



## Consolidated Review Comments

Record Number: [CPA2026-00002](#)

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

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

**Report Date:** 04/30/2026

**Record Type:** Comprehensive Plan Amendment

**Address:** 0 ACCESS UNDETERMINED, FORT MYERS, FL

**Project Name:** Daniels Parkway Multifamily

**Record Description:** Change the future land use category from General Interchange to Intensive Development and extend the Mixed Use Overlay over the property

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2026-00002, originally received 2026-03-26 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>Environmental Review</u>				
Yes	Provide a map and description of the soils found on property.	William Lange	Open	1
Yes	A topographic map depicting the property boundaries and 100-year flood prone areas indicated as identified by FEMA.	William Lange	Open	2
Yes	Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.	William Lange	Open	3
Yes	Provide a map delineating wetlands, aquifer recharge areas, and rare & unique uplands.	William Lange	Open	4
Yes	Provide an analysis of Lee Plan policies 60.4.3, 61.1.6., 123.2.6, 123.2.15	William Lange	Open	5
<u>Legal Review</u>				
Yes	<p>Legal Review            Legal Description and Sketch - 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.</p> <p>The last line of the description does not match the distance on the sketch. The description states the distance along Palamino Rd is 942.52 and the sketch has a distance of 942.53.</p>	Richard Burriss	Open	12
<u>Planning Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Most of the Lee Plan Analysis references the proposed MPD rezoning case. Focus on the CPA request to justify responses to the Lee Plan.  Example: "The proposed Mixed Use Planned Development application" under Policy 1.1.2, Standards 4.1.1 and 4.1.2, or "the proposed rezoning" under Goal 5. Please revise to reflect the FLUC change and Mixed Used Overlay extension.	Lindsey Karczewski	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.

Document: M1 - CPA\_ApplicationMap.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 Project Description on page 1 of the application does not describe the proposed future land use map change/extension of the Mixed Use Overlay. Please revise Project Description in next submittal.	Lindsey Karczewski	Open	13
Yes	1	Please include a calculation of maximum allowable development under the current Lee Plan on page 1 of the application.	Lindsey Karczewski	Open	14
Yes	3	Provide a letter of availability from Solid Waste.	Lindsey Karczewski	Open	8
Yes	3	#3 under the Public Facilities Impacts section of the application page states that the applicant must include the request letter to the responding agency. Include request letters for each public facilities agency in the next submittal.	Lindsey Karczewski	Open	9

Document: M12 - Lee Plan Analysis.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	Include an analysis of the General Interchange future land use category in the Lee Plan Analysis. State how the proposed future land use category is more appropriate than the existing.	Lindsey Karczewski	Open	15

**REVIEWER CONTACT INFORMATION:**

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
William Lange	wlange@leegov.com	-
Richard Burris	rburris@leegov.com	239-533-8526