



November 24, 2025

Ms. Elizabeth Workman  
Zoning Section  
Lee County Department of Community Development  
1500 Monroe Street  
Fort Myers, Florida 33901

**Reference: D. SAM PLAZA CPD AMENDMENT  
DCI2025-00013**

Dear Beth:

This letter is written in response to your review comments dated September 29, 2025. Please note that an additional deviation has been added to the request. With this letter we are submitting the following additional/revised information you requested:

1. Public Information Meeting Summary
2. Revised Schedule of Deviations and Justifications
3. Revised Master Concept Plan

### **ZONING**

Comment 1: Provide the Community Review information per LDC Section 33-1401.

**Response: Please see attached Public Information Meeting Summary.**

### **DOT**

Comment 1: Please provide a cross-access easement to the property to the east in case of future redevelopment.

**Response: The applicant is providing a cross-access easement to the commercial development to the east that fronts Lee Blvd. The applicant submits that the adjacent single-family home has access to 5<sup>th</sup> Street West which is a minor collector roadway. Providing a cross-access easement to this single-family home in case it one day redevelops as commercial could potentially be providing that speculative future development direct access to Lee Boulevard which is an arterial roadway which is contrary to the intent of the Lee Plan and Lee County Land Development Code.**

Ms. Elizabeth Workman  
D. Sam Plaza CPD Amendment - DCI2025-00013

November 24, 2025  
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Comment 2: Improvements within the County Maintained ROW will be required at the time of D.O.

**Response: Acknowledged.**

If you have any further questions, please do not hesitate to contact me directly at (239) 770-2527 or [shewitt@rviplanning.com](mailto:shewitt@rviplanning.com).

Sincerely,

**RVi Planning + Landscape Architecture**



**Stacy Ellis Hewitt, AICP**

Planning Director

SEH:jms



## D. Sam Plaza CPD

### Schedule of Deviations and Justifications

DCI2025-00013 – Revised November 2025

Zoning Resolution Z-05-008 approved 2 existing deviations for connection separations. The LDC has been updated since this approval changing the required connection separation from 660 feet to 440 feet for arterial roadways in future urban areas. Existing Deviation 1 for connection separation along Lee Blvd to Gunnery Rd is no longer necessary. Existing Deviation 2 is proposed to be updated to reflect current conditions as shown below.

**EXISTING DEVIATION 2:** Deviation (2) seeks relief from the LDC §10-285(a) requirement to provide driveway separation distance of ~~660~~ 440 feet on an arterial roadway (Lee Boulevard) within future urban areas; to permit a ~~460-361~~-linear foot separation east from a private driveway. The deviation is APPROVED, SUBJECT TO the following condition:

- a. Approval is limited to a right-in/right-out entrance on Lee Boulevard as shown on the approved MCP.

**JUSTIFICATION:** This deviation is proposed to be updated to reflect the existing access point connection separation distance to the restaurant access to the east. The request is based on sound engineering practices, is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested, and the granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision. The updated previously approved deviation continues to enhance the achievement of the objectives of the planned development and protect the public health, safety and welfare.

**NEW PROPOSED DEVIATION 3:** A request for relief from LDC Section 34-935(b)(1)b which requires minimum setbacks of structures and buildings from development perimeter boundaries of 15 feet for a CPD; to allow a minimum perimeter setback of 6 feet for the south half of the east property line as shown on the MCP.

**JUSTIFICATION:** This deviation is requested to allow the placement of the proposed building in the southeast corner of the site and applies to the lot line adjacent to the existing restaurant to the east. After the existing zoning resolution was approved in 2005, the site was added to the Mixed Use Overlay and included in the Lehigh Acres Planning Community Neighborhood Mixed-Use Activity Center overlay. Ordinance 17-13 established that development within Specialized Mixed-Use Nodes [in Lehigh Acres] may use the development standards allowed within

the Mixed Use Overlay (MUO) as Lee Plan Policy 32.2.10 later moved to Policy 25.1.7. The Mixed Use Overlay allows for 0-foot setbacks so the requested deviation is consistent with the desired development patterns in this area and is consistent with Lee Plan Policy 25.1.7. The requested deviation enhances the achievement of the objectives of the planned development and protects the public health, safety and welfare.

