Consolidated Review Comments

Record Number: REZ2026-00021

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: 10/19/2026
Record Type: Rezoning
Address: 12800 KENWOOD LN, FORT MYERS, FL 33907
Project Name: Right Steps Academy
Record Description: Request to rezone 1.39+/- acres from Tourist Commercial (CT) to Commercial (C-1).

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*
Environmental Review				
Yes	Environmental: 1. Please provide a Lee Plan Analysis for Objective 4.1 to provide an analysis for environmental factors (Standard 4.1.4). The following comments are informational comments: 1. Please note LDC Section 10-425(a) for open space requirements. 2. Please note LDC Section 10-425(b) for general tree requirements. One tree must be provided per each 1,000 square feet of required open space. 3. Please note LDC Section 10-425(e) for building perimeter plantings. These planting areas must be located abutting two sides of the building with emphasis on the sides most visible to the public. 4. Please note LDC Section 10-425(f) for required buffers. 5. Please note LDC Section 10-421(a)(2) and 10-421(a)(5) for easement and buffer overlap.	Paige Carroll	Open	6
Legal Review				

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	Legal Review LDC § 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.	Richard Burris	Open	7
Zoning Review				
Yes	Part 3D of the application is missing the map of the surrounding property owners as required by LDC34-202(a)(9). Please provide this item.	Peter Blackwell	Open	8

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.

Document: LOI.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Planning Review					
Yes	1	Provide an analysis of the Intensive Development future land use category, Lee Plan Policy 1.1.2.	Lindsey Karczewski	Open	1
Yes	1	Include an analysis of Lee Plan Standards 4.1.1 and 4.1.2.	Lindsey Karczewski	Open	2
Yes	1	Provide an analysis of Lee Plan Policy 5.1.5 in support of the rezoning request, considering the nearby residential area.	Lindsey Karczewski	Open	5
Yes	2	Include analysis of Mixed Use Overlay Policies 11.2.2 and 11.2.4 in support of the rezoning request.	Lindsey Karczewski	Open	3
Yes	2	Include analysis of Lee Plan Goal 6 and Policies 6.1.1 and 6.1.4.	Lindsey Karczewski	Open	4

REVIEWER CONTACT INFORMATION:

Reviewer Name	Reviewer Email	Reviewer Phone
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
Paige Carroll	pcarroll@leegov.com	-
Richard Burris	rburris@leegov.com	239-533-8526
Peter Blackwell	pblackwell@leegov.com	239-533-8312