



Engineers, Planners & Development Consultants

Pugliese Multifamily Small-Scale Map Amendment

Lee County Local Planning Agency

Monday, February 23, 2026

THE TEAM

CHRIS KING

Applicant-Land America, LLC

RICHARD AKIN

Attorney-Henderson, Franklin, Starnes & Holt, P.A.

Al Quattrone, P.E.

Land Use Consultant – Quattrone & Associates, Inc.

PRESENTATION OUTLINE

- I. The Request
- II. Lee Plan Land Use Description
- III. Area Location Map
- IV. Future Land Use - Existing & Proposed
- V. Land Use and Zoning
- VI. Public Facilities
- VII. Lee Plan Consistency
- VIII. Access
- IX. Historic Resources
- X. Conclusion

THE REQUEST

- Amendment to Lee Plan Map I, Page I Future Land Use map designation on ±13.20-acres from Suburban to Urban Community.
- Standard Density is the same as suburban and allows 6 d/u per acre. Total Maximum Density could be up to 10 d/u acre using site built affordable housing.
- The plan amendment is requested to allow more flexibility for future zoning and/or Development Order requests. Urban Community FLU encourages mixed use and contemplates more intense commercial

► **Staff Found the request consistent with Lee Plan and Recommends Transmittal.**

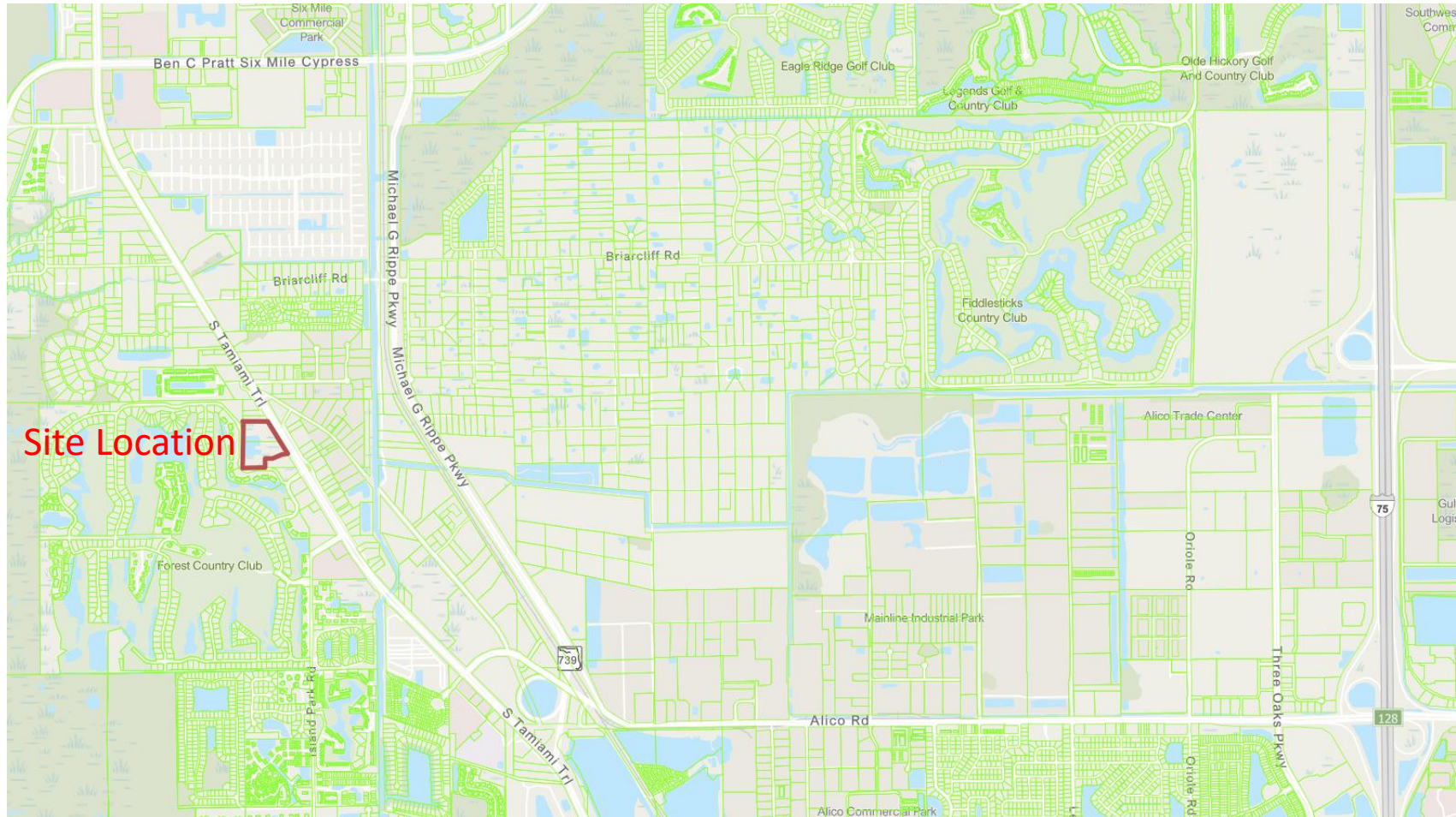


LEE PLAN LAND USE DESCRIPTION

- *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. (Ord. No. 94- 30, 16-07, 17-13)*
- *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 Future Land Use II-2 April 2024 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. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)*

► **The requested amendment would allow for a mixed-use development, higher density under limited circumstances and a blend of residential, commercial and light industrial uses. The proposed future land use category is designed to encourage infill and redevelopment to support increased residential and economic development.**

