



Consolidated Review Comments

Record Number: [CPA2025-00010](#)

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

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

Report Date: 12/05/2025

Record Type: Comprehensive Plan Amendment

Address: 14301 ALICO RD, FORT MYERS, FL 33913

Project Name: Alico Tradeport Map Amendment

Record Description: A request to amend approximately 58 acres of Map 1-A from DR/GR to Tradeport to allow for industrial development consistent with the proposed language in CPA2025-00006

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00010, originally received 2025-10-24 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>Environmental Review</u>				
Yes	Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).	Nicholas DeFilippo	Open	17
Yes	Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.	Nicholas DeFilippo	Open	18
Yes	The FLUCCS Map for 14700 Alico Rd states there are mangrove swamps on the parcel. Staff suspects this is a typo, please revise.	Nicholas DeFilippo	Open	19
Yes	Please provide a comprehensive table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map). The applicant didn't address all FLUCCS codes identified within the Environmental Analysis. Please consider compiling all FLUCCS codes into one table.	Nicholas DeFilippo	Open	20
Yes	The applicant is requesting to amend the DR/GR FLU category. Please provide analysis of Lee Plan policies 2.3.1 and 2.3.2. Please provide an Integrated Surface and Groundwater to support the request. Staff cannot make a formal finding without this additional information.	Nicholas DeFilippo	Open	21
Yes	Please provide an analysis of Objectives 123.3 and 123.4 discussing how the requested Map amendments are consistent with these objectives as it relates to endangered and threatened species.	Nicholas DeFilippo	Open	22
Yes	Please provide analysis of Lee Plan policies 33.1.7, 60.1.2, 60.1.3, 60.4.3, 123.1.5 and 126.1.1.	Nicholas DeFilippo	Open	23
<u>Legal Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Legal - The sketches must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.	Larissa Narkiewicz	Open	2
Yes	Legal The application proposed to designate from DR/GR and Wetlands to Tradeport, an approved Jurisdictional Determination approved by SFWMD or Florida DEP is required to change the wetlands category on the Lee Plan Future Land Use Map.	Larissa Narkiewicz	Open	3
Yes	Legal - A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. There are two distinct areas subject to the application, each area will need to be described with a metes and bounds description with an accompanying sketch.	Larissa Narkiewicz	Open	5

Planning Review

Yes	If the intention is to extend central sewer utilities provided by LCU to the subject properties, a comprehensive plan map amendment to add the subject properties to LCU Future Sewer Service Areas (Map 4-B) will be required. Please confirm what the intention is regarding sewer service to the properties and revise the application to include this request.	Lindsey Karczewski	Open	6
Yes	Documentation of a Public Information Meeting, as required under Objective 17.3, must be included within both the comprehensive plan text and map amendment applications. The map amendment materials do not appear to include this information. Please provide a meeting summary document with the required information stated in Policy 17.3.4.	Lindsey Karczewski	Open	12
Yes	The application materials are missing Letters of Availability from the following services: 1. Law Enforcement 2. EMS	Lindsey Karczewski	Open	13
Yes	The Tradeport future land use category permits industrial and commercial uses. Although the intended development of the subject properties is industrial, an analysis of the applicable commercial land use polices is necessary. Please provide analysis of the applicable policies under Goal 6.	Lindsey Karczewski	Open	16
Yes	The existing future land use of the subject properties is DR/GR and wetlands. A Jurisdictional Determination is required to redesignate properties from the wetlands future land use. Please provide an approved JD within the next submittal.	Lindsey Karczewski	Open	24

Zoning Review

Yes	HISTORIC: Applicant needs to provide a map of the subject properties depicting the Archaeological Sensitivity Zones.	Peter Blackwell	Open	1
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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: Exhibit M12 - Lee Plan Analysis.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>					

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Yes	3	The existing future land use category of each parcel is designated as DR/GR. Analyze Policy 1.4.5 and give reasoning as to why the Tradeport future land use category is more appropriate than the DR/GR category based on current or future conditions of the subject properties.	Lindsey Karczewski	Open	8
Yes	4	The Letter of Availability from Lee County Utilities states that they will be able to provide central utilities to the subject properties. Please incorporate this information into an analysis of Lee Plan Standards 4.1.1 and 4.1.2.	Lindsey Karczewski	Open	10
Yes	4	There appears to be residential uses adjacent to the subject properties. Provide an analysis of Policy 5.1.5 on how the map amendment request to Tradeport FLUC maintains consistency with this policy.	Lindsey Karczewski	Open	11
Yes	4	Please provide further analysis on the entire language of Policy 7.1.2 as it pertains to the request.	Lindsey Karczewski	Open	15
Yes	6	Please analyze the subject properties in accordance with Policy 33.1.2 of the Lee Plan, referencing Map 1-D.	Lindsey Karczewski	Open	14

Document: Exhibit M2 - Disclosure of Interest - Harper 10AC & 37AC.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
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Yes	2	The affidavits appear to be missing signatures. Please verify that each affidavit in the application materials is properly signed.	Lindsey Karczewski	Open	7

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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