Lee County
Southwest Florida

Consolidated Review Comments

Record Number: DCI2026-00005

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: 08/18/2026
Record Type: Planned Development
Address: 11735 PLANTATION RD, FORT MYERS, FL 33966
Project Name: New Life Church Expansion Community Facilities Planned Development
Record Description: Request to rezone 18.13± acres from Agricultural (AG-2) to Community Facilities Planned Development (CFPD).

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. 1. INFORMATIONAL COMMENT: For all lakes deeper than 12 feet, a Deep Lake Management Plan must be submitted and approved prior to development order issuance in accordance with LDC Sec. [10-329(d)(3)]. 2. 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	Conditions of approval: 1. At the discretion of the Lee DOT Transportation Director, the southern access point on westbound left-turns exiting the site at the southern access point on Plantation Blvd must be restricted to RI/RO. a. “No Left Turn” signage shall be required facing southbound	John Podczerwinsky	Open	27

Corrections	Review Comments	Reviewer	Status	Comment ID
	traffic at/prior to the south project entrance. Inbound left turns must be prohibited at this location. b. A “pork chop” traffic separator preventing SB left-in and WB left-out turning movements must be installed at the southerly driveway, and shall be required at the time of DO submittal. 2. In accord with condition no. 1 above, the project’s outbound traffic must be re-routed to the Plantation Rd / Arc Way intersection, and reflected in the Development Order TIS. The applicant will be required to enter a signal agreement with the County to address proportionate share contribution toward the addition of signal controls at this intersection if/when traffic signal warrants are met. 3. "No Parking, Stopping, or Standing" signage will be required along the right(s) of way fronting this parcel on both Penzance and Plantation to prevent parent pickup/drop-off from staging offsite.			
Environmental Review				
Yes	Zoning Deviation 2 - Explain if the Plantation Road property line, buffer, and sidewalk will be impacted by the development improvements OR will remain unchanged. If changed, Deviation 2 cannot be granted and the applicant will be required to meet code. Provide a cross section of the Plantation Road proposed or existing (whichever is applicable) property line depicting the buffer width and sidewalk width. Deviation 3 - The eight foot wall must be setback the width of the required buffer to provide buffer landscaping between the property line and the wall. Revise Section 'A' to depict the wall setback the width of the required buffer.	Elizabeth Workman	Open	29
Zoning Review				
Yes	Environmental: 1. Response letter states a new deviation 2 is from LDC Section 10-416(d)(4) is being requested in regard to utility easement in the northwest corner, however, the current deviation 2 is seeking relief from LDC Section 10-416(d)(11)(b) for impervious area percentage within a buffer. This current deviation 2 is still necessary from LDC Section 10-416(d)(11)(b). 2. Please revise the cross section provided for lake bank slopes to include required planned littoral shelf. 3. Please revise cross section B to include depicted fence shown on the MCP. 4. Please demonstrate protection measures for the excavation of the lake for existing native trees to remain near south end of the Lake Management Easement (LME) and existing trees to remain in the required buffer areas where the fence is being proposed.	Paige Carroll	Open	28

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*
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