

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00267

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, John Montalbano of Whitehill Construction Management filed an application on behalf of Stringfellow, LLC to amend the approved Schedule of Uses of the Pine Island Professional Center Commercial Planned Development (CPD)(Resolution Z-22-006); and

WHEREAS, the property address is 10191 Stringfellow Rd, St. James City, Florida 33956 STRAP number 28-44-22-00-00028.0020, and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is located within the Greater Pine Island Community Planning Area and is required to host a Public Information Session and provide a Public Information Session Summary per LDC Section 33-1003(a)(1); and

WHEREAS, the applicant has received a waiver to the submittal requirement of a Public Information Meeting Summary (see Exhibit "F"); and

WHEREAS, the property was rezoned from Agricultural (AG-2) and Commercial (C-1A) to Commercial Planned Development (CPD) by Resolution Z-04-057, and has subsequently been amended through administrative amendments ADD2006-00157 and ADD2006-00189, and Resolution Z-22-006; and

WHEREAS, the applicant requests to amend Condition 2 (Schedule of Uses) of Resolution Z-22-006 to permit the following additional uses: Personal Services, Group I; Specialty Retail Shops, Group I; Hobby, Toy and Game Shops; Insurance Companies; and Repair Shops, Group I; and

WHEREAS, the applicant submitted a Traffic Impact Statement prepared by TDM Consulting Inc., which was reviewed by Lee County Department of Transportation staff, demonstrating that the proposed amendment to the Schedule of Uses will reduce trip generation and transportation impacts associated with the development (see Exhibit "E"); and

WHEREAS, the proposed amendment includes the establishment of a cross-access easement to provide interparcel connectivity and improve vehicular circulation consistent with the site connectivity standards of the Lee County Land Development Code (see Exhibit "C"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not

underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative amendment to the Pine Island Professional Center Commercial Planned Development (Resolution Z-22-006) is **APPROVED**, subject to the following conditions:

1. Condition 2 (Schedule of Uses) of Resolution Z-22-006 is hereby amended to add the following uses:
 - Personal Services - Group I
 - Specialty Retail Shops - Group I
 - Hobby Toy and Game Shops
 - Insurance Companies
 - Repair Shops - Group I
2. Within 120 days of the effective date of this Administrative Amendment, the property owner must prepare, execute, and record in the Official Records of Lee County a non-exclusive cross-access easement substantially consistent with Exhibit "C" over the area depicted thereon. If the required cross-access easement is not recorded within 120 days of the effective date of this Administrative Amendment, the additional uses authorized by this Resolution shall not be established or occupied until this condition has been satisfied.
3. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.
4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 08/11/2026
Anthony Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits

Exhibit A: Legal Description
Exhibit B: Resolution Z-22-006
Exhibit C: Cross Access Exhibit
Exhibit D: Proposed Schedule of Uses (Narrative Requests)
Exhibit E: Applicant's Traffic Impact Statement
Exhibit F: Submittal Requirement Waiver (GEN2026-00315)

LEGAL DESCRIPTION

PINE ISLAND PROFESSIONAL CENTER
10191 STRINGFELLOW ROAD
SAINT JAMES CITY, FL 33956

PARL IN SW 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4 W OF SR 767
DESC IN OR 1139/784 + 1044/793 LESS OR 1467/1449

STRAP: 28-44-22-00-00028.0020

FOLIO ID: 10015495

TOWNSHIP 44, RANGE 22E, SECTION 28

LEE COUNTY UNINCORPORATED

LATITUDE 26.6083
LONGITUDE -82.11663

RECORDED IN OFFICIAL RECORDS BOOK 1139, PAGE 784, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA.

Exhibit B

RESOLUTION NUMBER Z-22-006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Morris-Depew Associates, Inc. filed an application on behalf of the property owner, Stringfellow, LLC, to amend the Pine Island Professional Center Commercial Planned Development (CPD), a 0.88± acre parcel, in reference to Pine Island Professional Center CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on January 26, 2022. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before January 27, 2022; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2021-00028 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on March 2, 2022 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The Applicant filed a request to amend the Pine Island Professional Center CPD approved by Resolution #Z-04-057, to amend the Schedule of Uses and request three additional deviations.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters

Master Concept Plan (MCP). Development must be consistent with the one-page MCP entitled "Pine Island Professional Center CPD" dated September 23, 2021 (Exhibit C), except as modified by the conditions herein. Development must comply with the Lee County Comprehensive Plan (Lee Plan) and Land Development Code (LDC) at time of local development order approval, except where deviation are granted in this zoning resolution. Changes to the MCP require further development approvals.

Approved Development Parameters: The CPD may develop up to 5,600 square feet of commercial uses.

2. Schedule of Permitted Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Business Services Group I
Essential Services
Essential Service Facilities, Group I
Excavation Water Retention
Medical Offices (Limited to 2,000 square feet)
Parking Lot, Accessory
Restaurants, Group II (Limited to 1,000 square feet)
Signs

b. Site Development Regulations

Minimum Lot Area and Dimensions

Lot Size:	33,600 square feet
Lot Width:	100 feet
Lot Depth	100 feet

Minimum Setbacks

Street	25 feet
Side	15 feet
Rear	17.5 feet

Maximum Lot Coverage:	40%
Maximum Building Height:	38 feet

3. Prior to local development order approval, the development order must indicate that each impacted heritage tree must be replaced with a tree of the same species with a 20-foot minimum height. These replacement trees must be planted within the open space on the south side of the proposed building.
4. The MCP must indicate that a minimum of 20 percent of the entire site will be dedicated as common open space.
5. Prior to local development order approval, the development order must demonstrate that all conditions set forth in the Bald Eagle Management Plan for Nest LE-54A., dated October 2004, will be complied with.
6. The MCP must indicate a minimum of 15 feet between the proposed building and the south property line and demonstrate that all existing South Florida slash pines in this vicinity will be preserved.

