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: 10/21/2026
Record Type: Planned Development
Address: 11560 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. 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. Please advise if a SFWMD ERP will be obtained, or if a 10/2 Self-Certification is proposed at time of development order. Please advise if the proposed access point(s) on McGregor Blvd have been reviewed/approved by FDOT. McGregor Blvd is a State Maintained Arterial roadway.	Allyson Hall	Open	30
DOT Review				

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	DOT: 1. Permitting requirements & allowances per County correspondence with FDOT (July, 2026) will require revision to project entrance and turning movements at McGregor Blvd. It is recommended that the driveway traffic separator be removed from the plans, and that the FDOT median striping configuration be revised to permit NB left-in turning movements. 2. To promote eventual connection to the signalized intersection at Winkler, Lee County advises that an interconnection easement should be depicted connecting to the adjacent property to the north. This will be at the final discretion of FDOT access permitting. TIS Notes: The TIS has depicted the trip distribution and traffic assignment in detail. The TIS will be retained as-is to demonstrate the worst-case scenario if FDOT (July, 2026) access determination changes.	John Podczerwinsky	Open	31
Environmental Review				
Yes	Environmental: 1. Please demonstrate compliance with LDC Section 10-416(d)(9) for required natural waterway buffer. If the applicant cannot comply with this requirement, please revise deviation list and MCP. 2. Please note that no required buffers may be planted within any easement without a letter of no objection per LDC Section 10-421(a)(5). The required right of way buffer has two overlapping easements. Please clarify how the applicant will be providing sufficient screening and buffering from McGregor Boulevard per LDC Section 10-416(d). Additional comments may be made pending applicants responses.	Paige Carroll	Open	26
Legal Review				
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. Two of the state plane coordinates provided are on the center line of McGregor Blvd and the third is not at a corner on the perimeter of the subject property.	Richard Burris	Open	29
Natural Resources Review				
Yes	The benthic survey was completed outside timeframe specified in LDC. Staff cannot determine whether the proposed dock length increase will adversely impact seagrass beds or other marine resources without a survey completed within specified timeframe. As a result, another survey will be required. Please address how the applicant will demonstrate compliance with relevant Lee Plan policies and LDC requirements if future benthic survey identifies seagrass beds or other marine resources.	Nicholas DeFilippo	Open	28
Zoning Review				

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Yes	Zoning The applicant is not providing a 50 foot natural waterway buffer along the west property line. Please revise. The shoreline appears to include rip rap and retaining wall. Please clarify this area and demonstrate compliance with Chapter 26 for retaining walls and natural waterway buffer for Chapter 10 Section 416(d)(9). Provide more detail regarding how the floodwater will be dispersed and remain within the property boundary and not affect the surrounding land uses. It is unclear how floodwater will be dispersed on the subject property when the LiMWA and floodway is revised.	Elizabeth Workman	Open	32
Yes	Floodplain Manager comments: The Floodplain Management Team must review applications using the Flood Insurance Rate Maps that are effective at the time of application, not for future pending proposed map amendments. Based on the current effective maps, the current responses are not sufficient to meet floodplain management requirements, as the site is shown within Coastal A Zone designation (delineated by the LiMWA line). Additionally, there appears to be conflicting information in the response letter. The first comment states pursuing a CLOMR, while the second states intending to pursue one. If a CLOMR application has already been submitted, please provide the application number and/or date of submittal to the County. Please note that a CLOMR application and its associated comment letter are not considered approvals. A CLOMR comment document is only a comment for a future LOMR submittal. Only a final, approved LOMR with an effective date is acceptable for regulatory purposes. Also be aware that LOMR approval documents are typically released several months prior to their effective date, so receiving an approval letter alone does not constitute an effective map revision. A map change becomes effective only at the time of the effective date displayed on the approved LOMR document and only if there are no appeals.	Elizabeth Workman	Open	33

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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