

**LEE COUNTY ORDINANCE NO. 25-10**

(House Bill 1379)

(CPA2024-00007)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AN AMENDMENT PERTAINING TO HOUSE BILL 1379 (CPA2024-00007) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, 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 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on December 9, 2024; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on February 19, 2025. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to House Bill 1379 (CPA2024-00007) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the February 19, 2025 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on May 7, 2025, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

**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 public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and 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 the "House Bill 1379 Ordinance (CPA2024-00007)."**

## SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends the Lee Plan to implement House Bill 1379. House Bill 1379 is a wide-ranging amendment to Florida Statutes related to environmental protection in the areas of wastewater management, septic systems, sanitary sewer services and planning, Basin Management Action Plans (BMAP), and the wastewater grant program. Amendments to the Lee Plan are required to maintain consistency with Florida Statutes.

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

## 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 that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

#### SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, 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 renumbered or relettered 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 his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

#### SECTION EIGHT: EFFECTIVE DATE

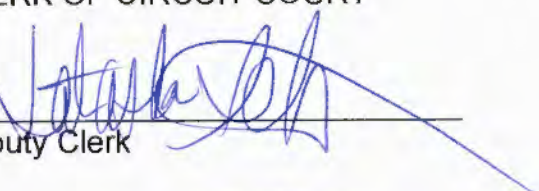
The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Hamman, who moved its adoption. The motion was seconded by Commissioner Greenwell. The vote was as follows:

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DONE AND ADOPTED this 7<sup>th</sup> day of May 2025.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

BY:   
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY FLORIDA

BY:   
Chairman/Vice-Chairman

DATE: 5-7-2025



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

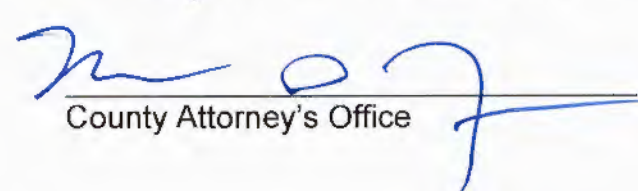
  
County Attorney's Office

Exhibit A (Adopted by BOCC May 7, 2025):  
Adopted revisions to Text  
Adopted revisions to Table 6

## EXHIBIT A

Note: Text depicted with underscore represents additions to the Lee Plan.  
Strike-through text represents deletions from the Lee Plan.



**Text Amendments:****II Future Land Use Element**

**POLICY 1.4.1:** The Rural future land use category are areas that are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. ~~These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas.~~ Maximum density in the Rural future land use category is one dwelling unit per acre (1 du/acre). See Policy 123.2.17 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat. (Ord. No. [97-17](#), [98-09](#), [00-22](#), [07-12](#), [10-20](#), [22-25](#), [22-29](#))

**POLICY 1.4.3:** The Rural Community Preserves future land use category requires special design approaches to maintain existing rural character, for example: conservation easements, flexible road design standards (including relocation of future arterials not serving the rural community), special fencing and commercial sign standards, and retention of historic rural uses. ~~These areas are not programmed to receive urban-type capital improvements.~~ Lands within this category are not to be converted to future urban or suburban areas; rather, they are to remain permanently rural in character and use. These areas are restricted to low density residential uses (with minimum lot size requirements), agricultural uses, and minimal non-residential uses that are needed to serve the rural community. Property in this category may not be rezoned to any RV district. Maximum density is one dwelling unit per acre (1 du/acre). (Ord. No. [91-19](#), [94-30](#), [17-13](#), [18-14](#))

**POLICY 2.1.1:** Most residential, commercial, ~~and industrial, and public~~ development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

**STANDARD 4.1.2: SEWER.**

7. Prohibit the installation of new onsite sewage treatment and disposal systems, as defined by State Statute, constructed within a basin management action plan area, a reasonable assurance plan, or a pollution reduction plan where connection to a publicly owned or investor-owned sewerage system is available as defined in F.S. 381.0065 (2)(a).

8. On lots of one acre or less within a basin management action plan area, a reasonable assurance plan, or a pollution reduction plan, where a publicly owned or investor-owned sewerage system is not available, the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems, as defined by State Statute, or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction is required.



