

## Filter Criteria Applied:

County: Lee(Included) Permit Type: RESIDENTIAL(Included) Permit SubType 1: MF A(Included)



## Contact Information:

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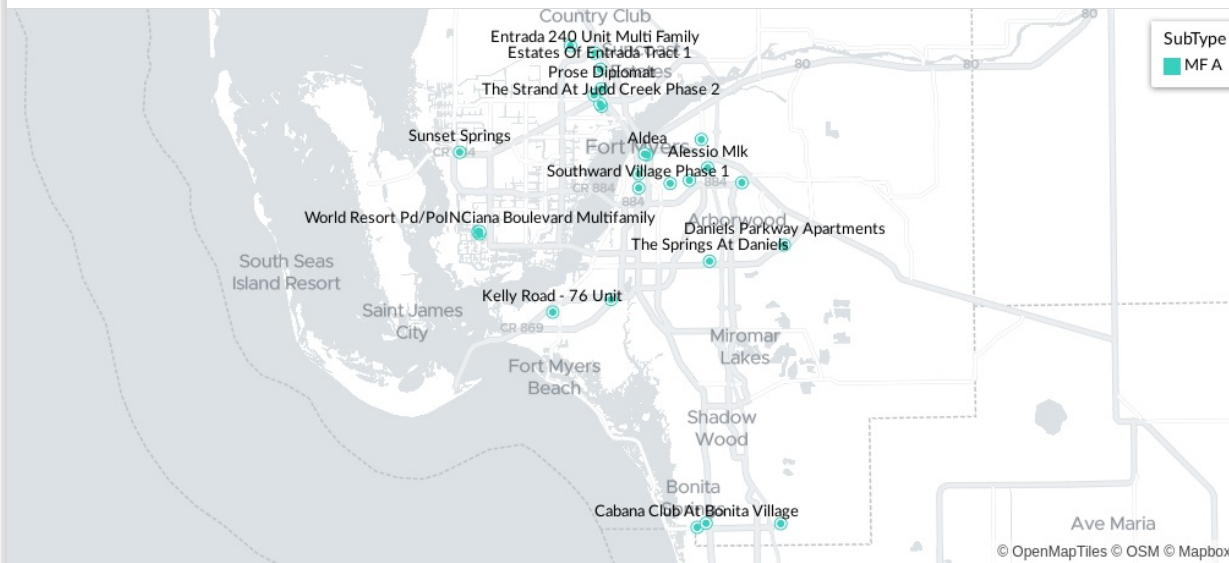
Chris Worley - 813-810-4335 - [chris@landmarkreports.com](mailto:chris@landmarkreports.com)

The following information reflects pending construction projects across the state of Florida or very recently approved projects. All construction applications are reviewed and updated monthly. The applicant name may be different from that of the underlying land owner as the land may be under contract and will not 'Close' until permits are completed. As the user you are responsible for final verification; however, every project has a link to the application and construction plans.

**INSTRUCTIONS: You can select any of the other filters to find exactly what you're looking for. For example, select "Permit SubType1" filter and "SFD" for single family only.**

### Location Display Map

The map below is intended for location reference only. To refine your search use the filters above. To create a report for a specific location on the map, simply click the location and select "Filter including this Value".



Total Acres

679

Average Acres

25

Total Dwelling Units

6,772

Avg. Dwelling Units

251

Total Buildable SqFt

40,000

Avg. Buildable SqFt

40,000

**DISCLAIMER** - Landmark Reports has reviewed every available set of construction plans and attempted to provide insight into the applicant's development goal. However, sometimes construction plans are not available or sheets are missing and we have to extrapolate various data sources to obtain a 'big picture'. Note, when LMR extrapolates or make assumptions our notes use the term "Further verification warranted". The data herein may not be exported and resold in other software platforms without consulting.

**NOTES** - LMR attempts to ascertain not only the intended development but also other aspects of development. If LMR can ascertain that the development is demolishing prior developments we attempt to identify that as it impacts value. We also attempt to verify SFD developments by lot sizes if said data is available. For MF A developments our Notes section may include the Unit Mix if available.