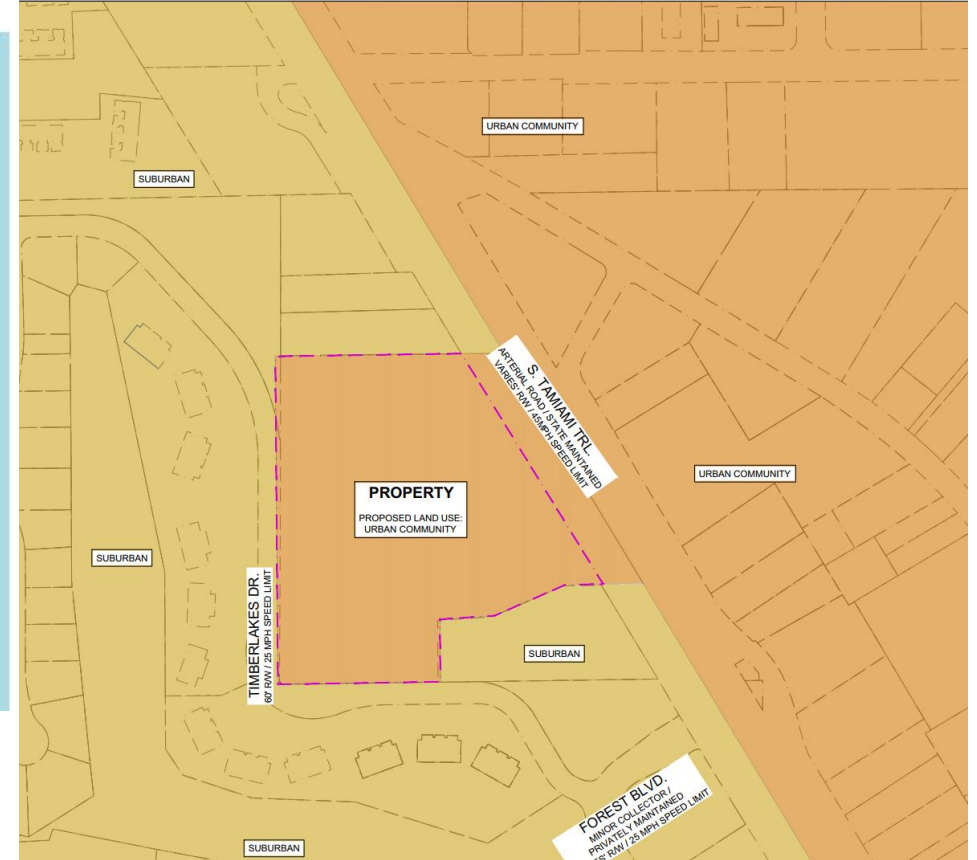
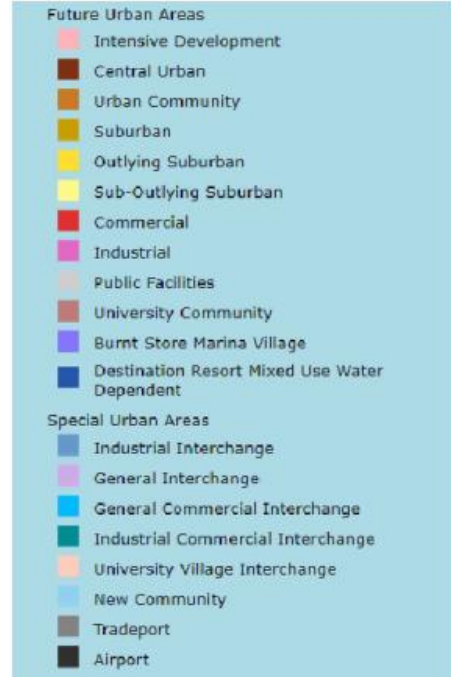
