

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CPA 2024-00014

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

April 24, 2025

Kate Burgess
Senior Planner
Lee County Department of Community Development
Fort Myers, FL 33902
KWoellner@leegov.com

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT

**RE: Surf Style CPA
CPA2024-00014**

Dear Mrs. Burgess:

The purpose of this letter is to provide a response to the Lee County Department of Community Department review comments dated January 3, 2025, for the above referenced application. The following items are being resubmitted for your review.

1. One (1) set of Mailing Labels (hand-delivered);
2. One (1) copy of the revised Exhibit M1 - Application;
3. One (1) copy of the revised Exhibit M7 - Legal Description and Sketch;
4. One (1) copy of the revised Exhibit M13 - Environmental Impact Analysis including Topographic Map;
5. One (1) copy of the Lee County Archaeological Sensitivity Map;
6. One (1) copy of the revised Exhibit M11 – Proposed Amendments; and
7. One (1) copy of the Trip Generation Comparison.

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.

Response: A set of mailing labels has been delivered to the Lee County Department of Community Development.

2. Provide a cover page at the beginning of each exhibit to assist with clarity and organization of the application materials.

Response: Acknowledged. A cover page has been provided for the beginning of each exhibit that has been resubmitted. A cover page will be provided at the beginning of each exhibit at the time Staff requests a public hearing package.

3. Application Page 1 states that no industrial uses are allowed under the current Lee Plan or the 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.

Response: Please refer to the revised Application, which now demonstrates the allowable industrial square footage under the current Lee Plan and with the proposed amendments.

4. Acreage stated on the Application Page 1 does not match the acreage summary in Exhibit – M13. Explain this discrepancy.

Response: Please refer to the revised Exhibit M13, which now depicts the accurate acreage of the project, which is 1.76 acres.

Legal Review Comments

1. 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 the 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

Response: Please refer to Exhibit M7, which now contains a revised legal description.

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

Response: Please refer to Exhibit M7, which now contains a revised sketch and legal description.

Historic Resources Comments

1. 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.

Response: As stated in Exhibit M14, there are no sites that have been recorded within the parcels themselves. The resources adjacent to the subject property are identified on the roster as “LLO1237 Packinghouse” and “1727 Proposed upgrading of SR865 (San Carlos Boulevard), from the Vicinity of Main Street to Gladiolus Drive, for a length of 3.5 Miles and the Widening of the Existing Bridge at Hurricane Bay”. The proposed amendments will have no impact on these resources. The amendments are to add a portion of the Property into the Urban Community FLU and add the entire Property to the Mixed Use Overlay. However, without the amendments the Applicant’s proposed use would still be permitted. The Mixed Use Overlay design relief will ensure the Property is developed in a way that minimizes its impact on any surrounding existing or planned resources by reducing the area required for parking and by creating a compact and walkable site to provide services to surrounding uses. There is no current plan to upgrade San Carlos Blvd. that the Applicant is aware of at this time, but in the event of an upgrade to that roadway, which is located on the subject property’s western boundary, the site will be examined at that time for potential modifications.

2. Exhibit – M14: Provide a map showing the subject property location on the archaeological sensitivity map for Lee County

Response: Please refer to the attached Lee County Archaeological Sensitivity Map, which depicts the location of the subject property.

Planning Comments

1. 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 subjected to the proposed amendment to Lee Plan Map 1-A

Response: Please refer to the revised Proposed Future Land Use Map, as part of Exhibit M11, Proposed Amendments. The proposed FLUM has been updated to remove the Mixed Use Overlay, and now clearly depicts the 0.60 acres that are subject to the proposed amendment to Lee Plan Map 1-A.

2. Exhibit – M11: The proposed amendments to Table 1(b) change the residential allocation within Planning District 12, and do not provide for reallocation of the 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 Table 1(b) commercial allocation for Planning District 12. Staff recommends withdrawal of the amendments proposed to Table 1(b).

Response: Acknowledged. Proposed amendments to Table 1(b) have been withdrawn from the application. Please refer to the revised Exhibit M11 – Proposed Amendments.

3. Exhibit – M12: Analysis of the 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.

Response: Please refer to the revised analysis provided for Lee Plan Policy 11.2.1, which now acknowledges the potential height allowance by the FLU.

4. 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.

Response: Please refer to the revised Request Narrative, which now addresses the above policies.

Transportation Comments

1. 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.

Response: Please refer to the attached Trip Generation Comparison tables, which demonstrate that the proposed amendments will not generate any new trips to the property. While the Urban Community does allow limited light industrial uses, the tables demonstrate that commercial uses remain the highest trip generator, which is allowed in both Urban Community and Suburban FLUCs. Therefore, there is no potential for increased trip generation with the proposed amendments, and any changes caused by industrial uses are de minimis.

Environmental Comments

1. 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?

Response: No Florida bonneted bats or their evidence were observed during the site visit.

2. 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).

Response: Please refer to the revised Exhibit M13 – Environmental Assessment, which now includes a Topographic map.

Please let us know if there is anything else needed for the approval of this request.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

A handwritten signature in blue ink, reading "L. Rodriguez", with a stylized flourish at the end.

Lindsay F. Rodriguez, MPA, AICP
Senior Planner

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Surf Style Map Amendment

CPA2024-00014

Completed Application (EXHIBIT M1)

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Surf Style CPA

Project Description: The Applicant seeks to amend Lee County Future Land Use Map 1-A, to designate 0.6+/- acres from Suburban to Urban Community, and to amend Lee County Future Land Use Map 1-C, to include the 1.76+/- acre property in the Mixed Use Overlay.

Map(s) to Be Amended: FLUM Series Map 1A, FLUM Series Map 1C, and Table 1b

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. Name of Applicant: Gilad Ovakin, Authorized Representative of SWF Beach Outlet LLC & Leslie Pine Ridge LLC

Address: 4100 N. 28th Ter

City, State, Zip: Hollywood, FL 33020

Phone Number: 954-924-9779

E-mail: gilad@surf-style.com

2. Name of Contact: Lindsay F. Rodriguez, MPA, AICP

Address: Morris-Depew Associates, 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

E-mail: LRodriguez@m-da.com

3. Owner(s) of Record: Same as Applicant.

Address:

City, State, Zip:

Phone Number:

E-mail:

4. Property Location:

1. Site Address: 17989 & 17901 PINE RIDGE RD FORT MYERS BEACH FL 33931

2. STRAP(s): 07462400000080010 & 07462400000070000

5. Property Information:

Total Acreage of Property: 1.76+/-

Total Acreage Included in Request: 1.76+/-

Total Uplands: 1.76+/-

Total Wetlands: 0

Current Zoning: Tourist Commercial District (CT)

Current Future Land Use Category(ies): Urban Community & Suburban

Area in Each Future Land Use Category: Urban Community: 1.16+/-ac ; Suburban: 0.60+/- ac

Existing Land Use: Commercial Retail (Surf Style) & Vacant commercial

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 11

Commercial Intensity: 30,000 sq. ft.

Industrial Intensity: 11,600 sq. ft.

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 11

Commercial Intensity: 30,000 sq. ft.

Industrial Intensity: 17,600 sq. ft.

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

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. 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.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

Surf Style Map Amendment

CPA2024-00014

Lee Plan Analysis & Justification of Proposed Amendment (EXHIBIT M12 & M20)

Surf Style CPA**Request Statement and Lee Plan Analysis****Exhibit M12 & M20****REVISED APRIL 2025****I. REQUEST**

The Property Owner for the 1.76+/-acre subject property, SWF Beach Outlet LLC & Leslie Pine Ridge LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for two (2) changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – to designate the entire property as Urban Community where a 0.60 acre portion is within the Suburban FLU category; and
2. Amend Map 1-C – Mixed Use Overlay – to add the property to the Mixed-Use Overlay (MUO).

The desired development program is for up to 30,000 square feet of non-residential uses to include a surf shop and a package store. There are no wetlands being impacted by this request, and no intention to provide residential uses. There is no companion rezoning, as the subject property will remain in the Commercial Tourist (CT) zoning district.



Figure 1: Aerial Location Map

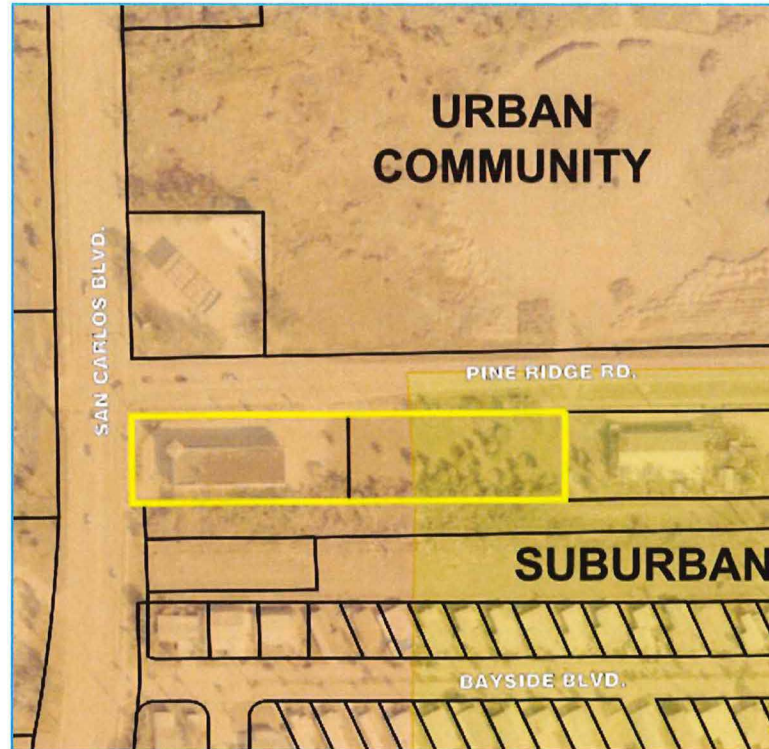


Figure 2: Current FLUM

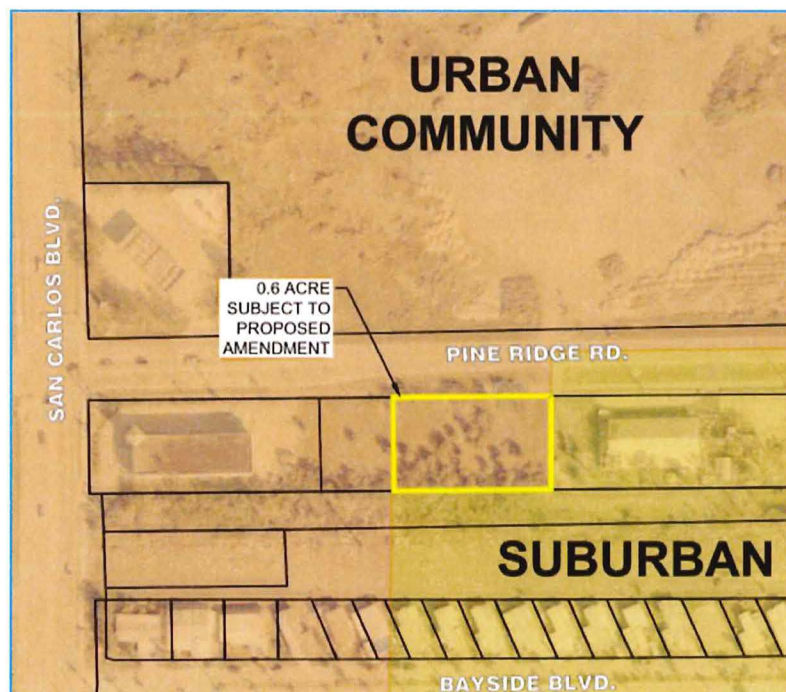


Figure 3: Proposed FLUM



II. PROPERTY HISTORY

The Property is made up of 2 parcels. Parcel 1 is developed with a Surf Style retail store. Parcel 2 is vacant. Parcel 1 requested a zoning amendment in 1977 from AU to BU-3A (now known as C-1A) to allow for a used car lot. As outlined in Z-77-200, the Lee County BCC denied that request, but allowed the property to be rezoned to BU-1A to operate a swap shop, with all equipment inside the building.

In 1992, the owner of both parcels received unanimous approval via Z-92-056 from the Lee County BCC to rezone the properties from AG-2 and C-1A to the CT zoning district. In January of 1999 a development order was approved for parcel one, and parcel two remained vacant (DO98-06-208.008.A02). The DO allowed for the development of a 8,160 sq. ft. retail store on parcel one. A new roof was added in 2023 (ROF2023-12871).

There have been no other zoning amendments or development orders requested for the property since.

III. EXISTING CONDITIONS

The property is located at the southeast corner of San Carlos Blvd. and Pine Ridge Rd. in unincorporated Lee County as demonstrated in Figure 1. The property is surrounded by a mix of commercial and residential uses including an antiques collectables retail store, a furniture store, and a restaurant to the east along Pine Ridge Rd.; a convenience store, a VFW lodge, and an undeveloped commercial property to the north; a mini golf course and utility plant to the west; and an FPL easement and existing mobile home community to the south.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-1A; C-2	Public Right-of-Way (Pine Ridge Rd.); Convenience Store; Vacant Commercial
SOUTH	Urban Community; Suburban	CT; MH-1	FPL Right-of-Way; Residential
EAST	Suburban	C-1A	Commercial
WEST	Urban Community	C-2	Public Right-of-Way (San Carlos Blvd.); Commercial



Figure 4: Surrounding Land Uses

As demonstrated by Figure 5 below, several properties to the north and west along the San Carlos Blvd. corridor are within the MUO. This request represents a logical extension of the overlay in an area of the county where a mix of uses exists and is encouraged at various scales and intensities.

