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January 3, 2025

Lindsay Rodriguez, AICP
Morris-Depew Associates
2914 Cleveland Ave
Fort Myers, FL 33901
Via E-mail Only: LRodriguez@m-da.com

RE: CPA2024-00014 Surf Style CPA

Dear Ms. Rodriguez:

Staff has reviewed the application submittal for Map Amendment CPA2024-00014, stamped "received" on November 27, 2024. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Provide physical copies of the mailing labels (i.e. sticker labels) for property owners within 500 feet of the subject parcel.
2. Provide a cover page at the beginning of each exhibit to assist with clarity and organization of application materials.
3. Application Page 1 states that no industrial uses are allowed under the current Lee Plan or proposed amendments. Revise Part 6 and Part 7 of the application to show that the ± 1.16 acres currently within the Urban Community future land use category could be developed with industrial uses, and that the entire ± 1.76 acres could be developed with industrial uses under the proposed amendment. Maximum development is typically estimated at 10,000 square feet per acre for the purposes of this application.
4. Acreage stated on Application Page 1 does not match the acreage summary in Exhibit - M13. Explain this discrepancy.

LEGAL REVIEW COMMENTS

5. 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 (POB) and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

The sketch and legal description submitted do not meet the requirements listed above. No state plane coordinates were included at the POB and on opposing corner.

HISTORIC RESOURCES COMMENTS

6. Exhibit – M14: Provide a brief description of the historic resources adjacent to the subject property (LL01237 and 1727) and discuss how the proposed amendments will or will not impact these resources.
7. Exhibit – M14: Provide a map showing the subject property location on the archaeological sensitivity map for Lee County.

PLANNING COMMENTS

8. Exhibit – M11: Remove the hatching depicting the Mixed Use Overlay from the Proposed Future Land Use Map. Ensure that the Proposed Future Land Use Map clearly shows the ±0.6 acres that are subject to the proposed amendment to Lee Plan Map 1-A.
9. Exhibit – M11: The proposed amendments to Table 1(b) change the residential allocation within Planning District 12, and do not provide for reallocation of commercial acreage to accommodate the future development of the site. Additional commercial allocation is not necessary. The existing commercial zoning of the subject property is accounted for within the Table 1(b) commercial allocation for Planning District 12. Staff recommends withdrawal of the amendments proposed to Table 1(b).
10. Exhibit – M12: Analysis of Lee Plan Policy 11.2.1 states that height of future development on the subject property will be limited to 35 feet per the CT zoning district. Within the Mixed Use Overlay, height is generally governed by Land Development Code Table 34-2175(b), which restricts height based on future land use category rather than zoning district. Revise this analysis.
11. Exhibit – M12: Provide analysis of Lee Plan Policies 1.1.1, 4.1.3, 5.1.5, 6.1.7, 39.1.3, 77.3.7, 101.1.1, and Goal 101.

TRANSPORTATION COMMENTS

12. Exhibit – M15: Provide information of the trip generation comparison with the worst case scenario for the existing allowable uses and the uses allowed with the proposed amendments.

ENVIRONMENTAL COMMENTS

13. Exhibit – M13 states that the subject property is within the Florida Bonneted Bat Consultation Area. Were any Florida bonneted bats or evidence of Florida bonneted bats observed on the subject property?
14. Exhibit – M13: Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by the Federal Emergency Management Agency).

Public hearings 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. Feel free to contact planning staff at (239) 533-8984 or JSarracino@leegov.com with any questions.

Respectfully,

Lee County Department of Community Development



Joseph Sarracino, Planner, Planning Section

CC: case file