



## Consolidated Review Comments

Record Number: [DCI2025-00008](#)

*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:** 03/17/2026

**Record Type:** Planned Development

**Address:** 350 HOMESTEAD RD S, LEHIGH ACRES, FL 33936

**Project Name:** Wildcat RPD

**Record Description:** Rezone 148.9 acres from RM-2 and AG-2 to RPD to allow up to 600 residential units, limited to single family detached and two family detached.

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> |
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| <u>Development Services Review</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |               |                   |
| Yes                                | <p>Development Services</p> <p>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.</p> <p>1. Pursuant to LDC Section 10-285, all lots in urban areas with access alternatives will not be permitted direct motor vehicle access to an arterial or major collector. Please consider accessing the site from Grant Blvd, a county maintained minor collector roadway, versus Homestead Rd S, a county maintained arterial roadway. Refer to comments from LCDOT staff.</p> <p>2. INFORMATIONAL COMMENT: The MCP notes an optional entry gate which will require compliance with LDC Sec. 34-1748 at time of development order.</p> <p>3. 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.</p> | Allyson Hall    | Open          | 15                |
| <u>DOT Review</u>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |               |                   |

| <u>Corrections</u>          | <u>Review Comments</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Reviewer</u>    | <u>Status</u> | <u>Comment ID</u> |
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| Yes                         | Please access Grant Blvd. Per 10-285, all Urban development should access alternative accesses. The property boundary abuts a ROW parcel and a connection can be made to Grant Blvd. If the applicant does not want to go that route, please ask for a deviation from the two access point requirement limiting the access on the arterial ROW to one access point with a boulevard style entrance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Brittany Banker    | Open          | 14                |
| Yes                         | <p>TIS:</p> <p>1. Access and Circulation Consistency:<br/>In coordination with Lee County DOT comments, the applicant is directed to revise the site access plan and the corresponding traffic distribution to include access at Grant Boulevard (County maintained minor collector, 30mph). Accommodation of this revision will require revision of the TIS. The current TIS assumes a 100% load on Homestead Rd (60% North / 40% South) with revisions anticipated.</p> <p>Revised Distribution &amp; LOS Analysis: The applicant must resubmit a revised Exhibit T-01 showing the split between the three access points. A significant portion of the traffic destined for SR 82 West is anticipated to be assigned to Grant Blvd, which is anticipated to become a significantly impacted roadway.</p> <p>2. LOS Analysis:<br/>-- SR 82: The DFAC reflected on Table 2A is incorrect. Reference FDOT count station 126021. DFAC should be .56 not .66 as shown. Similarly, KFAC should be .09, not .11 as shown (Note: 0.11 does not match any County values either). County suggests using FDOT Count Station values for State roads.<br/>-- Homestead Road: Homestead Rd north of the site is a 2 lane roadway between the project accesses and Sunrise Blvd. Revise the roadway capacity on Table 1A and calculations on Table 2A.</p> <p>3. At a minimum, the following intersections are expected to fall within the area of significant impacts (10% LOC C) in the revised TIS and must be analyzed per AC 13-17. HCS/Synchro analysis is recommended for these intersection both without, and with, the project traffic to determine overall intersection LOS:<br/>--Grant Blvd at Milwaukee<br/>--Grant at SR 82<br/>--Homestead Rd at Milwaukee Blvd (Note: The applicant analyzed the traffic impact percentage at Homestead &amp; Milwaukee, but did not provide the actual Level of Service (delay/grade) for the intersection as required.<br/>--Homestead Rd/Sunrise Blvd.<br/>The list provided does not relieve analysis of any other stop-controlled intersections captured within the significantly impacted roadway network.</p> <p>4. Site accesses:<br/>Operational analysis (HCM/Synchro) is required for the project access points. While more detailed TIS requirements will apply at the time of Development Order, or the intersections should be analyzed for overall delay, and should address turn signal warrants analyses.<br/>The developer shall be responsible to provide proportionate share for site-related improvements, inclusive of signaling any project access intersection should the intersection(s) meet traffic signal warrants.</p> | John Podczerwinsky | Open          | 22                |
| <u>Environmental Review</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |               |                   |
| Yes                         | <p>Environmental Comments:</p> <p>1. Please provide a new deviation to allow the indigenous preserve to act as required buffer where abutting RS-1 zoning district.</p> <p>2. Please clearly depict common open space on MCP for residence to demonstrate compliance with LDC Section 34-414 (a)(2).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paige Carroll      | Open          | 23                |

