

Lee County
Dept. of Community Development
Planning Section c/o Kate Burgess, AICP
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JUL 03 2025

COMMUNITY DEVELOPMENT



RE: CPA2025-00001
Insufficiency Letter Response

Please accept the below responses to your letter dated July 02, 2025 regarding the comments for Honc 41 CPA.

Planning Review

1. The subject property is within a Community Plan Area which requires a public input meeting. It appears as though this has not been completed. Provide a meeting summary per the requirements of Goal 17.

RESPONSE: Please see the provided meeting summary package.

2. The submitted Disclosure of Interest form includes two individuals who do not appear to work for the county. Resubmit without completing the bottom portion of page 1 if no county employees or commissioners are owners.

RESPONSE: Please see the revised Disclosure of Interest form.

Please contact me directly at (239) 226-0024 or CindyL@en-site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Richard Akin, Esq. - Henderson Franklin

Enclosures:

1. Meeting Summary
2. Meeting Presentation
3. Meeting Advertisement
4. Revised Disclosure of Interest



Department of Community Development
Planning
P.O. Box 398
Fort Myers, FL 33902

Consolidated Review Comments

Record Number: [CPA2025-00001](#)

Click the record number to open it in the eConnect/ACA portal.

Report Date: 07/02/2025

Record Type: Comprehensive Plan Amendment

Address: 17701 N TAMIAMI TRL, NORTH FORT MYERS, FL 33903

Project Name: Honc 41 CPA

Record Description: Amend 19.36 acres of Map 1A (Future Land Use map) from Suburban FLU to Central Urban FLU

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00001, originally received 2025-02-19 00:00:00. Planning Staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact Planning at (239) 533-8585 if you have any questions.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>				
Yes	The subject property is within a Community Plan Area which requires a public input meeting. It appears as though this has not been completed. Provide a meeting summary per the requirements of Goal 17.	Katherine Burgess	Open	2

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marked "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

Document: 00. 2025-06-05 Response Letter.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	1	The submitted Disclosure of Interest form includes two individuals who do not appear to work for the county. Resubmit without completing the bottom portion of page 1 if no county employees or commissioners are owners.	Katherine Burgess	Open	1

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Katherine Burgess	kburgess@leegov.com	239-533-8362

Lee County
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901



The Community Meeting before the North Fort Myers Design Review Panel began at 6 PM on July 01, 2025 at 2000 N Recreation Park Way, North Fort Myers, FL 33903 which is located within the North Fort Myers Planning Community. A presentation was given on behalf of the Applicant by Cindy Leal Brizuela, AICP, MURP - Principal Planner at EnSite, Inc., a copy of this presentation has provided in this meeting package. The presentation consisted of a general description of the subject property and the surrounding land uses as well as the Comprehensive Plan Amendment request from Suburban to Central Urban FLU and concurrent zoning request to the Mixed-Use Planned Development district. After the conclusion of the presentation, a few questions were asked by the Panel regarding the Master Concept Plan, predominantly the preservation area and surrounding zoning in North Fort Myers and Cape Coral. One community member attended and asked questions regarding the covered storage in the light manufacturing area of the Master Concept Plan. The Applicant's attorney, Mr. Richard Akin, was also present for questions. The Panel unanimously voted favorably for the comprehensive plan amendment and zoning request.

Sincerely,
EnSite, Inc.

A handwritten signature in blue ink, appearing to read "Cindy Leal Brizuela".

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

HONC 41

North Fort Myers Design Review Panel

July 1, 2025



• **Applicant:** Hone Docks & Lifts

• +/- 17.96 AC

• Abuts N Tamiami Trail

• **Future Land Use:** Suburban

• **Zoning:** Industrial Light (IL) and Commercial General (CG)

• **Request #1:**

to change future land use designation from Suburban to Central Urban; *Lee Plan Policy does not allow for industrial uses within the "Suburban" FLU category*

• **Request #2:**

to rezone from IL and CG to MPD (Mixed-Use Planned Development); *commercial along the frontage and industrial at the rear of the property.*



Existing Future Land Use

[Policy 1.1.5 – Suburban]

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.

Proposed Future Land Use

[Policy 1.1.3 – Central Urban]

