

Planned Development Applications Under Review

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<u>Case # / Assigned To</u>	<u>Received</u>	<u>Project Name</u>	<u>Description</u>
DCI2024-00018	04/26/2024	Copperfish	Rezoning of properties to a mix of residential multi-family and commercial uses.
DCI2024-00017	04/19/2024	Cabana Cove PD Amendment	Request to reconfigure master concept plan, clarify accessory uses, and increase height from 50' to 85'
DCI2024-00016	04/18/2024	Modern Services CPD	Rezone 1.3 acres from AG-2 to CPD to allow for 16,000 SF of Business Services Group I (Contractors Office) and accessory warehousing. The maximum building height is 35'. The project will connect to Lee County Utilities water and sewer services.
DCI2024-00015	04/15/2024	Pine Lakes Country Club II	Minor PD Amendment to MCP & Zoning Resolution Z-21-022 to address and amend condition #5 regarding vehicular ingress and egress access to address a right in / right out access to an emergency right in / right out. Request will also include a minor revision to an internal street layout and increase in the size of the proposed lake.
DCI2024-00014	04/05/2024	Nextower	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 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.
DCI2024-00013 Chahram Badamtchian	04/01/2024	Pinnacle at Three Oaks Commerce Center	Rezone 58.77± acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to allow for up to 705,000 square feet of commercial, retail, office and industrial uses and 200 hotel rooms.
DCI2024-00011 Elizabeth A Workman	02/23/2024	11480 MCGREGOR BLVD.	Request to rezone 3.6± acres from Residential Single-Family (RS-1) to Residential Planned Development (RPD) to allow for a maximum of 10 single-family dwelling units.
DCI2024-00010 Dirk A Danley Jr	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.

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DCI2024-00006 Elizabeth A Workman	01/18/2024	SR 31 Caloosahatchee Ridge RPD	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.
DCI2024-00004 Dirk A Danley Jr	01/11/2024	Public Storage	Rezone from CPD to CPD for up to 264,000 square feet of public and mini-warehouse.
DCI2024-00003 Dirk A Danley Jr	01/09/2024	Lehigh Acres WTP No2	Rezone of the subject property from Residential Multiple-Family-2 (RM-2) to Community Facilities Planned Development (CFPD) to allow for the recommission and expansion of a public water treatment facility, known as the Lehigh Acres WTP No. 2
DCI2024-00002 MarySue Groth	01/05/2024	Cowart Industrial Planned Development	Amend the IPD Schedule of Uses, MCP, and Schedule of Deviations.
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.
DCI2023-00053 Elizabeth A Workman	12/27/2023	Babcock Lee Mixed Use Planned Development	A request to amend the 4,157.2 +/-acre Mixed Use Planned Development (MPD) to increase the number of dwelling units from 1,630 to 2,078; reduce the number of hotel rooms from 600 to 250 rooms; and increase the on-site preservation area, including increases to both upland and wetland areas.
DCI2023-00052 Elizabeth A Workman	12/21/2023	Pelican Landing MPD	A request to rezone a 430+/- acre property from RPD and CPD/CPD to MPD to allow for 729 DU, 25,000 sq ft of Office Uses, 27 golf holes and 318 hotel rooms with supportive recreational amenities and infrastructure.
DCI2023-00051 Adam D Mendez	12/15/2023	South Seas Island Resort MPD	Rezone the 120.5+/-acre subject property from "RM-2, TFC-2, & CM with guiding PUD concept plan" to a Mixed Use Planned Development (MPD) to allow for a maximum of 272 multi-family dwelling units vested per ADD2002-00098 and 435 hotel/motel rooms with accessory uses and structures. The maximum building height is 45 feet measured per LDC Section 34-2171. The site connects to centralized water from Island Water Association and wastewater utilities provided by FGUA.