| <u>Corrections</u>   | <u>Review Comments</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>Reviewer</u> | <u>Status</u> | <u>Comment ID</u> |
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|                      | <p>3. Please note staff will be recommending a condition that all preserves must be committed at the completion of the first phase DO per LDC Section 34-414(d).</p> <p>4. Please revise the MCP to depict a new hatching planted lake littorals per LDC Section 10-418(2).</p> <p>5. Please provide a cross section showing lake bank slope and lake littorals.</p> <p>6. The site is already developed, please clarify the new proposed lake bank slopes. If the new proposed lakes bank slop is 4 to 1, please provide a new deviation from LDC Section 10-418.</p> <p>7. Please clarify if existing lake bank slopes are 4 to 1 or 6 to. If 4 to 1 please provide a deviation.</p> <p>8. Please demonstrate compliance with 10-416(a)(1) for general tree requirements for residential developments.</p> |                 |               |                   |
| <u>Legal Review</u>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |               |                   |
| Yes                  | <p>Legal Review</p> <p>There is a discrepancy between the metes and bounds legal descriptions provided in the</p> <ol style="list-style-type: none"> <li>1. Legal description and accompanying sketch</li> <li>2. Boundary Survey</li> <li>3. Titlie Opinion</li> </ol> <p>The legal description and accompanying sketch include Parcel J of Southwood PB 26 Pg 59. Parcel J is also included in the legal description of the title commitment that is used as a supporting document for the title opinion to list the encumbrances of the subject property.</p> <p>The Boundary survey and exhibit A of the title opinion do not include Parcel J.</p> <p>Please revise the descriptions to be consistent.</p>                                                                                              | Richard Burris  | Open          | 21                |
| <u>Zoning Review</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |               |                   |
| Yes                  | - Please remove the existing RM-2 language from the MCP. This document will be used to reflect the approved request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MarySue Groth   | Open          | 25                |
| Yes                  | Please remove the "Existing building to be demolished" from the MCP. Rather, provide clarity in the applicant's narrative the existing buildings to be demolished.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MarySue Groth   | Open          | 26                |
| Yes                  | Staff recommends including Consumption on Premise to the Schedule of Uses to correlate with the future amenities tract.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MarySue Groth   | Open          | 27                |
| Yes                  | Revise the Schedule of Uses to reflect "Fences, walls" rather than 'gates' per the district regulations for allowable uses in an RPD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MarySue Groth   | Open          | 28                |
| Yes                  | The parcel adjoining the proposed RPD to Grant Blvd is owned by Par Course. If access to Grant Blvd is not included in this request, per Development Services and DOT recommendations, a deviation may be necessary for ONE access to the arterial roadway of Homestead Rd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MarySue Groth   | Open          | 29                |
| Yes                  | Pursuant to LDC Section 34-3763(a)(6)a, The location and explanation of all existing easements, whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated. Please provide the easements on the MCP based this requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MarySue Groth   | Open          | 30                |

#### **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.

| <u>Corrections</u>     | <u>Page Ref</u> | <u>Review Comments</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Reviewer</u>   | <u>Status</u> | <u>Comment ID</u> |
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| <u>Planning Review</u> |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |               |                   |
| Yes                    | 6               | Urban Community has a maximum allowable density of 6 units an acre with the potential for 10 units an acre with Bonus Density. The application does not indicate that Bonus Density will be used. Revise the calculations to reflect the 6 units an acre density, and reverify the proposed density is within the maximum allowed density. Alternatively, if bonus density is proposed, indicate so on the application and include the request for bonus density in the narrative. | Katherine Burgess | Open          | 24                |

**REVIEWER CONTACT INFORMATION:**

| <u>Reviewer Name</u> | <u>Reviewer Email</u>     | <u>Reviewer Phone</u> |
|----------------------|---------------------------|-----------------------|
| John Podczerwinsky   | jpodczerwinsky@leegov.com | -                     |
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