



Lee County
Southwest Florida

Pugliese CPA

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

BoCC Adoption Hearing - May 6, 2026

CPA2025-00003 Pugliese CPA

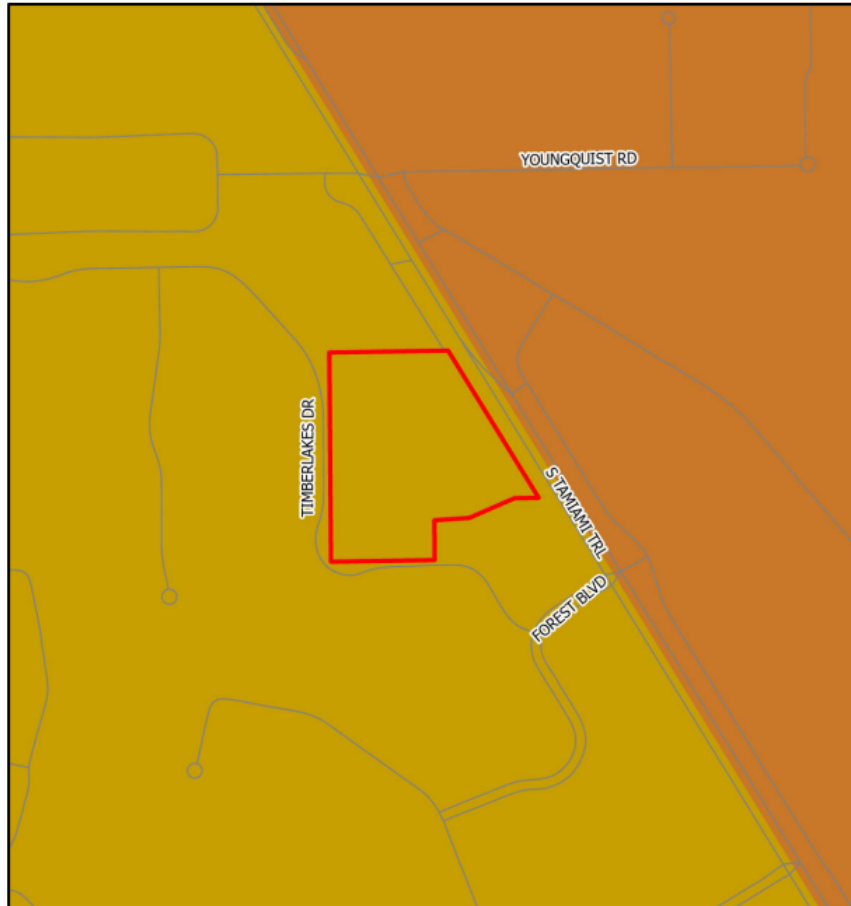
Requested Amendment

- 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

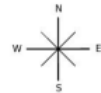


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Existing Future Land Use

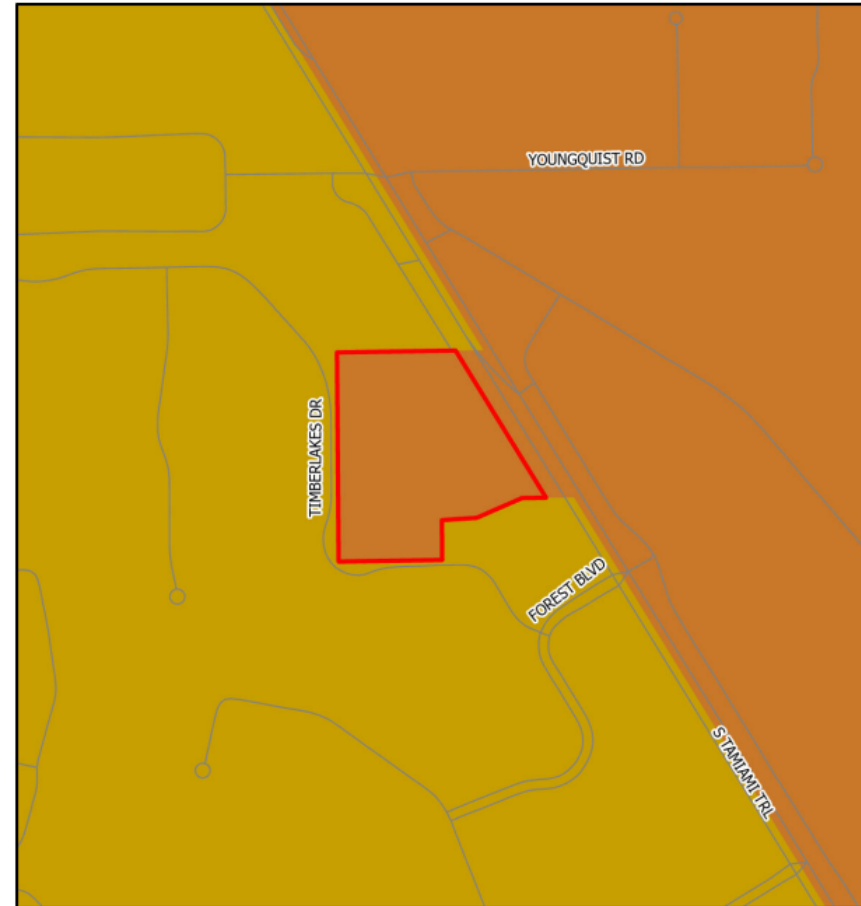


- Subject Property
- Urban Community
- Suburban



0 1,000
Feet

Map Generated: December 2025

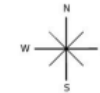