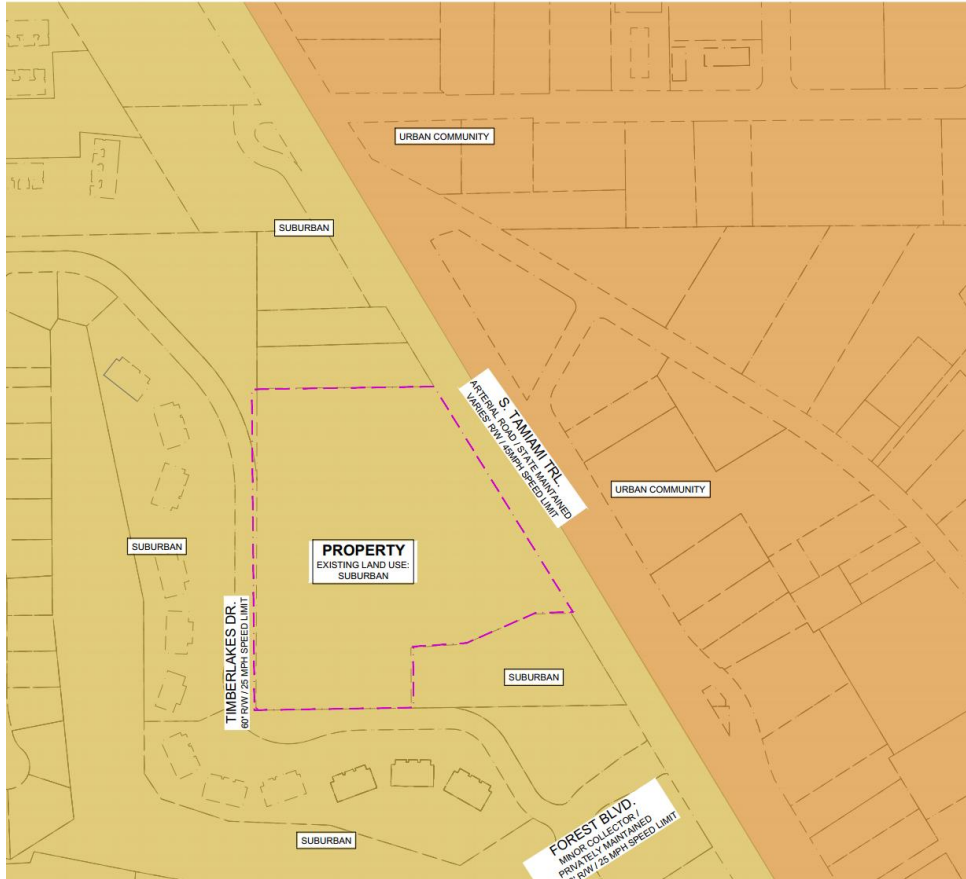
AREA LOCATION MAP