**NEW PROPOSED DEVIATION 4:** A request for relief from LDC Section 10-425(f)(1) which requires a five foot wide buffer along rights-of-way planted with five trees per 100 linear feet; to allow option to provide a single-hedge row installed and maintained at 48" height and no trees for the eastern 165 linear feet of Lee Boulevard frontage east of the project access.

**JUSTIFICATION:** This deviation is requested due to the existing 12" forcemain in this area potentially being located outside of the utility easement. In an effort to prevent root conflicts with trees, the Applicant proposes the option to provide a 48" single-hedge row with no trees at this location in lieu of the five trees per 100 linear feet. The request is to prevent potential tree conflicts by providing a hedge in this area which provides adequate screening of the cross-access drive aisle. The Master Concept Plan provides Note 4 which provides that the Lee Boulevard Buffer east of access point will provide either: a) 5' buffer per LDC Sec. 10-425(f)(1), OR b) single hedge row installed and maintained at 48" height with no trees. The requested deviation enhances the achievement of the objectives of the planned development and protects the public health, safety and welfare.



DESCRIPTION  
OF  
A TRACT OR PARCEL OF LAND  
LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING ALL OF LOTS 1 THROUGH 7, 20 THROUGH 22, AND PORTIONS OF 23 THROUGH 26, ALL OF BLOCK 70, UNIT 7, LEHIGH ACRES, RECORDED IN PLAT BOOK 15, PAGE 78, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 89°13'01" E ALONG THE NORTH LINE OF SAID BLOCK 70 AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET WEST (50 FEET WIDE) FOR 650.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S 00°46'59" E ALONG THE EAST LINE OF SAID LOTS 7 AND 20, PASSING THROUGH THE SOUTHEAST CORNER OF SAID LOT 7 AT 136.13 FEET, FOR 272.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE S 89°13'01" W ALONG THE SOUTH LINE OF SAID BLOCK 70 AND THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD (WIDTH VARIES) FOR 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE N 00°46'59" W ALONG THE WEST LINE OF SAID LOT 22 AND SAID NORTH RIGHT-OF-WAY FOR 12.00 FEET; THENCE S 89°13'01" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 367.46 FEET; THENCE N 86°58'01" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 24.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID BLOCK 70 AND THE EAST LINE OF A 60 FEET WIDE LEE COUNTY ELECTRIC CO-OPERATIVE INC. EASEMENT, AS SHOWN ON SAID SUBDIVISION PLAT; THENCE N 04°57'18" W ALONG SAID WEST LINE AND SAID EAST LINE FOR 259.32 FEET TO THE **POINT OF BEGINNING**.

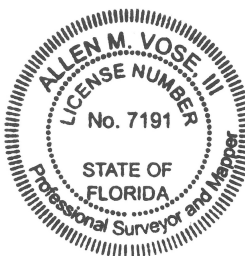
SUBJECT PARCEL CONTAINS: 3.90 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET WEST BEARS N 89°13'01" E. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED 08-14-2025

Digitally signed by Allen M Vose III  
Date: 2025.08.15 07:34:12 -04'00'



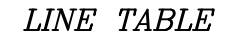
ALLEN M. VOSE III, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7191  
DATE SIGNED 08-15-2025

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### SKETCH OF DESCRIPTION

**GUNNERY ROAD**  
PUBLIC RIGHT-OF-WAY WIDTH VARIES



*NOTES:*

- 1.) *SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.*
- 2.) *BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET WEST BEARS N 89°13'01" E. THE SCALE FACTOR IS 0.999944648.*
- 3.) *ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.*

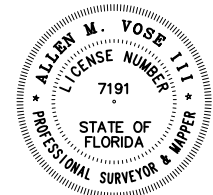
SEE SHEET 1 OF 2 FOR  
COMPLETE METES AND BOUNDS DESCRIPTION  
THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

*LEGEND:*

NOTE: ALL LOTS AND EASEMENTS SHOWN HEREON, ARE  
A PART OF LEHIGH ACRES UNIT 7, RECORDED IN  
PLAT BOOK 15, PAGE 78, PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

PREPARED 08-14-2025  
SHEET 2 OF 2

Digitally signed by  
Allen M Vose III  
Date: 2025.08.15  
07:34:27 -04'00'



**ALLEN M. VOSE III, P.S.M.**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**FLORIDA CERTIFICATION NO. 7191**  
 - DATE SIGNED: 08-15-2025  
 - THIS SKETCH OF DESCRIPTION IS NOT VALID  
 WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF  
 A FLORIDA LICENSED SURVEYOR AND MAPPER.



