



Lee County
Southwest Florida

Pugliese CPA

CPA2025-00003 Privately Initiated Small-Scale Lee Plan Map Amendment

LPA Hearing – February 23, 2026

CPA2025-00003 Pugliese CPA

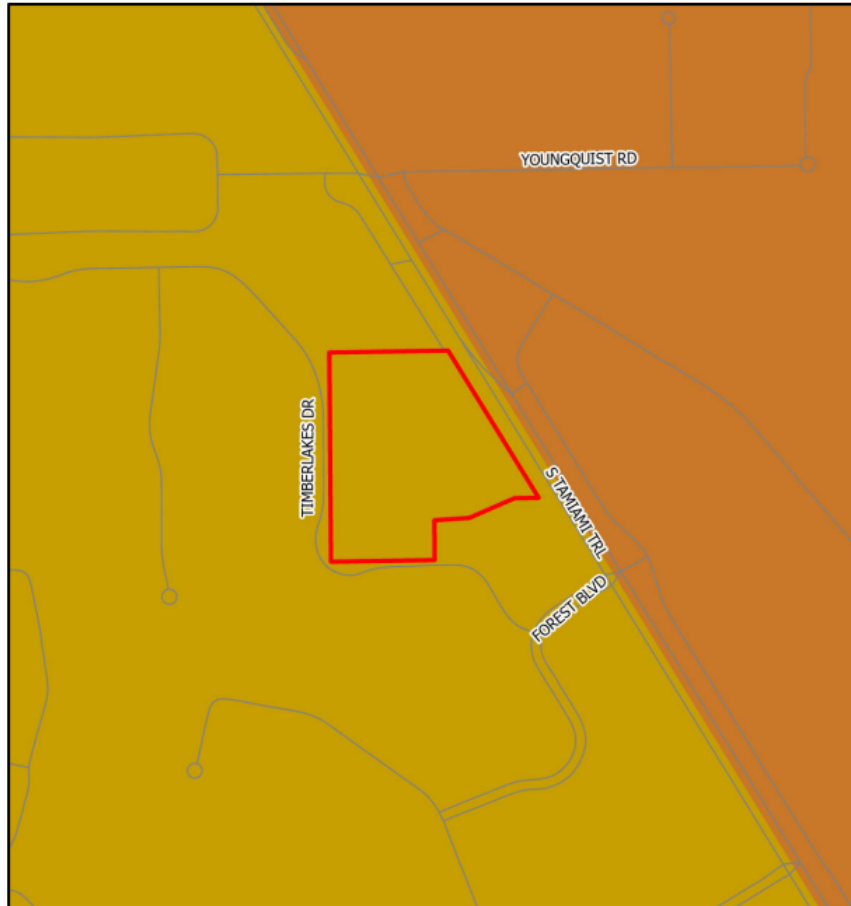
Requested Amendment

- Amend Map 1-A, Future Land Use Map, to redesignate a 13.20-acre property to the Urban Community future land use category from the Suburban future land use category (FLUC).

Summary

- The requested amendment to the Future Land Use Map (Map 1-A) would change the FLUC from Suburban to Urban Community.
- The applicant has not applied for a concurrent zoning action or development order to demonstrate the intended development type.
- The subject property's zoning is C-1 Commercial District.

