



Engineers, Planners & Development Consultants

Pugliese Small-Scale Map Amendment

Lee County BOCC

Wednesday, May 6, 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.

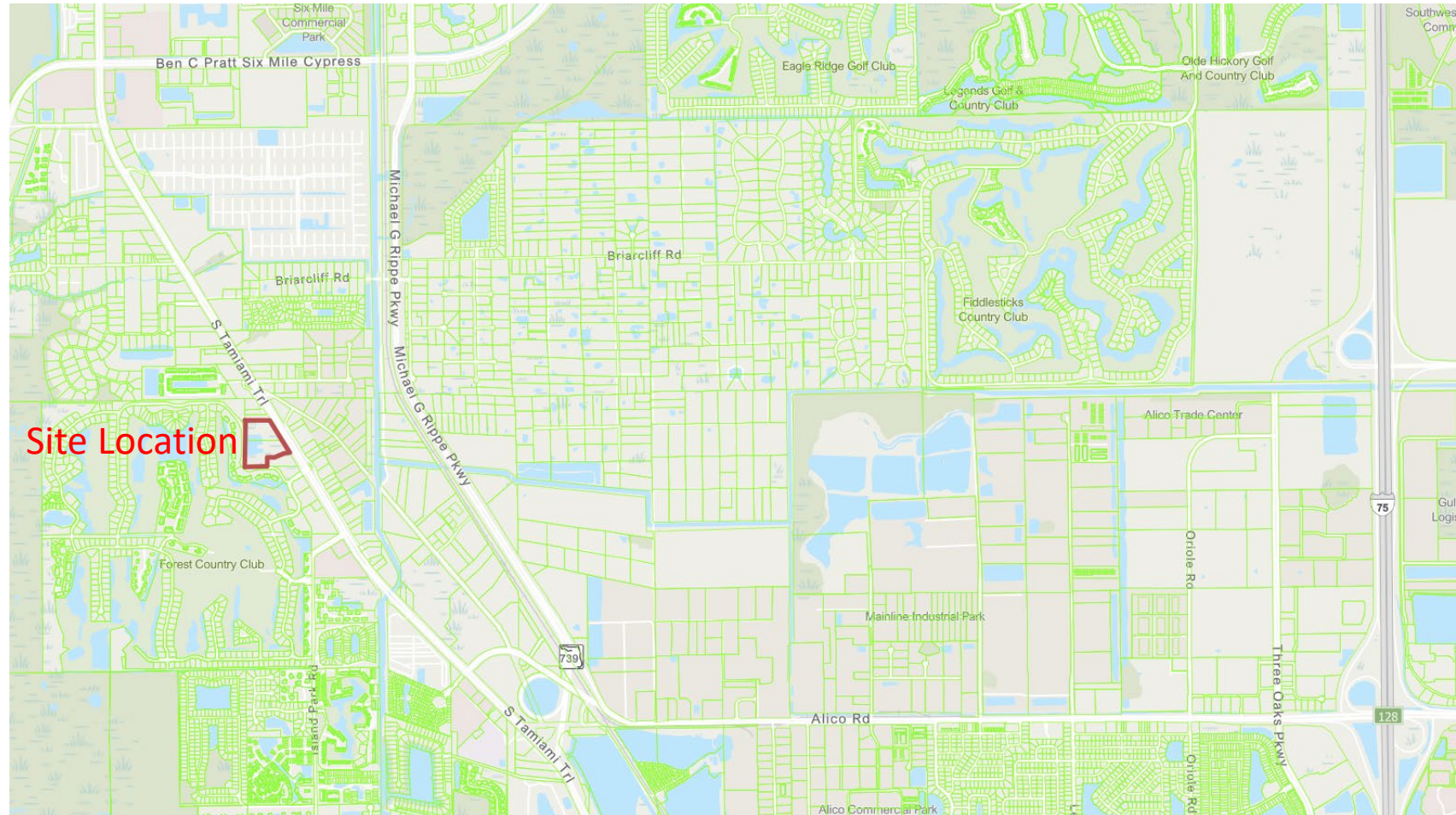
THE REQUEST

- Amend the Future Land Use map for ±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 as well as Light Industrial with a PD zoning amendment

