



Consolidated Review Comments

Record Number: [CPA2024-00001](#)

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

Report Date: 05/07/2026

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 14.28 ± acre property from Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands to Suburban. 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 90,000 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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Legal Review</u>				
Yes	Legal Review A metes and bounds legal description and certified sketch must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The legal description and sketch is not signed by a licensed surveyor.	Richard Burris	Open	7
<u>Planning Review</u>				
Yes	On April 21, 2026, the Board of County Commissioners provided staff direction to pursue Lee Plan amendments relating to the Southeast Lee Community Plan Area. Some of the requirements for this area of the County may change in the upcoming months.	Lindsey Karczewski	Open	8
Yes	The availability letters from EMS and Sheriff agencies may still reflect the original request rather than the updated request, including the revised total acreage and commercial square footage. Please ensure that the letters of availability accurately reflect any changes that may have occurred.	Lindsey Karczewski	Open	9
Yes	Include letters of availability from Solid Waste and Schools.	Lindsey Karczewski	Open	10
Yes	#3 under the Public Facilities Impacts section of the application page states that the applicant must include the request letter to the responding agency. Include correspondence for each agency in the next submittal.	Lindsey Karczewski	Open	11
Yes	Submit a Future Land Use Category (FLUC) Map that reflects the current proposal for the Suburban FLUC designation.	Lindsey Karczewski	Open	12

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 - 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	The legal description and sketch is not signed/certified by a licensed surveyor.	Richard Burris	Open	6

REVIEWER CONTACT INFORMATION:

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