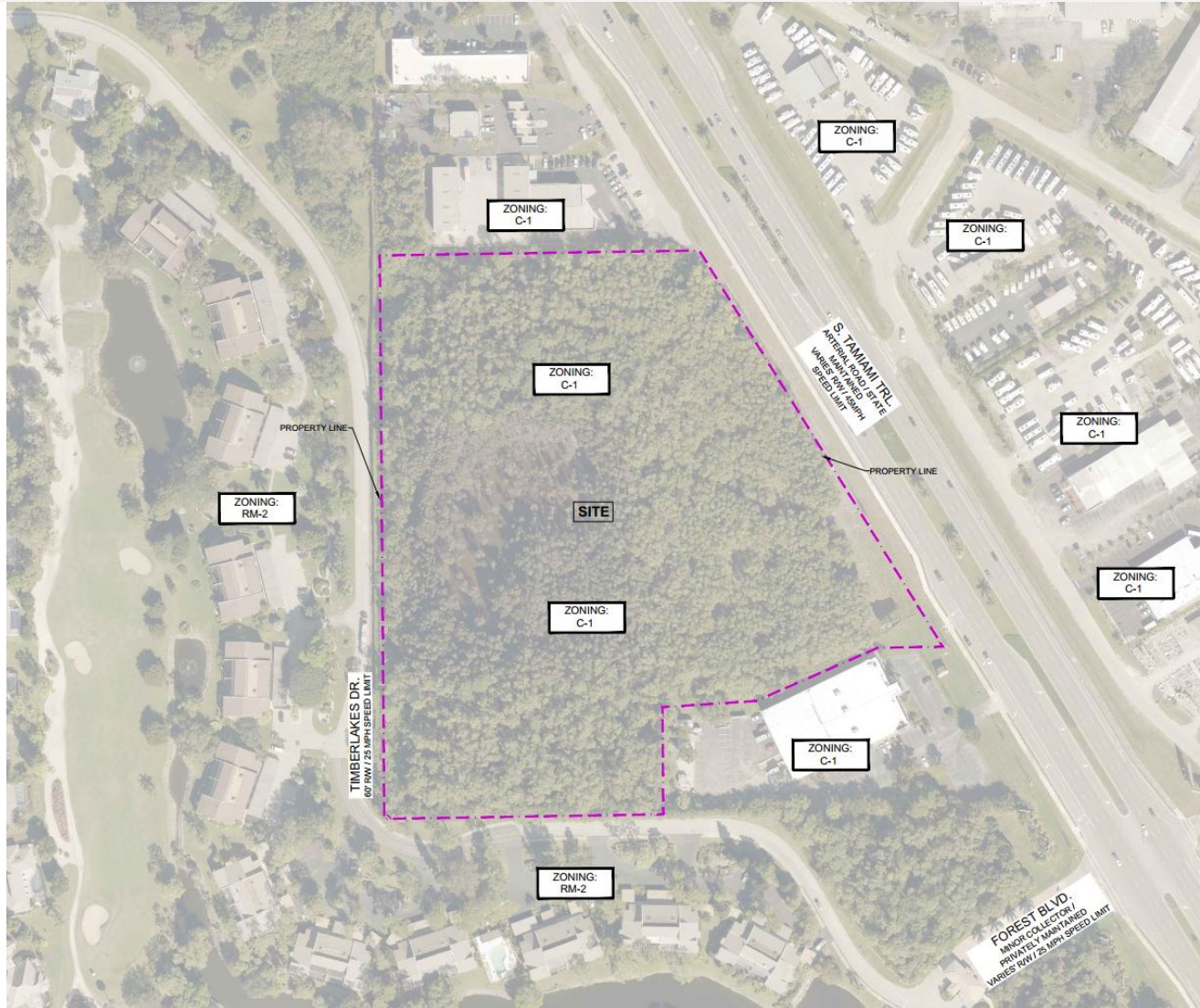
The overall site consists of 2 parcels that total 13.2 acres.

