

GIS Tracking Sheet

kwiktag®

022 558 694



Case No.:

DCI2004-00087

Intake Date:

11-30-04

Project Name:

Gator Recreation Complex

STRAP Number(s):

30-45-25-00-00002.0000.

Planner Name:

Ext.

Fred Drovdic

8439

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 2/23/2005

AGIS

INTAKE: DCI04087

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: LGM

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 01Feb06

☐ Hearing Examiner Decision

☒

Board of County Commissioner's Resolution

☐ Administrative Approval

☐

Blue Sheet

Zoning Notes: 2-05-046, DCI2004-00087, 03OCT05, GATOR RECREATION COMPLEX, REZONE 7.1 ACRES FROM AG-2 TO CPD; CONDS

MAP UPDATED

☒ YES

☐ NO

Initials: hgy

If not, give brief explanation:

CREATED CPD:501329

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Quattrone & Associates, Inc., filed an application on behalf of the property owner, Gator Recreational Complex, LLC to rezone a 7.1± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Gator Recreation Complex; and

WHEREAS, a public hearing was advertised and held on May 26, 2005 and July 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00087; and

WHEREAS, a second public hearing was advertised and held on October 3, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 7.1± acre parcel from AG-2 to CPD, to allow for the development of the 60,400 square-foot Gator Recreation Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant, bar, convention center, and a 1.56-acre out parcel with 21,000 square feet of office and/or retail uses. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Gator Recreation Complex," stamped received November 7, 2005, last revised January 31, 2005, except as modified by the conditions below:

The MCP specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400-square-foot building; "Out Parcel" is limited to a 21,000-square-foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC §34-934):

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11

ATM (automatic teller machine ancillary to buildings principle use)

Bar or Cocktail Lounge limited to one per bowling alley and one per restaurant

Groups III and IV (§34-1261 *et seq.*) as ancillary use

Business Services (§34-622(c))(5)): Groups I and II

Clubs: Commercial

Private (§34-2111 *et seq.*)

Cultural Facilities (§34-622(c))(10))

Consumption on Premises (§34-1261 *et seq.*): limited to bowling alley and restaurant

Drive-Through Facility for any permitted use

Emergency Operations Center

Essential Services (Note 1, §§ 34-1611, 34-1741)

Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-1741, 34-2141)

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Gift and Souvenir Shop (ancillary to bowling alley)

Health Care Facilities (§34-622(c))(20)): Groups I (Note 28) and II (Note 28)

Hobby, Toy and Game Shops (§34-622(c))(21))

Parking lot: Accessory

Temporary (§34-2022)

Recreation Facilities:

Commercial (§34-622(c))(38)): Groups I, III and IV

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel)

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises (limited to Main Parcel - Recreational Facilities, Commercial [(§34-622(c))(38)): Groups I, III and IV] uses)

Signs (in accordance with Chapter 30, Note 1)

Specialty Retail Shops (§34-622(c))(47)): Groups I, II, and III (ancillary to bowling alley)

Storage: Indoor only (Note 1, §34-3001 *et seq.*)

Theater, Indoor (Note 32, §34-2471 *et seq.*)

Used Merchandise Stores (§34-622(c))(54)): Group I

Warehouse: Mini-warehouse

Private

Public

Wholesale Establishments (§34-622(c))(56)): Group III

Out Parcel

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11
 ATM (automatic teller machine)
 Auto Parts Store (no installation)
 Banks and Financial Establishments (§34-622(c))(3)): Groups I and II
 Bar or Cocktail Lounge limited to one per bowling alley and one per Restaurant
 Groups III and IV (§34-1261 *et seq.*) as ancillary use
 Boat Parts Store (no installation)
 Broadcast Studio, Commercial Radio and Television (§34-1141 *et seq.*)
 Business Services (§34-622(c))(5)): Groups I and II
 Cleaning and Maintenance Services (§34-622(c))(7))
 Clothing Stores, General (§34-622(c))(8))
 Clubs: Commercial
 Fraternal, Membership Organization (§34 2111 *et seq.*)
 Private (§34-2111 *et seq.*)
 Cultural Facilities (§34-622(c))(10))
 Consumption on Premises (§34-1261 *et seq.*): limited to Bowling Alley and
 Restaurant
 Day Care Center, Child, Adult (Note 28)
 Drive-Through Facility for any permitted use
 Drugstore, Pharmacy
 Emergency Operations Center
 Essential Services (Note 1, §§ 34-1611, 34-1741)
 Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-
 1741, 34-2141)
 Fences, Walls
 Food and Beverage Service, Limited (Note 1)
 Food Stores (§34-622(c))(16)): Group I
 Gift and Souvenir Shop
 Hardware Store
 Hobby, Toy and Game Shops (§34-622(c))(21))
 Household and Office Furnishings
 Insurance Companies (§34-622(c))(23))
 Laundry or Dry Cleaning (§34-622(c))(24)): Group I
 Medical Office
 Nonstore Retailers (§34-622(c))(30)), Groups I and II
 Paint, Glass and Wallpaper
 Parking Lot: Accessory
 Temporary (§34-2022)
 Personal Services (§34-622(c))(33)): Groups I (§34-3021), II and III (excluding
 Turkish baths and massage parlors)
 Pet Services
 Pet Shop
 Place of Worship (Note 28, §34-2051)
 Rental or Leasing Establishment (§34-622(c))(39)): Group I (§§ 34-1352, 34-3001
 et seq.), II (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*), III (§§ 34-1352,
 34-3001 *et seq.*), Group IV (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*)
 Repair Shops (§34-622(c))(40)): Groups I and II
 Restaurant, Fast Food (out parcel only)

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)

Signs (in accordance with Chapter 30, Note 1)

Social Services (§34-622(c))(46)): Groups I, II, III (Note 28), IV (Note 28)

Specialty Retail Shops (§34-622(c))(47)): Groups I, II, III, IV

Studios (§34-622(c))(49))

Used Merchandise Stores (§34-622(c))(54)): Group I

Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25 percent
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC §34-1171 *et seq.*

3. Ingress to project from Six Mile Cypress Parkway is limited to south-bound right-in and north-bound left-in, while egress is limited to right-out only (Controlled Access Resolution

93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

4. The out parcel is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant, the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces and will require an Administrative Amendment to the MCP.
5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced, doubling the required trees to 10 per 100 lineal feet. All trees must be 100 percent native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of the project at the Daniels Road and Six Mile Cypress Parkway intersection) requiring a 20-foot-wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot-wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
9. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
10. Blasting activities are not permitted a part of this action.
11. AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (1) the date the agricultural uses ceased;
 - (2) the legal description of the property subject to the development order approval;
 - (3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
 - (4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.
 - ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
12. Prior to issuance of a local development order allowing vertical construction of either phase identified on the attached MCP, the developer must submit proof acceptable to Development Services, that the surrounding road system has sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level-of-service standards as set forth in the Lee Plan and the LDC.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a 330 feet connection separation between the project's two entrances onto Plantation Road, to allow a 238-foot

separation between the two ingress/egress points for the Gator Recreation Complex CPD. This deviation is APPROVED, as depicted on the MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Ag Use Affidavit

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Nay
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of October 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: 

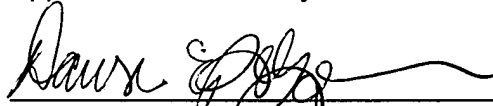
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 

Chairman

Approved as to form by:



Dawn E. Perry-Lehnert
County Attorney's Office



January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of Intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.


Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

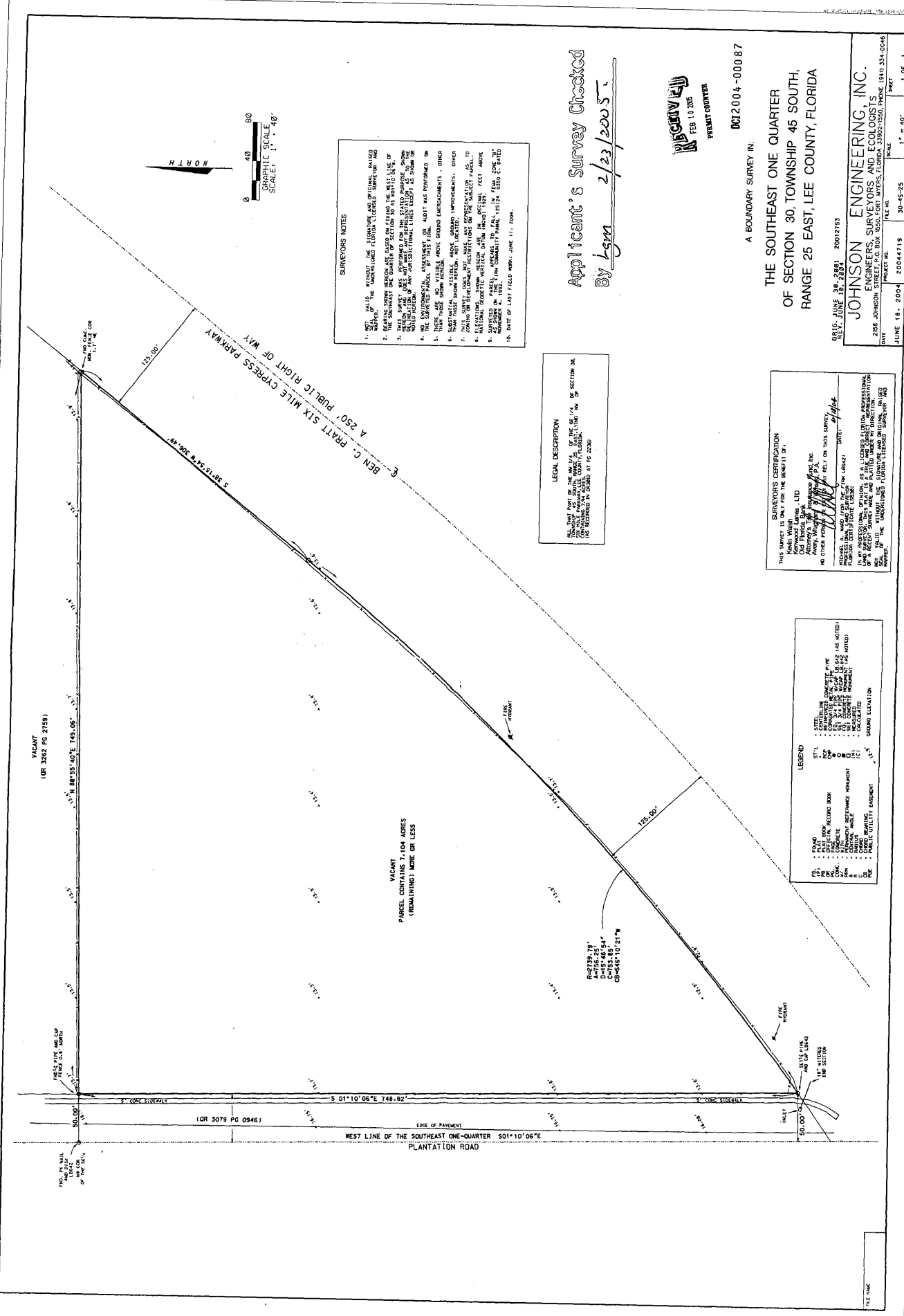
DCI2004-00087


MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

RECEIVED
FEB 10 2005

PERMIT COUNCIL

DCI-004-00087



SURVEYOR'S NOTES

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYING AND MAPPING BOARD.

LEGAL DESCRIPTION

ALL THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF THE SURVEY OF THE SOUTHEAST ONE-QUARTER SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RECORDED IN DEED BOOK 17, PAGE 2240.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed surveyor under the laws of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is in accordance with the rules and regulations of the Board of Surveying and Mapping, Florida, and the rules and regulations of the Florida Surveying and Mapping Board.

AND I further certify that the same is in accordance with the rules and regulations of the Board of Surveying and Mapping, Florida, and the rules and regulations of the Florida Surveying and Mapping Board.

AND I further certify that the same is in accordance with the rules and regulations of the Board of Surveying and Mapping, Florida, and the rules and regulations of the Florida Surveying and Mapping Board.

LEGEND

1. FOUND
2. PLAT BOOK
3. PLAT BOOK
4. PLAT BOOK
5. PLAT BOOK
6. PLAT BOOK
7. PLAT BOOK
8. PLAT BOOK
9. PLAT BOOK
10. PLAT BOOK
11. PLAT BOOK
12. PLAT BOOK
13. PLAT BOOK
14. PLAT BOOK
15. PLAT BOOK
16. PLAT BOOK
17. PLAT BOOK
18. PLAT BOOK
19. PLAT BOOK
20. PLAT BOOK
21. PLAT BOOK
22. PLAT BOOK
23. PLAT BOOK
24. PLAT BOOK
25. PLAT BOOK
26. PLAT BOOK
27. PLAT BOOK
28. PLAT BOOK
29. PLAT BOOK
30. PLAT BOOK
31. PLAT BOOK
32. PLAT BOOK
33. PLAT BOOK
34. PLAT BOOK
35. PLAT BOOK
36. PLAT BOOK
37. PLAT BOOK
38. PLAT BOOK
39. PLAT BOOK
40. PLAT BOOK
41. PLAT BOOK
42. PLAT BOOK
43. PLAT BOOK
44. PLAT BOOK
45. PLAT BOOK
46. PLAT BOOK
47. PLAT BOOK
48. PLAT BOOK
49. PLAT BOOK
50. PLAT BOOK
51. PLAT BOOK
52. PLAT BOOK
53. PLAT BOOK
54. PLAT BOOK
55. PLAT BOOK
56. PLAT BOOK
57. PLAT BOOK
58. PLAT BOOK
59. PLAT BOOK
60. PLAT BOOK
61. PLAT BOOK
62. PLAT BOOK
63. PLAT BOOK
64. PLAT BOOK
65. PLAT BOOK
66. PLAT BOOK
67. PLAT BOOK
68. PLAT BOOK
69. PLAT BOOK
70. PLAT BOOK
71. PLAT BOOK
72. PLAT BOOK
73. PLAT BOOK
74. PLAT BOOK
75. PLAT BOOK
76. PLAT BOOK
77. PLAT BOOK
78. PLAT BOOK
79. PLAT BOOK
80. PLAT BOOK
81. PLAT BOOK
82. PLAT BOOK
83. PLAT BOOK
84. PLAT BOOK
85. PLAT BOOK
86. PLAT BOOK
87. PLAT BOOK
88. PLAT BOOK
89. PLAT BOOK
90. PLAT BOOK
91. PLAT BOOK
92. PLAT BOOK
93. PLAT BOOK
94. PLAT BOOK
95. PLAT BOOK
96. PLAT BOOK
97. PLAT BOOK
98. PLAT BOOK
99. PLAT BOOK
100. PLAT BOOK

Applicant's Survey Checked
By Lgm 2/23/2005

RECEIVED
FEB 18 2005
PERMIT COURTESY

A BOUNDARY SURVEY IN:
DISTRICT 004-00087

THE SOUTHEAST ONE QUARTER
OF SECTION 30, TOWNSHIP 45 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA

DATE: JUNE 18, 2004
PROJECT NO.: 20044119
SCALE: 1" = 40'

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
254 JOHNSON STREET, P.O. BOX 1050, FORT MYERS, FLORIDA 33902-0520, PHONE (941) 334-0046

FILE NO.: 20044119
SHEET: 1 OF 1
DATE: JUNE 18, 2004
PROJECT NO.: 20044119
SCALE: 1" = 40'

FILE NAME



January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

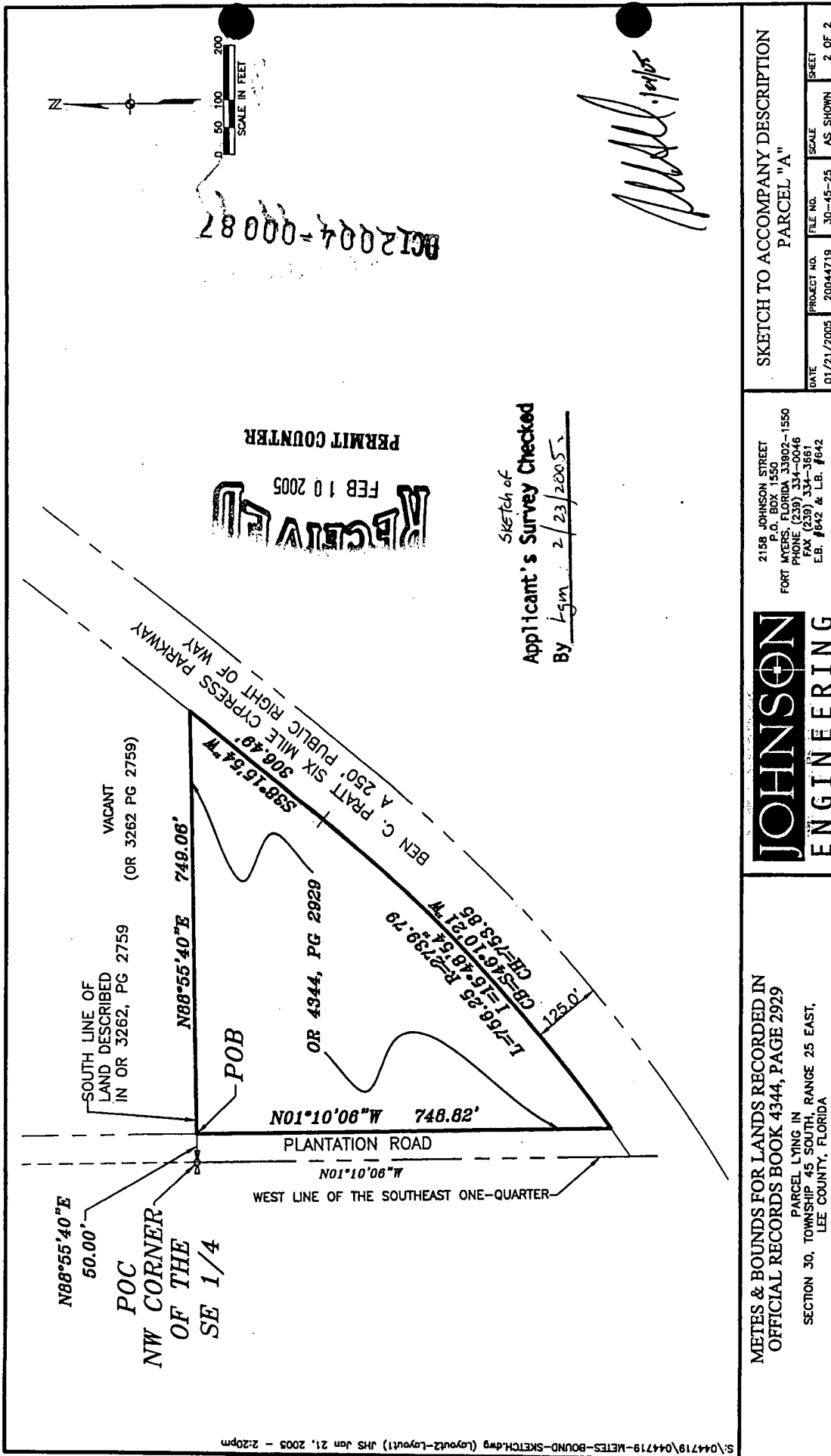
DCI2004-00087

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT A
Page 1 of 2

K:\JHS\044719-METES-BOUND-SKETCH.doc

Sheet 1 of 2



METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3881
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION PARCEL "A"			
DATE	PROJECT NO.	FILE NO.	SHEET
01/21/2005	20044719	30-45-25	2 OF 2

