



Consolidated Review Comments

Record Number: [CPA2025-00007](#)

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

Report Date: 04/01/2026

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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>Legal Review</u>				
Yes	Legal Review Sketch and Legal Description The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. The required state plane coordinates have not been provided on the sketch.	Richard Burris	Open	24
<u>Zoning Review</u>				
Yes	Historic review: Applicant needs to provide a letter from the Florida Division of Historic Resources listing any historic resources within the subject property.	Peter Blackwell	Open	16
Yes	Historic: The applicant needs to provide a map of the property showing the Archeological Sensitivity Zones.	Peter Blackwell	Open	17

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-21 Planning Community Requirements.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	Exhibit M-21 reads that the applicant is requesting to amend Map 1-C Mixed Use Overlay (MUO). Please revise for consistency of application materials.	Lindsey Karczewski	Open	18

Document: LCU Letter of Availability.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	Per the application requirements on application page 3, please include the request letter to LCU within the next submittal.	Lindsey Karczewski	Open	22

Document: Lee Plan Analysis - Revised.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	Include an analysis of Objective 30.4 and Policy 30.4.2 to support the request.	Lindsey Karczewski	Open	25

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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