is provided in the LDC to determine if a use will adversely impact adjacent land uses. Provide additional evidence to show how the requested deviations do not allow for adverse impacts to the adjacent land uses. The dumpster appears to be located within a buffer area, revise the MCP to show the dumpster placement will not impact buffers.	Joseph Sarracino	Open	2

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>
Joseph Sarracino	jsarracino@leegov.com	239-533-8984
Richard Burris	rburris@leegov.com	239-533-8526