

# SR 31 CIVIC 10

## COMPREHENSIVE PLAN AMENDMENT

LEE COUNTY LOCAL PLANNING AGENCY

OCTOBER 27, 2025

CPA2024-00017

# Richard Akin



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# Project Team

- Property Owner – Mario Pena – Mario's Painting of South Florida, Inc.
- Land Use Attorney – Richard Akin - Henderson, Franklin, Starnes & Holt, P.A.
- Land Use Planner – Ben Smith, AICP – Morris-Depew Associates, Inc.
- Engineer – Ryan Shute, P.E. – Morris-Depew Associates, Inc.
- Transportation Engineer – Yury Bykau, P.E. – TR Transportation Consultants Inc.
- Ecologist – Paul Owen, M.S., P.W.S. – Owen Environmental Consulting, LLC

# Project Location



9.58+/- acre site

Bayshore Community Planning Area

Directly abutting Lee County Civic Center

3/4 miles south of Babcock Ranch Community

Frontage on SR 31/Babcock Ranch Rd. planned for 4-lane expansion

# Comprehensive Plan Amendment Request

- ❖ Amend Future Land Use Map to designate the 9.58+/-ac property from RURAL to OUTLYING SUBURBAN
- ❖ Amend Lee County Utilities Future Water Service Areas Map to include Subject Property

