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April 4, 2025

Cindy Leal Brizuela, AICP
Ensite
2401 First Street Suite 201
Fort Myers, FL 33901
Via E-mail Only: cindyl@en-site.com

RE: CPA2025-00001

Honc 41 Amendments, First Submittal

Dear Ms. Brizuela:

Staff has reviewed the application for a Lee Plan Future Land Use Map (FLUM) Amendment stamped "received" on February 19, 2025, and confirmed paid on March 3, 2025. Planning staff finds that the application materials are insufficient and additional information is required for review.

PLANNING COMMENTS

1. *Note:* The disclosure of interest form only needs to be completed when the property owner or applicant is a Lee County Employee, Commissioner, or Hearing Examiner. If none of these conditions exist, this form is not necessary for this application.
2. The noticing buffer map does not clearly depict which properties will be notified due to overlapping boundaries. Identify the properties to be noticed by highlighting the property lines instead of just shading the parcels.
3. Provide a letter of availability from Lee County's Department of Public Safety for Emergency Medical Services.

LEGAL DESCRIPTION COMMENTS

4. 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.
5. The application for the wetland determination Permit No. 36-112182-P/Application No. 240816-45230 is sufficient for mapping wetland areas. A separate metes and bounds legal description for the perimeter of each land use designation is not required.
6. 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

7. Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
8. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
9. Provide an analysis of Lee Plan policies 124.1.2 and 126.1.4 in the Lee Plan Analysis.
10. *INFORMATIONAL COMMENT: The Environmental Impacts Analysis depicts several bald eagle nests. Please note that bald eagle nest LE-045 was declared abandoned, and LE-939A was declared Lost. Eagle nest LE-045C was discovered during the 2023-2024 nesting season and is located southeast of the subject property. The subject property is still located more than 660 feet from the LE-045C nest.*

ZONING COMMENTS

11. *INFORMATIONAL COMMENT: Per LDC Sec. 34-616(a)(9), when a lot is split by two or more zoning districts, the property development regulations for the largest proportional district prevail. However, permitted uses and accessory uses are restricted to the uses permitted in the respective districts.*
12. *INFORMATIONAL COMMENT: Future development of the subject property must conform to the North Fort Myers Community Plan Area regulations, found in LDC Chapter 33, Article VIII. Specifically, the subject property is within Neighborhood Center #2, as depicted on LDC Appendix I, Map 7, and is within the Commercial Corridor, as described in LDC Chapter 33, Article VIII, Division 3.*

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



Kate Burgess, AICP
Principal Planner, Planning Section

Cc: Case File