



Consolidated Review Comments

Record Number: [DCI2025-00020](#)

Click the record number to open it in the eConnect/ACA portal.

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

Report Date: 12/01/2025

Record Type: Planned Development

Address: 5511 4TH ST W, LEHIGH ACRES, FL 33971

Project Name: Lehigh Acres Mobile Batch Plant

Record Description: Request to rezone 3.45± acres from Light Industrial (IL) to Industrial Planned Development (IPD).

Staff has reviewed the above-referenced application in accordance with the applicable requirements of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the enclosed sufficiency review comments within 30 days of the date of this letter. This application may be withdrawn if no response is received within this timeframe.

In order to facilitate an efficient review process, Staff is available to the Applicant and the Developer to schedule a meeting to discuss the remaining comments prior to resubmittal of the application. Contact PODZoning@leegov.com.

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	Development Services NOTE: Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal. 1. Please demonstrate on the proposed MCP how the proposed open storage areas are screened from the street right-of-way or street easement as required in LDC Section 34-3005(b). 2. Please provide the ground cover material on the proposed MCP for Truck Parking area. 3. [10-291(2)] Access to Street that Meets LDC Standards. All development must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296. •NOTE: At time of development order the applicant must demonstrate compliance with this requirement. 4. 10-256(a) All development and redevelopment proposed within future	Allyson Hall	Open	3

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	urban areas or future suburban areas as defined by the Lee Plan, or along trails depicted on the Greenways Master Plan (Lee Plan Map 22) are required to provide for bikeways and pedestrian ways. •NOTE: At time of development order the applicant must demonstrate compliance with this requirement. 5. 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.			
<u>DOT Review</u>				
Yes	TIS 1. Sufficiency Response with Stipulation: The Traffic Impact Statement (TIS) for the proposed project is sufficient and reflects the most impactful use permissible under the proposed zoning, 35,000 sq. ft. of General Office, ITE Land Use Code 710. The trip generation, distribution, and traffic assignment is recognized to be a Planning-level study applicable to Zoning requirements; it is stipulated that future iterations of the TIS submitted for DO must include a) Proposed trip generation for the final land use, and b) Distribution and assignment of traffic utilizing (County arterial) Leonard Blvd between Westgate Blvd and Lee Boulevard. 2. Informational TIS comment: The ultimate land use proposed at Development Order (D.O.) within the IPD will recognize the trip generation for the ultimate proposed land use at that time. The DO-level TIS shall be subject to both the "TRAFFIC IMPACT STATEMENT GUIDELINES FOR DEVELOPMENT ORDERS" as well as LDC Sec. 12-116, as applied to Concrete Batch Plants.	John Podczerwinsky	Open	9
Yes	DOT Stipulation: Turn Lane Requirements stated in AC-11-4, as well as LDC Sec. 12-116 (b)(1) Turn Lanes shall be reviewed at the time of Development Order Application and shall be based on the traffic generated by the final proposed land use.	John Podczerwinsky	Open	10
<u>Environmental Review</u>				
Yes	Environmental Comments Indicate the amount of impervious proposed. If the impervious is two or more acres, the development is considered large and requires 20 percent open space, of which, 10 percent must be indigenous, if present. Please provide an open space exhibit demonstrating where the open space (10 or 20 percent) is proposed (pending impervious total). Please demonstrate a Type D buffer along the right of way to comply with LDC Section 10-416(3) and 10-416(4). If open storage is proposed, please revise MCP to demonstrate compliance with LDC Section 34-3005(b).	Paige Carroll	Open	4
Yes	Provide an analysis of Lee Plan Policy 7.1.1	William Lange	Open	5
<u>Legal Review</u>				
Yes	(5) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5). - The legal sketch and description contain conflicting calls. Please review the highlighted discrepancies.	Larissa Narkiewicz	Open	6

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	(6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6). - The boundary survey and legal description on boundary survey contain conflicting calls. Please review the highlighted discrepancies.	Larissa Narkiewicz	Open	8
<u>Natural Resources Review</u>				
Yes	Please provide a written description of the surface water management plan per LDC 34-373(b)(1).	Nicholas DeFilippo	Open	1
Yes	Please provide analysis of Lee Plan policies 60.1.1, 60.4.1 and 125.1.2.	Nicholas DeFilippo	Open	2
<u>Zoning Review</u>				
Yes	On the MCP, please remove the "Zoning/Rezoning" language. Please demonstrate on the MCP the setback dimensions to the surrounding neighborhoods pursuant to LDC Section 34-2443(a)(6)i On the Schedule of Uses, please remove "Commercial" Parking. Not allowed in IPD.	MarySue Groth	Open	11
Yes	LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO.	MarySue Groth	Open	12

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>
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