



Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
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

September 5, 2025

Donna Harris, Senior Plan Processor
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

**Re: Small Scale Amendment to the Lee Plan
Adoption Submission Package
CPA2024-00014, Surf Style**

Dear Ms. Harris,

In accordance with the provisions of F.S. Chapter 163.3187(1), this submission package constitutes the adoption of a Small-Scale Comprehensive Plan Amendment known locally as CPA2024-00014, Surf Style. The adopted amendment is being submitted through the small-scale review process as described in F.S. Chapter 163.3187(1). The amendment is as follows:

CPA2024-00014, Surf Style:

- Amend Map 1-A, Future Land Use, to redesignate a 0.60-acre portion of the subject properties to Urban Community from Suburban
- Amend Map 1-C, Mixed Use Overlay, to add the entire property to the Mixed-Use Overlay (MUO).

The Local Planning Agency held a public meeting for the plan amendment on July 28, 2025. The Board of County Commissioners voted to transmit the amendment on September 3, 2025.

This small-scale amendment to the Lee Plan consists of ± 1.76 acres and is the first small-scale amendment processed by Lee County this calendar year. The cumulative total number of acres for small scale amendments Lee County has approved during the 2025 calendar year is ± 1.76 acres.

The adopted small-scale comprehensive plan amendment is not within an area of critical state concern, nor does it involve a site within a rural area of critical economic concern.

The name, title, address, telephone number, and email address of the person in the local government who is most familiar with the proposed amendment is as follows:

Mrs. Kate Burgess, AICP, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: KBurgess@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Respectfully,
**Lee County Department of Community Development
Planning Section**



Brandon Dunn,
Manager, Planning Section

Cc Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Office of Educational Facilities
Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Vitor Suguri
FOOT District One

Ms. Margaret Wuerstle
Southwest Florida Regional Planning Council

Mark Elsner
South Florida Water Management District

LEE COUNTY ORDINANCE NO. 25-17

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2024-00014) PERTAINING TO SURF STYLE CPA; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP, AND MAP 1-C, THE MIXED USE OVERLAY MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on July 28, 2025. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on September 3, 2025. At that hearing, the Board approved a motion to adopt proposed amendment CPA2024-00014 pertaining to Surf Style CPA, amending Maps 1-A, the Future Land Use Map, and 1-C, the Mixed Use Overlay, of the Lee Plan. The subject parcel is located at the southeast corner of Pine Ridge Road and San Carlos Boulevard in the Iona McGregor Planning District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as "Surf Style CPA (CPA2024-00014)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-A AND 1-C

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-A, the Future Land Use Map to redesignate a 0.60-acre portion of the subject properties to Urban Community from Suburban, and Map 1-C, the Mixed Use Overlay Map to add the entire property to the Mixed-Use Overlay (MUO). The subject parcel is located at the southeast corner of Pine Ridge Road and San Carlos Boulevard in the Iona McGregor Planning District. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Commerce or the Administration Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Hamman made a motion to adopt the foregoing ordinance, seconded by Commissioner Mulicka. The vote was as follows:

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Absent

DONE AND ADOPTED this 3rd day of September, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Deputy Clerk

BY: 
Kevin Ruane, Chair

DATE: 9-5-25



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

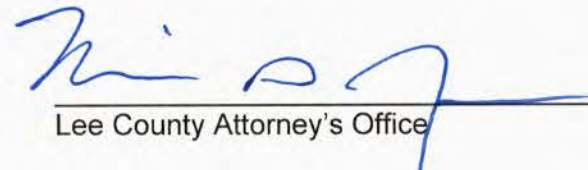
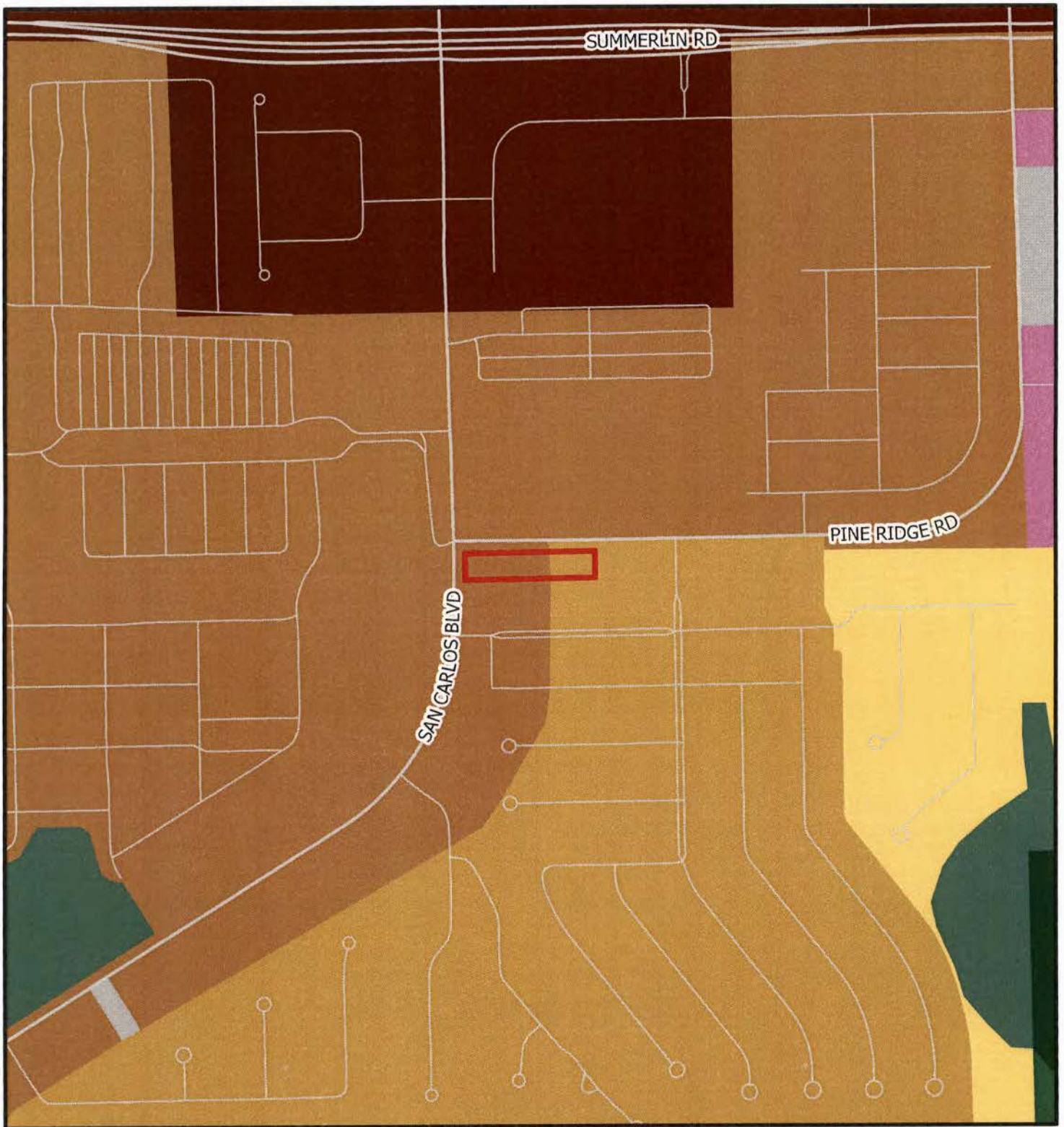

Lee County Attorney's Office

Exhibit A (Adopted by BOCC September 3, 2025):
Adopted existing Future Land Use Map 1-A
Adopted proposed Future Land Use Map 1-A
Adopted proposed Mixed Use Overlay Map 1-C

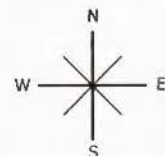


CPA2024-00014

Existing Future Land Use



- | | |
|-------------------|------------------------------|
| Subject Property | Industrial |
| Central Urban | Public Facilities |
| Urban Community | Conservation Lands - Upland |
| Suburban | Wetlands |
| Outlying Suburban | Conservation Lands - Wetland |



0 1,000
Feet

Map Generated: June 2025



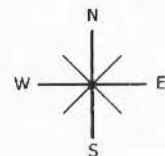
CPA2024-00014

Proposed Future Land



Lee County
Southwest Florida

- | | |
|---|--|
|  Subject Property |  Industrial |
|  Central Urban |  Public Facilities |
|  Urban Community |  Conservation Lands - Upland |
|  Suburban |  Wetlands |
|  Outlying Suburban |  Conservation Lands - Wetland |



0 1,000
Feet

Map Generated: June 2025

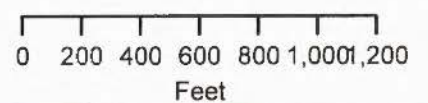
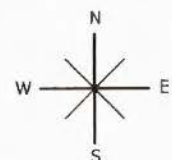


CPA2024-00014

Mixed Use Overlay



- Existing Mixed Use Overlay
- Proposed Mixed Use Overlay
- Subject Property



Map Generated: June 2025

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 25-17
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Surf Style Map Amendment
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 89-02 AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____

REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____

Rev. 09/11/02

CODING



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 5, 2025

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 25-17, which was filed in this office on September 5, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

RECEIVED

By Latasha Seth at 2:45 pm, Sep 05, 2025

STAFF REPORT FOR CPA2024-00014: SURF STYLE CPA



Privately Initiated Small-Scale Lee Plan Map Amendment

Recommendation:

Adopt

Applicant:

Gilad Ovakinin

Representatives:

Lindsay Rodriguez, AICP
Morris-Depew Associates,
Inc.

Amended Element(s):

Future Land Use Map

Planning District:

District 12

Commissioner District:

District 3

Hearing Dates:

LPA: 7/28/2025
BoCC #1: 9/3/2025

Attachment(s):

- 1: Map Amendment
- 2: Applicant Materials

REQUESTS

- Amend Map 1-A, Future Land Use, to redesignate a 0.60-acre portion of the subject properties to Urban Community from Suburban
- Amend Map 1-C, Mixed Use Overlay, to add the entire property to the Mixed-Use Overlay (MUO).

SUMMARY

The requested amendments would unify the future land use categories on the subject properties to an urban category and allow redevelopment of the site in accordance with the Mixed Use Overlay in an existing urban area.

PROPERTY LOCATION

The property is located at the southeast corner of Pine Ridge Road and San Carlos Boulevard in the Iona McGregor Planning District.

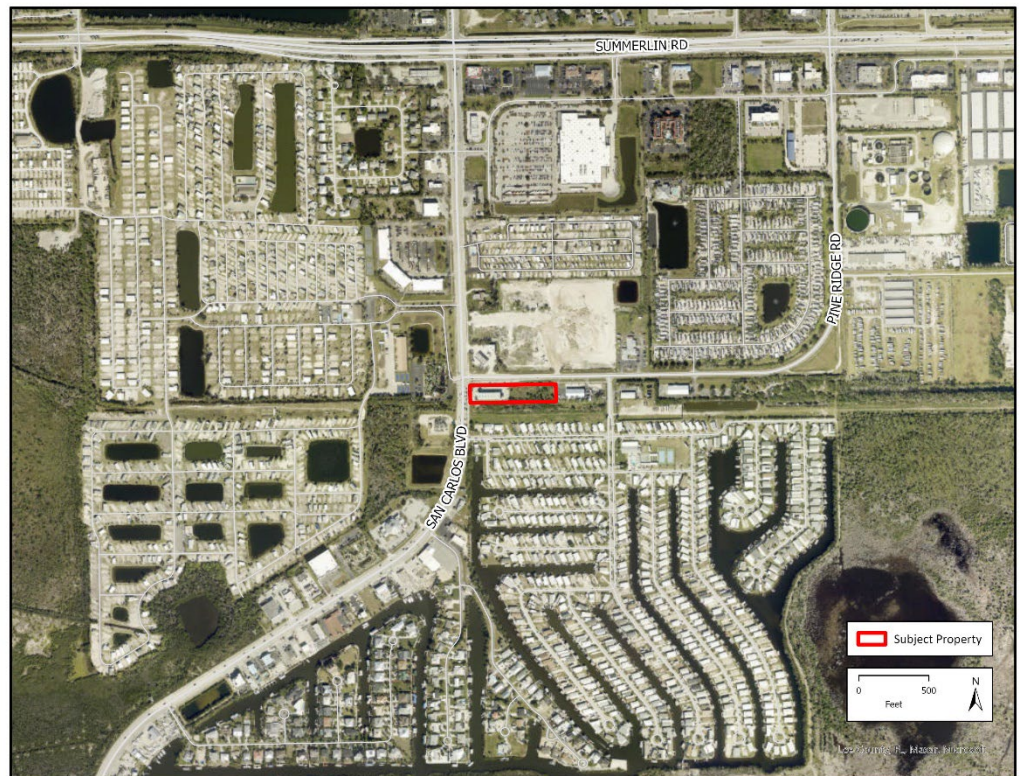


Figure 1: Aerial location of the subject property

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) **adopt** the proposed amendment as shown in Attachment 1.

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The approximately 1.76-acre subject property at the corner of Pine Ridge Road and San Carlos Boulevard consists of two parcels. The corner parcel is currently developed with the Surf Style retail store, while the second parcel remains undeveloped. The property owners, SWF Beach Outlet, LLC, and Leslie Pine Ridge, LLC, intend to create a unified development plan for up to 30,000 square feet of commercial uses, using the existing zoning designation.

The subject properties are currently designated with a mixture of Urban Community and Suburban future land use categories (FLUC) and are not located within any of the County's Community Plan Areas. Water and sewer connections are readily available on-site. The subject property is within the County's Coastal High Hazard Area, which is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model and delineated by Map 5-A of the Lee Plan as required by § 163.3177(6)(a)10.c.(VI), Fla. Stat.

The subject properties have a history of zoning actions that have been approved in the past. In 1977, the corner property was rezoned to BU-3A, a commercial district that the county no longer uses, to accommodate a used car lot. Later, in 1992, it was rezoned to Tourist Commercial (CT). Both parcels within the subject property have a CT zoning designation, which allows commercial and residential uses.

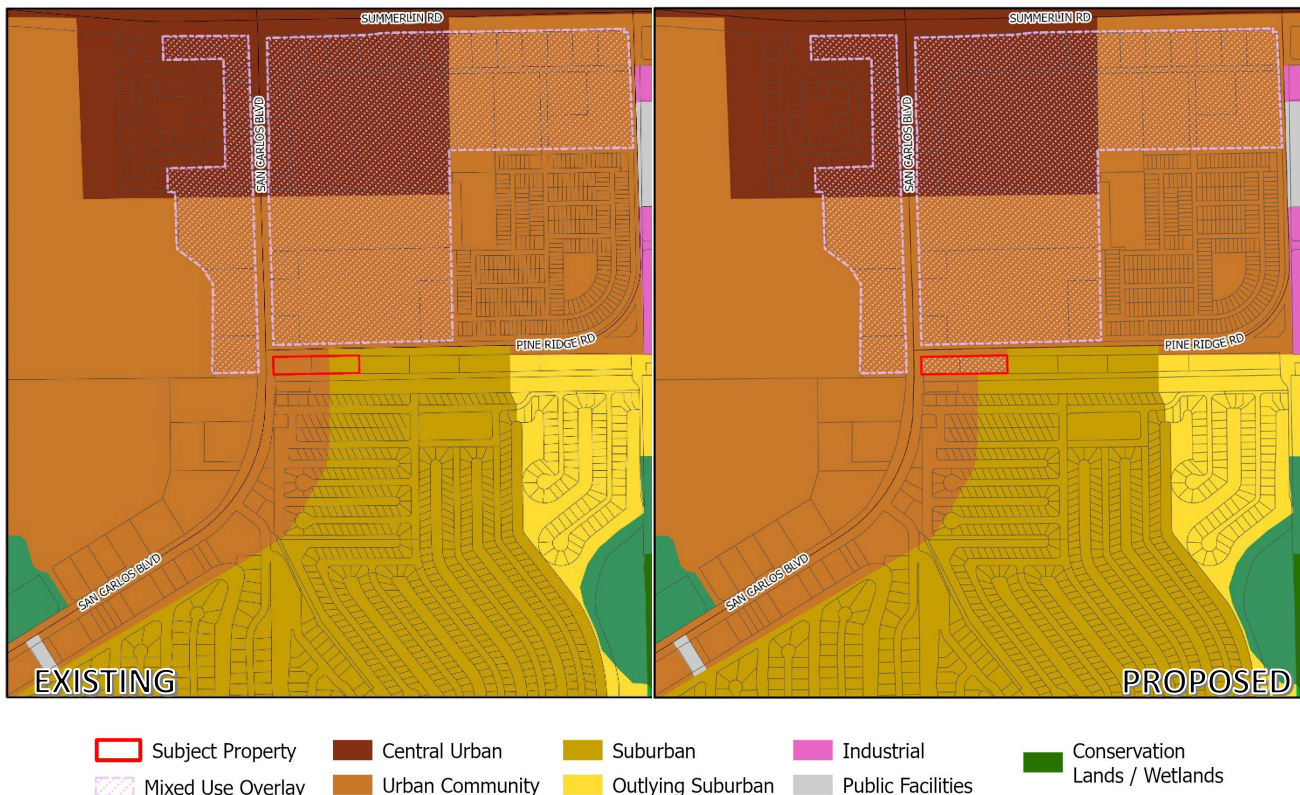


Figure 2: Existing and Proposed FLU and MUO

Request

The applicant is requesting to amend the Future Land Use Map (FLUM) to redesignate a 0.60-acre portion of the undeveloped parcel from Suburban to Urban Community. The requested FLUM amendment is depicted in Figure 2.

In addition to the Future Land Use Map Amendment, the applicant is requesting to extend the Mixed Use Overlay, which currently ends on the North side of Pine Ridge Road, to the two parcels within the subject property on the South side of Pine Ridge Road.

Surrounding Properties

The subject property is located where Pine Ridge Road dead-ends into San Carlos Blvd in an urban area of the county characterized by older development and newer redevelopment. Hurricane Ian had a major impact on the existing development in this area of the County. Table 1, below, summarizes the development surrounding the subject property.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Overlay	Zoning	Existing Use
North	Urban Community	Mixed Use Overlay	C-1A & C-2	Commercial
East	Suburban	-	C-1A	Commercial
South	Urban Community & Suburban	-	CT/MH-1	Public Utility
West	Urban Community	Mixed Use Overlay	C-2	Commercial

The existing development comprises a mix of commercial, industrial, and residential uses. The northeast corner of Pine Ridge Road and San Carlos Boulevard has a gas station. Florida Power and Light (FPL) owns a parcel along the southern property line of the subject property. On the west side of San Carlos Boulevard, directly across from the subject property, there is an FPL substation and a mini-golf course. There is also a large, manufactured home community south of the FPL property.

New development is also occurring in this area. A development order has been approved and is currently under construction on the 15.7-acre parcel directly north of the subject property.

PROCEDURAL REQUIREMENTS

The Lee Plan is Lee County's comprehensive plan, which provides the long-term vision for development in the county. Florida Statutes require comprehensive plans to include certain topics as elements. The Lee Plan divides these elements into chapters, which are further supported by goals, objectives, standards, and policies. Lee Plan Chapter XIII, entitled Administration, section "d" addresses Amendments to the Plan. The applicable paragraph is reproduced below.

This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with § 163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.

Lee County Administrative Code 13-6 establishes procedures for amendments to the Lee Plan, including notice requirements and provisions for public participation during the amendment process. The subject

application requests privately initiated map amendments to the Lee Plan, meaning it has been requested by an entity other than the County and follows the amendment process described in Florida Statutes section 163.3184. **The applicant has met the procedural requirements in AC 13-6.**

Under the Florida Statutes, the proposed FLUM amendment and amendment to Map 1-C, which extends the Mixed Use Overlay to the subject property, are considered small-scale map amendments and will follow the state review process under F.S. 163.3187.

