Consolidated Review Comments

Record Number: REZ2026-00010

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: 07/30/2026
Record Type: Rezoning
Address: 16781 MCGREGOR BLVD, FORT MYERS, FL 33908
Project Name: McGregor Nursery
Record Description: A request to rezone three (3) parcels from AG-2 to CG.

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 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.	Allyson Hall	Open	1
DOT Review				
Yes	DOT: 1. Interconnection: In accordance with LDC Sec. LDC Sec 10-285(c) and 10-295, the [existing] interconnections to the adjacent property to the southwest must be formalized as a recorded cross-access interconnection easement with 16807 McGregor Blvd. 2. Access: LDC Sec 10-285 requires minimum access spacing of 440' on McGregor Blvd (Minor Arterial, >45MPH, Future Urban) between driveway connections. Neither of the two existing access points meet the connection spacing requirements. At least one access must be abandoned; if the remaining access driveway is to be retained, a deviation from Sec. 10-285 shall be required. If both access connections are abandoned and access is obtained via cross access to 16807 McGregor, then no deviation shall be necessary.	John Podczerwinsky	Open	2
Environmental Review				

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Yes	Environmental: 1. The following comments must be provided in the narrative to comply with LDC Section 34-145(d)(4)(a)(1)(f). 2. Please revise narrative to state landscape requirements stated in LDC Section 10-416(d) will be met. 3. Please revise narrative to demonstrate compliance with LDC Section 10-416(a) for 20% open space requirement. 4. Please revise Lee Plan analysis for Objective 4.1 for environmental standards. Please revise analysis.	Paige Carroll	Open	4

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	-
Paige Carroll	pcarroll@leegov.com	-
Allyson Hall	ahall@leegov.com	239-533-8553