

LEE COUNTY ORDINANCE NO. 26-04

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2025-00003) PERTAINING TO US 41 PUGLIESE MULTI-FAMILY; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provides an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on February 23, 2026. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on May 6, 2026. At that hearing, the Board approved a motion to adopt proposed amendment CPA2025-00003 pertaining to US 41 Pugliese Multi-Family, amending Map 1-A of the Lee Plan, the Future Land Use Map. The subject parcel is located along the west side of South Tamiami Trail and abuts the eastern edge of the Forest Country Club.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

**SECTION ONE: PURPOSE, INTENT AND SHORT TITLE**

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as "US 41 Pugliese Multi-Family (CPA2025-00003)".

**SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-A**

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-A, the Future Land Use Map to change the future land use category of the 13.20-acre subject property from Suburban to Urban Community. The subject parcel is located along the west side of South Tamiami Trail and abuts the eastern edge of the Forest Country Club. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

**SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"**

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

**SECTION FOUR: MODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

**SECTION FIVE: GEOGRAPHIC APPLICABILITY**

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

**SECTION SIX: SEVERABILITY**

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

**SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR**

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

**SECTION EIGHT: EFFECTIVE DATE**

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Commerce or the Administration Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Petrosky made a motion to adopt the foregoing ordinance, seconded by Commissioner Ruane. The vote was as follows:

Kevin Ruane	Aye
Cecil L. Pendergrass	Absent
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DONE AND ADOPTED this 6<sup>th</sup> day of May, 2026.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

BY: [Signature]  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: [Signature]  
Chair/Vice-Chair