The proposed FLUM amendment applies to an approximately 0.60-acre portion of the subject property, and the proposed addition to the MUO totals 1.76 acres. Both are well below the 50-acre threshold for small-scale amendments, and no text amendments are proposed. **The proposed amendments are small-scale amendments under F.S. 163.3187**, which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and one adoption hearing with the BOCC.

Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.

LEE PLAN ANALYSIS

The comprehensive plan applies to all land use decisions within unincorporated Lee County. Where goals, objectives, standards, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee Plan as a whole. The Lee Plan analysis included in this staff report outlines the proposed amendments in relation to the most applicable Lee Plan goals, objectives, and policies to determine their appropriateness.

Policy 1.1.5 describes the Suburban FLUC. This policy is reproduced below.

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 application materials argue that the existing Suburban FLUC is less appropriate for the portion of the subject property within the Suburban category than the requested Urban Community FLUC. Staff agrees with this conclusion. Pine Ridge Road is classified as a major collector, and the subject property is surrounded by industrial, commercial, and multi-family development. **The existing Suburban classification no longer accurately describes the existing conditions of the subject or the surrounding development.**

Policy 1.1.4 describes the Urban Community FLUC. This policy is reproduced below.

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.

The application materials argue that the majority of the property is currently designated as Urban Community and that the remainder should be redesignated accordingly, as the location is characterized by a mixture of relatively intense commercial and residential uses. Staff agrees with this conclusion. The subject property already has access to public utilities and is surrounded by properties with established commercial, residential, and industrial uses, which is more reflective of the Urban Community FLUC than the current Suburban category. Additionally, Pine Ridge Road, classified as a major collector, contains multiple commercial and industrial properties on both sides of the road, including the Lee County Utilities water reclamation facility, the Fort Myers Beach Park and Ride facility, numerous outdoor storage facilities, and a couple of social clubs (Masons Lodge and VFW Post). This road is also a heavily used vehicular connection to Fort Myers Beach.

The subject property is within the county's Coastal High Hazard Area. **Policy 101.1.4** addresses the requirements of comprehensive plan amendments within the CHHA. This policy is reproduced below.

POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:

- 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or*
- 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or*
- 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.*

The Suburban and Urban Community FLUCs have the same maximum standard density. Urban Community allows bonus density under certain circumstances, which is the only difference in density allowances between the two categories. One way to obtain bonus density is through Greater Pine Island TDUs; however, Lee Plan **Policy 101.3.6** prohibits the use of TDUs and Bonus Density utilizing cash contributions in the CHHA. The only way additional density would be permitted on this property with the proposed FLU amendment would be by constructing on-site affordable housing. Bonus Density would require a separate application and flood mitigation per the Lee Plan, LDC, and Florida Building Code. **The proposed change is not inconsistent with Lee Plan Policies 101.1.4 and 101.3.6, as no additional density is allowed by**

right, and any proposed density would require flood and storm mitigation. Additionally, the applicant has stated that no residential uses are proposed on the site.

Objective 11.1 provides that mixed-use development should be allowed and encouraged “within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development”. **Adding the subject property to the Mixed Use Overlay will allow and encourage a mixed-use form of development, consistent with Objective 11.1.**

Expansion of the Mixed Use Overlay depends upon a number of criteria specifically addressed in **Policy 11.2.1**. Generally, these criteria include maintaining continued pedestrian and automobile connections, locating within specific future land use categories, and providing adequate access to public facilities and infrastructure. Policy 11.2.1 is reproduced below with an analysis of each criterion to follow.

POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through 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,*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
- 4. Availability of adequate public facilities and infrastructure; and*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

Proximity to Transit. The Lee Plan defines the extended pedestrian shed as one-half mile or an eight (8) to ten (10) minute walk. LeeTran Route 490 operates adjacent to the subject property, serving four bus stops within a quarter of a mile. The applicant has indicated that two other routes are located within one-half mile of the subject property. The letter of service availability from LeeTran confirms that transit service is available to the subject property. Bus stop improvements will be required by the developer at the time of the development order. **The subject property is located within the extended pedestrian shed of established transit routes.**

Pedestrian and Automobile Connections. The subject property is adjacent to or within walking distance of multiple uses, including hotels, restaurants, entertainment, and retail establishments. There is an existing sidewalk network adjacent to the subject property that connects it to the businesses along San Carlos Blvd. The applicant has indicated that internal vehicular connections will be provided on the site, as well as a connection to the property to the east. **The subject property provides distinct pedestrian and vehicular connections.**

FLUC. The majority of the subject property is within the Urban Community future land use category. The proposed amendment to Lee Plan Map 1-A will incorporate the remainder of the property within the Urban Community future land use category, consistent with this subsection of Policy 11.2.1. **With the proposed FLUM amendment, the entirety of the subject property will be within the Urban Community FLUC, consistent with this requirement.**

Public facilities and infrastructure. The subject property has existing connections to public utilities, and the applicant has provided letters of availability for Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County LeeTran, and Lee County School District verifying their ability to serve the

site. **The subject property meets the criteria to have adequate public utilities and infrastructure available on-site.**

Single-Family Residential. There is a manufactured home community south of the subject property; however, the proposed MUO extension to the subject property will not include any properties developed as single-family homes. **The proposed MUO extension does not intrude into areas of predominantly single-family development and therefore meets this criterion.**

The proposed MUO extension meets all of the requirements of Lee Plan Policy 11.2.1.

PUBLIC FACILITIES AND INFRASTRUCTURE

Site-specific impacts to public services and the availability of services will be examined in any future development applications for construction on the impacted site. Preliminary analyses of the request are based on the “worst case scenario” for the proposed future land use change. The extension of the Mixed Use Overlay does not impact the allowed uses on the site.

Analysis of the applicant’s Traffic Impact Study by Lee County Department of Transportation indicates that the proposed amendment would not increase the amount of traffic produced from the site. Transportation concurrency is non-regulatory, as per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which states, “Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.”

Lee County Utilities' water and sewer infrastructure currently exists on the site with the capacity to serve any redevelopment on the site.

CONCLUSIONS

Staff has reviewed the proposed amendment and provides the following conclusions:

- The proposed Urban Community FLUC is more consistent with the existing conditions of the site than the current Suburban FLUC.
- The subject property meets all of the requirements in Policy 11.2.1 for the Mixed Use Overlay.
- Utilities and infrastructure are in place with no availability issues for redevelopment of the subject property.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment as shown in Attachment 1.

**PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: July 28, 2025

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, the subject property, surrounding uses, and consistency with the Lee Plan.

Following this, staff made a presentation addressing the requested amendments, consistency with the Lee Plan, and staff recommendation.

Members of the LPA inquired about whether staff has observed significant growth or new development in this area of the county and whether consideration has been given to including other properties along Pine Ridge Road in the Urban Community FLUC and/or MUO as well.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***adopt*** CPA2024-14. The motion passed 6 to 0.

RAYMOND BLACKSMITH	<u>AYE</u>
DUSTIN GARDNER	<u>AYE</u>
DAWN RUSSELL	<u>AYE</u>
JENNIFER SAPEN	<u>AYE</u>
DON SCHROTENBOER	<u>ABSENT</u>
STAN STOUDE	<u>AYE</u>
HENRY ZUBA	<u>AYE</u>

C. STAFF RECOMMENDATION

Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

PART 3
BOARD OF COUNTY COMMISSIONERS
ADOPTION HEARING

DATE OF PUBLIC HEARING: September 3, 2025

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment, which included LPA and staff recommendations, as well as an overview of the proposed amendment and its consistency with the Lee Plan.

There were no public comments concerning the proposed amendments.

B. BOARD ACTION:

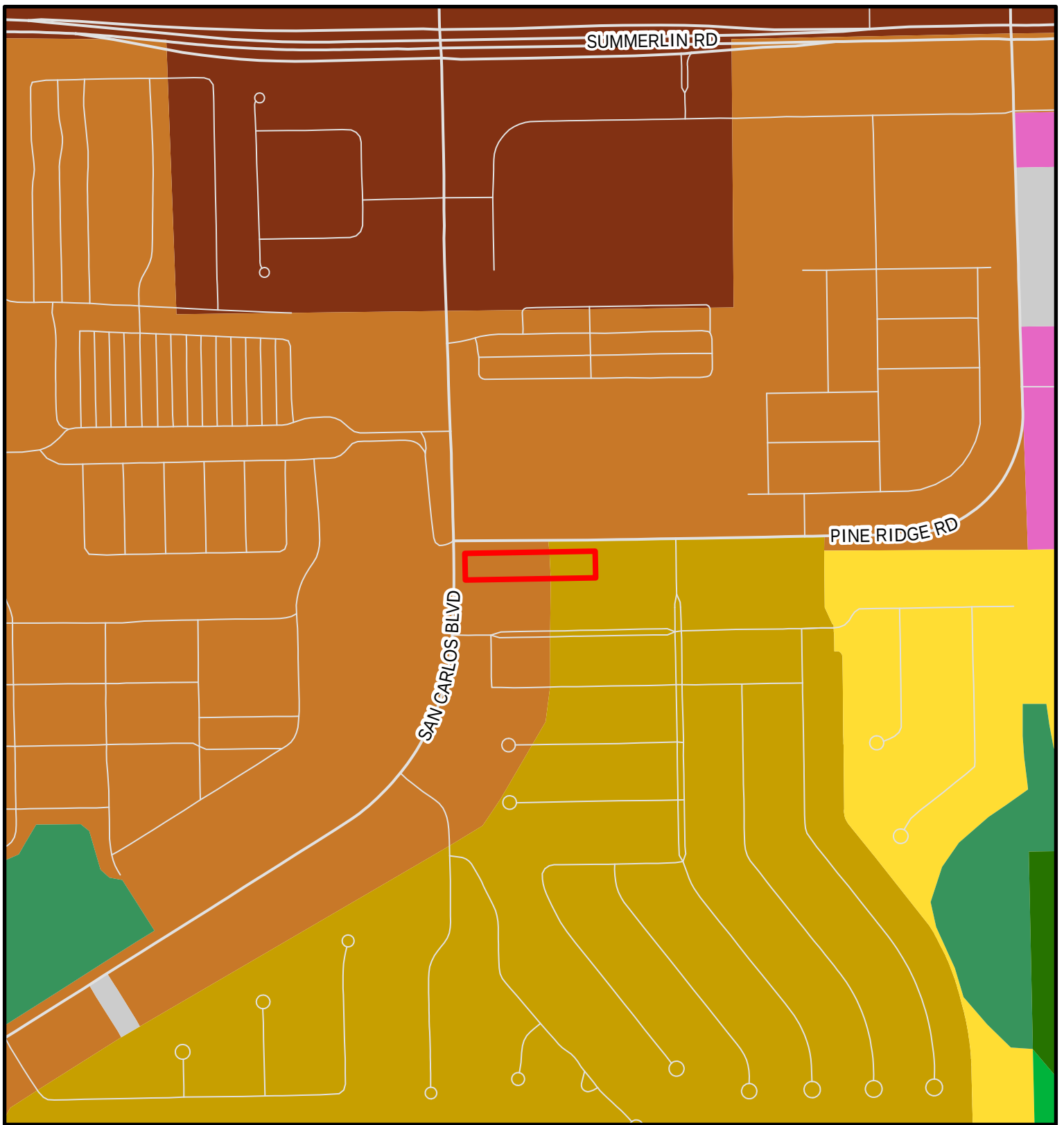
A motion was made to **ADOPT** CPA2024-00014 as recommended by staff and the LPA. The motion passed 3 to 0.

MOTION DETAILS

BRIAN HAMMAN	<u>AYE</u>
CECIL PENDERGRASS	<u>AYE</u>
DAVID MULICKA	<u>AYE</u>
KEVIN RUANE	<u>ABSENT</u>
MIKE GREENWELL	<u>ABSENT</u>

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**
- **Mixed Use Overlay**

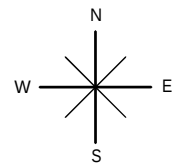


CPA2024-00014

Existing Future Land Use

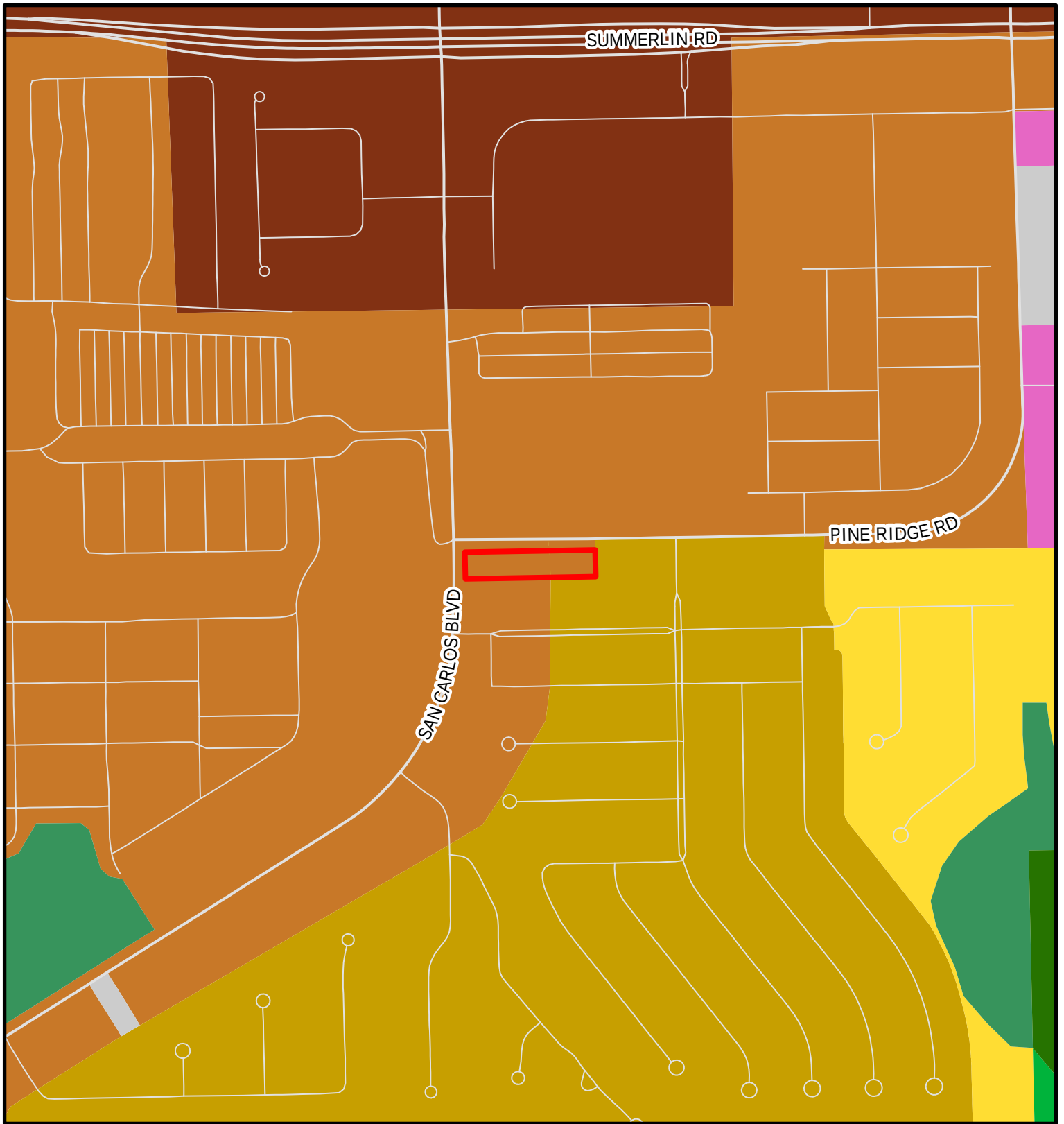


- | | |
|---|--|
|  Subject Property |  Industrial |
|  Central Urban |  Public Facilities |
|  Urban Community |  Conservation Lands - Upland |
|  Suburban |  Wetlands |
|  Outlying Suburban |  Conservation Lands - Wetland |



0 1,000
Feet

Map Generated: June 2025

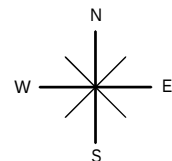


CPA2024-00014

Proposed Future Land

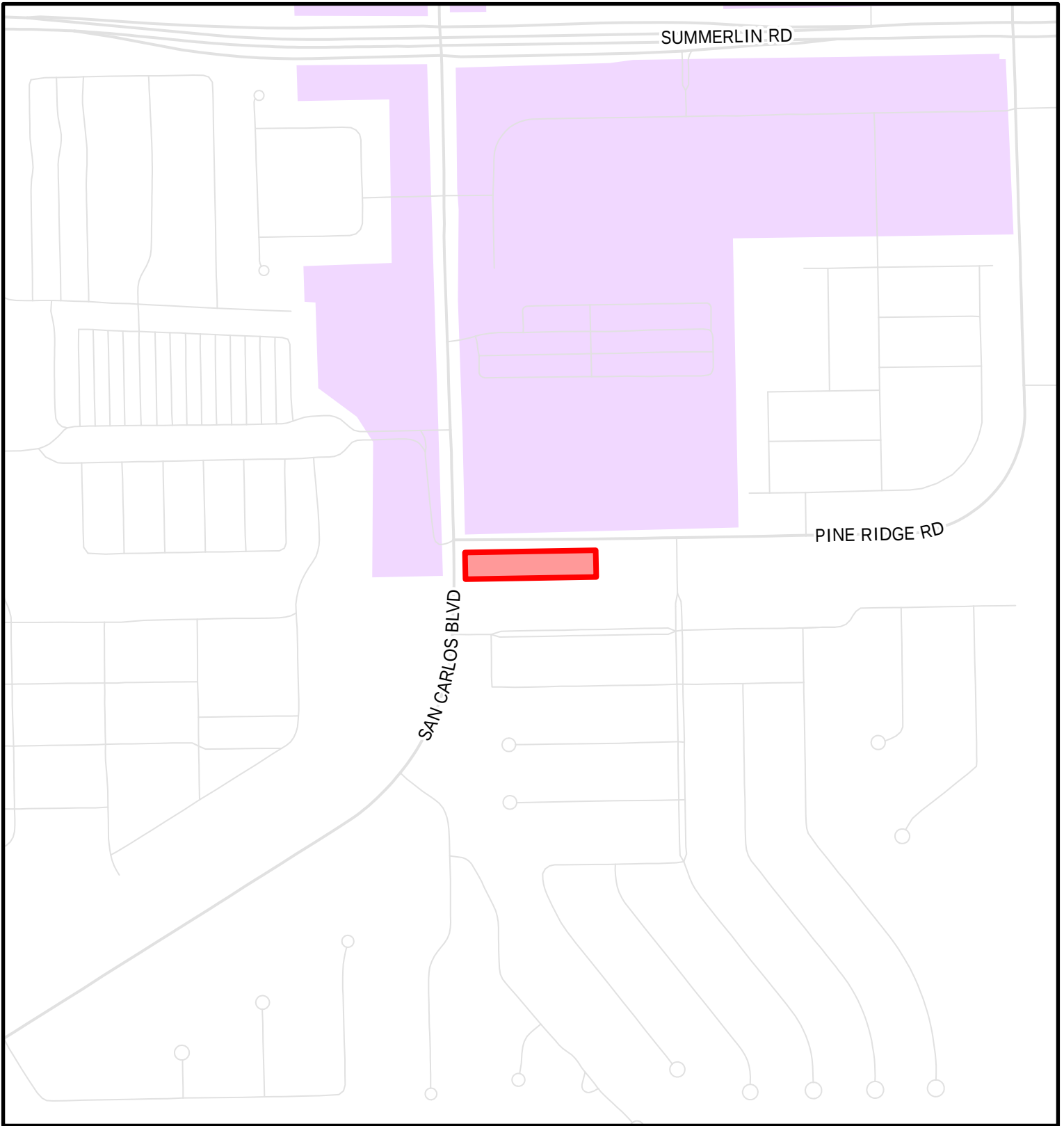


- | | |
|---|--|
|  Subject Property |  Industrial |
|  Central Urban |  Public Facilities |
|  Urban Community |  Conservation Lands - Upland |
|  Suburban |  Wetlands |
|  Outlying Suburban |  Conservation Lands - Wetland |



0 1,000
Feet

Map Generated: June 2025

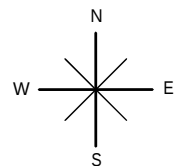


CPA2024-00014

Mixed Use Overlay



-  Existing Mixed Use Overlay
-  Proposed Mixed Use Overlay
-  Subject Property



Map Generated: June 2025

0 200 400 600 800 1,000 1,200
Feet

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Surf Style Map Amendment

CPA2024-00014

RECEIVED
JUL 10 2025

COMMUNITY DEVELOPMENT

Completed Application (EXHIBIT M1)

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 Ovakinin, 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: L.Rodriguez@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)

☒	Completed Application (Exhibit – M1)
☒	Disclosure of Interest (Exhibit – M2)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Existing Future Land Use Map (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☒	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☒	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☒	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☒	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☒	Proposed Amendments (Exhibit – M11)
☒	Lee Plan Analysis (Exhibit – M12)
☒	Environmental Impacts Analysis (Exhibit – M13)
☒	Historic Resources Impact Analysis (Exhibit – M14)
☒	Public Facilities Impacts Analysis (Exhibit – M15)
☒	Traffic Circulation Analysis (Exhibit – M16)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
☒	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)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M19)
☒	Justification of Proposed Amendment (Exhibit – M20)
☒	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.

