



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

Consolidated Review Comments

Record Number: [CPA2024-00001](#)

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

Report Date: 11/21/2025

Record Type: Comprehensive Plan Amendment

Address: 13150 SNELL LN, BONITA SPRINGS, FL 34135

Project Name: Bonita Beach Road CPD Map Amendment

Record Description: A request to change the future land use (FLU) category of a 12.1 ± acre property from Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands to General Interchange. The request is associated with a proposed Lee Plan Text Amendment to modify Policy 33.2.5 and Table 1b, and a CPD Rezone to allow for a maximum of 60,000 SF of commercial uses.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2024-00001, originally received 2024-01-15 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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.

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: Submittal 3 - 13150 Bonita Beach Rd SE Legal Description.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Legal Review					
Yes	1	Sketch and Legal Description This document does not include a sketch and describes only the perimeter of the subject property that is designated as Density Reduction / Groundwater Resource, Wetlands, Conservation Lands - Uplands, and Conservation Lands - Wetlands. To change the wetland designation on the property a Jurisdictional Determination approved by SFWMD or Florida DEP with a metes and bounds legal description for any existing wetlands is required. This document is not signed/certified by a licensed surveyor.	Richard Burris	Open	1

Document: Submittal 3 - 13150 Bonita Beach Rd Bndy Rev5 Sketch.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Legal Review					

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	1	<p>Sketch and Legal Description</p> <p>This legal description and sketch is for the perimeter of the subject property. The current future land use designation of the property is 12.1 acres wetlands and 2.18 acres uplands. The subject property is also partially (4.76 acres) within the Conservation Lands designation. A Jurisdictional Determination approved by SFWMD or Florida DEP using the methodology in Fla. Admin. Code R. 17-340 as ratified and amended in § 373.4211, Fla. Stat. must be submitted to redesignate from wetlands to any upland designation.</p>	Richard Burris	Open	2

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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