

Planned Development Applications Under Review

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<u>Case # / Assigned To</u>	<u>Received</u>	<u>Project Name</u>	<u>Description</u>
DCI2025-00015 Adam D Mendez	06/12/2025	Racetrac	Request to amend the Commercial Planned Development approved by Zoning Resolution Z-23-006, in reference to Racetrac at Bayshore CPD, to incorporate deviations from Land Development Code Chapter 30, to allow a ground-mounted identification sign with ±697 square feet in sign copy area with a maximum sign height of 100 feet.
DCI2025-00014 Brianna Schroeder	06/11/2025	Honc 41 MPD	Rezone approximately ±17.96 acres from Light Industrial (IL) and General Commercial (CG) to Mixed-Use Planned Development (MPD) to allow for development of 30,000 square feet for commercial uses and 120,000 square feet for industrial uses.
DCI2025-00013 Elizabeth A Workman	06/05/2025	D. Sam Plaza CPD Amendment (aka Shoppes of Lehigh)	Rezone 3.9± acres from CPD and RS-1 to CPD to add 0.75 acres to existing D. Sam Plaza CPD and add 14,873 square feet of non-residential floor area to the approved 25,127 square feet to allow a total of 40,000 square feet of nonresidential uses, providing for an additional access on 5th Street and codification of the entire CPD being with the boundaries of the Mixed-Use Overlay and the Lehigh Acres Planning Community Neighborhood Mixed-Use Activity Center.
DCI2025-00012 Khalil Muhammad	06/02/2025	Step of Faith Ministries	Amend Zoning Resolution Z-08-055 to revise the Master Concept Plan, Schedule of Uses, and Schedule of Deviations to permit a religious facility.
DCI2025-00011 Adam D Mendez	05/29/2025	FL-016 North Fort Myers	Request to amend the Bayshore 42 Commercial Planned Development (CPD) to allow for external panel antennas on the exterior of a replacement monopole-antennae supporting structure located at 991 Donald Road.
DCI2025-00009 Peter C Blackwell	05/15/2025	Huffmaster RPD	A request to rezone 10 AC from Ag-2 to RPD to allow for a density of two (2) dwelling units consistent with Lee Plan Policy 1.4.4.
DCI2025-00008 Joseph Sarracino	05/14/2025	Wildcat RPD	Rezone 148.9 acres from RM-2 and AG-2 to RPD to allow up to 600 residential units, limited to single family detached and two family detached.
DCI2025-00007 Brianna Schroeder	04/14/2025	Park 41 / Cabana Commons CPD/RPD	Request to rezone 134.4± acres from Commercial (C-1A and C-2) to Commercial Planned Development (250,000 SF of commercial and light industrial uses on 25.4 acres) and Residential Planned Development (600 residential units, with a maximum of 400 single family detached units on 108.9 acres) (CPD/RPD).

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DCI2025-00006 Joseph Sarracino	03/24/2025	TED ALLEN CPD	<p>Property owner Ted Allen (“Applicant”) is requesting to rezone a 1.4+/- acre parcel on the south side of SW Pine Island Road approximately ½ mile west of the SW Pine Island Road and Veteran’s Parkway intersection from AG-2 to Commercial Planned Development (CPD).</p> <p>The intent is to zone it for office, small retail and business services and use the existing structure for the sales and administrative office and allow for slight expansion requesting 3,000 sf maximum building.</p>
DCI2025-00005 Joseph Sarracino	03/10/2025	SR 31 CIVIC 10	Request to rezone 9.58± acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow for up to 50,000 sq. ft. of non-residential uses at a maximum height of 45 feet.
DCI2025-00004 Elizabeth A Workman	02/28/2025	Gerner Commercial Center	Request to rezone ±6.17 acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow 5,057 square feet of commercial intensity including a plant nursery, lawn and garden supply store, and other limited commercial uses.
DCI2025-00003 Elizabeth A Workman	02/07/2025	Betsy Parkway MPD	Request to rezone +/- 23.96 acres from C-1A and AG-2 to the Mixed Use Planned Development (MPD) zoning district to allow 275,000 square feet of industrial uses and 50,000 square feet of commercial uses.
DCI2025-00002 Elizabeth A Workman	02/03/2025	Seagate Mine	Amendment to an existing approved IPD to increase the maximum depth of Extraction from 40 feet to 60 feet. No other amendments are proposed.
DCI2024-00045 Adam D Mendez	12/05/2024	Caloosa 80 MPD	<p>Request to rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 721</p> <p>Single-family and townhome dwelling units and 30,000 SF of neighborhood commercial uses. The maximum building height is 35 feet. The site will connect to centralized water and sewer services. A companion Comprehensive Plan Amendment is filed to include the subject property in the Lee County Future Water and Sewer Services Maps and to redesignate a portion of the subject property to Sub-Outlying Suburban.</p>
DCI2024-00044	11/22/2024	Kingston - Minor Amendment to PD	<p>This application proposes modifications to Kingston project’s development conditions and zoning which were recorded under Instrument #2022000208255 and modified under the Final Judgement Approving Settlement Agreement Case No 22-CA-002743, dated March 27, 2023, as recorded under Instrument #2023000027647, and further modified in Administrative Amendment ADD2024-00047, dated July 9, 2024 as well as to add golf course to the list of allowed uses within the project.</p>
DCI2024-00043 Adam D Mendez	11/11/2024	Singletary CPD	Rezone approximately 16.81 acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to permit a maximum of 210,000 square feet of commercial development.