7. Prior to local development order approval, the development order must indicate that all required trees (general, canopy, and buffer) for this development will be South Florida slash pines.
8. Prior to local development order approval, the development order must demonstrate that at least five (5) additional South Florida slash pines, over and above the LDC requirements for this project, will be planted along the south side of the proposed building. These trees are to be a minimum of 10 feet in height and have a 2-inch caliper at time of planting.

SECTION C. DEVIATIONS:

1. Connection Separation. Deviation (1) seeks relief from the LDC §10-285, requirement to provide a 660 foot connection separation on principal arterial roads, to allow a connection separation distance of 254 feet. This deviation was APPROVED by Resolution Z-04-057.
2. Parking Lot Interconnection. Deviation (2) seeks relief from the LDC §§ 34-2015(2)(f) and 10-610(e), requirement to provide interconnection between parking lots for commercial uses, to allow no parking lot interconnection with the adjoining commercially zoned properties. This deviation is APPROVED.
3. Architectural Façade Treatment. Deviation (3) seeks relief from the LDC §33-1083(d)(1), which requires transparent windows to be installed along 30% of each primary façade to allow the continued use of existing windows, which are less than 30 percent of the primary façade. This deviation is APPROVED.
4. Parking Lot Design. Deviation (4) seeks relief from the LDC §33-1083(g), which requires no more than a single row of parking spaces be located between the primary façade and the front lot line, to allow the current configuration of the existing parking lot with two rows of parking spaces. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
 Exhibit B: Zoning Map (with the subject parcel indicated)
 Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The proposed amendments to the CPD complies with the Lee Plan. Lee Plan Goals 2, 6, 24 Objectives 2.1, 6.1, 24.4, 126.2, Policies 1.1.4, 6.1.1, 6.1.3, 6.1.4, 6.1.6, 17.3.5, 24.4.2, 126.2.1.
2. *As conditioned*, the proposed amendment:
 - a. Meets the LDC and other county regulations or qualifies for deviations;

- b. Is compatible with existing and planned uses in the surrounding area. Lee Plan Objective 2.1, Policies 1.1.4, 2.1.1, 2.2.1, 6.1.4, 6.1.7;
 - c. Provides access sufficient to support the proposed development intensity. Expected impacts on transportation facilities will be addressed by county regulations and conditions of approval. Lee Plan Objective 39.1, Policies 2.2.1, 39.1.1;
 - d. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 77, Objectives 77.2, and Policies 6.1.6, 126.2.1;
 - e. Will be served by public services including paved roads, potable water, sanitary sewer, urban surface water management, police, fire, and emergency services. Lee Plan Glossary, Lee Plan Goals 2, 4, Objectives 2.1, 4.1, 6.1, 53.1, 56.1, Policies 2.2.1, 6.1.5, 39.2.1, Standards 4.1.1 and 4.1.2; and
 - f. The proposed additional use is appropriate at the location. Lee Plan Goal 6, 24, Objective 2.1, Policies 2.1.1, 2.1.2, 24.4.2.
3. Recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. In addition, recommended conditions reasonably relate to impacts expected from the proposed development.
4. As conditioned, the requested deviations:
- a. Enhance the planned development; and
 - b. Preserve and promote the intent of the LDC to protect public health, safety and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

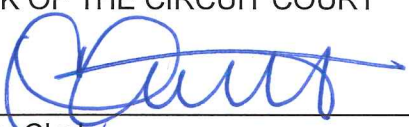
Commissioner Kevin Ruane made a motion to adopt the foregoing resolution, seconded by Commissioner Brian Hamman. The vote was as follows:

Adopted by unanimous consent.

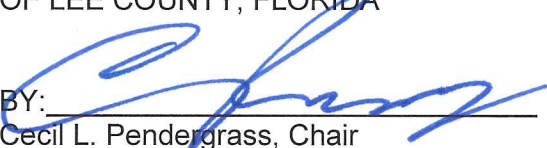
Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 2nd day of March 2022.

ATTEST:
CLERK OF THE CIRCUIT COURT

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Cecil L. Pendergrass, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Joseph A. Adams
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2022 MAR 11 PM 4:27

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST ON PINE ISLAND IN LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N 00°00'00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 FOR A DISTANCE 652.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 189.05 FEET; THENCE N 88°41'21" E FOR A DISTANCE OF 174.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW ROAD (C.R. -767) (80 FEET WIDE); THENCE S 16°11'16" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 195.56 FEET; THENCE S 88°41'21" W FOR A DISTANCE OF 228.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES, MORE OR LESS.

REVIEWED
DCI2021-00028
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/15/2021

SURVEYOR'S NOTES:

DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, AS BEARING N 00°00'00" E.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.



PSM 6347

Digitally signed by
Thomas M. Rooks Jr.
Date: 2021.08.20
11:57:45 -04'00'

PREPARED BY:

THOMAS M. ROOKS JR., P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

PINE ISLAND
PROFESSIONAL
CENTER

LOCATION:

A PARCEL OF LAND
LYING IN SECTION 28,
T. 44 S., R. 22 E., LEE
COUNTY, FLORIDA

CONSULTANT:

MORRIS
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:

STRINGFELLOW, LLC.

