



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

Consolidated Review Comments

Record Number: [ADD2026-00031](#)

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

Report Date: 04/13/2026

Record Type: Administrative Approval

Address: 16961 THREE OAKS MARKETPLACE DR, FORT MYERS, FL 33912

Project Name: Three Oaks Marketplace

Record Description: To modify Section B. Conditions: Subsection 1 Development Parameters

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC) and it has been determined that additional information is needed for the application to be approved. The application cannot be approved until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the [Request for Waiver Form](#).

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

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	TIS The TIS associated with Zoning Resolution Z-16-013 analyzed up to 400,000 square feet of retail use(s) under Land Use Code 820 (ITE 9th edition) as the highest potential trip generator for the rights entitled. The proposed modification, when analyzed under ITE 12th edition, and with retail use(s) considered at a maximum 370,000 square feet, does not exceed seem the previous trip generation estimate. However, the proposed change does not seem to exclude the possibility of Industrial uses as part of the mixed use. Please clarify: Since no changes to the schedule of uses are requested at this time, what is the intention for the remaining 30,000 square feet allowed in the event that the development does *not* consist exclusively of commercial uses defined by the resolution? DOT The project narrative references Z-16-013; however the access points shown for the Three Oaks Marketplace MPD do not match with the current MCP that is submitted. Please include reference to Administratively Approved ADD2021-00076 which includes the modified access points.	John Podczerwinsky	Open	1
<u>Legal Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	Sec. 34-203(a). - Submittal requirements for administrative action applications. (5)§STRAP (Section, Township, Range, Area, Parcel) number for the subject property. No legal description has been submitted. The application lists two of the platted parcels. The narrative of the application suggests this amendment will impact the entire planned development. If the subject property is the entirety of Three Oaks Marketplace - Phase 1 and Three Oaks Marketplace - Phase 2 the legal description may be the siting of both of the plats without the listing of each lot and tract.	Richard Burris	Open	2

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:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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