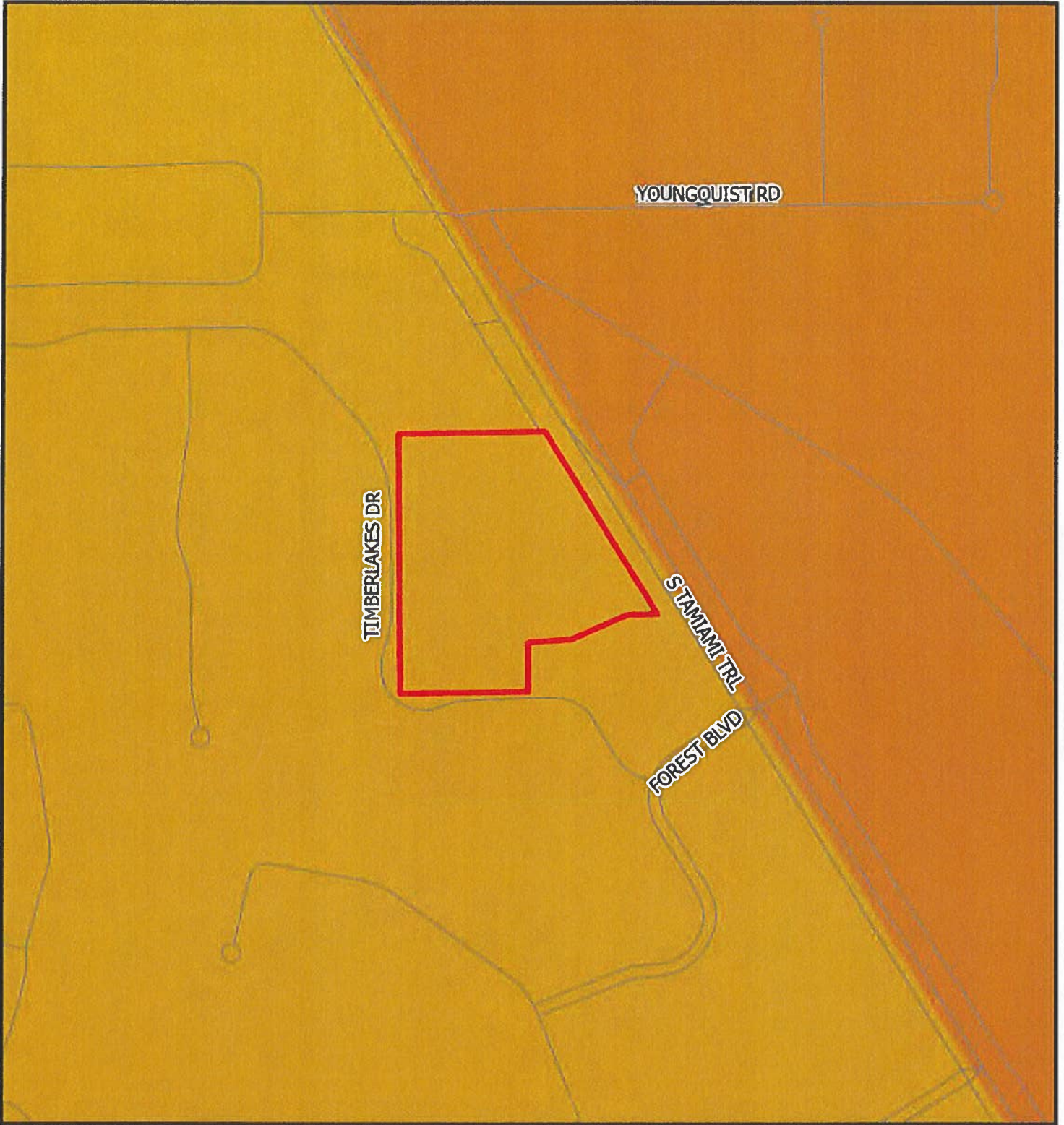
DATE: \_\_\_\_\_



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

[Signature]  
Lee County Attorney's Office




Exhibit A (Adopted by BOCC May 6, 2026):  
Adopted existing Map 1-A Future Land Use Map  
Adopted proposed Map 1-A Future Land Use Map

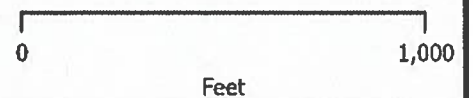
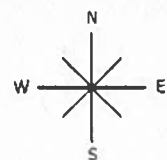