400 0 200 400

SCALE 1"=40'

PROJECT MANAGER: TMR

DRAWING BY: TAB

JURISDICTION: LEE COUNTY

DATE: 08-19-2021

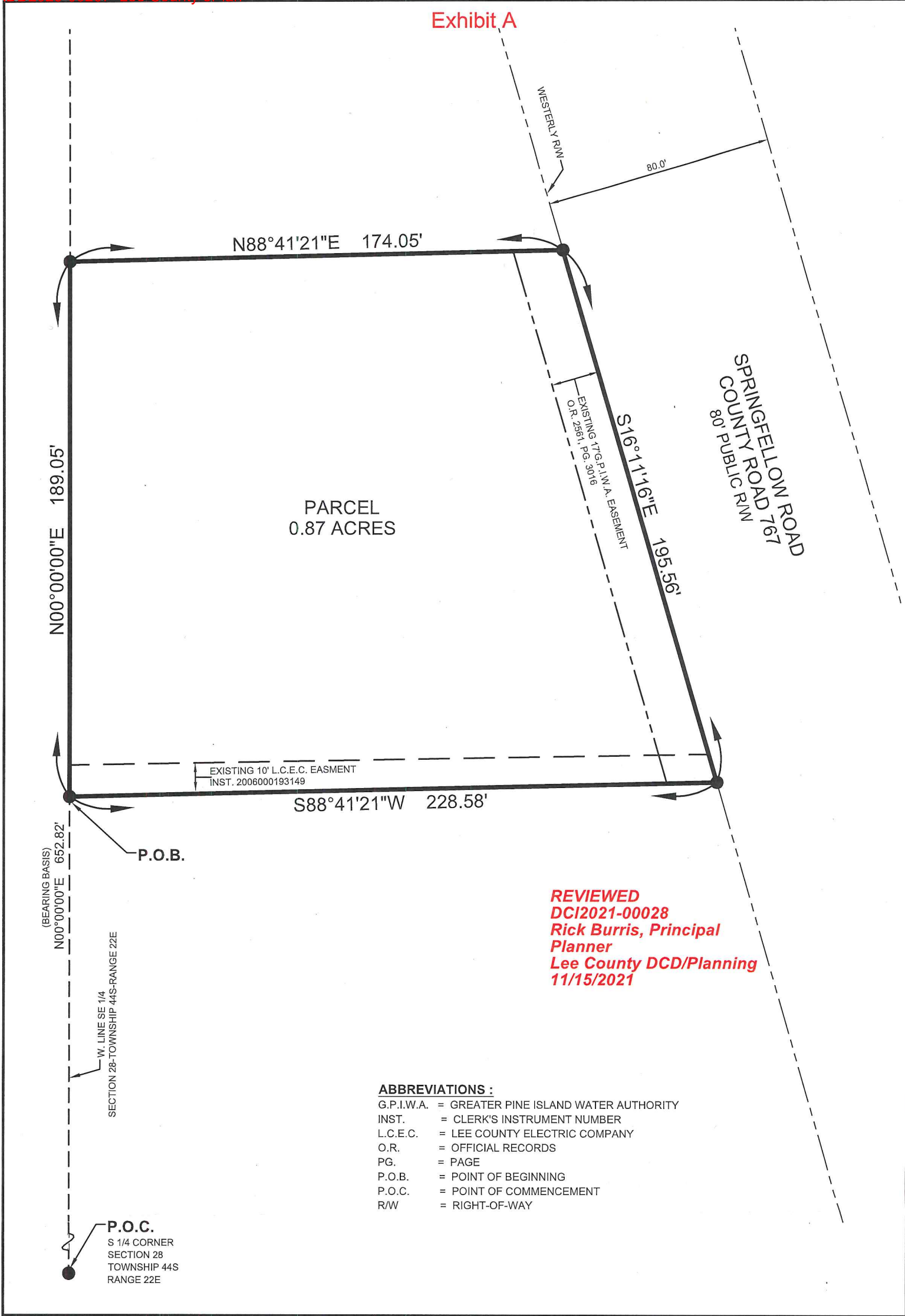
SHEET TITLE: DESCRIPTION
DRAWING

SHEET NUMBER: 1 OF 2

JOB/FILE NUMBER: 21082

8 COPYRIGHT MORRIS • DEPEW ASSOCIATES, INC. 2021 ALL RIGHTS RESERVED I:\21082 - Pine Island Professional Center Amendment\Plans\21082 - Boundary Survey\Current Plans\21082 - SKETCH-DESC_PARCEL.dwg <S-D_SH1_14x8.5> - Aug 20 2021 11:19:22 am PLOTTED BY: tbailey