# Ben Smith, AICP

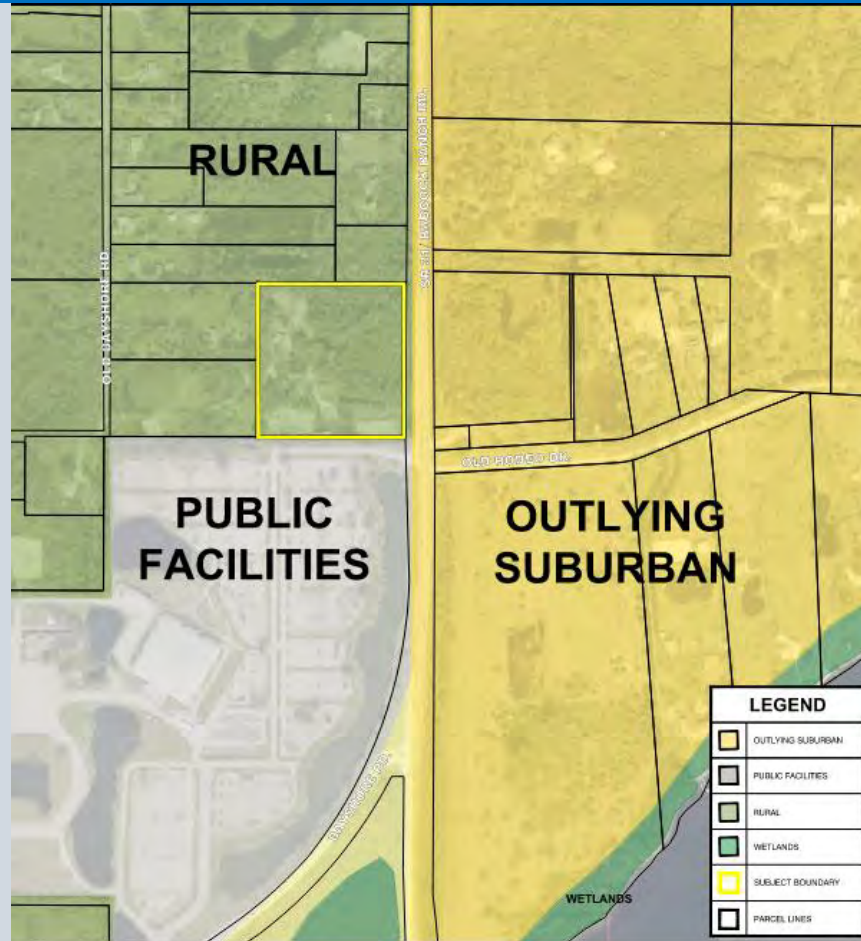


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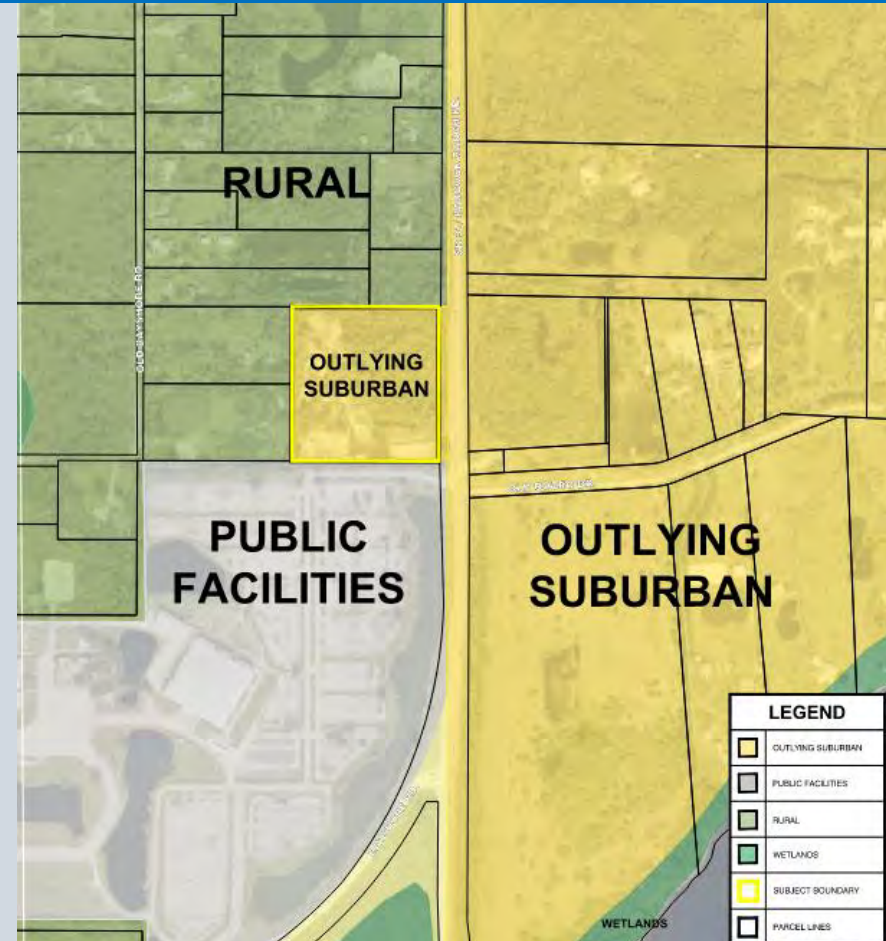
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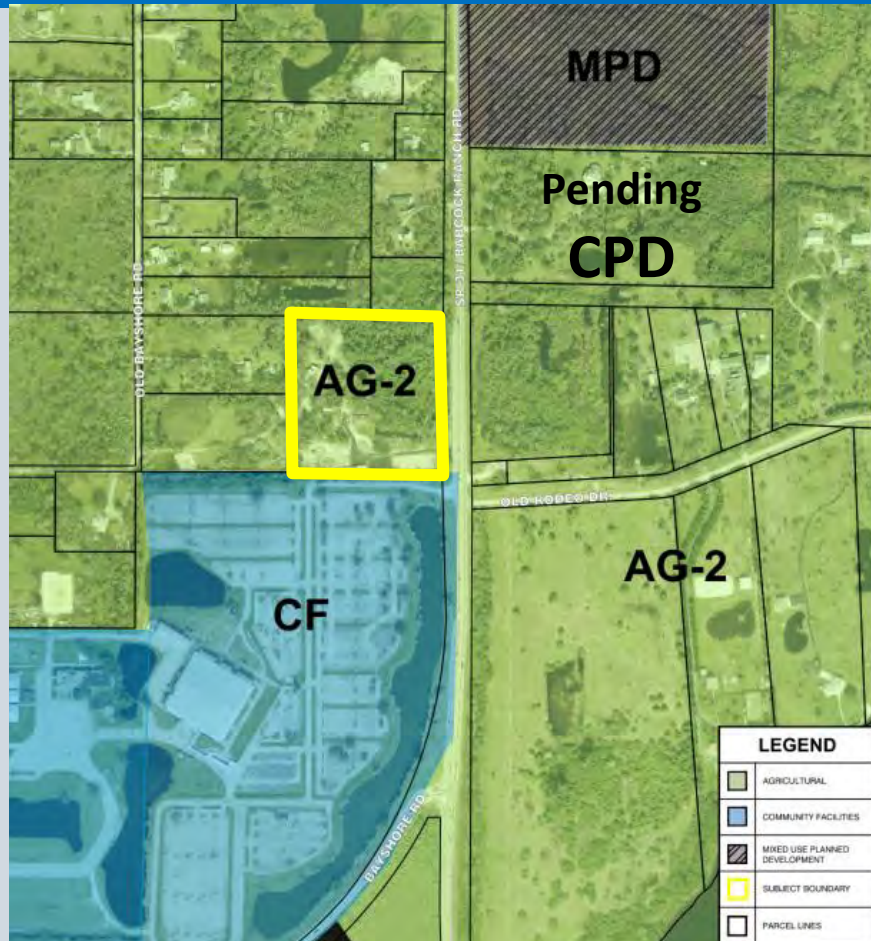
# Existing Future Land Use