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



AREA LOCATION MAP



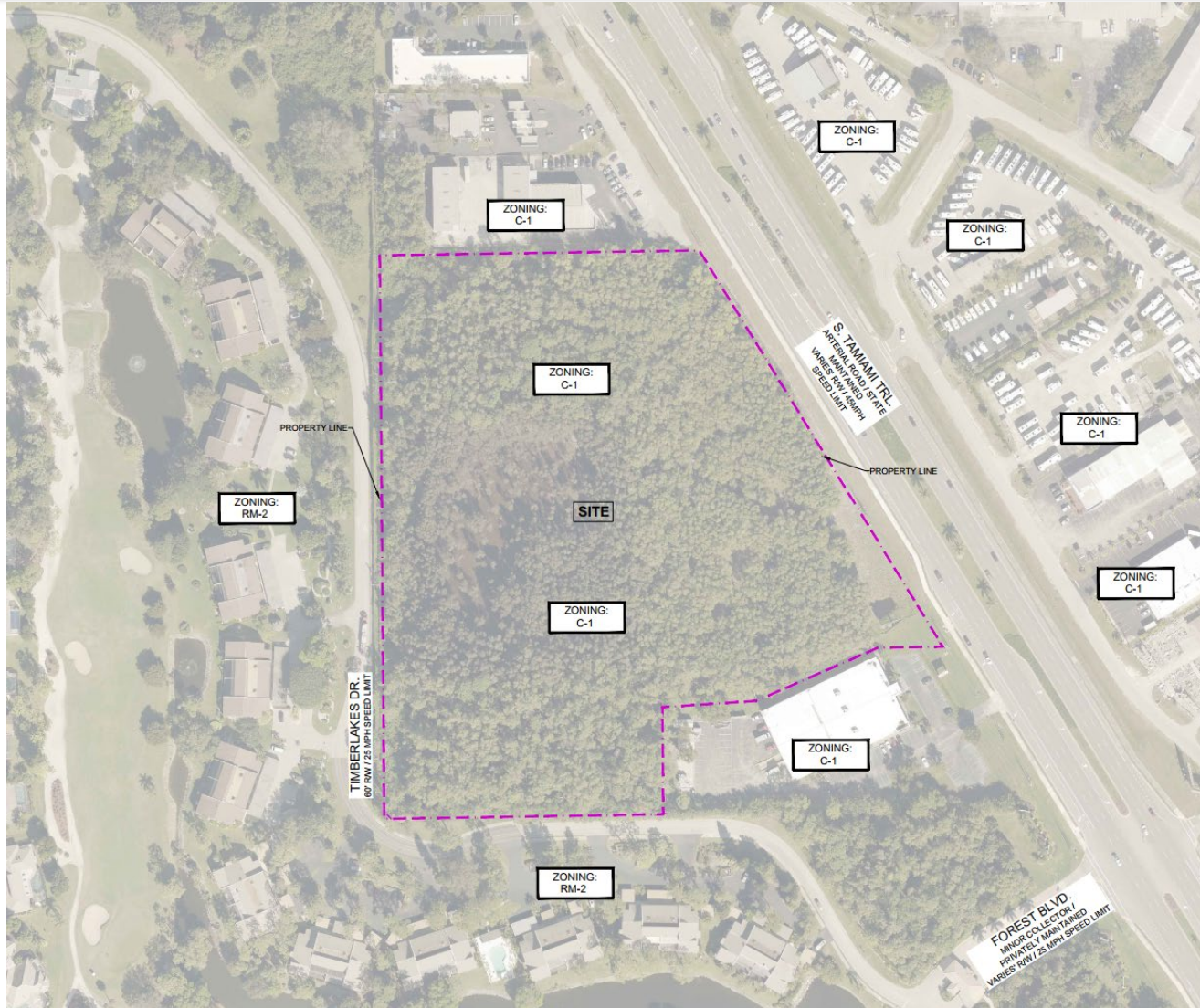
The overall site consists of 2 parcels that total 13.2 acres.

The subject property is located on the west side of US 41 – S. Tamiami Trail (A State Maintained Arterial ROW).

Current Zoning

- C1 zoning (not changing)
- Allowed uses include:
 - Auto Repair and Service
 - Gas Station
 - Car Wash
 - Bait and Tackle Shop
 - ALF
 - Community Residential Home
 - Contractors and Builders (Group I and II)
 - Hotel/Motel
 - Mass Transit Facility or Bus Depot
 - Package Store
 - Vehicle and Equipment Dealers
- 35 feet height limitation (not changing)

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.