EXISTING & PROPOSED

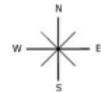


CPA2025-00003

Existing Future Land Use

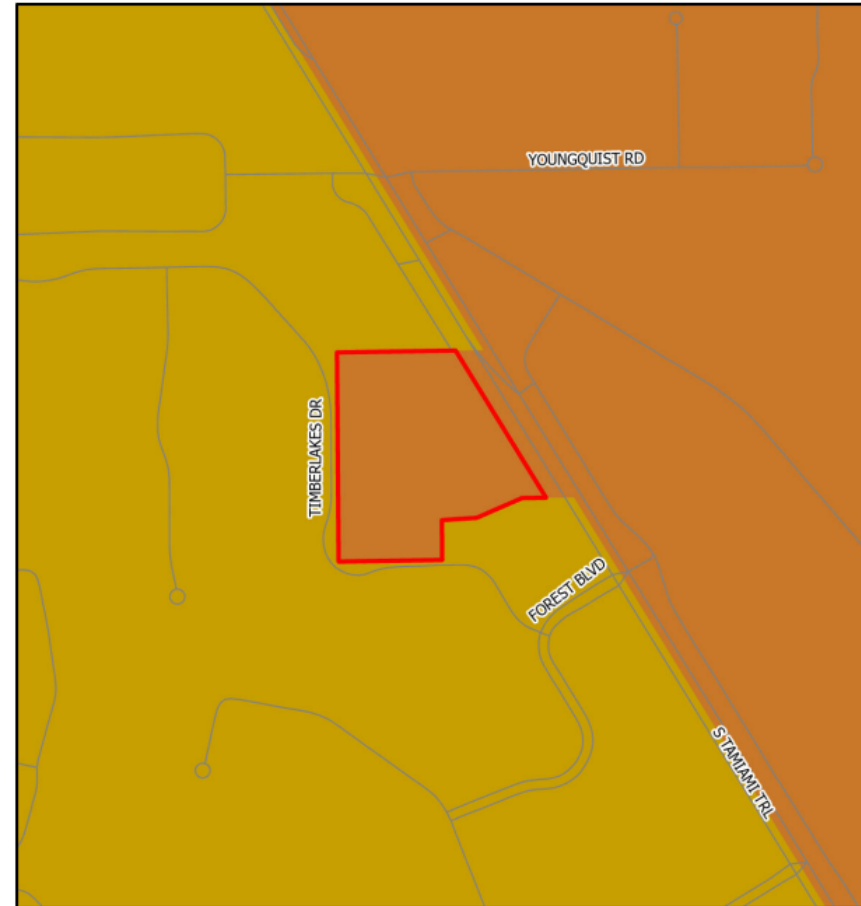


- Subject Property
- Urban Community
- Suburban



0 1,000
Feet

Map Generated: December 2025

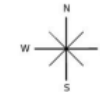


CPA2025-00003

Proposed Future Land Use



- Subject Property
- Urban Community
- Suburban



0 1,000
Feet

Map Generated: December 2025

AERIAL OF SUBJECT PROPERTY



LEE PLAN CONSISTENCY

1 Policy 1.1.4, Urban Community

2 Objective 2.2, Development Timing

3 Policy 5.1.5, Protection of Residential Environment

4 Policy 101.1.4, Density within the Coastal High Hazard Area

POLICY 1.1.4: Urban Community:

- Characterized by a mixture of relatively intense commercial and residential uses.
- 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.
- Standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre)