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Proposed Future Land Use



- Subject Property
- Urban Community
- Suburban



0 1,000
Feet

Map Generated: December 2025

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

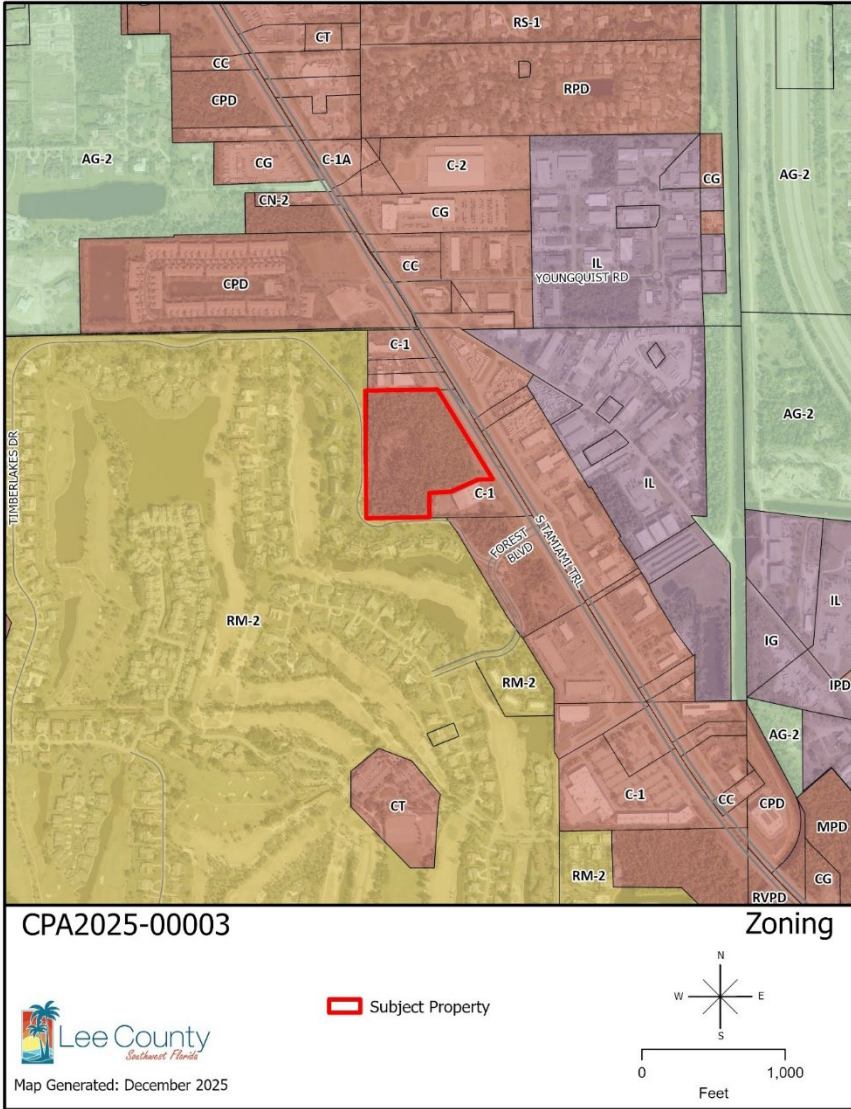
4

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



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.

LPA Hearing

- Seven (7) members of the public spoke before the LPA.
- LPA motioned to adopt the proposed amendments, which carried 5 to 0.

Recommendation

- Staff and the LPA recommend that the BOCC **adopt** the proposed amendment as shown in Attachment 1.