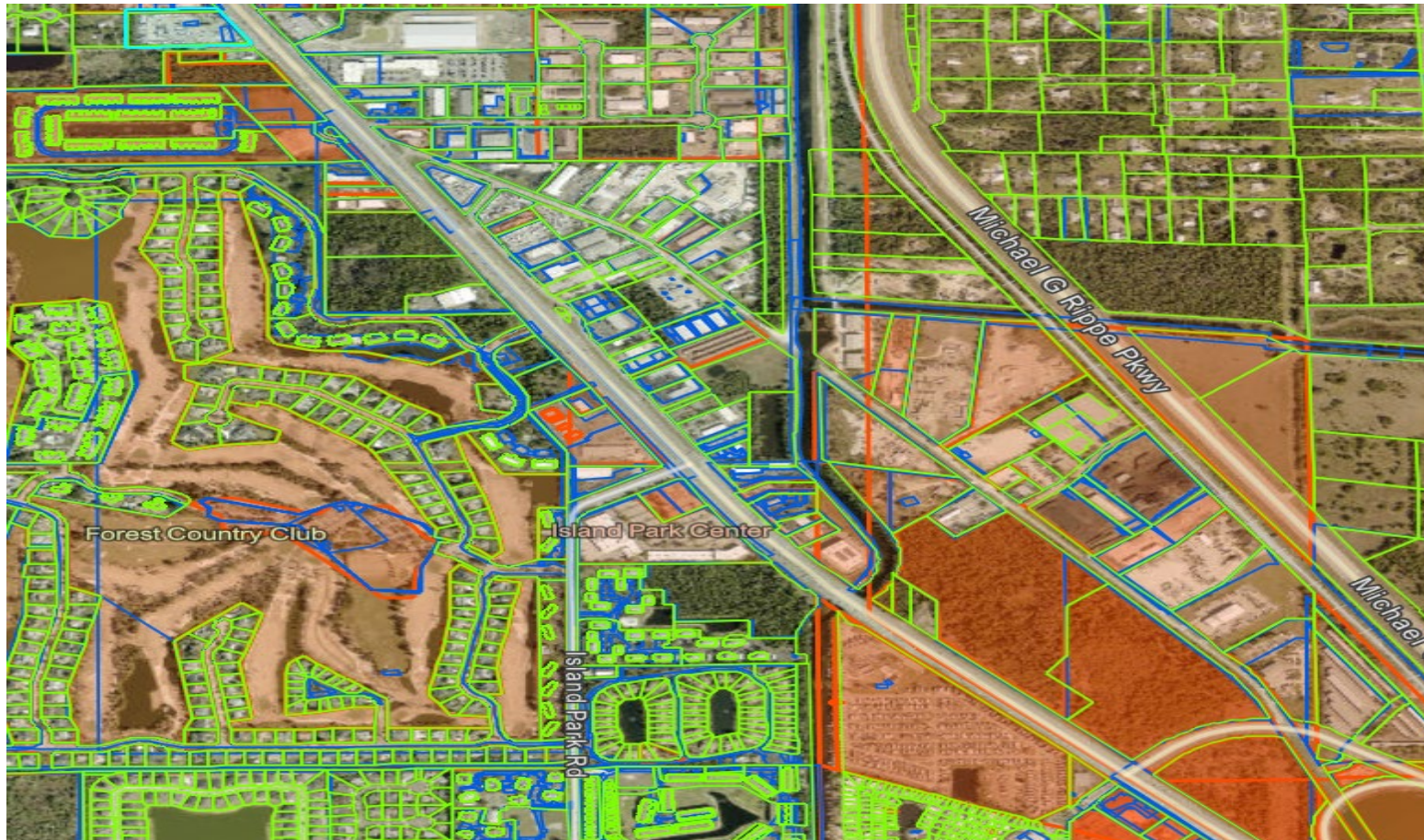
East

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.

SUBJECT & SURROUNDING PROPERTIES



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.**

Notice

- AC 13-6 Courtesy Notices
 - The following notices are provided as a courtesy to the public and are not jurisdictional. Accordingly, the County's failure to post, mail, or to timely mail such notice or a property owner's failure to receive a mailed notice will not constitute a defect in notice or bar the public hearing from proceeding as scheduled.
- Courtesy Posting
 - Applicant must post the sign supplied by the Department of Community Development; and
 - Make a good-faith effort to maintain the sign(s) in accordance with the instructions supplied along with the sign(s) in places selected to provide maximum visibility and exposure to the public, and in readable condition until a final decision has been rendered on the requested action

POSTINGS JAN 6, 2026



Jan 6, 2026 at 5:35:23 PM
 N 26° 30' 27", W 81° 51' 36"
 16094-16184 S Tamiami Trail
 Fort Myers FL 33912
 United States

INSTRUCTIONS

(Section D.2.b, Lee County Administrative Code AC 13-6)

Planning Section notification signs must be posted on a parcel(s) subject to any privately requested amendment to the Future Land Use Map for a minimum of 15 calendar days in advance of the Local Planning Agency's Hearing and maintained through the Board of County Commissioner Hearing, if any. This sign will be provided by the Planning Division in the following manner:

- a. Signs for case number CPA2025-00003 (US 41 Pugliese Multi-Family) must be posted by **Friday, January 9, 2026.**
- b. The signs must be placed in full view of the public, not more than five feet from the nearest street right-of-way or easement.
- c. The signs must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The signs may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the signs in place, and in a readable condition until the requested action has been heard and a final decision rendered. If the signs are destroyed, lost, or rendered unreadable, the applicant must report the condition to the Planning Division, and obtain duplicate copies of the signs from the Planning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances.