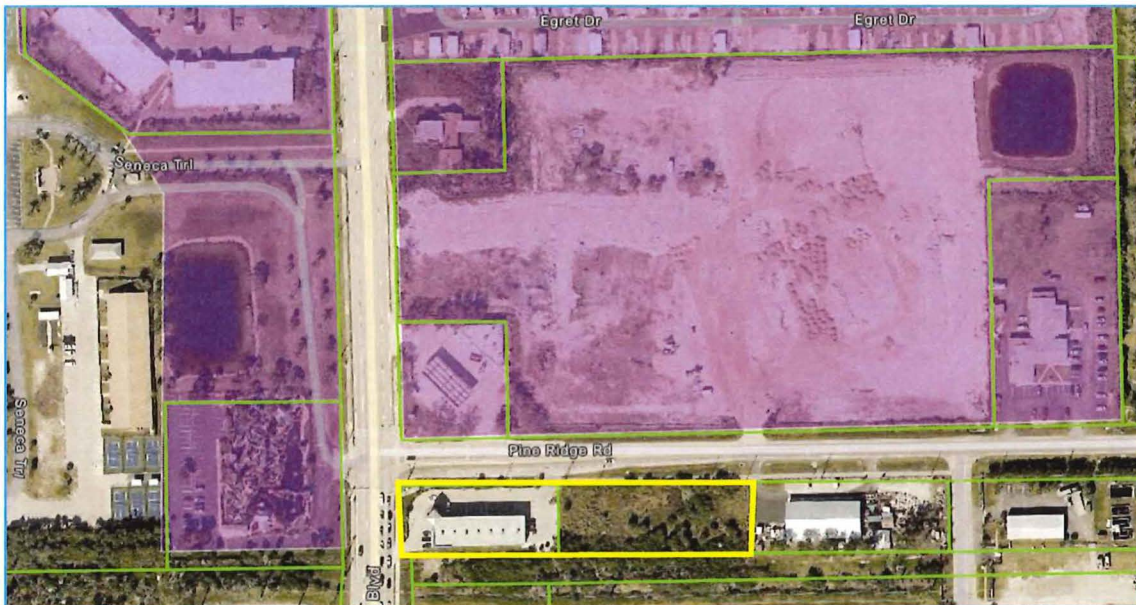


Figure 5: Existing Mixed Use Overlay Map 1-C



Figure 6: Proposed Mixed Use Overlay Map 1-C

The San Carlos Blvd. corridor functions as the county's primary gateway to the beaches, where intense development is expected to occur in a form that provides residential and non-residential opportunities for residents and seasonal visitors alike. As evidenced by the surrounding areas of future urban land uses and MUO in proximity to the site, this area in particular was intended to support a mix of relatively intense commercial and residential uses.

Public infrastructure is in place to serve intense development at this location. The property has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, solid waste, transit with nearby bus stops, and a shared-use path. The property has direct access to Pine Ridge Road, a two-lane county-maintained collector roadway as well as San Carlos Blvd, a state maintained arterial.

IV. PUBLIC INFRASTRUCTURE

The property has access to all of the necessary utilities to service the project. As demonstrated by the provided Letters of Availability, all urban services are adequate to serve the proposed development. Letters of Availability have been secured from Lee County Utilities, Lee County Sheriff, Lee County Parks and Recreation, Iona-McGregor Fire Station, Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (multiple bus stop locations within 1/4 mile and 1/2 mile of property). The requested amendment does not represent an increase in density



for the property and therefore a letter of availability from Lee County School District was not requested.

A Lee County Development Order and South Florida Water Management District Environmental Resource Permit is also necessary.

V. LEE PLAN COMPLIANCE

The following is an analysis of how the Comprehensive Plan Amendment complies with the goals, objectives, and policies of the Lee Plan.

➤ Future Land Use Element

GOAL 1: FUTURE LAND USE MAP.

POLICY 1.1.1: The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045.

The proposed amendments are in compliance with this policy. The amendments continue to reflect a pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045. The property will be developed, and redeveloped, with commercial development, representing a logical and expected infill development pattern along the Pine Ridge Road corridor. The property is currently zoned CT and will remain in the CT zoning district. The amendments will allow for the property to be developed in a manner that is consistent with the surrounding Mixed Use Overlay properties, which will contribute to a walkable, infill development pattern in this area of the county.

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.



A majority of the property is currently within the Urban Community FLUC and the remainder is within the Suburban FLUC. The proposed amendment requests to incorporate the entire property into the Urban Community FLU. Consistent with this policy's description of the Urban Community FLUC, the property is in an area of the county characterized by a mix of relatively intense commercial and residential uses. The proposed development program of commercial uses within the CT zoning district is consistent with the Urban Community FLUC as described in this policy.

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

The eastern portion of the property is currently within the Suburban FLUC. This portion is directly on the fringe of the Urban Community FLUC as described in the policy. The proposed amendment to change this property from Suburban to Urban Community FLUC will allow the property to realize the benefits associated with the MUO, which is only available to properties within future urban areas. The property is located along the Pine Ridge Rd. frontage and is within a conventional commercial zoning district, which makes the Suburban FLUC less appropriate at this location. The standard density range of the Suburban FLUC is the exact same as the Urban Community FLUC at 1 to 6 du/ac.

GOAL 2: GROWTH MANAGEMENT.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Applicant has provided the necessary Letters of Availability, which demonstrate that adequate public facilities exist to support the proposed amendment. The Applicant is proposing to be included in the MUO, which is consistent with this policy that promotes compact and contiguous development patterns. The property will remain in the CT zoning district, which complies with the policy's intent to direct new growth to appropriate Future Urban Areas within the county.



OBJECTIVE 2.5: HISTORIC RESOURCES. Historic resources will be identified and protected pursuant to the Historic Preservation Element and the County's Historic Preservation Ordinance.

A Master Site File Request was completed for this site and concluded that there are no current or former historical resources found on the subject project site.

GOAL 4 GENERAL DEVELOPMENT STANDARDS.

Standard 4.1.1 & 4.1.2 WATER & SEWER

Potable water and sanitary sewer services are available to service the development as outlined in the attached Letter of Availability provided by Lee County Utilities.

STANDARD 4.1.3: REUSE.

- 1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.***
- 2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.***
- 3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.***
- 4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.***

Consistent with this policy, at the time of Development Order approval, the Property Owner will connect to a reuse system for irrigation needs if it is available.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The Property will be developed in accordance with the LDC requirements for landscape buffers on properties within the Mixed Use Overlay. The Property is one of several



commercially zoned properties along the Pine Ridge Road corridor located north of an existing mobile home development. The property is within the CT conventional zoning district, and will remain conventionally zoned. The Property owner is not seeking a rezoning. In addition to required landscape buffers, the Property is more than 140-feet away from the nearest mobile home lot to the south, which provides a significant separation between the proposed commercial development and existing residential areas.

GOAL 6: COMMERCIAL LAND USES.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The existing and proposed surrounding land use pattern represents a compatible location for the proposed amendment and subsequent commercial development. The property is adjacent to commercial uses to north, east and west, and a portion of the property is currently developed with a commercial use. The Property is currently zoned commercial and will remain in the existing conventional commercial zoning district. Consistent with this policy, commercial development is appropriate at this location.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The proposed amendments will allow for a commercial infill development in a location where infill development is appropriate. The property is located on the Pine Ridge Road corridor, which contains existing commercial uses, making this location suitable and complimentary for commercial development. Approval of this amendment will allow for the expansion of a beach goods and package store that will provide an ideal shopping opportunity for tourists and residents alike traveling on a popular route to access the beaches. The amendments will also allow for a retail opportunity that will support nearby existing residential uses, providing a walkable location to service commercial. The subject property abuts two roadways, and is rectangular in shape, making it a clearly unreasonable location for residential development.

GOAL 11: MIXED USE

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.

Consistent with Mixed Use Goal 11, the proposed amendment will expand the MUO within a future urban area of the county where sufficient and available infrastructure

exists to support development. The property is located in an urbanized area of the county and is directly adjacent to existing MUO properties. The amendment allows for a logical extension of the MUO to incorporate the subject property which is not only supported by public services as evidenced by the included Letters of Availability, but is also adjacent to an existing network of sidewalks and planned pedestrian and bike infrastructure. The Property is located directly adjacent to Pine Ridge Road and has sidewalk along the property's frontage on Pine Ridge Road and a shared use path along the frontage on San Carlos Blvd. The Pine Ridge sidewalk connects to the larger network on San Carlos Blvd. where the shared use path exists on both sides of San Carlos Blvd. This segment adjacent to the Property is identified on the Lee County Walkways & Bikeways Lee Plan Map 3-D and demonstrates the provision of sidewalks. The existing sidewalk system connects directly to a larger existing network. Per Lee Plan Map 3-D, an On-road bikeway is planned for this segment of San Carlos Blvd, which will provide additional transportation options, demonstrating the appropriateness of the request at this location.

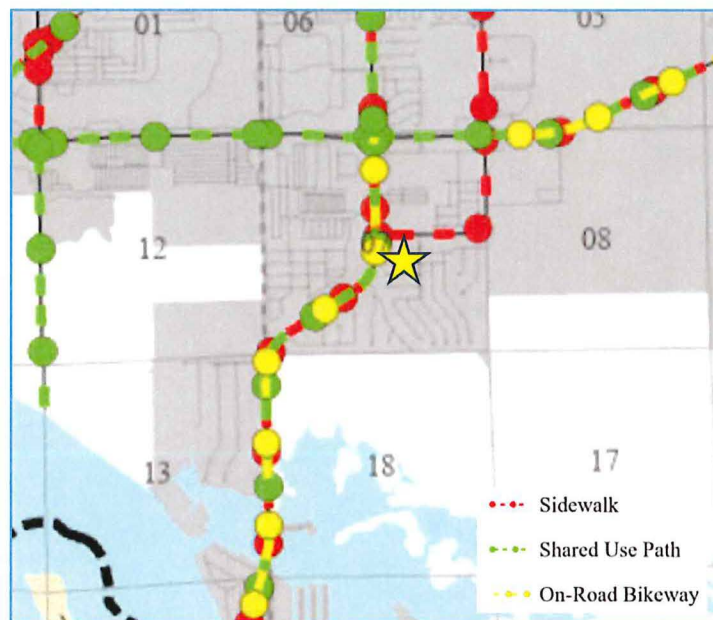


Figure 7: Lee County Walkways & Bikeways Lee Plan Map 3-D

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased*



transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,

Transit stops for Lee Tran Route 490 are available and located less than a 1/4 mile to the north and south on San Carlos Blvd. within the standard pedestrian shed. Transit stops for Lee Tran Routes 130 and 50 are located less than a 1/2 mile north on San Carlos Blvd. within the extended pedestrian shed. LeeTran has also provided a Letter of Availability, which has been included with this application. As outlined in the Lee Plan Glossary, a pedestrian shed is "¼ mile, or a five to eight minute walk from the common destination. The extended pedestrian shed is ½ mile, or an 8 to 10 minute walk from the common destination. This is the estimated distance that a person is willing to walk under special circumstances in order to reach a destination." By definition, the Property is located within the pedestrian shed and the extended pedestrian shed to multiple established transit routes.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and

A pedestrian connection to the existing sidewalk system on Pine Ridge Rd. will be provided and the property is also connecting to the existing shared use path on San Carlos Blvd. Vehicular connections will be provided internally to the site as well as a vehicular interconnection to the property adjacent on the east, which also has a direct connection to Pine Ridge Road. Interconnectivity is one of the main pillars of a mixed use project and ensures internal trip capture while keeping cars off of main roadways.

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

Consistent with this policy, the a majority of the property is currently designated Urban Community, and the applicant is requesting a concurrent map amendment to Map 1-A, Future Land Use Map to designate the remainder of the property as Urban Community.

4. Availability of adequate public facilities and infrastructure; and

The Property is located in an urbanized area of Lee County where adequate public facilities and infrastructure are available to service the proposed development. Letters of Availability have been provided by Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County LeeTran, Lee County School District, and Lee County Utilities.



5. *Will not intrude into predominately single-family residential neighborhoods.*

To the south of the Property is a 50' FPL right-of-way followed by the Bayside Estates Mobile Home park. The mobile home park was impacted by several hurricanes and is still in recovery from those storm events. The area around the mobile home park has historically contained a mix of commercial uses, especially along San Carlos Blvd and Pine Ridge Road. The property will remain in the CT zoning district and the applicant is not proposing any applications or activities that would cause commercial uses to intrude into the mobile home park. Compatibility will be retained through setbacks, separation between uses, and landscape buffers. Height is limited to 95-feet in the Urban Community FLU, but the property owner intends on complying with the height restrictions set forth in the CT zoning district, which is 35-feet. From property line to property line, there is approximately 142' between the Property and the nearest mobile home lot to the south. From the existing and proposed building itself to the nearest mobile home is approximately 160'.

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.

The property will remain in the existing conventional Commercial Tourist (CT) zoning district, consistent with this policy.

POLICY 11.2.5: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.

The development of the property intends to fully utilize the Land Development Code (LDC) provisions for properties located within the MUO. These development regulations allow the property to be developed in a manner that is consistent with an urban form. The extension of the MUO to the property allows urban forms of development in this corridor to be realized, which provides a cohesive and logical development pattern in this area of the county where this type of development already exists is expected to continue to occur.

➤ **Transportation**

POLICY 39.1.3: Through the plan amendment and zoning process, the County will direct high intensity land uses to land proximate to existing and future transit corridors identified on the Transportation Map Series, MPO Long Range Transportation Plan, and TDP.