ZONING INTAKE MAP

4/27/2005

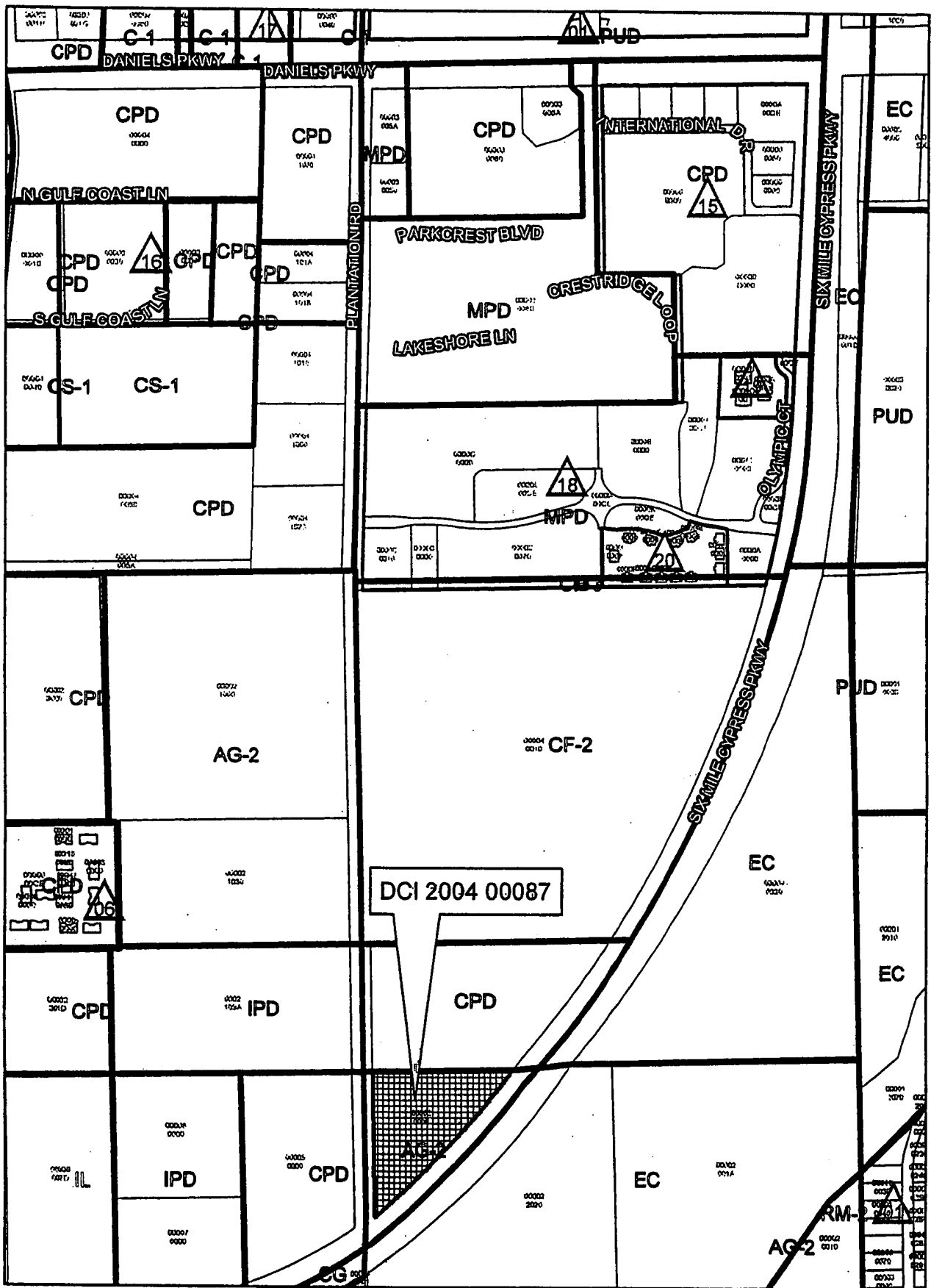
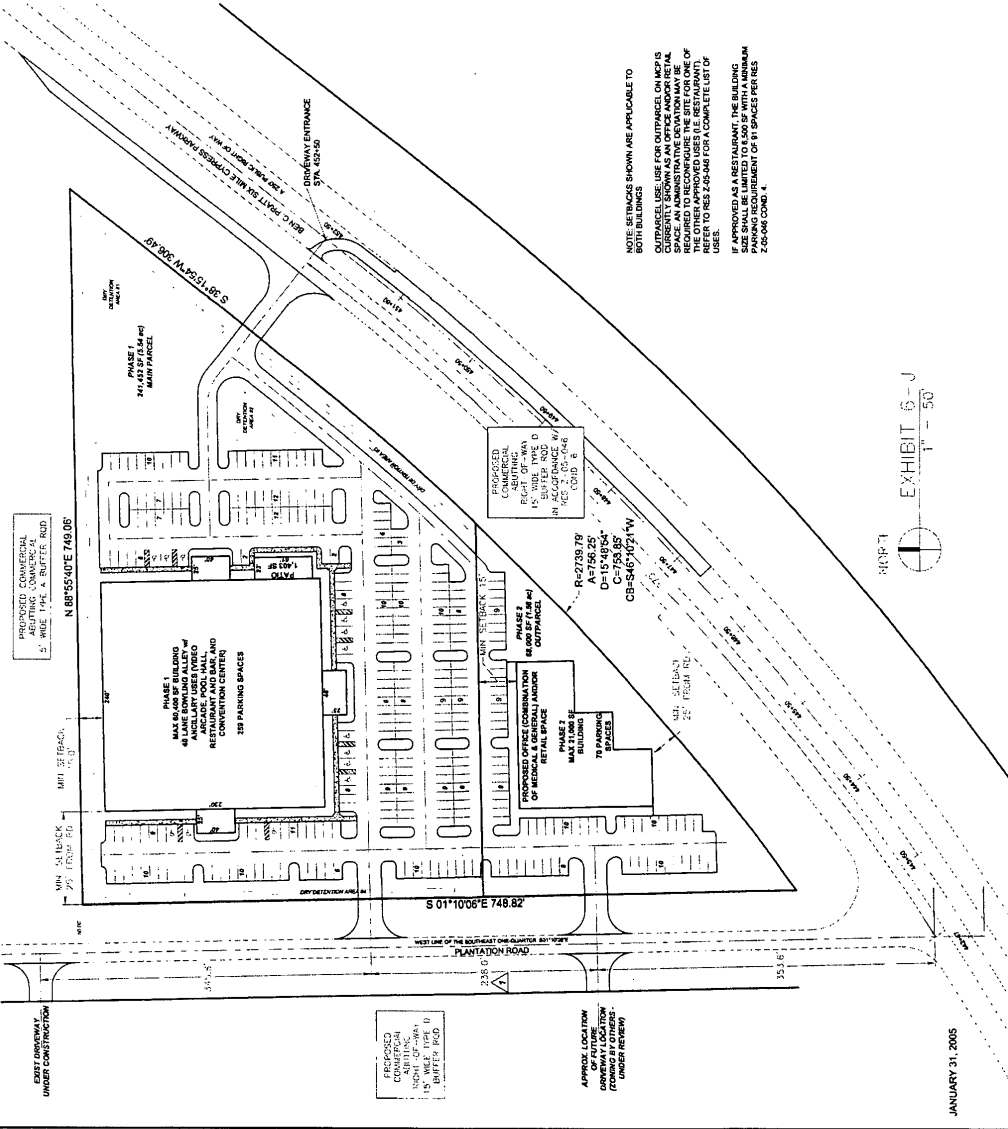
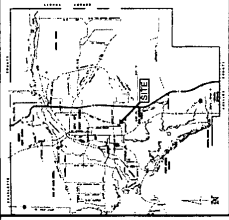


EXHIBIT B

870 435 0 870 Feet

MASTER CONCEPT PLAN FOR: GATOR RECREATION COMPLEX - REZONING TO CPD LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



PROJECT SUMMARY:

- 1) STRAP NUMBER: 30-45-25-00-0002 3000
- 2) OPEN SPACE: REQUIRED PER C.D.C.: 1.50 AC @ 20% = 0.30 AC (70,440 SF) OUTPARCEL A 3.30 = 1.50 AC @ 20% = 0.30 AC (69,440 SF) TOTAL OPEN SPACE REQUIRED: 0.60 AC (139,880 SF)
- 3) INDIGENOUS OPEN SPACE: THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF EXISTING TREES. REZONING TO CPD ALONG THE BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF EXISTING TREES. REZONING TO CPD ALONG THE BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF EXISTING TREES. REZONING TO CPD ALONG THE BOUNDARY OF THE SITE.