# Proposed Future Land Use



# Current Zoning



AG-2 zoning

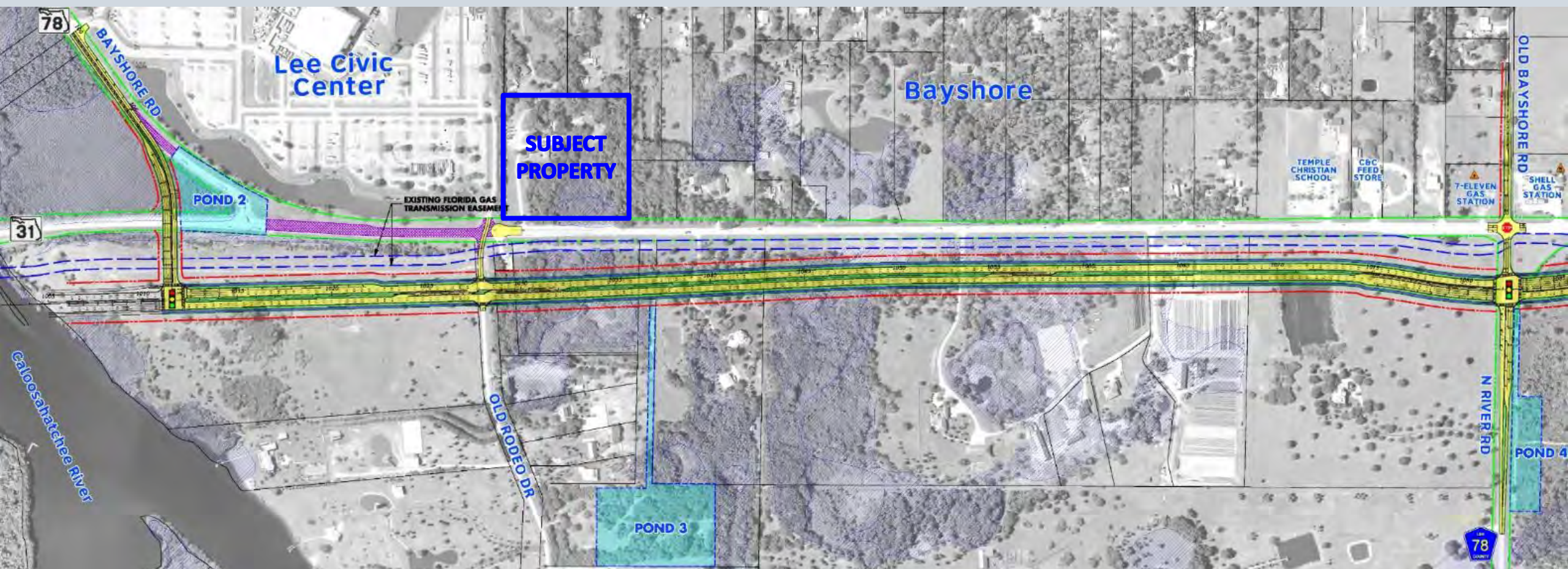
Z-74-264 Special Permit for Truck Storage and Mobile Home

Abutting CF Community Facilities (Civic Center)

West of Greenwell MPD and pending CPD



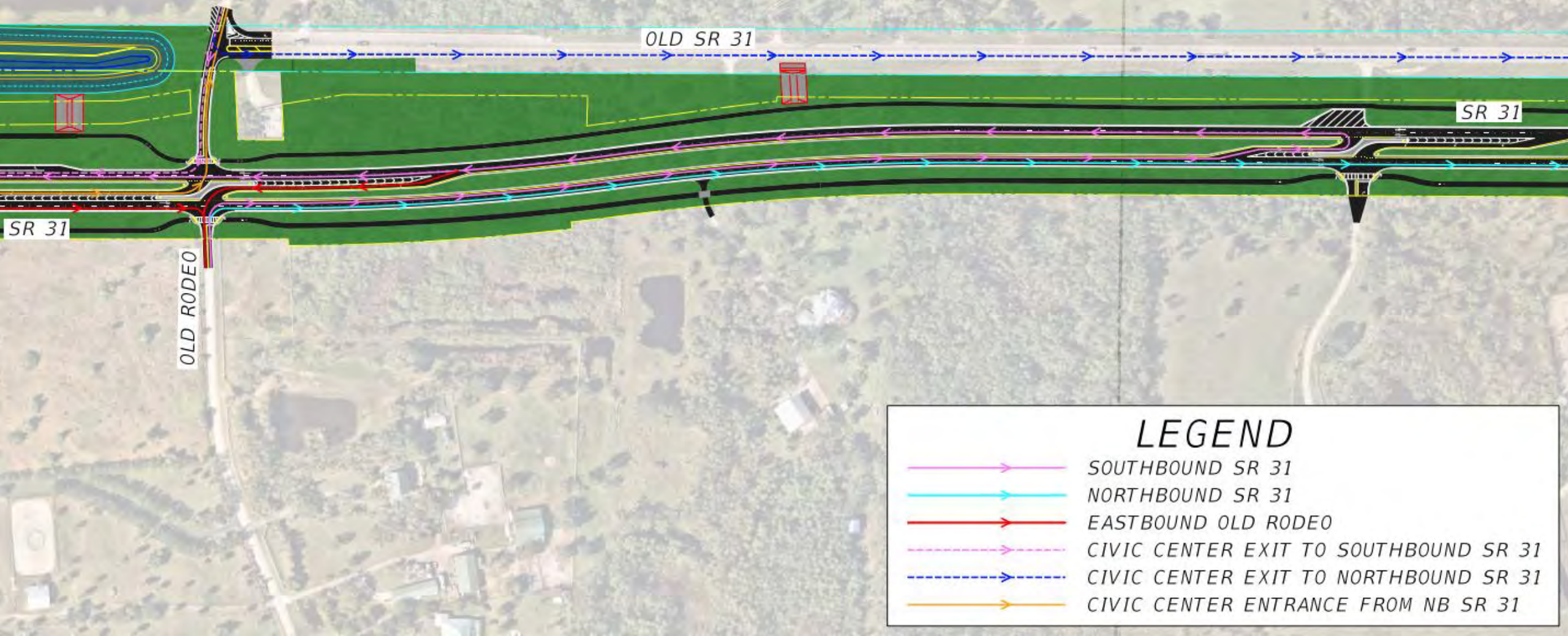
# SR-31 / Babcock Ranch Road – 4 lane Widening