Exhibit A



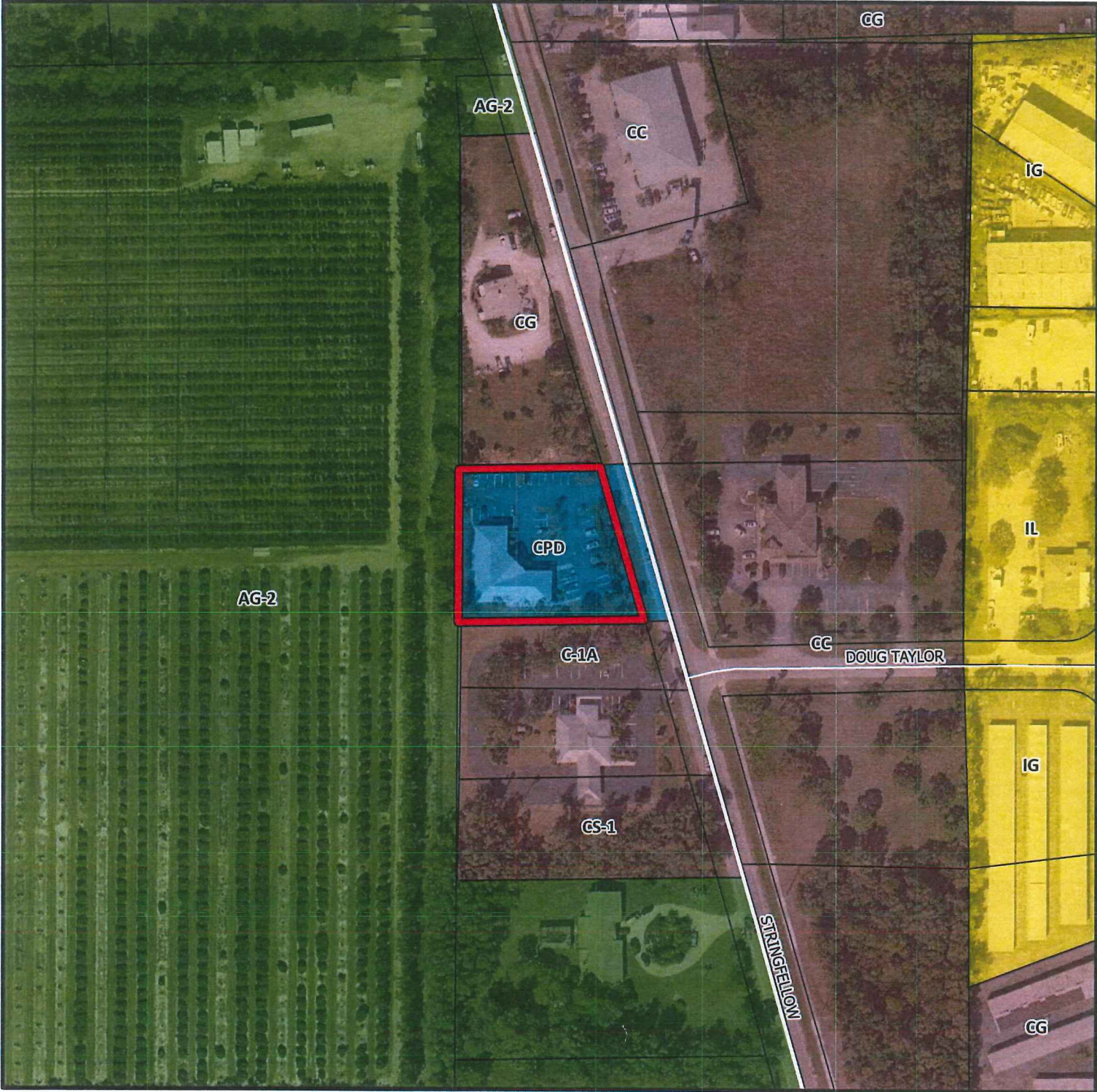
REVIEWED
DCI2021-00028
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/15/2021

ABBREVIATIONS :

- G.P.I.W.A. = GREATER PINE ISLAND WATER AUTHORITY
- INST. = CLERK'S INSTRUMENT NUMBER
- L.C.E.C. = LEE COUNTY ELECTRIC COMPANY
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY

PROJECT: PINE ISLAND PROFESSIONAL CENTER LOCATION: A PARCEL OF LAND LYING IN SECTION 28, T. 44 S., R. 22 E., LEE COUNTY, FLORIDA	CONSULTANT: MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330 Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-9893 Fax: (239) 337-3994 Toll free: 866-337-7341 Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341 Destin 5597 Highway 88 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341	CLIENT: STRINGFELLOW, LLC.	PROJECT MANAGER: TMR DRAWING BY: TAB JURISDICTION: LEE COUNTY DATE: 08-19-2021 SHEET TITLE: DESCRIPTION DRAWING SHEET NUMBER: 2 OF 2 JOB/FILE NUMBER: 21082
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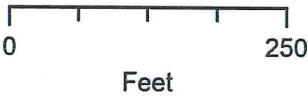
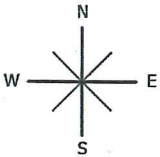
Exhibit B