NOTE: SETBACKS SHOWN ARE APPLICABLE TO BOTH BUILDINGS
 OUTPARCEL USE FOR OUTPARCEL ON MCP IS CURRENTLY SHOWN AS AN OFFICE AND/OR RETAIL. IF APPROVED AS A RESTAURANT, THE BUILDING SIZE SHALL BE LIMITED TO 1,000 SF WITH A MINIMUM OF 2,000 SF OF OPEN SPACE PER SETBACK.

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

K. J. Walsh
Signature of Owner or Owner-authorized Agent

May 16 2005

Date

**Kevin J. Walsh, Managing Member of
Gator Complex LLC.**

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 16th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability
company who is personally known to me or who has
produced _____ as identification.

(SEAL)

Iniavette Ramirez
Signature of notary public

Iniavette Ramirez

Printed name of notary public

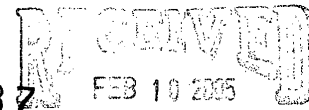


Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

DCI 2004-00087

RECEIVED
MAY 16 2005

DCI 2004 00087



PERMIT COUNTER

January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

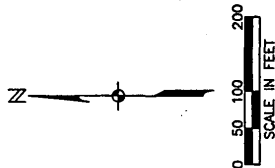
Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 1/21/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER



W. H. Jones

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2

JOHNSON
ENGINEERING

SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

EXHIBIT D
Page 3 of 3

S:\044719\METES-BOUND-SKETCH.dwg (Layout2-Layout1) JHS Jan 21, 2005 - 2:20pm

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2004-00087
APPLICANT: AL QUATTRONE, in reference to
GATOR RECREATION COMPLEX
HEARING DATE: MAY 26, 2005
CONTINUED DATE: JULY 21, 2005

RECEIVED
AUG 22 2005
COMMUNITY DEVELOPMENT
REC'D SECOND FLOOR

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for a Rezoning to a Commercial Planned Development (CPD) pursuant to the Lee County Land Development Code (LDC).

Filed by QUATTRONE & ASSOCIATES, INC., c/o AL QUATTRONE, 1100 Metro Parkway, Suite 30, Fort Myers, Florida 33912 (Applicant); SOUTHERN BIOMES, INC., c/o GEZA WASS DE CZEGE, 16 02 Woodford Avenue, Fort Myers, Florida 33901; JOHNSON ENGINEERING, 2158 Johnson Street, Fort Myers, FL 33901 (Agents); GATOR RECREATIONAL COMPLEX, LLC, c/o KEVIN J. WALSH, 7050 Crystal Lane, Fort Myers, Florida 33912 (Owner).

Request is to Rezone 7.1± acres from Agricultural (AG-2) to a Commercial Planned Development (CPD) to allow for the development of the 60,400 square-foot Gator Recreation Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant, bar, convention center; and a 1.56-acre outparcel with 21,000 square feet of office and/or retail uses.

The subject property is located at 14301 Six Mile Cypress Parkway, (South on Plantation Road, and the property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway), in Section 30, Township 45 South, Range 25 East, Lee County, Florida (District #2).

II. STAFF REPORT AND RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Fred Drovdlac. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request for a rezoning for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Gator Recreation Complex," stamped received June 16, 2005, last revised January 31, 2005, except as modified by the conditions below:

The Master Concept Plan specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400-square-foot building; "Out Parcel" is limited to a 21,000-square-foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC Section 34-934):

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106

Administrative Offices: Note (1)

ATM (automatic teller machine ancillary to buildings principle use)

Bar or Cocktail Lounge limited to one per bowling alley and one per restaurant groups III and IV (34-1261 et seq.) as ancillary use

Business Services (34-622(c)(5)): Groups I and II

Clubs: Commercial

Private (34-2111 et seq.)

Cultural Facilities (34-622(c)(10))

Consumption on Premises (34-1261 et seq.): limited to bowling alley and restaurant

Drive-Through Facility for any permitted use

Emergency Operations Center

Essential Services (Note 1, 34-1611, 34-1741)

Essential Service Facilities (34-622(c)(13)): Group I (Note 1, 34-1611, 34-1741, 34-2141)

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Gift and Souvenir Shop (ancillary to bowling alley)

Health Care Facilities (34-622(c)(20)): Groups I (Note 28) and II (Note 28)

Hobby, Toy and Game Shops (34-622(c)(21))

Parking lot: Accessory

Temporary (34-2022)

Recreation Facilities:

Commercial (34-622(c)(38)): Groups I, III and IV

Restaurants (34-622(c)(43)): Groups I, II, III, and IV (limited to one per parcel)

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises (limited to Main Parcel - Recreational Facilities, Commercial [(34-622(c)(38)): Groups I, III and IV] uses)

Signs (in accordance with chapter 30, Note 1)

Specialty Retail Shops (34-622(c)(47)): Groups I, II, and III (ancillary to bowling alley)

Storage: Indoor only (Note 1, 34-3001 et seq.)
Theater, Indoor (Note 32, 34-2471 et seq.)
Used Merchandise Stores (34-622(c)(54)): Group I
Warehouse: Mini-warehouse
 Private
 Public

Wholesale Establishments (34-622(c)(56)): Group III

Out Parcel

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106

Administrative Offices: Note (1)

ATM (automatic teller machine)

Auto Parts Store (no installation)

Banks and Financial Establishments (34-622(c)(3)): Groups I and II

Bar or Cocktail Lounge limited to one per bowling alley and one per Restaurant Groups III and IV (34-1261 et seq.) as ancillary use

Boat Parts Store (no installation)

Broadcast Studio, Commercial Radio and Television (34-1141 et seq.)

Business Services (34-622(c)(5)): Groups I and II

Cleaning and Maintenance Services (34-622(c)(7))

Clothing Stores, General (34-622(c)(8))

Clubs: Commercial

 Fraternal, Membership Organization (34 2111 et seq.)

 Private (34-2111 et seq.)

Cultural Facilities (34-622(c)(10))

Consumption on Premises (34-1261 et seq.): limited to Bowling Alley and Restaurant

Day Care Center, Child, Adult (Note 28)

Drive-Through Facility for any permitted use

Drugstore, Pharmacy

Emergency Operations Center

Essential Services (Note 1, 34-1611, 34-1741)

Essential Service Facilities (34-622(c)(13)): Group I (Note 1, 34-1611, 34-1741, 34-2141)

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Food Stores (34-622(c)(16)): Group I

Gift and Souvenir Shop

Hardware Store

Hobby, Toy and Game Shops (34-622(c)(21))

Household and Office Furnishings

Insurance Companies (34-622(c)(23))

Laundry or Dry Cleaning (34-622(c)(24)): Group I

Medical Office

Nonstore Retailers (34-622(c)(30)), Groups I and II

Paint, Glass and Wallpaper

Parking Lot: Accessory

 Temporary (34-2022)

Personal Services (34-622(c)(33)): Groups I (34-3021), II and III (excluding Turkish baths and massage parlors)

Pet Services

Pet Shop

Place of Worship (Note 28, 34-2051)

Rental or Leasing Establishment (34-622(c)(39)): Group I (34-1352, 34-3001 et seq.), II (34-1201 et seq., 34-1352, 34-3001 et seq.), III (34-1352, 34-3001 et seq.), Group IV (34-1201 et seq., 34-1352, 34-3001 et seq.)

Repair Shops (34-622(c)(40)): Groups I and II

Restaurant, Fast Food (out parcel only)

Restaurants (34-622(c)(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)

Signs (in accordance with chapter 30, Note 1)

Social Services (34-622(c)(46)): Groups I, II, III (Note 28), IV (Note 28)

Specialty Retail Shops (34-622(c)(47)): Groups I, II, III, IV

Studios (34-622(c)(49))

Used Merchandise Stores (34-622(c)(54)): Group I

Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25 percent
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC Sections 34-1171 et seq.

3. Ingress to project from Six Mile Cypress Parkway is limited to south-bound right-in and north-bound left-in, while egress is limited to right-out only (Controlled Access Resolution 93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

4. The out-parcel, is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the Applicant wishes to use the out-parcel for a restaurant, the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces, requiring an Administrative Amendment to the MCP.

5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced, doubling the required trees to 10 per 100 lineal feet. All trees must be 100 percent native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of the project at the Daniels Road and Six Mile Cypress Parkway intersection) requiring a 20-foot-wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot-wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.

6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).

7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

9. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

10. Blasting activities are not permitted a part of this action.

B. DEVIATIONS:

Deviation 1 requests relief from Section 10-285(a) of the Lee County Land Development Code (LDC), which requires 330 feet connection separation between the projects two entrances onto Plantation Road, to allow a 238-foot separation between the two ingress/egress points for the Gator Recreation Complex CPD. The Hearing Examiner recommends **APPROVAL** of this deviation as depicted on the Master Concept Plan.

IV. HEARING EXAMINER DISCUSSION:

The request is to rezone 7.1± acres of pasture and grazing land, located at the northeastern corner of Plantation Road and Six Mile Cypress Parkway, from Agricultural (AG-2) to Commercial Planned Development (CPD) and allow a two-phased project. The first phase will consist of a 60,400-square-foot building, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and a convention center. The second phase is a 1.56±-acre out-parcel, with 21,000 square feet of office and/or retail uses.

The area north of the site, from Six Mile Cypress Parkway to Daniels Parkway east of Plantation Road, is in rapid transition from agricultural uses to intense development. This is an appropriate use, considering the land use category of the project and surrounding parcels. This area includes developments like the Six Mile Cypress Charter School, a Lee County School District high school, large-scale office complexes, multi-family residential units, the Lee County Sports Complex and large retail shopping centers.