LEE COUNTY  
CIVIC CENTER

# SUBJECT PROPERTY



## LEGEND

-  SOUTHBOUND SR 31
-  NORTHBOUND SR 31
-  EASTBOUND OLD RODEO
-  CIVIC CENTER EXIT TO SOUTHBOUND SR 31
-  CIVIC CENTER EXIT TO NORTHBOUND SR 31
-  CIVIC CENTER ENTRANCE FROM NB SR 31



# SR-31 Corridor & Bayshore Community Planning Area



★ Existing Commercial

Approved RPD

Approved Mixed Use

Brightwater Lagoon

Approved Commercial

Proposed Commercial

Subject Property

Civic Center

Bayshore Ranch RPD

Approved Commercial

Approved Commercial

Approved Commercial

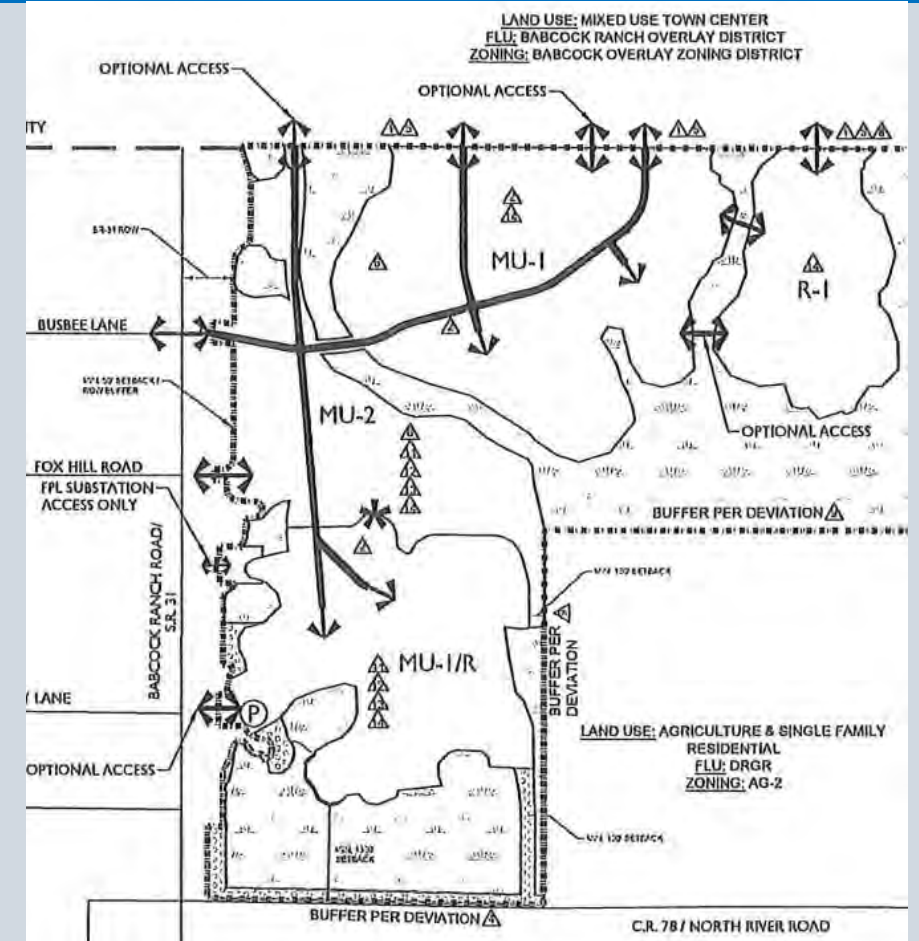
Approved Commercial

Approved Commercial

Approved RPD



# Babcock Ranch MPD



# Bayshore Community Planning Area

- Lee County Civic Center
- Brightwater RPD- 1,275 dwelling units, Country Club, Waterpark Resort
- Bayshore Village CPD- 92,750 sf of commercial uses & 125 hotel units
- Stonehill Manor RPD- 71 single family homes
- Bayshore Ranch RPD- 130 single family homes
- Leetana RPD- 201 dwelling units
- Bay Pointe Yacht & Racquet Club - condos





# Bayshore Community- Lee County Civic Center



## Upcoming Events:

**\*\*Events will be added to the website only after the agreement has been signed and the deposit has been received.\*\***

### October 2025

- [Florida Gun Show](#) October 4-5, 2025
- [Greater Naples Dog Club](#): Dog Show October 11-12, 2025

### November 2025

- [Bucklers 32<sup>nd</sup> Annual Fall Craft Fair](#) November 1-2, 2025
- [La Mesa RV Show](#) November 6-9, 2025
- [Combat Veterans Motorcycle Association State Rally 2025](#) November 15-16, 2025 (Private Event)
- [The Artisan Market Holiday Bizarre](#) November 22, 2025
- [North American Dog Show](#) November 28-30, 2025 (Tinsley Pavillion)