LEE PLAN CONSISTENCY

1

Policy 1.1.4, Urban Community

2

Objective 2.2, Development Timing

3

Policy 5.1.5, Protection of Residential Environment

4

Policy 101.1.4, Density within the Coastal High Hazard Area

*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.*

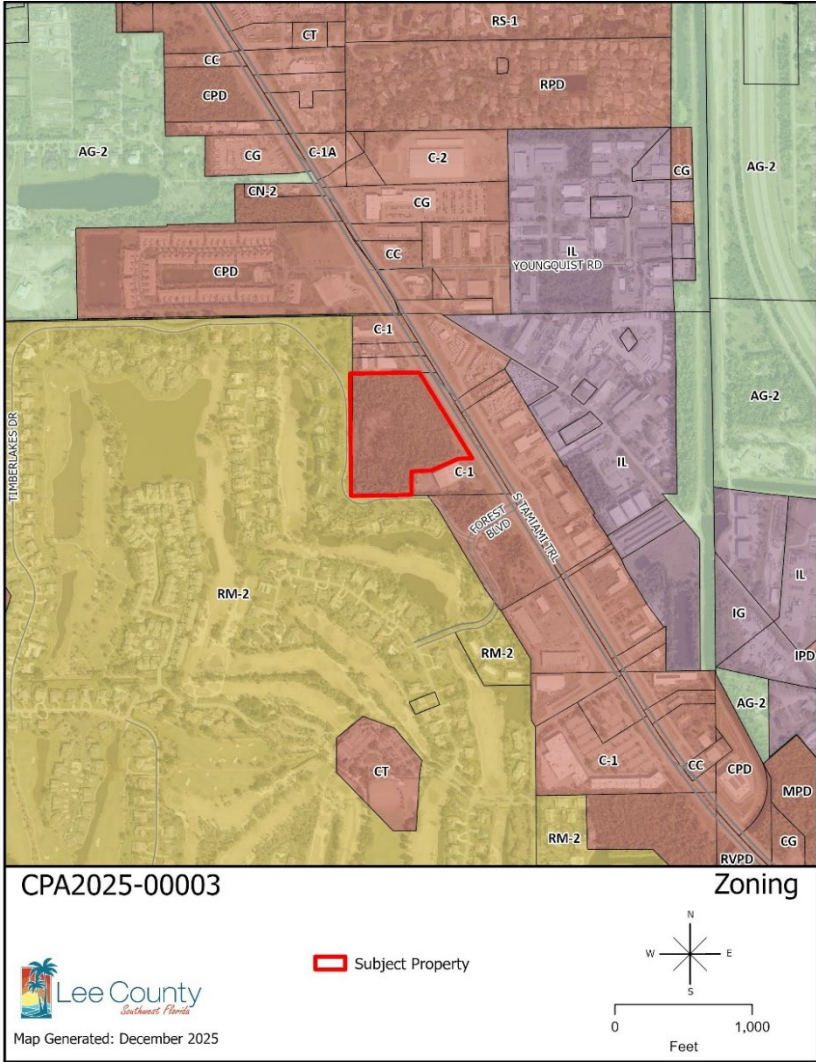
LEE PLAN CONSISTENCY

1 Policy 1.1.4, Urban Community

2 Objective 2.2, Development Timing

3 Policy 5.1.5, Protection of Residential Environment

4 Policy 101.1.4, Density within the Coastal High Hazard Area



LEE PLAN CONSISTENCY

1 Policy 1.1.4, Urban Community

2 Objective 2.2, Development Timing

3 Policy 5.1.5, Protection of Residential Environment

4 Policy 101.1.4, Density within the Coastal High Hazard Area

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.

CONCLUSION

Conclusion

- The subject property is located on S. Tamiami Trail, a major arterial, and is adjacent to other Urban Community designated properties, minimizing the effects of urban sprawl.
- Future development must follow Coastal High Hazard (CHHA), FEMA floodplain, and LDC requirements.
- Adequate public services and infrastructure are available at the subject property.
- The applicant has provided the required documentation for the proposed amendment according to AC 13-6.

Recommendation

- Staff recommends that the BOCC *adopt* the proposed amendment as shown in Attachment 1.



Lee County
Southwest Florida

Amenity Improvement Amendments

CPA2025-00012 Privately Initiated Text Amendments

LPA Hearing – February 23, 2026

AMENITY IMPROVEMENT AMENDMENT

Requested Amendments

- Amend **the text of Goal 13** of the Lee Plan to allow golf courses and ancillary uses in Mixed Use Planned Developments (MPD), subject to **Settlement Agreement Case No. 22-CA-002743**.

