Consolidated Review Comments

Record Number: DCI2026-00017

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

Report Date: 06/05/2026
Record Type: Planned Development
Address: 11550 MCGREGOR BLVD, FORT MYERS, FL 33919
Project Name: McGregor Sound
Record Description: Rezone a 3.7± acres from Single Family Residential (RS-1) to a Residential Planned Development (RPD).

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.

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Development Services Review				
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. 34-373(a)(6)a. Master Concept Plan •☒Please show all existing and proposed easements on the MCP with the appropriate labels. Pursuant to LDC Section 10-355(a)(1), for all new local roads or accessways in proposed developments, a minimum ten-foot-wide utility easement shall be provided on both sides of those roads or accessways; actual width shall be determined on a case-by-case basis so as to be accommodated within the utility easements. 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. INFORMATIONAL COMMENT: Prior to approval of the application for a	Allyson Hall	Open	24

Corrections	Review Comments	Reviewer	Status	Comment ID
	development order, a preliminary plat, along with the appropriate fees, must be submitted for review. INFORMATIONAL COMMENT: Please provide for the maintenance information for the onsite stormwater management system. An Operation and Maintenance Plan (similar to what is prepared for SFWMD permitting) is needed including the responsible entity, the components of the system, description of the maintenance activities, maintenance schedules, inspections requirements, frequency of inspections and any covenants or easements required. •NOTE: At time of development order the applicant must demonstrate compliance with this requirement. INFORMATIONAL COMMENT: Please demonstrate that the proposed roadway meets or exceeds the minimum standards set forth in LCLDC Sec. 10-296. •NOTE: At time of development order the applicant must demonstrate compliance with this requirement.			
DOT Review				
Yes	DOT: 1. LDC Sec. 34-2271 (historical designation) and LDC Sec. 34-2272 (prohibited activities) apply. Please indicate the location of existing palm trees in McGregor Blvd right of way. 2. AC 13-17 requires a graphic depiction locating the project's access point(s) and the location of all other access points within 660' for a project entrances on an arterial roadway. 3. Access configuration and location are subject to FDOT permitting requirements. The proposed deviation only applies to County roads and should be removed from the application.	John Podczerwinsky	Open	15
Yes	TIS 1. Infeasible Trip Distribution Logic: The report states that the site access point on McGregor Boulevard is restricted to right-in/right-out (RIRO) only. However, the distribution logic assumes that all entry trips come from the north and all exit trips head to the south. For a strict RIRO configuration on a two-way, two-lane undivided or restricted median arterial, vehicles originating from the south cannot make a direct right turn into the site, and exiting vehicles wanting to go north cannot make a direct left. Where will trips NB entering and exiting traffic make U-turns? 2. Capacity: The derivation of QLOS-based capacity is overestimated for this road segment. For C3C, a 2-lane Undivided Roadway with No Exclusive Left Turn Lane(s) requires capacity adjustment to multiply by 0.80. For LOS D, this yields an LOS D capacity of 856 trips, unless exclusive LTL are permissible. INFORMATIONAL NOTE: LDC Sec. 34-2271 (historical designation) and LDC Sec. 34-2272 (prohibited activities) apply, and exclusive left turn lanes may not be possible on this segment of McGregor Blvd.	John Podczerwinsky	Open	16
Environmental Review				
Yes	Environmental Comments: 1. Staff have found inconsistency in acreage. Request statement and Application call out 3.7± acres to rezone while FLUCCS maps and Environmental Assessment call out 3.55± acres. Please revise and provide more information on the difference between acreages. 2. Please provide E Values on FLUCCS map and heritage trees. 3. Please revise south buffer where internal road is perpendicular to a residentially zoned property 10-416(d)(6).	Paige Carroll	Open	25
Legal Review				