The subject property is located along the west side of US 41 – S. Tamiami Trail (A State Maintained Arterial ROW) and abuts the eastern edge of the Forrest Country Club.

FUTURE LAND USE - EXISTING & PROPOSED



SUBJECT & SURROUNDING PROPERTIES



► Subject Property

► ±13.20-Acres zoned C-1

► Vacant

The subject property consists of 2 parcels that make up 13.20 acres and are located on the west side of S. Tamiami Trail-US41 (State Maintained, 6-lane divided arterial roadway) approximately 1.0 miles north of Alico Road (a county maintained arterial roadway) within the commercial road corridor. The property is in Section 01, Township 46 South, Range 25 East, Lee County, Florida.

West

Properties to the west are zoned RM-2 Residential and is developed with the Forest Country Club which contains multi-family and single-family development around two golf courses.

North

Properties to the North are zoned C-1 (Commercial) and developed with uses that include an appliance store and an automobile sales center.

East

Properties to the east across US-41 are zoned C-1 (Commercial) and IL (Light Industrial) and is a well-established commercial area consisting of RV sales and service, retail commercial and light industrial uses.

South

The Properties to the south are zoned C-1 with an establish flooring store.

PUBLIC FACILITIES

Fire: The San Carlos Park Fire Protection and Rescue Service District indicated that they can provide fire protection to the subject property. The subject property is approximately .81 miles from Station 52 with a response time of less than three minutes.

Emergency Medical Services: The subject property has access to Emergency Medical Services. Lee County Emergency Medical Services indicated that they will be able to serve the property from Medic 9 located .81 miles from the property. Three other locations are within 6 miles of the property.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas as identified on Lee Plan Maps 4-A and 4-B. Lee County Utilities has provided a letter stating that adequate potable water services are available to support the increased density. Potable water service will be provided through the Green Meadows Treatment Plant and sanitary sewer will be provided by Forest Utilities Water Reclamation Facility. There are no reuse mains within the vicinity of the project.

Public Transit: The subject property is within 1/4 mile of a fixed route corridor and bus stop #11561 is within 1/4 mile of the property. The 2020 Transit Development Plan identifies the need for enhanced or additional transit services in the area. The developer may be required to connect to and improve transit facilities.

Schools: The School District of Lee County provided a letter stating that school capacity indicates that:

- **Elementary Zone "O"** currently has a surplus of approximately **900 seats**, with no projected seat deficits within the next ten years.
- **Middle School Zone "MM"** shows a surplus of approximately **80 seats**, with no anticipated deficits during the same ten-year period.
- **High School Zone "S2"** has a surplus of approximately **230 seats**, and no seat shortages are projected over the next decade.

Based on this analysis, the proposed residential development is not expected to adversely affect school concurrency for the School District of Lee County, either at present or within the forthcoming ten-year planning horizon.

Police: The Lee County Sheriff's Office will provide law enforcement services primarily from the South District Offices in Fort Myers. The Sheriff indicated in a letter that development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Traffic: Long Range & Short-Range Analysis indicated the project will not cause any roadway link to fall below the recommended minimum acceptable level of service thresholds.

LEE PLAN CONSISTENCY

Policy 1.1.4- Urban Community: The site is presently designated as Suburban on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Suburban Community.

- Changing the property to Urban Community future land use will provide opportunities for increased development of economic growth within an area that can support the growth.

Policy 2.2.1: The primary access to the site will be provided by US 41 (South Tamiami Trail), a State Maintained Arterial Roadway. A secondary access will be provided by a frontage road that extends north to Jonathans Bay.

Policy 5.1.5: The Subject parcels are located in an area characterized by a mix of existing residential and commercial development.