Consistent with Policy 39.1.3, the proposed amendments will allow for and encourage development of a commercial land use on an established transit corridor. Public

infrastructure is in place to serve intense development at this location. The property has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, solid waste, transit with nearby bus stops, and a shared-use path. The property has direct access to Pine Ridge Road, a two-lane county-maintained collector roadway as well as San Carlos Blvd, a state maintained arterial. Multiple existing bus stop locations are provided within 1/4 mile and 1/2 mile of the property.

POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:

- ***Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.***
- ***Utilizing short block lengths within urban Mixed Use Overlay areas.***
- ***Providing transit service with an emphasis on urban Mixed Use Overlay areas.***
- ***Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.***
- ***Providing sidewalks along all roads and streets in urban areas, except where prohibited***

The amendments will place the entire property within the Urban Community, which is considered a future urban area, and within the MUO. This allows the property to be developed in an urban form utilizing urban form design guidelines provided for properties in the MUO in the LDC. As discussed above, the property is adjacent to existing pedestrian infrastructure and will provide pedestrian connections to this infrastructure, which connects to a larger established network of sidewalks, and transit routes.

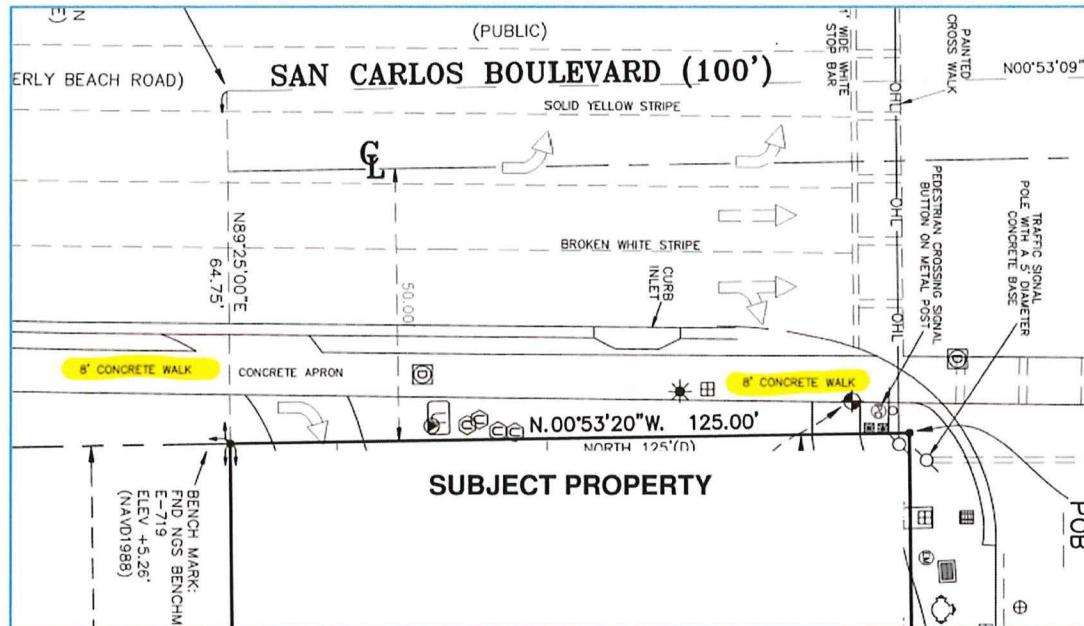
Approval of this application promotes infill development, as it will allow for the applicant to develop a vacant parcel, which is currently surrounded by existing and planned development.

➤ **Parks, Recreation, and Open Space**

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

The Property is adjacent to San Carlos Blvd. which is identified on the Lee County Greenways Master Plan. The segment of San Carlos Blvd. adjacent to the Property provides a shared use path that is already consistent with this policy. The LDC defines shared use path as: "Shared use path means and refers to a facility eight to 12 feet in width, physically separated from motorized vehicular traffic that serves bicycles,

pedestrians, hikers, skaters, wheelchair uses, joggers and other nonmotorized uses". Adjacent to the property on San Carlos Blvd. is an existing 8-foot shared use path.



➤ Conservation and Coastal Management Element

GOAL 101: COASTAL AREAS. *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.*

POLICY 101.1.1: *Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.*

Development of the property will meet or exceed all current applicable standards and building codes, including those related to flood protection.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of storm water management (water retention and quality). There are no wetlands onsite and the upland habitat is very poor quality due to site disturbances and exotic vegetation infestation as well as the surrounding roads and development.



Per the Mixed Use Overlay, 0.176 acres (10% of the site) will be preserved as open space. Additionally there will be 5' buffers along the rights-of-way with 5 trees planted per 100'. Open space and buffer management will include the removal of exotic vegetation and planting native vegetation. This will greatly improve the primary productivity of the community and will improve the potential defense against coastal flooding. As the applicant will obtain a SFWMD ERP and is proposing to preserve open space and buffers, the proposed project is in compliance with Policy 101.1.1.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The site currently allows runoff to sheet flow into the Pine Ridge Road swale system. The anticipated stormwater management system will detain site stormwater for water quality treatment prior to offsite discharge. The treated stormwater will then discharge into the existing Pine Ridge Road swale system and will flow east to an existing IDD canal with ultimate discharge to Estero Bay. The design will treat and attenuate stormwater from the site and discharge offsite at a rate that is less than or equal to the existing conditions.

VI.CONCLUSION

In conclusion, the proposed amendments are appropriate at the requested location. Locating the MUO directly adjacent to existing areas of MUO represents a logical extension of the overlay and will result in a cohesive and complimentary development pattern. This area of the county is highly urbanized with existing public infrastructure and available urban services. Locating projects in the MUO where adequate public facilities and infrastructure exists ensures that these facilities and services will not be underutilized. Multi-modal transportation options are already available in this area with additional facilities planned. The request does not represent an increase in allowable density or intensity. The property will remain in a conventional commercial zoning district and will be developed in compliance with the development regulations set forth in the LDC. The requests are consistent with the Lee Plan and LDC and will not negatively impact public health, safety, or welfare. The applicant respectfully requests approval.

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Surf Style Map Amendment

CPA2024-00014

Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (EXHIBIT M7)

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE RUN N 89°02'38" E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 64.75 FEET, TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN CARLOS BOULEVARD; THENCE RUN N 01°15'42" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE RIDGE ROAD (100' R/W); THENCE RUN N 89°02'38" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 612.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°15'31" E, A DISTANCE OF 125.00 FEET, TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST QUARTER; THENCE RUN S 89°02'38" W, 612.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.76 ACRES, MORE OR LESS.

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE RUN N 89°02'38" E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 64.75 FEET, TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN CARLOS BOULEVARD; THENCE RUN N 01°15'42" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE RIDGE ROAD (100' R/W); THENCE RUN N 89°02'38" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 612.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°15'31" E, A DISTANCE OF 125.00 FEET, TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST QUARTER; THENCE RUN S 89°02'38" W, 612.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.76 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER, OF SECTION 07-46-24, AS BEARING S 89°02'38" W., AS PER STATE FLORIDA WEST ZONE, NAD83-"2011".

THIS MAP IS NOT VALID UNLESS ALL SHEETS ARE INCLUDED AND IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83-"2011".

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:



Digitally signed by
Thomas M. Rooks Jr.
Date: 2025.03.24
12:56:56 -04'00'

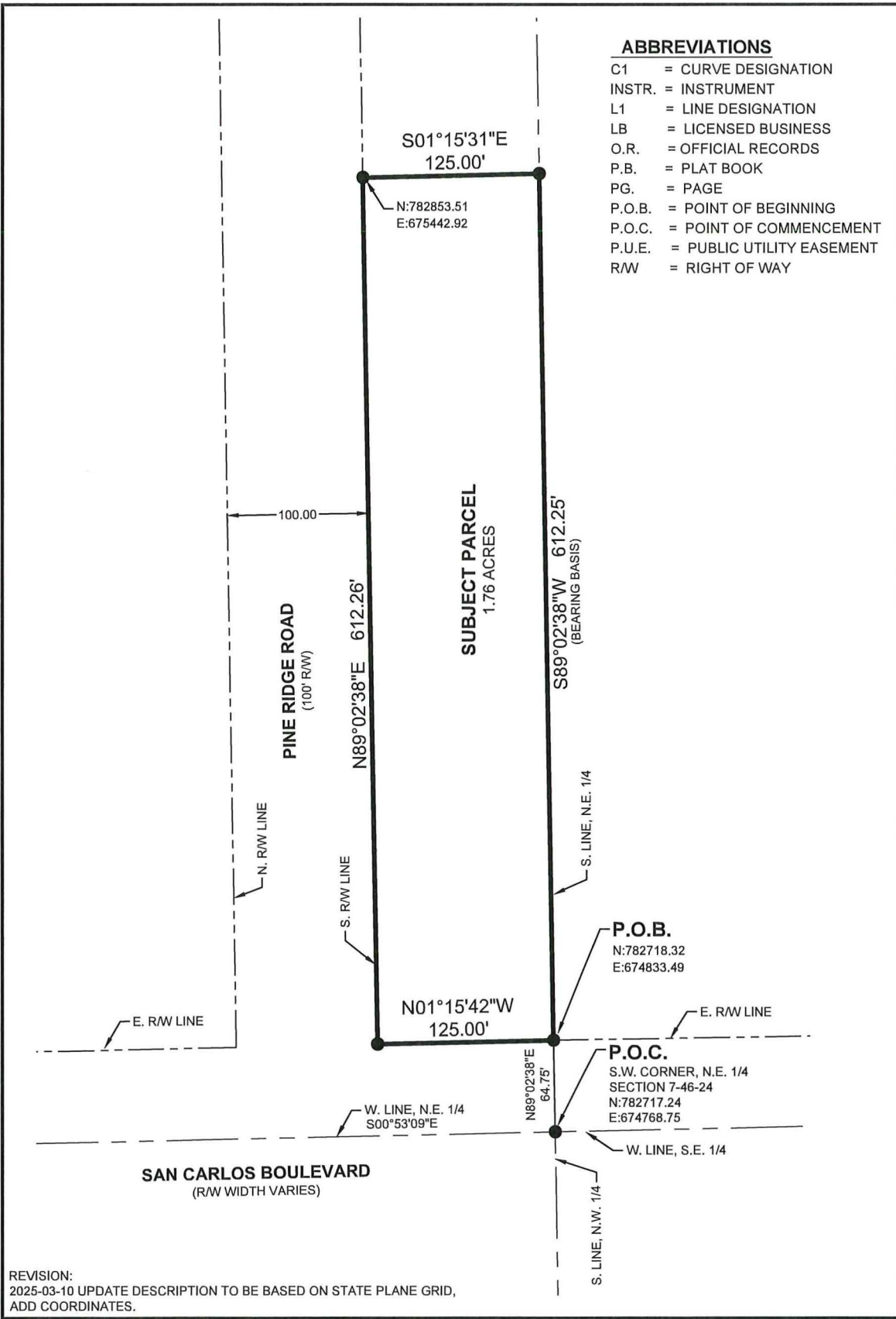
REVISION:
2025-03-10 UPDATE DESCRIPTION TO BE BASED ON STATE PLANE GRID,
ADD COORDINATES.

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347


© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. G:\23085 - Surf Style Pine Ridge Road\Plans\23085-02 Sketch and Description\Current Plans\23085-BOUNDARY SKETCH-DESCRIPTION_SP.dwg <BOUNDARY S-D SMT1> - Mar 10 2025 06:33:19 am PLOTTED BY: tharley			
PROJECT: SURF STYLE PINE RIDGE LOCATION: PINE RIDGE ROAD FORT MYERS BEACH, FL S-7, T-46-S, R-24-E	CONSULTANT: ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA 110, 6532 • FL CEN 110, 148591 • LC250000330 Fort Myers 2814 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-0909 Fax: (239) 337-3804 Toll free: 866-337-7341 Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341 Destin 5567 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341	CLIENT: SURF STYLE 	PROJECT MANAGER: TMR DRAWING BY: TAB JURISDICTION: LEE COUNTY DATE: 08-29-2024 SHEET TITLE: SKETCH AND DESCRIPTION SHEET NUMBER: 1 OF 2 JOB/FILE NUMBER: 23085

ABBREVIATIONS

C1	=	CURVE DESIGNATION
INSTR.	=	INSTRUMENT
L1	=	LINE DESIGNATION
LB	=	LICENSED BUSINESS
O.R.	=	OFFICIAL RECORDS
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
R/W	=	RIGHT OF WAY



REVISION:
2025-03-10 UPDATE DESCRIPTION TO BE BASED ON STATE PLANE GRID,
ADD COORDINATES.

PROJECT: SURF STYLE PINE RIDGE		CONSULTANT:  MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS P.L. 04-110-6532 P.L. 06P1-110-1189P1 LC20000330 Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3693 Fax: (239) 337-3244 Toll free: 866-337-7341 Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341 Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341		CLIENT: SURF STYLE	
LOCATION: PINE RIDGE ROAD FORT MYERS BEACH, FL S-7, T-46-S, R-24-E		PROJECT MANAGER: TMR DRAWING BY: TAB JURISDICTION: LEE COUNTY DATE: 08-29-2024 SHEET TITLE: SKETCH AND DESCRIPTION SHEET NUMBER: 2 OF 2 JOB/FILE NUMBER: 23085			

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Surf Style Map Amendment

CPA2024-00014

Environmental Impacts Analysis (EXHIBIT M13)

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT

Surf Style Retail

Environmental Assessment

Section 07, Township 46 South, Range 24 East
Lee County, Florida

March 2025

Prepared for:

Surf Style
4100 N. 28th Terrace
Hollywood, FL 33020

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

Introduction

The 1.76± acre Surf Style Retail property consists of Strap Numbers 07-46-24-00-00008.0010 and 07-46-24-00-00007.0000. The property is located within a portion of Section 7, Township 46 South, Range 24 East, Lee County, Florida (Exhibit A).

