



Consolidated Review Comments

Record Number: [CPA2025-00011](#)

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: 03/19/2026

Record Type: Comprehensive Plan Amendment

Address: 17700 STATE ROAD 82, FORT MYERS, FL 33913

Project Name: SR82 Freeman CPA

Record Description: Comprehensive Plan map amendments to add the property to the Tradeport future land use category, amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services, and amend Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community. The CPA will be accompanied by a request to rezone the 186.5 +/- acres from AG-2 to Mixed-Use Planned Development (MPD) to allow for 1,750,000 sf of commercial, office, hotel, and light industrial uses.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00011, originally received 2025-10-28 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>DOT Review</u>				
Yes	<p>TIS</p> <p>Informational note: Should the applicant successfully secure access to the adjacent School District property, a formal revision of the Traffic Impact Statement (TIS) will be required. The updated TIS will require a comprehensive analysis of the revised traffic assignments at the project's primary access point to SR 82. The analysis must include accommodation of forecasted traffic volumes for all properties utilizing the intersection at a full build-out condition which must address (but may not be limited to) the combined traffic from the School District property, the subject site, and all other contributing properties at their maximum Comprehensive Plan allowance.</p> <p>DOT</p> <p>1. Access to the adjacent School District property is not currently viable as depicted on the Master Concept Plan (MCP) in the accompanying zoning action. Recent coordination with Lee DOT staff confirmed that the proposed interconnection cannot be endorsed at this time. Furthermore, the alternative configurations discussed during the staff meeting were found to be unfeasible due to significant design and access spacing constraints. To resolve this objection, the applicant must begin by addressing the following:</p> <p>A. Interagency Agreement: A formal agreement between the applicant and</p>	John Podczerwinsky	Open	41

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	<p>the School District is required to relocate the county-owned roadway alignment through School District property. Any proposed redesign remains subject to full review and approval by both Lee DOT and FDOT.</p> <p>B. Land Vacation & Reimbursement: Should a roadway realignment and intersection relocation be deemed acceptable by all regulatory parties, the County will require full reimbursement for any public lands vacated to accommodate the new public roadway and its intersection at SR 82.</p> <p>Notice: Revisions to the project may generate future comments from Lee DOT.</p>			
<u>Environmental Review</u>				
Yes	REPEAT COMMENT: The applicant is proposing to amend the Wetlands FLU category. Please provide an approved Formal Jurisdictional Determination from the applicable State agency to support request.	Nicholas DeFilippo	Open	29
Yes	REPEAT COMMENT: 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. This was not analyzed in resubmittal.	Nicholas DeFilippo	Open	30
Yes	REPEAT COMMENT: Please provide a map of aquifer recharge areas. The applicant only provided a map identifying habitat types.	Nicholas DeFilippo	Open	34
<u>LeeTran Review</u>				
Yes	LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO.	Clarissa Marino-Diaz	Open	38
<u>Legal Review</u>				
Yes	<p>Sketch and Legal Description</p> <p>The certified legal description(s) and certified sketch of the description for the property subject to the requested change. 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. The sketch 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. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.</p> <p>The legal description sketch provided does not include a state plan coordinate at the POB and one at an opposing corner.</p> <ul style="list-style-type: none"> - The state plane coordinates are included on the boundary survey (not a submittal requirement) but not on the legal description sketch. <p>A formal jurisdictional wetland determination has not been included in the submittal. A Jurisdictional Determination approved by SFWMD or Florida DEP must be submitted to modify the existing depiction of wetlands.</p> <ul style="list-style-type: none"> - The applicant response indicates this is being reviewed by the appropriate agency. 	Richard Burriss	Open	42
<u>Natural Resources Review</u>				
Yes	REPEAT COMMENT: The applicant is requesting to amend the DR/GR FLU category. Please provide an Integrated Surface and Groundwater Model to support the analysis of Lee Plan policies 2.3.1 and 2.3.2. Staff cannot make a formal finding without this additional information. Please contact staff for assistance submitting model files.	Nicholas DeFilippo	Open	24

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	The applicant indicated that a model was being prepared to address compliance with Lee Plan policy 33.1.7. Please contact staff for assistance in submitting model files.	Nicholas DeFilippo	Open	40
<u>Planning Review</u>				
Yes	The subject property is within the Southeast Lee Community Plan Area. Staff cannot find the application sufficient until the Public Input meeting has been completed and the documentation required in Policy 17.3.4 is included with the application materials.	Katherine Burgess	Open	36
Yes	Note: Some comments and markups are only available in DigEPlan. The response letter must address all comments and markups. Check DigEPlan in the Accela portal to verify that all comments and markups have been addressed.	Katherine Burgess	Open	37
Yes	Note: Because this application is dependent on other CPA applications, additional Lee Plan Analyses may be required at a later date.	Katherine Burgess	Open	44
<u>Zoning Review</u>				
Yes	Informational Comment: Companion rezoning required and filed under DCI2025-00023 (pending intake).	Anthony R. Rodriguez, AICP, CPM	Open	9
Yes	HISTORIC (repeat comment): Please provide a map of the Archaeological Sensitivity Zones on the subject property.	Peter Blackwell	Open	43

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.

REVIEWER CONTACT INFORMATION:

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