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DCI2023-00050 Dirk A Danley Jr	12/13/2023	Diplomat House a/k/a Diplomat North RPD Amendment	Request to amend 35.18± acres of the Diplomat North RPD/CPD from the Z-11-002/ADD2019-00085 approvals to replace 238 dwelling units (or 138 dwelling units and 400 assisted living facility units) and 50,000 SF of commercial with a maximum height of 50 feet; to allow 360 multi-family dwelling units with amenities with a maximum height of 60 feet within the Mixed Use Overlay.
DCI2023-00049 Elizabeth A Workman	12/08/2023	Royal Palm Multifamily RPD	Flournoy Development Group (“Applicant”) seeks to rezone 19.33 +/- acres from MHC-2 to RPD to allow for 391 multifamily apartments with site build affordable housing through bonus density with supporting amenities.
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	Rezone 10.72± acres from RPD to minor CPD to allow a maximum of 50,000 square feet of commercial uses including up to four caretaker’s residence units with accessory multi-purpose outdoor recreation areas, existing boat ramps, and private multi-slip docking facility with maximum 10 slips. Maximum building height of 35 feet.
DCI2023-00046 Adam D Mendez	11/02/2023	Kelly Tractor IPD Amendment for Signage	Request to amend the Kelly Tractor IPD (Resolution Z-91-095) to incorporate deviations to allow one 60-foot-tall pylon sign along the I-75 frontage.
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.
DCI2023-00044 MarySue Groth	10/06/2023	Town Lakes CPD Amendment	Request to amend the Town Lakes RPD/CPD (Resolution Z-99-022, as amended) to allow an additional 140,000 square feet of floor area for mini-warehouse and hybrid warehouse uses on Tract A-N, add warehouse, hybrid and storage, open to the approved Schedule of Uses for Tract A-N, and establish a maximum building height of 45 feet for Tract A-N.
DCI2023-00043 Dirk A Danley Jr	09/29/2023	Leeland Heights CPD	The subject property is located at the northwestern corner of the intersection of Lee Blvd. and Leeland Heights Blvd. W (Section 32, Township 44, Range 27 East) and consists of three separate parcels totaling approximately 0.85 acres. The property is designated Central Urban in the Lee Plan and currently zoned RS-1. This is a request to rezone ±0.85 acres from RS-1 (residential single-family) to a Commercial Planned Development (CPD) to allow for up to 7,400 square feet of neighborhood scale commercial uses.
DCI2023-00042 Chahram Badamtchian	09/28/2023	Linton Road RPD	Request to rezone 5.61± 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.

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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.
DCI2023-00038 Chahram Badamtchian	09/12/2023	Floor & Decor Lee County	Request to rezone 8.03± acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow for up to 80,000 square feet of retail floor area.
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.
DCI2023-00035 Adam D Mendez	09/07/2023	Southern Gulf Construction	Rezone +/-5 acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a contractor's office with storage on property where a church building currently exists.
DCI2023-00034 Adam D Mendez	09/06/2023	Alva Trading Post, CPD	Rezone ± 1.92-acres from Agricultural (AG-2) + Commercial (C-1A) to Commercial Planned Development (CPD) to allow commercial, retail, and light industrial uses. The project is located at the southwest corner of SR 80 and Styles Rd
DCI2023-00033 MarySue Groth	08/28/2023	Heights Career Technical School (Crosslands CPD)	Request to amend Commercial Planned Development to increase commercial retail intensity to 66,500sf, and increase building height to 50ft.
DCI2023-00032 Elizabeth A Workman	08/22/2023	The Gasparilla Marine Sales Business Expansion CPD	Request to rezone 4.2 acre +/- from RS-1 (Residential) to Commercial Planned Development for a two phased development, of which the first phase will be for Boat Sales, Service and Parts business expansion to the existing Ingman Marine Sales.
DCI2023-00031 Dirk A Danley Jr	08/21/2023	Costco Gas Facility	Request for a Planned Development Amendment to relocate the existing Costco Wholesale gas facility from the current location (specifically, Lee County Folio ID 10545560) to the vacant outparcel southeast of the site (specifically, Lee County Folio ID 10545377 and 10545378), both within the Gulf Coast Town Center, pursuant to the permissible Automobile Service Station use with up to 30 pumps.”

