



Consolidated Review Comments

Record Number: [CPA2025-00012](#)

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: 12/11/2025

Record Type: Comprehensive Plan Amendment

Address: 20051 DEWLAP WAY, ESTERO, FL 33928

Project Name: Amenity Improvement Amendment

Record Description: Amend Goal 13 and associated Objectives and Policies to allow for golf courses and ancillary uses in the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00012, originally received 2025-11-07 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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	Since this application references the settlement agreement and MPD rezone, provide the zoning resolution and/or settlement agreement that includes the exhibits and stipulations referenced in this application.	Katherine Burgess	Open	3
Yes	The introduction and background in the Lee Plan Analysis provide some information on the history of Private Recreation Facilities in SE Lee, but do not adequately address how this particular request came into being. Provide a narrative or legal history on the background of the property impacted by this amendment and why this amendment is necessary.	Katherine Burgess	Open	5

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 1- T4 - Proposed Text Amendments.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	The proposed text amendment language includes language proposed by another CPA. For clarity of the request, only include language proposed in this CPA.	Katherine Burgess	Open	4

Document: Submittal 1 - Community Plan Area Requirements.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>					

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	1	The application cannot be found sufficient until the Public Input meeting, as required by Objective 17.3, has been completed. Provide a summary of the public information meeting per the requirements of Policy 17.3.4.	Katherine Burgess	Open	2

REVIEWER CONTACT INFORMATION:

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