South of the proposed project and Six Mile Cypress Parkway is the Six Mile Cypress Preserve. The recreational nature of this project is a fitting continuance of the recreational feel to the area along Six Mile Cypress Parkway stemming from the Lee County Sports Complex to the north.

The Master Concept Plan reflects three proposed entrances to the project, one on Six Mile Cypress Parkway and two on Plantation Road. Only one deviation is requested for intersection separation of the two Plantation Road entrances. Buffering is in compliance with the applicable provisions of the Lee County Land Development Code.

Ingress/Egress to the project, from Six Mile Cypress Parkway, is determined by the Controlled Access Resolution Designated Access Point #452+50.

The most important concern, which should be called to the attention of the Board of County Commissioners, is the project's future traffic impact. According to the testimony at the second hearing and a Department of Development Services memo, dated June 28, 2005, *Plantation Road will operate at Level of Service "F" with or without the project in 2007*. The other traffic impacts from the project will leave Six Mile Cypress Parkway at a Level of Service "B" without the project and Level of Service "C" with the project completed. See Department of Development Services memorandum, dated June 28, 2005, attached hereto as **Exhibit B**.

At the time of local development order application, a Level of Service "F" will exist on Plantation Road. The project will fail to meet concurrency requirements, resulting in the subsequent denial of the development order. The condition on Plantation Road is not fatal to the Applicant's current request to rezone the subject property. The rezoning, if granted, does not address the mitigation of the project's vehicular traffic impacts. At the time the Applicant requests a development order, it may be denied or additional conditions may be imposed to qualify the site for consistency with applicable Lee County Land Development Code requirements.

The second issue, arising from the Applicant's request, is the compatibility of the project to the neighborhood. Specifically, the Applicant has desires to develop a convenience store, on the site, with gas pumps. Generally, the proposed project is compatible with the neighborhood.

However, the Applicant is requesting uses such as convenience food & beverage, self service fuel pumps, car washes and other high-intensity auto-dependent uses. Previously, the Board of County Commissioners has requested Staff, when these uses are to be considered, to review and analyze existing similar uses to determine how many exist in the area of the request. Staff made such a study and the testimony reflected an abundance of such facilities.

This parcel is on the north side of Six Mile Cypress Parkway and east side of Plantation Road. The site is just more than one mile from Daniels Parkway, Metro Parkway, Plantation Road, and U. S. 41; within three miles of the Gladiolas/Summerlin intersection; and within five miles of I-75.

Within one mile of the subject property, three stations exist in the Metro Parkway, Six Mile Cypress Parkway and Daniels Parkway loop. Less than one-half mile to the southwest, on Six Mile Cypress Parkway, there is a Hess station with eight (8) pumps (or 16 fueling stations). Slightly more than one mile north of this station, on Metro Parkway is the Citgo/7-Eleven convenience store with six (6) pumps (or 12 fueling stations). Directly north of the subject property, on Plantation Road and in the Daniels Crossing Shopping Center, is a Chevron with four (4) pumps (or 8 fueling stations) and a car wash. In total (within one mile) there are three (3) gas stations with convenience stores, 18 pumps (36 fueling stations) and a car wash.

Expanding outward, two miles from the subject property, the study revealed an additional four (4) gas stations with convenience stores, 26 pumps (52 fueling stations) and another car wash. Northwest of the subject property, at the southeastern corner of Daniels Parkway and U. S. 41 is a Mobil Station with eight (8) pumps (or 16 fueling stations) and a car wash. In the southwest quadrant of the intersection of U.S. 41 and Cypress Lake Drive is a BP Station with six (6) pumps (12 fueling stations) and a standalone car wash. North of the subject property, on Metro Parkway north of Daniels Parkway, is a Shell Station with six (6) pumps (12 fueling stations). In the same area, there is a Citgo Station with six (6) pumps (or 12 fueling stations).

Expanding further outward to three miles, Staff testified to two gas stations with convenience stores and a total of 16 pumps (32 fueling stations) and two car washes. One of those stations is on the northeastern quadrant of Gladiolus Drive and Summerlin Road. It is a Shell Station with eight (8) pumps (16 fueling stations) and a car wash. On the southwestern quadrant of the same intersection is a Citgo/7-Eleven station with eight (8) pumps (16 fueling stations) and another car wash.

Finally stretching out between three and five miles, there are five (5) more gas stations with convenience stores and a total of 29 pumps (58 fueling stations) and two car washes. On Daniels Parkway, toward I-75, there are more intense commercial uses. On the north side of Daniels Parkway, near the Interstate 75 interchange, there is a Citgo/7-Eleven with 6 pumps (or 12 fueling stations); a Chevron Station with four (4) pumps (8 fueling stations); a Hess Station with six (6) pumps (12 fueling stations); and a Shell Station with nine (9) pumps (18 fueling stations) and a car wash. This area also has a separate standalone car wash and a RaceTrac Station with four (4) pumps (eight fueling stations).

On both sides of Daniels Parkway, from U. S. 41 to I-75, Staff counted a total of nine (9) gas stations (all with convenience food & beverage) and a total of 62 pumps (or 124 fueling stations), and five car washes. In total, Staff found 16 gas stations with convenience stores, 132 pumps (or 264 fueling stations), and seven car washes. This study was not refuted by the Applicant.

This Hearing Examiner has determined, based on the foregoing study by Staff, that the area surrounding the subject site (within a five mile concentric circle) is saturated with convenient stores with fueling stations and car washes. The Hearing Examiner has, therefore, removed such facilities from the list of approved uses for this property.

There was discussion of the Applicant's proposed Deviation 1. That request sought relief from Section 10-285(a) of the Lee County Land Development Code, which requires 330 feet connection separation between the projects two entrances onto Plantation Road. The request is to allow a 238-foot separation between the two ingress/egress points for the Gator Recreation Complex CPD. Staff viewed this as a reasonable request. Staff also requested the Applicant to line up their southern access on Plantation Road with the anticipated access to the new Robb and Stuckey facility. This Hearing Examiner recommends approval of Deviation 1.

The Lee County Land Development Code does not vest the Applicant with the right to have specific access points and turning movements, even though they may be designated as such on the Master Concept Plan. The Applicant was advised of this fact. It should be noted that the Applicant is only entitled to access, not a specific traffic flow. One access point fulfills this requirement. The two access points on Plantation Road may be reduced in number, or eliminated, at the time of Development Order approval.

The conversion of remaining agricultural land in South Fort Myers, particularly along Plantation Road, is expected in this area. The project's recreational nature mixes well with the Lee County Sports Complex to the north. This Hearing Examiner finds this project, as conditioned, consistent with the *South Fort Myers Planning Community Vision Statement*; which states, "The South Fort Myers Community will continue to be a core area of the County providing office area for professional services in areas, such as financial, medical and major regional attractions such as the Lee County Sports Complex."

The Hearing Examiner also finds the proposed uses, as conditioned, and the proposed intensity of development is within the limitations of the Intensive Development land use category. The infrastructure is adequate to serve the project. The request, as conditioned, is consistent with Lee Plan Policy 1.1.2.¹

The subject property is in the Intensive Development land use category of the Lee Plan. The surrounding area is quickly developing into a medical office and professional office corridor. The Lee County Sports Complex serves as a regional recreational attraction. The proposed project will enhance the development of that corridor. The subject site contains access to adequate utilities and infrastructure. Expansion of the local roadway or infrastructure is not

¹

Lee Plan, Policy 1.1.2:

The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and offices uses are appropriate in these locations. As Lee County moves toward becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from seven dwelling units per acre (7 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

necessary. The proposed request, as conditioned, is consistent with Lee Plan Objective 2.1, Policy 2.1.1, and Objective 2.2.²

The project site is located on the northeastern corner of a controlled access arterial roadway (Six Mile Cypress Parkway), and a major collector road (Plantation Road), and is 7.1 acres in size. Therefore, the proposed project meets location standards for the Neighborhood Commercial land use category. That allows 30,000 to 100,000 square feet, of possible commercial and retail uses, on two to 10-acre sites. The project proposes a maximum of 81,400 square feet of commercial recreational and/or retail space. This Hearing Examiner, therefore, finds the Applicant's request consistent with Lee Plan Policies 6.1.2, 6.1.4 and 6.1.6.³

The Environmental Sciences Staff has reviewed the project, performed a site visit, and found no significant environmental problems. The parcel is largely cleared of native vegetation, with no existing environmental concerns or limitations.

In compliance with Section 3.1 of Lee County Administrative Code AC-2-6, the undersigned Hearing Examiner conducted a site visit to the subject real property prior to issuing this recommendation.

²

Lee Plan Objective 2.1:

DEVELOPMENT LOCATION. Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

Lee Plan Policy 2.1.1:

Most residential, commercial, 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.

Lee Plan Objective 2.2:

DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) shall be granted only when consistent with the provisions of Sections 163.3202 (2) (g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

³

Lee Plan Policy 6.1.2:

All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

Lee Plan Policy 6.1.4:

Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Lee Plan Policy 6.1.6:

The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. The Applicant has proven entitlement to rezone to CPD by demonstrating compliance with the Lee Plan, the Lee County Land Development Code, and other applicable codes and regulations as set forth in the Hearing Examiner's Discussion.

B. The requested CPD zoning, as conditioned:

1) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

2) is consistent with the densities, intensities and general uses set forth in the Lee Plan;

3) is compatible with existing or planned uses in the surrounding area; and

4) will not adversely affect environmentally critical areas or natural resources.

C. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

D. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.

E. The proposed mix of uses, as conditioned, are appropriate at the subject location.

F. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

G. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

H. The deviation granted:

1) enhances the objectives of the planned development; and

2) preserves and promotes the general intent of the Lee County Land Development Code to protect the public health, safety and welfare.

VI. LIST OF EXHIBITS:

Master Concept Plan for: Gator Recreation Complex - Rezoning to CPD, prepared by Quatrone & Associates, dated January 31, 2005, date stamped-"RECEIVED JUNE 16, 2005, PERMIT COUNTER"

STAFF'S EXHIBITS

- 1 Aerial Photograph, dated 2002, with subject property depicted [color]

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

- 1 Master Concept Plan for: Gator Recreation Complex - Rezoning to CPD, prepared by Quatrone & Associates, dated January 31, 2005, date stamped-"RECEIVED JUNE 16, 2005, PERMIT COUNTER"

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

May 26, 2005

The Hearing Examiner opened the hearing and ensured all participants were ready to proceed. He inquired about any changes he needed to be made aware of prior to proceeding with the case.

John Fredyma, Assistant County Attorney, introduced himself and advised the Hearing Examiner that the Applicant wished to change part of their request. They wished to add additional square footage to the small outparcel. As a result of that change, the hearing would need to be continued to allow for additional public advertising and noticing requirements. That would also give Staff the opportunity to review the additional request to determine if there would be any other impacts resulting from the change.

The continuance date they had all agreed upon was July 21, 2005. Mr. Fredyma wondered whether the Hearing Examiner preferred to hear the request as presented thus far in the Staff Report and then hear the changes made at the subsequent continued hearing; or whether he preferred to delay the entire hearing. Mr. Fredyma said that each of the participants had preferences on how they wished to proceed.

The Hearing Examiner wanted to know if there were any members of the public present. There were not. Al Quatrone, representing the Applicant, Quatrone & Associates, Inc., wished to go through the bulk of their presentation at the current hearing and then let Staff present their side as well. He said that then they could come back July 21, 2005, to present the additional information required to request the additional 4,000 square feet for the out-parcel. However, they were happy to either present their case on both days or delay it and present it all on the July 21, 2005, hearing date.

The Hearing Examiner wanted to know what Staff's preference would be. Fred Drovdlc, Senior Planner, with the Department of Community Development, said they were prepared to go forward. The change the Applicant was requesting was fairly minor. They could still make the bulk of the presentation at the current hearing and any changes could be addressed at the July 21, 2005, hearing date. He implied it would be the Hearing Examiner's decision.

The Hearing Examiner wanted to know what the change in square footage would entail. Mr. Drovdlc explained that the out-parcel was approved for a 17,000 square-foot building. The Applicant wanted to get the maximum allowable square footage approved for 20,000 or 21,000 square feet.

The Hearing Examiner noticed that there was 4,000 square feet in the out-parcel. Mr. Drovdlc informed him that the overall project was approved for 77,000 square feet. The request would create an approximate five percent change overall.

The Hearing Examiner wondered if any problems were anticipated as a result of the change in the request. Mr. Drovdlc explained that the current Master Concept Plan (MCP) and intensity had not triggered public response. Additional square footage would change the Master Concept Plan, but he didn't believe that it would trigger public response either. The parcels surrounding the subject property were owned by only a few land owners. Also nearby was property owned by Lee County and the Cypress Slough, so there would probably be no major concerns.

The Traffic Impact Statement (TIS) would be affected by the additional 4,000 square feet also. It would add to the levels and numbers of the current TIS. He believed it would not require any changes, but they still needed to see numbers based on the types of uses.

The Hearing Examiner was inclined to continue the whole hearing, because Staff had recommended approval. He knew numbers and facts could change and there might be something discovered that would change the evidence they planned to submit at the current hearing. The case would not proceed forward anyway until after that date. Mr. Drovdlc agreed that none of them wished to be caught by surprise by the changes.

The Hearing Examiner was concerned that the changes could possibly affect the public. He thought that someone, who had not originally planned to participate, might decide to participate because of the changes.

He wondered how long the presentations would take. Mr. Quattrone thought their presentation might last five minutes and Mr. Drovdlc thought Staff's presentation might last 10 minutes. The Hearing Examiner thought it would also be easier to transcribe the proceedings from one complete hearing.

The Hearing Examiner wanted to verify the date they had all agreed upon for the continuance. Mr. Fredyma advised him that July 21, 2005, was the earliest date they could all convene. He said it could be scheduled on or after that date. The Hearing Examiner verified that July 21, 2005 at 1:00 p.m. would be the date certain for continuance and advised the participants to coordinate ahead of time and advise him timely if there were to be any further continuances requested. Mr. Fredyma remarked that there would be a revised Staff Report issued two weeks prior to that date. The hearing was then closed.

July 21, 2005 hearing:

The Hearing Examiner noted this was a continuation of a hearing that occurred on May 26, 2005. He noted that the Applicant had requested the continuance to amend their application to include some additional square footage. Therefore, the case was essentially starting from scratch. The Hearing Examiner placed all the participants under oath.

Al Quattrone, with Quattrone and Associates, introduced himself and submitted an exhibit into the record that showed an increase in the maximum building size on the out-parcel from 17,000 to 21,000 square feet. The Hearing Examiner inquired if this was the Master Concept Plan (MCP) for the entire project. Mr. Quattrone said it was, so the Hearing Examiner labeled it as Applicant's Exhibit 1.

As indicated, Mr. Quattrone stated they were requesting an approval for rezoning 7.1± acres of property, which was located at the corner of Plantation Road and Six Mile Cypress Parkway. The property was currently zoned AG-2 (Agricultural) and was located in the Intensive land use category. The primary intent for the rezoning was to accommodate the future Gator Lanes Complex, which would include a bowling ally, a video arcade center, meeting halls, and an entertainment-type facility. The project included an out-parcel shown on the southern end of the property, and they were conceptually showing a 21,000-square-foot building for which they were requesting a variety of uses, including offices, retail, etc.

The main Gator Lane building would be 60,400 square feet, and as he had indicated, the out-parcel would have a maximum sized building of 21,000 square feet, with multiple stories. He noted they were requesting only one deviation, and that was for the connection separation between the project's two entrances onto Plantation Road. They had some indication that the owner of the property to the west may be rezoning his property, and they were trying to line up their ingress/egress points with that other property. It was determined to be a minor deviation, and Staff had recommended approval for this request.

He added that one of the uses they had tried to include during their initial submittal was a convenience store on the out-parcel. Mr. Quattrone stated Staff had indicated a reluctance to include that use, and so they had removed that as a potential use. He understood Staff's rationale behind that, but they would like for the Hearing Examiner to allow the BOCC to consider allowing the convenience store to be located on the out-parcel.

The Hearing Examiner asked what Mr. Quattrone's understanding was regarding Staff's objection to a convenience store at that location. Mr. Quattrone believed Staff objected because they had done an analysis of convenience stores in the area within a certain radius, and they had determined there were a number of convenience stores/gas stations. From his standpoint, when driving on Six Mile Cypress Parkway, there was a gas station further north on Daniels Parkway and Six Mile Cypress Parkway, and further down there were not any gas stations until Metro Parkway and Six Mile Cypress Parkway, which was the next intersection to the west. They were looking at it from the standpoint of that corridor coming down to where they felt a convenience store was a good use for the area.

The Hearing Examiner asked if Mr. Quattrone was talking about a convenience store with gas pumps. Mr. Quattrone stated that was correct. The Hearing Examiner inquired about the number of gas pumps he envisioned. Mr. Quattrone said at this point it was only a conceptual use that they were including right now, and a convenience store was just something that they would like to include.

The Hearing Examiner questioned access onto Six Mile Cypress Parkway, but Mr. Quattrone said their access points were the ones on Plantation Road, as shown on the MCP. Ms. Lehnert, Assistant County Attorney, had questions about the MCP, and Mr. Quattrone noted the MCP was designed around office and retail uses, but there would be a redesign of the area, if they were allowed to have a convenience store. The Hearing Examiner noted they were talking about another change to the MCP. Mr. Quattrone said if they could have a convenience store, they would probably ask for an Administrative Deviation from the MCP to accommodate the convenience store. He realized they would have to do some kind of modification to the MCP to accommodate the store. If they could get the use now, they would make the necessary changes administratively.

The Hearing Examiner inquired about the traffic report and what it indicated. Mr. Quattrone said there had been some more recent information. Staff had paid more attention to Plantation Road with the new high school opening, and based on the growth, the project itself would generate 395 net new external trips in the peak hour. When the initial analysis was done, there was an existing LOS "D" on Plantation Road. With the project, based on the build out year of 2006, it brought it to a LOS "E." He was not sure if Staff had pushed it up to a LOS "F" or not. Mr. Drovdlc, Senior Planner, stated that the numbers were updated between the two hearings, and with the new high school opening, the LOS was now at LOS "F," with or without the project.

Mr. Quattrone said they envisioned most of their traffic coming from Six Mile Cypress Parkway, from both the east and the west. Their project was located on the very southern end of Plantation Road. Obviously, some trips would go to the north, but their analysis showed that predominantly their trips would be coming and going via Six Mile Cypress Parkway, south of the subject property. Six Mile Cypress Parkway would be at a LOS "C" at the completion of their project.