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DCI2023-00030 Adam D Mendez	08/02/2023	Cypress Woods RVPD	Amend the Cypress Wood RVPD to: modify the Schedule of Uses to add "Casitas; modify the MCP to delineate A maintenance area, expansion of RV/boat storage, changes to native preserve areas, addition of project fence/wall; and other modifications to development regulations.
DCI2023-00029 MarySue Groth	08/01/2023	Alico Lakes Villages CPD Amendment - Tract I	Request to amend the Airport South Interchange Commercial Planned Development (CPD) (Resolution Z-02-026, as amended) to allow a maximum of 125,000 square feet of mini warehouse and warehouse, public on Tract I.
DCI2023-00028 Adam D Mendez	07/28/2023	Rum Road Collective	Request to rezone from Residential Two-Family Conservation District (TFC-2) to Mixed-Use Planned Development (MPD) to allow for one dwelling unit and 21,600 square feet of commercial uses on a total of 1.15 acres
DCI2023-00024 Chahram Badamtchian	06/01/2023	Arborwood Village CPD Amendment	Request to amend Resolution Z-19-021 (Arborwood Village CPD) to seek approval of a deviation to allow for a parking reduction greater than 10% for a public warehouse use.
DCI2023-00023 Chahram Badamtchian	05/23/2023	Bay Harbour Marina Village	Request to amend Resolution Z-16-010A, Bay Harbour Marina Village Mixed Use Planned Development, to revise the Master Concept Plan and Development Regulations, and amend the schedule of uses to add Hotel/Motel use to the "Mixed Use Building" Tract and Multiple-family use to the "Townhomes" Tract of the site.
DCI2023-00020 Chahram Badamtchian	05/18/2023	Dia Crossing Mixed Use Planned Development	Rezone of 61.38± acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) to allow for up to 200,000 SF of commercial, hotel/motel with up to 150 rooms, and up to 350 dwelling Units.
DCI2023-00017 Dirk A Danley Jr	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
DCI2023-00016 Adam D Mendez	05/11/2023	Tropicana Sands - MHPD Rezoning	Applicant is seeking to rezone the property from Mobile Home (MH-2) to Mobile Home Planned Development (MHPD) in order to rebuild the site to accommodate the same number of mobile home units previously approved for the site (471 units), which were vested through the 86-36 process in 1986. These units were destroyed in September 2022 by Hurricane Ian. Rezoning to MHPD also allows the Applicant to designate a portion of the total units for Recreational Vehicle use.
DCI2023-00015 Elizabeth A Workman	04/20/2023	Pine Island Road CPD	Request to rezone a 9.7+/- acre property from Agriculture (AG-2), Commercial (C-1) and (C-1A) to Commercial Planned Development (CPD) to develop a up to 115,000 SF of commercial uses including convenience food and beverage store with sixteen (16) fueling positions.

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DCI2023-00013 MarySue Groth	03/15/2023	New Post Rd Self-Storage Facility	Request a 3-story, 117,776sf self-storage and associated improvements.
DCI2023-00010 Elizabeth A Workman	03/02/2023	Sunniland Town Center CPD	Request to amend the Sunniland Town Centre CPD (Resolution Z-06-090) to revise the master concept plan to permit a mixed use commercial and residential development consisting of either 265,000 square feet of commercial and 100,000 square feet of Warehouse (Mini) uses; or 100,000 square feet of commercial uses and 300 residential dwelling units.
DCI2023-00009 Elizabeth A Workman	02/27/2023	Blackstone Corporate Park MPD	Request to rezone 98.03± acres from Commercial (C-1A) and Mixed Use Planned Development (MPD) to Mixed Use Planned Development (MPD) to allow for 500,000 square feet of commercial floor area and 350,000 of industrial floor area with a maximum building height of 65 feet.
DCI2023-00006 Elizabeth A Workman	01/31/2023	PLAYA DEL SOL AT CLEVELAND AVE CPD	Request to rezone 9.4+/- acres from Agriculture (AG-2) to Commercial Planned Development (CPD) to allow up to 275,000 square feet of commercial retail and office, warehousing and open storage. Max of 150,000 sf of retail and office.
DCI2022-00068 Dirk A Danley Jr	12/20/2022	Ft. Myers StorQuest	This application requests for additional allowable building square footage and an increase in number of buildings under the approved MCP for lot 14A. With this application, the owner proposes to expand the existing Master Concept Plan with additional storage buildings.
DCI2022-00067 Dirk A Danley Jr	12/15/2022	Cary+Duke+Povia RPD	A request to rezone a 788+/- acre property from Agriculture (AG-2) to Residential Planned Development (RPD) to allow for a maximum of 1,099 DU, private on-site recreational Uses, and supportive infrastructure. The maximum building height is 35'. The site will connect to centralized Water and sewer services. A companion Comprehensive Plan Amendment (CPA2022-00019) is filed to include the subject Property in the Lee County Future Water Services Area Map (Map 4A) and the Future Sewer Service Area Map (Map 4B).
DCI2022-00062 Anthony R Rodriguez	12/05/2022	Caloosa 80	Request to rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 783 RV units and 30,000 SF of neighborhood commercial uses. The rezoning request is to amend the binding master concept plan and conditions approved with the existing RVPD zoning (Res. Z-09-042).
DCI2022-00059 Elizabeth A Workman	11/22/2022	Daniels Town Square MPD	Rezoning of 66.2+/- acres from CPD, AG-2 and Commercial Tourist (CT) to Mixed-use Planned Development (MPD) to allow up to 500,000 square feet of Non-Residential uses (Retail: Max 500,000 sf including Hotel: Max 300 rooms); and up to 1,456 Residential dwelling units (927 base density units and 529 bonus density units) made up of Multi-family and Senior Housing (ALF, Continuing Care, Independent Living).