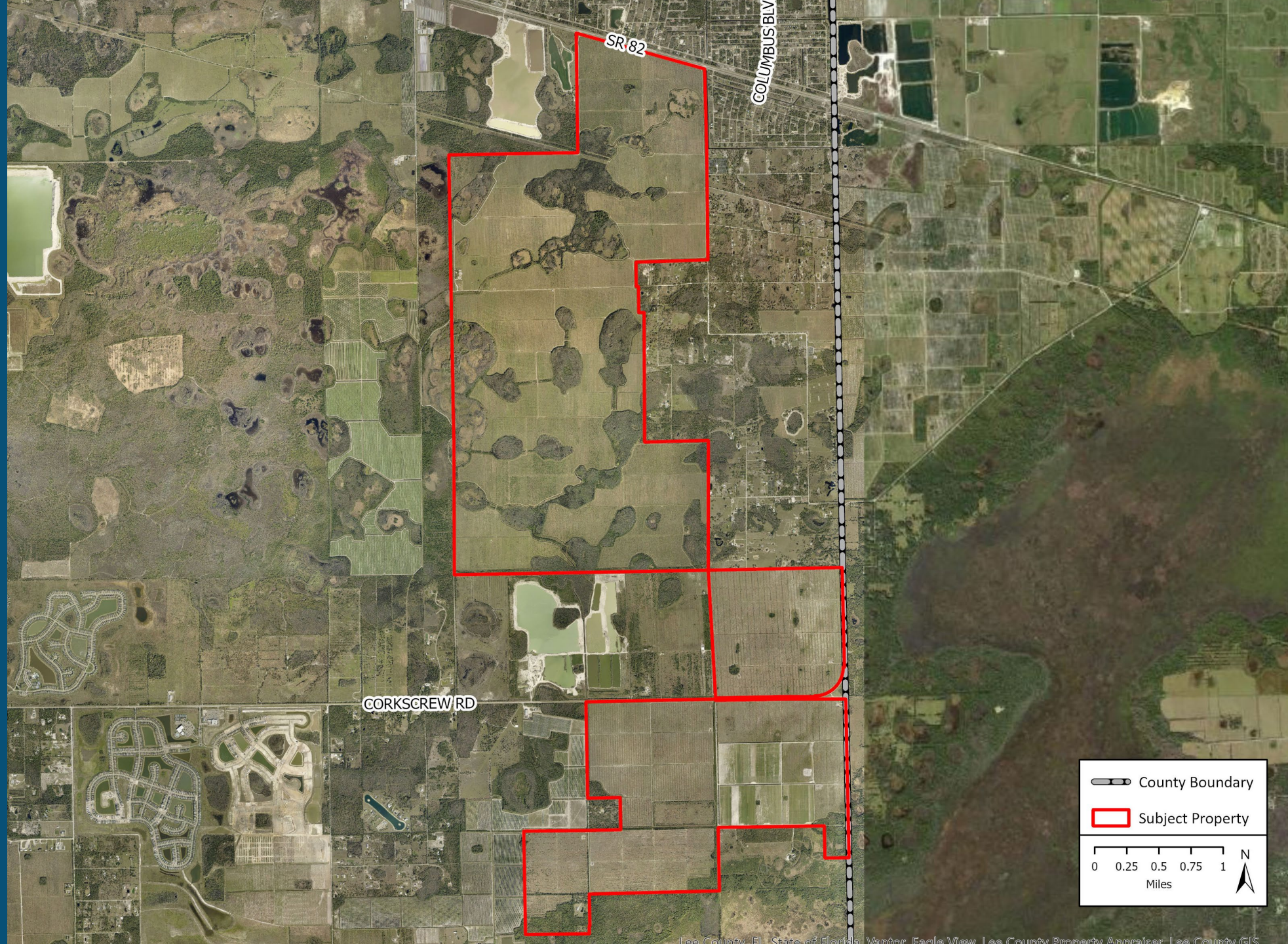
Summary

- The applicant is reconciling the disparity between the requirements of **Lee Plan Goal 13, Lee Plan Chapter 13**, and the zoning designation set forth in the **Settlement Agreement** by creating an exception within Goal 13 to permit the golf course in the MPD, subject to the Stipulated Settlement Agreement.
- The amendment **applies only to the Kingston Development** and does not affect any other properties within the Southeast Lee Community Plan Area or DR/GR.

SUBJECT PROPERTY



Lee County
Southwest Florida



BACKGROUND INFORMATION

- In 2019, the Board of County Commissioners denied DCI2011-00007, which sought to rezone the subject property to Industrial Planned Development (IPD) to support a new mine.
- After the denial, the applicant entered into a court-ordered settlement agreement with the County that ultimately led to the creation of the Kingston Development which was to be treated as an MPD (**Settlement Agreement Case No. 22-CA-002743**)
- The settlement agreement allows a variety of uses, including residential uses, their amenities, and ancillary uses.
- The settlement agreement is deemed consistent with the Lee Plan through **Chapter 13, Administration**.
- The developer wants to include a golf course as a residential amenity, Kingston has DR/GR future land use, which **only allows golf courses through a PRFPD under Goal 13 of the Lee Plan, but Kingston is court-ordered to be treated as an MPD.**
- To remedy this inconsistency, the applicant has requested to exempt the Kingston Development from Goal 13.

REQUEST

- The applicant has requested amendments to **two (2) existing policies** and added **seven (7) new policies** to Goal 13 of the Lee Plan to exempt the MPD, subject to Settlement Agreement Case No. 22-CA-002743, from the requirements of the PRFPD.

POLICY 13.1.2: Private Recreational Facilities within the DR/GR land use category will only be allowed, subject to the other requirements of this Goal, in the areas depicted on the Private Recreational Facilities Overlay, Map 1-F, except for golf courses and ancillary uses in the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S.