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Legal Review Sec. 34-202(a). Submittal requirements for applications requiring public hearing. (6) Boundary Survey. - The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner. The boundary survey indicates the utility easement is located at the southeast corner of the subject property. Based on the mapping of the legal description of the recorded easement, the location of the easement is at the southeast corner of the lot described in O Book 1119 Page 0211. Please clarify the descrepancy.	Richard Burris	Open	17
Natural Resources Review				
Yes	Please provide analysis of Lee Plan polices 101.1.1, 101.1.2, and 101.3.1.	Nicholas DeFilippo	Open	1
Yes	The Boundary Survey depicts a ditch conveying water through the property which was not addressed within the Surface Water Management Narrative. The ditch appears to accept water from the McGregor ROW. Please detail how the development design will maintain or improve surface water flows per Policy 126.1.4.	Nicholas DeFilippo	Open	2
Yes	Please provide a Manatee Protection Plan evaluation per Lee Plan policies 123.7.5 and 128.4.6. Please contact Lesli Haynes at LHaynes@leegov.com	Nicholas DeFilippo	Open	3
Yes	Please provide the benthic survey referenced within the Request Statement.	Nicholas DeFilippo	Open	4
Yes	Please demonstrate that the proposed increased dock length complies with LDC 26-71(b)(3)(b).	Nicholas DeFilippo	Open	5
Yes	Please demonstrate that the proposed docking facility complies with LDC 26-71(d)(1) regarding setbacks.	Nicholas DeFilippo	Open	6
Yes	Please demonstrate that there are sufficient water depths within the proposed docking facility footprint per LDC 26-71(f)(2).	Nicholas DeFilippo	Open	7
Yes	The Schedule of Uses includes Fishing Pier. Please review LDC 26-73 to confirm that the proposed fishing pier will comply with design and dimension requirements. Please identify location of fishing pier.	Nicholas DeFilippo	Open	8
Yes	The “seating areas” depicted on the MCP appear to be observation decks which are regulated by LDC 26-73. Please review and confirm that the observation decks will comply with design and dimension requirements.	Nicholas DeFilippo	Open	9
Yes	The MCP contains the following note “Refer to dock site plan for detailed design”. Staff could not locate a dock site plan within the submittal.	Nicholas DeFilippo	Open	10
Yes	Please note LDC 26-75 requires retaining walls to be setback a minimum of five feet from mean high water line or landward of any wetland vegetation.	Nicholas DeFilippo	Open	11
Yes	Please note that bald eagle nest LE-069 has not yet been declared Lost or Abandoned. The applicant will need to demonstrate compliance with LDC Chapter 14 Division 3 prior to zoning approval if a determination is not made.	Nicholas DeFilippo	Open	12
Zoning Review				
Yes	Schedule of Uses Please provide an excess spoil removal plan consistent with LDC Section 10-329. Revise the Schedule of Uses to be consistent with LDC Section 34-934 Residential Planned Development uses. Currently, there are uses that are not allowed in an RPD. Per the definition in LDC Section 34-2, Recreation Facility - Private On-Site includes multi-slip docking facility. Remove all references to "boat dockage" and "multi-slip docking facility" listed in the Schedule of Uses.	Elizabeth Workman	Open	14

