

September 10, 2025

RESPONSE VIA EMAIL ONLY

Mr. Brandon Dunn, AICP
Manager
Lee County
Department of Community Development
Planning Section
Post Office Box 398
Fort Myers, Florida 33902-0398

RE: CPA2024-00014, SURF STYLE:

Dear Mr. Dunn:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Lee County adopted by Ordinance No(s). 25-17 on September 3, 2025 for our records. The reference number for this amendment package is 25S01.

The Florida Department of Commerce **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Abigail Lopez of my staff by phone at (850) 717-8511 or by e-mail at abigail.lopez@commerce.fl.gov.

Sincerely,



Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/al



Lee County
Southwest Florida

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