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Surf Style Map Amendment

CPA2024-00014

Disclosure of Interest (EXHIBIT M2)

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared GILAD OVAKNIN, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 17989 & 17901 PINE RIDGE RD FORT MYERS BEACH FL 33931 and is the subject of an Application for zoning action (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.

N/A	Name and Address	Percentage of Ownership 0

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

GILAD OVAKNIN, AUTHORIZED REPRESENTATIVE OF SWF BEACH OUTLET LLC &
LESLIE PINE RIDGE PROPERTIES LLC

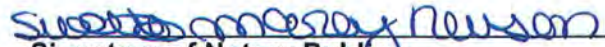
Print Name

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

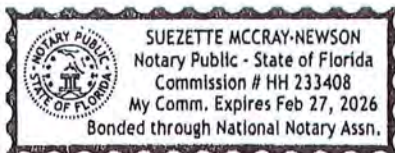
STATE OF FLORIDA
COUNTY OF LEE

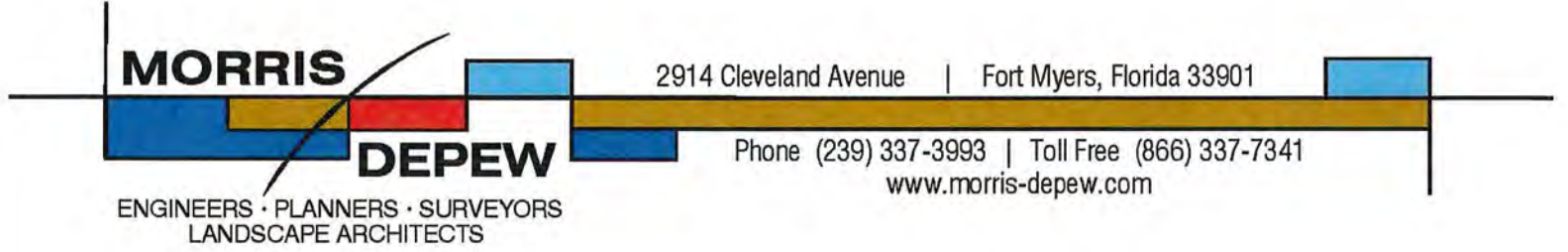
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on July 23, 2024 (date) by Gilad Ovakin (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public





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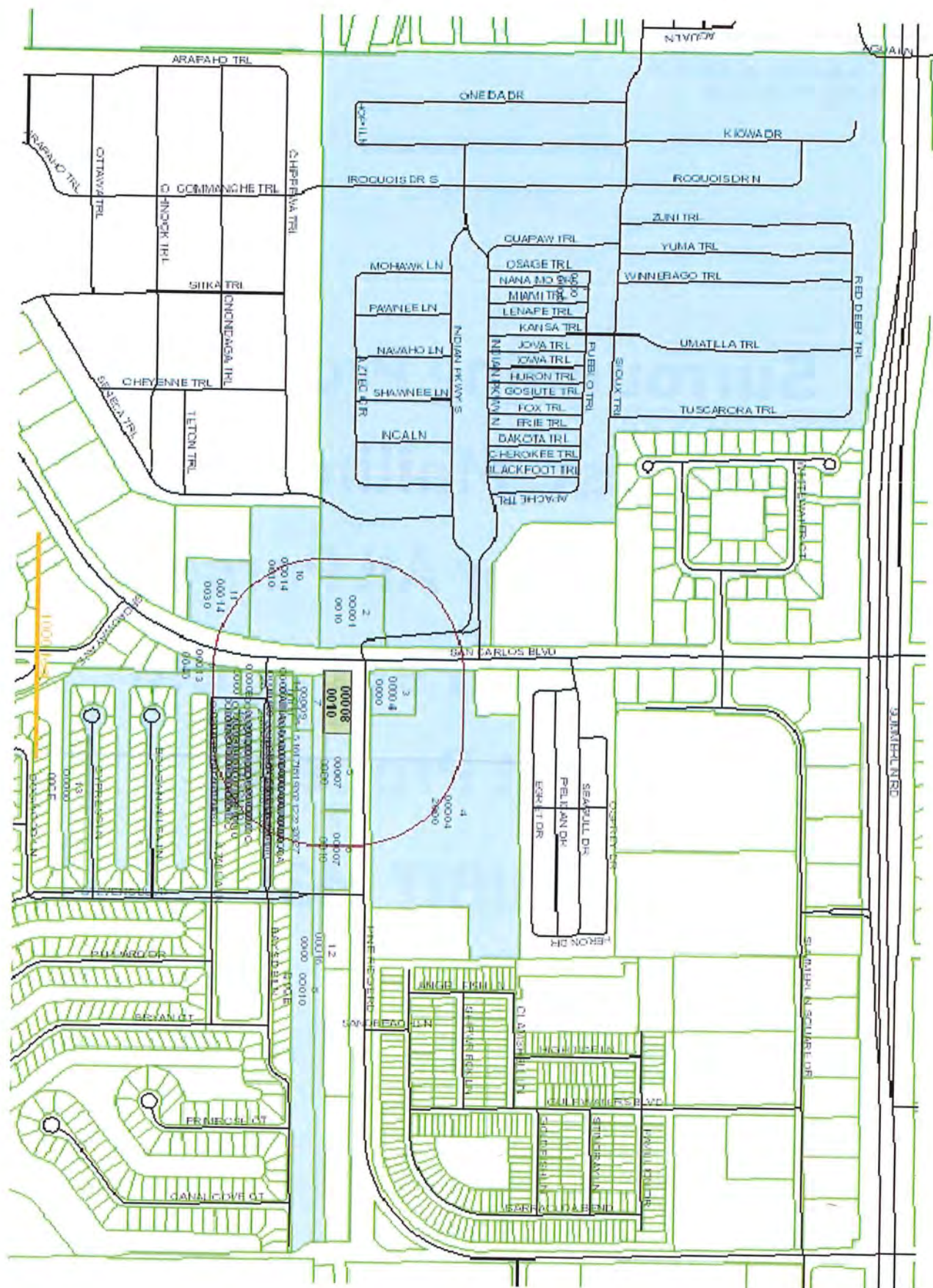
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Surf Style Map Amendment

CPA2024-00014

Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (EXHIBIT M3)



ASPEN-INDIAN PROJECT LP
SUN COMMUNITIES
27777 FRANKLIN RD STE 200
SOUTHFIELD MI 48034

FLA GOLF WEST FLORIDA INC
PO BOX 20055
BRADENTON FL 34204

FORT MYERS SE ASSOCIATES LLC
80 NASHUA RD STE 24
LONDONDERRY NH 03053

THE GATEWAY FLORIDA LLC
385 SEMINOLE WAY
FORT MYERS BEACH FL 33931

LESLIE PINE RIDGE LLC
2245 MCGREGOR BLVD
FORT MYERS FL 33901

PINE RIDGE ROAD LLC
17851 PINE RIDGE RD UNIT 1
FORT MYERS BEACH FL 33931

ADKINS WILLIAM & JUDITH
8429 ALAN BLVD
PUNTA GORDA FL 33982

BAYSIDE ESTATES HOMEOWNERS INC
BAYSIDE ESTATES
FORT MYERS BEACH FL 33931

TLC PROPERTIES INC
14580 GLOBAL PKWY STE 104
FORT MYERS FL 33913

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

BAYSIDE ESTATES HOMEOWNERS INC
17601 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

AUCIELLO ALFRED JR & NANCY
4056 BOOMER RD
CINCINNATI OH 45247

PETERS DAVID A
11370 BAYSIDE BLVD
FORT MYERS BEACH FL 33931

HUMPHREY GREGORY J
15440 CATALPA COVE LN
FORT MYERS FL 33908

SHEPHERD MARY EUGENIA
11350 BAYSIDE BLVD
FORT MYERS BEACH FL 33931

KIERSKI MAREK & LESLIE
170 E SOUTH LAKEVIEW DR
EAST PEORIA IL 61611

FLESHMAN DAVID & SHAWNA
16110 MYRIAD LN APT 105
FORT MYERS FL 33908

GRILLIOT RONALD L TR
4945 BEECHWOOD DR
GREENVILLE OH 45331

COOK PATRICIA G
PATTY GILBERT
4 RAAB DR
YARDLEY PA 19067

WILSON MARK DARIN &
1388 BERRY RD
GREENWOOD IN 46143

SIEFFERT DOUGLAS A &
126 AIRLINE ROAD
CLINTON CT 06413

LOPPNOW ROBERT JOHN &
259 RIDGEWAY PATH
OCONOMOWOC WI 53066

JOHNSON RALPH E TR
RALPH JOHNSON CHEEZMAN LLC
N96 PINE PL
MERRILLAN WI 54754

FREEMAN CHRISTA LYN
153 MIDSHORE DR
BUFFALO NY 14219

STANTON JOHN W JR
153 MIDSHORE DR
BUFFALO NY 14219

SCHMIDT DONNA L TR
17520 AZALEA LN
FORT MYERS BEACH FL 33931

FORD MICHAEL E
3866 NEW MADISON-COLETOWN RD
NEW MADISON OH 45346

MAGNOTTA THOMAS R TR
4671 SECRETARIATE RUN
BROOKSVILLE FL 34609

L I G GROUP INVESTORS CORP
8461 BERNWOOD COVE LOOP #301
FORT MYERS FL 33966

COZZA BRADLEY
13379 MCGREGOR BLVD #2
FORT MYERS FL 33919

MORRIS LARRY JOSEPH &
7107 LEHMAN RD
DELPHOS OH 45833

11351 BAYSIDE LLC
1675 S SHORE DR
PORTAGE MI 49002

DUNCAN JULIE DAWN +
11341 BAYSIDE BLVD
FORT MYERS BEACH FL 33931

CONWAY DANIEL & PAMELA
PO BOX 297
BOURBONNAIS IL 60914

SKILLMAN JOSEPH +
2731 BLEEKER ST
OREGON OH 43616

ABNEY RONALD B & PAMELA S
25816 S BASSWOOD RD
CHANNAHON IL 60410

HAWKINS TRUST
11651 DOGWOOD LN
FORT MYERS BEACH FL 33931

ELLIOT JOHN N & TERI H
PO BOX 146
ZANESFIELD OH 43360

GWIAZDOWSKI ALEX T
1675 S SHORE DR
PORTAGE MI 49002

RHOADS LEASING II LTD
26669 KINGSTON PIKE
CIRCLEVILLE OH 43113

BIDAK NICOLAS + DONNA
2326 VEZBER DR
INDEPENDENCE OH 44131

ALTO CONSTRUCTION LLC
1881 JUNG BLVD
NAPLES FL 34120

ROGERS LYLE G & DENISE D
11350 AZALEA LN
FORT MYERS BEACH FL 33931

RYAN TIMOTHY J+
4821 RTE 315
MAYO QC J8L 4E4
CANADA

TAYLOR GLENN A TR
11370 AZALEA LN
FORT MYERS BEACH FL 33931

FAULK LARRY D
11380 AZALEA LN
FORT MYERS BEACH FL 33931

KUGLER WILLIAM
11390 AZALEA LN
FORT MYERS BEACH FL 33931

Buffer: 500 Date: 7/26 List Size: 50

FolioId	STRAP	OwnerNam	OwnerNam	MailAddress	MailAddress	MailCity	MailState	MailZip	MailCountr	SiteNumbe	SiteStreet	SiteUnit
10445901	07-46-24-0	SWF BEACH OUTLET LI	4100 N 28TH TER			HOLLYWO	FL	33020		17989	PINE RIDGE RD	
10224077	07-46-24-0	ASPEN-IND SUN COMM	27777 FRANKLIN RD S			SOUTHFIEL	MI	48034		17340	SAN CARLOS BLVD	
10224079	07-46-24-0	FLA GOLF WEST FLORID	PO BOX 20055			BRADENTO	FL	34204		17450	SAN CARLOS BLVD	
10224092	07-46-24-0	FORT MYERS SE ASSO	80 NASHUA RD STE 24			LONDOND	NH	3053		17451	SAN CARLOS BLVD	
10224099	07-46-24-0	THE GATEWAY FLORID	385 SEMINOLE WAY			FORT MYEF	FL	33931		17365	SAN CARLOS BLVD	
10224116	07-46-24-0	LESLIE PINE RIDGE LLC	2245 MCGREGOR BLVI			FORT MYEF	FL	33901		17901	PINE RIDGE RD	
10224117	07-46-24-0	PINE RIDGE ROAD LLC	17851 PINE RIDGE RD			FORT MYEF	FL	33931		17851	PINE RIDGE RD	
10224119	07-46-24-0	ADKINS WILLIAM & JUC	8429 ALAN BLVD			PUNTA GOI	FL	33982		17563	SAN CARLOS BLVD	
10574409	07-46-24-0	BAYSIDE ESTATES HOM	BAYSIDE ESTATES			FORT MYEF	FL	33931			BAYSIDE ESTATES C/E	
10224128	07-46-24-0	TLC PROPERTIES INC	14580 GLOBAL PKWY S			FORT MYEF	FL	33913		17629	SAN CARLOS BLVD	
10224200	07-46-24-0	FLORIDA PI PROPERTY	700 UNIVERSE BLVD			JUNO BEAC	FL	33408		17550	SAN CARLOS BLVD	
10224202	07-46-24-0	STATE OF FL DOT	PO BOX 1249			BARTOW	FL	33831		17560	SAN CARLOS BLVD	
10224203	07-46-24-0	FLORIDA PI PROPERTY	700 UNIVERSE BLVD			JUNO BEAC	FL	33408			RIGHT OF WAY	
10444111	07-46-24-0	BAYSIDE ESTATES HOM	17601 SAN CARLOS BL			FORT MYEF	FL	33931		17601	SAN CARLOS BLVD	
10224265	07-46-24-0	AUCIELLO ALFRED JR &	4056 BOOMER RD			CINCINNA	OH	45247		11400	BAYSIDE BLVD	
10224256	07-46-24-0	PETERS DAVID A	11370 BAYSIDE BLVD			FORT MYEF	FL	33931		11370	BAYSIDE BLVD	
10224257	07-46-24-0	HUMPHREY GREGORY	15440 CATALPA COVE			FORT MYEF	FL	33908		11360	BAYSIDE BLVD	
10224258	07-46-24-0	SHEPHERD MARY EUG	11350 BAYSIDE BLVD			FORT MYEF	FL	33931		11350	BAYSIDE BLVD	
10224259	07-46-24-0	KIERSKI MAREK & LESL	170 E SOUTH LAKEVIEW			EAST PEOR	IL	61611		11340	BAYSIDE BLVD	
10224260	07-46-24-0	FLESHMAN DAVID & ST	16110 MYRIAD LN APT			FORT MYEF	FL	33908		11330	BAYSIDE BLVD	
10224261	07-46-24-0	GRILLIOT RONALD L TR	4945 BEECHWOOD DR			GREENVILL	OH	45331		11320	BAYSIDE BLVD	
10224262	07-46-24-0	COOK PAT F PATTY GILB	4 RAAB DR			YARDLEY	PA	19067		11310	BAYSIDE BLVD	
10224263	07-46-24-0	WILSON MARK DARIN	1388 BERRY RD			GREENWO	IN	46143		11300	BAYSIDE BLVD	
10224264	07-46-24-0	SIEFFERT DOUGLAS A	126 AIRLINE ROAD			CLINTON	CT	6413		11290	BAYSIDE BLVD	
10458463	07-46-24-0	LOPPNOW ROBERT JOI	259 RIDGEWAY PATH			OCONOMC	WI	53066		11390	BAYSIDE BLVD	
10458462	07-46-24-0	JOHNSON RALPH JOHN	96 PINE PL			MERRILLAN	WI	54754		11380	BAYSIDE BLVD	
10224266	07-46-24-0	FREEMAN CHRISTA LYI	153 MIDSHORE DR			BUFFALO	NY	14219		11280	BAYSIDE BLVD	
10224267	07-46-24-0	STANTON JOHN W JR	153 MIDSHORE DR			BUFFALO	NY	14219		11270	BAYSIDE BLVD	
10458461	07-46-24-0	SCHMIDT DONNA L TR	17520 AZALEA LN			FORT MYEF	FL	33931		17520	AZALEA LN	
10224271	07-46-24-0	FORD MICHAEL E	3866 NEW MADISON-C			NEW MADI	OH	45346		11401	BAYSIDE BLVD	
10224272	07-46-24-0	MAGNOTTA THOMAS R	4671 SECRETARIATE R			BROOKSVII	FL	34609		11391	BAYSIDE BLVD	