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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.
DCI2022-00049 Dirk A Danley Jr	08/31/2022	SANTOYO TRUCK PARTS AND SALES	Request to rezone 2.82± acres from Neighborhood Commercial (CN-2) to Commercial Planned Development (CPD) to allow a maximum of 17,116 square feet of commercial floor area to allow for truck parts, sales and repair. Maximum height proposed is 35 feet.
DCI2022-00046 Elizabeth A Workman	08/15/2022	Kingston Street RPD	Request to rezone 12.9± acres from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to Residential Planned Development (RPD) to allow for the development of a maximum of 258 multi family dwelling units and ancillary uses.
DCI2022-00044 Adam D Mendez	08/10/2022	Kelly Road RPD	Request to rezone 4.6± acres from Residential Multi-Family (RM-10) to Residential Planned Development (RPD) to permit a maximum of 69 multi-family dwelling units, including 23 bonus density units.
DCI2022-00042 Dirk A Danley Jr	08/02/2022	Moody Landing RPD	Rezoning request from Agricultural (AG-2) to Residential Planned Development (RPD) for 226 residential units, marina with up to 90 boat slips.
DCI2022-00039 Dirk A Danley Jr	07/26/2022	Burnt Store Mixed-Use Development	The property owner, SVR LLC, is requesting to rezone the subject parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to permit the development of a 354-unit multiple-family development and a maximum of 265,470 square feet of commercial uses on 35.49 acres.
DCI2022-00037 Chahram Badamtchian	06/23/2022	Bayshore 31 RPD	Request to rezone 34.8± acres from Agricultural (AG-2) and Residential (RS-1) to Residential Planned Development (RPD) to allow for up to 180 multiple-family residential units.
DCI2022-00026 Dirk A Danley Jr	05/02/2022	River Hall	Rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses. This case is companion to a Comprehensive Plan Amendment CPA2021-00016.
DCI2022-00021 Dirk A Danley Jr	04/08/2022	Corkscrew CPD	Rezone a 12.19+/- acre property from Community Commercial (CC) to Commercial Planned Development (CPD) to allow a shopping center with up to 66,400 square feet of commercial space for restaurants, retail and office uses

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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.
DCI2021-00038 Adam D Mendez	10/12/2021	SPRING LAKE II RPD 60 UNITS	Requesting to rezone the subject site from CT to Residential Planned Development (RPD) to permit the development of 60 dwelling units on the 5.64+/- acre parcel
DCI2021-00029 Elizabeth A Workman	08/24/2021	3640 SW Pine Island Road CPD	Request to rezone a 1.4+/- acre parcel on the south side of SW Pine Island Road approximately 1/2 mile west of the SW Pine Island Road and Veteran's Parkway intersection from Agricultural (AG 2) to Commercial Planned Development (CPD) to allow for a maximum of 2,000 square feet of commercial floor area for office, small retail and similar uses with the primary use being a vehicle dealership to sell used cars and rent vehicles for tourist use. The request is accompanied by a Comprehensive Plan Amendment (CPA) to change the land use category from Rural to Commercial in order to permit the office, retail and vehicle dealership.
DCI2016-00026 Anthony R Rodriguez	12/16/2016	EDEN OAK	Rezone +/- 306 acres from Agricultural (AG-2) to Residential Planned Development (RPD) to permit a maximum of 55 single-family homes. Maximum building height is 35 feet.