## D. Sam Plaza CPD Amendment Summary of Public Information Meeting DCI2025-00013

The property is located within the Lehigh Acres Planning Community area. Consistent with Lee County Land Development Code (LDC) Section 33-1401, a publicly advertised Public Informational Session was held within the Lehigh Acres Planning Community on Thursday, June 26, 2025 at 5:30 p.m. before the Lehigh Acres Architectural, Planning and Zoning Review Board (LAAPZRB) at their monthly meeting held at the Lehigh Acres Municipal Services Improvement District (LAMSID) office located at 601 E County Lane, Lehigh Acres, FL 33936. During the meeting, the applicant provided a general overview of the project, and shared that the applicant was adding package store to the submitted schedule of uses.

Attached please find the following backup documentation:

- LAAPZRB Facebook Public Notice of Meeting
- PowerPoint Presentation
- LAAPZRB Approval
- Sign-in sheet (provided from LAAPZRB – no one signed in and the date is incorrect, however this is the sign-in sheet provided)

The following questions were received:

Question: What is the parking area?

Response: Parking meets or exceeds the Land Development Code requirements.

Comment: LAMSID just needs the drainage submitted – it might need to be cleaned out.

Response: Acknowledged. The applicant will coordinate with LAMSID.

Comment: The mixed-use-overlay was for commercial on the bottom and residential on the top.

Response: Vertical mixed use is not a requirement. It has been found that leasing over commercial involves several hurdles.

D. SAM PLAZA CPD AMENDMENT  
SUMMARY OF PUBLIC INFORMATION MEETING

Question: What type of businesses?

Response: So far, we have had interest from a potential dentist and some mom-and-pop stores.

Question: Is it one building with small units?

Response: Yes, it will have building access in the front and back.

Although no affirmative vote is required in the LDC, the Board voted and approved the application.



# Lehigh Acres Architectural, Planning & Zoning Review Board



Jun 17 •

## LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –June 26th, 2025 \* 5:30 pm

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

### Call To Order

Roll Call: Inke,  
Thomas,  
Mohamed,  
Laurie, Derek,  
Mike Cook,  
Janis LAFD

### Excused:

Tami

Minutes: May minutes

### Public Comments on non-agenda items:

### Approval of Agenda:

### Approval of May Minutes:

### New Project Reviews

- A. Request to Rezone 3.9 acres from CPD & RS-1 to CPD to add .75 acres to the existing D. Sam Plaza & add 14,873 sq ft of non-residential floor area to the approved 25,127 sq ft existing building. The total will be 40,000 of non-residential uses. Requested by D Sam Plaza Presenter is Fred Drodlic AICP, Director of Planning, RVI Planning and Landscape Architecture



### Old Business:

### New Business:

- a) Board Members Comments
- b)

Adjourn:

Next LAAPZRB Meeting on July 24, 2025 (if projects are submitted)

