



Consolidated Review Comments

Record Number: [DCI2026-00019](#)

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

Report Date: 07/20/2026
Record Type: Planned Development
Address: 13690 EAGLE RIDGE DR, FORT MYERS, FL 33912
Project Name: Eagle Ridge Park
Record Description: Rezone 2.75ac from CPD, PUD and EC to CPD.

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	Development Services Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal. Pursuant to LDC Section 34-373(a)(6)e. the general location of service areas for delivery of goods or services must be shown on the proposed MCP for all developments that are not residential subdivisions. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.	Allyson Hall	Open	10
<u>DOT Review</u>				
Yes	TIS: 1. MCP & TIS Mismatch: The TIS base assumptions contradict the Master Concept Plan (MCP). The TIS calculates impacts for 15,500 sq. ft. (11,000 sq. ft. retail + 4,500 sq. ft. restaurant). The MCP explicitly shows a maximum of 12,000 sq. ft. The applicant must either revise the MCP to reflect the	John Podczerwinsky	Open	17

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	higher intensity analyzed or recalculate all trip generation based on the actual 12,000 sq. ft. development cap. 2. Trip-Gen & Pass-by: The consultant claims a 30% pass-by cap is mandated by the "Traffic Impact Statement Guidelines." No such cap exists in applicable AC 13-17. Table 4 fails to fully break out the math, but should show the explicit number of pass-by trips. Please structurally revise the trip generation tables to clearly demonstrate: (Gross Trips) - (Pass-By Reduction Trips) = (Net New Trips) Gross trips must be utilized for intersection and driveway traffic assignment, while net trips are utilized for broader network distribution. 3. Traffic Distribution: A map is required. The consultant's 80/20 north/south split on Eagle Ridge Drive is not reasonable, and would unnecessarily load the intersection of Daniels Parkway at American Colony with exiting U-turns. 4. Trip assignment: A map is required. The consultant must model and visually demonstrate the turning movements assigned based on the distribution. (Informational: Recommended Distribution Pattern methodology: A. Entering Traffic (Staff Directed Setup) 50% entering via Eastbound Daniels Parkway (utilizing the existing EB right-turn lane directly onto southbound Eagle Ridge Drive). 50% entering via Westbound Daniels Parkway (must turn left at the American Colony Blvd signal, routing via American Colony Blvd to Eagle Ridge Drive to enter the site). B. Exiting Traffic (Staff Directed Setup) 70% must exit Northbound via Eagle Ridge Drive to Daniels Parkway. Because this is a RIRO: 50% of total project traffic continues Eastbound on Daniels. 20% of total project traffic must travel Eastbound to execute a U-turn at the American Colony Blvd signal to head West. 30% must exit via Eagle Ridge Drive south, routing back through American Colony Blvd to approach Daniels Parkway Northbound as left-turning traffic, bound Westbound. Network Distribution Result: 50% Eastbound / 50% Westbound split on Daniels Parkway. 5. Concurrency analysis & Background growth: The consultant's claim that "Projection to Build-Out is not Required" directly violates AC 13-17. Background growth calculations are mandatory. The consultant must re-execute the concurrency assessment using data from the 2024 Lee County Concurrency Report. To establish valid 2028 background traffic for Daniels Parkway, the preparer must either: Apply the historical annual growth rate derived from the nearest Permanent Count Station to current volumes up to the target buildout year, or Directly substitute the formal 2028 Forecasted Background Traffic values published within the 2024 Concurrency Report.			
<u>Environmental Review</u>				
Yes	Environmental Comments: 1. Please clearly label MCP where deviation 1 is being requested. 2. Please provide a new deviation for the portion of the right of way buffer to utilize the preserve to act as required buffer along Daniels Parkway. 3. Please provide a cross section of proposed east buffer. Please demonstrate that the required 30 feet is to be maintained.	Paige Carroll	Open	11
<u>LeeTran Review</u>				

