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February 3, 2025

Ben Smith, AICP
Morris-Depew Associates
2914 Cleveland Ave.
Fort Myers, FL 33901
Via E-mail Only: BSmith@m-da.com

RE: CPA2024-00017

SR 31 Civic 10 Map Amendments, First Submittal

Dear Mr. Smith :

Staff has reviewed the application for a Lee Plan Future Land Use Map (FLUM) Amendment stamped "received" on December 23, 2024. Planning staff finds that the application materials are insufficient, and further information is needed for review.

PLANNING COMMENTS

1. Missing Application materials
 - a. Physical labels for mailers
 - b. Table 1(b) amendment draft (Additional Information in Comment #4)
2. The proposed Future Land Use Map amendment is not required. The proposed Commercial Use is permitted in the Rural FLUC and the Bayshore Community Plan. Confirm that the applicant is still electing to move forward with the FLUM amendment or remove the request to remain in the Rural FLUC.
3. Page 2 of the Lee Plan Consistency statement states that there are urban and rural development patterns in the general vicinity of the subject property. There are no future urban areas, as defined by the comprehensive plan, in this area of the county. This area is comprised of Future Suburban Areas and Non-Urban Areas. Revise the Lee Plan Analysis to reflect the county's terminology for the surrounding development patterns.
4. The subject property is within the Bayshore Community Plan Area, which requires a public meeting per Policy 17.3.2 prior to sufficiency.
5. Contact Rick Burris at rburris@leegov.com with the proposed Master Concept Plan to verify or determine the appropriate amendments to Table 1(b).

LEGAL DESCRIPTION COMMENTS

6. The legal description provided is not a metes and bounds description. The sketch does not include two state plane coordinates, one at the point of beginning and at an opposing corner.

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.

ENVIRONMENTAL COMMENTS

6. Please provide the following items for review:
 - a. Map and description of the soils found on the property (identify the source of the information).
 - b. Topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA).
 - c. Map delineating the property boundaries on the most recent Flood Insurance Rate Map.
 - d. Analysis of Lee Plan Objectives 101.1, 101.2, and 101.3.
 - e. Analysis of Lee Plan policies 61.1.6, 125.1.2, 126.1.4, and Goal 124.
7. *Note: Additional comments pending review of companion planned development rezoning application per Lee Plan Objective 18.1.*

ZONING COMMENTS


8. *Note: The subject property is zoned AG-2, which permits few commercial uses, per LDC Table 34-653. The application states that a rezoning is forthcoming to rezone the property to a Commercial Planned Development.*

UTILITIES COMMENTS

9. The LCU sewer line that serves the Civic Center is at capacity and cannot serve as a connection point. Contact FGUA for a sewer service availability letter.

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 with any questions at (239) 533-8362 or kwoellner@leegov.com.

Respectfully,
Lee County Department of Community Development



Katie Woellner, AICP
Principal Planner, Planning Section

Cc: Case File