Project Submittal Deadline is July 14, 2025



2

6 shares

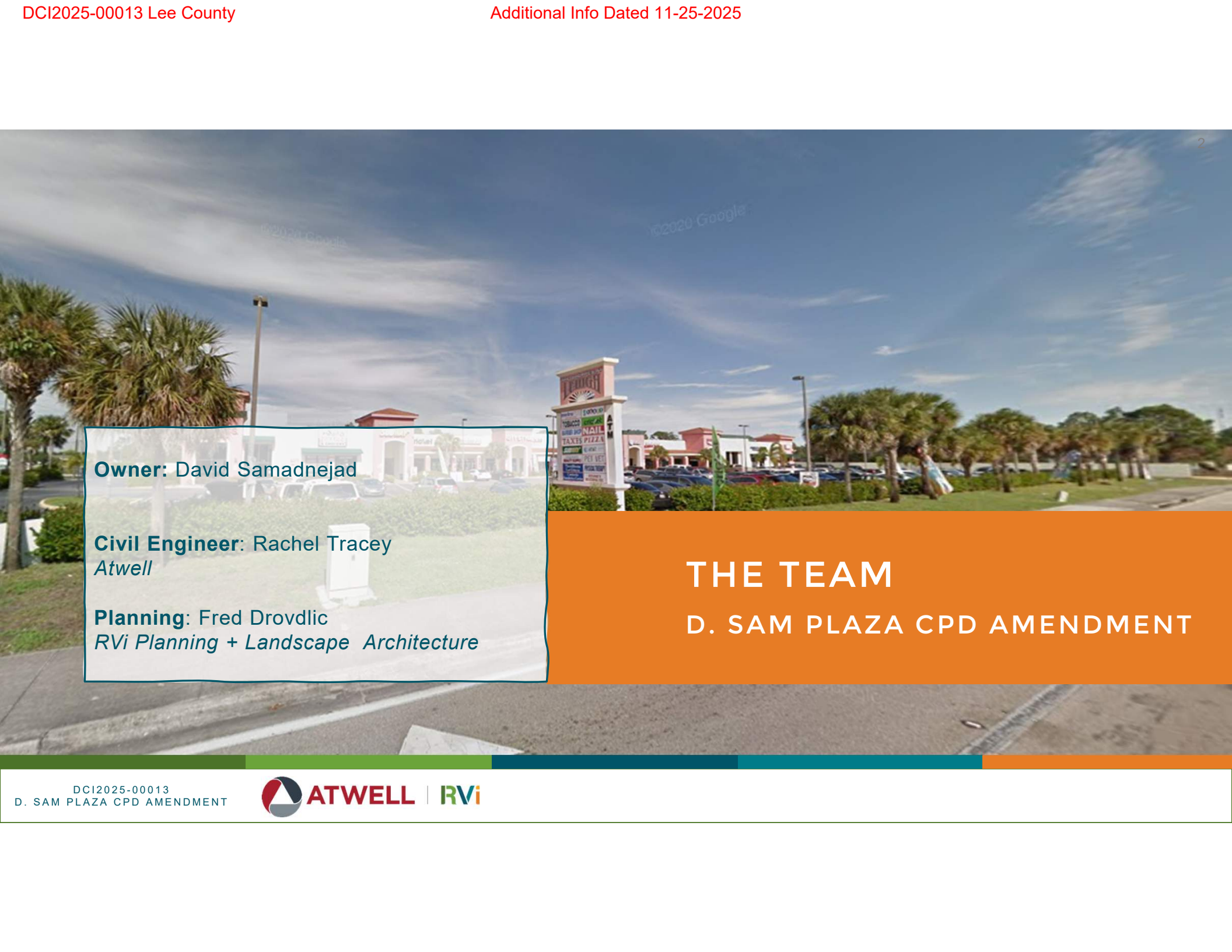


# D. SAM PLAZA CPD AMENDMENT

Lehigh Acres Architectural, Planning and  
Zoning Review Board

June 26, 2025





**Owner:** David Samadnejad

**Civil Engineer:** Rachel Tracey  
*Atwell*

**Planning:** Fred Drovdlc  
*RVi Planning + Landscape Architecture*

## THE TEAM

### D. SAM PLAZA CPD AMENDMENT

# REQUEST

The request is to rezone 3.9± acres from CPD and RS-1 to CPD to add three parcels equaling **0.75 acres**, to the existing D. Sam Plaza CPD and **add 14,873** square feet of non-residential floor area to the approved 25,127 square feet.