Based on a review of historic aerial photography, the property was developed with a warehouse and open field prior to the 1940s.

The proposed commercial zoning would consist of commercial development along Pine Ridge Road and San Carlos Boulevard. There are no indigenous habitats or wetlands onsite.

The analysis below addresses the character of the proposed project for commercial use in light of the current site conditions.

Existing Vegetative Communities

The predominant upland vegetation associations were mapped in the field on 2024 digital color 1" = 70' scale aerial photography. The property boundary was obtained from Morris Depew Associates and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
141	Retail Sales and Services	0.80
191	Undeveloped Land Within Urban Areas	0.46
450	Mixed Exotic Upland Forest	0.50
Upland Subtotal		1.76
Wetland Subtotal		0
Surface Waters		0.00
Other Surface Waters Subtotal		0.00
Total		1.76

Surrounding Land

The land to the north, east, and west is all privately owned. The land to the south is a Florida Power and Light Transmission Line Easement. Pine Ridge Road borders the property to the north and San Carlos Boulevard borders the property to the west. See Exhibit C for the Surrounding Land Map.

Soils

7. Matlacha gravelly fine sand-Urban land complex, 0 to 2 percent slopes

This complex consists of nearly level Matlacha gravelly fine sand and areas of Urban land.

Typically, the surface layer of the Matlacha soil is about 40 inches of light gray, gray, very pale brown, grayish brown, very dark grayish brown, and dark gray mixed gravelly fine sand and sandy material. The surface layer contains lenses of loamy sand and coated sandy fragments of a former subsoil and is about 25 percent coarse fragments of limestone and shell. Below the surface layer, to a depth of 80 inches or more, there is undisturbed fine sand. The upper 6 inches is dark gray and the rest is light gray with dark grayish brown stains and streaks along old root channels.

Included in mapping, and scattered throughout the survey area, are soils that are similar to the Matlacha soil, but they have heavy loamy material and soils that have boulders or are more than 35 percent shell or rock fragments larger than 3 inches. In addition, there are areas of similar soils that have a limestone ledge below the mixed fill material. Also included are areas of fill material that are less than 20 inches thick over undisturbed soils. The included soils make up about 10 to 15 percent of any mapped area.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, the water table is 24 to 36 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 60 inches during extended dry periods.

The available water capacity is variable, but it is estimated to be low. Permeability is variable within short distances, but it is estimated to be moderately rapid or rapid in the fill material and rapid in the underlying material. Natural fertility is estimated to be low.

Most of the natural vegetation has been removed. The existing vegetation consists of scattered South Florida slash pine and various weeds.

123. Myakka fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods areas and areas of Urban land. Slopes are smooth to slightly concave and range from 0 to 2 percent.

Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper 3 inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm, the next 5 inches is dark reddish brown and friable, the next 17 inches is black and firm, the next 11 inches is dark reddish brown and

friable, and the lower 17 inches is mixed black and dark reddish brown and friable.

Included with this soil in mapping are areas of EauGallie, Immokalee, Oldsmar, Smyran, and Wabasso soils. Also included are small areas of similar soils with subsoils low in organic matter content and less than 12 inches thick. Included soils make 10 to 15 percent of any mapped area.

In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It is more than 40 inches below the surface during extended dry periods.

The available water capacity is medium in the subsoil and very low in the surface and subsurface layers. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate to moderately rapid in the subsoil.

Natural vegetation consists of saw palmetto, fetterbush, pineland threeawn, and South Florida slash pine.

Please see Exhibit D for the Soils Map.

FEMA Flood Narrative

The parcel is located within FEMA Flood Zone AE 12, as depicted on Map Number 12071C0552G (Exhibit E).

Wetlands

The property does not contain areas that meet the criteria to be South Florida Water Management District (SFWMD) jurisdictional wetlands. (Exhibit F). As a result, no SFWMD jurisdictional wetlands will be impacted.

Potential Listed Species

The property has been evaluated for the potential presence of listed species. A review of the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence database (updated June 2024) shows that there are no known state or federally listed species in the project area (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
141, 191, 450	none	

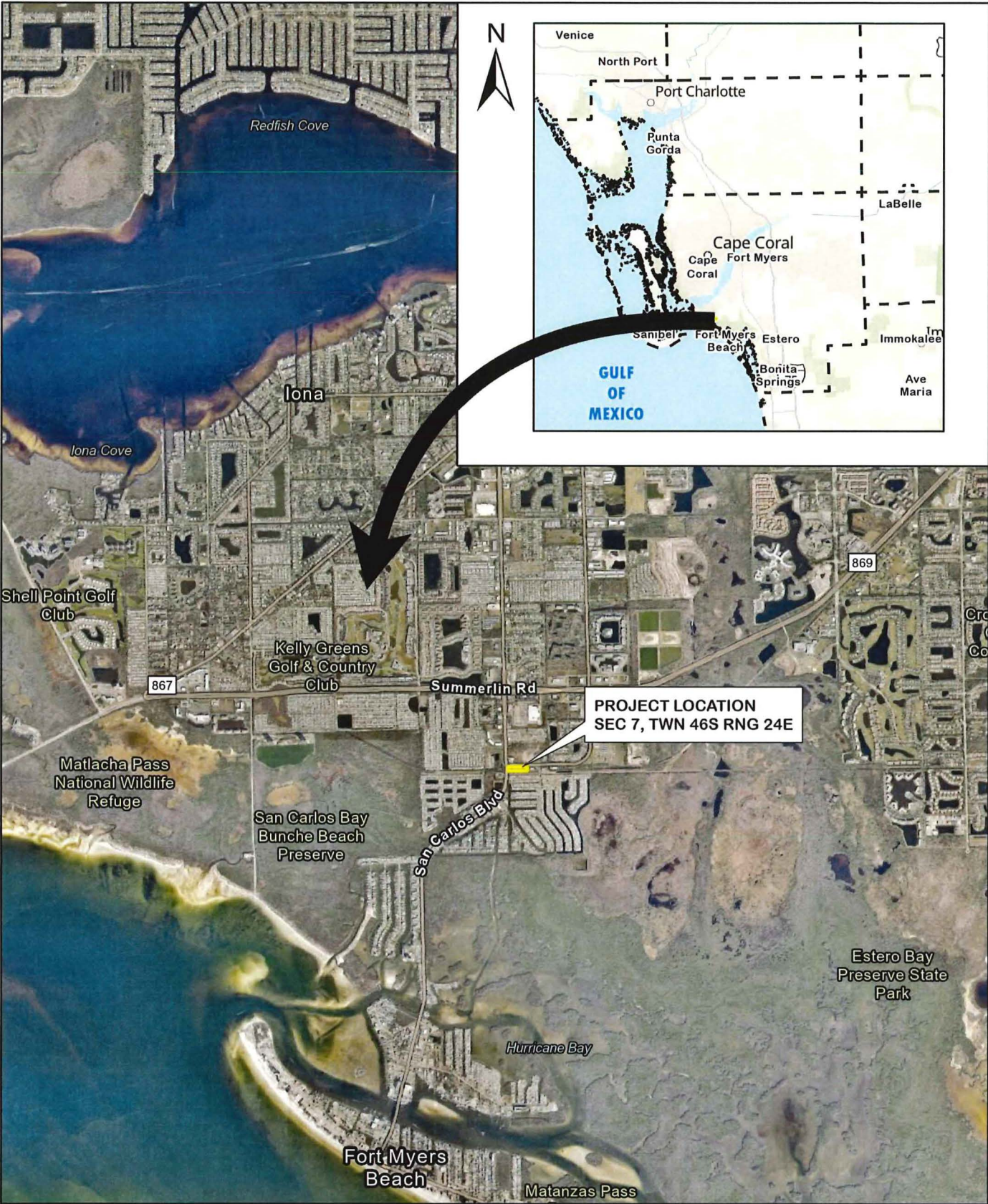
According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Mycteria americana*) is listed as threatened by both the FWC and the FWS. No wood storks have been observed onsite. Colony locations provided by FWS show one colony within an 18 mile radius of the property, 15.5 miles northeast of the property.

The property is not located within a primary or secondary zone of the 2007 Florida Panther Focus Area and is not within the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There are no telemetry points on or near the subject property.

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and the FWC. The FWS established a Consultation Area for this species in its October 22, 2019 letter to the COE. This letter also establishes survey protocols for determining both potential roosting and foraging activities on proposed development sites and potential Best Management Practices (BMP) to lessen the potential impacts of development on the species. The property is located within the Consultation Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Florida bonneted bats forage in a variety of upland, wetland, and open water habitats preferring open areas.

Exhibit A

Location Map



Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit B
Vegetation Map

Surf Style Retail



SECTION: 7
TOWNSHIP: 46S
RANGE: 24E

0 35 70
SCALE FEET

- Notes:
- 1. Property boundary provided by Morris Depew.
 - 2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in September 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
141	Retail Sales and Services	0.80 Ac.±
191	Undeveloped Land Within Urban Areas	0.46 Ac.±
450	Mixed Exotic Upland Forest	0.50 Ac.±
Total		1.76 Ac.±

Exhibit C
Surrounding Land Map

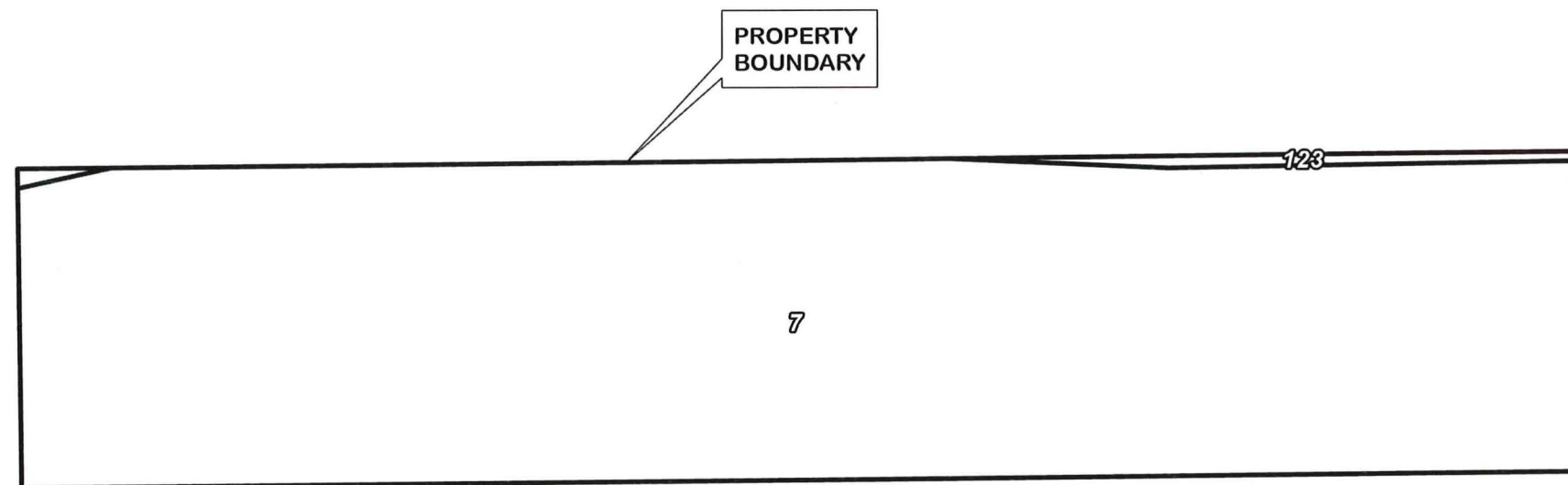


Surrounding Lands Map

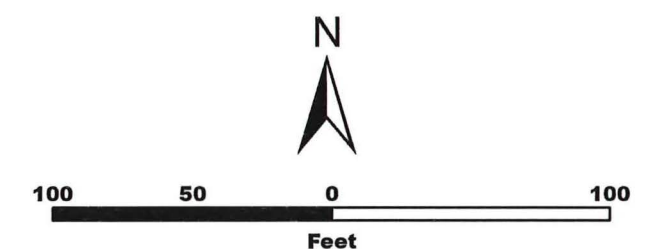
Surf Style Retail

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit D
Soils Map



Soil Legend	
7	Matlacha gravelly fine sand-Urban land complex, 0 to 2 percent slopes
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes