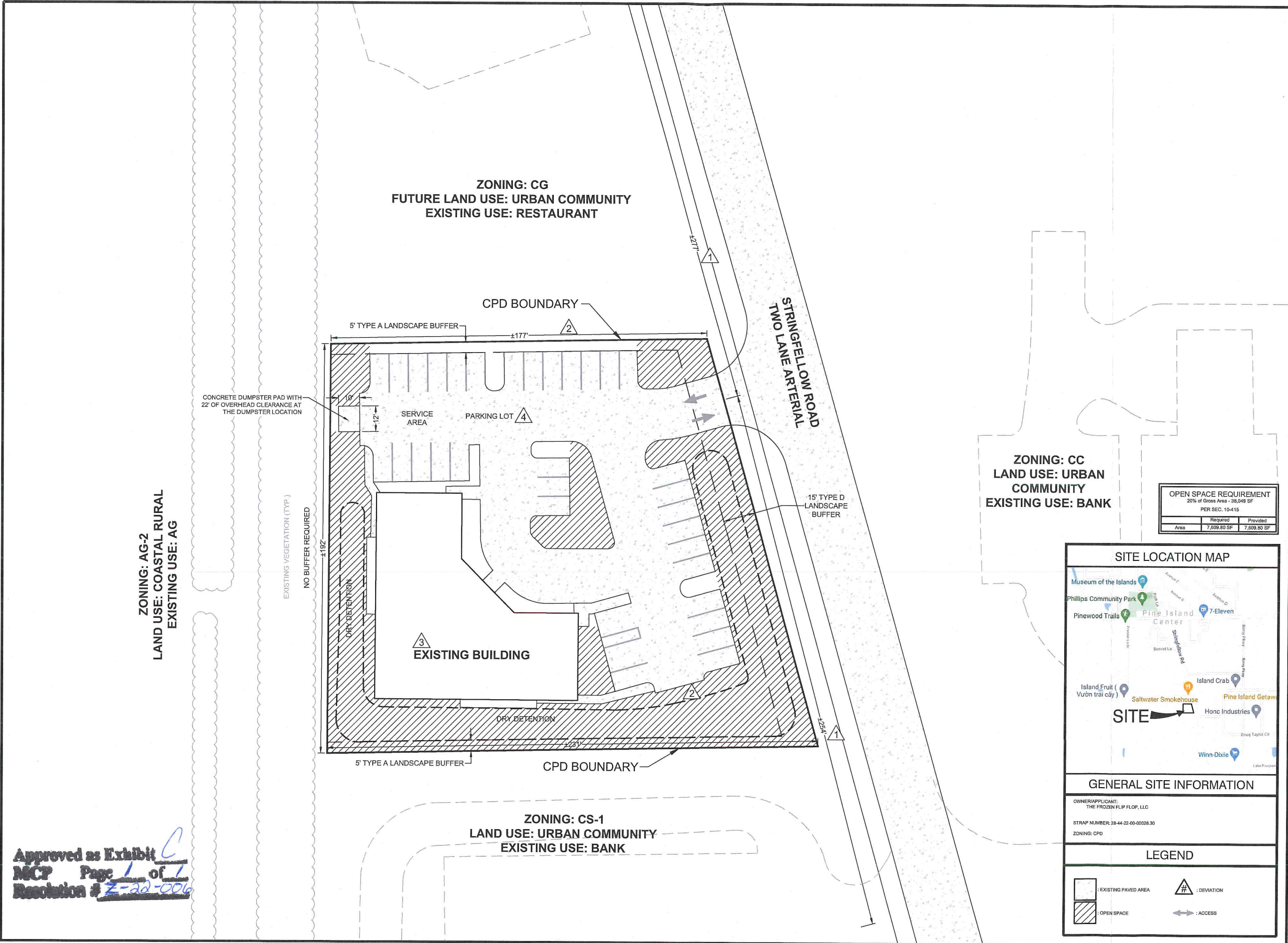
DCI2021-00028

Zoning

 Subject Property



Additional info dated 10-25-2021



OPEN SPACE REQUIREMENT		
20% of Gross Area - 38,049 SF		
PER SEC. 10-4-15		
Area	Required	Provided
	7,609.80 SF	7,609.80 SF

SITE LOCATION MAP

GENERAL SITE INFORMATION

OWNER/APPLICANT:
THE FROZEN FLIP FLOP, LLC

STRAP NUMBER: 28-44-22-00-00028.30

ZONING: CPD

LEGEND

[Symbol] : EXISTING PAVED AREA

[Symbol] : OPEN SPACE

[Symbol] : DEVIATION

[Symbol] : ACCESS

PROJECT:

PINE ISLAND PROFESSIONAL CENTER

LOCATION:

10191 STRINGFELLOW RD
SAINT JAMES CITY, FL 33956

CLIENT:

THE FROZEN FLIP FLOP, LLC

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL. CA. NO. 6532 / FL. CERT. NO. LB6691 / LC26000330

Fort Myers
2914 Cleveland Avenue
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113 South Monroe Street
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Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5897 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME

DRAWING BY: TDM

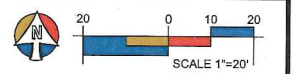
JURISDICTION: LEE COUNTY

DATE: 9/23/2021

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: X-101



JOB/FILE NUMBER: 21082-00

Approved as Exhibit
MCP Page 1 of 1
Resolution # 2-22-006

Exhibit C

June 16, 2026

Lee County Southwest Florida
Department of Community Development Zoning
P.O. Box 398
Fort Myers, FL 33902

Record Number: ADD2025-00267

To Whom It May Concern:

To ensure compliance with the intent and standards of Lee County LDC Section 10-295 regarding site circulation and connectivity, the property owner proposes the following commitment be advanced under a condition of approval:

Non-exclusive Cross-Access Easement: A non-exclusive site interconnection / Cross Access Easement over 10191 Stringfellow Rd, St. James City, Florida 33956 connecting to adjoining commercial properties fronting Stringfellow Road shall be prepared, executed, and recorded in the Official Records of Lee County, Florida within one hundred twenty (120) days of final approval of the requested uses."

Thank you,

Donald Turner

Donald Turner, Manager
Stringfellow LLC
604 SW 35th Place
Cape Coral, FL 33991

Attachment: 10191 Stringfellow Rd Cross Access Easements Site Plan



NARRATIVE STATEMENT

02/18/26

Subject: Request for Zoning Amendment to add permitted Uses in Commercial Planned Development

Regarding: ADD2025-00267

Location: Pine Island Professional Center
10191 Stringfellow Rd, Saint James City, FL 33956
STRAP: 28-44-22-00-00028.0020

Dear Lee County Staff,

This narrative statement is submitted in support of our request for a zoning amendment to the Pine Island Professional Center CPD located in Lee County, Florida. The purpose of this amendment is to expand the schedule of permitted uses to include five additional uses that are compatible with the existing approved development and will not result in an increase in the overall intensity of the project. The currently approved uses, governed by Resolution #Z-22-006 include:

- Accessory Uses and Structures
- Administrative Offices
- Business Services - Group 1
- Essential Services
- Essential Service Facilities - Group 1
- Excavation Water Retention
- Medical Offices (Limited to 2,000 square feet)
- Parking Lot, Accessory
- Restaurants - Group 2 (Limited to 1,000 square feet)
- Signs

The proposed additional uses being requested to add are as follows:

- Personal Services - Group 1
- Specialty Retail Shops - Group 1
- Hobby Toy and Game Shops
- Insurance Companies
- Repair Shops - Group 1

This narrative demonstrates that the proposed uses will not increase the intensity of the development. Intensity, as defined in the LDC, is a measurement of the degree of nonresidential uses based on factors including use, size, impact, bulk, shape, height, coverage, sewage generation, water demand, traffic generation, or floor area ratios (FAR). Since this amendment does not propose any changes to the approved development parameters such as maximum floor area, building height, lot coverage, or FAR, the analysis focuses on the comparative impacts of the proposed uses relative to the currently permitted ones, particularly in terms of traffic generation, parking demand, water and sewage usage, and overall site impact. The analysis of existing uses will focus on Business Services Group 1, Medical Offices, and Restaurants Group 2.