**RESIDENTIAL** - Pertains to all sites residential. To include SFD (Single Family Detached), MF(Multi-Family), MF A (Multi-Family Apartment), MF C (Multi-Family Condominium), MF H (Multi-Family Hotel), MF TH (Multi-Family Townhome), RV (Recreational Vehicle). Note, if a project has SFD and MF TH we typically use SFD as the Sub Type. Typically, Paired Villas are considered SFD. Note, if we ascertain a project may be BTR (Build To Rent), we will place that information in the Notes section.

**UNVERIFIED** - Pertains to all sites that we found no Construction Plans and no description of the intended project could be ascertained.

# PERMIT DOWNLOAD TABLE

Displays up to 30 results. Click the 3 dots on the right to download to PDF or Excel

	County	Zip	Project	Applica nt	LMR Notes	Receive d Date	Issue Date	Type	SubTyp e1	SubTyp e2	Web Link	Agent	Agent Email	Phone	Latitude	Longitu de	DU	Acres	BSF
1	Lee	33901	2010 Hanson	2010 Hanson LLC	To constru ct a 336 unit multi- family resident ial develop ment. This project was submit ted for permitti ng on 01-06- 2022 within Lee County. A review of the applicati on suggest the lot size is 5.22± acres.	Jan 2022	Jul 2022	RESIDE NTIAL	MF A		<a href="#">Link to Docs</a>	Tom Rossi	trossi@ redburn dev.com	618- 527- 2794	26.62171	- 81.87083	336	5	
2			Aldea	2150 Fowler Rams Plaza LLC	MF A develop ment with 3 building s and parking garage. Pool amenity and dog park. Max height is 5 stories. This project was submit ted for permitti ng on 11-18- 2021 within Lee County. A review of the applicati on suggest the lot size is 5.71± acres.	Nov 2021		RESIDE NTIAL	MF A		<a href="#">Link to Docs</a>	Randy Krise	randy@ krisecg. com	239- 690- 4100	26.63746	- 81.86353	300	6	

3

Montage At Midtown	Dtfm Investments INC	Development of a 5 story residential building with 91,914 SF residential portion, 31,064 SF garage, and 6,261 sf of garage. Note, there is a future commercial portion. Applicant in notes reveal 40,000 SF of commercial space and 530 parking stalls. This project was submitted for permitting on 03-08-2022 within Lee County. A review of the application suggest the lot size is 4.76± acres.	Mar 2022	Aug 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	David Kraizgrun	pinnacle dk@aol.com	813-423-6064	26.63802	- 81.86547	310	5	40,000
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4

	Southward Village Phase 1	Housing Authority	Proposed development of 92 dwelling units, 5,732 SF of commercial space, and 3,186 SF of office space with associated parking. Site plan reflects 50-1 BR units and 42-2BR units. Overall, the site will have 209 parking stalls. This project was submitted for permitting on 06-02-2022 within Lee County. A review of the application suggest the lot size is 4.97± acres.	Jun 2022	Aug 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Marcia Davis (Housing Authority)	239-332-1171	26.61024	-81.87088	92	5
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5

