



Consolidated Review Comments

Record Number: [DCI2026-00022](#)

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: 09/02/2026

Record Type: Planned Development

Address: 3905 LEE BLVD, LEHIGH ACRES, FL 33971

Project Name: Lee Blvd Medical Center Rezone

Record Description: Request to rezone 0.5 acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD).

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 1. INFORMATIONAL COMMENT: At time of development order, please provide Parking Lot Interconnection Cross Access Easement language to the properties to the east and west to accommodate future redevelopment, along with the legal description & sketch of the easement area, for legal sufficiency review by the County Attorney's Office.	Allyson Hall	Open	1
<u>DOT Review</u>				
Yes	DOT: Condition of Approval: Cross-access easements need to be executed at time of DO.	John Podczerwinsky	Open	8
<u>Environmental Review</u>				
Yes	Environmental: 1. Please clearly depict and label required building perimeter plantings on three sides most visible to the public to demonstrate compliance with LDC Section 10-416(b). 2. Please revise MCP for required buffer table. The table currently states that a 10 ft buffer is required along the eastern, southern, and western property	Paige Carroll	Open	7

[illegible]

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	identifies the property as “Residential/Vacant,” the project narrative states that the site is developed with an existing daycare proposed to be cleared, and the stormwater plan describes the property as currently undeveloped. 2. Requested Zoning District: Revise the application materials to consistently identify the requested zoning district as CPD. The County application requests rezoning from RS-1 to CPD, while portions of the project narrative and the Lehigh Acres Review Board materials refer to the proposed zoning as CPUD. 3. Companion Comprehensive Plan Amendment: Clarify or remove references to a “companion Comprehensive Plan Amendment.” The application materials identify the property as Central Urban and otherwise present the proposed CPD rezoning as consistent with the existing Future Land Use designation; no companion Comprehensive Plan Amendment is otherwise identified in the submitted materials. 4. Landscape Buffer Deviation: Revise the deviation request and MCP, as necessary, to clearly and consistently identify the specific property boundaries subject to the requested landscape buffer deviation and the proposed buffer width along each boundary. The deviation request generally proposes reducing the required 25-foot residential buffer to 10 feet, while the MCP depicts both 10-foot and 15-foot landscape buffers.			
Yes	1. Public Information Summary: Please identify the source and publication information for the document entitled “Newspaper Ad for Meeting.” The submitted document does not identify where or how the notice was published. Provide documentation demonstrating that the May 28, 2026 public information session for development proposed by DCI2026-00012 was publicly advertised in accordance with LDC § 33-1401. Documentation showing that the project was included as an agenda item at a regularly scheduled community or civic organization meeting, by itself, does not demonstrate that the required public information session for this application was publicly advertised.	Adam Mendez	Open	14
Yes	2. Disclosure of Interest: The submitted Disclosure of Interest form(s) identify two individuals in the section applicable to County Commissioners, Hearing Examiners, and Lee County employees. Please verify that the forms are accurate and that the individuals identified are employed by Lee County in the capacity indicated by the form. If the individuals were listed in this section in error or do not serve in the stated capacity, please revise and resubmit the Disclosure of Interest form(s) accordingly.	Adam Mendez	Open	15
Yes	3. MCP Development Standards: The MCP includes “Required” and “Provided” setback standards. This presentation is misleading because property development regulations within a planned development are established through the planned development approval process based on the proposed standards and applicable approval criteria. Remove the unnecessary “Required” and “Provided” setback comparison from the MCP and rely on the separately submitted Property Development Regulations document to identify the proposed development standards. 4. MCP Landscape Buffers: The MCP includes “Required” and “Provided” landscape buffer comparisons that are misleading because the applicant is requesting deviations from otherwise applicable LDC buffer standards. Either remove this comparison from the MCP or revise it so the MCP clearly and accurately distinguishes the LDC standard from the buffer configuration proposed through the deviation request. 5. MCP – Platted Utility Easements: The submitted plat identifies 6-foot-wide public utility easements along the property lines of the underlying platted lots comprising the subject property. Revise the MCP to depict all existing easements affecting the site, including the platted utility easements, so potential conflicts with proposed site improvements can be evaluated.	Adam Mendez	Open	16

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	6 Property Development Regulations – Maximum Lot Coverage: The proposed Property Development Regulations establish a maximum lot coverage of 80 percent. Pursuant to LDC § 34-2, lot coverage is the percentage of the lot area occupied by buildings or structures. The development depicted on the MCP represents substantially less building/structure coverage than the proposed 80-percent maximum. Review the applicable definition of lot coverage and revise the proposed Property Development Regulations to establish a maximum lot coverage that is consistent with the development scheme depicted on the MCP. 7. Explain the rationale for the proposed 15-foot waterbody setback based on the MCP design.	Adam Mendez	Open	17
Yes	8. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions.	Adam Mendez	Open	18
Yes	9. Schedule of Uses: The proposed Schedule of Uses identifies only “Medical Office” and does not include accessory or ancillary uses that may be necessary to support the proposed CPD. Review the proposed development program and provide a complete Schedule of Uses identifying all principal, accessory, and ancillary uses necessary to accommodate the proposed development. Any uses necessary to support the development that are not identified and approved as part of the Schedule of Uses will be the applicant’s responsibility to address through the applicable zoning approval process.	Adam Mendez	Open	19
Yes	10. Compatibility Analysis / Landscape Buffers: The compatibility analysis states that the site “incorporates required buffering,” which is misleading given the significant reductions from otherwise applicable LDC buffer requirements proposed through the deviation request. Revise the compatibility analysis to accurately characterize the proposed buffering. Additionally, revise the MCP to depict continuous landscape buffers along the side property lines, with any future cross-access connection separately identified and conditioned upon adjacent property development with nonresidential uses. As identified in Environmental review comments, also revise the site design as necessary to address LDC compliance issues associated with required plant material proposed within utility easements.	Adam Mendez	Open	20

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: Project Narrative.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	3	Include an analysis of Lee Plan Standards 4.1.1 and 4.1.2 within the Project Narrative.	Lindsey Karczewski	Open	9
Yes	5	Include an analysis of Policy 6.1.6 within the Project Narrative.	Lindsey Karczewski	Open	10
Yes	6	Include an analysis of Lee Plan Policy 25.8.4 within the Project Narrative.	Lindsey Karczewski	Open	11

REVIEWER CONTACT INFORMATION:

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