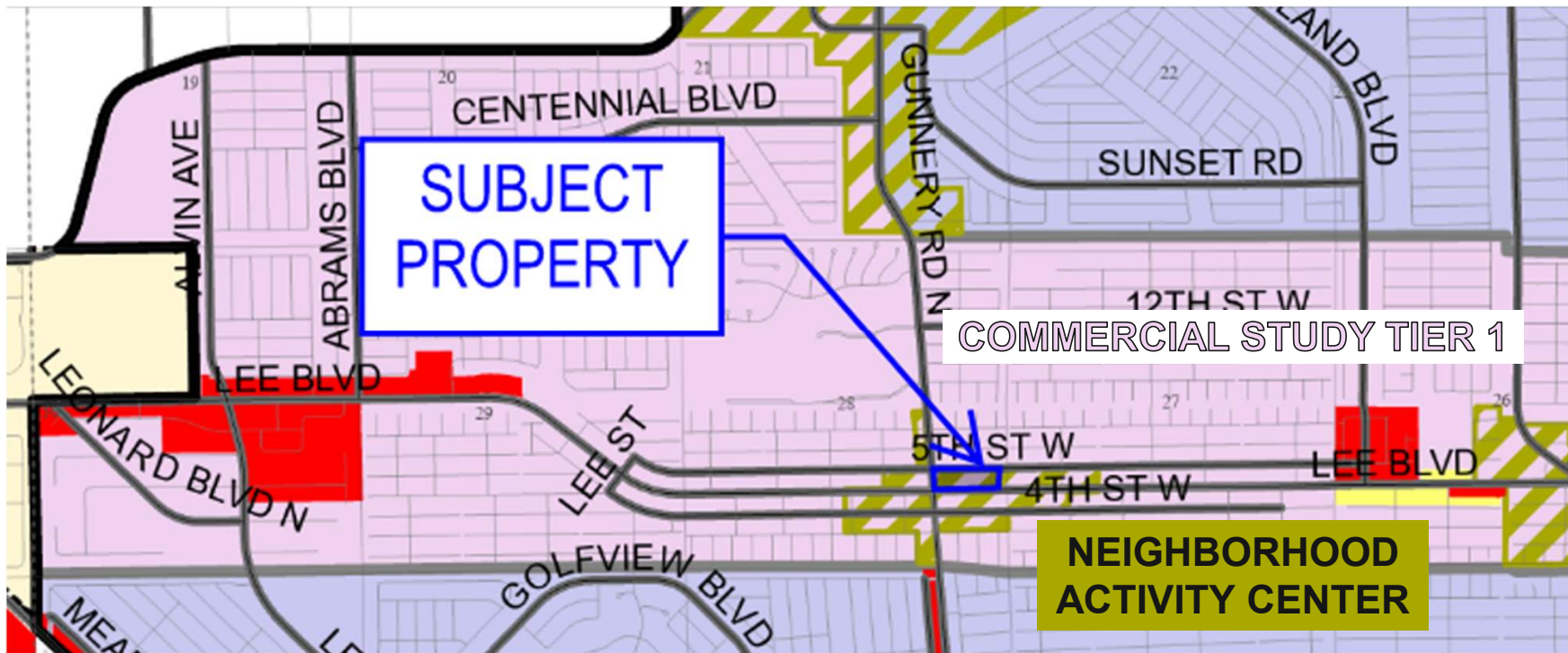
The total request is **40,000 square feet of nonresidential uses**, providing for an additional access on 5th Street and codification of the entire CPD being with the boundaries of the **Lehigh Acres Commercial Study Area Tier 1**, the **Lehigh Acres Planning Community Neighborhood Mixed-Use Activity Center**, and the **Lee County Mixed-Use Overlay**.