Policy 5.1.6: The proposed development will maintain the requirement of 40% open space if developed as multifamily and 30% if developed as commercial and will provide all required buffers, landscaping and drainage.

Policy 5.2.4: The request will ensure that the property is developed with uses similar to neighboring properties.

LEE PLAN CONSISTENCY

Policy 2.2.1: There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers.

Policy 5.1.3: The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available.

Policy 5.1.5: The subject property is in an area characterized by a mix of existing residential and commercial development. The requested Future Land Use Map amendment from Suburban to Urban Community would allow for infill development that is compatible with the surrounding land use patterns and supported by existing public infrastructure and services.

Policy 37.1.3: The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads

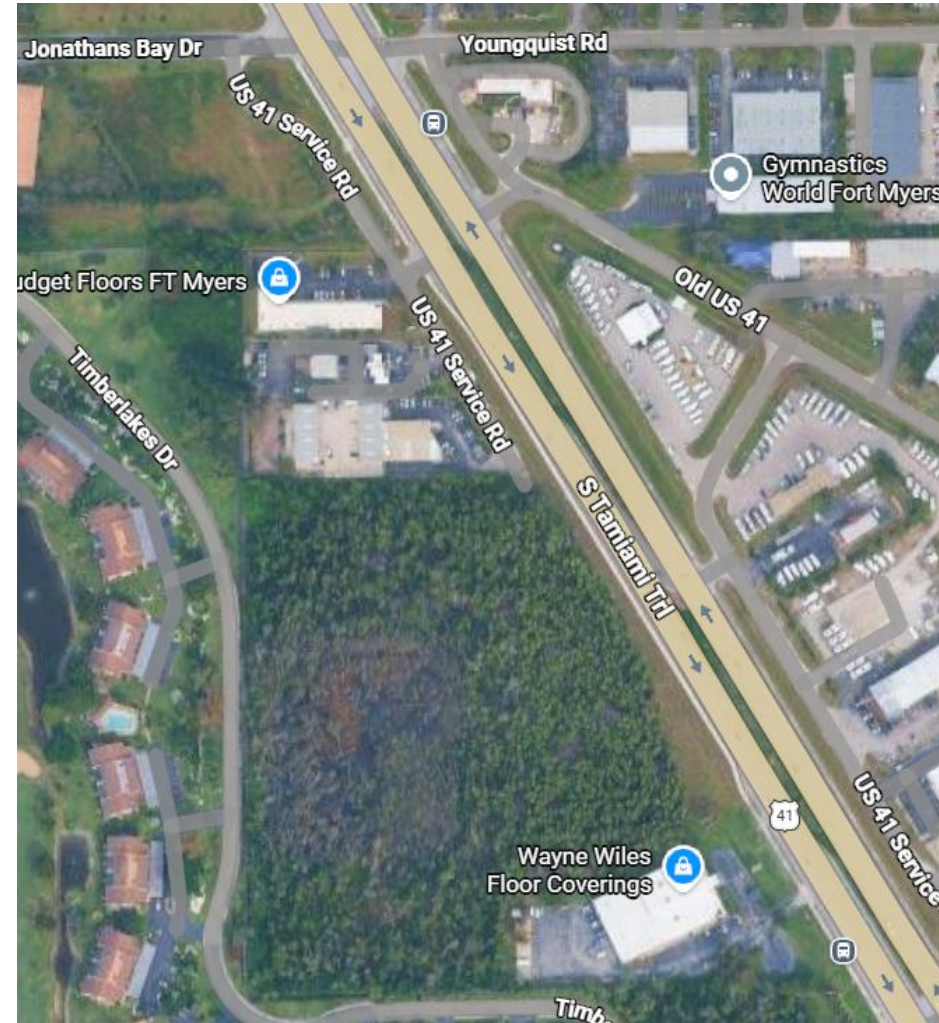
Policy 126.1.4: The project will be designed in accordance with the latest SFWMD regulations in effect at time of permitting which ensures that water levels are set at the current levels of both onsite and offsite, and that the project provides the required water quality and water quantity attenuation.

