



Consolidated Review Comments

Record Number: [SEZ2026-00004](#)

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: 04/16/2026

Record Type: Special Exception

Address: 3620 STRINGFELLOW RD, SAINT JAMES CITY, FL 33956

Project Name: FROGGY'S BAR & GRILL SEZ

Record Description: Request for a special exception on ±0.89 acres pursuant to LDC Section 34-1264 for outdoor consumption on premises in conjunction with a Restaurant, Group III.

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	Development Services 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. 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. Pursuant to LDC Section 34-2013(b)(2), the minimum parking lot entrance width at the property line for two-way entrances is 24 feet. Please demonstrate compliance with this section. Please consider "DO NOT ENTER" or "ONE WAY" signage to deter vehicles from traveling the wrong direction in one-way parking areas. Please provide an accessible route for the ADA parking space abutting the outdoor COP & amenity area.	Allyson Hall	Open	2
<u>Environmental Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Environmental Comments: 1. Please depict all easements on MCP. The MCP submitted in SEZ2025-00008 depicts a 6' utility easement to the north and east sides of the subject property. Please revise. 2. Please provide a new deviation for the buffer to the east where abutting a single-family lot. A Type C or F buffer is not being proposed. 3. Please revise legend on MCP to state proposed wall where it states, "proposed fence". A fence is not depicted on MCP. 4. Please depict a Type A buffer to the south where abutting a commercially zoned property to comply with LDC Section 10-416(d)(3). 5. Please label property to the south. Include zoning district and land uses. 6. Pursuant to LDC Sec. 10-415, the project is required to show 20 percent (0.17 acres) of open space as a small commercial project. Open space is defined in LDC Sec. 10-413. Provide the open space requirements on the site plan.	Paige Carroll	Open	3
<u>Legal Review</u>				
Yes	LDC §34-202(a)(7) Title Certification. - Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7).	Larissa Narkiewicz	Open	4
<u>Zoning Review</u>				
Yes	1. Variance Application: The submittal includes a "Schedule of Deviations" requesting relief from Land Development Code provisions, including required parking (Section 34-2020) and landscape buffer standards (Section 10-416); however, the Special Exception process does not provide a mechanism to grant such deviations from dimensional or design standards. Requests for this type of relief must be pursued through the appropriate application process, such as a Public Hearing Variance or Planned Development Rezoning. Variance requests require demonstration of applicable criteria, including unnecessary hardship or unique conditions of the property. The justification provided reflects design preferences rather than the findings necessary to support a variance.	Adam Mendez	Open	7
Yes	2. Minimum Parking: The applicant has identified the existing and proposed parking deficiency and provided a summary of parking supply, including on-site spaces, bicycle parking, golf cart spaces, and a shared parking agreement. However, the Land Development Code does not recognize bicycle or golf cart spaces as equivalent to required standard passenger vehicle parking under Section 34-2020, and off-site or shared parking is not identified as a mechanism to satisfy minimum on-site parking requirements. The narrative does not include a data-supported analysis demonstrating that the proposed parking supply will accommodate peak demand without resulting in off-site impacts. Additional information is required to support the requested parking reduction, including, at a minimum, a parking demand study of three comparable local facilities in accordance with Institute of Transportation Engineers Parking Generation guidelines. A methodology meeting with staff is recommended prior to data collection, consistent with Section 34-2020(c)(6).	Adam Mendez	Open	8

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	3. Acoustical Analysis: The submitted acoustical analysis evaluates sound attenuation based on distance and directional orientation of the stage and speakers; however, the analysis does not appear to address potential sound reflection and propagation effects associated with the adjacent canal and open water surface. Given the proximity of residential receptors across the canal, additional information may be necessary to evaluate whether reflective or amplifying effects could influence sound levels at these locations.	Adam Mendez	Open	9
Yes	4. Site Plan: The submitted plan is labeled as a "Master Concept Plan (MCP)"; however, this application is for a Special Exception, not a Planned Development. The Hearing Examiner will consider and, if approved, authorize a specific site plan rather than a conceptual plan subject to future refinement. Please revise the plan title and references accordingly to reflect a Special Exception site plan.	Adam Mendez	Open	10
Yes	5. Floor Plan: Please provide a floor plan clearly identifying the areas subject to Consumption on Premises (COP). The document titled "Floor Plan" appears to be a duplicate of the Master Concept Plan and does not provide the required detail.	Adam Mendez	Open	11
Yes	6. Public Information Summary: Please provide documentation of the previously held public information session, including the advertisement, sign-in sheet, and summary of the meeting. These materials are required to be included in the application record for completeness.	Adam Mendez	Open	12
Yes	7. Disclosure of Interest Form: If Dennis Borcky and William Herker are not Lee County employees, Hearing Examiners, or County Commissioners, please provide a completed and accurate Disclosure of Interest Form.	Adam Mendez	Open	13

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marked "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

Document: Request Narrative 2026-02-27.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	4	Staff acknowledges the Utilities Narrative that states how the subject property will be utilizing water and sewer. Please also include an analysis on your request narrative of Standards 4.1.1 and 4.1.2.	Lindsey Karczewski	Open	5
Yes	5	The property is within the Greater Pine Island Community Plan Area, please include an analysis of the intent of Objective 24.4 within your Lee Plan Analysis.	Lindsey Karczewski	Open	6

REVIEWER CONTACT INFORMATION:

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