10224273	07-46-24-0	L I G GROUP INVESTOR	8461 BERNWOOD COV	FORT MYEF FL	33966	11381 BAYSIDE BLVD
10224274	07-46-24-0	COZZA BRADLEY	13379 MCGREGOR BL	FORT MYEF FL	33919	11371 BAYSIDE BLVD
10224275	07-46-24-0	MORRIS LARRY JOSEPH	7107 LEHMAN RD	DELPHOS OH	45833	11361 BAYSIDE BLVD
10224276	07-46-24-0	11351 BAYSIDE LLC	1675 S SHORE DR	PORTAGE MI	49002	11351 BAYSIDE BLVD
10224277	07-46-24-0	DUNCAN JULIE DAWN	11341 BAYSIDE BLVD	FORT MYEF FL	33931	11341 BAYSIDE BLVD
10224278	07-46-24-0	CONWAY DANIEL & PA	PO BOX 297	BOURBON IL	60914	11331 BAYSIDE BLVD
10224279	07-46-24-0	SKILLMAN JOSEPH +	2731 BLEEKER ST	OREGON OH	43616	11321 BAYSIDE BLVD
10224280	07-46-24-0	ABNEY RONALD B & PA	25816 S BASSWOOD R	CHANNAH IL	60410	11311 BAYSIDE BLVD
10224281	07-46-24-0	HAWKINS TRUST	11651 DOGWOOD LN	FORT MYEF FL	33931	11301 BAYSIDE BLVD
10224293	07-46-24-0	ELLIOT JOHN N & TERI	PO BOX 146	ZANESFIEL OH	43360	11300 AZALEA LN
10224294	07-46-24-0	GWIAZDOWSKI ALEX T	1675 S SHORE DR	PORTAGE MI	49002	11310 AZALEA LN
10224295	07-46-24-0	RHOADS LEASING II LT	26669 KINGSTON PIKE	CIRCLEVIL OH	43113	11320 AZALEA LN
10224296	07-46-24-0	BIDAK NICOLAS + DON	2326 VEZBER DR	INDEPEND OH	44131	11330 AZALEA LN
10224297	07-46-24-0	ALTO CONSTRUCTION	1881 JUNG BLVD	NAPLES FL	34120	11340 AZALEA LN
10224298	07-46-24-0	ROGERS LYLE G & DEN	11350 AZALEA LN	FORT MYEF FL	33931	11350 AZALEA LN
10224299	07-46-24-0	RYAN TIMOTHY J +	4821 RTE 315	MAYO QC	J8L 4E4 CANADA	11360 AZALEA LN
10224300	07-46-24-0	TAYLOR GLENN A TR	11370 AZALEA LN	FORT MYEF FL	33931	11370 AZALEA LN
10224301	07-46-24-0	FAULK LARRY D	11380 AZALEA LN	FORT MYEF FL	33931	11380 AZALEA LN
10224302	07-46-24-0	KUGLER WILLIAM	11390 AZALEA LN	FORT MYEF FL	33931	11390 AZALEA LN

SiteCity	SiteZip	Legal
FORT MYEF	33931	BEG ON E R/W LI BEACH RD <CR>125 FT N OF S LI NE1/4 <CR>E405FT S125FT W405FT<CR>LESS E 125 FT
FORT MYEF	33931	PARL IN NW 1/4 DESC IN<CR>OR 1753 PG 4033 + OR 1879 PG 2481 (OPTION PARCEL)LESS OR<CR>1888/3183 + 1879/2476
FORT MYEF	33931	PARCEL IN SE 1/4 OF NW 1/4<CR>(LEASED PARCEL) DESC IN OR<CR>1879 PG 2476
FORT MYEF	33931	FR CENTER OF SEC 7 RUN N 0<CR>DEG 26 MIN 10 SEC E FOR<CR>225 FT TH S 89 DEG 15 MIN
FORT MYEF	33931	PARL IN SW 1/4 OF NE 1/4<CR>SEC 7 TWP 46 R 24 DESC<CR>IN OR 803 P 33
FORT MYEF	33931	E 215 OF W 680 OF SOUTH<CR>125 FT OF NE 1/4 OF SEC +<CR>BEG ON E R/W LI BEACH RD.<CR>125 FT.N OF S LI NE 1/4<CR>
FORT MYEF	33931	COMM AT CEN SEC 7 + GO N<CR>ALG 1/4 LI 125 FT TH N 89<CR>DEG 27 MIN 10 SEC E ALG S
FORT MYEF	33931	BEG AT PT ON CO RD #865<CR>50 FT.S OF N LI NW 1/4 OF<CR>SE 1/4 +LESS R/W OR2370/437
FORT MYEF	33931	PAR IN SE 1/4 DESC AS PARCEL B IN OR 1928 PG 3665
FORT MYEF	33931	PARL ON WLI OF NW 1/4 OF<CR>SE 1/4 E OF SR<CR>DESC OR 2502 PGS 2528 + 2531
FORT MYEF	33931	N 1/2 OF NE 1/4 OF NE 1/4<CR>OF SW 1/4
FORT MYEF	33931	PAR LYING IN S1/2 OF NE1/4<CR>OF NE1/4 OF SW1/4 SEC 07<CR>DESC OR 2454 PG 2299
FORT MYEF	33931	N50FT OF NW1/4 SE1/4 + N50<CR>FT OF NE1/4 SE1/4 LESS RW<CR>OR 2367/3388+OR 2211/2705
FORT MYEF	33931	BAYSIDE ESTATES UNIT 1<CR>PB 25 PG 22<CR>C/E R/W + CANAL
FORT MYEF	33931	BAYSIDE ESTATES UT 1<CR>PB 25 PG 23 W 90 FT OF TRACT A<CR>LESS R/W OR2370/440
FORT MYEF	33931	BAYSIDE EST U 1<CR>BLK A PB 25 PG 23<CR>LOT 1
FORT MYEF	33931	BAYSIDE EST UNIT 1<CR>PB 25 PG 23<CR>BLK A LOT 2
FORT MYEF	33931	BAYSIDE EST UNIT 1<CR>PB 25 PG 23<CR>BLK A LOT 3
FORT MYEF	33931	BAYSIDE EST UNIT 1<CR>PB 25 PG 23<CR>BLK A LOT 4
FORT MYEF	33931	BAYSIDE EST U 1<CR>BLK A PB 25 PG 23<CR>LOT 5
FORT MYEF	33931	BAYSIDE EST UT 1<CR>BLK A PB 25 PG 23<CR>LOT 6
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK.A PB 25 PG 23<CR>LOT 7
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK.A PB 25 PG 23<CR>LOT 8
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK.A PB 25 PG 23<CR>LOT 9
FORT MYEF	33931	BAYSIDE ESTATES UT 1<CR>PB 25 PG 23 POR OF TR A<CR>THE W 72.60 FT OF THE E 145 FT
FORT MYEF	33931	BAYSIDE ESTATES UT 1 <CR>PB 25 PG 23 E 72.59 FT OF <CR>TRACT A
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK A PB 25 PG 23<CR>LOT 10
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK.A PB 25 PG 23<CR>LOT 11
FORT MYEF	33931	BAYSIDE ESTATES UT 1<CR>PB 25 PG 23 TRACT B<CR>LESS R/W OR2370/440
FORT MYEF	33931	BAYSIDE EST U 1<CR>BLK C PB 25 PG 23<CR>LOT 1
FORT MYEF	33931	BAYSIDE EST.U.1<CR>BLK.C PB 25 PG 23<CR>LOT 2

FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 3
FORT MYEF	33931 BAYSIDE EST U 1<CR>BLK C	PB 25 PG 23<CR>LOT 4
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 5
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 6
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 7
FORT MYEF	33931 BAYSIDE EST U 1<CR>BLK C	PB 25 PG 23<CR>LOT 8
FORT MYEF	33931 BAYSIDE EST UT 1<CR>BLK C	PB 25 PG 23<CR>LOT 9
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 10
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 11
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK C	PB 25 PG 23<CR>LOT 23
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 24
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 25
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 26
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 27
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 28
FORT MYEF	33931 BAYSIDE EST U 1<CR>BLK C	PB 25 PG 23<CR>LOT 29
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 30
FORT MYEF	33931 BAYSIDE ESTATES UNIT 1<CR>BLK.C	PB 25 PG 23<CR>LOT 31
FORT MYEF	33931 BAYSIDE EST.U.1<CR>BLK.C	PB 25 PG 23<CR>LOT 32

E 405 FT S 125 FT W 405 FT<CR>LESS W 280 FT

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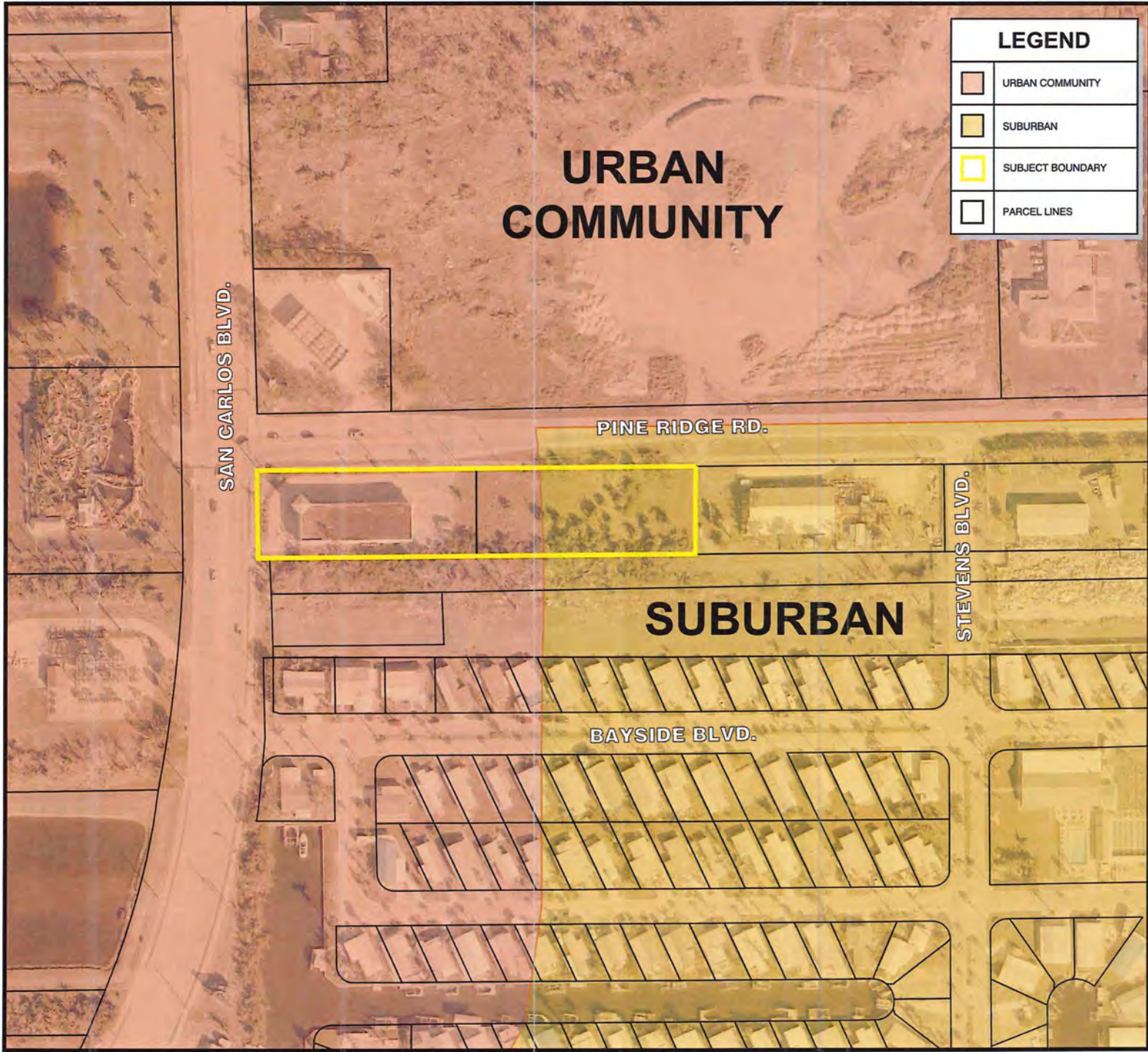
Surf Style Map Amendment

CPA2024-00014

Existing

Future Land Use Map

(EXHIBIT M4)



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

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Destin
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Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER: LFR
DRAWING BY: DGL
JURISDICTION: LEE COUNTY
DATE: 11/25/2024

SHEET TITLE: **CURRENT
FUTURE LAND
USE MAP**

SHEET NUMBER: EX-M4

SCALE 1"=200'

23085

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Surf Style Map Amendment

CPA2024-00014

Map and Description of Existing Land Uses (EXHIBIT M5)



LEGEND	
	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:
SURF STYLE
PINE RIDGE
ROAD

LOCATION:
17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931

CLIENT:



CONSULTANT:

MORRIS
DEPEW

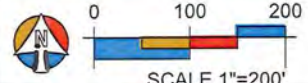
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REVISIONS	DATE
PROJECT MANAGER:	LFR
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/4/2024
SHEET TITLE:	SURROUNDING LAND USE MAP
SHEET NUMBER:	EX-M5
 0 100 200 SCALE 1"=200'	
23085	

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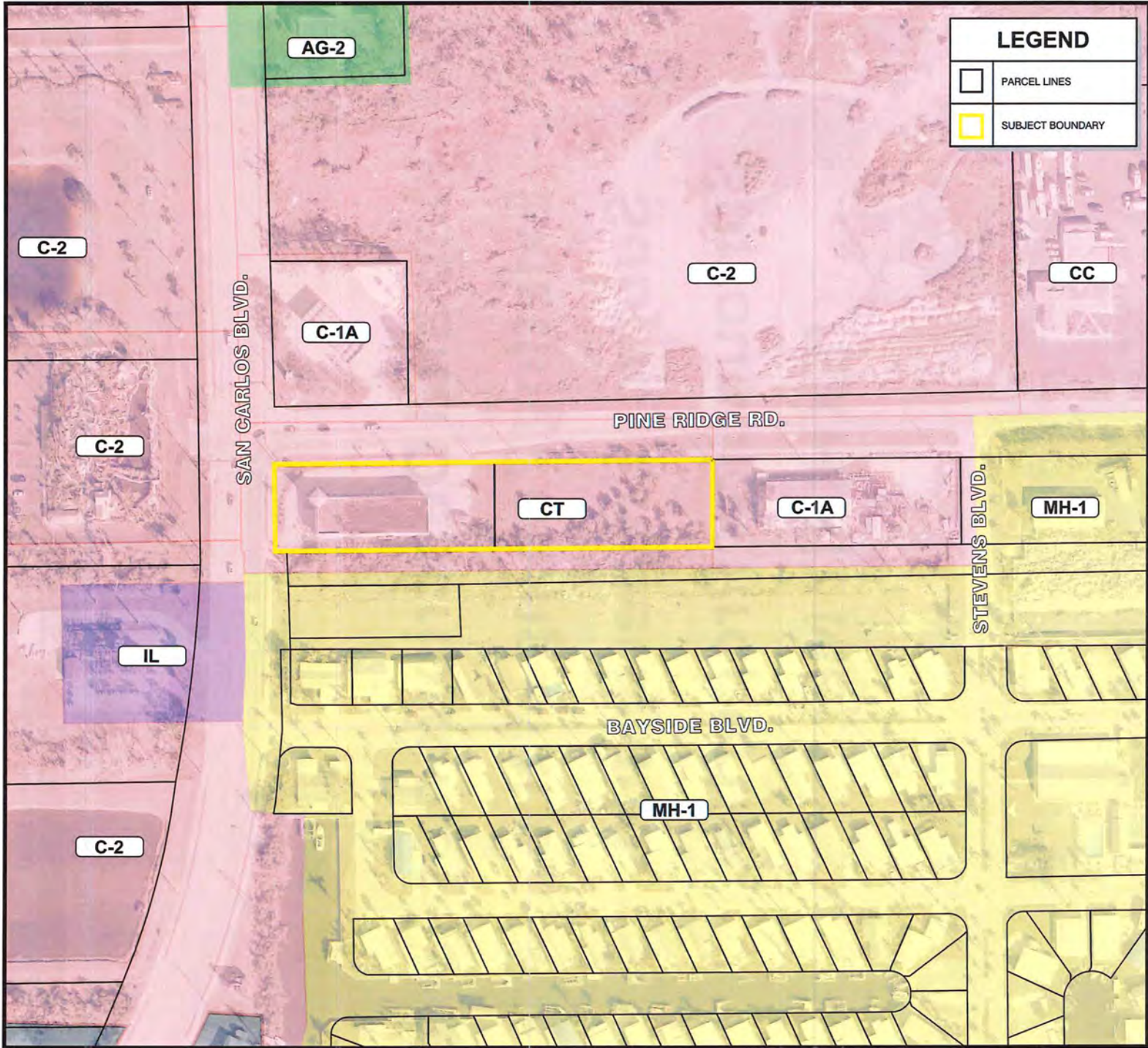
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Surf Style Map Amendment

CPA2024-00014

Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (EXHIBIT M6)



PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

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

CLIENT:

SURF STYLE

CONSULTANT:

**MORRIS
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Destin
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Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:

DRAWING BY: **DGL**

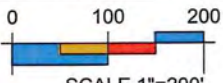
JURISDICTION: **LEE COUNTY**

DATE: **11/25/2024**

SHEET TITLE:

**CURRENT
ZONING MAP**

SHEET NUMBER: **EX-M6**



SCALE 1"=200'

23085

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Surf Style Map Amendment

CPA2024-00014

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

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'

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

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

PROJECT:

SURF STYLE
PINE RIDGE

LOCATION:

PINE RIDGE ROAD
FORT MYERS BEACH, FL
S-7, T-46-S, R-24-E

CONSULTANT:



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Destin

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CLIENT:

SURF STYLE

PROJECT MANAGER:

TMR

DRAWING BY:

TAB

JURISDICTION:

LEE COUNTY

DATE:

08-29-2024

SHEET TITLE:

SKETCH AND
DESCRIPTION

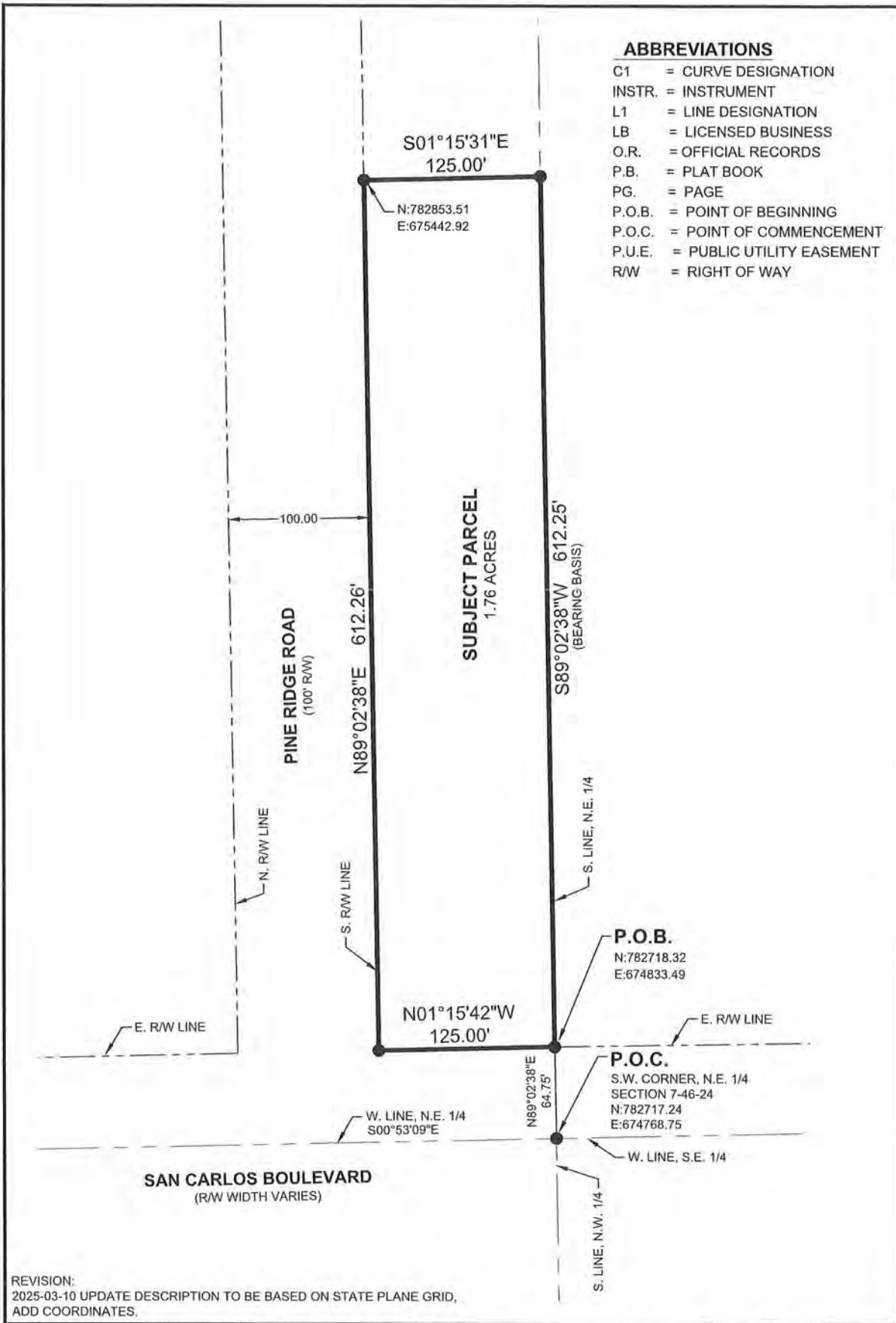
SHEET NUMBER:

1 OF 2

JOB/FILE NUMBER:

23085

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.