Corrections	Review Comments	Reviewer	Status	Comment ID
	Please explain what type of Essential Services - Group I uses are being proposed and depict on the Master Concept Plan. See definition per LDC Section 34-622(c)(13). Courtesy Comment: The applicant will be required to submit an administrative amendment for the model home use per LDC Section 34-934. The use may be approved in the RPD but the MCP will be required to be amended to depict the model home and the infrastructure to support the model home. The applicant will be required to submit an administrative amendment for the fishing pier use if not shown on the Master Concept Plan.			
Yes	Flood Zone Please revise the Request Narrative to add a section explaining how the applicant will meet the flood zone requirements. A portion of the site is in the Coastal A Zone (seaward of the Limit of Moderate Wave Action (LiMWA) line and cannot have any structural fill brought to the site. Please explain how the site will be constructed in the Request Narrative. Provide cross sections drawn to scale depicting the existing grade, the dwelling unit typical, wall, surface water management chamber elevation and buffers for each property line. Staff has concerns because the homes must be constructed at existing grade, on posts/piles/piers or backfilled stem walls. The lowest horizontal structural member must be at a minimum of Freeboard (Coastal AE-EL9+1'=10'). This must be demonstrated in order to find the case sufficient. Up to two feet of non-structural fill may be brought in for minor site fill and grading. Please explain how the site will be constructed to meet these requirements, be compatible with surrounding uses, and not be detrimental to the future and existing surrounding uses. The retaining wall, berms, and walls being proposed may need to be revised to demonstrate compliance with the Coastal V-zone and LiMWA zone requirements. Provide details of the retaining wall and privacy wall design to be break away in the Coastal V-zone and LiMWA zone.	Elizabeth Workman	Open	18
Yes	Gate/Gatehouse Entry Provide an detail inset of the Gate/Gatehouse entry depicting the 100 foot setback from the existing intersecting street right-of-way easement per LDC Section 34-1748. Revise the entrance to depict five vehicles or one vehicle per dwelling unit, whichever is less, and designed so that vehicles can pull off the intersecting public right-of-way while waiting to enter. The current MCP depicts the fifth car within the McGregor Blvd shoulder. Revise to meet LDC Section 34-1748(a)(4)(b). Demonstrate how a box truck/school bus would turnaround at the entry gate. Explain where the school bus pickup area is proposed for safe pick up and drop off. The Fire Department Letter provided to the Iona/McGregor Fire District dated February 5th, 2026 depicts includes a site plan that does not match the MCP staff is reviewing. They must be consistent. Provide a revised letter or MCP.	Elizabeth Workman	Open	19

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Yes	Surface Water Management It is unclear how the surface water management chamber will be constructed, maintained, and provide water quality when proposed within the Coastal V-zone and LiMWA line. Revise the narrative to provide details of the chamber being proposed. Provide a cross section drawn to scale that depicts the north property line, 7.5 foot planting area with two-foot high berm with 6 foot high wall, and the surface water management chamber details. Show the water table and the elevation of the chamber system.	Elizabeth Workman	Open	20
Yes	Optional Residential Project Wall The MCP depicts a privacy wall proposed around the lots which is in addition to the property line buffer requirements. This is considered an optional residential project wall and must meet LDC Section 34-1743(b)(3). Provide a cross section of the south property line of Lot 7, the privacy wall, shell/paver brink, and the south property line. The structures in the cross section must meet flood requirements.	Elizabeth Workman	Open	21
Yes	Retaining Wall/Shell Brick Paver Area Provide cross sections of the proposed retaining wall for both Lot 6 and Lot 7. The cross sections must be drawn to scale depicting the natural and proposed grade of the site, the retaining wall and existing rip rap seawall. Depict the mean high water line and wetland vegetation on the MCP. The retaining wall must be setback five feet from the mean high water line or landward of any wetland vegetation per LDC Sections 26-41 and 26-75(c). Revise the Request Narrative to add a section to explain how the Private On-site Recreation use will operate. Indicate what the shell/paver area is for, the boardwalk boat dock, seat areas, and how the design proposed to limit slip count to seven slips with all the mooring areas. If the shell or paver brick area along the south property line is proposed as accessory parking, revise the MCP to depict screening consistent with LDC Section 10-416(d)(6). Explain if there will be any open storage in the common element areas. If so, demonstrate compliance with LDC Section 34-3005.	Elizabeth Workman	Open	22
Yes	Dock and Shoreline/Private On-Site Recreation Provide dock site plans demonstrating compliance with LDC Section 26-71 to ensure additional deviations are not required.	Elizabeth Workman	Open	23

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:

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
John Podczerwinsky	jpodczerwinsky@leegov.com	-
Nicholas DeFilippo	ndefilippo@leegov.com	239-533-8983
Paige Carroll	pcarroll@leegov.com	-
Elizabeth Workman	eworkman@leegov.com	239-533-8793

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
Richard Burris	rburris@leegov.com	239-533-8526
Allyson Hall	ahall@leegov.com	239-533-8553