33903	Estates Of Entrada Tract 1	Entrada Apt	The project is proposed for 300 Dwelling units and 600 parking stalls based upon a review of the site plan. This project was submitted for permitting on 04-13-2022 within Lee County. A review of the application suggest the lot size is 16.74± acres.	Apr 2022		RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Michael Arnold (Entrada Apt)		26.70752	-81.90602	300	17
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			No site plans provided. That said, documentation suggests 18.4 acres for MF apartments. Typical density suggests at least 300 units. Further verification warranted. This project was submitted for permitting on 05-27-2022 within Lee County. A review of the application suggests the lot size is 89.93± acres.	May 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Jonathan Marcus	516-658-3623	26.67729	-81.90498	360	90
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9	33905	Alessio Mlk	Develop ment of Indiana	Propose d develop ment of large mixed use site with commer cial and resident ial develop ment. Site plan reveals the resident ial portion (MF A) will have 384 units or 144 - 1 BR units and 240 2 BR units. The balance of the parent tract reveals two other basins. No exact BSF for the commer cial develop ment; however , in aggrega te there are 10.34 acres designa ted for BSF. Note, Basin 3 reveals there is 5,95 acres designa ted for building space, but they appear to be resident ial. Further verificati on warrant ed. This project was submitt ed for permitti ng on 09-08- 2022 within Lee County. A review of the applicati on suggest the lot size is 200.10± acres.	Sep 2022	RESIDE NTIAL	MF A	<a href="#">Link to Docs</a>	Jeffrey Kittle	jkittle@ kittlepro perties.c om	317- 846- 3111	26.62675	- 81.8077	384	200
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10

	Brisas Del Sur Apartments Phase I	Agpm Acquisitions	Proposed development of 4 - 3 Story MF Apartment building with 24 units each. No parking calculations to ascertain unit mix. This project was submitted for permitting on 08-15-2022 within Lee County. A review of the application suggest the lot size is 9.32± acres.	Aug 2022		RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Scott Zimmerman	szimmerman@gpmanager.com	407-447-1780	26.64997	-	81.81359	94	9
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11

33908	Kelly Road - 76 Unit	Fm Real Estate International	Proposed development of 76 MF Apartment units and 152 parking stalls. 4 buildings have either 20 or 18 dwelling units and all street parking. Site will also have a 3,172 SF clubhouse. This project was submitted for permitting on 10-28-2021 within Lee County. A review of the application suggest the lot size is 4.98± acres.	Oct 2021	Jul 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Eduardo Perez-Orive	gastonajuan@gmail.com		26.5083	-	81.94972	76	5
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<p>Tapestry Cypress Lake</p>	<p>Arlington Properties</p>	<p>Proposed development of 318 units. Although density is 10 UPA typical building appears to be a standard MF A with 9 garage units included. This project was submitted for permitting on 09-14-2022 within Lee County. A review of the application suggest the lot size is 31.91± acres.</p>	<p>Sep 2022</p>	<p>RESIDENTIAL</p>	<p>MF A</p>	<p><a href="#">Link to Docs</a></p>	<p>Mark Stuerman</p>	<p>mstuerman@arlingtonproperties.net</p>	<p>205-397-6869</p>	<p>26.51872</p>	<p>-81.89622</p>	<p>318</p>	<p>32</p>
<p>Davis Parcel</p>		<p>application requests the authorization for Construction and Operation of a storm water management (SWM) system serving 18.86 acre Multi-Family Residential Development and 4.48 acres of existing roadway . Conceptual approval of the overall (SWM) system serving 174.37 acres of mixed use consisting of residential and commercial development for a project known</p>					<p>Lance Chernoff</p>	<p>lance.chernoff@...</p>					

13

33909

Apartment Complex

Da Diploma LLC

as VAPine Island. Phase 1 will have 74 dwelling units (38-1BR, 24-2BR, and 12-3BR). Phase 2 will have 53 dwelling units (15-1BR, 32-2BR, and 6-3BR) with associated parking. Phase 3 will have 106 dwelling units (42-1BR, 64-2BR, and 10-3BR). This project was submitted for permitting on 03-11-2022 within Lee County. A review of the application suggest the lot size is 18.86± acres.

Mar 2022

Aug 2022

RESIDENTIAL

MF A

[Link to Docs](#)

w (Davis Development)

ernow@davisdevelopment.com

770-474-4345

26.68631

- 81.91166

233

19

14

Entrada 240 Unit Multi Family

Paramount Development LLC

The project is proposed for 240 Dwelling Units This project was submitted for permitting on 10-15-2021 within Lee County. A review of the application suggest the lot size is 15.14± acres.