There being no other testimony from the Applicant or questions from the public, Fred Drovdlc, with the Department of Community Development, introduced himself. He noted his resume was on file in the Hearing Examiner's Office, and he requested he be accepted as an expert witness in land use and planning. After hearing and receiving no objections, the Hearing Examiner accepted him as such.

Mr. Drovdlc noted the total project, including the out-parcel, was for a 60,400-square-foot main building which would house a bowling alley, and other uses such as a video arcade, an internal restaurant with a bar, and a convention center/meeting room. The 1.56-acre out-parcel would have up to 21,000 square feet of office and retail space. If they wanted a restaurant in that building, they would come back for an administrative amendment. In that case, they would probably have to redesign the building and add additional parking. The total square footage of the proposed project was 81,400 square feet.

Staff found that this project complied with all the LDC regulations and the Lee Plan, including the site location standards. It fell under the area of Neighborhood Commercial for the location of an arterial and a major collector, allowing a site of between two to 10 acres with up to 100,000 square feet of office and retail uses, involving just more than 80,000 square feet. It was located in the Intensive land use category, and as such it was consistent with that category. The type of development requested was consistent with the Lee County Sports Complex to the north. He believed this corridor had the recreation feel, and the use that the Applicant was proposing was consistent and a good fit for this roadway.

As the Applicant had mentioned, they requested only one deviation, and that was for intersection separation. Staff felt that was a reasonable request. However, they wanted them to attempt to line up their southern access on Plantation Road with what could possibly be the access to the parcel to the west. The reason those two access points came out within 230 feet apart was because the new Robb and Stuckey development had an access that was on the south side of their parcel. That was the best compromise for the Applicant to gain access from both the main and the proposed out-parcel. The Hearing Examiner inquired if they needed two access points onto Plantation Road. Mr. Drovdlc said it was requested because there may be a possibility of selling the out-parcel in the future. Individual access would be desired if they were to sell the out-parcel.

Dawn Perry-Lehnert, Assistant County Attorney, noted that she was going to ask the same question because it was a CPD and was considered one development parcel with respect to access. The property owner was entitled to access to the County's right-of-way system. Previous cases had determined that would be one access, a right-in/right-out, and no more than that. She had no objection to them allowing the deviation, however, they were not entitled to two access points on this parcel. Even if they sell the out-parcel, once the two parcels are tied together as a development, they were always tied together via the Development Order.

Mr. Drovdlc addressed the Schedule of Uses. He noted on Page 9 of 10 of the Staff Report, they had done an analysis of service stations, carwashes, and convenience food and beverage stores. This analysis was done at one, two, three, and five miles from the subject property to determine how many of these particular services were within the area. The analysis would stand on its own, so the numbers were available to the Hearing Examiner and the BOCC, in order for them to make a decision as to whether they felt that would be an over-saturation of uses, and then to make their determination. Mr. Drovdlc went over the findings, which he pointed out on the map. In summary, he noted that within five miles there were 16 gas stations, and seven car washes, all with convenience stores, so there was a total of 132 pumps or 264 fueling stations. With those numbers, Staff did not feel those uses should be included on the out-parcel, but the Hearing Examiner and the BOCC would decide if that was over-saturation.

The Hearing Examiner asked Mr. Drovdlc's opinion on whether or not it was an over-saturation, and Mr. Drovdlc believed that it was an over-saturation. He stated, as a professional planner, he had been looking at what he thought would be the highest and best use of the outparcel, and in keeping with the Lee County Sports Complex and recreational feel, it did not seem necessary to have another gas station there to impede the look and character of that corridor. The Hearing Examiner inquired if gas stations generated more traffic than other uses. Mr. Drovdlc said they would generate more use than a general office, but not necessarily more than a restaurant, which would be permitted. Therefore, he did not know if it was necessarily a traffic issue. The Hearing Examiner felt a gas station and convenience store was a high generator of traffic. Mr. Drovdlc agreed it was one of the higher generators. Again, if a restaurant was requested for that out-parcel through an Administrative Approval, it would give Staff another opportunity to look at the higher generation of traffic as an issue, and possibly not allow that as a use.

Mr. Quattrone said he wanted to comment on the entrances on Plantation Road. He noted they preferred to have the two access points on Plantation, primarily for flow of traffic into the project. Granted it was under one common ownership now, but there would potentially be two different uses. They were thinking of having the center driveway for the Gator Lanes complex,

as it lined up nicely with what they thought would be the main entrance. They felt with the second entrance there would be less conflict of internal movements of traffic. The amount of frontage on Plantation Road was more than adequate to handle two access points. The minimum separation was 330 feet. What was preventing them from doing that was obviously the northern entrance and they felt it was more important to maintain a good separation from Robb and Stuckey and Six Mile Cypress Parkway.

For clarification purposes, Ms. Lehnert pointed out that approving the deviation was entirely appropriate at this time. However, the LDC specifically provided that just because access points and turning movements were shown on the MCP, did not vest the right to have them. She wanted them to understand that the traffic flow was related to access to the right-of-way system. They were not entitled to the traffic flow. They were only entitled to access. Mr. Quattrone understood that, but he wanted to leave the MCP the way it was for now. He felt if he took it off now, he might not be able to get it later, as opposed to the possibly of getting it later. The Hearing Examiner said he did not have a problem with that.

There were not further questions or comments from the hearing participants. The Hearing Examiner indicated that he would conduct a site visit prior to issuing his recommendation to the Board of County Commissioners. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

ADDITIONAL COUNTY STAFF:

1. John Fredyma, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902-0398
2. Dawn Lehnert, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 22nd day of August, 2005. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

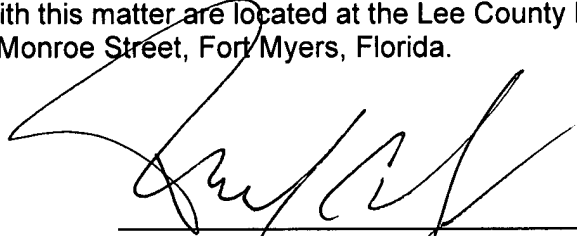
B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.



RICHARD A. GESCHEIDT
LEE COUNTY HEARING EXAMINER
1500 Monroe Street/Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

January 21, 2005

DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI2004-00087



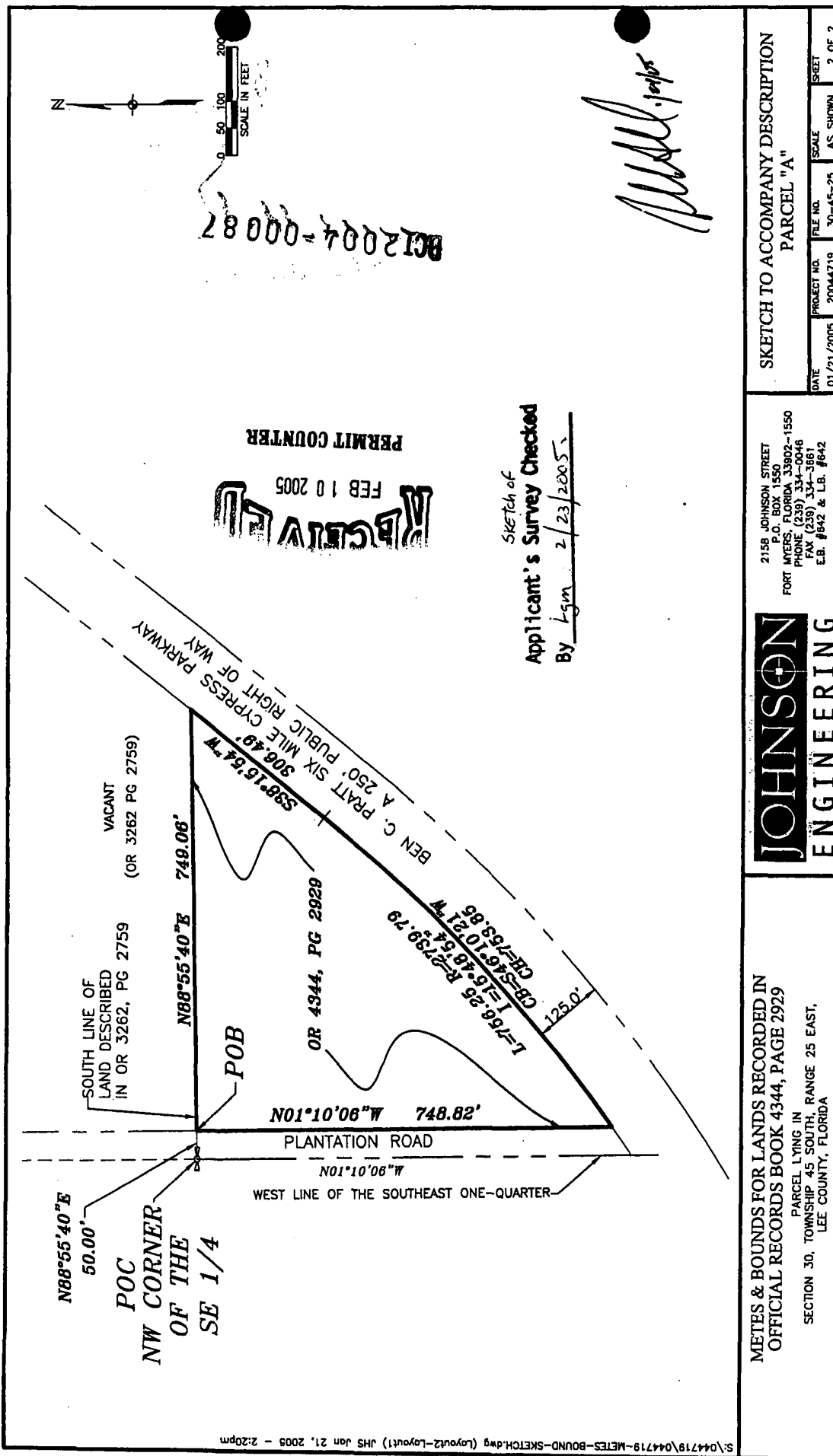
MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 1/24/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

