



Board of County Commissioners

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January 8, 2025

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Jem Frantz, AICP  
RVI Planning + Landscape Architecture  
28100 Boonita Grande Dr., Suite 305  
Bonita Springs, FL 34135  
**Via E-mail Only:** [jfrantz@rviplanning.com](mailto:jfrantz@rviplanning.com)

**RE: CPA2024-00001 & CPA2024-00002, Second Submittal**

**Bonita Beach CPD Map & Text Amendments**

Dear Ms. Frantz:

Staff has reviewed the application resubmittals for a LeePlan text and Future Land Use Map (FLUM) Amendment stamped "received" on November 14, 2024. The comments for both applications are contained in this letter. Please address the comments in both applications. Planning staff finds that the application materials are insufficient and further information is needed.

**PLANNING COMMENTS**

1. It appears as though the affidavit included in the resubmittal has not been completed (signed/notarized). Resubmit the completed affidavit.
2. Page 1 of Exhibit M19 refers to the total acreage of the subject properties as 12+/- acres in the first paragraph and 14.28+/- acres in the first paragraph under Existing Conditions & Property History. Revise or clarify which acreage is correct.
3. There appears to be a typo in the sixth paragraph under Request Justification. The sentence reads, "These properties include single-family dwellings, all lands to the east are developed with." Revise.
4. The proposed Table 1(b) amendments add acreage to residential square footage allowed in General Interchange within Planning District 18. Contact Rick Burris for direction regarding the Table 1(b) changes at [rburris@leegov.com](mailto:rburris@leegov.com) or 239-533-8526.
5. The application only provides a justification for commercial uses on the subject property. Provide data and analysis to demonstrate the current limitation on commercial uses is not sufficient to serve the area.
6. Policy 17.3.2 requires "One public information meeting ... for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete." Information on the public meeting did not appear to be included in the resubmittal. Staff cannot deem the application sufficient until this meeting occurs.

## LEGAL DESCRIPTION COMMENTS

7. Sketch and Legal Description. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with a state plane coordinate at the point of beginning and one at an opposing corner. The POB and opposing corner of the less and except parcel is not included on the sketch. The companion zoning case master concept plan states the less and except ROW will be vacated, which indicates a portion of that may be included with the subject property. Please clarify the vacation of the internal ROW.
8. Staff comments for the companion zoning application contain questions regarding the formal wetland determination. Answers to these questions will impact the mapping of the uplands/wetlands on the future land use map.

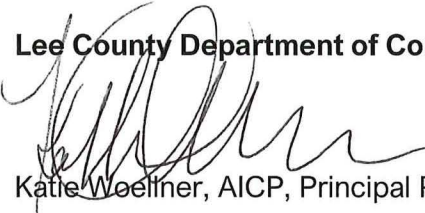
## ENVIRONMENTAL COMMENTS

9. Please provide an integrated surface and groundwater model to support the request and analysis of 2.3.1, 2.3.2, and 33.1.7. Please note that staff cannot evaluate the request without the model and model files. Please contact Staff for assistance in submitting the model files.

Public hearings 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. Feel free to contact Planning staff at (239) 533-8362 or [kwoellner@leegov.com](mailto:kwoellner@leegov.com) with any questions.

Respectfully,

**Lee County Department of Community Development**



Katie Woellner, AICP, Principal Planner, Planning Section

Cc: Case File