



Consolidated Review Comments

Record Number: [CPA2024-00002](#)

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

Report Date: 11/21/2025

Record Type: Comprehensive Plan Amendment

Address: 13150 SNELL LN, BONITA SPRINGS, FL 34135

Project Name: Bonita Beach Road CPD Text Amendment

Record Description: A request to amend Lee Plan Policy 33.2.5 to limit the restriction on commercial uses in the Southeast Lee County Planning District to properties with the DR/GR designation, and add commercial area to Table 1(b). The request is associated with a proposed small-scale map amendment for a 12.1 acre property.

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2024-00002, originally received 2024-01-16 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>Planning Review</u>				
Yes	Please arrange a meeting with county staff to discuss remaining sufficiency items and provide a word document of the proposed text amendments prior to the meeting.	Lindsey Karczewski	Open	4
Yes	There may be additional comments and markups that are only accessible through DigEPlan. Please incorporate responses to all comments within response letter.	Lindsey Karczewski	Open	7
Yes	The application materials for the text and map amendments must remain consistent. Please revise the associated documents accordingly.	Lindsey Karczewski	Open	8
Yes	County staff will not find the either associated application sufficient until both applications are sufficient.	Lindsey Karczewski	Open	9

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: Submittal 3 - Proposed SE Lee County Commercial Text Amendments.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	6	The proposed text amendment language provides a reference to another CPA's proposed text. This case needs to be focused on the relevant request only. Please remove any proposed language that's not associated with this case.	Lindsey Karczewski	Open	6

Document: Submittal 3 - 13150 Bonita Beach Rd SE 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	<p>Sketch and Legal Description</p> <p>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.</p> <p>This document is not signed/certified by a licensed surveyor.</p>	Richard Burris	Open	1

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

Document: Submittal 3 - Table 1b.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	<p>Table 1(b)</p> <p>The subject property includes 2.12 acres designated Density Reduction/Groundwater Resource (DRGR) and only 1.29 acres of DRGR are currently inventoried as residential. The increase in the commercial allocation should be balanced with a reduction of a commercial allocation in another district based on the commercial needs being accommodated at the subject property rather than the area where the reduction is proposed.</p>	Richard Burris	Open	3

Document: Submittal 3 - SE LEE COMM ASSESSMENT MAY 31 2025.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	15	<p>On pages 15-18 of the Southeast Lee Commercial Floor Study, it's unclear whether the report is referring to residents, residences, or housing units. Please revise so that the reference is consistent and correct throughout the report.</p>	Lindsey Karczewski	Open	5

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
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