### December 2025

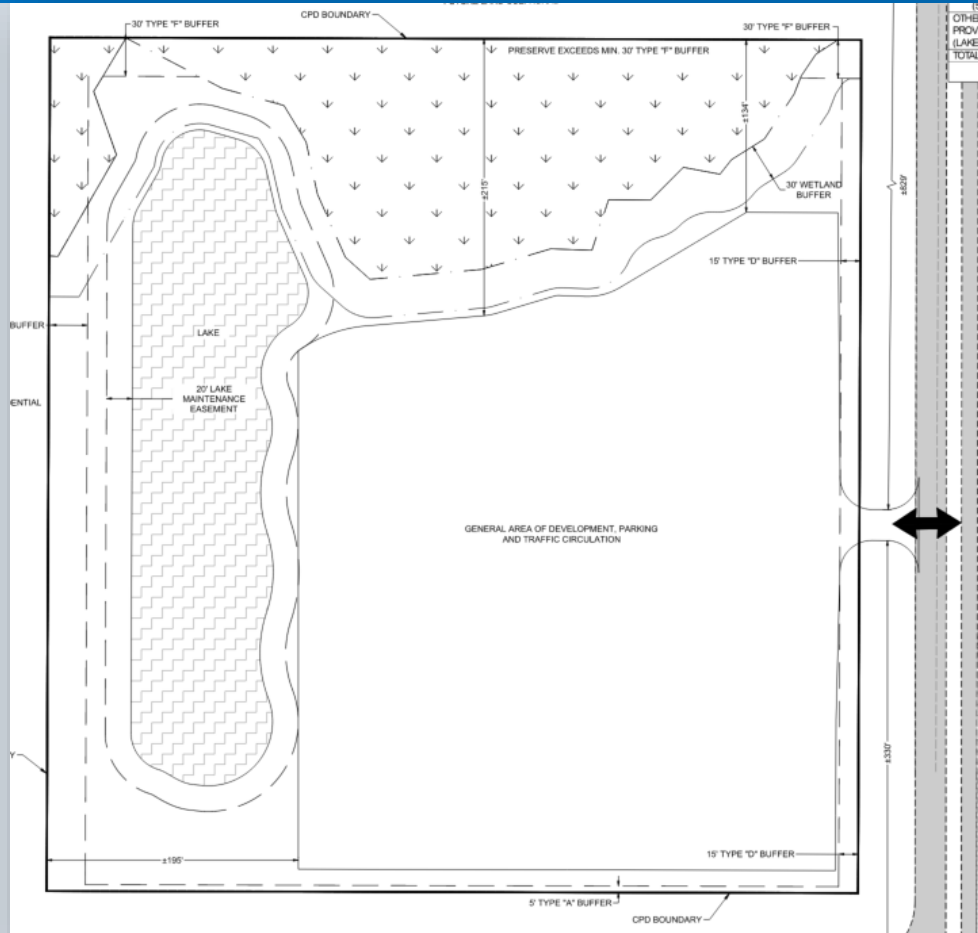
- [La Mesa RV Show](#) December 4-7, 2025
- [Florida Gun Show](#) December 13-14, 2025
- [Meals of Hope](#) December 20, 2025



# Bayshore Community- Brightwater Lagoon



# Proposed Companion CPD Rezoning



100,000 sq. ft. of non-residential uses

Ingress/Egress off new SR 31 frontage road

195-feet of separation to west

134 to 215-feet of separation to north

Provides commercial services necessary to support transitioning area and corridor

# CPD Schedule of Uses

No Retail – Consistent with Bayshore Community Plan Policy 18.1.1

No Industrial – Consistent with Lee Plan Policy 1.1.6- Outlying Suburban FLU Category and Bayshore Community Plan Policy 18.1.3

No Residential – Commercial supports existing and planned residential in the area

Proposed commercial uses are consistent with existing and planned uses along the SR-31 commercial corridor

Proposed commercial uses provides services and employment opportunities proximate to residential, which reduces vehicle miles traveled

