



Consolidated Review Comments

Record Number: [CPA2025-00008](#)

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: 01/09/2026

Record Type: Comprehensive Plan Amendment

Address: 19551 ARMEDA RD, ALVA, FL 33920

Project Name: Armeda Property

Record Description: Request to amend the Future Land Use Map (Map 1-A) to change the FLU category on 561.63± acres from DR/GR to Rural and Wetlands, amend Lee County Future Water Service Areas (Map 4-A) and Lee County Future Sewer Service Areas (Map 4-B) to add the subject property.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00008, originally received 2025-09-12 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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	Zoning There are health and safety concerns regarding one access point for each residential pod. Applicant has requested a deviation in the zoning case but staff is not supporting this deviation due to the health and safety concerns. Applicant needs to focus on one residential pod with two access points and provide the existing eastern residential pod as restoration/preservation to reduce impacts to the wetlands.	Elizabeth Workman	Open	47
<u>Legal Review</u>				
Yes	Sketch and Legal Description This comment may have been left off the previous comment letter. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with at least two coordinates, one coordinate being the point of beginning and the other an opposing corner. Please provide at least 2 state plane coordinates, 1 at the point of beginning and 1 at an opposing corner.	Larissa Narkiewicz	Open	10

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	<p>The applicant response indicates a Formal Jurisdictional Determination is forthcoming.</p> <p>If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.</p> <p>The application states the request is to Rural and Wetlands. A metes and bounds legal description is required for the Wetlands land use category. Wetlands future land use boundaries will be determined by using the methodology in Fla. Admin. Code R. 17-340 as ratified and amended in § 373.4211, Fla. Stat. A Jurisdictional Determination approved by SFWMD or Florida DEP must be submitted prior to the issuance of such an interpretation.</p>	Richard Burris	Open	11
<u>Natural Resources Review</u>				
Yes	Please include an integrated surface and groundwater model to support the analysis of Lee Plan policies 2.3.1 and 2.3.2. The Model must assess whether the proposed land use will cause any significant impact on present or future water resources. Please include anticipated irrigation demand and source within the proposed conditions model. Please contact Staff for assistance in submitting the model files.	Nicholas DeFilippo	Open	48
<u>Planning Review</u>				
Yes	The surrounding properties map and list of surrounding property owners appear to be correct. Physical mailing labels of the list included in Exhibit M3 will need to be provided with a later submittal.	Katherine Burgess	Open	23
Yes	Some comments and edits only appear in DigEPlan. Verify that all comments, highlights, or other markups are addressed in the resubmittal, as each will be reviewed until the status for the comment is updated to "closed".	Katherine Burgess	Open	44
Yes	The application materials reference updates to Table 1(b), but do not include a strikethrough and underline version of the table with the proposed updates. Contact Rick Burris at RBurris@leegov.com to determine the appropriate Table 1(b) amendments and add the Table 1(b) amendment strikethrough and underline to this application request.	Katherine Burgess	Open	49
<u>Zoning Review</u>				
Yes	<p>Zoning Sufficiency</p> <p>CPA2025-00008 documents must be consistent with the zoning case DCI2025-00019.</p>	Elizabeth Workman	Open	2

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 - Exhibit - M21 Planning Community 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>					
Yes	1	The community meetings must be completed and all of the information included in Policy 17.3.4 is provided to staff for review before the application is found sufficient.	Katherine Burgess	Open	12

Document: Submittal 1- Letters of Availability.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	5	Repeat Comment -- The application materials correctly include the LeeTran request letter; however, the letter of availability from LeeTran still appears to be missing. Provide the Letter of Availability for LeeTran.	Katherine Burgess	Open	18

Document: 05. Submittal 2 - Exhibit - M12 & M19 - 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>					
Yes	4	This appears to be stating that the proposed development will have less water impacts than what could be developed now; however, it is likely that the development will need landscaping irrigation which is typically fulfilled through the use of wells. How will the proposed development limit the need for irrigation wells so that it will not negative impact the County's wells, the surrounding residential wells, and the general aquifer levels?	Katherine Burgess	Open	50

Document: 09 (b). Submittal 2 - Proposed Amendments (Exhibit M11).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	Provide a justification for this amendment in the justification exhibit with data and analysis demonstrating that this property is best suited for the additional residential acreage and that the residential development cannot occur in other areas of the county.	Katherine Burgess	Open	51

REVIEWER CONTACT INFORMATION:

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