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PROJECT:

SURF STYLE
PINE RIDGE

LOCATION:

PINE RIDGE ROAD
FORT MYERS BEACH, FL
S-7, T-46-S, R-24-E

CONSULTANT:



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PL/CV/AY 6010 • PL/CR/7 JQ MORRIS/PC/CR/DE/2

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Telex: 904.337.3261

Destin
5527 N. Highway 90
Unit 201
Santa Rosa Beach, Florida 32459
Telephone: 904.337.7371

CLIENT:

SURF STYLE

A compass rose is located to the left of the scale bar, with 'S' for South at the top, 'N' for North at the bottom, 'E' for East on the right, and 'W' for West on the left. The scale bar is a horizontal line with tick marks at 0, 40, and 80 feet. Below the scale bar, the text 'SCALE 1"=80'' is written.

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

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Surf Style Map Amendment

CPA2024-00014

Copy of the Deed(s) of the Subject Property (EXHIBIT M8)



INSTR # 5143218
OR BK 03418 PG 4544
RECORDED 05/23/01 04:25 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD(F.S.201.02) 0.70
DEPUTY CLERK J Miller

Prepared by and return to:
William A. Keyes, Jr.
Attorney at Law
Stewart & Keyes
2125 First Street, Suite 101 Post Office Drawer 790
Fort Myers, Florida 33902
File Number: 11373-1
Will Call No.: BOX28

EXHIBIT M8

[Space Above This Line For Recording Data]

CORRECTORY INSTRUMENT

Warranty Deed

This Warranty Deed made this 15th day of May, 2001 between Ann L Kelly, an unremarried widow whose post office address is 14910 American Eagle Court, Fort Myers, Florida 33912, grantor, and SWF Beach Outlet, Inc., a Florida corporation whose post office address is 150 San Carlos Boulevard, Fort Myers Beach, Florida 33931, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

The Westerly 280 feet of the following described parcel:

Beginning on the East right-of-way line of Beach Road 125 feet North of the South line of the Northeast Quarter (NE 1/4); thence East 405 feet; South 125 feet; West 405 feet more or less to the East line of Beach Road; thence North along said East line for 125 feet to point of beginning, being in Section 7, Township 46 South, Range 24 East, Lee County, Florida.

Parcel Identification Number: 07-46-24-00-00008.0000

The purpose of this deed is to correct the legal description on the deed as recorded in Official Record Book 3025, Page 0300, Public Records of Lee County, Florida on October 16, 1998.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 14910 American Eagle Court, Fort Myers, Florida 33912.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Witness Name: Dan Miller

[Signature]
 Witness Name: Kathleen E. Tipton

Ann L Kelly (Seal)
 Ann L Kelly

State of Florida
 County of Lee

The foregoing instrument was acknowledged before me this 1st day of May, 2001 by Ann L Kelly, who ☐ is personally known or ☒ has produced _____ as identification.

[Notary Seal]

[Signature]
 Notary Public

Printed Name: Kathleen E. Tipton

My Commission Expires: _____



This Instrument was prepared by:
Gregg S. Truxton, Esquire
Bolaños Truxton, P.A.
12800 University Drive, Suite #350
Fort Myers, Florida 33907

Parcel Identification No: 07-46-24-00-00007.0000
and 07-46-24-00-00008.0000

[Space above this line for recording]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of February 2006, by Carol Ann Arnold, an unmarried person, and Cherry K. Shatzer, a married person (hereinafter collectively called the Grantor), to Leslie Pine Ridge Properties, LLC, a Florida limited liability company (hereinafter called Grantee), whose address is 2245 McGregor Boulevard, Fort Myers, Florida 33901.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida to-wit:

See Exhibit "A" Attached Hereto For Legal Description

and this conveyance is subject to: (1) applicable zoning ordinances, regulations and governmental requirements; (2) real estate taxes and assessments for the year 2006 and subsequent years; and (3) covenants, conditions, restrictions and easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the Property is vacant land and is not the homestead of Grantor or Grantor's family within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property of the Grantor or Grantor's family.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set our hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Sign: Sabine M. Francisco
Print Name: SABINE M. FRANCISCO

Carol Ann Arnold
Carol Ann Arnold

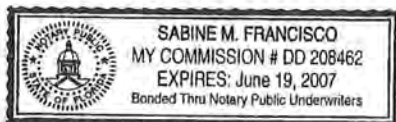
Sign: Naomi Moore
Print Name: Naomi Moore

14910 American Eagle Court
Fort Myers, Florida 33912

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 24th day of February, 2006, by **Carol Ann Arnold**. She is (☒) personally known to me or () has produced N/A as identification.

My Commission Expires:



Sabine M. Francisco
Notary Public

Sign: Cherry K. Shatzer
Print Name: JUANITA FERGUSON

Cherry K. Shatzer
Cherry K. Shatzer

Sign: Cathy Ferguson
Print Name: Cathy Ferguson

876 Gulf Drive
Summerland Key, Florida 33042

STATE OF FLORIDA)
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 24 day of February 2006,
by **Cherry K. Shatzer**. She is () personally known to me or (X) has produced
H. dr. Lic. as identification.

My Commission Expires: 6-16-06

Juanita F. Ferguson
Notary Public

OFFICIAL NOTARY SEAL
JUANITA F FERGUSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD126559
MY COMMISSION EXP. JUNE 16, 2006

Exhibit "A" Attachment

A PARCEL OF LAND
LYING IN
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(BOUNDARY)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, AND FURTHER DESCRIBED
AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 7, THENCE N89°25'00"E ALONG
THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION
7 FOR 64.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAN CARLOS
BOULEVARD; THENCE N00°53'20"W ALONG SAID EASTERLY LINE FOR 125.00
FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE RIDGE ROAD (100 FEET
WIDE); THENCE N89°25'00"E ALONG SAID SOUTHERLY LINE FOR 280.00 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUE N89°25'00"E ALONG SAID
SOUTHERLY LINE FOR 332.26 FEET TO THE WEST LINE OF A PARCEL
DESCRIBED IN OFFICIAL RECORD BOOK 4315 AT PAGE 3032; THENCE
S00°53'09"E PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE
QUARTER (NE 1/4) OF SAID SECTION 7 AND ALONG THE WEST LINE OF SAID
PARCEL FOR 125.00 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE
QUARTER (NE 1/4) OF SAID SECTION 7; THENCE S89°25'00"W ALONG SAID
SOUTH LINE FOR 332.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL
DESCRIBED IN OFFICIAL RECORD BOOK 3418 AT PAGE 4544; THENCE
N00°53'20"W ALONG THE EAST LINE OF SAID PARCEL FOR 125.00 FEET TO THE
POINT OF BEGINNING.

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

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

Surf Style Map Amendment

CPA2024-00014

Aerial Map Showing the Subject Property and Surrounding Properties (EXHIBIT M9)



PROJECT:

SURF STYLE
PINE RIDGE
ROAD

LOCATION:

17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931

CLIENT:



CONSULTANT:



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LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LB8891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5587 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER: LFR

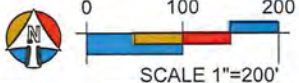
DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 9/4/2024

SHEET TITLE:
AERIAL MAP

SHEET NUMBER: EX-M9



SCALE 1"=200'

23085

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LANDSCAPE ARCHITECTS

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Surf Style Map Amendment

CPA2024-00014

Authorization Letter From the Property Owner (EXHIBIT M10)

AFFIDAVIT

I, Gilad Ovakin, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.



Signature of Applicant

7/23/24

Date

Gilad Ovakin

Printed Name of Applicant

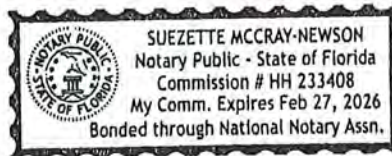
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 7/23/24 (date) by Gilad Ovakin (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public

(Name typed, printed or stamped)



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www.morris-depew.com

LETTER OF AUTHORIZATION
EXHIBIT M-10

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I GILAD OVAKNIN, AUTHORIZED REPRESENTATIVE OF SWF BEACH OUTLET LLC AND LESLIE PINE RIDGE PROPERTIES LLC AM THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE AMENDMENT PETITION, PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

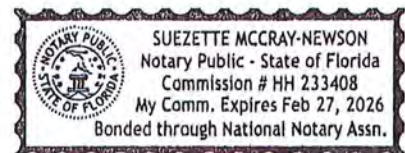
STRAP# 07-46-24-00-00008.0010 & 07-46-24-00-00007.0000

SWF BEACH OUTLET LLC AND LESLIE PINE RIDGE PROPERTIES LLC
COMPANY NAME


SIGNATURE

GILAD OVAKNIN, AUTHORIZED REPRESENTATIVE
PRINTED NAME & TITLE

STATE OF FLORIDA
COUNTY OF Broward



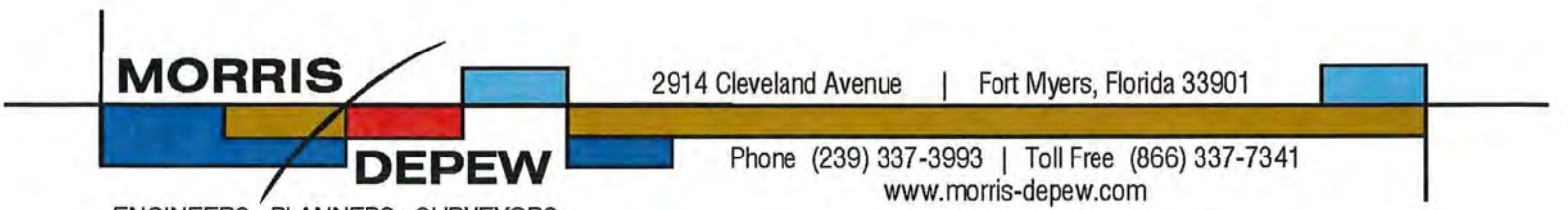
The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 23rd day of July, 2024, by who is personally known to me or has produced _____ as identification.

My Commission Expires:
2/27/2026

(seal)

Suezette McCray-Newson
Notary Public

Suezette McCray-Newson
Notary Printed Name



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Surf Style Map Amendment

CPA2024-00014

Proposed Amendments (EXHIBIT M11)



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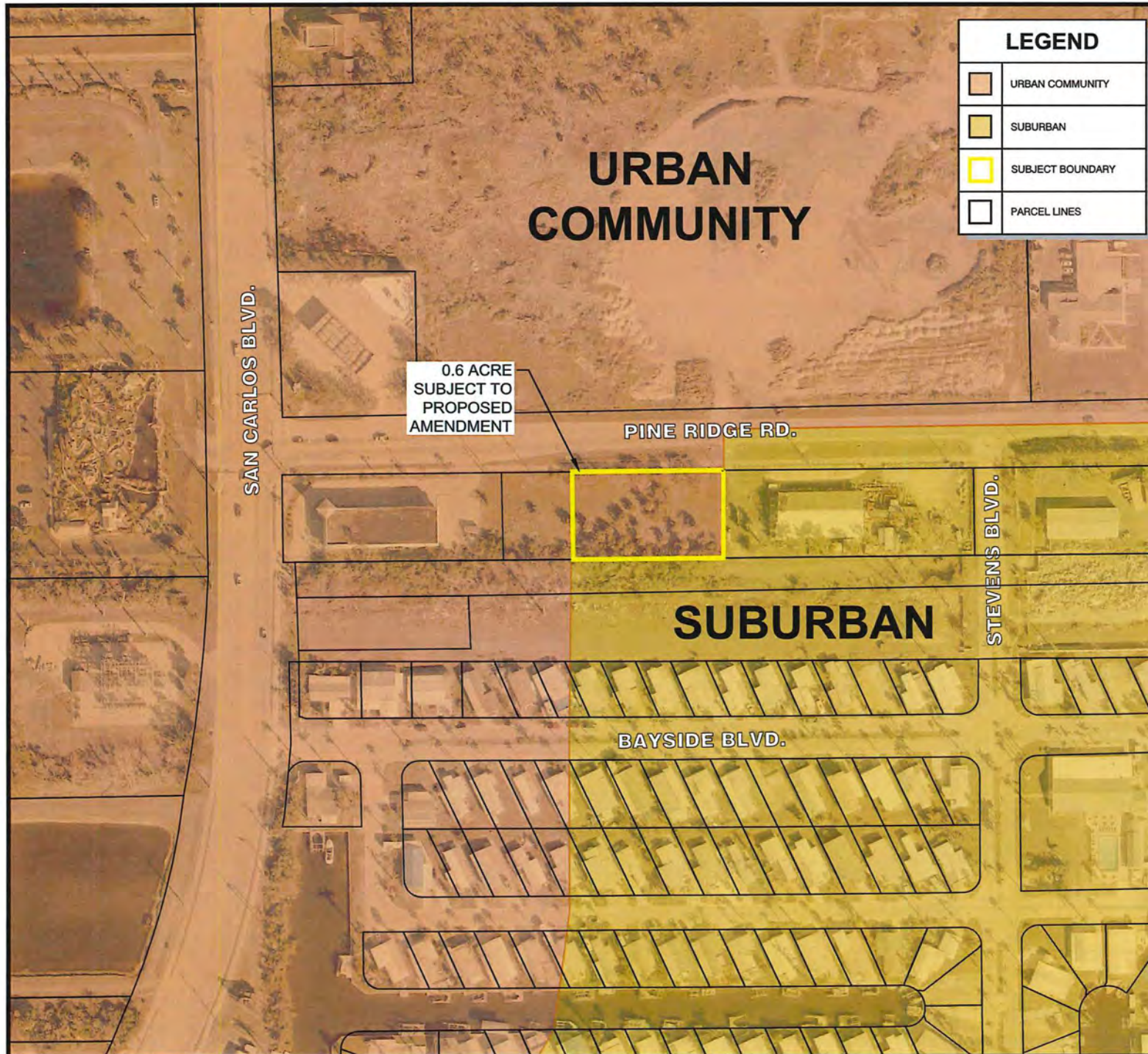
Surf Style CPA

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



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:



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

REVISIONS

DATE

REVISED PER COUNTY COMMENTS 03/21/2025

PROJECT MANAGER:

LFR

DRAWING BY:

DGL

JURISDICTION:

LEE COUNTY

DATE:

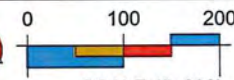
3/21/2025

SHEET TITLE:

**PROPOSED FUTURE
LAND USE MAP**

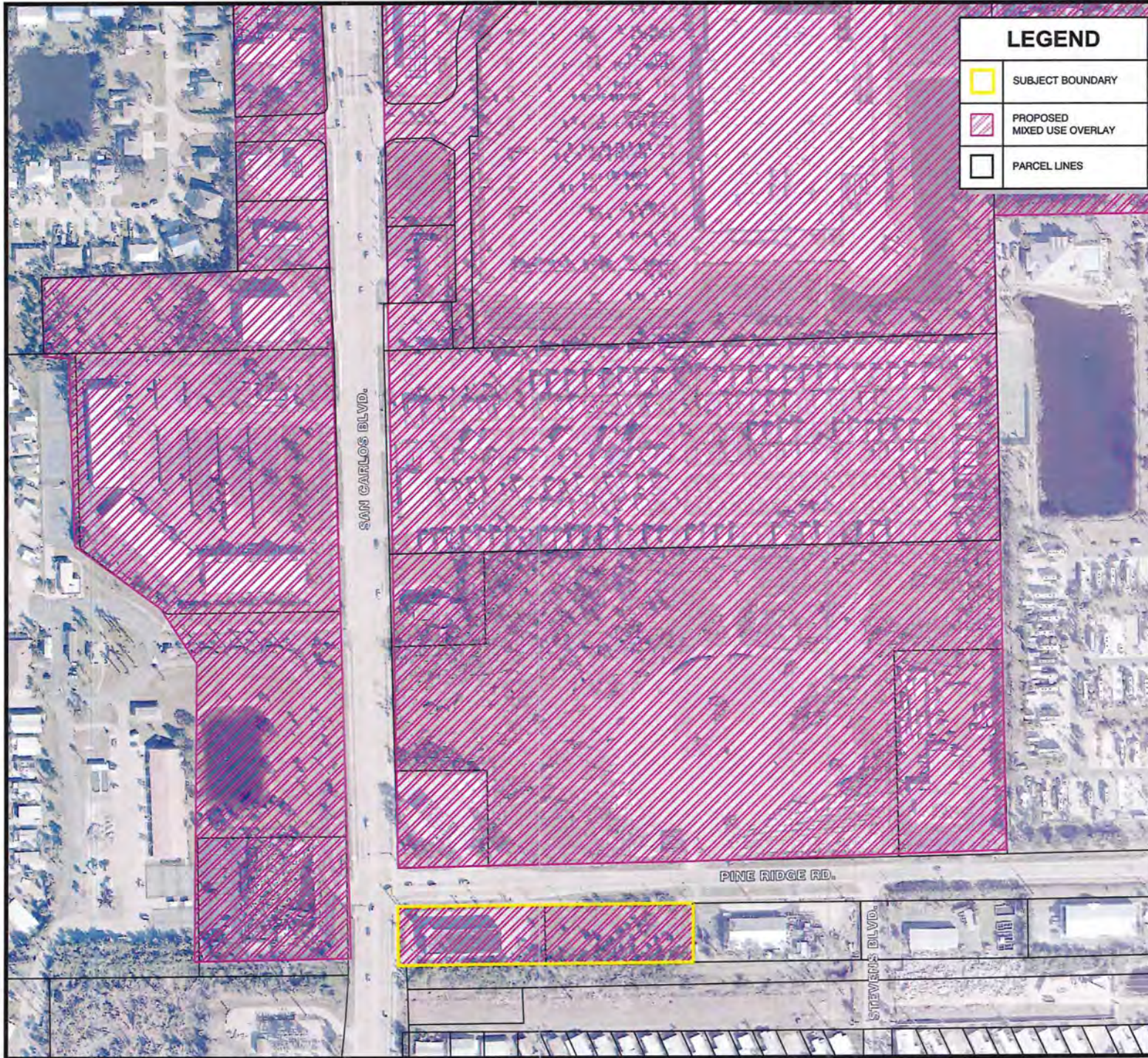
SHEET NUMBER:

EX-M11



SCALE 1"=200'

23085



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:



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LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

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Toll free: 866-337-7341

Destin

5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

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:



0 150 300

SCALE 1"=300'

23085

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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