# Lee Plan Consistency

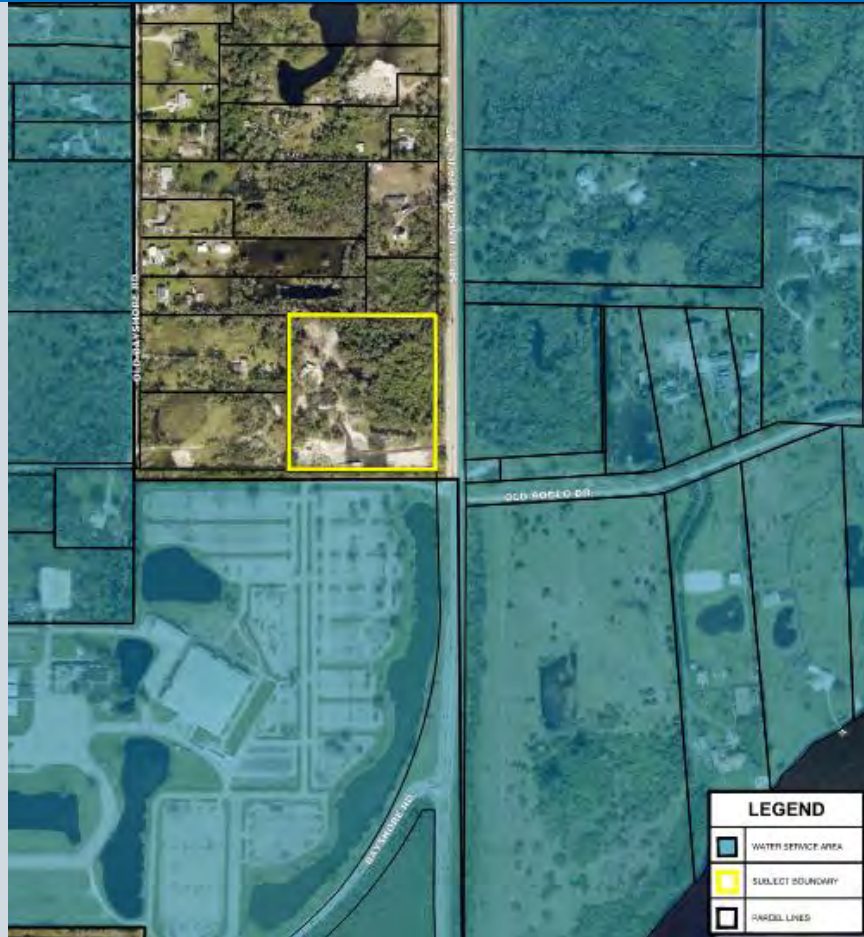
- Goal 18: Bayshore Community Plan
- Objective 18.1 & Supportive Policies: Bayshore Planning Community
  - Companion CPD limits property to non-residential uses and NO retail
  - Enhanced separation and buffering from residential to west
  - Preservation area and substantial separation from lot to north
  - Consistent with other existing and planned developments in the Bayshore Community



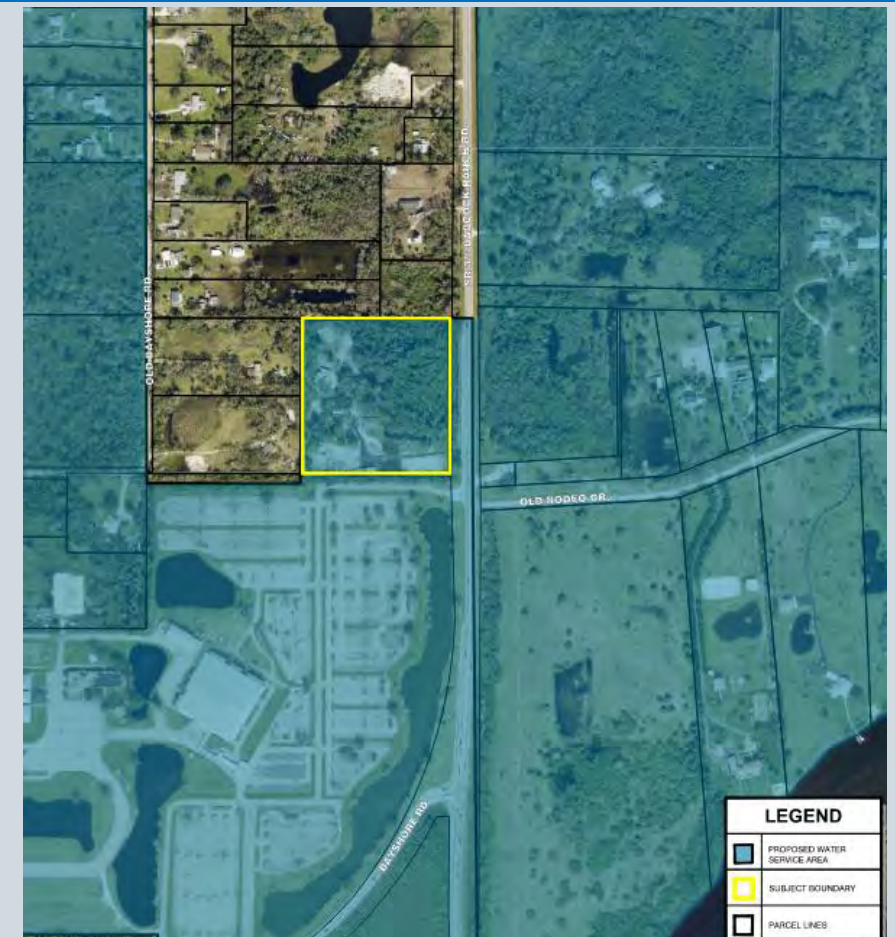
# Lee Plan Consistency

- Policy 1.1.6: Outlying Suburban FLU
- Policy 126.1.4: Maintain or Improve Surface Water
- Goal 2: Growth Management
- Objective 2.1: Development Location
- Objective 2.2: Development Timing
- Policy 6.1.4: Compatible Commercial Development
- Policy 6.1.6: Commercial Design Standards
- Policy 6.1.7: Infill Commercial Development
- Policy 17.3.2: Community Review

# Existing Water Service Map



# Proposed Water Service Map



# Benefits of Centralized Utilities

Logical infill of service area

CPD design utilizes both central water and sewer

Sewer service to be requested from FGUA, which is the provider with the closest available facilities