CPA2025-00003

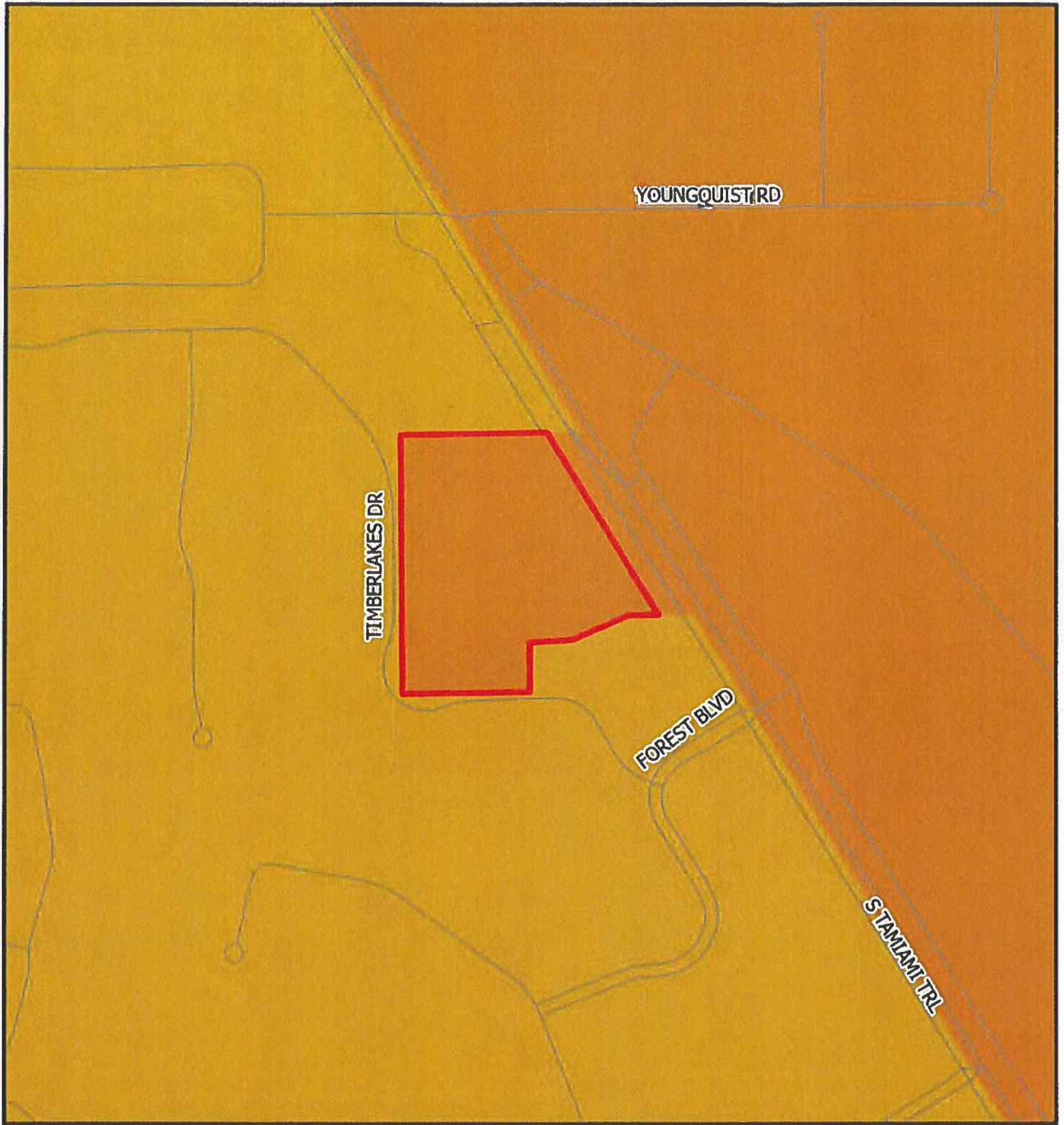
Existing Future Land Use



-  Subject Property
-  Urban Community
-  Suburban






Map Generated: December 2025

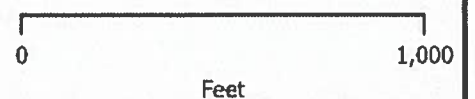
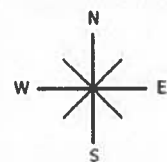


CPA2025-00003

Proposed Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025



FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 12, 2026

Kevin Karnes  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 26-04, which was filed in this office on May 12, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp

**RECEIVED**

*By Melissa Butler at 1:57 pm, May 12, 2026*

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 26-04

(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Pugliese Multifamily CPA

(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 89-02

AMENDMENT #2: \_\_\_\_\_

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: \_\_\_\_\_ ; REPEAL #3: \_\_\_\_\_

REPEAL #2: \_\_\_\_\_ ; REPEAL #4: \_\_\_\_\_

(Others Repealed: List All That Apply): \_\_\_\_\_

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: \_\_\_\_\_

KEYFIELD 1 CODE: \_\_\_\_\_

KEYFIELD 2 CODE: \_\_\_\_\_

KEYFIELD 3 CODE: \_\_\_\_\_

MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY

**RUSH**

VIA HAND DELIVERY

DATE: May 12, 2026

TO: Commissioner Pendergrass

Chair, Board of County  
Commissioners

FROM: /s/ Michael D. Jacob

Michael D. Jacob  
Deputy County Attorney

RE: **Lee County Ordinance Amending the Lee County Comprehensive Plan  
Ord #26-04 (CPA2025-00003) for Pugliese Multifamily  
Adoption Hearing on May 6, 2026**

On May 6, 2026, the Board of County Commissioners adopted an ordinance amending the Lee County Comprehensive Plan. The original ordinance is attached to this memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department.

By copy of this memorandum to Minutes, I request that a clerk attest to the Chair's signature on the attached ordinance and email a copy of the fully executed ordinance with all exhibits to my attention.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than May 16, 2026. Also attached please find the Data Retrieval form to accompany the ordinance when transmitted to the State.

Thank you for your assistance.

MDJ/les

Attachment: Ord #26-04 (CPA2025-00003)

WORKSHEET

BOARD OF COUNTY COMMISSIONERS

WEDNESDAY

**May 6, 2026**

STATUS	PLANNER	CASE#	CASE NAME
Z-26-008 0 - participants <b>JAA</b>	Elizabeth Workman	DCI2025-00003	Betsy Parkway MPD
Z-26-005 2 - participants <b>MDJ</b>	MarySue Groth	DCI2024-00001	712 Adams CPD
<b>Adoption</b> <b>JAA</b>	<b>Lindsey Karczewski</b>	<b>CPA2025-00003</b>	<b>Pugliese Multifamily</b>

ADMIN.: Brie Cherry  
CUTOFF: 04-13-2026

cc: DIST 1, DIST 2, DIST 3, DIST 4 and DIST 5, Marc Mora, David Harner, Mikki Rozdolski, Anthony Rodriguez, Lauren Schaefer, Sandra Kokotilo, Michael Jacob, Amanda Swindle, Joe Adams, Becky Sweigert, Beth Workman, Rob Price, Jillian Scholler, John Talmage, Brandon Dunn, Lili Wu, John Podczerwinsky, MarySue Groth, Beth Workman, Lindsey Karczewski