Overview of Existing and Proposed Uses

The existing permitted uses represent a mix of office-oriented, health-related, and food service activities:

- **Business Services Group I:** Includes low-impact office uses such as consulting services, insurance agents, drafting services, and similar establishments that occupy standard office space without outdoor storage or heavy vehicle use (LDC Sec. 34-622(c)(5)).
- **Medical Offices:** Encompasses health care facilities Group I and II, such as doctors' offices and clinics, which generate moderate traffic and parking needs (LDC Sec. 34-622(c)(20)).
- **Restaurants Group II:** Includes sit-down restaurants, which are higher-intensity uses due to peak-hour customer turnover (LDC Sec. 34-622(c)(43)).

The proposed additional uses are similarly low-to-moderate impact commercial activities:

- **Personal Services Group I:** Includes establishments like barber shops, beauty salons, shoe repair, and tailor shops that provide services to individuals without heavy equipment or outdoor operations (LDC Sec. 34-622(c)(33)).
- **Specialty Retail Shops Group I:** Covers small-scale retail such as antique shops, art galleries, gift shops, and similar boutique stores (LDC Sec. 34-622(c)(47)).
- **Hobby Toy and Game Shops:** Specific retail focused on toys, games, and hobby supplies, classified under retail uses (LDC Sec. 34-622(c)(21)).
- **Insurance Companies:** Office-based services intermediary between companies and clients, aligning with Business Services Group I (LDC Sec. 34-622(c)(5)).
- **Repair Shops Group I:** Limited to small-item repairs such as appliance, watch, or jewelry repair, without automotive or heavy machinery (LDC Sec. 34-622(c)(40)).

These proposed uses are consistent with the commercial character of the CPD and are intended to provide flexibility in tenancy without altering the approved master concept plan or development standards. These uses are selected for their compatibility with the existing schedule, as they primarily involve office-like or small-scale retail/service activities that can be accommodated within the property's current development parameters, including any applicable size limitations, setbacks, and FAR restrictions. No changes to building height, bulk, shape, or coverage are proposed, ensuring the amendment remains focused solely on use expansion.

Justification of No Increase in Intensity

To demonstrate no increase in intensity, the following analysis compares the proposed uses to the existing ones using key metrics from the LDC and industry standards, including parking requirements (LDC Sec. 34-2020) and trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The comparison assumes equivalent floor area for each use, as no expansion of building envelope is proposed. The proposed uses generally exhibit similar or lower impacts than the highest-intensity existing uses (e.g., Restaurants Group 2 and Medical Offices).

1. Traffic Generation

Traffic generation is a primary indicator of intensity, measured by average daily trips (ADT) and peak-hour trips, using ITE rates:

- **Existing Uses:**
 - Business Services Group 1 (analogous to ITE Code 710: General Office Building): AM peak: 1.52 trips/1,000 sq ft; PM peak: 1.44 trips/1,000 sq ft. These are low-intensity office uses with minimal daily fluctuations.
 - Medical Offices (ITE Code 720: Medical-Dental Office Building, limited to 2,000 sq ft): AM peak: 3.74 trips/1,000 sq ft; PM peak: 4.79 trips/1,000 sq ft. This represents a moderate-to-higher intensity due to patient visits, but the size cap mitigates overall impact.
 - Restaurants Group 2 (analogous to ITE Code 931: Fine Dining Restaurant or 932: High-Turnover Sit-Down Restaurant, limited to 1,000 sq ft): PM peak: Approximately 7.8–9.05 trips/1,000 sq ft (with pass-by adjustments of 43–44%, reducing net new trips). This is the highest-intensity existing use, reflecting evening dining peaks.

The weighted average PM peak trip rate across existing uses ranges from 1.44 to 9.05 trips/1,000 sq ft, with an overall moderate intensity profile when considering size limits.

- **Proposed Uses:**
 - Personal Services Group 1 (analogous to ITE Code 822: Strip Retail Plaza <40k sq ft, or personal service components therein): PM peak: 13.24 trips/1,000 sq ft (11th Edition; 12th Edition refinements show slight decreases due to updated data, but conservatively used here). However, personal services often generate fewer trips than full retail plazas (estimated effective rate: 3–5 trips/1,000 sq ft after accounting for service-oriented nature), comparable to medical offices.
 - Specialty Retail Shops Group 1 (ITE Code 826: Specialty Retail Center): AM peak: 6.84 trips/1,000 sq ft; PM peak: 5.02 trips/1,000 sq ft. This is moderate, similar to or below restaurant rates, with pass-by factors reducing net impact.
 - Hobby Toy and Game Shops (analogous to ITE Code 864: Toy/Children's Superstore or 826: Specialty Retail): PM peak: Approximately 4.5–5.02 trips/1,000 sq ft, reflecting niche retail with lower daily volumes than general stores.
 - Insurance Companies (ITE Code 710: General Office Building or 712: Small Office Building): AM peak: 1.45–1.85 trips/1,000 sq ft; PM peak: 1.30–1.76 trips/1,000 sq ft. This mirrors existing business services, representing no material change.
 - Repair Shops Group 1 (analogous to ITE Code 943: Automobile Parts and Service Center for minor repairs, adjusted for non-auto): PM peak: 4.22–5.88 trips/1,000 sq ft, but lower for small-item repairs (estimated 2–4 trips/1,000 sq ft), akin to business services.