**OBJECTIVE 18.3: SEWER AND WATER.** Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories except to the areas identified by Lee Plan Table 6, "10-Year Sanitary Sewer Service Feasibility Plan,". Central water service for enhanced fire protection will be encouraged where economically feasible. (Ord. No. 03-02, 18-18)

**POLICY 20.3.1:** In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Community Plan area, except to the areas identified by Lee Plan Map 4-B as Future Sanitary Sewer Service Areas, areas identified by Lee Plan Table 6, "10-Year Sanitary Sewer Service Feasibility Plan", the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 20.1.5), within the Rural Community Preserve. (Ord. No. 10-15, 18-18)

#### IV Community Facilities and Services Element

**POLICY 56.1.3:** All utilities are encouraged to construct and install sufficient treatment facilities and collection systems that will meet or exceed the minimum acceptable service standards. These facilities will have capacity to service the demand so generated and will meet or exceed the minimum requirements of the Florida Department of Environmental Protection (DEP), Florida Department of Health, U.S. Environmental Protection Agency (USEPA), or local ordinances that exceed those requirements with priority given to advanced waste treatment. All utilities will advise the County of system expansions or modification to ensure coordination. (Ord. No. 92-35, 94-30, 17-19, 21-09)

**POLICY 56.1.8:** Sewage disposal facilities that dispose of waste into waterbodies that are currently not attaining nutrient or nutrient-related standards, as defined by State Statute, or that are subject to a nutrient or nutrient-related basin management plan will provide advanced waste treatment by January 1, 2033.

**POLICY 56.1.9:** Sewage disposal facilities that dispose of waste into waterbodies determined not to be attaining nutrient or nutrient-related standards, as defined by State Statute, after July 1, 2023, or subject to a nutrient or nutrient-related basin management plan, or adopted reasonable assurance plan after July 1, 2023, will provide advance water treatment within 10 years after such determination or adoption.

**POLICY 56.2.2:** The County will, annually, provide to the Florida Department of Environmental Protection a status of the construction of sanitary sewers within basin management action plans (BMAP) or within the basin of a waterbody not attaining nutrient or nutrient-related standards as defined by State Statute.

**POLICY 56.2.3:** The County will assess the feasibility of providing central sewer service to areas of more than 50 residential lots, built or unbuilt, with more than one onsite septic system located at

more than 1 per acre within the unincorporated areas consistent with F.S. 163.31773(a)(6)(c)(3). These areas are identified in Table 6, 10-Year Sanitary Sewer Service Feasibility.

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## **VII Conservation and Coastal Management Element**

Goal 125: Water Quality

**POLICY 125.1.9:** Encourage the use of the water quality improvement grant established within the Department of Environmental Protection to address wastewater, stormwater, and agricultural sources of nutrient loading to fund projects that will improve the quality of waterbodies.