## LOCATION

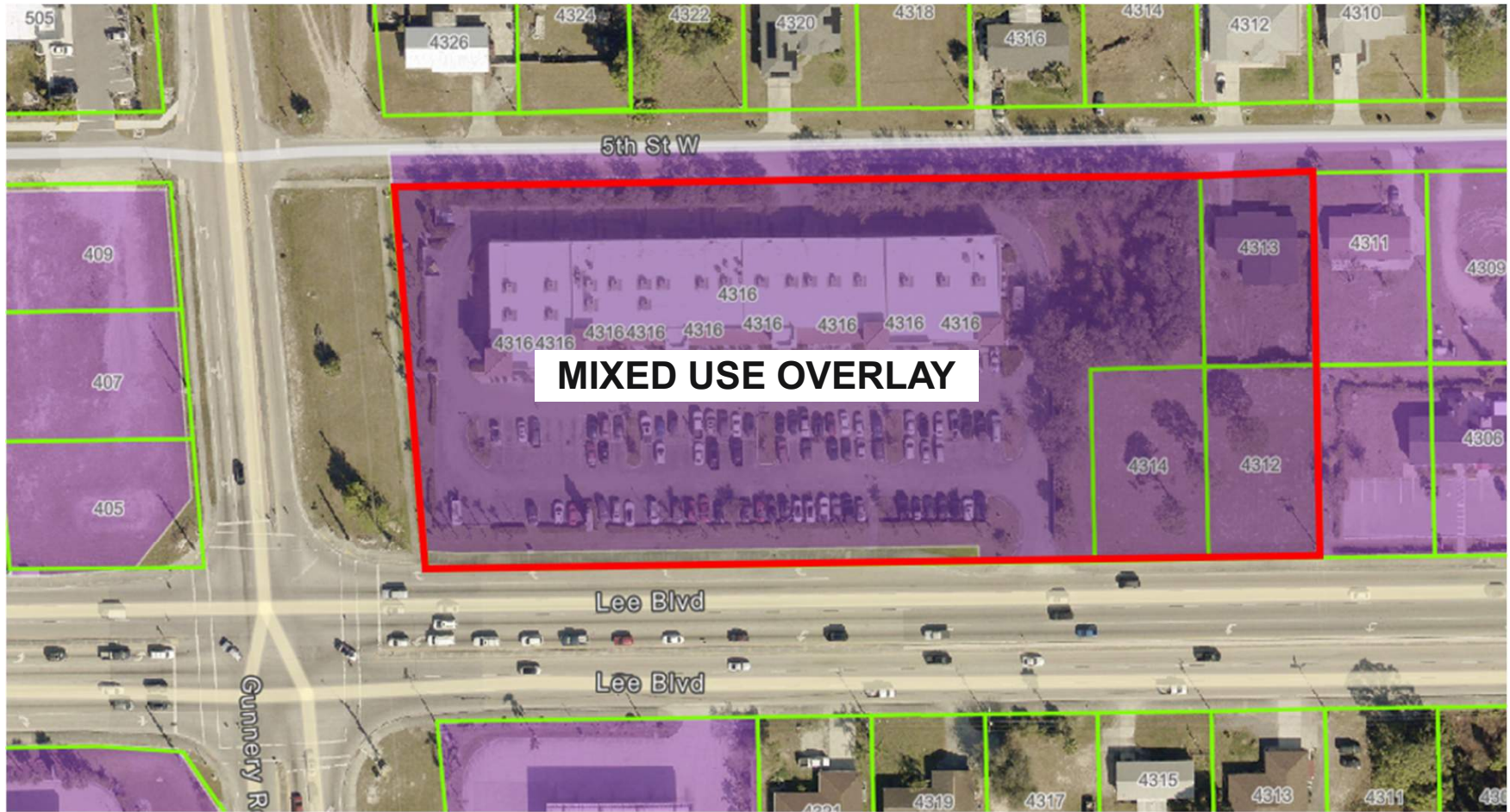




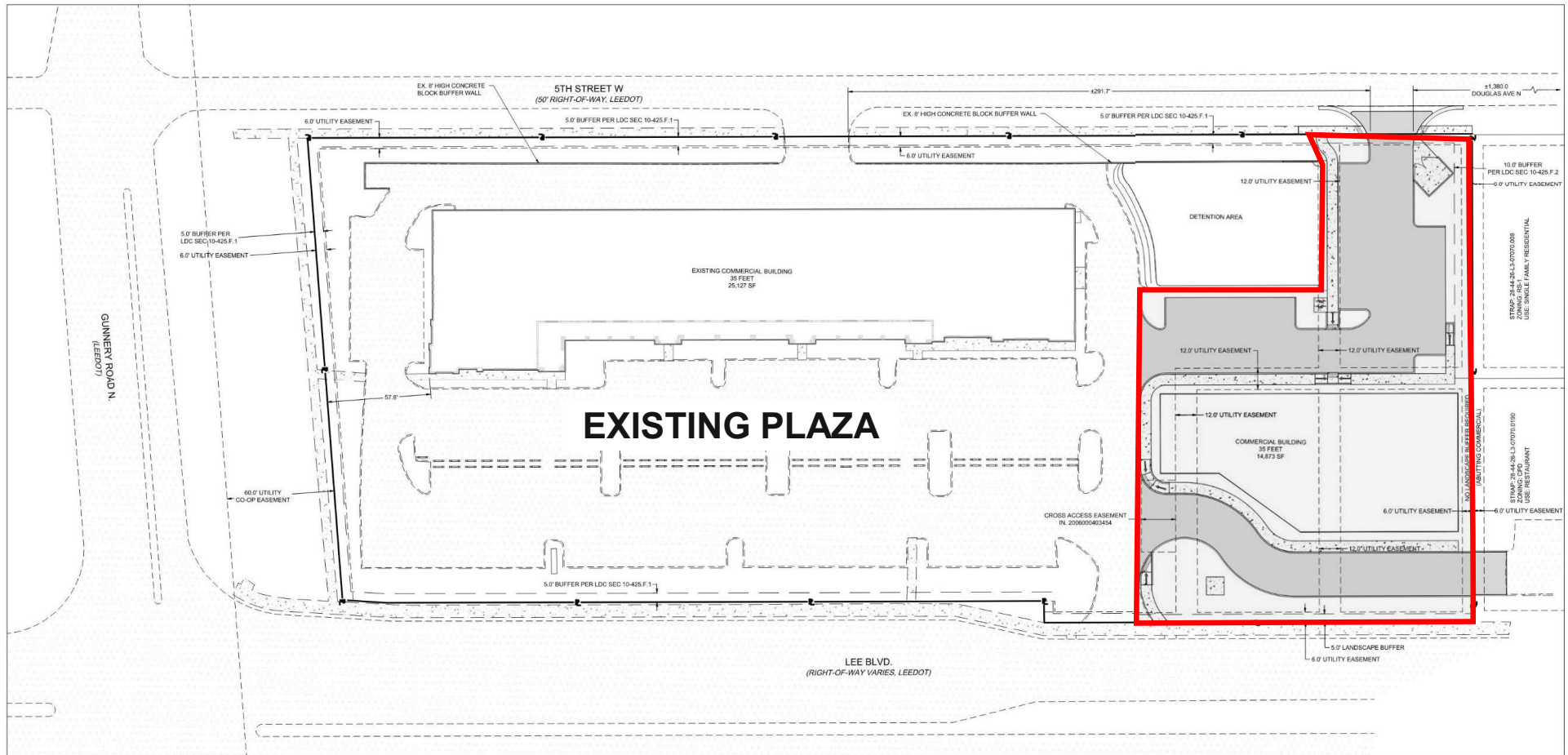
## PLANNING ENVIRONMENT



## PLANNING ENVIRONMENT



# MASTER CONCEPT PLAN



# USES UNCHANGED FROM CURRENT CPD

- Accessory Uses & Structures
- Administrative Office
- Animal Clinic, Kennel: No overnight boarding, outdoor cages, pens, runs, or exercise facilities.
- ATM
- Auto Parts Store (no installation)
- Bait and Tackle Shop
- Banks and Financial Establishments - Group I
- Business Services - Groups I & II
- Excluding Armored Car Services, Automobile Repossessing Services.
- Cleaning and Maintenance services
- Clothing stores, general
- Consumption on Premises: Indoor Consumption on Premises permitted in conjunction with a Group III Restaurant use.
- Any outdoor Consumption on Premises will require a public hearing (Special Exception).
- Contractors & Builders - Group I
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention - no blasting. The removal of excavated material off site is prohibited
- Fences, Walls
- Food stores - Groups I & II
- Hardware store
- Hobby, toy, game shops
- Household and office furnishings - Groups I & II
- Insurance Companies
- Laundry or dry cleaning - Group I
- Medical office
- Non-store retailer, all groups
- Paint, glass and wallpaper
- Parking Lot, Accessory, Temporary
- Personal services - Groups I, II, III & IV: No massage parlors, escort services, palm readers, or steam or Turkish baths.
- Pet shop - Indoor only, no outdoor runs.
- Rental or leasing establishments - Groups I & II