Soils Map

Surf Style Retail

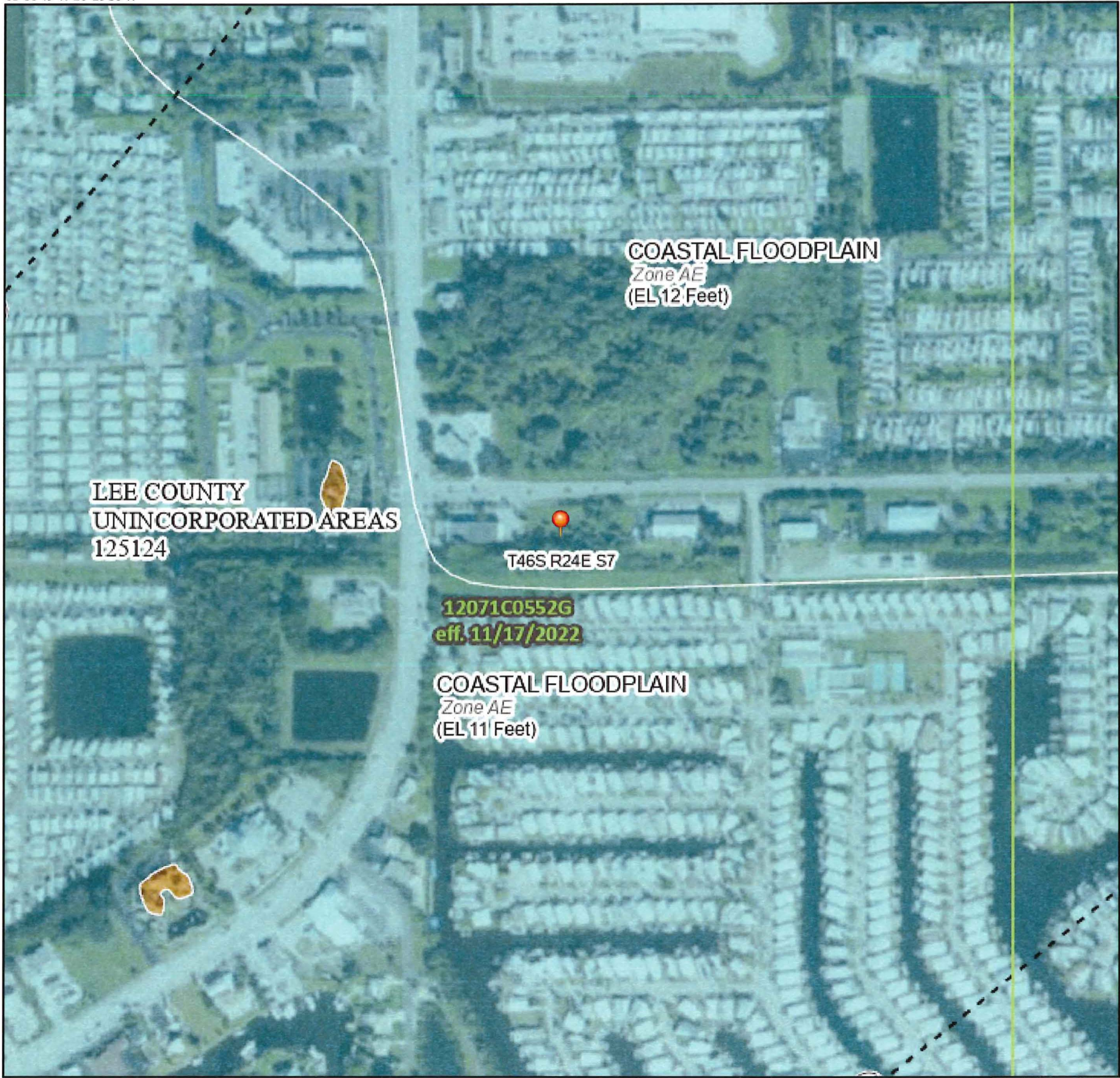
**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit E
FEMA Maps

National Flood Hazard Layer FIRMette



81°56'49"W 26°29'30"N



Basemap Imagery Source: USGS National Map 2023

81°56'11"W 26°28'57"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

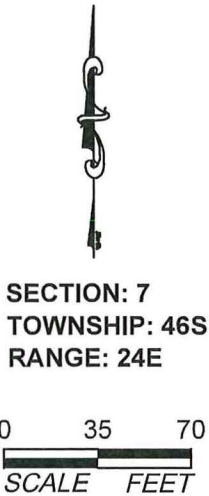
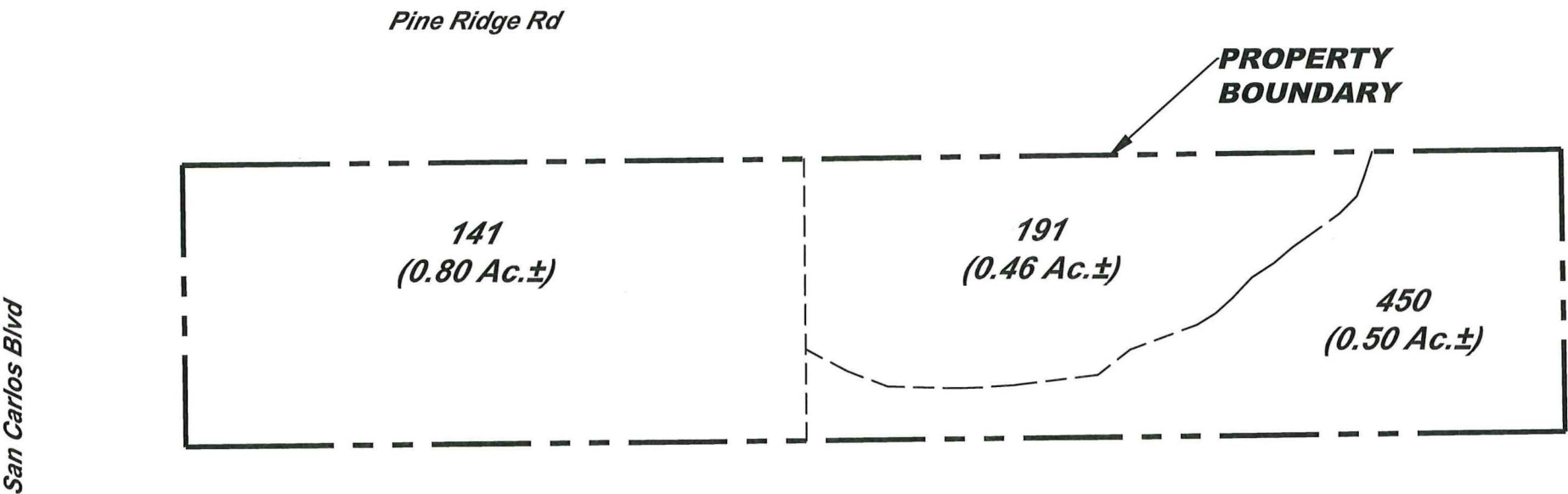
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2024 at 2:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit F
Wetland Map

Surf Style Retail



- Notes:
1. Property boundary provided by Morris Depew.
 2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in September 2024.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
141	Retail Sales and Services	0.80 Ac.±
191	Undeveloped Land Within Urban Areas	0.46 Ac.±
450	Mixed Exotic Upland Forest	0.50 Ac.±
Total		1.76 Ac.±
Wetlands - 0.00 Ac.±		
Uplands - 1.75 Ac.±		

Exhibit G

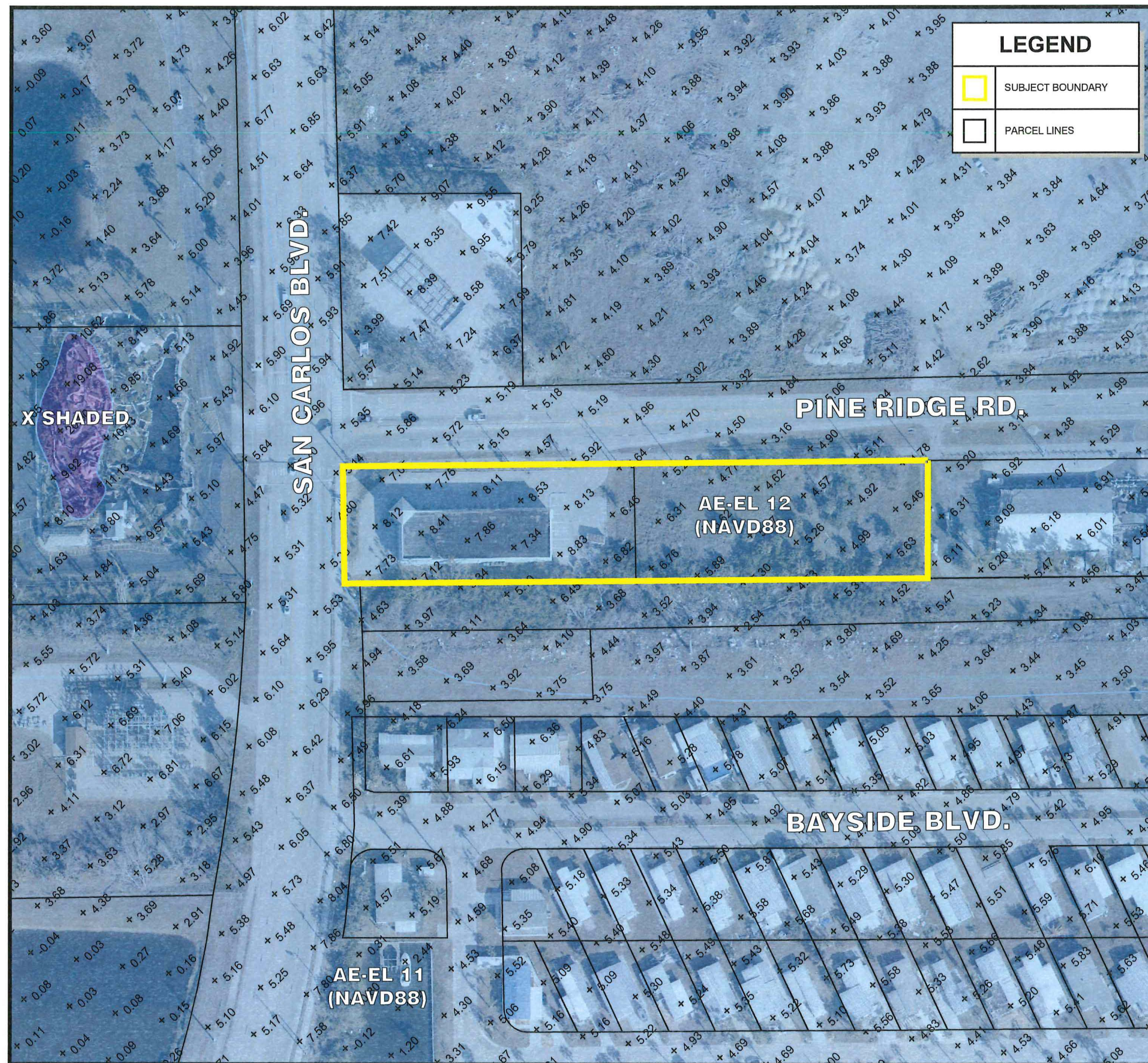
Protected Species
Database Map



Aerial with Listed Species Database Map

Surf Style Retail

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007



MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Surf Style Map Amendment

CPA2024-00014

Lee County

Archaeological Sensitivity




Map

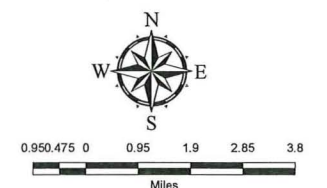
RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT

Lee County Archaeological Sensitivity Map

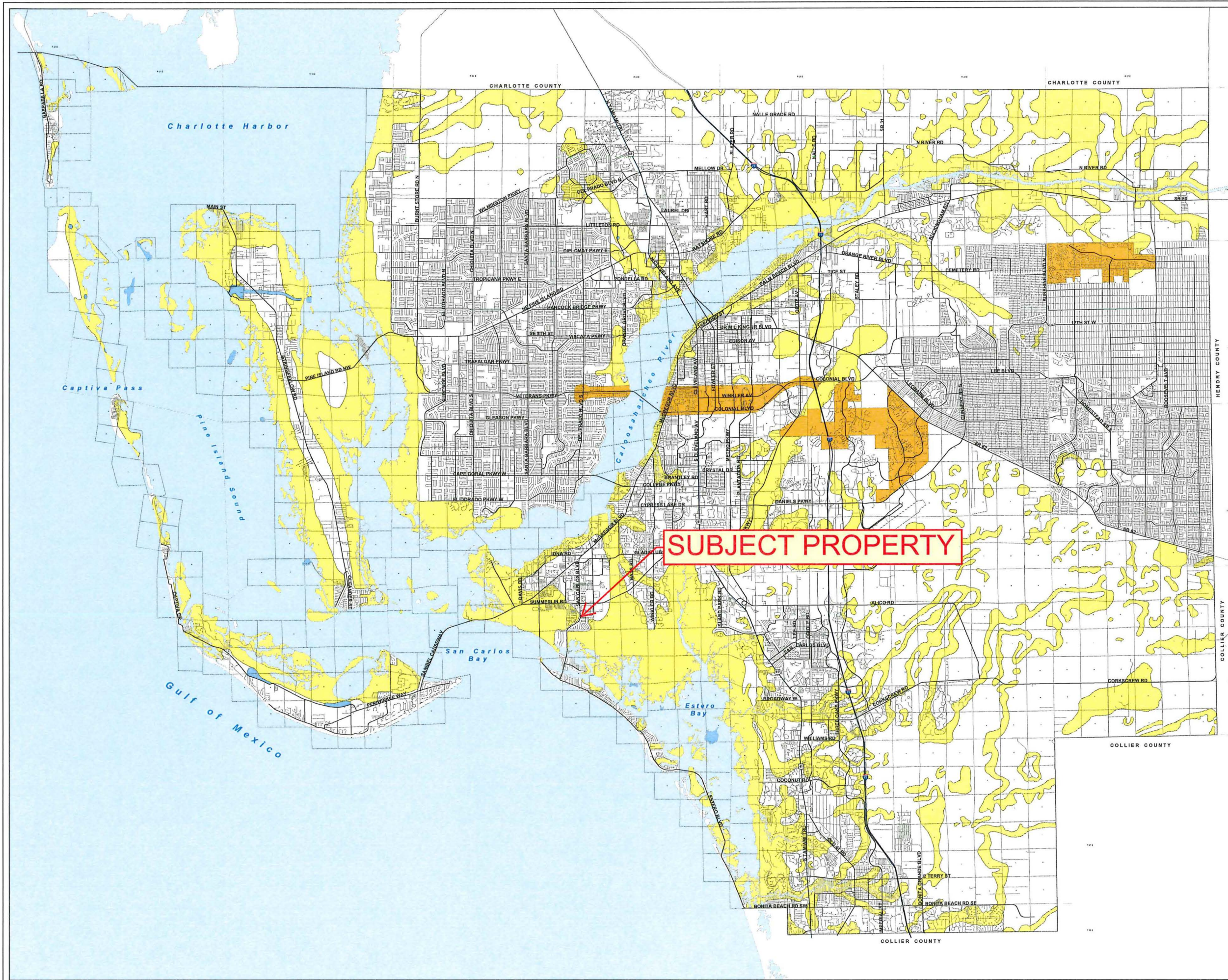
Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106



MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Surf Style CPA

Proposed Amendments

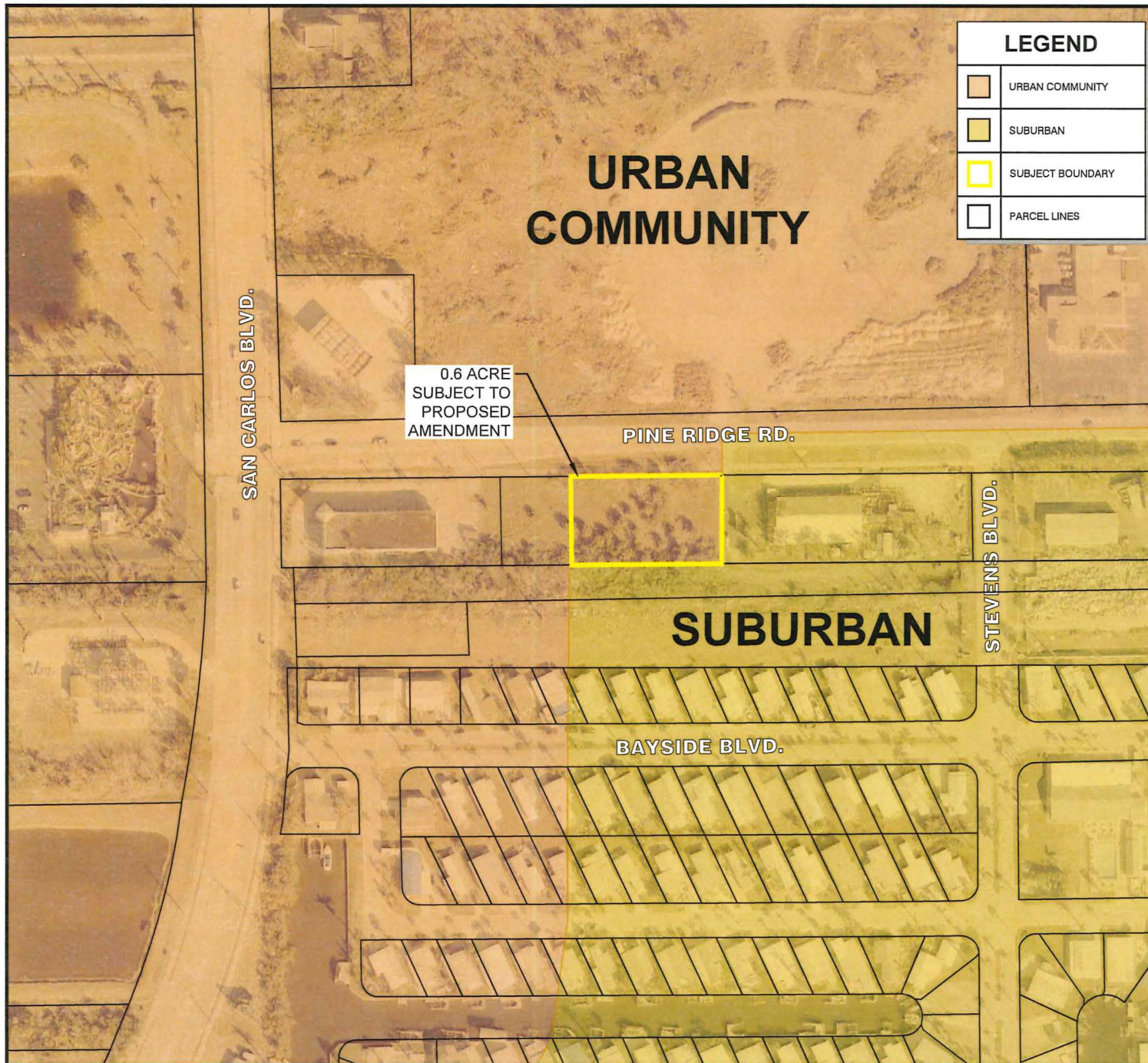
Exhibit M11

REVISED MARCH 2025

1. Amend Map 1-A – Future Land Use – to designate 0.60 acres of the property as Urban Community where it is currently within the Suburban FLU category
2. Amend Map 1-C – Mixed Use Overlay – to add the entire 1.76 acre property to the Mixed-Use Overlay

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT



LEGEND	
	URBAN COMMUNITY
	SUBURBAN
	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

**17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931**

CLIENT:

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

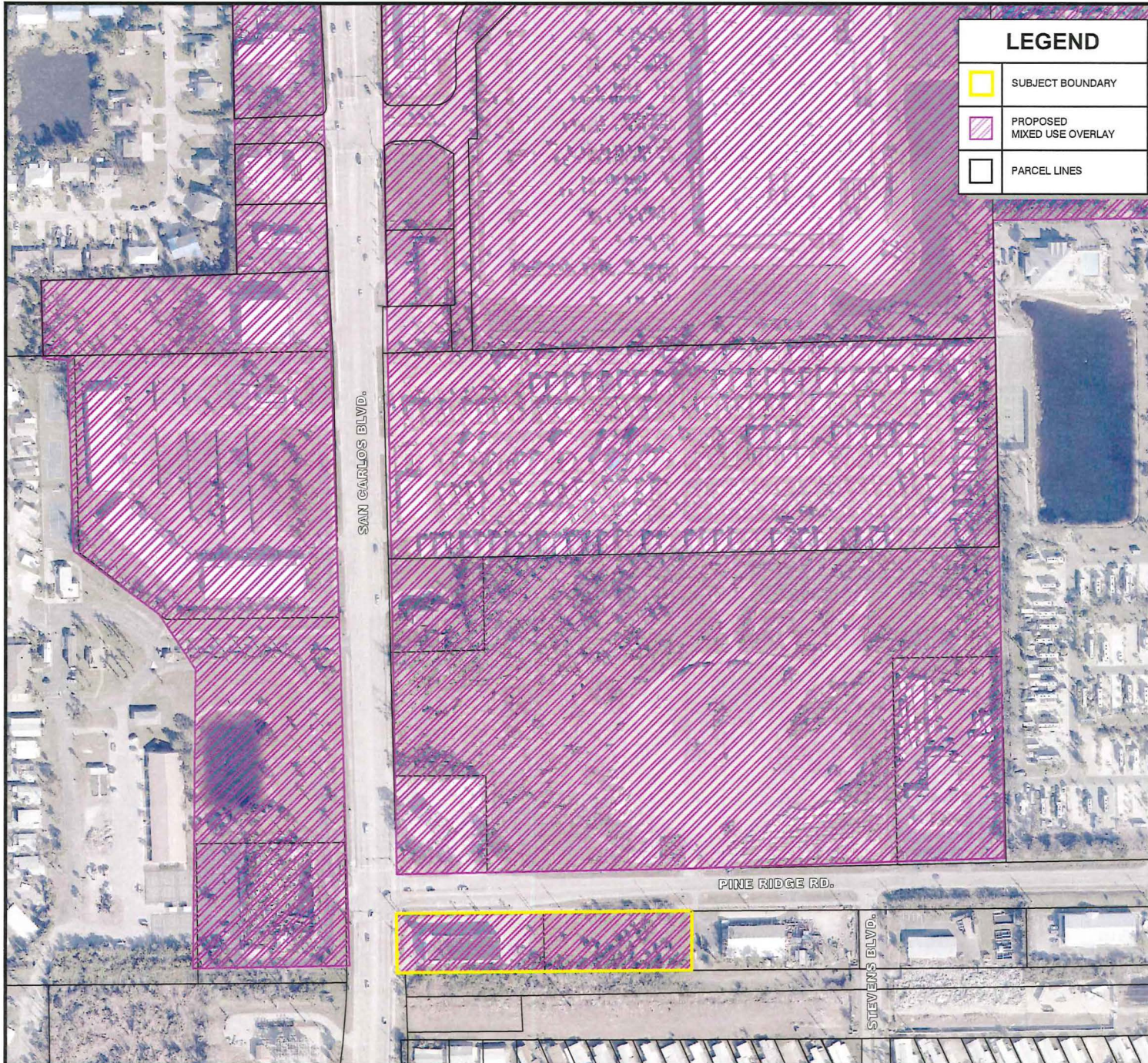
Fort Myers
2614 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 888-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 888-337-7341




Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 888-337-7341

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	03/21/2025
PROJECT MANAGER:	LFR
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	3/21/2025
SHEET TITLE:	PROPOSED FUTURE LAND USE MAP
SHEET NUMBER:	EX-M11
<p>0 100 200 SCALE 1"=200'</p>	
23085	

© COPYRIGHT MORRIS DEPEW ASSOCIATES INC. 2025 ALL RIGHTS RESERVED. G130905 - Surf Style Pine Ridge Road/Phin323085-01 Map Exhibit/Current Plan/EX-M11-1 PROPOSED FUTURE LAND USE MAP.dwg (EX-M11-1) - Mar 21 2025 09:07:40 am PLOTTED BY: dgm



LEGEND

	SUBJECT BOUNDARY
	PROPOSED MIXED USE OVERLAY
	PARCEL LINES

PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

**17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931**

CLIENT:



CONSULTANT:



**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS**
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

Fort Myers

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 888-337-7341

Tallahassee

113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 888-337-7341

Destin

5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 888-337-7341

REVISIONS DATE

PROJECT MANAGER: LFR

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 11/25/2024

SHEET TITLE:

**PROPOSED MIXED
USE OVERLAY MAP
1-C**

SHEET NUMBER:



23085

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Surf Style Map Amendment

CPA2024-00014

Trip Generation Comparison

RECEIVED
APR 24 2025

COMMUNITY DEVELOPMENT

Surf Style CPA

The following demonstrates that the commercial use generates the highest trips. There is no potential for increased trip generation with the proposed amendments, and any changes caused by industrial uses are de minimis.

Allowable Uses Per FLU (Urban Community)

ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation		
				Type	ITE LUC Equation ⁽¹⁾	Trips
210	Single-Family Detached Housing	Dwelling Units	11	ADT	$\ln(T) = 0.92 * \ln(X) + 2.68$	132
934	Fast-Food Restaurant with Drive Through	1,000 Sq. Ft. GFA	8	ADT	$T = 467.48(X)$	3740
110	General Light Industrial	1,000 Sq. Ft. GFA	8	ADT	$T = 3.76(X) + 50.47$	81

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Allowable Uses Per FLU (Suburban)

ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation		
				Type	ITE LUC Equation ⁽¹⁾	Trips
210	Single-Family Detached Housing	Dwelling Units	11	ADT	$\ln(T) = 0.92 * \ln(X) + 2.68$	132
934	Fast-Food Restaurant with Drive Through	1,000 Sq. Ft. GFA	8	ADT	$T = 467.48(X)$	3740
110	General Light Industrial	1,000 Sq. Ft. GFA	N/A	ADT	$T = 3.76(X) + 50.47$	N/A

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Surf Style Map Amendment

CPA2024-00014

Lee Plan Analysis & Justification of Proposed Amendment (EXHIBIT M12 & M20)

Surf Style CPA**Request Statement and Lee Plan Analysis****Exhibit M12 & M20****REVISED APRIL 2025****I. REQUEST**

The Property Owner for the 1.76+/-acre subject property, SWF Beach Outlet LLC & Leslie Pine Ridge LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for two (2) changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – to designate the entire property as Urban Community where a 0.60 acre portion is within the Suburban FLU category; and
2. Amend Map 1-C – Mixed Use Overlay – to add the property to the Mixed-Use Overlay (MUO).

The desired development program is for up to 30,000 square feet of non-residential uses to include a surf shop and a package store. There are no wetlands being impacted by this request, and no intention to provide residential uses. There is no companion rezoning, as the subject property will remain in the Commercial Tourist (CT) zoning district.