### **Table Amendments:**

- **Table 6 – 10-Year Sanitary Sewer Service Feasibility (New Table)**



Table 6: 10-Year Sanitary Sewer Service Feasibility

Residential Development	# of Parcels	Development Location	Facility Name	Facility Address	Facility Capacity	Projected Facility Flow in 20 years	Feasibility	Timeline
Alden Pines/Sundlet Village	602	Stringfellow Rd/Sundlet Blvd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Bayshore Estates	82	Bayshore Rd/Willow Stream Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Bayshore Gardens	50	Donald Rd/Gardenia Cir	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Bayshore Pines	52	Glick Dr/Donna Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Bellaire/San Carlos Grove	153	Pine Rd/Bristol Rd	Three Oaks WRF	18521 Three Oaks Pkwy, 33967	6.0 MGD	7.4 MGD	Not feasible based on current conditions.	N/A
Blackhawk/Hidden Pines	86	Blackhawk Dr/Briarcliff Rd	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Bocilla Lane	54	Bocilla Ln/Stringfellow Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Bokeelia	108	Stringfellow Rd/Main St	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Buckingham Airpark East	128	North Dr/Cherokee Ave	FGUA - Lehigh Acres WWTF	550 Construction Ln, 33971	3.0 MGD	3.83 MGD	Not feasible based on current conditions.	N/A
Buckingham Park	494	Astoria Ave/Cherrydale St	FGUA - Lehigh Acres WWTF	550 Construction Ln, 33971	3.0 MGD	3.83 MGD	Not feasible based on current conditions.	N/A
Cabana City/Rivers Edge	171	River Rd/Cabana Ave	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Calusa Woods/Northdale	86	Carolyn Ln/Bayshore Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Capitans Harbor	78	Nautical Way/Capitans Harbor	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Central Pine Island	166	Stringfellow Rd/Fairbanks Dr	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Charleston Park	163	Palm Beach Blvd/1st St	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Coastal Estates	99	Pine Ridge Rd/Bombay Ln	Fort Myers Beach WRF	17155 Pine Ridge Rd, 33931	6.0 MGD	2.5 MGD	Not feasible based on current conditions.	N/A
Collier+Rupert/Pine Tree Estates	219	Laurel Dr/N 2nd St	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Colonial Pines	56	Leetana Rd/Boonesboro Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Cypress Lake Country Club Estates	145	Overlook Dr/Brentwood Rd	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Daughtreys Creek	199	Bayshore Rd/Sean Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Deep Lagoon	60	McGregor Blvd/Bay Dr	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Eagle Lake Estates	50	Stringfellow Rd/Eagle Lake Dr	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
East Lake Colony	80	Tarpon Way/Bayshore Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Edgewater Gardens/Belle Aire Lagoon	177	Pondella Rd/Sabal Gardens Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Flamingo Bay	363	Flamingo Dr/Mallard Ave	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Florimond Manor	361	Plantation Rd/Idewild St	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Fort Myers	206	Maravilla/US 41	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Fort Myers Gulf Acres	122	Whitcap Cir/Orange Grove Blvd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Gramac/Tamiami Estates/Berts Bayshore Manor	379	Bayline Dr/Old Bridge Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Helen Lane Condo	64	Helen Ln/Main St	Fort Myers Beach WRF	17155 Pine Ridge Rd, 33931	6.0 MGD	2.5 MGD	Not feasible based on current conditions.	N/A
Hendry Creek	120	Hendry Creek Dr/Chloe Cir	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Heritage Farms 1st Addition/Heritage Pines/Lucas Landing/Stone Ridge	65	Liberty Square/Cindy Ct	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Idalia	98	Old Olga Rd/AV Court Pl	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Island Park/Tidewater Island/Mullock Creek	325	Park Rd/Pioneer Rd	Three Oaks WRF	18521 Three Oaks Pkwy, 33967	6.0 MGD	7.4 MGD	Not feasible based on current conditions.	N/A
Jade Estates	63	Jade Ct/Coon Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Kings Bay Estates	49	Coastal View Dr/Bayshore Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Knights Bokeelia/Sandy Shoals/Eagles Nest	366	Barrancas Ave/Bowline St	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Lakeville	248	Lakeville Dr/Edgewood Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Lehigh Acres	110,795	East Lee County	FGUA - Lehigh Acres WWTF	550 Construction Ln, 33971	3.0 MGD	3.83 MGD	Not feasible based on current conditions.	N/A
Littlegroves/Powell	171	Powell Dr/Ixora Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Lobean	75	Barrancas Ave/Quail Trl	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Luloma Acres	65	Stringfellow Rd/Luloma Ln	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
McGregor Pines/McGregor Vista/Deep Lagoon								
Heights	76	McGregor Blvd/Martin Dr	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Mirror Lakes	193	Blackstone Dr/Lasalle Ave	FGUA - Lehigh Acres WWTF	550 Construction Ln, 33971	3.0 MGD	3.83 MGD	Not feasible based on current conditions.	N/A
Mobile Manor	370	Bayshore Rd/Lantern Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Nancy Lane Condo	75	Nancy Ln/Main St	Fort Myers Beach WRF	17155 Pine Ridge Rd, 33931	6.0 MGD	2.5 MGD	Not feasible based on current conditions.	N/A
Oakdale/United Fruit	56	Butler Rd/Reymoor Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Orange River Hills	69	Sunkist Way/Orange River Blvd	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Page Park	162	Center Rd/1st St	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Palm Creek	63	Palm Creek Dr/Pioneer Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Palmona Park	819	Pine Island Rd/Atlantic Ave	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Paradise Shores	394	Bigelow Rd/Old Olga Rd	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Peaceful Pines	50	N Tamiami Trl/Avenue A	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A



