



Consolidated Review Comments

Record Number: [ADD2025-00198](#)

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

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

Report Date: 10/08/2025

Record Type: Administrative Approval

Address: 22500 CORKSCREW RD, ESTERO, FL 33928

Project Name: Kingston - Administrative Amendment 2

Record Description: This amendment is to permit the following changes: 1. The addition of "Pod 4" at the southwestern corner of the property. Pursuant to condition 11B of the settlement agreement, additions to the project boundary are allowed to be processed administratively, so long as the request does not change the overall intensity/density of the project. This request seeks to redistribute the same density/intensity within the original settlement agreement. 2. The modification of the spine road shared use path from 12' to 10' minimum, which remains compliant with FDOT regulations but allows for additional open space within the spine road corridor.

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>Zoning Review</u>				
Yes	Legal Possible scrivener's error on two calls within Parcel 3 legal description. Distances do not match the sketch (Sheet 8). Please confirm and correct text description or sketch. Staff has applied markups which are accessible via the eConnect portal.	Adam Mendez	Open	3
Yes	DOT LCDOT staff has reviewed information submitted on September 5th, 2025 and found that: (1) It is sufficient to allow the minimum width of shared use path along both sides of the spine road (i.e., Kingston Pkwy) to be modified from 12 feet to 10 feet. Approval is subject to the following condition: A minimum width of 2 foot grassed or stabilized, relatively flat area (maximum 1:6 slope) must be provided adjacent to both sides of the path beyond the outside edge of paths for recovery or stalled golf carts. (2) It is insufficient to approve Deviation 8 (Access Separation) in Exhibit E Conditions of Development and Deviations to allow a minimum separation distance of 154 feet for motor vehicle connections to Corkscrew Rd. Please provide explanation and justification of request - explaining the proposed request and why the deviation is needed, particularly why the motor vehicle connection cannot align with the existing driveway on the opposite site of Corkscrew Rd. Please refer to LDC Section 10-104(b) for additional information on criteria for administrative deviations.	Adam Mendez	Open	4

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.

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Legal Review</u>					
Yes	3	Possible scrivener's error on two calls within Parcel 3 legal description. Distances do not match the sketch (Sheet 8). Please confirm and correct text description or sketch.	Evelyn Valdes	Open	1

REVIEWER CONTACT INFORMATION:

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