Oct 2021

RESIDENTIAL

MF A

[Link to Docs](#)

Thomas Settle

26.72072

- 81.91116

240

15

15

Navarra Vista

Southern Impression Homes

Development of multiple buildings (18) having 16 units per building according to the Unit Density Calculations table and 516 parking stalls. This project was submitted for permitting on 03-02-2022 within Lee County. A review of the application suggest the lot size is 26.72± acres.

Mar 2022

RESIDENTIAL

MF A

[Link to Docs](#)

Christopher Funk (Southern Impression Homes)

daniel@southernimpression.dev

904-517-5939

26.72686

-81.93342

288

27

16

33912

The Springs At Daniels

Continental 609 Fund

Proposed development of a 288 MF A site with 651 parking stalls. This project was submitted for permitting on 05-26-2022 within Lee County. A review of the application suggest the lot size is 14.98± acres.

May 2022

Jul 2022

RESIDENTIAL

MF A

[Link to Docs](#)

Gwyn Wheeler (Continental 609 Fund)

26.55012

-81.806

288

15

17

33913

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Jun  
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MF A

[Link to  
Docs](#)

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nt.com

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26.56349

-  
81.73756

576

55

18		The Mark At Colonial	Tellus Apartments	<p>Construction of a surface water management system serving a multi-family development on 17.5 acres of pasture land. Bldg Matrix shows the following unit mix in 6 bldgs. 216 1-BR, 168-2BR, and 20-3BR). Note, there are 4 different 1 BR layouts. This project was submitted for permitting on 04-27-2022 within Lee County. A review of the application suggest the lot size is 17.50± acres.</p>	Apr 2022	Aug 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	Jonathon Schrader (Tellus Apartments)		26.61457	- 81.77642	404	18
19	33914	Cape Southwest Building 3	SRL2	<p>Proposed development of 85 MF A units and associated parking. This project was submitted for permitting on 04-05-2022 within Lee County. A review of the application suggest the lot size is 5.37± acres.</p>	Apr 2022	Jul 2022	RESIDENTIAL	MF A	<a href="#">Link to Docs</a>	David Charles	239-989-9913	26.57442	- 82.01812	85	5

20

World Resort Pd/PoIN Ciana Boulevard Multifamily

SRL2

Development of 82 units (64-1BR and 18-2BR) with associated parking. This project was submitted for permitting on 05-17-2022 within Lee County. A review of the application suggest the lot size is 5.14± acres.

May 2022

RESIDENTIAL

MF A

[Link to Docs](#)

David Charles

239-989-9913

26.57251

- 82.01659

82

5

21

33916

Province Park - Greens Edge Phase 3

Aspen Fm LLC

The developer of the site is proposing to revise the configuration of the remaining undeveloped portion of the project from the two - 30 unit multi-story apartment buildings to the six - eight (8) to twelve (12) unit townhouse apartments, totaling 60 units. This project was submitted for permitting on 04-07-2022 within Lee County. A review of the application suggest the lot size is 4.24± acres.

Apr 2022

RESIDENTIAL

MF A

[Link to Docs](#)

Ryan Weisfisch

305-830-1000

26.61652

- 81.82448

60

4

22

The Monarch  
(Westbury Industrial Park - Tract G)

3950 Veroica Shoemaker LLC

Site will have five large MF A buildings with 22,247 SF/story. All having 4 stories and an additional 8 TH units having 2 stories or 1,595 SF footprint or 16 units. Site will also have covered and uncovered parking. This project was submitted for permitting on 08-13-2021 within Lee County. A review of the application suggest the lot size is 19.06± acres.

Aug 2021

Sep 2022

RESIDENTIAL

MF A

[Link to Docs](#)

David Kraizgrun

pinnacle.dk@aol.com

352-375-2152

26.6139

- 81.84201

336

19

23

33991

Sunset Springs

Continental 645 Fund LLC

Mixture of 37-Studios, 121-1BR, 121-2BR, and 25-3BR with 561 parking stalls. Hotel component (Phase 2) does not reveal exact number of rooms but does show a 14,375 SF footprint. This project was submitted for permitting on 05-12-2022 within Lee County. A review of the application suggest the lot size is 20.46± acres.

