

DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

S O U T H W E S T F L O R I D A

to: Board of County Commissioners
from: Paul O'Connor, AICP, Director
subject: October 18, 2010, Development of Regional Impact (DRI) Related Comprehensive Plan Amendment Adoption Hearing
date: Monday, October 4, 2010

Attached is your packet for the October 18th DRI Related Comprehensive Plan Amendment Adoption Hearing. The packet contains the agenda, staff report, and the documentation that has been submitted for the proposed DRI amendment.

The agenda contains a single DRI related amendment, CPA 2010-02 – University Highlands. This amendment is expected to generate comments from the public and will need deliberation and/or policy decisions by the Board.

It should be noted that the other DRI related amendment, CPA 2010-01 – Florida Gulf Coast Technology & Research Park, will be heard by the Board of County Commissioners on Wednesday, October 20th. This amendment was originally transmitted as a DRI related amendment. However, prior to transmittal the amendment was revised from the applicant's original proposal to now affect all properties with the Tradeport future land use category designation. It was agreed by the applicant, staff, and the Florida Department of Community Affairs that the proposed amendment could, therefore, be included in the 2009/2010 Regular Amendment Cycle.

If you would like a briefing on the packet, I am more than happy to meet with you at your convenience.

cc: without attachments

Karen Hawes, County Manager

David Owen, County Attorney

Mary Gibbs, Director, Department of Community Development

LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING HEARING AGENDA *

Monday, October 18, 2010

[DCI2010-00004](#)
Z-10-026

PREMIER AIRPORT PARK

[DCI2009-00019](#)
Z-10-029

CYPRESS HAMMOCK

[DRI2007-00002](#) & [DCI2007-00036](#)
Z-10-028

FLORIDA GULF COAST TECHNOLOGY (TO BE CONTINUED)

[CPA2010-00002](#)

[TIMBERLAND & TIBURON LEE PLAN AMENDMENT \(UNIVERSITY HIGHLANDS\)](#)

[DRI2010-00001](#) & [DCI2010-00005](#)
Z-10-031

TIMBERLAND & TIBURON MPD AMENDMENT

*Also includes Comprehensive Plan Amendment for Timberland & Tiburon (University Highlands)

NOTICE
OF PUBLIC HEARING

Notice is hereby given that at 9:30 a.m. on Monday, 18 October, 2010, the Lee County Board of County Commissioners will hold public hearings in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the cases below.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, that person will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceeding is made that includes the testimony and evidence upon which the appeal is to be based.

Statements before the Board of County Commissioners will be strictly limited to the findings of fact or conclusions of law contained in the record, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the hearing before the Hearing Examiners and not otherwise disclosed in the record.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prancing at 533-8585.

The following cases will be heard:

DCI2010-00004

PREMIER AIRPORT PARK

Request to amend the Premier Airport Park IPD to increase the maximum 1,680,000 square feet approved in Lee County Zoning Resolution Z-09-012 to a maximum of 1,715,000 square feet of industrial uses.

Property located at Premier Park Dr., Premier Airport Pkwy., Airport Park Dr., Gateway/Airport Planning Community, Lee County, FL.

Project Representative: JODI JOSEPH, MORRIS DEPEW 239-337-3993

DCI2009-00019

CYPRESS HAMMOCK

Rezone 25.63 ± acres from Agricultural (AG-2) to Residential Planned Development (RPD) with a maximum of 225 residential multi-family dwelling units or a maximum of 678 ALF/ILF and Memory Care units in any combination so long as the maximum density does not exceed 225.5 standard dwelling units. The maximum building height proposed is 50 feet. Any development will connect to public potable water and public sanitary sewer service. No development blasting is requested.

Property located at 12770 Ben C Pratt / Six Mile Cypress, S. Ft. Myers Planning Community, Lee County, FL.
Project Representative: LINDA STEWART, DAVID DOUGLAS ASSOC. INC. 239-337-3330

DRI2007-00002 & DCI2007-00036 (TO BE CONTINUED)

FLORIDA GULF COAST TECHNOLOGY

Application for Development Approval (DRI Approval) for Florida Gulf Coast Technology and Research Center DRI on 727± acres to allow for a mixed use development consisting of 240 hotel/motel rooms; 700,000 square feet of retail floor area; 400,000 square feet of office floor area, including medical office; and 3,897,000 square feet of industrial floor area.

Rezone 727± acres from Agriculture District (AG-2) to Mixed Use Planned Development (MPD) to allow for the development of 3,897,000 square feet of industrial use; 400,000 square feet of office, including medical office; 700,000 square feet of commercial retail use; and 240 hotel/motel units. The planned maximum building height is 120 feet (10 stories). The applicant indicates that blasting may be used in the excavation of lakes or other site elements. The development will connect to potable water and central sewer.

Property located at NE corner of Ben Hill Griffin Pkwy. and Alico Rd., east of I-75, Gateway/Airport Planning Community, Lee County, FL.

Project Representative: NEALE MONTGOMERY, PAVESE LAW FIRM 239-336-6235

[CPA2010-00002](#)

[TIMBERLAND & TIBURON COMPREHENSIVE PLAN AMENDMENT \(UNIVERSITY HIGHLANDS\)](#)

Amend Map 1 of the Future Land Use Map Series to change the future land use category of a 208.4-acre parcel at the southwest corner of Ben Hill Griffin Parkway and Estero Parkway from Suburban to Urban Community; amend Policy 1.1.4 to limit bonus density to Transfer Development Rights on this parcel. Add the parcel to the Special Treatment Overlays, Mixed Use Overlay Map.

Property located at Ben Hill Griffin Pkwy., Estero Planning Community, Lee County, FL.

Project Representative: MARGARET PERRY, WILSONMILLER 239-649-4040

DRI2010-00001 & DCI2010-00005

TIMBERLAND & TIBURON MPD AMEND

Application for Notice of Proposed Change (NOPC) for Timberland & Tiburon (DRI#7-8384-46) to: reduce the number of residential units from 2,335 to 2,279; add the uses of Assisted Living, Continuing Care, Independent Living units or other similar units in a mix of unit types; increase retail commercial space from 818,000 to 910,000 square feet (approximately 810,000 square feet currently existing); add 150,000 square feet of commercial office space (50,000 square feet of which may be medical); revise various conditions of the DRI Development Order which have been complied with; change from annual to biennial reporting; and extend expiration date from November 15, 2010 to December 30, 2018.

Amend MPD zoning to: reduce the number of residential units from 2,335 to 2,279; add the uses of Assisted Living, Continuing Care, Independent Living units or other similar units in a mix of unit types; increase retail commercial space from 818,000 to 910,000 square feet (approximately 810,000 square feet currently existing); and add 150,000 square feet of commercial office space (50,000 square feet of which may be medical).

Property located at Ben Hill Griffin Pkwy., Estero Planning Community, Lee County, FL.

Project Representative: JOHN ENGLISH, WILSONMILLER 239-649-4040