

**MINUTES REPORT  
LOCAL PLANNING AGENCY  
JULY 28, 2025**

**MEMBERS PRESENT:**

Ray Blacksmith  
Dawn Russell  
Dustin Gardner

Jennifer Sapien  
Stan Stouder (Chair)  
Henry Zuba

**MEMBERS ABSENT**

Don Schrotenboer (Vice Chair)

**STAFF PRESENT:**

Katie Burgess, Principle Planner, Planning  
Brandon Dunn, Planning Manager  
Lindsey Karczewski, Planning  
William Lange, Planning

Janet Miller, Recording Secretary  
Jared Sherman, Planning Intern  
Amanda Swindle, Asst. Cty. Atty.

**APPLICANT'S REPRESENTATIVES**

Lindsay Rodriguez, Morris-Depew and Associates  
Ben Smith, Morris-Depew Associates  
Ryan Shute, Morris-Depew Associates  
Paul Owen, Ecologist, Owen Environmental Consulting, LLC

**Agenda Item 1 – Call to Order, Review of Affidavit of Publication/Pledge of Allegiance**

Mr. Stouder, Chair, called the meeting to order at 9:00 a.m.

Ms. Swindle, Assistant County Attorney, certified the affidavit of publication and stated it was legally sufficient as to form and content.

**Agenda Item 2 – Public Forum-** None

**Agenda Item 3 – Approval of Minutes – March 24, 2025**

**Mr. Zuba made a motion to approve the March 24, 2025 meeting minutes. The motion was seconded by Mr. Blacksmith. The Chair called the motion, and it passed 6-0.**

**Agenda Item 4 – Lee Plan Amendments**

**A. CPA2024-00014 Surf Style CPA**

Amend Map 1-A, Future Land Use, to redesignate a 0.60-acre portion of the subject properties to the Urban Community future land use category from the Suburban future land use category and amend Map1-C, Mixed Use Overlay, to add the entire +/- 1.76-acre property to the Mixed-Use Overlay (MUO). The subject property is at the southeast corner of the Pine Ridge Road and San Carlos Boulevard intersection.

Lindsay Rodriguez (Morris-Depew & Associates) gave an overview of the project along with a PowerPoint Presentation. Also in attendance were Ben Smith (Morris-Depew & Associates), Ryan Shute (Morris-Depew & Associates), and Paul Owen, (Owen Environmental Consulting, LLC).

Ms. Rodriguez requested that the application materials and staff report be part of the record including the Lee Plan analysis provided in both.

Mr. Stouder asked if the images on the PowerPoint depicting Surf Style stores are of what is foreseen.

Ms. Rodriguez stated they were not. They are images of Surf Style stores that she pulled up on-line.

Ms. Burgess reviewed the staff report and recommendations along with a PowerPoint presentation.

Mr. Stouder stated he noticed that the property located east of the applicant's subject property is also zoned C-1A but it is still in the Suburban category. He asked if there had been any discussion regarding county-initiating or contacting that owner to similarly extend suburban to their parcel.

Ms. Burgess stated they had not discussed contacting the property owner or changing the future land use because the way the policy is written, it allows the Board of County Commissioners discretion to extend the mixed-use overlay up to a ¼ mile from the subject property. It might be something the Commission considers doing as this amendment moves forward or they may choose to change the designations as a separate effort.

Mr. Stouder asked if that would also facilitate the change from Suburban to Urban.

Ms. Burgess stated that if the Commission chose to change it, staff might not necessarily have to change the future land use category because the policy does state that the Commission has discretion to do so. She did acknowledge that this corridor is not considered to be Suburban anymore.

Ms. Sapien stated she felt the subject property was in an appropriate location (Mixed-Use Overlay) and that she supports the Mixed-Use Overlay especially when it is an extension of a big area that is also mixed-use. In addition, for this subject property to be in the Mixed-Use Overlay, this future land use amendment is required, so she is in support of it.

Ms. Russell concurred with Ms. Sapien's comments. She also agreed with staff's findings and felt the request is consistent with the Lee Plan.

Mr. Gardner felt it was a straightforward proposal that is consistent with the Lee Plan. He did not see any issues with it.

Mr. Zuba stated he sees a lot of development pressure along San Carlos from the beach down. He has not seen how consistency can be established in regard to development and redevelopment proposals. He asked if staff had been seeing other applications along San Carlos from the beach, over the bridge, and down. Mr. Zuba felt this corridor is going to be one anchor entry to the San Carlos corridor.

Mr. Dunn stated he did not want to speak for other sections within Community Development as far as zoning applications or development orders coming in. Although they may see development pressure in that area, this application is the first one the Planning section has seen for quite a while. It may be because our Plan is generally consistent with what the market wants or some other reason.

Mr. Blacksmith felt the applicant's request made sense and he was in favor of it.

Mr. Stouder stated this was a great piece of planning and the right kind of planning. He also felt it was consistent with the Lee Plan.

**Ms. Sapien made a motion to recommend adoption of CPA2024-00014 (Surf Style CPA). The motion was seconded by Ms. Russell. The Chair called the motion, and it passed 6-0.**

**B. CPA2025-00002 Disaster Recovery Plan Update**

Amend the Lee Plan Objective 72.1 and Policies 72.1.1, 72.1.7, and 72.1.8 in response to the repeal and replacement of Ordinance 07-20 with Administrative Code 2-23 regarding the Disaster Advisory Council and adoption of the Lee County Disaster Recovery Plan.

Ms. Burgess reviewed the staff report and recommendations along with a PowerPoint presentation.

Mr. Gardner asked what resources are available for the public and other community groups that provide input regarding the Disaster Recovery Plan now that the old advisory council is gone.

Ms. Burgess stated that the Disaster Recovery Plan still has some sort of organization/board. Planning staff were not responsible for putting it together. For now, the document is available on-line if anyone from the public wants to view it.

Mr. Dunn stated that Ben Abes was unable to attend today's meeting. There is still a community input process for this Disaster Recovery Plan. Mr. Dunn stated that he would forward that information to the LPA.

Ms. Sapien felt the Disaster Recovery Plan was impressive. In reviewing the involvement of various departments, it is clear that it is well thought out. She wished the news stations covered how Lee County is preparing because it would be a comfort to the public to see how much thought has gone into this program.

**Ms. Russell made a motion to recommend transmittal of CPA2025-00002 (Disaster Recovery Plan Update). The motion was seconded by Mr. Gardner. The Chair called the motion, and it passed 6-0.**

**Agenda Item 5 – Other Business**

Mr. Stouder asked if there were cases coming forth for the August and/or September LPA meetings.

Mr. Dunn stated there are three amendments that might be finalized in time for the August and September meetings. He noted it is staff's preference not to hold an LPA meeting if there is only one case. This means there may or may not be a meeting in August. It is undetermined at this time.

Mr. Stouder stated that the LPA thanks staff for their great work and for respecting their time by making sure there are sufficient items on the agenda, making a meeting worthwhile. He hoped that any travel plans the LPA might have will not cause any conflicts.

**Agenda Item 6 – Adjournment**

The next Local Planning Agency meeting is scheduled for Monday, August 25, 2025 (if there are cases to discuss), at 9:00 a.m. in the Administration East Building, Room 118, 2201 Second Street, Fort Myers, FL 33901. The meeting adjourned at 9:25 a.m.