Table 6: 10-Year Sanitary Sewer Service Feasibility

Pine Island Center East	231 Phillips St/Avenue E	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pine Island Center West	161 Russell Rd/Holly Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pine Island Estates/Kreamers Avocado	490 Stringfellow Rd/Harbor Dr	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pine Island Ridge/Serenity Cove/Charlotte Shores/Pine Island Villas	801 Marina Rd/Dolphin Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pine Island Tropical Homesites	572 Stringfellow Rd/Tangelo Dr	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pine Island Village	70 Turtle Trail Ln/Stringfellow Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pinehurst Acres/Kreamers Avocado	380 Kreamers Dr/Stringfellow Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Pinehurst Estates/Camelot	105 Pine Villa Ln/Daniels Pkwy	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Plantation Pines/The Rookery/Highland Pines Estates	228 Plantation Rd/Plantation Pines Blvd	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Pondella Acres/Travis/Pine Acres/Blue Water Shores/Hancock Estates/Aqua Cove/Marine Homes/Wards Landing	209 Moody Rd/Hancock Bridge Pkwy	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Pondella Heights	50 Westwood Dr/Pondella Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Pondella Shores	91 Pondella Rd/Betmar Blvd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Port Carlos Cove	155 Spanish Main St/Galleon Way	Fort Myers Beach WRF	17155 Pine Ridge Rd, 33931	6.0 MGD	2.5 MGD	Not feasible based on current conditions.	N/A
Port Edison/Northwood	296 Brooks Rd/Evalena Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
River Oaks	159 Iverson Dr/Charles St	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Riverbend	217 Riverbend Blvd/Indian Creek Dr	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
Saint James City	1769 Sanibel Blvd/Stringfellow Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
San Carlos Park	6,207 San Carlos Blvd/Lee Rd	Three Oaks WRF	18521 Three Oaks Pkwy, 33967	6.0 MGD	7.4 MGD	Not feasible based on current conditions.	N/A
September Estates/Coconut Grove/Pinehurst Acres	140 Stringfellow Rd/Helen Rd	Pine Island WRF	6928 Stringfellow Rd, 33956	0.383 MGD	0.22 MGD	Not feasible based on current conditions.	N/A
Shady Grove/Venona Heights/Mariana Heights/Moss Park/Glenwood Park/Melody Park/Autumn Oaks/Autumn Acres/Maranatha Park/Evergreen Acres/	264 W Mariana Ave/Piney Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Sheltering Pines Mobile Home Village	120 Unique Cir/S Tamiami Trl	Three Oaks WRF	18521 Three Oaks Pkwy, 33967	6.0 MGD	7.4 MGD	Not feasible based on current conditions.	N/A
Skyline Woods/River Manor/Overriver Shores/Tropic Shores Estates	75 Moody Rd/Skyline Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Suncoast Estates	1564 Suncoast Dr/Gish Ln	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
The Timbers	61 Penzance Blvd/Timberline Cir	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
The Willows	94 Willow Lake Cir/Plantation Rd	CFM - Fort Myers South AWWTP	1618 Matthew Dr, 33907	6.96 MGD	6.5 MGD	Not feasible based on current conditions.	N/A
Timberbend	78 Bayshore Rd/Tallahul Rd	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Town and River Estates Subdivision	182 McGregor Blvd/N Town and River Dr	LCU - Fiesta Village WRF	1366 San Souci Dr, 33919	5.0 MGD	4.0 MGD	Not feasible based on current conditions.	N/A
Town of Alva	98 Pearl St/Julia St	CFM - Fort Myers Central AWWTP	1501 Raleigh St, 33916	4.51 MGD	3.7 MGD	Not feasible based on current conditions.	N/A
West Bayshore Road	182 E Mariana Ave/Ixora Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A
Yacht Club Colony	264 Winston Rd/N Westwood Dr	FGUA - Del Prado WWTF	4100 Del Prado Blvd N, 33917	4.8 MGD	4.17 MGD	Not feasible based on current conditions.	N/A



FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 25-10  
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: House Bill 1379 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: \_\_\_\_\_

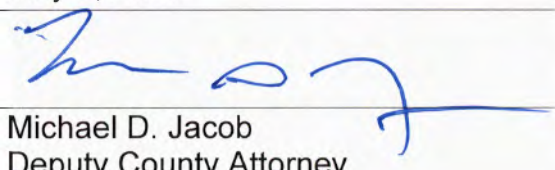
KEYFIELD 3 CODE: \_\_\_\_\_

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

*VIA HAND DELIVERY*

**DATE:** May 8, 2025

**To:** Claudia Curtin  
Records Program Manager

**FROM:**   
Michael D. Jacob  
Deputy County Attorney

**RE: Lee County Ordinance Amending the Lee County Comprehensive Plan  
Ord #25-10 (CPA2024-00007) House Bill 1379 Update  
Adoption Hearing on May 7, 2025**

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On May 7, 2025, the Board of County Commissioners adopted an ordinance amending the Lee County Comprehensive Plan. The original ordinance is attached to this memorandum for execution. 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.

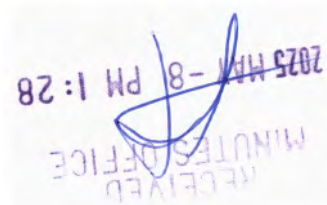
Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than May 17, 2025. Also attached please find the Data Retrieval form to accompany the ordinance when transmitted to the State.

Thank you for your assistance.

MDJ/les

Attachment: Ord #25-10 (CPA2024-00007)

cc via email only: Laurel Chick, Internal Services Manager  
Samantha Westen, Executive Assistant  
Rose Bahena, Administrative Specialist, Senior  
[leeclerkminutes@leeclerk.org](mailto:leeclerkminutes@leeclerk.org)  
Brandon Dunn, Principal Planner, Planning  
Becky Sweigert, Principal Planner, DCD  
Janet Miller, Administrative Specialist/DCD







## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 9, 2025

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. 25-10, which was filed in this office on May 9, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp

**RECEIVED**

*By Latasha Seth at 8:49 am, May 12, 2025*