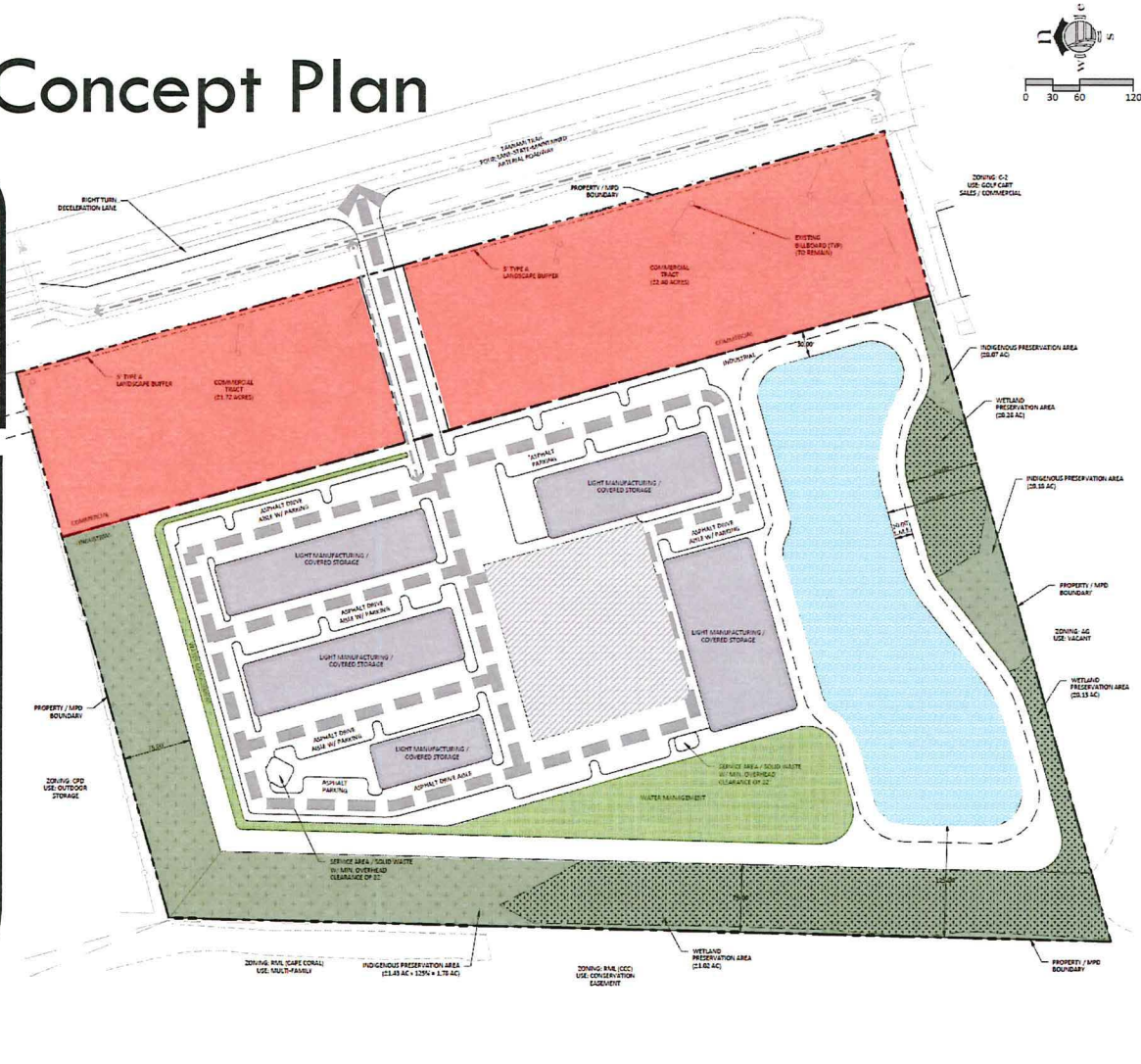
The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

FLU Map Amendment

- The proposed Future Land Use map amendment would allow for light industrial uses to take place on the property.



The property's size & proposed intensity requires a planned development zoning.



OPEN SPACE CALCULATIONS:	
TOTAL PROJECT AREA	217.96 AC
TOTAL COMMERCIAL AREA	24.34 AC
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	4.87 AC *
10% OF REDUCED OPEN SPACE INDIGENOUS	10.46 AC
TOTAL INDUSTRIAL AREA	23.07 AC
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	4.61 AC
10% OF REDUCED OPEN SPACE INDIGENOUS	13.34 AC
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	25.99 AC
PROVIDED OPEN SPACE	25.99 AC **
REQUIRED INDIGENOUS OPEN SPACE	11.96 AC
PROVIDED INDIGENOUS OPEN SPACE	13.46 AC
OTHER	55.04 AC

COMMERCIAL TRACT		INDUSTRIAL TRACT	
INTENSITY	30,000 S.F.	INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED	SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'	NORTH (SIDE)	20'
EAST (FRONT)	25'	EAST (FRONT)	25'
WEST (REAR)	25'	WEST (REAR)	25'
SOUTH (SIDE)	25'	SOUTH (SIDE)	25'
WATER BODY SETBACK	35'	WATER BODY SETBACK	35'
HEIGHT OF BUILDINGS	35'	HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%	OPEN SPACE	20%
PAVLOT COVERAGE	80%	PAVLOT COVERAGE	80%
LANDSCAPE BUFFER		LANDSCAPE BUFFER	
PROPOSED		PROPOSED	
NORTH (CFS)	N/A	NORTH (CFS)	N/A
EAST (ROW)	5' TYPE A	EAST (LANDSCAPING)	N/A
SOUTH (CFS)	N/A	SOUTH (LANDSCAPING)	N/A
WEST (INDUSTRIAL)	N/A	WEST (MFG/CONC. EMPL.)	N/A

NOTES:
THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV., PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

LEGEND:



Questions/Comments



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

EnSite, Inc.
2401 First St, Suite 201
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$106.78	
Tax Amount:	\$0.00	
Payment Cost:	\$106.78	
Order No:	11389833	# of Copies:
Customer No:	1491162	0
PO #:	LSAR0312517	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

**Future Land Use Change & Rezon-
ing Public Notice**

A Public Informational Meeting will be held on July 1st at 6 PM at North Fort Myers Recreation Center, located at 2000 North Recreation Park Way, North Fort Myers, FL 33903. The meeting presentation will discuss a proposed Comprehensive Plan Amendment and a Mixed Use Planned Development (no residential units proposed) of +/-17 acres of property. The comprehensive plan amendment is to alter the future land use from Suburban to Central Urban. The project site is identified as Lee County STRAP #22-43-24-01-00001.0160 located at 17701 N Tamiami Trail. The Applicant will be seeking project review from the NFM Design Review Panel for this effort. For more information, please contact nfmplanningpanel@gmail.com, the NFM Design Review Panel. Cindy Leal Brizuela, AICP, MURP with EnSite, Inc. and Richard Akin with Henderson Franklin will be the representatives for the Applicant.
June 16 2025
LSAR0312517

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Daniel Stovall, who, being first duly sworn and deposited says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 22-43-24-01-00001.0160 and is the subject of an Application for a Comprehensive Plan amendment (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.


4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Daniel Stovall
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Daniel Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

