



Consolidated Review Comments

Record Number: [CPA2025-00008](#)

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: 03/03/2026

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>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	Policy 5.1.2 pertains to residential uses in areas with hazards, including floodways. Add a response to this policy to the Lee Plan Analysis, specifically addressing how increasing the potential density on this site is consistent with this policy.	Katherine Burgess	Open	52

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

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Nicholas DeFilippo	ndefilippo@leegov.com	239-533-8983
Katherine Burgess	kburgess@leegov.com	239-533-8362