- Repair shops - Group I
- Restaurants - Groups I, II & III
- Signs, in accordance with Chapter 30
- Specialty retail shop - Group I, II & III: Excluding Ammunition, Firearms; and Hunters Equipment
- Studios
- Variety store

## NEXT STEPS

Submitted the CPD to Lee County on Jun 5, 2025

Scheduled to receive 1<sup>st</sup> Round of Comments by mid-July

Expect to receive one or two more rounds of comments

1<sup>st</sup> Hearing will be in front of the Lee County Hearing Examiner near end of year

Final Hearing in front of the Lee County Board of County Commissioners early 2026

Development Order concurrent with approval near end of 1<sup>st</sup> quarter 2026

# CONTACTS

## **Fred Drovdic, AICP**

Director of Planning

## **RVi Planning + Landscape Architecture**

1514 Broadway, Suite 201 • Fort Myers, FL 33901

239.989.3370 Mobile • 239.318.6707 Direct • 239.344.0000 Main

## **Rachel Tracey, P.E.**

Senior Project Engineer

## **ATWELL, LLC**

239.939.5490 Office

239.898.2984 Mobile

## LEHIGH ACRES ARCHITECTURAL PLANNING &amp; ZONING REVIEW BOARD

## 11. Direction to the project site:

Northeast corner of Lee Boulevard and Gunnerly Road N

Existing Shoppes of Lehigh expansion

## 12. Proposed Use:

Expansion of shopping center

## 13. Adjacent Zoning and Land Uses:

North: The subject property abuts 5th Street West to the north. Across the street are eight typical single-family lots all zoned RS-1. There are four existing single-family homes abutting the length of the proposed CPD.