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DCI2024-00042 Brianna Schroeder	10/23/2024	Daniel's Parkway Multifamily	Request to rezone ±19.48 acres from Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow up to 360 multiple-family dwelling units.
DCI2024-00040 Chahram Badamtchian	10/18/2024	North Captiva LCEC Essential Service Facility	Request to rezone 0.24± acres from Residential Single family (RS-1) to Community Facilities Planned Development (CFPD), to allow for Administrative Office, Essential Service Facilities, Group I, and Temporary Employee Housing.
DCI2024-00039 Elizabeth A Workman	10/07/2024	Lucket Road IPD Rezoning	Request to rezone a 6.35+/- acres from Commercial Planned Development (CPD) to Industrial Planned Development (IPD) to allow vehicle and equipment dealer Group V and rental and leasing establishment, Group IV for construction equipment and trucks.
DCI2024-00038 Elizabeth A Workman	10/01/2024	SR 31 Commercial	Request to rezone 8.99± acres from AG-2 to CPD to allow up to 100,000 SF of commercial development.
DCI2024-00037 Adam D Mendez	09/17/2024	Savanna Lakes MPD	Request to amend the Savanna Lakes MPD (Resolution Z-99-049, as amended) to increase the total number of residential units from 1,477 to 2,300, reconfigure the master concept plan, add two deviations, propose amendments to the property development regulations table, and update conditions.
DCI2024-00036 MarySue Groth	09/09/2024	LCEC Mobile Substation Storage Facility	Request to rezone 0.58± acres from CFPD (Community Facilities Planned Development) and Residential Single-Family (RS-1) to CPD (Commercial Planned Development) to increase the boundary of the Planned Development and amend the Master Concept Plan for the expansion of an existing equipment storage facility.
DCI2024-00034 Chahram Badamtchian	08/16/2024	Arthrex at Plantation	Request to rezone 37.7± acres from Industrial Planned Development (IPD) and Residential Planned Development (RPD) to Mixed-Use Planned Development (MPD) to allow for up to 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office (or 80,000 square feet of retail commercial and general office), or alternatively, 464 multiple-family residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses.
DCI2024-00031 Chahram Badamtchian	07/30/2024	SLIM CHICKENS	The applicant is requesting a deviation from the Land Development Code Table 34-2020(b) to reduce the number of the required parking by approximately 20 percent for a fast-food establishment.
DCI2024-00030 Elizabeth A Workman	07/11/2024	Corkscrew 80 RPD	Corkscrew Alico, LLC, ("Applicant") seeks to develop property located 20351 Corkscrew Road, in unincorporated Lee County, Florida approximately 5 miles east of Corkscrew Road and Alico Road intersection. The Applicant seeks to rezone the 77.98 +/- acres from AG-2 to Residential Planned Development (RPD) to allow for 85 single-family dwelling units with supporting amenities.