The proposed Uses yield PM peak trip rates ranging from 1.30 to 5.02 trips/1,000 sq ft (with conservative highs up to 13.24 for plazas, but adjusted downward for specific service/retail subtypes). This falls within or below the existing range of 1.44–9.05 trips/1,000 sq ft. Notably, the 12th Edition's updates—incorporating post-pandemic travel shifts and multimodal data—generally lower rates for office and retail uses by 5–15% compared to prior editions, further supporting our position. For instance, general office rates have decreased due to hybrid work trends, and specialty retail reflects more online integration.

Beyond traffic, other intensity factors remain unchanged or comparable:

2. Parking Demand

Parking requirements in LDC Sec. 34-2020 serve as a proxy for use intensity, based on expected occupancy and turnover.

- **Existing Uses:**
 - Business Services: 3 spaces per 1,000 sq. ft.
 - Medical Offices: 5 spaces per 1,000 sq. ft.
 - Restaurants Group II: 15 spaces per 1,000 sq. ft. (highest).
- **Proposed Uses:**
 - Personal Services Group I: 3 spaces per 1,000 sq. ft.
 - Specialty Retail Shops Group I: 4 spaces per 1,000 sq. ft.
 - Hobby Toy and Game Shops: 4 spaces per 1,000 sq. ft. (retail standard).
 - Insurance Companies: 3 spaces per 1,000 sq. ft.
 - Repair Shops Group I: 3–4 spaces per 1,000 sq. ft.

All proposed uses require fewer or equal parking spaces compared to Restaurants Group II and Medical Offices. No additional parking would be needed beyond what is already approved.

3. Water Demand and Sewage Generation

Water and sewage impacts are tied to occupancy and use type. Office and small retail/service uses (proposed) typically generate 150-250 gallons per day (GPD) per 1,000 sq. ft., per Florida Department of Environmental Protection standards. Medical offices can reach 300-400 GPD due to sanitation needs, while restaurants exceed 500 GPD with kitchen operations. The proposed uses align with lower-end office/retail rates, ensuring no net increase.

4. Other Intensity Factors (Bulk, Shape, Height, Coverage, Floor Area Ratios)

This amendment does not alter approved setbacks, building heights, lot coverage, or FAR. The proposed uses fit within standard commercial building designs, with no outdoor storage, heavy vehicles, or impacts requiring changes to bulk or shape.

Conclusion

We believe this zoning amendment represents a thoughtful expansion that enhances the property's utility without compromising the County's standards for development intensity. The addition of Personal Services Group 1, Specialty Retail Shops Group 1, Hobby Toy and Game Shops, Insurance Companies, and Repair Shops Group 1 to the schedule of uses will enhance flexibility and economic viability, serving the residents of the community without increasing overall intensity. These uses are compatible with the existing mix and exhibit lower or comparable impacts across all measured criteria. This amendment complies with the Lee Plan and LDC, promoting efficient land use while protecting community resources.

Please advise if any additional information is required as you consider the approval of this zoning amendment.

Sincerely,

John Montalbano



Managing Director
Whitehill Construction Management
License #CGC1537158
Cell: (239) 309-3810
Email: whitehillcm@outlook.com

**ZONING TRAFFIC IMPACT STATEMENT
FOR A PROPOSED
CPD EXPANSION OF USES**

Pine Island Professional Center CPD

PREPARED FOR:

**Mr. Don Turner, Owner
Pine Island Professional Center
10191 Stringfellow Road
Saint James City, FL 33956**

PREPARED BY:



**1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

April 2026

Thomas D. Martin Digitally signed
by Thomas D.
Martin
Date:
2026.04.06
12:34:45 -04'00'

Thomas Dean Martin, State of Florida, Professional Engineer, License No. 52022; This item has been digitally signed and sealed by Thomas Dean Martin on the date indicated here. Signature must be verified on any electronic copies.

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with the Lee County Department of Community Development and the Lee County Land Development Code criteria as outlined in the Lee County Traffic Impact Statement Guidelines and the Lee County Turn Lane Policy for projects seeking Zoning approval. This report analyzes the anticipated traffic conditions of the proposed development in order to determine any adverse roadway impacts associated with the expansion of uses at **Pine Island Professional Center CPD**.

The subject parcel per Lee County Property Appraiser is 0.910 acres.

2. SITE DESCRIPTION

SITE LOCATION

Pine Island Professional Center CPD is a 0.910-acre project located south of Pine Island Road at 10191 Stringfellow Road in Section 28, Township 44 South, Range 22 East, Lee County, Florida. The applicant proposes to expand the schedule of allowable uses to include Personal Uses – Group 1; Specialty Retail Shops – Group 1; Hobby, Toy, and Game Shops; Insurance Companies; and Repair Shops – Group 1. Per Zoning Resolution Z-22-006, current allowable uses include Administrative Offices; Business Services – Group 1; Medical Offices (limited to 2,000 square feet); and Restaurants – Group 2 (limited to 1,000 square feet). For the purposes of expanding the schedule of uses, the most intense uses currently allowed (small office building, medical office, restaurant) must be analyzed and compared to the most intense uses proposed (hair salon, medical office, and restaurant). The building size is 4,947 square feet per Lee County Property Appraiser.