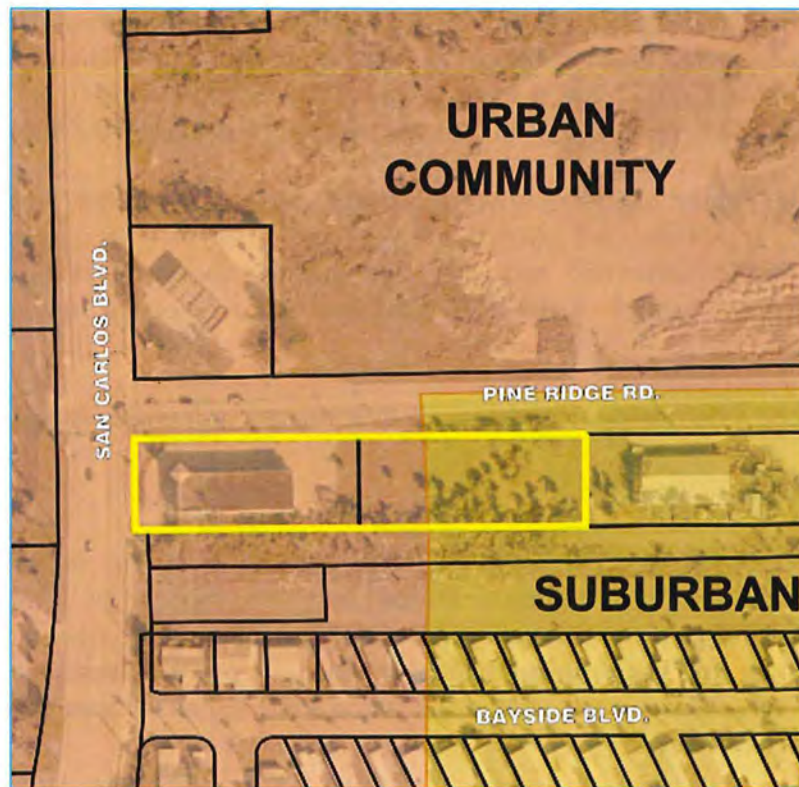


Figure 2: Current FLUM

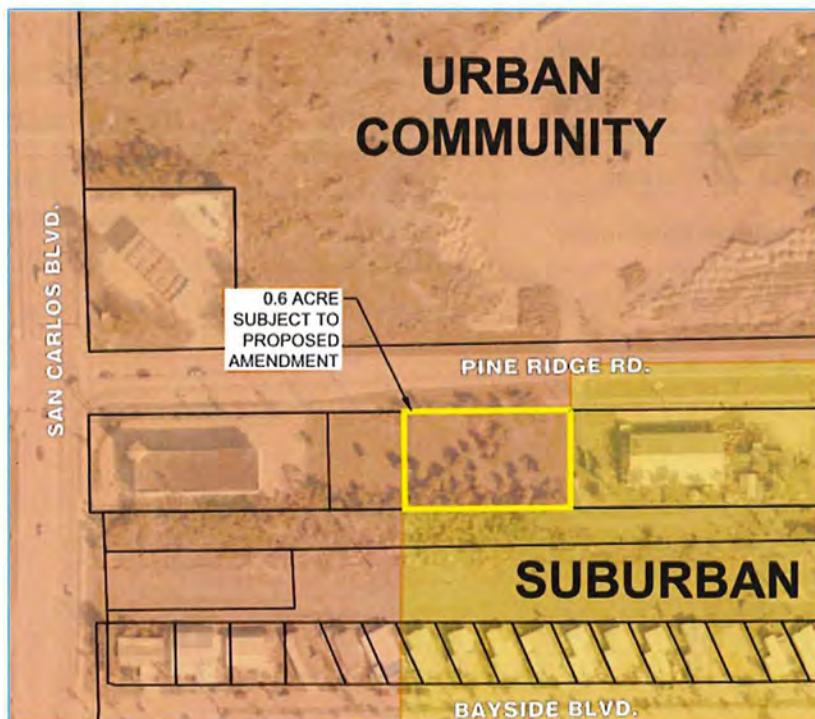


Figure 3: Proposed FLUM



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 " $\frac{1}{4}$ mile, or a five to eight minute walk from the common destination. The extended pedestrian shed is $\frac{1}{2}$ 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.

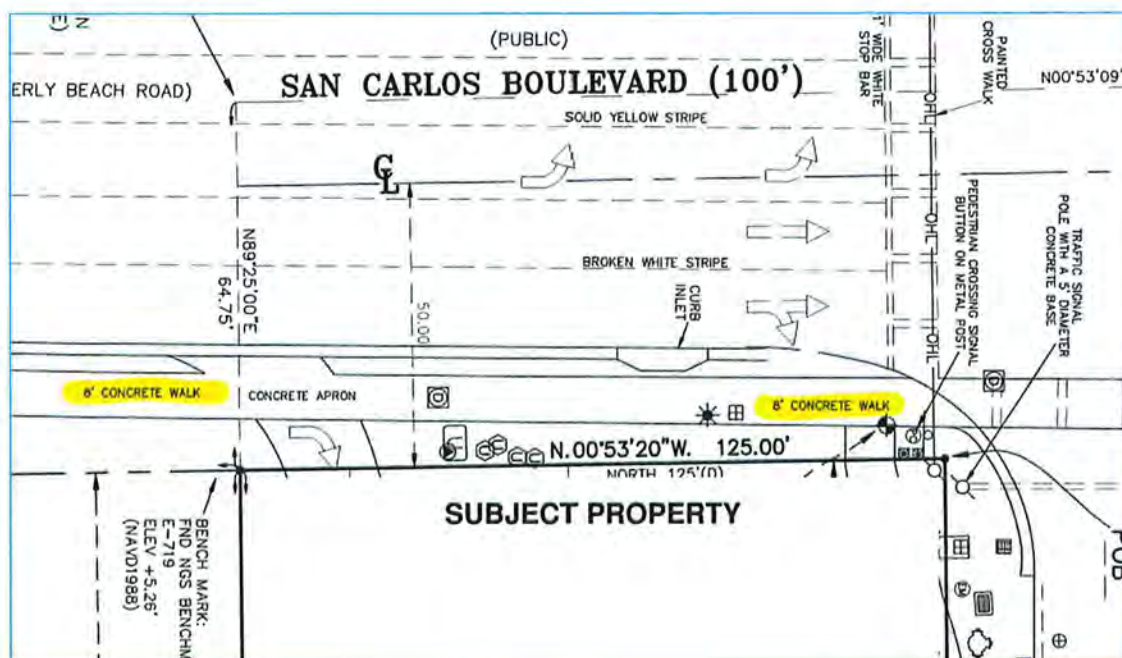
Approval of this application promotes infill development, as it will allow for the applicant to develop a vacant parcel, which is currently surrounded by existing and planned development.

➤ **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.

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Surf Style Map Amendment

CPA2024-00014

Environmental Impacts Analysis (EXHIBIT M13)

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).

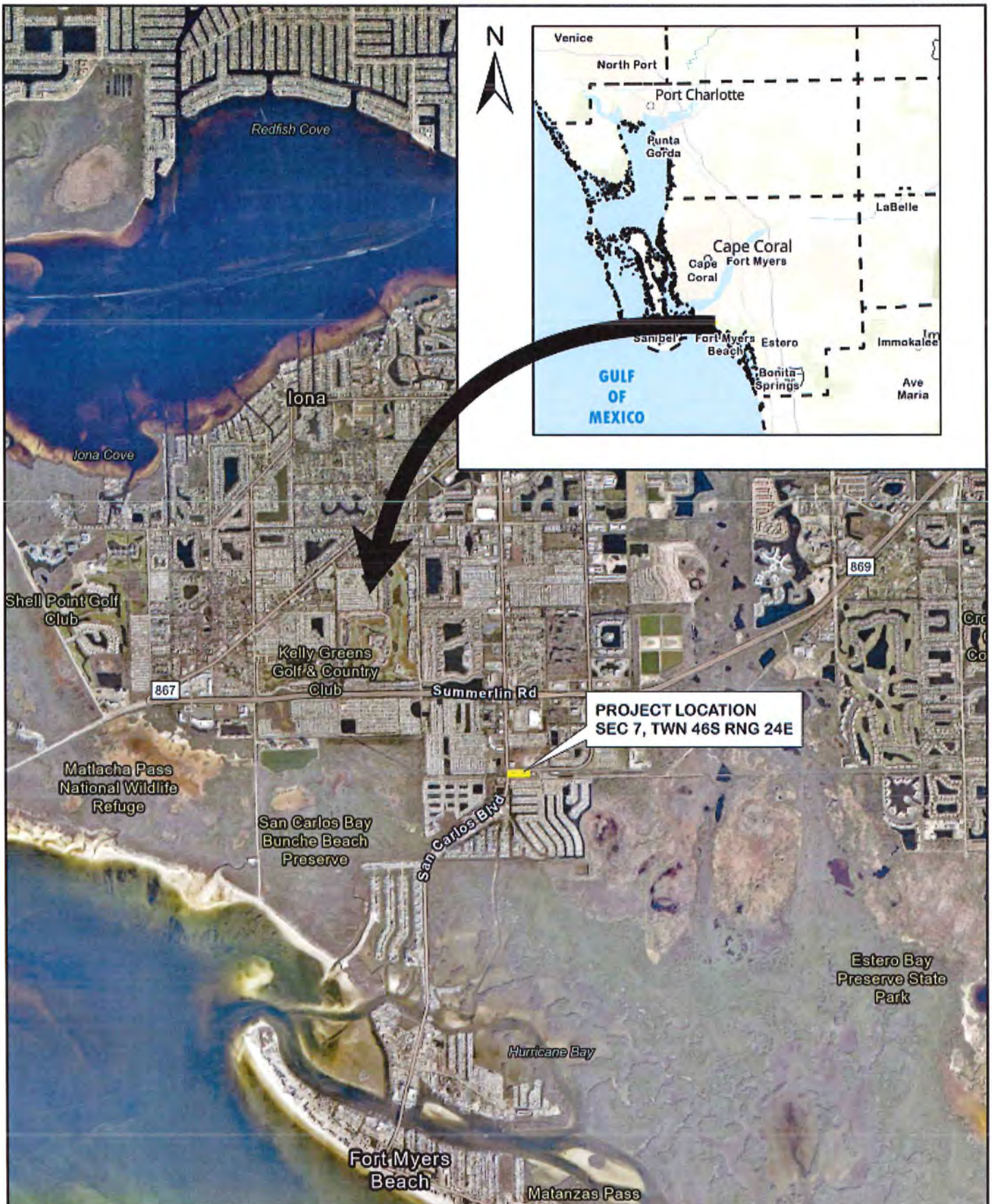
This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

FLUCCS CODE	Species Name	Status
141, 191, 450	none	

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.

E:\OEC\24-087 Surf Style\envassessment2-2-24.docx

Exhibit A
Location Map



Project Location Map

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

Exhibit B
Vegetation 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.±

24-087

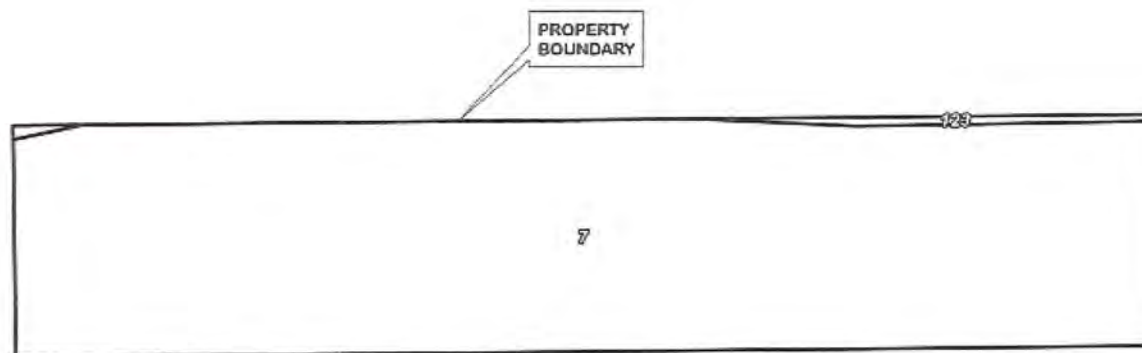
Vegetation Map

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

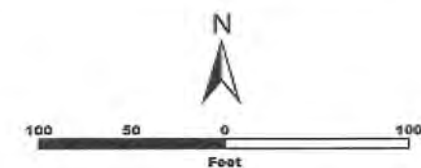
Exhibit C

Surrounding Land Map

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 FIRMMette



81°56'49"W 26°29'30"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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, Area 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
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		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.

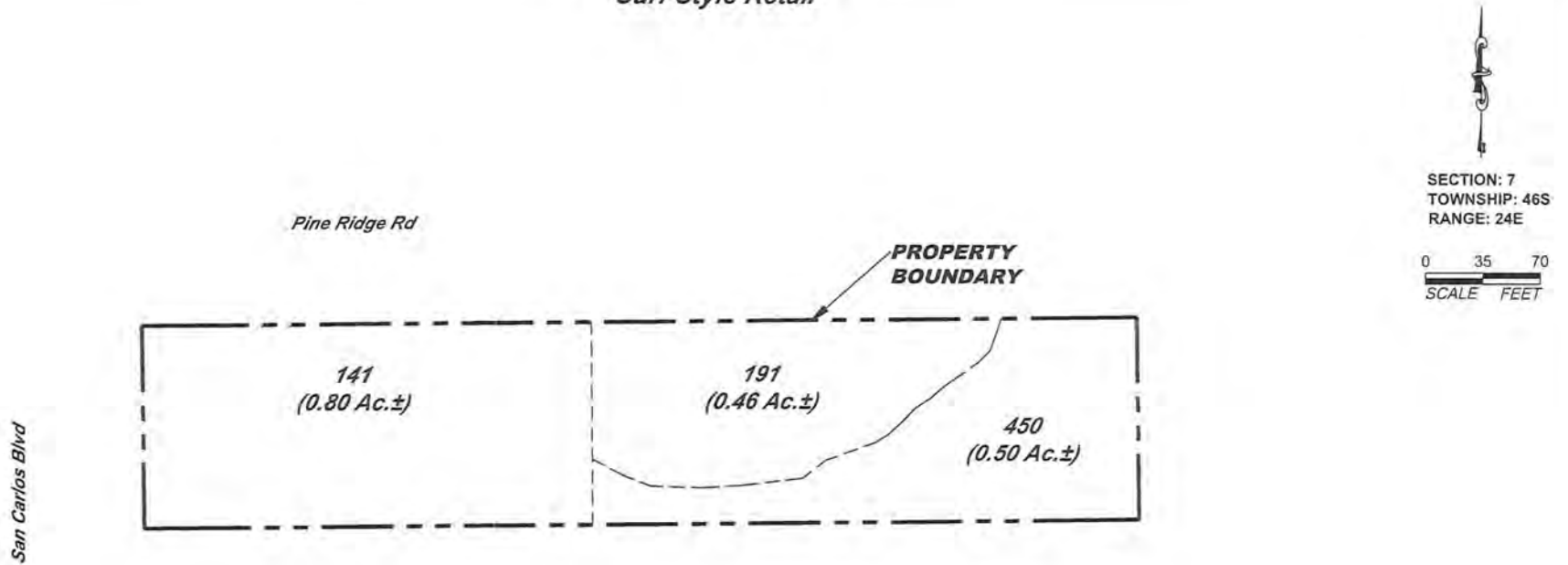
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

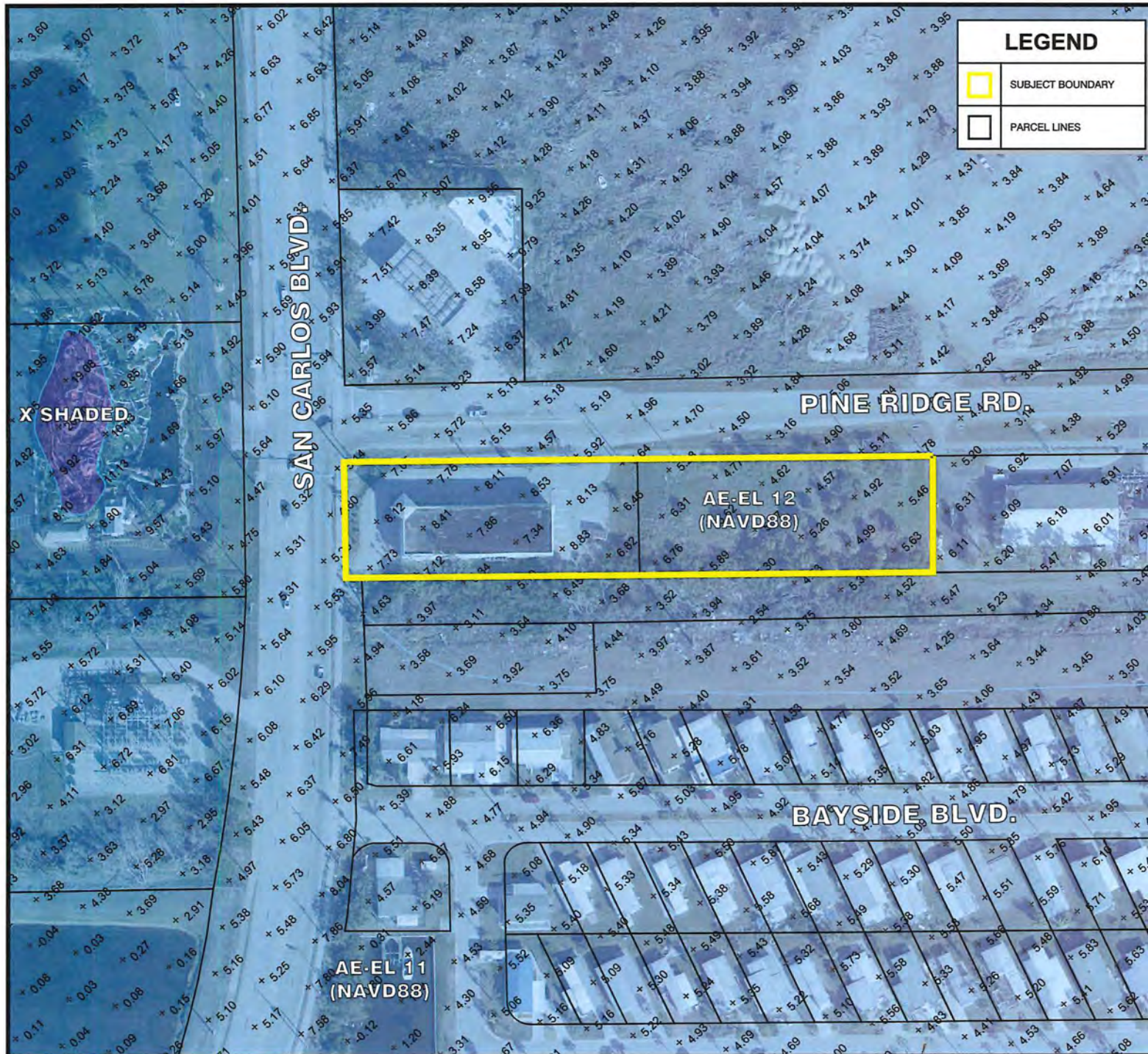
FLUCCS	Description	Acreage
141	Retail Sales and Services	0.80 Ac.±
191	Undeveloped Land Within Urban Areas	0.46 Ac.±
450	Mixed Exotic Upland Forest	0.50 Ac.±
Total		1.76 Ac.±
Wetlands - 0.00 Ac.±		
Uplands - 1.75 Ac.±		

24-087

Wetland Map

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

Exhibit G
Protected Species
Database Map



LEGEND

	SUBJECT BOUNDARY
	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. LB6691 / LC26000330

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Tallahassee

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Toll free: 866-337-7341

Destin

5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

REVISIONS

DATE

PROJECT MANAGER:

LFR

DRAWING BY:

CJV

JURISDICTION:

LEE COUNTY

DATE:

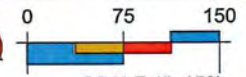
3/14/2025

SHEET TITLE:

TOPOGRAPHIC
MAP

SHEET NUMBER:

EX-M13



SCALE 1"=150'

23085

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Surf Style Map Amendment

CPA2024-00014

Historic Resources Impact Analysis (EXHIBIT M14)

From: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Sent: Wednesday, July 24, 2024 2:22 PM
To: Lindsay F. Rodriguez
Subject: RE: Florida Master Site File Request - Surf Style Pine Ridge
Attachments: [Survey Roster.pdf](#); [Resource Roster.pdf](#); [Map.pdf](#)

Hello,



I have completed a search of the requested area. Attached are resource and survey rosters for the section, as well as a PDF map. In the actual parcels, no sites have been previously recorded. Please let me know if you need anything else.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

EZEKIEL GREENWOOD

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

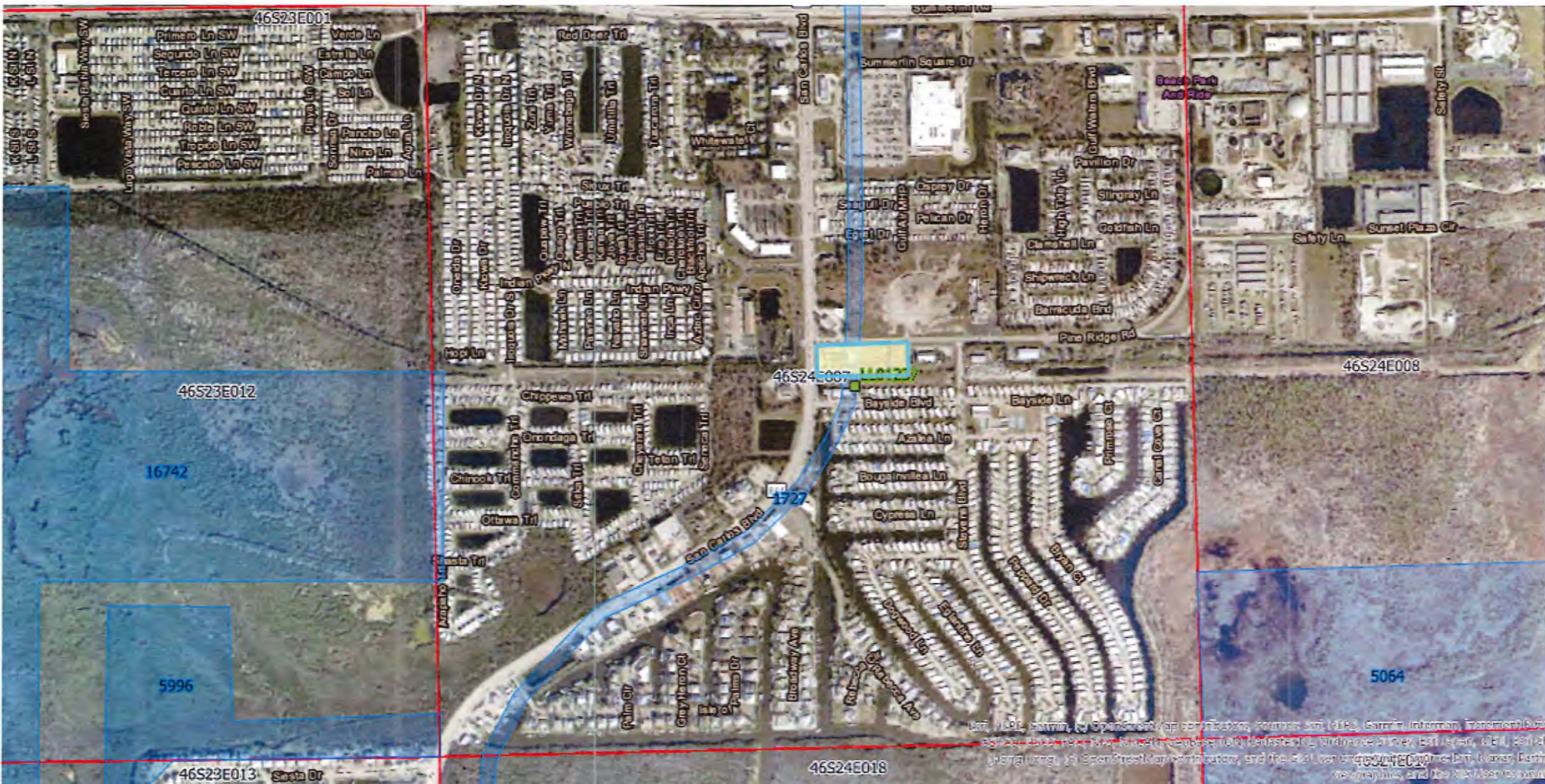
From: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Sent: Wednesday, July 24, 2024 2:08 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Florida Master Site File Request - Surf Style Pine Ridge

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

Please see Florida Master Site File request attached. Let us know if you need anything else. Thanks!





AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

SitID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL01237	SS	PACKINGHOUSE	PINE RIDGE RD, IONA			



Total=2

Manuscript Roster

MS#	Title	Publication Information	Year
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	Florida Department of Transportation, Tallahassee.	1988
16742	Reconnaissance Level Cultural Resource Survey of the San Carlos Bay-Bunche Beach Preserve, Lee County, Florida	Suncoast Archaeological Consultants, Inc., Lake Wales. Prepared for Lee County Parks & Recreation, Fort Myers	2009



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Surf Style Map Amendment

CPA2024-00014

Public Facilities Impacts Analysis & Existing and Future Conditions Analysis (EXHIBIT M15 & M17)

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Surf Style
Comprehensive Plan Amendment
Public Facilities Impacts & Existing/Future Conditions Analysis
Exhibit M15 & M17

The following public facilities analysis is based on a conceptual site plan proposing a one-story 30,000 sq. ft. building. It is important to note that the 0.60 acres changing from Suburban to Urban Community does not modify the allowable density or intensity of the site. Approval of this request will not change the maximum allowable density or intensity. However, as provided in the analysis below, the actual existing development consisting of 8,160 sq. ft. and the proposed development of 30,000 sq. ft. does result in minor increases to sanitary sewer and potable water demand.

1. Traffic Circulation Analysis

The County's Comprehensive Plan application, Public Facilities Impacts section 1.a. states "Proposals affecting less than 10 acres...where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver". The proposed amendment for the Surf Style retail store/package store to amend the FLUM from Urban Community and Suburban to Urban Community in the Mixed Use Overlay will not change the allowable density/intensity of the subject property. The Applicant is respectfully requesting a waiver from the Traffic Circulation Analysis for this reason. A density calculation comparison has been provided below and demonstrates no change between the existing and proposed future land use categories. Furthermore, the Property will remain in the CT conventional zoning district and the Property Owner does not intend to develop the property with residential uses.

1.79+/- AC	DENSITY ALLOWED	ACREAGE	CALCULATION	TOTAL
URBAN COMMUNITY	1 – 6 DU/AC	1.16	6 X 1.16 = 6.96	10.56
SUBURBAN	1 – 6 DU/AC	0.60	0.60 X 6 = 3.76	
EXISTING TOTAL				11 UNITS
URBAN COMMUNITY + MIXED USE OVERLAY	1 – 6 DU/AC	1.76 AC	6 X 1.76	10.56
PROPOSED TOTAL				11 UNITS

2. Sanitary Sewer

Franchise Area, Basin, or District

The property is located within the Lee County Utilities (LCU) Wastewater Franchise Area and Service Area, specifically the Fort Myers Beach Wastewater Treatment Plan (WWTP) Service Area.

Levels of Service

According to the 2023 Concurrency Report, the LCU WWTPs are considered interconnected as one central system for purpose of concurrency review, although no plants are actually interconnected. LCU systems are operating within capacity and meet the LOS standard for unincorporated Lee County.

The 2023 Concurrency Report, Table 10a, indicates that the Fort Myers WWTP has a capacity of 6.0 MGD.

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Sanitary Sewer of 200 GPD per equivalent Residential Connection (ERC).

Existing Demand

8,160 sq. ft. X 0.1 GPD/SF = 816 GPD

11 dwelling units x 160 GPD/SF = 1,760 GPD

Total: 2,576 GPD

Proposed Demand

30,000 sq. ft. X 0.1 GPD/SF = 3,000 GPD

11 dwelling units x 160 GPD/SF = 1,760 GPD

Total: 4,760 GPD

Though the proposed map amendment does not inherently increase the maximum development potential of the site, the proposed development will increase sewer demand by 2,184 GPD.

The attached letter of availability from LCU indicates there is sufficient capacity within the existing plant to serve the 2,184 GPD increase in demand.

Existing Infrastructure

The nearest wastewater forcemain is located on the south side of Pine Ridge Road. Service to the property is available at this location and will be provided to the property.

Letter of Availability

Please see the enclosed letter from LCU confirming the availability of centralized sewer service (Exhibit M17).

3. Potable Water Service

Franchise Area, Basin, or District

The property is located within the Lee County Utilities (LCU) Wastewater Franchise Area and Service Area, specifically the Green Meadows Water Treatment Plant (WTP) Service Area.

Levels of Service

According to the 2023 Concurrency Report, the LCU WTP capacity is adequate to meet the LOS standard for the five-year CIP planning period. All five LCU WTPs are interconnected as one central system. Lee County Utilities completed the plant and well-field expansion to the Green Meadows WTP in 2018, thereby increasing capacity from 9.0 to 14.0 MGD. LCU systems are operating within capacity and meet the LOS standard for unincorporated Lee County.

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Potable Water of 250 GPD per Equivalent Residential Connection (ERC).

Existing Demand

8,160 sq. ft. X 0.1 GPD/SF = 816 GPD

11 dwelling units x 200 GPD/unit = 2,200 GPD

Total: 3,016 GPD

Proposed Demand

30,000 sq. ft. X 0.1 GPD/SF = 3,000 GPD

11 dwelling units x 200 GPD/unit = 2,200 GPD

Total: 5,200 GPD

Though the proposed map amendment does not inherently increase the maximum development potential of the site, the proposed development will increase potable water demand by 2,184 GPD; and there is sufficient capacity within the existing plant to serve the 2,184 GPD increase in demand.

Letter of Availability

Please see enclosed letter from LCU confirming the availability of centralized potable water (Exhibit M17).

4. Surface Water/Drainage Basins – SFWMD

The Property is not located within a watershed according to the Lee County Watershed Map (Lee Plan Map 5D); however, the Lee County GIS website does depict the site within the Estero Bay Watershed. 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 stormwater will discharge treated water into the existing Pine Ridge Road swale system which flows 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.

Levels of Service

Lee Plan Policies 60.1.7 and 95.1.3 establish an LOS standard for Stormwater Management Facilities as follows:

(a) The existing surface water management system in the unincorporated areas of the County will be sufficient to prevent the flooding of designated evacuation routes (see Map 3-F) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

(b) Maintain adequate public infrastructure so that all new private and public structures which are constructed a minimum of one foot above the 100-year, 3-day storm event flood plain level will be safe from flooding from a 100-year, 3-day storm event (rainfall).

(c) Regulation of Private and Public Development - Surface water management systems in new private and public developments (excluding widening of existing roads) will be designed to SFWMD [South Florida Water Management District] standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year,

3- day storm event [rainfall]). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in state rules including but not limited to requirements listed in the Numeric Nutrient Criteria, Total Maximum Daily Load Program and Basin Management Action Plan. New developments will be designed to avoid increased flooding of surrounding areas. These standards are designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to minimize change to the historic hydroperiod of receiving waters, to maintain the quality of receiving waters, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest.

(d) Design trunk conveyance crossings of arterial roads to be free of flooding from 25-year, 3- day storm event.

(e) Design major collectors and arterial roadways to have no more than 6 inches of water for a 25-year, 3-day storm event.

The 2023 Concurrency Report indicates that no evacuation routes located within the 48 watershed areas are expected to be flooded for more than 24 hours, thereby satisfying the Lee Plan Policy 95.1.3 existing infrastructure/interim surface water management LOS standard for unincorporated Lee County. Additionally, the proposed amendment does not inherently increase the maximum allowable intensity of the site and therefore, does not increase the potential stormwater management demands.

5. Parks, Recreation, Open Space

Objectives 83.1 and 84.1 and Policy 95.1.3 establish non-regulatory LOS standards for Community Parks and Regional Parks as follows:

Parks and Recreation Facilities LOS:

(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.

(b) Community Parks – 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.

The 2023 Concurrency Report indicates the following acres of Regional and Community Parks are required to meet these LOS standards and that surplus capacity is available:

Type of Park	Required Capacity (acres)	Available Capacity (acres)
Regional	5,682	7,066
Community	314	762

The existing inventory meets the community park and regional park level-of-service standard in the County for the year 2022 and will continue to do so at least through the next five years of the CIP. Additionally, this amendment does not increase the potential maximum residential density of the site and will not created any additional demands for parks, recreation, and open space.

6. Public Schools

The proposed map amendment does not increase the maximum residential density of the subject property and therefore will not result in an increase in population. The allowable density of 11 units remains unchanged.

Letter of Availability

The School District of Lee County has indicated that the request is not proposing any additional dwelling units and therefore the School District has no comment. The email is enclosed (Exhibit M17).

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Surf Style Map Amendment

CPA2024-00014

Letters of Availability (EXHIBIT M18)

Lindsay F. Rodriguez

From: Lt. Marrero <marrero@ionafire.com>
Sent: Tuesday, October 29, 2024 3:13 PM
To: Lindsay F. Rodriguez
Subject: Re: Letter of Availability Request Fire - Surf Style CPA

Good afternoon Lindsay,

The property located at the SE corner of San Carlos Blvd. and Pine Ridge Road is located in Iona McGregor Fire District and is in Station 75's zone. This fire station is located at 15660 Pine Ridge Road and will serve as first due fire and emergency response. This email serves as a letter of availability confirming Iona McGregor Fire District emergency response for 17989 & 17901 Pine Ridge Road.

Please let me know if I can assist with anything else.

Respectfully,

**Peter Marrero**

Lieutenant in Prevention
239.433-0660 | Main Line
marrero@ionafire.com

**Iona McGregor Fire District**

6061 South Pointe Blvd
Fort Myers, FL 33919
www.ionafiredistrict.com



From: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Sent: Friday, October 18, 2024 9:06 AM
To: Fire Prevention <fireprevention@ionafire.com>
Cc: Marissa C. Fewell <mfewell@m-da.com>
Subject: Letter of Availability Request Fire - Surf Style CPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached please find a letter of availability request for a Lee County Comprehensive Plan Amendment associated with the property located at the SE corner of San Carlos Blvd. and Pine Ridge Road. The project is known as Surf Style. The details of our request are outlined in the attached letter, along with an aerial location map of the property.

Please let me know if you have any questions or need any additional information to issue a letter of availability.

Thank you,



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MPA, AICP
Senior Planner

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County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

November 18, 2024

Via E-Mail

Lindsay Rodriguez
Morris Depew Associates
2914 Cleveland Avenue
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability
Surf Style - Pine Ridge – 17989 & 17901 Pine Ridge Road,
STRAP # 07-46-24-00-00008.0010 & 07-46-24-00-00007.0000**

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of one commercial units with an estimated flow demand of approximately 3,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our Fort Myers Beach Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING

Lindsay F. Rodriguez

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Monday, October 28, 2024 7:53 AM
To: Lindsay F. Rodriguez
Cc: Marissa C. Fewell
Subject: Re: Letter of Availability Request Schools - Surf Style CPA

Good morning,

Good morning,

The School District has no comment for Surf Style CPA. The applicant is not proposing additional dwelling units nor are they proposing COP within 500' of school.

Please do not hesitate to reach out should you have any questions.

Thank you.

Jacqueline Heredia

District Planning Specialist

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

JacquelineHE@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE

From: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Sent: Thursday, October 24, 2024 9:26 AM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Cc: Marissa C. Fewell <mfewell@m-da.com>
Subject: RE: Letter of Availability Request Schools - Surf Style CPA

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Following up on the letter of availability request. Please let me know if you have any questions or need any additional information to issue a letter of availability.

Thank you,



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Fort Myers, FL 33901
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From: Lindsay F. Rodriguez
Sent: Friday, October 18, 2024 9:13 AM
To: JacquelineHe@leeschools.net
Cc: Marissa C. Fewell <mfewell@m-da.com>
Subject: Letter of Availability Request Schools - Surf Style CPA

Good morning,

Attached please find a letter of availability request for a Lee County Comprehensive Plan Amendment associated with the property located at the SE corner of San Carlos Blvd. and Pine Ridge Road. The project is known as Surf Style. The details of our request are outlined in the attached letter, along with an aerial location map of the property.

Please let me know if you have any questions or need any additional information to issue a letter of availability.

Thank you,



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Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

October 21, 2024

Lindsay Rodriguez
Morris-Depew Associates
2914 Cleveland Ave.
Fort Myers, FL 33901

Ms. Rodriguez,

The Lee County Sheriff's Office has reviewed your letter of availability request for a 1.76 +/- acre project that would allow for a maximum of 30,000 square feet of commercial space at 17989 & 17901 Pine Ridge Road and that is associated with the following STRAPs: 07-46-24-00-00008.0010 and 07-46-24-00-00007.0000.

The subject property currently is identified as being within both the Urban Community and Suburban Future Land Use Categories. The request would change the Future Land Use Category to Urban Community for the entire property and incorporate the entire property into the Mixed Use Overlay. There would be no request to change the current Tourist Commercial District (CT) zoning district.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 3rd Precinct offices in Fort Myers.

Respectfully,

A handwritten signature in black ink, appearing to read "Rob Casale", with the date "10/21/24" written to the right.

Rob Casale
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
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Lee County

Southwest Florida

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District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

November 27, 2024

Lindsay Rodriguez, Senior Planner
Morris-Depew Associates, INC
2914 Cleveland Avenue
Fort Myers, FL 33901

VIA ELECTRONIC MAIL

Re: Letter of Service Availability – SURF STYLE

Ms. Rodriguez,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at the property associated with the following STRAP:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 2.5 miles away and two additional ambulances located within five miles of your project location.

It is our opinion that the EMS service availability for the location provided is adequate at this time.