South: The subject property abuts Lee Boulevard. Across Lee Boulevard is a CPD with a 7-Eleven convenience store and gas station. The remaining lots are single-family houses zoned RS-1.

East: The subject property abuts a single-family home zoned RS-1 with an address of 4311 5th Street West. It also abuts another CPD that is active and operating as a commercial business that is a restaurant named Deb's Seafood.

West: The subject parcel abuts a significant powerline easement and then Gunnerly Road. Across Gunnerly Road is a CPD (DCI2010-00013) occupying three parcels at the northwest corner of Lee and Gunnerly.

## 14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built:

The property being added to the Shoppes at Lehigh, a highly successful retail center, will fall under the regulations of the LDC with no deviations being requested.

The development will maintain architectural consistency with the existing building. The site plan shows a frontage road connecting to Deb's Seafood to the east.

The retail expansion serves the purpose and vision of the Tier 1 Lehigh Commercial Study Area and the Lee County Mixed-Use Overlay as much needed services in central areas of Lehigh.

15. Project Checklist submitted: ☒ Yes ☐ No16. Application Fee Submitted: Type 1 \$50.00 ☐ Type 2: \$150.00 ☒**PROPERTY OWNER/APPLICANT**

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: Fred Drovdic, AICP

I, Drogala, signed by Fred Drovdic, AICP  
 Director of Planning & Zoning, Lee County Planning & Zoning Department, Lee County, PA  
 on 2025-06-10 at 10:28:16 AM EDT

Date: 2025-06/10

Print Name: Fred Drovdic

Title: Director of Planning

**ACTION TAKEN**  
☐ LAAPZRB

**DATE**  
 6/26/25

**DECISION**

Approved

Initials:

Attachments: \_\_\_\_\_

MEETING SIGN-IN SHEET

|                      |                             |
|----------------------|-----------------------------|
| Project:             | Meeting Date: 06/36/3035    |
| Facilitator: LAAPZRB | Place/Room: LAMSID Building |

| Name         | Title | Company      | Phone | Fax | E-Mail |
|--------------|-------|--------------|-------|-----|--------|
| Fred Drovdlc |       | RVI Planning |       |     |        |
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# MASTER CONCEPT PLAN

D SAM PLAZA (AKA SHOPPES OF LEHIGH)  
LEE COUNTY  
LEHIGH ACRES, FLORIDA

PREPARED FOR:

| NO. | DATE       | REVISION DESCRIPTION | BY |
|-----|------------|----------------------|----|
| 1   | 8/29/2025  | SUFFICIENCY RESPONSE | RT |
| 2   | 11/17/2025 | SUFFICIENCY RESPONSE | RT |
|     |            |                      |    |
|     |            |                      |    |
|     |            |                      |    |
|     |            |                      |    |



Know what's below.  
Call before you dig

ALL UTILITIES ARE SHOWN  
BASED ON THE INFORMATION  
AVAILABLE TO THE ENGINEER.  
THERE IS NO GUARANTEE ALL  
FACILITIES ARE SHOWN OR THAT  
THE LOCATION, DEPTH, AND  
SIZE OF EACH FACILITY IS  
CORRECT. THE CONTRACTOR IS  
RESPONSIBLE FOR LOCATING  
ALL UTILITIES AND SERVICE  
LINES PRIOR TO CONSTRUCTION.

RACHEL TRACEY, P.E.

|                             |                                |                    |
|-----------------------------|--------------------------------|--------------------|
| LIC. #55322                 |                                |                    |
| DRAFTED BY:<br>NUL          | DESIGNED BY:<br>RT             | REVIEWED BY:<br>RT |
| PROJECT NUMBER:<br>24008021 | COMPLETION DATE:<br>08/29/2025 | SURVEY DATUM:      |
| BOOK AND PAGE:              |                                |                    |
| SHEET                       |                                |                    |

SHEET