



## Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

David Mulicka  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner, II  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

May 28, 2025

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

**RE: CPA2024-00017**

### **SR 31 Civic 10 Map Amendments Insufficiency, Second Submittal**

Dear Mr. Smith:

Staff has reviewed the information for the Lee Plan Future Land Use Map (FLUM) Amendment resubmittal stamped "received" on April 18, 2025. The application materials are insufficient and require additional information for review.

#### **PLANNING COMMENTS**

1. The statement(s) regarding the compatibility of the request with the surrounding uses refer mainly to properties on the East side of SR 31, which is within a different Community Plan Area. Additionally, much of the rest of the argument is based on the SR 31 expansion, specifically the portion along the widened section of 31, not the access road. Provide additional justification that directly relates to the West side of SR 31 and/or the Bayshore Community Plan Area.
2. Staff cannot find the application sufficient until the community meeting information is submitted.
3. The application states that the applicant chooses to be added to the LCU Future Sewer Service Area if service becomes available. The property may receive service faster if it's outside the LCU area, and may need to use well and septic systems until then. Please schedule a meeting with DCD and Utilities staff to discuss this request.

Public hearings will not be scheduled until the application is found sufficient. Contact Planning staff with any questions at (239) 533-8362 or kburgess@leegov.com.

Respectfully,

Kate Burgess, AICP  
Principal Planner, Planning Section  
Lee County Department of Community Development

Cc: Case File