Sincerely,

Paul DiCicco
Deputy Director - EMS Chief



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

November 8, 2024

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Morris & Depew

Attn: Lindsay F Rodriguez, Senior Planner

2914 Cleveland Ave

Fort Myers, FL 33901

RE: Letter of Availability Request - Surf Style CPA

Dear Ms. Rodriguez:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space, located at 17989 & 17901 Pine Ridge Road, through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Kevin Ruane
District One

November 26, 2024

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

MORRIS-DEPEW ASSOCIATES, INC
Lindsay Rodriguez
Senior Planner

Brian Hamman
District Four

Mike Greenwell
District Five

**Surf Style LOSA – Pine Ridge Road
Letter of Service Availability Request**

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

To Whom It May Concern:

Donna Marie Collins
*County Hearing
Examiner*

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

The proposed development (at 17989 & 17901 Pine Ridge Road) is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 11325 (Southwest of property along San Carlos Blvd). If this becomes a DO or LDO type D, the developer must provide an 8' x 30', landing pad within the road right-of-way or dedicated easement, however, there is a sidewalk that can be considered within these dimensions; a bicycle storage rack, the sidewalk will need to meet the curb, in order to meet the LDC requirements. Therefore, the developer would be required to make the necessary improvements based on the current Lee County Transit LDC section 10-442 (b)(1) and 10-296 (4)(a) but will be reassessed at the time of DO/LDO.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,
Senior Project Planner
Lee County Transit

October 17, 2024

Ms. Jackielou Mozes
Fire Marshal
Iona McGregor Fire District
6061 South Pointe Blvd
Fort Myers, FL 33919
FirePrevention@ionafire.com

RE: Letter of Availability Request

Ms. Mozes,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 17, 2024

Mr. Stanley Nelson
Director of Planning and Research
Lee County Sheriff's Office
14750 6 Mile Cypress Parkway
Fort Myers, FL 33912
SNelson@sheriffleefl.org

RE: Letter of Availability Request

Mr. Nelson,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 17, 2024

Ms. Jacqueline Heredia
Planning Specialist, Planning, Growth and Capacity
The School District of Lee County
2855 Colonial Blvd
Fort Myers, FL 33966
JacquelineHe@leeschools.net

RE: Letter of Availability Request

Ms. Heredia,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 17, 2024

Mr. Paul DiCicco
Chief
Emergency Medical Services
2000 Main Street, Suite 100
Fort Myers, FL 33901
PDiCicco@leegov.com

RE: Letter of Availability Request

Mr. DiCicco,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 17, 2024

Mr. Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste
1500 Monroe Street
Fort Myers, FL 33901
JLighthall@leegov.com

RE: Letter of Availability Request

Mr. Lighthall,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 18, 2024

Mr. Ashanti Shahriyar
Lee County Utilities
1500 Monroe Street
Fort Myers, FL 33901
LCUDCAP@leegov.com

RE: Letter of Availability Request

Mr. Shahriyar,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

Estimated Demand: 30,000 sq. ft. X 0.10 GPD/sf = 3,000 GPD (per Ch. 64e-6)

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner

October 17, 2024

Mrs. Clarissa Marino Diaz
Planner
LeeTran
3401 Metro Pkwy
Fort Myers, FL 33905
cmarinodiaz@leegov.com

RE: Letter of Availability Request

To Whom It May Concern:

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment (CPA) to allow for a maximum of 30,000 square feet of commercial space to be located at the property associated with the following STRAPs:

- 07-46-24-00-00008.0010
- 07-46-24-00-00007.0000

The property is located at 17989 & 17901 Pine Ridge Road and the subject area for future development consists of ±1.76 acres. A location map is attached for your reference. The subject property is currently identified as being within both the Urban Community and Suburban Future Land Use Categories. The request is to change the Future Land Use Category to Urban Community for the entire property and also incorporate the entire property into the Mixed Use Overlay. There is no request to change the current Tourist Commercial District (CT) zoning district.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development. Additionally, the requested amendments will not increase the potential residential density of the property

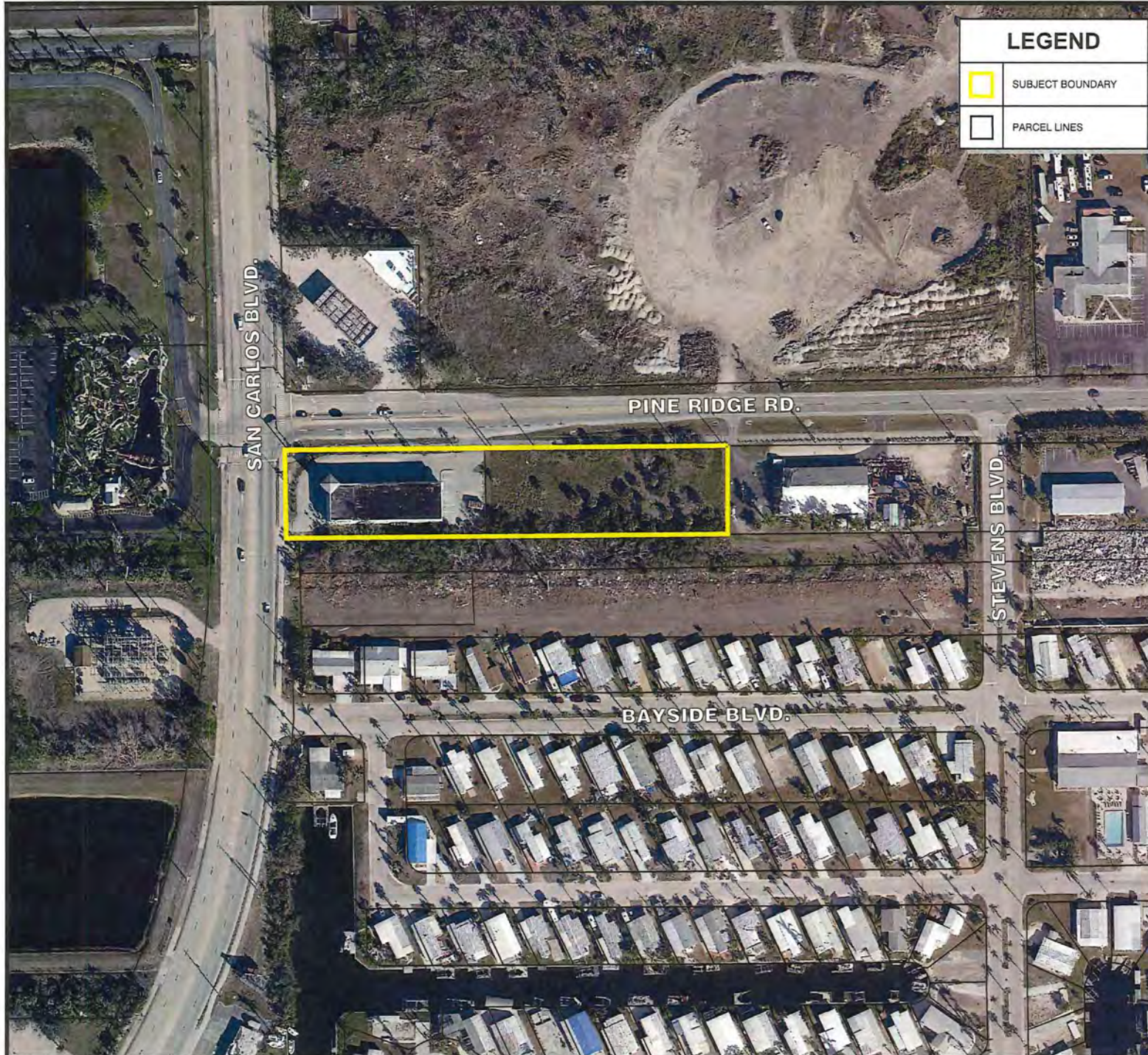
Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Lindsay Rodriguez
Senior Planner



LEGEND

	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

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

CLIENT:



CONSULTANT:

**MORRIS
DEPEW**

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FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Toll free: 866-337-7341

Tallahassee
113 South Morris 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

REVISIONS	DATE

PROJECT MANAGER: LFR
DRAWING BY: DGL
JURISDICTION: LEE COUNTY
DATE: 9/4/2024

SHEET TITLE:
AERIAL MAP

SHEET NUMBER: EX-M9


0 100 200
SCALE 1"=200'

23085

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Surf Style Map Amendment

CPA2024-00014

State Policy Plan and Regional Policy Plan (EXHIBIT M19)

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Surf Style CPA

State Policy Plan and Regional Policy Plan Consistency Analysis

Exhibit M19

I. REGIONAL POLICY ANALYSIS

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. The regional policy analysis is based on Volume Two of the Strategic Regional Policy Plan of Southwest Florida Regional Planning Council.

Livable Communities

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

Consistency: The proposed amendments to the Lee Plan represent a change that will foster a livable community. By including the property into the Mixed Use Overlay, the quality of life for residents will be enhanced by the walkability of the project in its location and the location of a commercial project in proximity to transit and shared use paths. Providing an opportunity for residents to walk, bike, work and play together as intended by the Goal. A livable community is one of economic prosperity. The proposed amendment will allow for the development of a site in accordance with the Mixed Use Overlay design regulations, which will translate into jobs and a place for walkers, bikers, and drivers to patron.

Transportation

Goal 1: Construct an interconnected multimodal transportation system that supports community goals, increases mobility and enhances Southwest Florida's economic competitiveness.

Consistency: The Property is located along Pine Ridge Road and San Carlos Blvd., both of which have pedestrian facilities that will connect to the property. Transit routes are also within walking distance to the property along San Carlos Blvd. By locating the property into the MUO, the site design will be able to incorporate the design regulations set forth in the LDC for MUO properties such as vehicular and pedestrian connectivity and reduced buffers, which also promote pedestrian activity and increase mobility.

II. STATE COMPREHENSIVE PLAN

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. However, the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan.

187.201(6) PUBLIC SAFETY. –

a) Goal.—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.

(b) Policies:

9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

Consistency: The Lee County Sheriff's Office provided a Letter of Availability for the proposed amendments on October 21, 2024.

(b) Policies:

22. Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.

23. Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.

Consistency: The property is located within the Coastal High Hazard Area (CHHA); however, the proposed amendment to change the future land use from Urban Community and Suburban to Urban Community Mixed Use Overlay does not represent a change in the allowable intensity or density of the site. The project is commercial and does not contain any residential units, or plans for future residential development. The site will be owned and operated by Surf Style. The resulting development outcome of the property will be a commercial development that will be built to Florida Building Code standards, which should protect the property from damage typically caused by natural disasters. There will be no need for evacuation as the site contains no residential uses, and any employees of the commercial development will be notified and out of the building well ahead of any storm arrival. The Lee County Emergency Management department accounted for the likeliness of a natural disaster by assigning the property to Evacuation Zone A, which is the most vulnerable of the evacuation zones. However, the project will contain no residential units and therefore no evacuation will be necessary.

187.201(7) WATER RESOURCES. —

(a) Goal.—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) Policies.—

5. Ensure that new development is compatible with existing local and regional water supplies.

Consistency: Lee County Utilities provided a Letter of Availability for the proposed amendments.

10. Protect surface and groundwater quality and quantity in the state.

Consistency: 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 stormwater will discharge runoff into the waters of the existing Pine Ridge Road swale system and will flow east to an existing IDD canal with ultimate discharge to Estero Bay. The design intent is to treat and attenuate stormwater from the site and discharge offsite at a rate that is less than or equal to the existing conditions. Furthermore, in order for development to occur, the property will require an Environmental Resource Permit from the State of Florida, which will enforce the requirements to protect surface and groundwater.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS. —

(a) Goal.—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) Policies.—

- 1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.**
- 3. Prohibit the destruction of endangered species and protect their habitats.**
- 4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.**

Consistency: In direct compliance with these policies, the Lee County Map Amendment application requires a full environmental assessment report, which has been provided. The report demonstrates there are no endangered species or habitats to protect on the property. The County requirements, which would require mitigation if endangered species were identified, are consistent with State requirements. As previously stated, the project will require

an Environmental Resource Permit.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. –

(a) Goal.—*All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.*

(b) Policies.—

2. *By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.*

Consistency: Lee County Solid Waste provided a Letter of Availability to provide solid waste removal services for the property. The letter state that disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

187.201(14) PROPERTY RIGHTS. –

(a) Goal.—*Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.*

(b) Policies.—

1. *Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.*

2. *Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.*

3. *Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.*

Consistency: The Property is privately owned and therefore not affected by State or local policies or land use regulations that would require compensation, judicial proceeding, or acquisition.

187.201(15) LAND USE. –

(a) Goal.—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) Policies.—

1. *Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.*

- 2. *Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.***
- 3. *Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.***

Consistency: In direct compliance with these policies, the proposed amendment to include the property in the Urban Community Mixed Use Overlay enhances livability and character of the urban area it is located within. The site is serviced by all urban services and has received Letters of Availability from the appropriate agencies. The site has access to a complete roadway network that connects to major roadways with adequate carrying capacity.

187.201(17) PUBLIC FACILITIES. –

(a) *Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

(b) *Policies.—*

- 1. *Provide incentives for developing land in a way that maximizes the uses of existing public facilities.***
- 2. *Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.***

Consistency: The Property is located in an urban area of the county where adequate public infrastructure and facilities exist to support development. The proposed amendment to locate the property within the Urban Community Mixed Use Overlay represents a logical placement of intensity that can be readily serviced by existing and available infrastructure. The project will retain the existing commercial building and expand to the vacant parcel.

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Surf Style Map Amendment

CPA2024-00014

Planning Communities/Community Plan Area Requirements (EXHIBIT M21)

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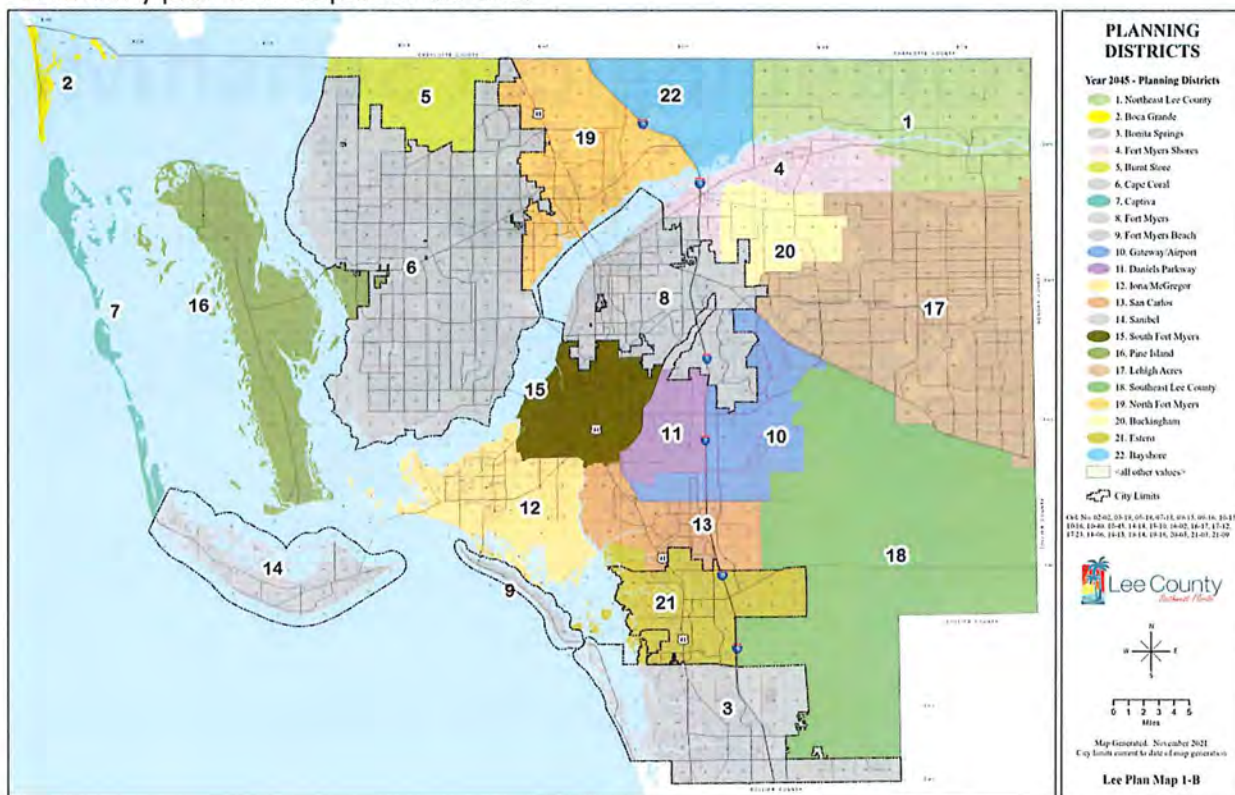
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Planning Districts/Community Plan Area Requirements

Exhibit M21

I. LEE PLAN

Lee Plan Map 1-B shows the parcels as part of the Iona/McGregor Planning District (#12). The parcels are not part of a planning community with specific Lee Plan policies or LDC requirements. Therefore, this request does not require a public meeting or to meet a community plan code as part of the LDC.



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CPA2024-00014

Lee County

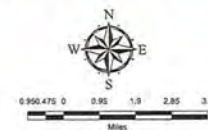
Archaeological Sensitivity

Map

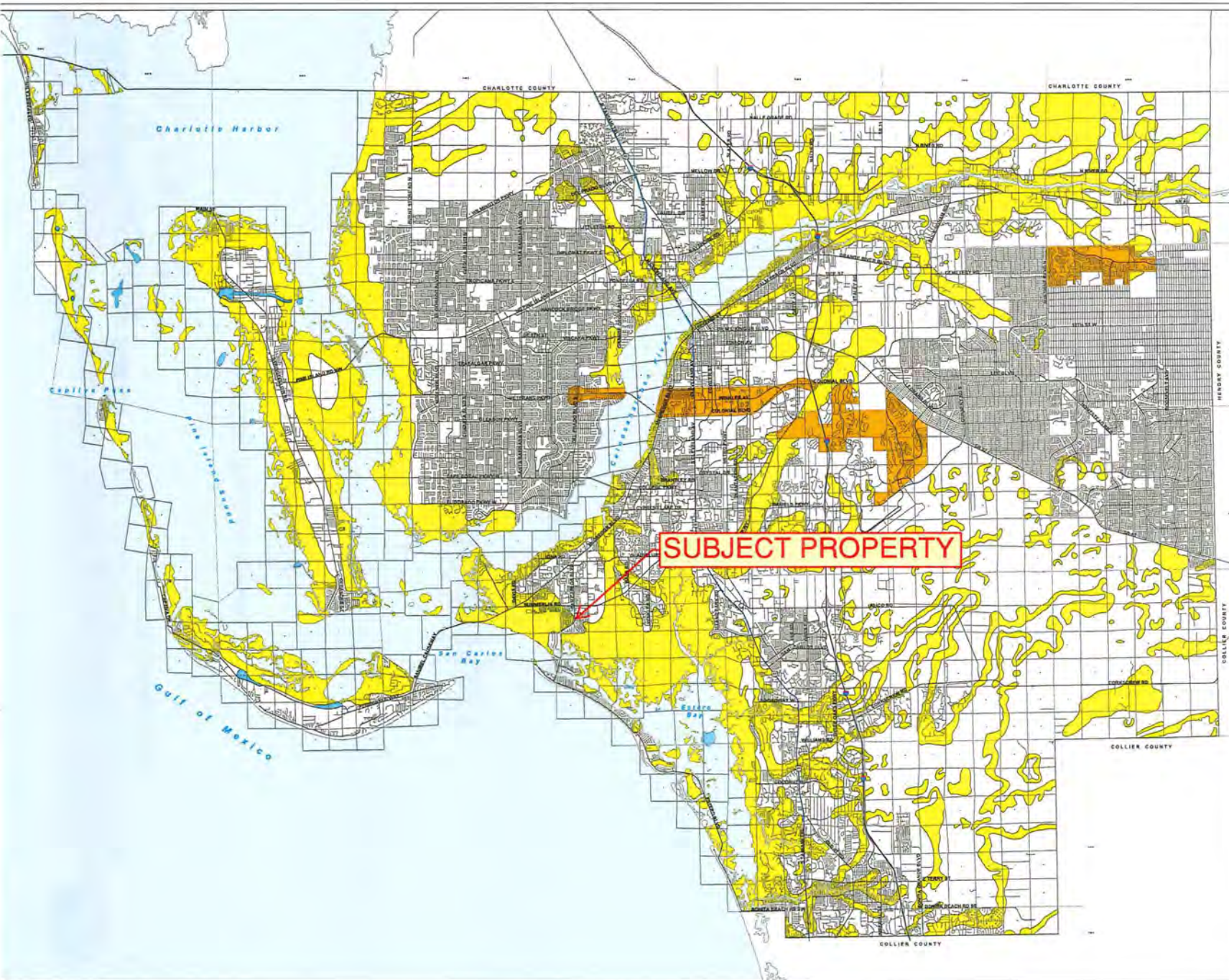
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
 Adopted December 21, 1988
 Land Development Code Chapter 22-106



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Surf Style Map Amendment

CPA2024-00014

Trip Generation Comparison

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