



Consolidated Review Comments

Record Number: [DCI2025-00027](#)

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

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

Report Date: 01/16/2026
Record Type: Planned Development
Address: 13690 EAGLE RIDGE DR, FORT MYERS, FL 33912
Project Name: Eagle Ridge Park
Record Description: Rezone ±2.75 ac from CPD and EC to CPD

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The application cannot be deemed sufficient for public hearing until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the [Request for Waiver Form](#).

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

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>Development Services Review</u>				
Yes	Development Services INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.	Allyson Hall	Open	16
<u>DOT Review</u>				
Yes	TIS: 1. Revise the 100th highest hour estimate to utilize data provided by the 2024 Concurrency Report, found at Link . Informational note: Daniels Parkway is forecast to exceed capacity due to backlog traffic volumes in, or prior to, the project buildout year.	John Podczerwinsky	Open	11
<u>Environmental Review</u>				
Yes	Environmental Comments: 1. Applicant is proposing an enhanced buffer to the north along Daniels from the required 15ft Type D buffer. Type D buffer requires 15ft, 5 trees, and 36inch double staggered hedge rows. Please demonstrate how this buffer will be enhanced.	Paige Carroll	Open	18

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	2.Please revise FLUCCS map to show E values. 3.Please revise deviation and justification sheet to include south and west buffers to be preservation area. Please demonstrate the preservation area meets Type F buffer requirements per LDC Section 10-416(d)(4). 4.If E values are 75% or more (E4) for exotics, please provide a restoration plan and revise deviation and justification sheet to include the indigenous preservation to act as the buffer. The indigenous restoration or native habitat must meet requirements in LDC Section 10-416(d)(4) to meet Type F buffer requirements.			
<u>Legal Review</u>				
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - The arc length in the legal description and accompanying sketch do not match. Please review the highlighted arc length in the sketch and description. - Please review the typo highlighted in the chord bearing on the legal description and accompanying sketch.	Larissa Narkiewicz	Open	6
Yes	LDC §34-202(a)(7) Title Certification. - The submitted Commitment of Title Insurance is not an accepted form. The certification of title must be in one of the following forms: i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.	Larissa Narkiewicz	Open	7
Yes	LDC §34-202(a)(6) Boundary Survey. - The highlighted bearing in the legal description on the boundary survey does not match the bearing in the survey. - The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. - The survey must be based upon the title certification submitted in accordance with Section 34-201(a)(7).	Larissa Narkiewicz	Open	8
<u>Natural Resources Review</u>				
Yes	Pursuant to LDC 10-328, provide the location of all drainage and access easements.	William Lange	Open	1
Yes	Pursuant to Lee Plan Policy Lee Plan 126.1.4, there appears to be offsite flows through the property. Please clarify how they will be maintained or improved.	William Lange	Open	2
Yes	Please identify the location of all existing and proposed outfalls.	William Lange	Open	3
Yes	The project is located within the watershed for Six Mile Cypress Slough, demonstrate compliance with LDC 10-321(f); Six Mile Cypress Watershed, Drainage, and surface water management.	William Lange	Open	4

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	The Six Mile Cypress Slough is identified as a critical area for surface water management. Provide an analysis of Lee Plan Policy 125.1.4.	William Lange	Open	5
<u>Zoning Review</u>				
Yes	Informational Comment: According to the Lee County Transit Land Development Code, LeeTran has reviewed the proposed development and determined that it is located within one-quarter mile of a fixed-route corridor, with the nearest bus stop being # 11548. At the time of Development Order the developer will be required to make the improvements based on LDC 10-442. Specifically, the installation of a single inverted U bicycle storage rack. It is important to note that this requirement will be reassessed at the time of DO/LDO.	Khalil Muhammad	Open	19

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marked "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

Document: MCP.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>					
Yes	1	Please revise the MCP to only include components as detailed in LDC Section 34-373(a)6	Khalil Muhammad	Open	14

Document: Property Development Regulations.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>					
Yes	1	Please revise the request to include the PUD zoning that exists on the subject property	Khalil Muhammad	Open	15

Document: PD.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>					
Yes	1	Please revise the request to state "Rezone ±2.75ac from CPD,PUD, and EC to CPD with a new MCP and Schedule of Uses."	Khalil Muhammad	Open	12

Document: Narrative of Request.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	Please provide a separate analysis of consistency with Policy 6.1.2 in regard to the existing wetlands future land use category.	Lindsey Karczewski	Open	9
Yes	6	Please provide a separate statement that demonstrates consistency with Policy 6.1.7.	Lindsey Karczewski	Open	10
<u>Zoning Review</u>					
Yes	1	Please revise the request to include the PUD zoning that exists on the subject property	Khalil Muhammad	Open	13

REVIEWER CONTACT INFORMATION:

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