May 2022

RESIDENTIAL

MF A

[Link to Docs](#)

Gwyn Wheeler (Continental 609 Fund)

26.63953

- 82.03488

304

20



24

34134

Angler's Paradise

Angler's Paradise Of Bonita

This application proposes the construction of a Mixed Used Development with Commercial, and Multi-family Residential buildings. 13 multi-family buildings and future commercial parcel. Assume a minimum of 20 units per building. Further verification warranted as site plans do not show exact unit count and no site data table. This project was submitted for permitting on 08-04-2021 within Lee County. A review of the application suggest the lot size is 23.10± acres.

Aug 2021

RESIDENTIAL

MF A

[Link to Docs](#)

Ronald Sabatino

26.33485

- 81.80916

240

23

25		Cabana Club At Bonita Village	Bonita Beach Land	Proposed development of a 7 story MF building having 110 units. Or 254,411 BSF. This project was submitted for permitting on 09-13-2022 within Lee County. A review of the application suggest the lot size is 19.67± acres.	Sep 2022	RESIDENTIAL	MF A		<a href="#">Link to Docs</a>	Omer Dror	tom.runyon@bonitavillage.com	239-390-8890	26.33156	-	81.81731	110	20
26	34135	Midtown At Bonita Davis Multi-Family	Zuckerman Homes	This represents a modification to construct a SWM system serving 10.76 acres of residential development. The project INCLUDES four multifamily apartment buildings consisting of 400 units, clubhouse, pool, amenities, and supporting infrastructure This project was submitted for permitting on 03-03-2022 within Lee County. A review of the application suggest the lot size is 10.76± acres.	Mar 2022	RESIDENTIAL	MF A		<a href="#">Link to Docs</a>	Michael McCarty (Zuckerman Homes0	ryan@zuckermanhomes.com	954-481-3700	26.3346	-	81.74074	400	11

# POTENTIAL LEAD DOWNLOAD TABLE

Displays up to 30 results. Click the 3 dots on the right to download to PDF or Excel

	County	Zip	Project	Applica nt	LMR Notes	Receive d Date	Issue Date	Type	SubTyp e1	SubTyp e2	Web Link	Agent	Agent Email	Phone	Latitude	Longitu de	DU	Acres	BSF
1	Lee	33914	Cape Southw est	SRL2	Withdra wal. Propose d develop ment of 97 MF Apartm ent units in a single building . Site plan reveals 47 1 BR units, 44 2 BR units, and 6 3 BR units. This project was submitt ed for permitti ng on 08-10- 2022 within Lee County. A review of the applicati on suggest the lot size is 6.09± acres.	Aug 2022	Aug 2022	RESIDE NTIAL	MF A		<a href="#">Link to Docs</a>	David Charles		239- 989- 9913	26.57447	- 82.01663	97	6	

# DEMOGRAPHIC DATA

	MSA	County	Avg 2020 HH Income	Est. Ann. Growth Since 2010	2020 Population	2022 Est. Population	2025 Pop. Projection	2030 Pop. Projection
1	SW FL	Lee	\$55,792	32.0%	750,493	818,898	829,303	894,597

# OVERVIEW OF PERMITS

## Top 10 - Metropolitan Statistical Areas

Displays All MSA's without Filters

	MSA	# Permits	Acreage	DU	BSF
1	Orlando	1,249	95,158	64,401	31,137,357
2	Tampa Bay	1,153	77,956	66,986	31,943,387
3	SW FL	831	95,668	57,902	18,506,246
4	JAX	813	72,482	49,118	12,422,996
5	Ocala/Gainesville	339	17,809	14,573	5,844,208
6	SE FL	336	27,325	11,320	9,463,292
7	Non-MSA	219	26,398	4,330	1,564,795
8	Panhandle	215	5,045	27,354	1,692,765
9	S FL	62	3,220	1,766	11,093,146
	<b>Total:</b>	<b>5,217</b>	<b>421,061</b>	<b>297,750</b>	<b>123,668,192</b>