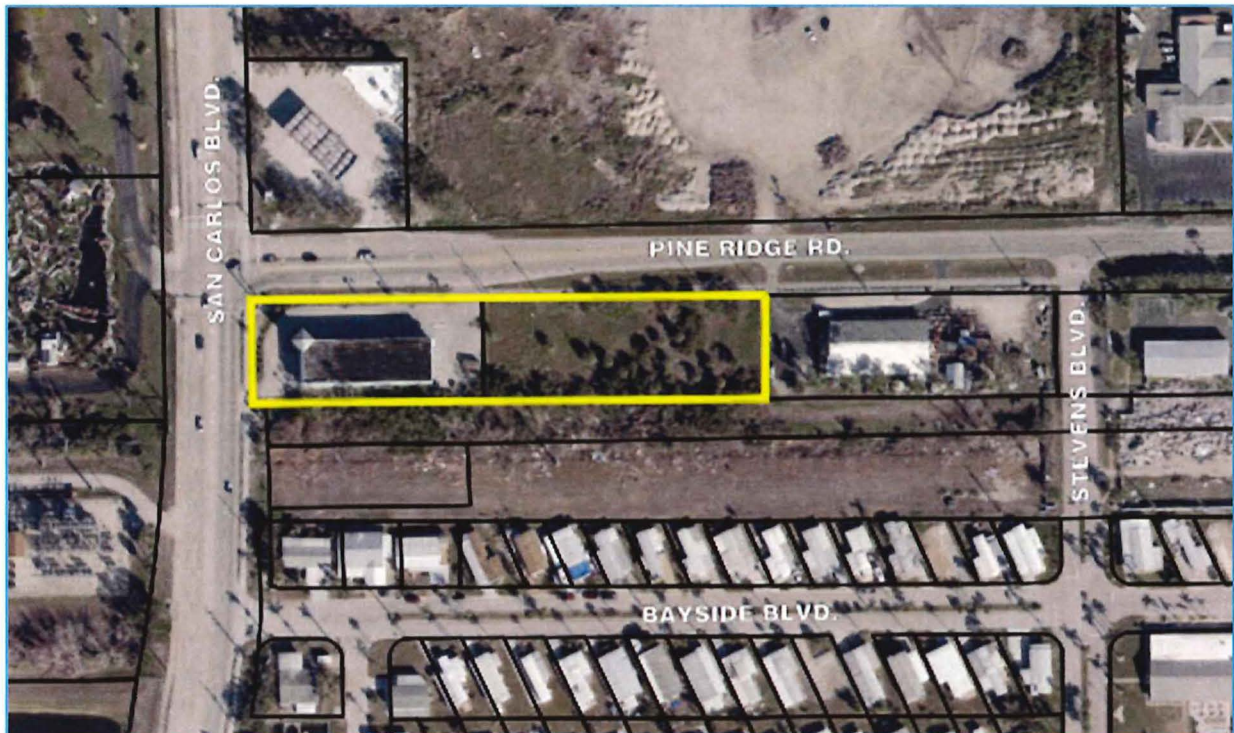


Figure 1: Aerial Location Map

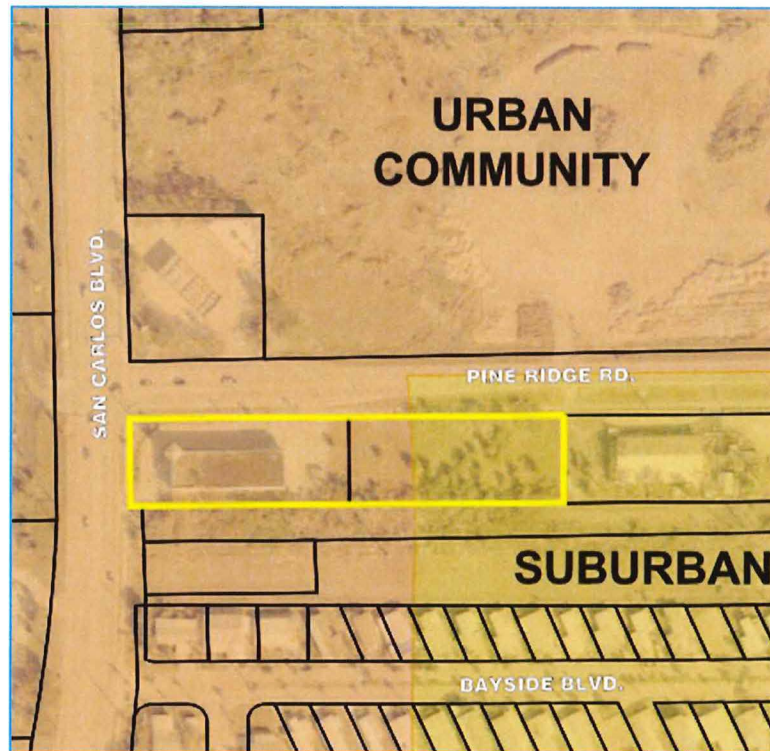


Figure 2: Current FLUM

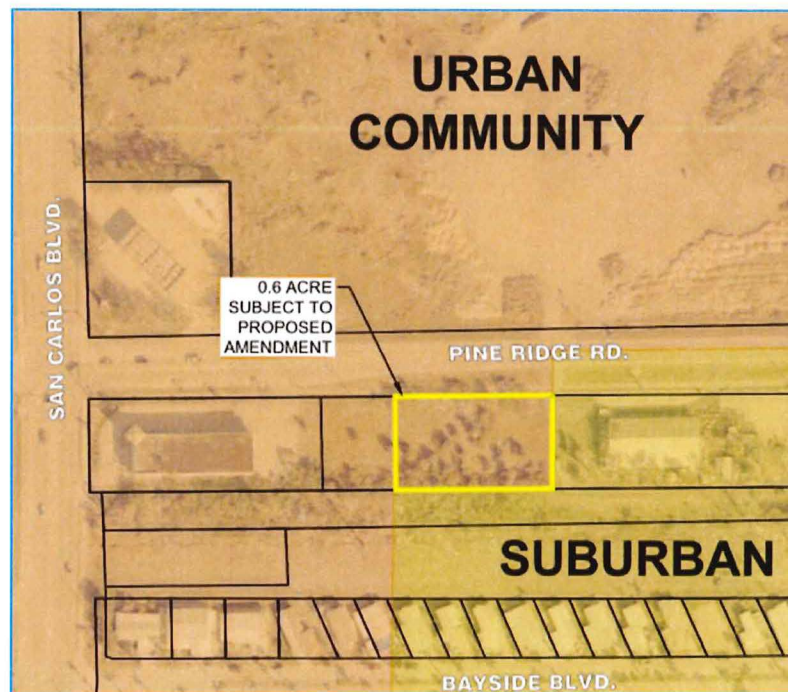


Figure 3: Proposed FLUM



II. PROPERTY HISTORY

The Property is made up of 2 parcels. Parcel 1 is developed with a Surf Style retail store. Parcel 2 is vacant. Parcel 1 requested a zoning amendment in 1977 from AU to BU-3A (now known as C-1A) to allow for a used car lot. As outlined in Z-77-200, the Lee County BCC denied that request, but allowed the property to be rezoned to BU-1A to operate a swap shop, with all equipment inside the building.

In 1992, the owner of both parcels received unanimous approval via Z-92-056 from the Lee County BCC to rezone the properties from AG-2 and C-1A to the CT zoning district. In January of 1999 a development order was approved for parcel one, and parcel two remained vacant (DO98-06-208.008.A02). The DO allowed for the development of a 8,160 sq. ft. retail store on parcel one. A new roof was added in 2023 (ROF2023-12871).

There have been no other zoning amendments or development orders requested for the property since.

III. EXISTING CONDITIONS

The property is located at the southeast corner of San Carlos Blvd. and Pine Ridge Rd. in unincorporated Lee County as demonstrated in Figure 1. The property is surrounded by a mix of commercial and residential uses including an antiques collectables retail store, a furniture store, and a restaurant to the east along Pine Ridge Rd.; a convenience store, a VFW lodge, and an undeveloped commercial property to the north; a mini golf course and utility plant to the west; and an FPL easement and existing mobile home community to the south.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-1A; C-2	Public Right-of-Way (Pine Ridge Rd.); Convenience Store; Vacant Commercial
SOUTH	Urban Community; Suburban	CT; MH-1	FPL Right-of-Way; Residential
EAST	Suburban	C-1A	Commercial
WEST	Urban Community	C-2	Public Right-of-Way (San Carlos Blvd.); Commercial



Figure 4: Surrounding Land Uses

As demonstrated by Figure 5 below, several properties to the north and west along the San Carlos Blvd. corridor are within the MUO. This request represents a logical extension of the overlay in an area of the county where a mix of uses exists and is encouraged at various scales and intensities.



Figure 5: Existing Mixed Use Overlay Map 1-C

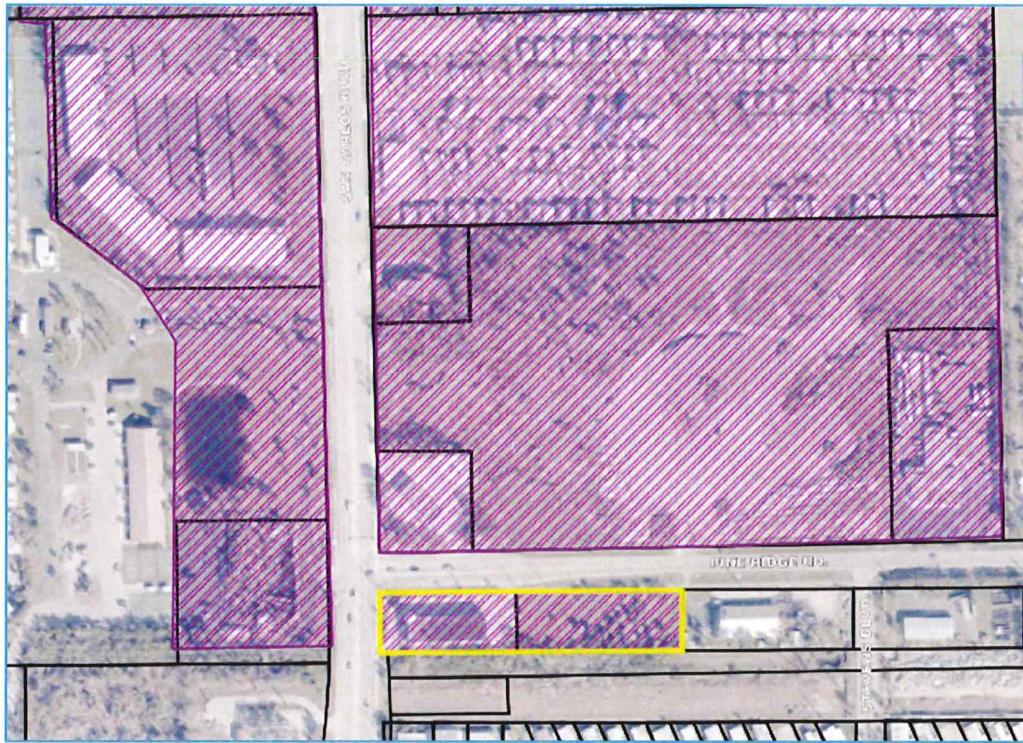


Figure 6: Proposed Mixed Use Overlay Map 1-C

The San Carlos Blvd. corridor functions as the county's primary gateway to the beaches, where intense development is expected to occur in a form that provides residential and non-residential opportunities for residents and seasonal visitors alike. As evidenced by the surrounding areas of future urban land uses and MUO in proximity to the site, this area in particular was intended to support a mix of relatively intense commercial and residential uses.

Public infrastructure is in place to serve intense development at this location. The property has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, solid waste, transit with nearby bus stops, and a shared-use path. The property has direct access to Pine Ridge Road, a two-lane county-maintained collector roadway as well as San Carlos Blvd, a state maintained arterial.

IV. PUBLIC INFRASTRUCTURE

The property has access to all of the necessary utilities to service the project. As demonstrated by the provided Letters of Availability, all urban services are adequate to serve the proposed development. Letters of Availability have been secured from Lee County Utilities, Lee County Sheriff, Lee County Parks and Recreation, Iona-McGregor Fire Station, Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (multiple bus stop locations within 1/4 mile and 1/2 mile of property). The requested amendment does not represent an increase in density



for the property and therefore a letter of availability from Lee County School District was not requested.

A Lee County Development Order and South Florida Water Management District Environmental Resource Permit is also necessary.

V. LEE PLAN COMPLIANCE

The following is an analysis of how the Comprehensive Plan Amendment complies with the goals, objectives, and policies of the Lee Plan.

➤ Future Land Use Element

GOAL 1: FUTURE LAND USE MAP.

POLICY 1.1.1: The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045.

The proposed amendments are in compliance with this policy. The amendments continue to reflect a pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045. The property will be developed, and redeveloped, with commercial development, representing a logical and expected infill development pattern along the Pine Ridge Road corridor. The property is currently zoned CT and will remain in the CT zoning district. The amendments will allow for the property to be developed in a manner that is consistent with the surrounding Mixed Use Overlay properties, which will contribute to a walkable, infill development pattern in this area of the county.

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

A majority of the property is currently within the Urban Community FLUC and the remainder is within the Suburban FLUC. The proposed amendment requests to incorporate the entire property into the Urban Community FLU. Consistent with this policy's description of the Urban Community FLUC, the property is in an area of the county characterized by a mix of relatively intense commercial and residential uses. The proposed development program of commercial uses within the CT zoning district is consistent with the Urban Community FLUC as described in this policy.

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

The eastern portion of the property is currently within the Suburban FLUC. This portion is directly on the fringe of the Urban Community FLUC as described in the policy. The proposed amendment to change this property from Suburban to Urban Community FLUC will allow the property to realize the benefits associated with the MUO, which is only available to properties within future urban areas. The property is located along the Pine Ridge Rd. frontage and is within a conventional commercial zoning district, which makes the Suburban FLUC less appropriate at this location. The standard density range of the Suburban FLUC is the exact same as the Urban Community FLUC at 1 to 6 du/ac.

GOAL 2: GROWTH MANAGEMENT.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Applicant has provided the necessary Letters of Availability, which demonstrate that adequate public facilities exist to support the proposed amendment. The Applicant is proposing to be included in the MUO, which is consistent with this policy that promotes compact and contiguous development patterns. The property will remain in the CT zoning district, which complies with the policy's intent to direct new growth to appropriate Future Urban Areas within the county.

OBJECTIVE 2.5: HISTORIC RESOURCES. Historic resources will be identified and protected pursuant to the Historic Preservation Element and the County's Historic Preservation Ordinance.

A Master Site File Request was completed for this site and concluded that there are no current or former historical resources found on the subject project site.

GOAL 4 GENERAL DEVELOPMENT STANDARDS.