ACCESS

Lee County Land Development Code requires commercial properties to interconnect to adjacent access drives where feasible to:

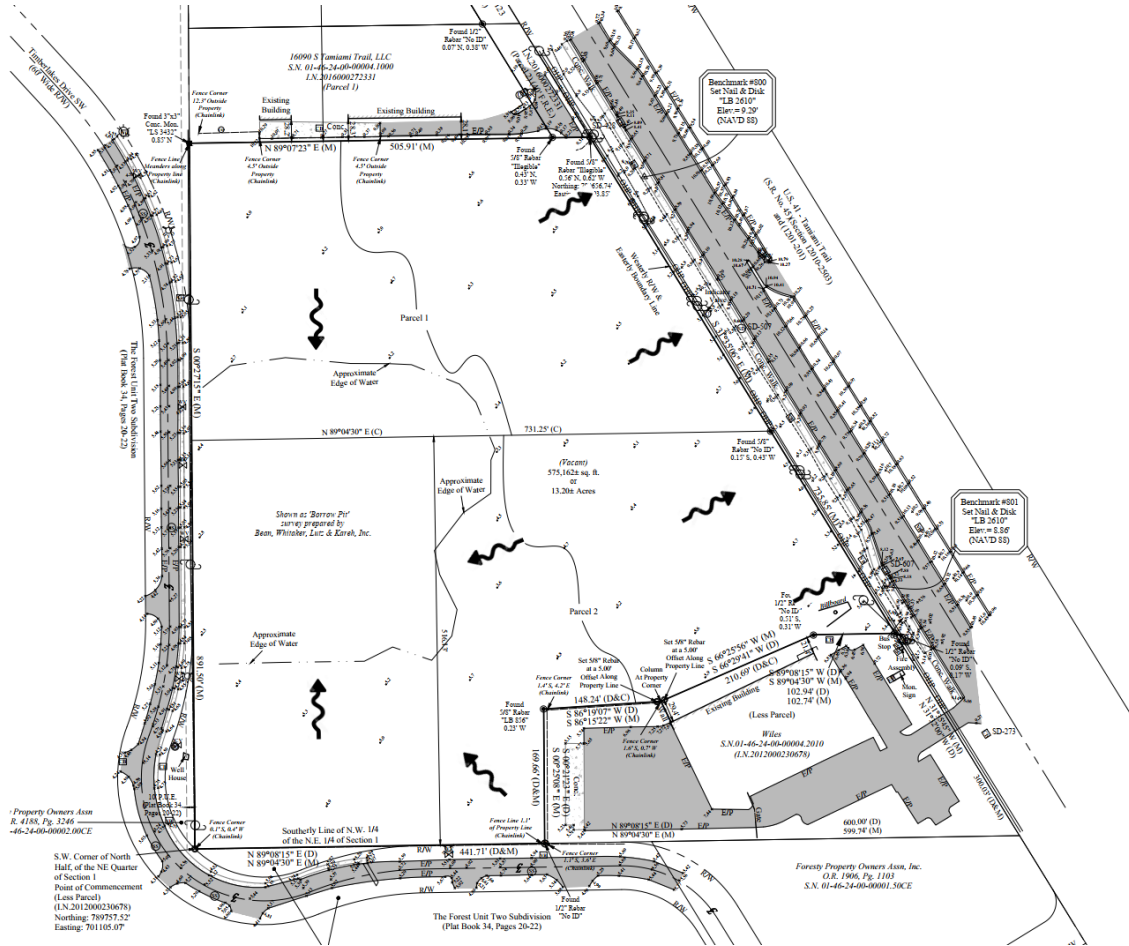
- Promote cross-access between parcels
- Reduce direct curb cuts onto arterial and collector roads
- Improve traffic circulation and safety
- Support coordinated commercial development

Using the service road to the north would therefore be a practical and code-compliant way to meet these objectives and maximize both operational efficiency and safety if developed with a commercial development.