POLICY 13.2.1: PRIVATE RECREATION FACILITY PLANNED DEVELOPMENT (PRFPD). All Private Recreational Facilities proposed within the DR/GR future land use category must be reviewed as a PRFPD, except for golf courses and ancillary uses in the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S.

REQUEST (Continued)

POLICY 13.1.3: **Private Recreational Facilities** are also allowed within the DR/GR land use category in the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. limited to golf courses and ancillary uses.

POLICY 13.3.10: **General development standards** for golf courses and ancillary uses within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. will follow the development standards established for this MPD zoning district and are exempt from Policies 13.3.1 through 13.3.9.

POLICY 13.4.9: The **protection of water quality, quantity, and surface water resources** within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. was found to protect the public interest. Golf courses and ancillary uses are subject to the conditions of this MPD zoning district, including the Surface Water Quality Monitoring Program within the Enhanced Lake Management Plan and the Hydrological Restoration Plan, and are exempt from Policies 13.4.1 through 13.4.8.

POLICY 13.5.4: The **protection of wildlife** within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. was found to protect the public interest. Golf courses and ancillary uses are subject to the conditions of this MPD zoning district, including the Protected Species Management and Human-Wildlife Coexistence Plan, and are exempt from Policies 13.5.1 through 13.5.3.

POLICY 13.6.5: The **protection of natural resources** within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. was found to protect the public interest. Golf courses and ancillary uses are subject to the conditions of this MPD zoning district, including The Indigenous Preservation, Restoration, and Management Plan and Hydrological Restoration Plan, and are exempt from Policies 13.6.1 through 13.6.4.

POLICY 13.7.4: The **monitoring program** within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. was found to protect the public interest. Golf courses and ancillary uses are subject to the conditions of this MPD zoning district, including the Surface Water Quality Monitoring Program within the Enhanced Lake Management Plan, and are exempt from Policies 13.7.1 through 13.7.3.

POLICY 13.8.13: **Performance standards** within the Mixed Use Planned Development (MPD) zoning district subject to Settlement Agreement Case No. 22-CA-002743 approved under Sec. 70.001 F.S. were found to protect the public interest. Golf courses and ancillary uses are subject to the conditions of this MPD zoning district and are exempt from Objective 13.8 and Policies 13.8.1 through 13.8.12.

LEE PLAN CONSISTENCY

	SUMMARY	REQUEST CONSISTENCY
Policy 13.2.1	All private recreational facilities proposed within the DR/GR future land use category must be reviewed as a PRFPD.	✓
Objective 13.3	General Development Regulations for PRFPDs	✓
Objective 13.4	Requirements for Water Quality, Quantity, and Surface Water Resources	✓
Objective 13.5	Wildlife	✓
Objective 13.6	Natural Resource Protections	✓
Objective 13.7	Water Quality Monitoring Standards	✓
Objective 13.8	Golf Course Performance Standards	✓
Policy 1.4.5	Density Reduction/Groundwater Resource Future Land Use Category	✓
Objective 1.5	Wetlands Future Land Use Designations and Land Use Category	✓
Goal 33	Southeast Lee Community Plan Area	✓

CONCLUSION

Conclusion

- No changes have been proposed to the allowed uses within the MPD associated with the Settlement Agreement Case No. 22-CA-002743.
- The proposed text amendments do not create any concurrency issues.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.
- The proposed amendments do not change the requirements for Goal 13 outside of the area covered by the Settlement Agreement, which contains its own conditions of approval consistent with the Lee Plan and LDC.
- The proposed development's impacts will be assessed during the zoning and development order phases to ensure compliance with Goal 33 requirements.

Recommendation

- Staff recommends that the BOCC *transmit* the proposed amendments as shown in Attachment 1.

LDC Amendments

Land Development Code Amendments

A. Off-Street Parking and Loading Requirements - Amendments to move provisions for parking design requirements from Chapter 34 to Chapter 10 to more appropriately apply these requirements during the Local Development Order process.

B. Outdoor Lighting Standards - Amendments to similarly relocate outdoor lighting standards from Chapter 34 to Chapter 10 and eliminate requirements that apply only internally to a site and do not affect surrounding properties.

C. Turn Lane Extension Exemption - Amendments to Chapter 10 to clarify decision-making authority and responsibilities for turn lane extension exemptions for private or public roads.