



Department of Community Development
 Planning
 P.O. Box 398
 Fort Myers, FL 33902

Consolidated Review Comments

Record Number: [CPA2025-00003](#)

Click the record number to open it in the eConnect/ACA portal.

Report Date: 10/14/2025

Record Type: Comprehensive Plan Amendment

Address: 0 ACCESS UNDETERMINED, FORT MYERS, FL NA

Project Name: Pugliese Multifamily

Record Description: The application is requesting a map Amendment to change the 13.2-acre site from Suburban to Urban
 CommunityCurrent Owner is Clara Point, LLC101 Puglieses Way, 2nd FIDelray Beach, FL 33444

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00003, originally received 2025-05-09 00:00:00. Planning Staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact Planning at (239) 533-8585 if you have any questions.

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>Planning Review</u>				
Yes	DOT COMMENT: After reviewing the information submitted by the applicant for this project, we found it is insufficient for review. The trip generation in the CPA traffic study shall be worst case scenario which is the highest trip generation in the allowable land uses. The Land Use Code used for trip generation in the TIS of the application is LUC 220 (Multi-family Housing Low-Rise) which is not worst case scenario. Please make the necessary adjustments.	Lindsey Karczewski	Open	3

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: Lee County Response Letter.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	The revised response to the secondary consistency statement needs to be included within the Exhibit M19 document, not just the response letter. Please include the response within Exhibit M19. It also needs to be clearly stated that any bonus density will be utilized through on-site affordable housing as the TDU program is prohibited within the CHHA.	Lindsey Karczewski	Open	2

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174