



Consolidated Review Comments

Record Number: [DCI2025-00026](#)

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

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

Report Date: 07/06/2026

Record Type: Planned Development

Address: 0 DANIELS PKWY, FORT MYERS, FL 33913

Project Name: Daniels Tradeport MPD

Record Description: Rezone 841+- acres from AG-2 to MPD to allow for an Industrial and Commercial planned development with associated site infrastructure.

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). Please be advised that the application is insufficient at this time. The application cannot be deemed sufficient for public hearing 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>Development Services Review</u>				
Yes	INFORMATIONAL COMMENT: Development services staff has no objection in regards to Deviation #1 from LDC Section [10-291(3)], but requests that the following conditions be added: 1. All road termini within the planned development shall be provided with apparatus turn arounds per the requirements of the Florida Fire Prevention Code. 2. Street parking that would reduce the clear unobstructed total width of the travel lanes less than 20 feet is prohibited within the planned development.	Allyson Hall	Open	32
<u>DOT Review</u>				
Yes	TIS (Rezoning Only): There are omissions in the Daniels Tradeport Traffic Impact Statement (TIS) based on Administrative Code AC-13-17. 1. Incomplete Area of Influence (Fig 2): The project traffic distribution map is incomplete. Per AC-13-17, the Area of Influence must demonstrate development-generated traffic impacts on the surrounding roadway network where project traffic meets/exceeds 10% of the LOS "C" service	John Podczerwinsky	Open	11

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	volumes for the links at build-out. 2. Missing Intersection Analysis: Intersections within the project's area of influence have not been analyzed. Consistent with the AC-13-17 requirements for projects generating over 300 peak hour trips, analyses must be provided for all intersections within the area of influence. These analyses must compare conditions with and without the project traffic and indicate the LOS for each intersection, considering the summation of all four approaches for each scenario. 3. Omission of Road Segment Improvements: While the consultant identifies LOS F conditions on Daniels Parkway and SR 82, the TIS fails to provide a specific "analysis of the improvements necessary to offset the added traffic impacts." While F.S. §163.3180 protects the applicant from fixing "backlogged" roads, AC-13-17 requires them to identify the mitigation required for their specific contribution to the failure. Even if the developer is only responsible for a proportionate share under F.S. §163.3180, which is captured by the collection of impact fees, the technical analysis of what is needed to restore an acceptable LOS must be included in the TIS to satisfy the requirements of the Administrative Code. 4. Table 6A - Data is missing for the following: FDOT Sta. # 126071 (K & D factors), FDOT Sta. # 124909 (2024 ADT for Roadway segment " S of SR 82")			
Yes	DOT 1. The developer remains responsible for site-adjacent mitigation to ensure safe and efficient access. Site-Specific Improvements: Turn lane improvements at the site access intersection on Daniels Parkway will be required at the time of DO. 2. A Traffic Signal Warrant Analysis for the single access point shall be required at the time of DO. If a signal is warranted at this location, it is considered site related and shall be at the developer's cost. 3. Interconnection: The application states there will be a cross-access easement pursued with the adjacent LCPA property, however the interconnection is not shown on the MCP. Interconnection is a requirement of LDC Sec. Sec. 10-295, therefore the applicant must demonstrate the intended ingress/egress cross-access easement with the Lee County Port Authority (LCPA), as well as the adjacent Daniels Creek MPD to the northeast of this project. 5. Deviation: No objection is currently stated with regard to the proposed deviation for a single access point on Daniels Parkway (Controlled Access), however the deviation may not be approved without first addressing LDC Sec. 10-295 requirements for interconnection.	John Podczerwinsky	Open	12
<u>Environmental Review</u>				
Yes	Environmental: 1. Please depict lake management easement on both sides of the lake and measurement lines to demonstrate compliance with LDC Section 10-328(a). If proposing only on one side please provide a new deviation. 2. Applicant stated an ERP was being obtained for wetland determination. Please provide documents. 3. Staff has found inconsistencies between open space MCP break down tables and indigenous preserve management plan acreage call outs. Please revise. oIndigenous Preserve Management Plan break down: ☒☒Rare and Unique= 28.88 ☒☒Upland Preservation= 7.09 ☒☒Upland Restoration=5.27 ☒☒Wetland Preservation=167.87 ☒☒Wetland Restoration= 97.44 ☒☒Total= 306.57 oOpen space MCP break down: ☒☒Rare and Unique= 29.75	Paige Carroll	Open	34

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	☒ Upland Preservation= 5.68 ☒ Upland Restoration=5.55 ☒ Wetland Preservation=165.55 ☒ Wetland Restoration= 95.9 ☒ Total=302.43 acres 4. Please provide more information on future access to “other area” depicted on MCP. Please note that designated open space and indigenous preserve may not be improved to gain access once the conservation easement is established. 5. Please depict access points to the areas within the preserve subject to mechanical removal. 6. Please label areas that are to be hand removal of exotics within preserves. Please note any area with 75% or less than of exotics must be hand removed. 7. Please revise Indigenous Management Plan to include a phasing plan for the 3 preserves. 8. Please revise Appendix C of Indigenous Management Plan to include hatchings for upland restoration and wetland restoration areas. 9. The areas called out as SFWMD wetlands on Appendix C of IMP are the same areas depicted for mechanical removal of exotics. Please provide more information. Please note that some of the FLUCCS codes depicted for SWFWD wetlands are not wetland FLUCCS codes. Please revise. 10. Additional comments may follow pending applicants response.			
<u>LeeTran Review</u>				
Yes	Based on the 2021 Transit Development Plan (TDP) and Comprehensive Map 3-C, this development will be within one-quarter mile of a future fixed-route corridor. Under LDC Sec. 10-442(a)(2), if no bus stop exists within one-quarter mile and the property abuts the route along Daniels Pkwy, the developer must provide a bus stop with signage, bicycle rack, landing pad, and walkways. Since this route is not yet in place, a fee-in-lieu is recommended in accordance with LDC Sec. 10-443.	Clarissa Marino-Diaz	Open	13
<u>Natural Resources Review</u>				
Yes	Additional comments pending outcome of CPA application.	Nicholas DeFilippo	Open	14
<u>Planning Review</u>				
Yes	Planning cannot find this application sufficient until the companion CPA has been found sufficient.	Katherine Burgess	Open	1
Yes	This application must stay consistent with the companion CPAs.	Katherine Burgess	Open	2
Yes	Because this property has a companion comprehensive plan amendment that may impact comments on the rezone as additional reviews occur, planning may create new comments on this request after the first review.	Katherine Burgess	Open	3
Yes	Note: The County-initiated Southeast Lee Amendments may require changes to the application materials.	Katherine Burgess	Open	33
<u>Zoning Review</u>				
Yes	An approved waiver is required in lieu of a submittal item. Please submit your waiver request through the online application portal for staff review. If the waiver is approved, please include a copy of the approved waiver in lieu of this submittal item with future resubmittals.	Adam Mendez	Open	35

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	The draft Agricultural Use Affidavit appears to meet the minimum content requirements of LDC Section 34-202(12). Upon execution, the affidavit must be signed by the property owner, sworn before a notary, and submitted as a fully executed document to satisfy the application requirement. Additionally, please ensure the attached legal description matches the approved legal description for this application.	Adam Mendez	Open	36

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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