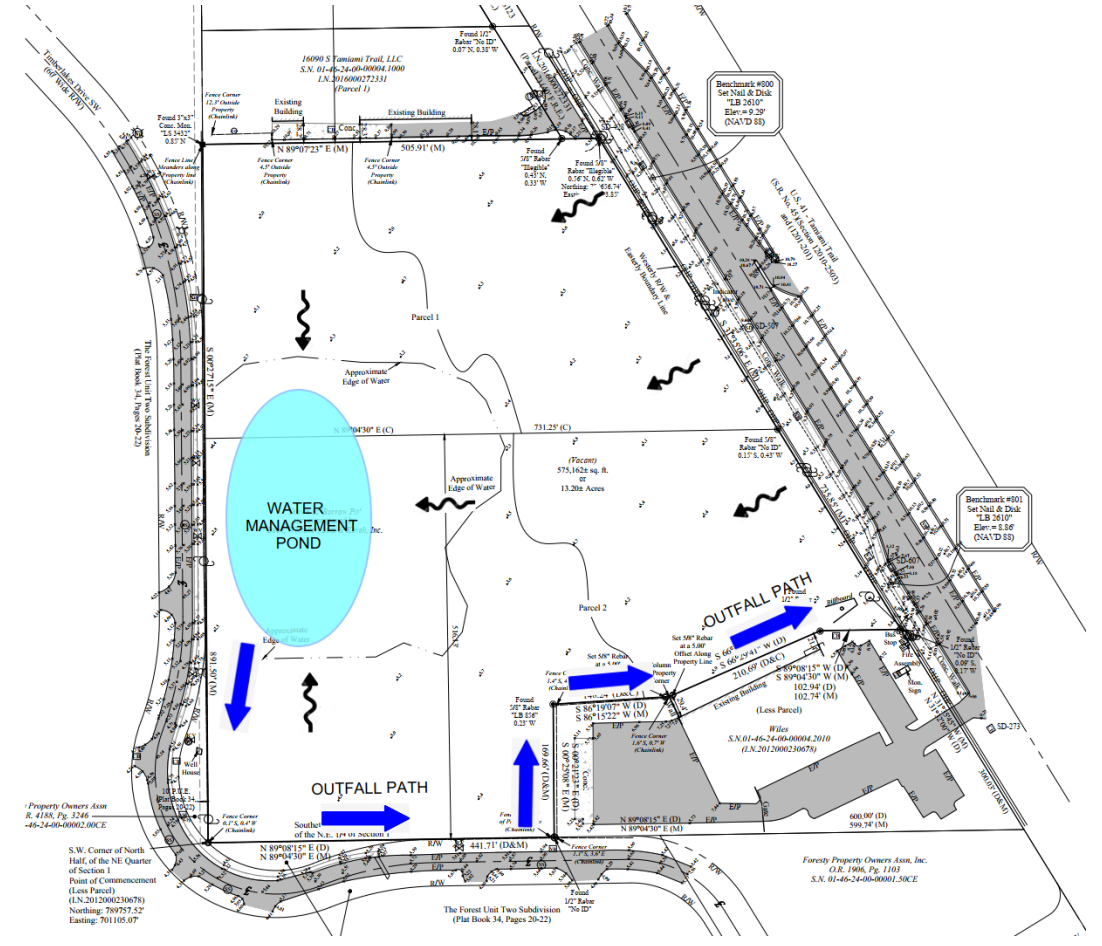


WATER MANAGEMENT

Existing Drainage Patterns



Proposed Drainage Plan



HISTORIC RESOURCES



Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property

Archaeological Sensitivity Map

A site \pm 360 ft Southwest of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. The attached aerial map depicts this area in the lower left corner as shaded light green.

CONCLUSION

The Future Land Use change from Suburban to Urban Community will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximity to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies, or impact the public health, safety or welfare. Only residential density will increase with the change from Suburban to Urban Community. Urban Community will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of mixed-use development in an appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Suburban to Urban Community is consistent with the Lee Plan and Land Development Code for the future land use change.