Eliminates need for on-site septic system

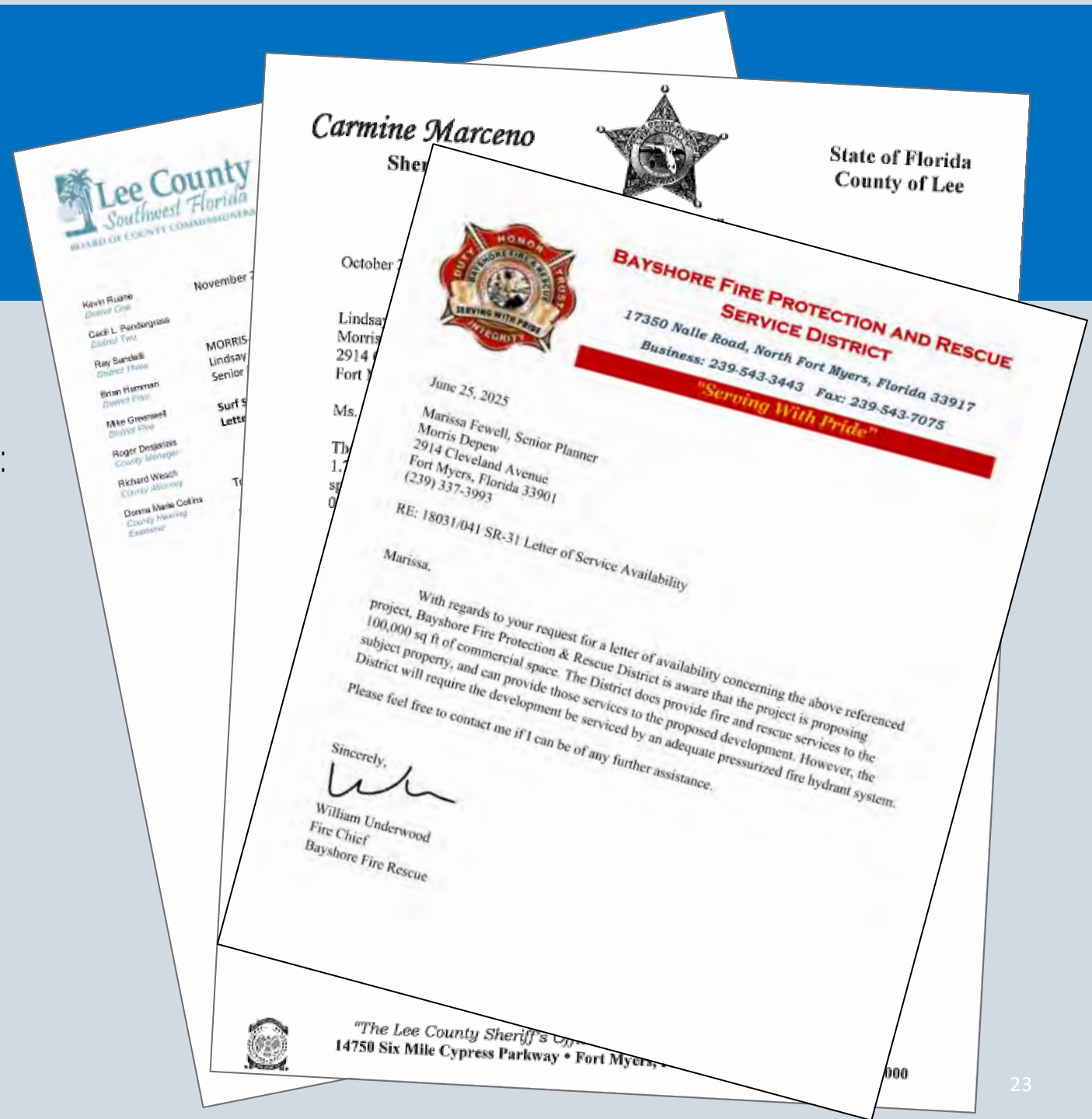
Reduces pollutant loading potential & adverse impacts on groundwater

# Lee Plan Consistency – Water/Sewer

- Standard 4.1.1: Water Services
- Standard 4.1.2: Sewer Services
- Objective 18.3: Bayshore Planning Community Sewer and Water
- Policy 125.1.2: Surface and Ground Water Quality

# Urban Services

- Letters of service availability from:
  - FGUA
  - Lee County Utilities
  - Lee County Sheriff
  - Lee County Solid Waste
  - Bayshore Fire Rescue
  - Lee County EMS





Yury Bykau, P.E.



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# Traffic

- Long/Short Range LOS Analysis
- Roadway improvements in the area
  - SR 31 from SR 78 to Babcock Ranch – widening from 2-lanes to interim 4-lanes underway (estimated completion year 2027).
  - SR 31 from SR 80 to SR 78 – widening from 2-lanes to 6-lanes (funded for construction in 2029)
  - SR 78 from SR 31 to I-75 – PD&E study to evaluate widening from 2-lanes to 4-lanes, including I-75/SR 78 interchange improvements (ongoing)

Paul Owen, M.S., P.W.S.