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Yes	According to the Lee County Transit Land Development Code, LeeTran has reviewed the proposed development and determined that it is located within one-quarter mile of a fixed-route corridor, with the nearest bus stop being #11548 at Daniels Pkwy and Eagle Ridge Park. If this development becomes a DO or a LDO type D, the developer will be required to make the improvements based on LDC 10-442 (a)(1) and 10-296 (e)(1)(b). Specifically, an extension of the current pad to place the bike rack on, and the installation of a single inverted U bicycle storage rack. It is important to note that this requirement will be reassessed at the time of DO/LDO. To avoid possible delays, within the resubmittal response, please specify the document name and sheet number where the LeeTran improvements can be found.	Clarissa Marino-Diaz	Open	21
<u>Legal Review</u>				
Yes	LDC §34-202(a)(6) Boundary Survey. - The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. - The highlighted bearing in the legal description on the boundary survey does not match the bearing in the survey.	Larissa Narkiewicz	Open	18
Yes	LDC §34-202(a)(7) Title Certification. - The submitted Commitment of Title Insurance is not an accepted form. The certification of title must be in one of the following forms: i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.	Larissa Narkiewicz	Open	19
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - The arc length in the legal description and accompanying sketch do not match. Please review the highlighted arc length in the sketch and description. - Please review the typo highlighted in the chord bearing on the legal description and accompanying sketch.	Larissa Narkiewicz	Open	20
<u>Natural Resources Review</u>				
Yes	Pursuant to Lee Plan Policy Lee Plan 126.1.4, the site appears to be part the six mile cypress slough system, how will these natural system flows be maintained or improved.	William Lange	Open	2
Yes	Please identify the location of all existing and proposed outfalls.	William Lange	Open	3
Yes	The project is located within the watershed for Six Mile Cypress Slough, demonstrate compliance with LDC 10-321(f); Six Mile Cypress Watershed, Drainage, and surface water management.	William Lange	Open	4
Yes	The Six Mile Cypress Slough is identified as a critical area for surface water management. Provide an analysis of Lee Plan Policy 125.1.4.	William Lange	Open	5

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Yes	Provide an analysis of Objective 125.1 and Policies 125.1.1, 125.1.2, and 125.1.3, the applicant is proposing new uses and the site does not appear to have a surface water management or other ERP permit.	William Lange	Open	6
Yes	The site is part of the adjacent Six Mile Cypress natural waterway. Provide an analysis of 126.1.1 and 126.1.2; the proposed MCP appears to include impacts to a natural water system that has not been reviewed by the state.	William Lange	Open	7
Yes	Provide an analysis of Lee Plan Policy 125.1.4, and identify if any of those uses have the potential of lowering existing water quality.	William Lange	Open	8
Yes	Identify the irrigation source.	William Lange	Open	9
<u>Zoning Review</u>				
Yes	- The applicant provided strike-through and underline for Resolution Z-04-012, but the application request states this is a rezone to a new CPD rather than an amendment. Please provide clean, updated documents for the Schedule of Deviations, Schedule of Uses and Property Development Regulations reflecting the new request. This zoning action will supersede Z-04-012. - The applicant's narrative with analysis of Lee Plan Policy 5.1.5 states NO new deviations are being requested. The applicant provided Schedule of Deviations requests relief from LDC Sec 10-416. Please revise the narrative to reflect the deviation being requested. - Pursuant to the criteria for a rezone and a Planned Development, please provide analysis on the provided access to the subject property. - Please key the requested Deviation to the MCP. INFORMATIONAL COMMENT: The property is listed as Archaeological Sensitivity Level 2.	MarySue Groth	Open	22

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: Narrative of Request R.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	2	The parcel abutting the western side of the subject property is under the Wetlands FLUC. Please revise statement.	Lindsey Karczewski	Open	16
Yes	6	Please analyze Policy 6.1.1 on its own.	Lindsey Karczewski	Open	13
Yes	6	Please analyze Policy 6.1.2 on its own.	Lindsey Karczewski	Open	14
Yes	9	The future land use map identifies the nearest Conservation Wetlands FLUC about a quarter of a mile west of the subject property with the Wetlands FLUC abutting directly west of the property line. Revise statement.	Lindsey Karczewski	Open	15

REVIEWER CONTACT INFORMATION:

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