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DCI2024-00029 Chahram Badamtchian	06/26/2024	Dollar Tree Daniels Parkway	Request to rezone 1.8± acres from Tourist Commercial (CT) and General Commercial (CG) to Commercial Planned Development (CPD) to allow for up to 10,000 square feet of commercial retail uses..
DCI2024-00025 Adam D Mendez	06/24/2024	Sanibel Siesta RV Resort	Request to rezone 50.52± acres from Mobile Home Residential (MH-2) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow for the development of a transient RV park with a maximum of 404 recreational vehicle lots and associated amenities.
DCI2024-00024 Khalil Muhammad	06/24/2024	94 4th St. CPD	Request to rezone 0.66± acres from Two-Family Conservation District (TFC-2) to Commercial Planned Development (CPD) to allow a maximum of 1,016 sq. ft. of Commercial uses.
DCI2024-00023 Adam D Mendez	06/24/2024	JBRA CPD	Request to rezone 0.26± acres from Commercial (C-1) to Commercial Planned Development (CPD) to allow 2,840 square feet of commercial uses, including a package store.
DCI2024-00020 MarySue Groth	05/21/2024	Bayshore Rezone	Request to rezone 1.08± acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow for a maximum of 10,000 square feet of commercial uses.
DCI2024-00019 MarySue Groth	05/12/2024	2265 Laurel Lane CPD	Amend the CPD to revise the MCP, schedule of uses, and schedule of deviations.
DCI2024-00018 Adam D Mendez	04/26/2024	Copperfish Commercial Park MPD	Rezoning of properties to a mix of residential multi-family and commercial uses.
DCI2024-00017 Adam D Mendez	04/19/2024	Cabana Cove CPD	Request to amend the Hancock Bridge Marina CPD (Resolution Z-05-030) to reconfigure the master concept plan, clarify accessory uses, and increase the maximum height from 50 feet to 85 feet.
DCI2024-00016 MarySue Groth	04/18/2024	Modern Services CPD	Request to rezone 1.3± acres from Agricultural (AG 2) to Commercial Planned Development (CPD) to allow for 16,000 SF of Business Services, Group I (Contractors Office) and accessory warehousing with a maximum building height of 35 feet.
DCI2024-00015 Dirk A Danley Jr	04/15/2024	Pine Lakes Country Club II	Minor PD Amendment to Zoning Resolution Z-21-022 to amend the MCP to reflect an emergency right in /right out US 41 access, an increase in the size of the western internal lake, and minor revisions to western internal street layout as a result of lake increase. An amendment to condition #5 to reflect the FDOT limitation on US 41 access to an emergency right in/right out.

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DCI2024-00014 Adam D Mendez	04/05/2024	ITEC Cell Tower Planned Development	This MPD amendment seeks to amend the approved Alico ITEC Mixed Use Planned Development (referred to as ITEC or the MPD) in order to construct a 145 foot full array cell tower on a portion of Tract G. Tract G is approximately 3.94 acres and is located adjacent to Airport Haul Road. The cell tower is proposed on 0.09 acres in the southwestern corner of the parcel
DCI2024-00010 Adam D Mendez	02/13/2024	US-FL-7108 Myerlee	Request to amend the Myerlee PUD (last amended by Resolution Z-07-001), to allow a Wireless Communication Facility consisting of a 149-foot monopole style communication tower and associated equipment compound on STRAP 27-45-24-22-00000.00CE, with associated deviations from tower height and setback requirements.
DCI2024-00008 MarySue Groth	01/19/2024	Iona Ranch	Request to rezone 14.34± acres from Mobile Home District (MH-2) and Recreational Vehicle District (RV-3) to Recreational Vehicle Planned Development (RVPD) to allow a maximum of 120 recreational vehicle (RV) sites.
DCI2024-00007 Adam D Mendez	01/18/2024	Bonita Beach Rd CPD	Request to rezone a 12.1± acres property from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow 60,000 square feet of commercial uses, with a maximum building height of 75 feet.
DCI2024-00006 Elizabeth A Workman	01/18/2024	SR 31 Caloosahatchee Ridge RPD	****DENSITY IS NOT DETERMINED****Request to rezone 102.15± acres from Agricultural (AG-2) to allow a maximum of 544 two-family, multi-family and/or townhouse residential dwelling units.
DCI2024-00001 MarySue Groth	01/03/2024	712 ADAMS CPD	Request to rezone 0.5± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to allow a maximum of 4,100 square feet of office and warehouse floor area.
DCI2023-00054 Brian Roberts	12/28/2023	Port Phoenix Water Way Marina	Request to rezone from Commercial Planned Development (CPD) and Light Industrial (IL) to Commercial Planned Development (CPD) to allow the construction of a new commercial marina including 45 wet slips, 239 dry slips, boat maintenance facilities, member facilities and marina accessory uses. Other uses include retail sales, office, and restaurant uses with site related infrastructure.
DCI2023-00052 Elizabeth A Workman	12/21/2023	Pelican Landing MPD	Request to rezone 430 +/- acres from RPD and CPD/RPD to MPD to allow 729 dwelling units (100 single-family and 629 multi-family), 25,000 sq ft of office uses, 27 golf holes, and 318 hotel rooms with private onsite recreation and accessory uses. The rezoning request also has a companion DRI amendment.
DCI2023-00051 Adam D Mendez	12/15/2023	South Seas Island Resort MPD	Request to rezone 120.5± acres from Residential Multiple-Family (RM-2), Marine Commercial (CM) and Two-Family Conservation (TFC-2) to Mixed Use Planned Development (MPD) to permit a maximum of 193 multiple-family dwelling units and 435 hotel units with accessory uses and structures, common infrastructure, and resort amenities.

