



## Consolidated Review Comments

Record Number: [CPA2025-00007](#)

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

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

**Report Date:** 08/12/2025

**Record Type:** Comprehensive Plan Amendment

**Address:** 333 PONDELLA RD, NORTH FORT MYERS, FL 33903

**Project Name:** Pondella Holdings

**Record Description:** Add subject property to the Lee County Utilities Future Sewer Service Area Map - Lee Plan Map 4-B.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00007, originally received 2025-07-05 00:00:00. Planning Staff finds that the application materials are insufficient and further information is needed. A public hearing date 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact Planning at (239) 533-8585 if you have any questions.

### 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>Environmental Review</u>				
Yes	Please provide a map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).	Nicholas DeFilippo	Open	7
Yes	Please provide a map and description of the soils found on the property (identify the source of the information).	Nicholas DeFilippo	Open	8
Yes	Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).	Nicholas DeFilippo	Open	9
Yes	Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.	Nicholas DeFilippo	Open	10
Yes	Please provide a map delineating wetlands, aquifer recharge areas, and rare & unique uplands.	Nicholas DeFilippo	Open	11
Yes	Please provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).	Nicholas DeFilippo	Open	12
<u>Planning Review</u>				
Yes	Planning cannot issue sufficiency until the Public Input Meeting under Goal 17 has been completed. Please provide staff with the meeting summary.	Lindsey Karczewski	Open	6
Yes	The request may require a Traffic Impact Statement (TIS) if there is going to be an increase in density. Please clarify the intended density in regard to the request. If the potential density is actually increasing, provide a TIS.	Lindsey Karczewski	Open	13

### CORRECTIONS NEEDED:

*Items marked Yes must be resolved before the plan review can be approved. Items marked "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.*

Document: Exhibit M-7 Sketch and Legal Description.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Legal Review</u>					
Yes	1	Please revise the sketch of the legal description to include state plane coordinates and the description of the curve.	Richard Burris	Open	4

Document: Pondella Holdings - TDM - Letter.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	1	The Letter of Availability provided in the application materials from Lee County Utilities only provides information on potable water and reuse. The application request is to add the subject property to the LCU sewer area map. Provide a letter of availability for sewer service from LCU.	Lindsey Karczewski	Open	14

Document: Exhibit M-12 Lee Plan Analysis.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	5	The subject property is within the coastal high hazard area. The proposed amendment appears to allow additional density on the subject property, provide an analysis of the applicable policies within Lee Plan Goal 101.	Lindsey Karczewski	Open	5

Document: Exhibit M-1 CPA\_ApplicationMap.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	1	The Central Urban FLUC allows up to 10 units per acre. Please correct the density to be consistent with the subject property's FLUC.	Lindsey Karczewski	Open	15

#### REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
Nicholas DeFilippo	ndefilippo@leegov.com	239-533-8983
Richard Burris	rburris@leegov.com	239-533-8526