



Consolidated Review Comments

Record Number: [CPA2024-00016](#)

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

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

Report Date: 11/12/2025

Record Type: Comprehensive Plan Amendment

Address: 19190 PALM BEACH BLVD, ALVA, FL 33920

Project Name: Caloosa 80 CPA

Record Description: Proposal to change the FLU category of a 92.71+/- ac site from Rural to Sub-Outlying Suburban and to add the Property (192.3+/- ac) to the LCU Future Water and Sanitary Sewer Service Areas. This requires 3 map amendments to Lee Plan Map 1A, Map 4A, & Map 4B. There is a companion text amendment to Table 1(b) to increase residential acreage in the Northeast Lee County District. There is a companion MPD rezone request for 721 DU's and 30,000 SF of commercial uses.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2024-00016, originally received 2024-12-05 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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.

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: Submittal 3 - Narrative and Lee Plan Analysis CPA.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	8	Provide a table with the meeting dates and locations.	Katherine Burgess	Open	10

Document: Submittal 3 - Revised CPA Application.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	1	Update the application with the new project manager and provide a list of the consultants working on this project.	Katherine Burgess	Open	9

Document: Submittal 3 - Revised TIS.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	6	Since there is a companion MPD rezone with this application for 690 DU's and 50,000 sf of commercial uses, the uses for trip generation shall be consistent with the uses of the MPD rezone application.	Katherine Burgess	Open	7
Yes	23	The build-out year (2029) background traffic volumes in Table 4A are not correct and revision is required.	Katherine Burgess	Open	8

REVIEWER CONTACT INFORMATION:

<i>Reviewer Name</i>	<i>Reviewer Email</i>	<i>Reviewer Phone</i>
Katherine Burgess	kburgess@leegov.com	239-533-8362