Standard 4.1.1 & 4.1.2 WATER & SEWER

Potable water and sanitary sewer services are available to service the development as outlined in the attached Letter of Availability provided by Lee County Utilities.

STANDARD 4.1.3: REUSE.

- 1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.***
- 2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.***
- 3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.***
- 4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.***

Consistent with this policy, at the time of Development Order approval, the Property Owner will connect to a reuse system for irrigation needs if it is available.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The Property will be developed in accordance with the LDC requirements for landscape buffers on properties within the Mixed Use Overlay. The Property is one of several

commercially zoned properties along the Pine Ridge Road corridor located north of an existing mobile home development. The property is within the CT conventional zoning district, and will remain conventionally zoned. The Property owner is not seeking a rezoning. In addition to required landscape buffers, the Property is more than 140-feet away from the nearest mobile home lot to the south, which provides a significant separation between the proposed commercial development and existing residential areas.

GOAL 6: COMMERCIAL LAND USES.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The existing and proposed surrounding land use pattern represents a compatible location for the proposed amendment and subsequent commercial development. The property is adjacent to commercial uses to north, east and west, and a portion of the property is currently developed with a commercial use. The Property is currently zoned commercial and will remain in the existing conventional commercial zoning district. Consistent with this policy, commercial development is appropriate at this location.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The proposed amendments will allow for a commercial infill development in a location where infill development is appropriate. The property is located on the Pine Ridge Road corridor, which contains existing commercial uses, making this location suitable and complimentary for commercial development. Approval of this amendment will allow for the expansion of a beach goods and package store that will provide an ideal shopping opportunity for tourists and residents alike traveling on a popular route to access the beaches. The amendments will also allow for a retail opportunity that will support nearby existing residential uses, providing a walkable location to service commercial. The subject property abuts two roadways, and is rectangular in shape, making it a clearly unreasonable location for residential development.

GOAL 11: MIXED USE

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.

Consistent with Mixed Use Goal 11, the proposed amendment will expand the MUO within a future urban area of the county where sufficient and available infrastructure

exists to support development. The property is located in an urbanized area of the county and is directly adjacent to existing MUO properties. The amendment allows for a logical extension of the MUO to incorporate the subject property which is not only supported by public services as evidenced by the included Letters of Availability, but is also adjacent to an existing network of sidewalks and planned pedestrian and bike infrastructure. The Property is located directly adjacent to Pine Ridge Road and has sidewalk along the property's frontage on Pine Ridge Road and a shared use path along the frontage on San Carlos Blvd. The Pine Ridge sidewalk connects to the larger network on San Carlos Blvd. where the shared use path exists on both sides of San Carlos Blvd. This segment adjacent to the Property is identified on the Lee County Walkways & Bikeways Lee Plan Map 3-D and demonstrates the provision of sidewalks. The existing sidewalk system connects directly to a larger existing network. Per Lee Plan Map 3-D, an On-road bikeway is planned for this segment of San Carlos Blvd, which will provide additional transportation options, demonstrating the appropriateness of the request at this location.

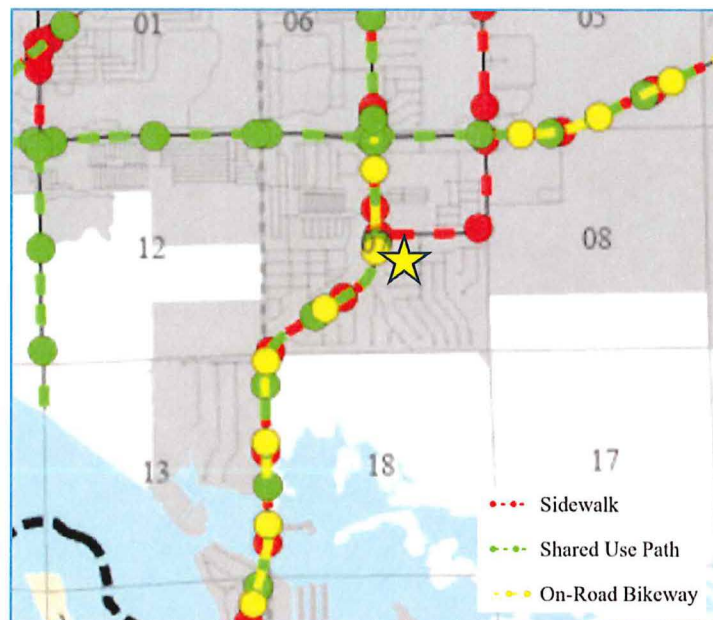


Figure 7: Lee County Walkways & Bikeways Lee Plan Map 3-D

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased*



transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,

Transit stops for Lee Tran Route 490 are available and located less than a 1/4 mile to the north and south on San Carlos Blvd. within the standard pedestrian shed. Transit stops for Lee Tran Routes 130 and 50 are located less than a 1/2 mile north on San Carlos Blvd. within the extended pedestrian shed. LeeTran has also provided a Letter of Availability, which has been included with this application. As outlined in the Lee Plan Glossary, a pedestrian shed is "¼ mile, or a five to eight minute walk from the common destination. The extended pedestrian shed is ½ mile, or an 8 to 10 minute walk from the common destination. This is the estimated distance that a person is willing to walk under special circumstances in order to reach a destination." By definition, the Property is located within the pedestrian shed and the extended pedestrian shed to multiple established transit routes.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and

A pedestrian connection to the existing sidewalk system on Pine Ridge Rd. will be provided and the property is also connecting to the existing shared use path on San Carlos Blvd. Vehicular connections will be provided internally to the site as well as a vehicular interconnection to the property adjacent on the east, which also has a direct connection to Pine Ridge Road. Interconnectivity is one of the main pillars of a mixed use project and ensures internal trip capture while keeping cars off of main roadways.

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

Consistent with this policy, the a majority of the property is currently designated Urban Community, and the applicant is requesting a concurrent map amendment to Map 1-A, Future Land Use Map to designate the remainder of the property as Urban Community.

4. Availability of adequate public facilities and infrastructure; and

The Property is located in an urbanized area of Lee County where adequate public facilities and infrastructure are available to service the proposed development. Letters of Availability have been provided by Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County LeeTran, Lee County School District, and Lee County Utilities.

5. *Will not intrude into predominately single-family residential neighborhoods.*

To the south of the Property is a 50' FPL right-of-way followed by the Bayside Estates Mobile Home park. The mobile home park was impacted by several hurricanes and is still in recovery from those storm events. The area around the mobile home park has historically contained a mix of commercial uses, especially along San Carlos Blvd and Pine Ridge Road. The property will remain in the CT zoning district and the applicant is not proposing any applications or activities that would cause commercial uses to intrude into the mobile home park. Compatibility will be retained through setbacks, separation between uses, and landscape buffers. Height is limited to 95-feet in the Urban Community FLU, but the property owner intends on complying with the height restrictions set forth in the CT zoning district, which is 35-feet. From property line to property line, there is approximately 142' between the Property and the nearest mobile home lot to the south. From the existing and proposed building itself to the nearest mobile home is approximately 160'.

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.

The property will remain in the existing conventional Commercial Tourist (CT) zoning district, consistent with this policy.

POLICY 11.2.5: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.

The development of the property intends to fully utilize the Land Development Code (LDC) provisions for properties located within the MUO. These development regulations allow the property to be developed in a manner that is consistent with an urban form. The extension of the MUO to the property allows urban forms of development in this corridor to be realized, which provides a cohesive and logical development pattern in this area of the county where this type of development already exists is expected to continue to occur.

➤ **Transportation**

POLICY 39.1.3: Through the plan amendment and zoning process, the County will direct high intensity land uses to land proximate to existing and future transit corridors identified on the Transportation Map Series, MPO Long Range Transportation Plan, and TDP.

Consistent with Policy 39.1.3, the proposed amendments will allow for and encourage development of a commercial land use on an established transit corridor. Public

infrastructure is in place to serve intense development at this location. The property has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, solid waste, transit with nearby bus stops, and a shared-use path. The property has direct access to Pine Ridge Road, a two-lane county-maintained collector roadway as well as San Carlos Blvd, a state maintained arterial. Multiple existing bus stop locations are provided within 1/4 mile and 1/2 mile of the property.

POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:

- ***Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.***
- ***Utilizing short block lengths within urban Mixed Use Overlay areas.***
- ***Providing transit service with an emphasis on urban Mixed Use Overlay areas.***
- ***Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.***
- ***Providing sidewalks along all roads and streets in urban areas, except where prohibited***

The amendments will place the entire property within the Urban Community, which is considered a future urban area, and within the MUO. This allows the property to be developed in an urban form utilizing urban form design guidelines provided for properties in the MUO in the LDC. As discussed above, the property is adjacent to existing pedestrian infrastructure and will provide pedestrian connections to this infrastructure, which connects to a larger established network of sidewalks, and transit routes.

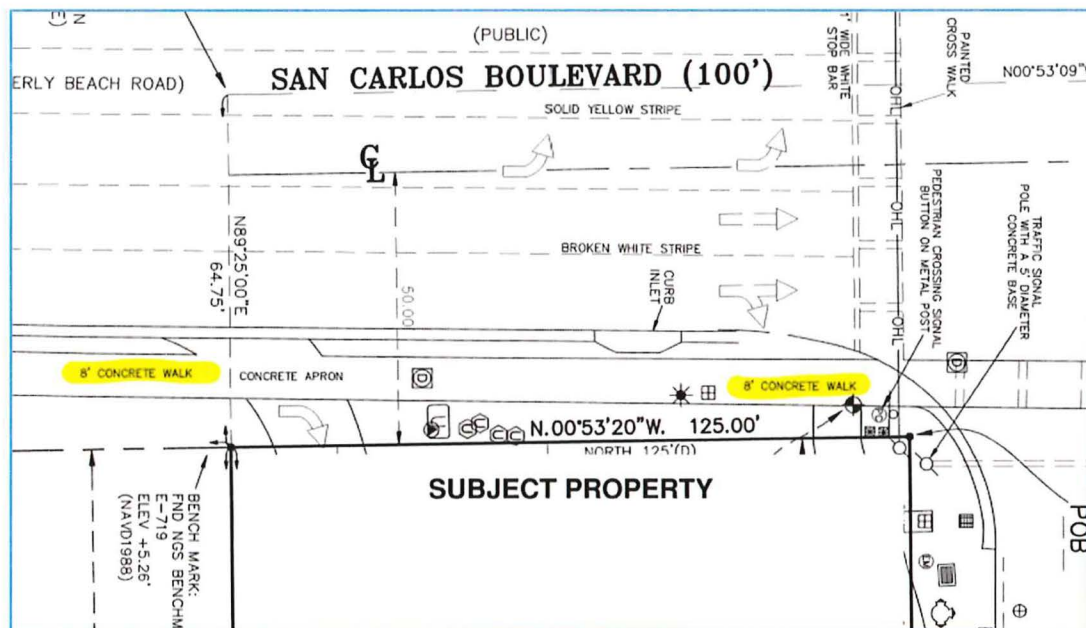
Approval of this application promotes infill development, as it will allow for the applicant to develop a vacant parcel, which is currently surrounded by existing and planned development.

➤ **Parks, Recreation, and Open Space**

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

The Property is adjacent to San Carlos Blvd. which is identified on the Lee County Greenways Master Plan. The segment of San Carlos Blvd. adjacent to the Property provides a shared use path that is already consistent with this policy. The LDC defines shared use path as: "Shared use path means and refers to a facility eight to 12 feet in width, physically separated from motorized vehicular traffic that serves bicycles,

pedestrians, hikers, skaters, wheelchair users, joggers and other nonmotorized uses". Adjacent to the property on San Carlos Blvd. is an existing 8-foot shared use path.



➤ Conservation and Coastal Management Element

GOAL 101: COASTAL AREAS. *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.*

POLICY 101.1.1: *Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.*

Development of the property will meet or exceed all current applicable standards and building codes, including those related to flood protection.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of storm water management (water retention and quality). There are no wetlands onsite and the upland habitat is very poor quality due to site disturbances and exotic vegetation infestation as well as the surrounding roads and development.



Per the Mixed Use Overlay, 0.176 acres (10% of the site) will be preserved as open space. Additionally there will be 5' buffers along the rights-of-way with 5 trees planted per 100'. Open space and buffer management will include the removal of exotic vegetation and planting native vegetation. This will greatly improve the primary productivity of the community and will improve the potential defense against coastal flooding. As the applicant will obtain a SFWMD ERP and is proposing to preserve open space and buffers, the proposed project is in compliance with Policy 101.1.1.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The site currently allows runoff to sheet flow into the Pine Ridge Road swale system. The anticipated stormwater management system will detain site stormwater for water quality treatment prior to offsite discharge. The treated stormwater will then discharge into the existing Pine Ridge Road swale system and will flow east to an existing IDD canal with ultimate discharge to Estero Bay. The design will treat and attenuate stormwater from the site and discharge offsite at a rate that is less than or equal to the existing conditions.

VI.CONCLUSION

In conclusion, the proposed amendments are appropriate at the requested location. Locating the MUO directly adjacent to existing areas of MUO represents a logical extension of the overlay and will result in a cohesive and complimentary development pattern. This area of the county is highly urbanized with existing public infrastructure and available urban services. Locating projects in the MUO where adequate public facilities and infrastructure exists ensures that these facilities and services will not be underutilized. Multi-modal transportation options are already available in this area with additional facilities planned. The request does not represent an increase in allowable density or intensity. The property will remain in a conventional commercial zoning district and will be developed in compliance with the development regulations set forth in the LDC. The requests are consistent with the Lee Plan and LDC and will not negatively impact public health, safety, or welfare. The applicant respectfully requests approval.