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DCI2023-00048 Chahram Badamtchian	12/04/2023	Seminole Campground Expansion RVPD	Request to rezone 29.03± acres from Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow for up to 237 Recreational Vehicle pads with accessory and ancillary uses and structures.
DCI2023-00047 Brian Roberts	11/17/2023	Home Front Heroes Minor CPD	Request to amend existing RPD/CPD (Z-05-048) to rezone a portion of Tract "M", approximately 15.76± acres, from Residential Planned Development (RPD) to Commercial Planned Development (CPD) to allow a maximum of 50,000 square feet of commercial uses including up to two caretaker's residence units with accessory multi-purpose outdoor recreation areas, boat ramps, and a private multi-slip docking facility with a maximum of 10 wet slips and 10 optional boat trailer parking/dry slips with a maximum building height of 45 feet.
DCI2023-00045 Peter C Blackwell	10/11/2023	The Blue Dog Restaurant Minor CPD w/Onsite Outdoor Consumption On Premise	A request to permit an existing outdoor dining patio for a onsite Consumption On Premises use and sixteen interrelated LDC deviations, of which six have been previously approved, including a deviation to incorporate historic district appropriate onsite and offsite parking standards.
DCI2023-00043 Khalil Muhammad	09/29/2023	Leeland Heights CPD	Request to rezone ±0.85 acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to allow for up to 12,000 square feet of neighborhood scale commercial uses.
DCI2023-00042 Chahram Badamtchian	09/28/2023	Linton Road RPD	Request to rezone 3± acres from RS-1 (Residential Single-family) and Ag-2 (Agricultural) to Residential Planned Development (RPD) to allow for up to seven single-family detached dwelling units with accessory and ancillary uses including boat docks.
DCI2023-00040 Elizabeth A Workman	09/19/2023	Upper Captiva Carriage Club CPD	Request to rezone a 3.69+/- acres from Agriculture (AG-2) to Commercial Planned Development (CPD) for a 5,000 square foot building to allow administrative offices, commercial parking, and indoor storage.
DCI2023-00039 MarySue Groth	09/15/2023	Verandah Commercial - Parcel D	Request to amend Condition 2(a) (Schedule of Uses) of Resolution Z-05-081, as amended, to allow a standalone fast-food restaurant with drive-through.
DCI2023-00037 Elizabeth A Workman	09/12/2023	Pavestone Ft Myers	Request to rezone 14.95 acres from AG-2/IL/IPD to IPD to allow continuation of the concrete block manufacturing plant and a new concrete paver plant - and accessory uses and buildings.
DCI2023-00036 MarySue Groth	09/07/2023	Dante CPD	Request to rezone 15.03± acres from AG-2 to CPD to allow a maximum 90,000 square feet of commercial with a maximum height of 35 feet.

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DCI2023-00030 Adam D Mendez	08/02/2023	Cypress Woods RVPD	Request to amend the Cypress Woods RVPD (Resolution Z-20-027, as amended) to (1) modify the Schedule of Uses to add Casitas; (2) modify the Master Concept Plan to delineate a maintenance area; (3) expand RV/boat storage; (4) modify native preserve areas; (5) add a project fence/wall; and (6) modify development regulations not involving increased density or intensity.
DCI2023-00017 Khalil Muhammad	05/16/2023	Woodsprings Suites Ft Myers	Request to rezone subject property to Commercial Planned Development (CPD) to allow a 4 story hotel containing 114 rooms on a undeveloped property
DCI2023-00013 MarySue Groth	03/15/2023	New Post Rd Self-Storage Facility	Request to rezone 2.93± acres from Commercial (C-1A) to Commercial Planned Development (CPD) to allow a maximum of 102,222 square feet of commercial floor area dedicated to self-storage uses.
DCI2022-00058 Adam D Mendez	11/21/2022	Green Flash Restaurant CPD	Request to rezone approximately 1.05 acres from Commercial (C-1) and Marine Commercial (CM) to Commercial Planned Development (CPD) to facilitate various commercial uses including a restaurant and marina.
DCI2022-00054 Chahram Badamtchian	11/02/2022	Bucks Lane IPD	Request to rezone 14.8± acres from Agricultural (AG-2) to Industrial Planned Development (IPD) to allow for up to 173,600 square feet of industrial uses.
DCI2022-00020 Dirk A Danley Jr	04/05/2022	WildBlue Commercial MPD Amendment	Request to amend the existing Wild Blue Mixed Use Planned Development (MPD) "C-1 Commercial Tract" to increase the number of fuel pumps from 8 to 16 for a Convenience Food and Beverage Store, to amend the approved Master Concept Plan for the commercial tract, and to amend the schedule of uses to include Animal Kennels, Personal Services (beauty spas), health clubs, and Drugstore/Pharmacy.
DCI2021-00047 Brandon D Dunn	11/22/2021	FFD	Case created to house the terms and conditions of the FFD settlement agreement.
DCI2021-00022	06/06/2021		TESTING- Zoning Resubmit email notification