Access to the existing development is provided by one (1) existing full-access driveway connection to Stringfellow Road.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the uses currently allowed by the CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 12th Edition of the Trip Generation Manual, Land Use Codes 712 (Small Office Building), 720 (Medical-Dental Office Building), and 930 (Fast Casual Restaurant) using the average rates or the fitted curve equation shown in the tables.

Table 1. Raw Trip Generation – Existing Offices (LUC 712)

<u>1,947 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 14.39 (1.947) = 28$ (14 entering, 14 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 1.64 (1.947) = 3$ (3 entering, 0 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 2.16 (1.947) = 4$ (1 entering, 3 exiting)

Source: TDM, 2026

Table 2. Raw Trip Generation – Existing Medical Office (LUC 720)

<u>2,000 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 34.03 (2.000) = 68$ (34 entering, 34 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\ln(T) = 0.90 \ln(2.000) + 1.33 = 7$ (5 entering, 2 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 3.42 (2.000) = 7$ (2 entering, 5 exiting)

Source: TDM, 2026

Table 3. Raw Trip Generation – Existing Restaurant (LUC 930)

<u>1,000 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 225.89 (1.000) = \mathbf{226 (113 \text{ entering, } 113 \text{ exiting})}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 1.58 (1.000) = \mathbf{2 (1 \text{ entering, } 1 \text{ exiting})}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 14.35 (1.000) = \mathbf{14 (7 \text{ entering, } 7 \text{ exiting})}$

Source: TDM, 2026

Table 4. Raw Trip Generation – Total Existing for CPD

<u>Table 1 + Table 2 + Table 3:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 28 + 68 + 226 = \mathbf{322 (161 \text{ entering, } 161 \text{ exiting})}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 3 + 7 + 2 = \mathbf{12 (9 \text{ entering, } 3 \text{ exiting})}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 4 + 7 + 14 = \mathbf{25 (10 \text{ entering, } 15 \text{ exiting})}$

Source: TDM, 2026

Because of the low volume of trips, internal capture and pass-by discounts will not be applied in this situation.

Vehicular trips generated by the uses proposed by the CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 12th Edition of the Trip Generation Manual, Land Use Codes 918 (Hair Salon/Spa), 720 (Medical-Dental Office Building), and 930 (Fast Casual Restaurant) using the average rates or the fitted curve equation shown in the tables.

Table 5. Raw Trip Generation – Proposed Hair Salon (LUC 918)

<u>1,947 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday* * - Use LUC 897 $T = 6.00 (1.947) = \mathbf{12 (6 \text{ entering, } 6 \text{ exiting})}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 1.21 (1.947) = \mathbf{2 (2 \text{ entering, } 0 \text{ exiting})}$

C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
$T = 1.45 (1.947) = 3$ (1 entering, 2 exiting)	

Source: TDM, 2026

Table 6. Raw Trip Generation – Total Proposed for CPD

<u>Table 5 + Table 2 + Table 3:</u>	
A.	Daily Vehicle Trip Ends, Weekday
$T = 12 + 68 + 226 = 306$ (153 entering, 153 exiting)	
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
$T = 2 + 7 + 2 = 11$ (8 entering, 3 exiting)	
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
$T = 3 + 7 + 14 = 24$ (10 entering, 14 exiting)	

Source: TDM, 2026

Table 7. Raw Trip Generation – Decrease Due to Expansion of Uses

<u>Table 6 - Table 4:</u>	
A.	Daily Vehicle Trip Ends, Weekday
$T = 306 - 322 = -16$ (-8 entering, -8 exiting)	
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
$T = 11 - 12 = -1$ (-1 entering, 0 exiting)	
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
$T = 24 - 25 = -1$ (0 entering, -1 exiting)	

Source: TDM, 2024

Based on this, the development will be analyzed using the criteria established for developments generating less than one hundred (100) vehicle trips during the peak hour as outlined in the Lee County Traffic Impact Guidelines.

3.2 ACCESS POINT IMPACT

Trips are being reduced; therefore, there is a net positive effect on the existing full-access driveway connection to Stringfellow Road.

3.3 LEVEL OF SERVICE ANALYSIS (STRINGFELLOW ROAD)

Trips are being reduced; therefore, the proposed expansion of uses development will introduce a slight decrease in traffic flows and will not degrade the Level of Service of Stringfellow Road.



Exhibit F

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☐ Planned Developments **(34-202(b)(2))**
 - ☒ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
- ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
- ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**
- State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 28-44-22-00-00028.0020

Name of Project: Pine Island Professional Center - CPD Amendment - 2025

Name of Agent: John Montalbano - Managing Director - Whitehill Construction Management

Street Address: 4128 Pinetree Blvd

City, State, Zip: Saint James City, FL 33956

Phone Number: 239-309-3810 Email Address: whitehillcm@outlook.com

Name of Applicant*: John Montalbano - Managing Director - Whitehill Construction Management

Street Address: 4128 Pinetree Blvd

City, State, Zip: Saint James City, FL 33956

Phone Number: 239-309-3810 Email Address: whitehillcm@outlook.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(b)(2)	Public information session
#2		
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Request to amend the Schedule of Permitted Uses, resulting in no new impact.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Signature of Applicant

John Montalbano

Digitally signed by John Montalbano
DN: c=US, E=Whitehillcm@outlook.com, O=Whitehill Construction Management, CN=John Montalbano
Date: 2026.08.06 15:36:38-04'00'

08/06/26

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☒

Request Approved

☐

Request Approved Per Attached Comments

Electronically signed on 08/07/2026

By: Anthony Rodriguez, AICP, CPM

Department: Zoning Review

Director Signature

Date