When a parcel abuts more than one street, the applicant must post signs along each street.

When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE WORKING DAYS BEFORE THE HEARING DATE TO LEE COUNTY PLANNING DIVISION, 1500 Monroe Street, Fort Myers, FL 33901.

(Return the completed Affidavit below to the Planning Division as indicated in previous paragraph)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
 COUNTY OF LEE
 BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED David Castillo WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE, AS REQUIRED BY ADMINISTRATIVE CODE 13-6, ON THE PARCEL COVERED IN THE COMPREHENSIVE PLAN AMENDMENT (CPA) APPLICATION REFERENCED ABOVE:

David Castillo
 Signature of Applicant or Agent

David Castillo
 Name (Typed or Printed)

4301 Veronica Shoemaker Blvd.
 Street or P. O. Box

Fort Myers, FL 33916
 City, State & Zip

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 06 day of Jan, 2026, by David Castillo personally known to me or who produced SWK as identification and who did not take an oath.

SWK
 Signature of Notary Public
Sharon Hrabak
 Printed Name of Notary Public

My Commission Expires:
 (Stamp with serial number)



POSTINGS Feb 26, 2026



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

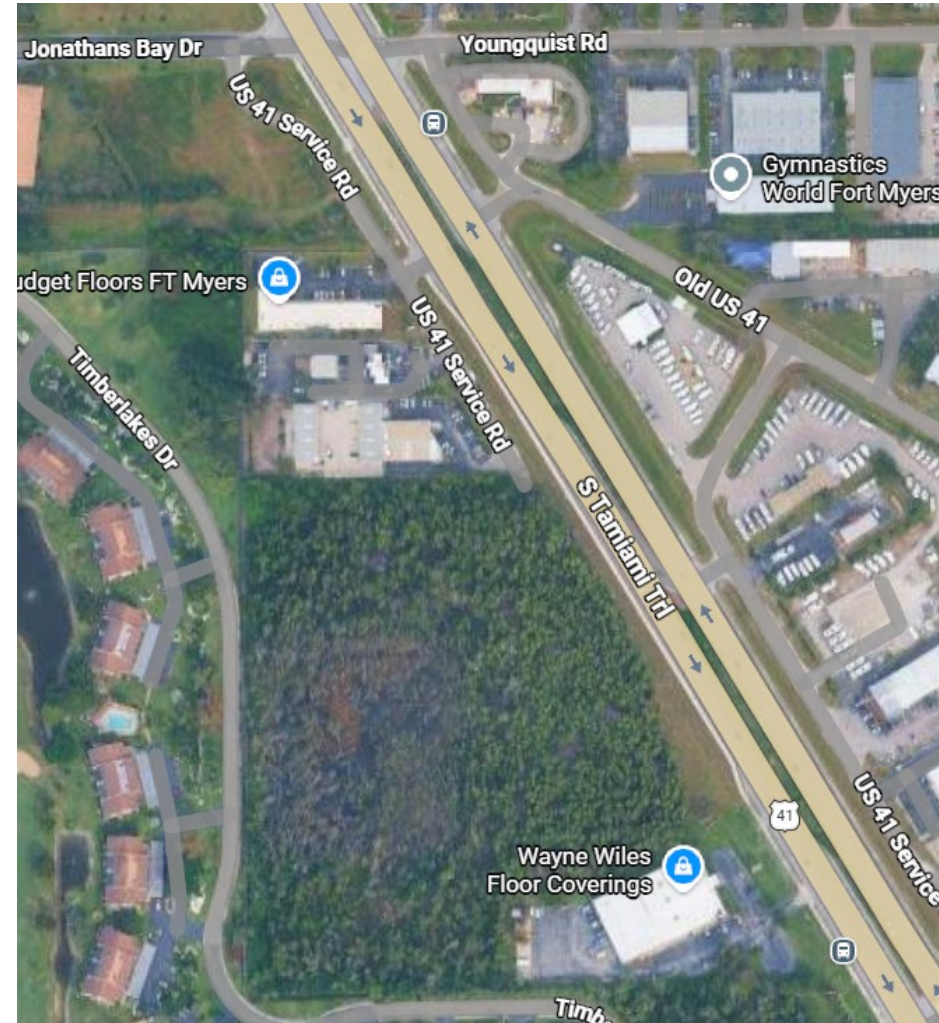
Policy 126.1.4: The project will be designed in accordance with the latest SFWMD regulations in effect at time of permitting which ensures that water levels are set at the current levels of both onsite and offsite, and that the project provides the required water quality and water quantity attenuation.

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.



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.