



Consolidated Review Comments

Record Number: [CPA2026-00001](#)

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

Report Date: 03/19/2026

Record Type: Comprehensive Plan Amendment

Address: 0 ACCESS UNDETERMINED, FORT MYERS, FL

Project Name: Bluewater Ridge

Record Description: Amend Goal, 33 Southeast Lee County, Objective 33.2, Residential and Mixed Use Development, to create the Enhanced Mine Reclamation Community Overlay (Policy 33.2.5). See also companion Map Amendment.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2026-00001, originally received 2026-01-12 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>DOT Review</u>				
Yes	<p>TIS: Revision of forecast future capacity estimates is required, per the following:</p> <ol style="list-style-type: none"> The future capacity of Alico Road 4LD from Alico Road to SR 82, which will be constructed in accordance with the Alico Road Controlled Access Resolution (Resolution No. 21-06-15, as amended), is likely to conform to FDOT's "C2" context class designation, emulating C2-Town or C2-Rural classification(s). Per the anticipated designation, the estimated capacity of 3,340 per FDOT QLOS tables (based on FDOT's 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK) may be used. This will result in changes to Table, 7, 8, and 9 of the TIS as well as resultant changes in the TIS findings in future scenarios. The segment of Alico Road from Ben Hill Griffin to Green Meadow Road is planned for widening to 4LD as a phased component of the Alico Road extension project. This road segment is contemplated at 1,810 capacity (utilizing "C3C" context classification, with adjustments applied per FDOT's 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK). <p>Note for TIS preparer: The above estimate road capacities are based on information that is being replaced in early 2026. FDOT has indicated that the 2026 updates to the 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK are under way, with preliminary publication anticipated in February, 2026. Further revisions to the estimated future road capacity estimates, and related adjustments, may occur prior to resubmittal of the revised TIS if new standards are published by FDOT.</p>	John Podczerwinsky	Open	7

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	TIS: Condition of Approval: The Traffic Impact Statement (TIS) is deemed sufficient for Comprehensive Plan Amendment purposes. However, the proposed access points are not currently recognized in the Alico Road Controlled Access Resolution (Resolution No. 21-06-15). To ensure compliance with the October 6, 2024, Settlement Agreement (Florida Rock Industries/Harper Brothers), a future amendment to Resolution No. 21-06-15 by the Board of County Commissioners will be required, pending further action by Lee County. Final authorization of these access points is contingent upon the formal adoption of said amendment.	John Podczerwinsky	Open	8
Yes	DOT: Stipulated Condition: The finding of sufficiency is predicated on the existence of Alico Road extension capacity.	John Podczerwinsky	Open	9
<u>Environmental Review</u>				
Yes	Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.	Nicholas DeFilippo	Open	2
Yes	The Enhancements Exhibit and Lee Plan analysis indicate that the offsite flows will be maintained and a wildlife crossing will be provided at the mine access road connecting the existing mine pits. This area has existing culverts that convey offsite flows and panther telemetry data indicates that panther may have utilized this wildlife corridor. The companion MCP indicates that homes will be constructed at this location. This design appears to prohibit wildlife and hydrologic connectivity within the central slough which conflicts with proposed Text Amendment language. How will these competing objectives be achieved?	Nicholas DeFilippo	Open	3
Yes	Please provide analysis of Lee Plan policies 1.6.1, 5.1.4, 60.4.3, 123.2.3, and 123.2.10. Please provide analysis of Lee Plan Objectives 123.8, 123.10, 123.11 and 123.12.	Nicholas DeFilippo	Open	4
Yes	Please provide analysis of policies within Lee Plan Objective 47.2.	Nicholas DeFilippo	Open	12
Yes	Please provide an exhibit demonstrating how the project will provide wildlife corridors utilizing onsite habitat restoration or existing preserves to offsite habitat.	Nicholas DeFilippo	Open	15
<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	6
<u>Legal Review</u>				
Yes	Legal Sketch and Legal Description 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 (POB) and the other an opposing corner. The legal description provided does not represent the full perimeter boundary of the property subject to the plan amendment. Based on the sketch on page 7, the subject property consists of two contiguous parcels (Parcel A and Parcel B). Each parcel appears to have a continuous boundary that can be independently described without the	Richard Burriss	Open	11

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	<p>use of "less and except" language.</p> <p>Please provide two separate legal descriptions — one for Parcel A and one for Parcel B. Each metes and bounds description should describe the complete, closed perimeter boundary of the respective parcel with a state plane coordinate at the POB and at an opposing corner.</p>			
<u>Natural Resources Review</u>				
Yes	Please provide analysis of Lee Plan polices 2.3.1, 2.3.2, and 33.1.7.	Nicholas DeFilippo	Open	13
Yes	Please provide a historical flowway map and provide analysis detailing how the property will improve, restore, and improve hydrological connections.	Nicholas DeFilippo	Open	14
<u>Planning Review</u>				
Yes	The subject application appears to address both the text and map amendments in a single application, including the associated fees. Contact planning staff to remedy/revise the application type to ensure proper review of the materials.	Katherine Burgess	Open	16
Yes	This application may be impacted by other proposed SE Lee text and map amendments. Additional analyses may be required based on the proposed amendments.	Katherine Burgess	Open	17
<u>Utilities Review</u>				
Yes	<p>Utilities</p> <p>The Letter of Availability provided with this submittal is not the letter that was issued from LCU. The unit count has changed from 636 to 500 units which changes the estimated flow demand. Please request an updated letter of availability for the correct number of units.</p> <p>Please provide information on the estimated flow demand calculation for the new unit count per criteria set forth in the Lee County Utility Design Manual</p>	Katherine Burgess	Open	18
<u>Zoning Review</u>				
Yes	INFORMATIONAL COMMENT: The subject property does not contain any designated historic resources. Portions of the property are located within Archaeological Sensitivity Zone 2, which will require a Certificate to Dig at time of development order.	Anthony R. Rodriguez, AICP, CPM	Open	1
Yes	2. The proposed Lee Plan Map 2-D incorrectly depicts the boundaries of the Improved Residential Community overlay when compared to the adopted Lee Plan Map 2-D. Please revise the submittal to accurately reflect the adopted mapping.	Adam Mendez	Open	10

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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