ENVIRONMENTAL CONSULTING, LLC  
15957 Tropical Breeze Drive, Fort Myers, FL 33908  
(239) 994-9007

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# Site Conditions

- Live oak uplands, mixed hardwood and willow wetlands, and disturbed lands w/exotic vegetation.
- 4.86 acres of live oak, mixed hardwood, and willow habitats considered indigenous
- 4.72 acres of Wetlands and 0.22 acres of Other Surface Waters

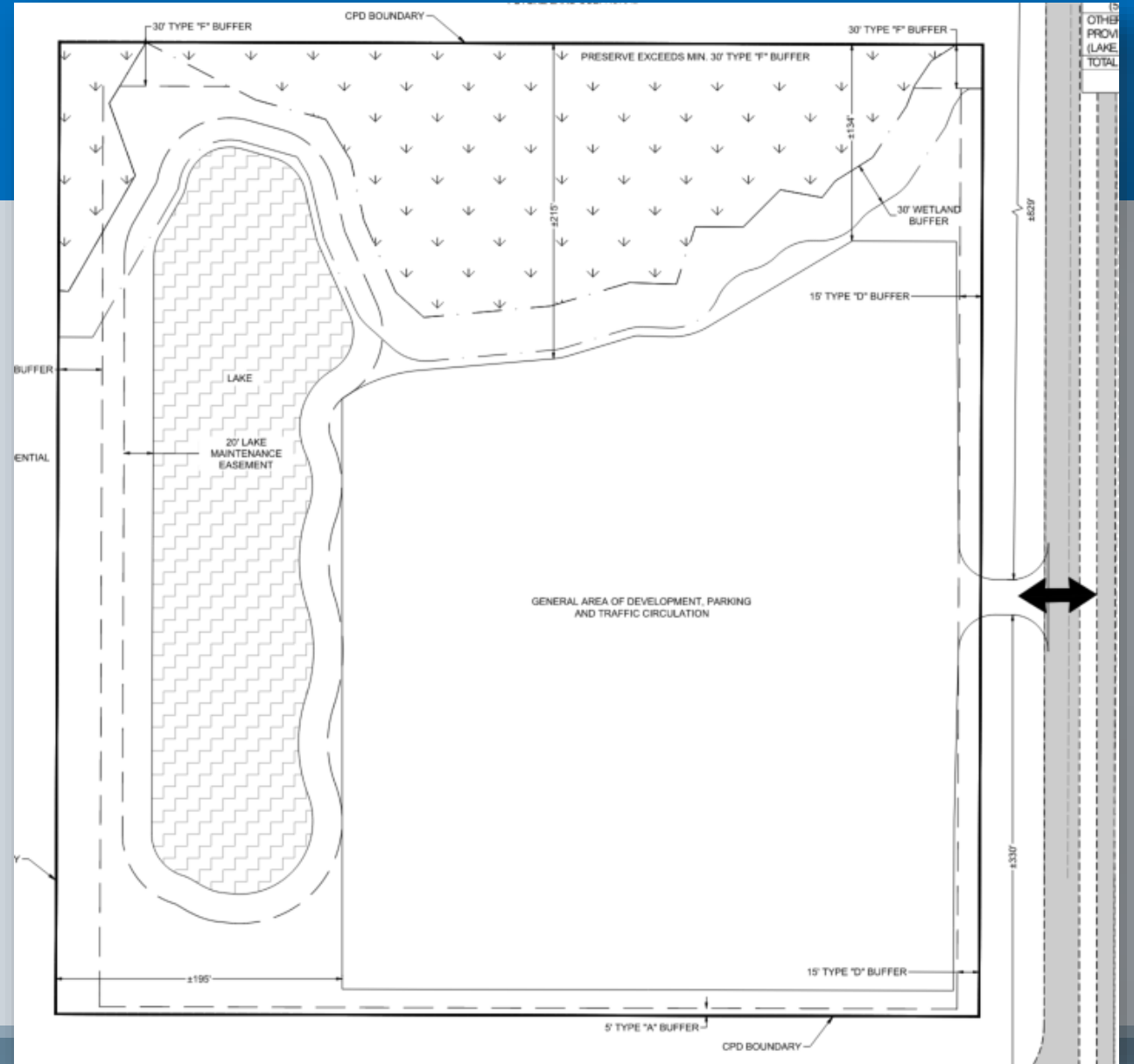
# Vegetation Map





# Proposed MCP

- Preserves 3.9 acres of wetlands and upland buffers
- Restores 0.09 acres of mixed hardwood wetlands



# SFWMD ERP Permitting

- Wetland impact avoidance and minimization
- Wetland mitigation
- Onsite wetland improvements and the purchase of wetland mitigation bank credits

# Listed Species

- No listed species or their signs were observed
- Wetland habitat for wildlife onsite is very poor quality

# Richard Akin



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# Conclusion

- ✓ STAFF RECOMMENDATION OF APPROVAL
- ✓ CONSISTENT WITH LEE PLAN & BAYSHORE COMMUNITY PLAN
- ✓ PROVIDES OPPORTUNITY FOR ADDITIONAL COMMERCIAL SERVICES NEEDED TO SUPPORT GROWTH
- ✓ APPROPRIATE AND LOGICAL LOCATION FOR OUTLYING SUBURBAN