## Top 10 - Counties

Ranked by # of Permits

	County	# Permits	Acreage	DU	BSF
1	Lee	27	679	6,772	40,000

## Top 10 - Zip Codes

Ranked by # of Permits

	Zip Code	# Permits	Acreage	DU	BSF
1	33901	4	21	1,038	40,000
2	33903	4	150	1,119	
3	33909	3	61	761	
4	33914	3	17	264	
5	33905	2	209	478	
6	33908	2	37	394	
7	33913	2	73	980	
8	33916	2	23	396	
9	34134	2	43	350	
10	33991	1	20	304	
	<b>Total:</b>	<b>25</b>	<b>654</b>	<b>6,084</b>	<b>40,000</b>

## Top 10 - Permit SubType1

Ranked by # of Permits

	SubType1	# Permits	Acreage	DU	BSF
1	MF A	27	679	6,772	40,000

## Top 10 - Permit SubType2

Ranked by # of Permits

	SubType2	# Permits	Acreage	DU	BSF
1	-No Value-	27	679	6,772	40,000

## Last 6 Months of Permits

Ranked by # Most Recent Date

	Received Date	# Permits	Acreage	DU	BSF
1	Sep 2022	3	252	812	
2	Aug 2022	3	48	551	
3	Jun 2022	2	60	668	
4	May 2022	4	131	1,034	
5	Apr 2022	4	44	849	
	<b>Total:</b>	<b>16</b>	<b>534</b>	<b>3,914</b>	

# TOP APPLICANTS AND PROJECTS

## Top 20 - Applicants

Data reflects Total Acreage & DU & # Permits

	Applicant	Acres	DU	BSF	# Permits
1	SRL2	17	264		3
2	2150 Fowler Rams Plaza LLC	6	300		1
3	3950 Veroica Shoemaker LLC	19	336		1
4	Agpm Acquisitions	9	94		1
5	Alliance Realty Partners	33	360		1
6	Angler'S Paradise Of Bonita	23	240		1
7	Arlington Properties	32	318		1
8	Bonita Beach Land	20	110		1
9	Cc Tav Apts Holdings	90	360		1
10	Continental 609 Fund	15	288		1
11	Continental 645 Fund LLC	20	304		1
12	Davis Development	55	576		1
13	Dd Diplomat LLC	19	233		1
14	Development of Indiana	200	384		1
15	Entrada Apt	17	300		1
16	Kolter Homes	11	99		1
17	Paramount Development LLC	15	240		1
18	Southern Impression Homes	27	288		1
19	Tellus Apartments	18	404		1
20	Zuckerman Homes	11	400		1
	<b>Total:</b>	<b>655</b>	<b>5,898</b>		<b>22</b>

## Top 20 - Projects

Data reflects Total Acreage & DU & BSF & # Permits

	Project	Acres	DU's	BSF	# Permits
1	Alessio Mlk	200	384		1
2	The Strand At Judd Creek Phase 2	90	360		1
3	Daniels Parkway Apartments	55	576		1
4	Prose Diplomat	33	360		1
5	Tapestry Cypress Lake	32	318		1
6	Navarra Vista	27	288		1
7	Angler'S Paradise	23	240		1
8	Sunset Springs	20	304		1
9	Cabana Club At Bonita Village	20	110		1
10	The Monarch (Westbury Industrial Park - Tract G)	19	336		1
11	Davis Parcel Apartment Complex	19	233		1
12	The Mark At Colonial	18	404		1
13	Estates Of Entrada Tract 1	17	300		1
14	Entrada 240 Unit Multi Family	15	240		1
15	The Springs At Daniels	15	288		1
16	The Strand At Judd Creek	11	99		1
17	Midtown At Bonita Davis Multi-Family	11	400		1
18	Brisas Del Sur Apartments Phase I I	9	94		1
19	Cape Southwest	6	97		1
20	Aldea	6	300		1
	<b>Total:</b>	<b>645</b>	<b>5,731</b>		<b>20</b>