K:\JHS

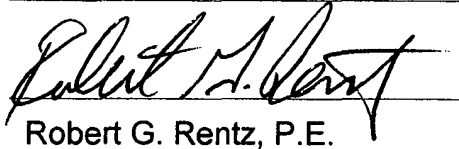
EXHIBIT A



MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: June 28, 2005

To: Fred Drovdlc
Senior Planner

FROM: 
Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Gator Recreation Complex**
Case No. DCI2004-00087

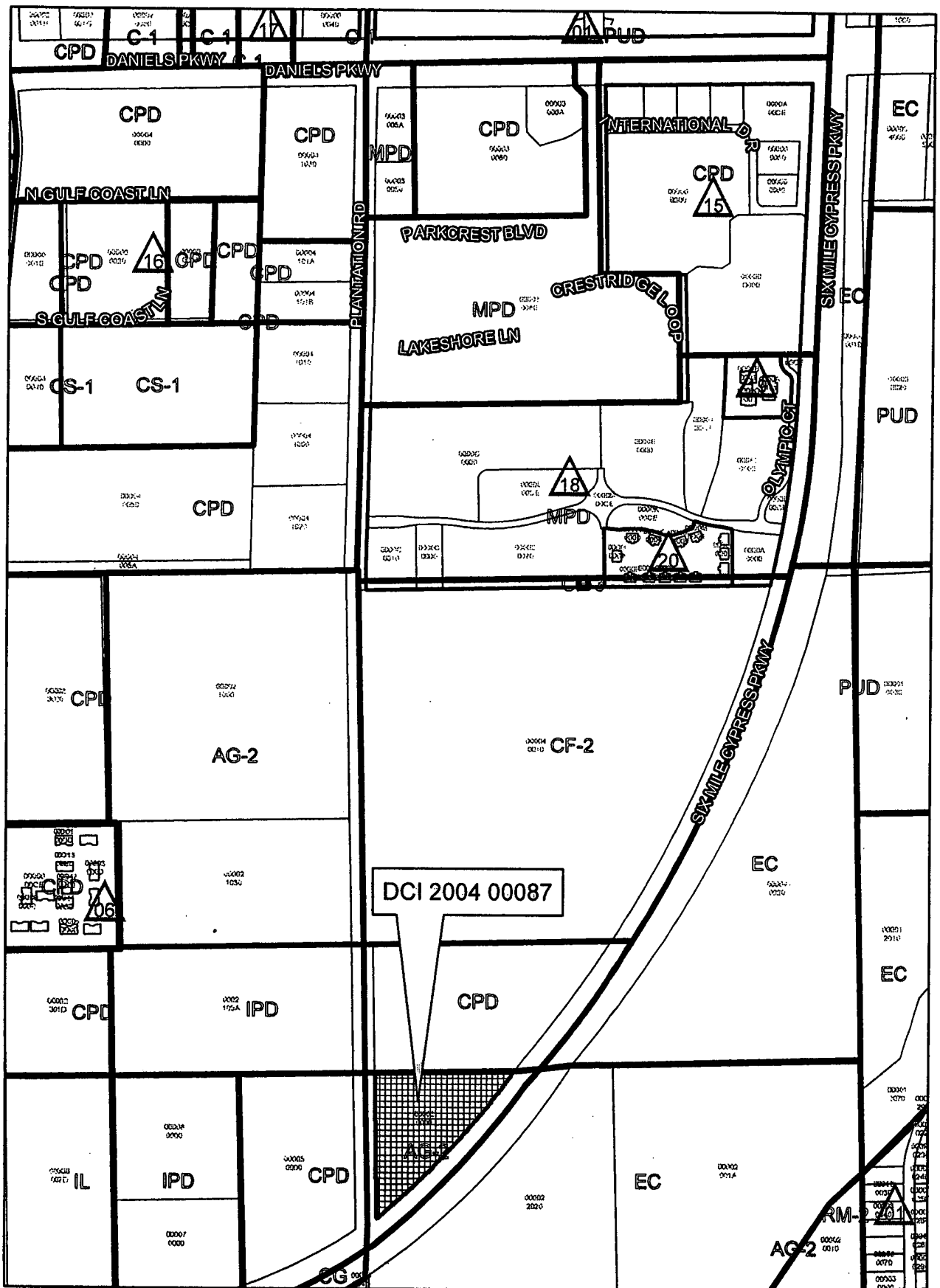
The proposed project is located at the southeast corner of Six Mile Cypress Pkwy. and Plantation Rd. Based on the ITE Trip Generation Report 7th Edition the project will generate 395net new external trips in the peak hour. The anticipated build out year is 2006.

Based on the compound growth rates derived from the 2004 Traffic Count Report, the 2004/2005 - 2005/2006 Concurrency Management Report, and the link-specific service volumes, in 2007 Plantation Rd. will operate at level of service "F", with or without the project. Six Mile Cypress Pkwy. will operate at level of service "B" without the project, and level of service "C" with the project.

EXHIBIT B

ZONING INTAKE MAP

4/27/2005



Attachment A

870 435 0 870 Feet

**LEE COUNTY, FLORIDA
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2004-00087

**HEARING EXAMINER DATE: July 21, 2005
(Original HEX date was May 26, 2005)**

I. APPLICATION SUMMARY:

- A. Applicant: Al Quattrone in ref to Gator Recreation Complex
- B. Request: Rezone 7.1± acres from AG-2 to CPD to allow for the development of a 60,400 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center; and a 1.56± acre outparcel with 21,000 square feet of office and/or retail uses.
- C. Location: The subject property is located at 14301 Six Mile Cypress Parkway (South on Plantation Road. Property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway), in S30-T45S-25E, Lee County, FL. (District #2)
- D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:
- | | |
|------------------|-----------------------|
| Future Land Use: | Intensive Development |
| Zoning: | Agricultural (AG-2) |
| Use: | Active pasture |
- E. Surrounding Land Use:

Existing Zoning & Land Use

Future Land Use Map

North:	Vacant pasture with pending rezoning to Nicholas Property Commercial Planned Development (CPD)	Intensive Development
East:	Six Mile Cypress Parkway, then Six Mile Cypress conservation area zoned Environmental Conservation (EC)	Conservation Land Wetlands
South:	The Six Mile Cypress Parkway, then Six Mile Cypress conservation area zoned Environmental Conservation (EC)	Conservation Land Wetlands
West:	Vacant land zoned Cypress View Golf CPD, vacated	Intensive Development

- F. Size of Property: 7.1± acres

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Agricultural (AG-2) to Commercial Planned Development (CPD) with the following conditions and deviations:

A. Conditions

1. The development of this project must be consistent with the 1- page Master Concept Plan entitled "Gator Recreation Complex," stamped received June 16, 2005, last revised January 31, 2005, except as modified by the conditions below.

The Master Concept Plan specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400 square feet building; "Out Parcel" is limited to a 21,000 square foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC Section 34-934):

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

Accessory uses and structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106

Administrative offices: Note (1)

ATM (automatic teller machine ancillary to buildings principle use)

Bar or cocktail lounge limited to one per bowling alley and one per restaurant groups III and IV (34-1261 et seq.) as ancillary use

Business services (34-622(c)(5)): Groups I and II

Clubs: Commercial

Private (34-2111 et seq.)

Cultural facilities (34-622(c)(10))

Consumption on premises (34-1261 et seq.): limited to bowling alley and restaurant

Drive-through facility for any permitted use

Emergency operations center

Essential services (Note 1, 34-1611, 34-1741)

Essential service facilities (34-622(c)(13)): Group I (Note 1, 34-1611, 34-1741, 34-2141)

Fences, walls

Food and beverage service, limited (Note 1)

Gift and souvenir shop (ancillary to bowling alley)

Health care facilities (34-622(c)(20)): Groups I (Note 28) and II (Note 28)

Hobby, toy and game shops (34-622(c)(21))

Parking lot: Accessory

Temporary (34-2022)

Recreation facilities:

Commercial (34-622(c)(38)): Groups I, III and IV

Restaurants (34-622(c)(43)): Groups I, II, III, and IV (limited to one per parcel)

Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises (limited to Main Parcel - Recreational Facilities, Commercial [(34-622(c)(38)): Groups I, III and IV] uses)

Signs (in accordance with chapter 30, Note 1)

Specialty retail shops (34-622(c)(47)): Groups I, II, and III (ancillary to bowling alley)

Storage: Indoor only (Note 1, 34-3001 et seq.)

Theater, indoor (Note 32, 34-2471 et seq.)

Used merchandise stores (34-622(c)(54)): Groups I

Warehouse: Mini-warehouse

Private

Public

Wholesale establishments (34-622(c)(56)): Group III

Out Parcel

Accessory uses and structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106

Administrative offices: Note (1)

ATM (automatic teller machine)

Auto parts store (no installation)

Banks and financial establishments (34-622(c)(3)): Groups I and II

Bar or cocktail lounge limited to one per bowling alley and one per restaurant groups III and IV (34-1261 et seq.) as ancillary use

Boat parts store (no installation)

Broadcast studio, commercial radio and television (34-1141 et seq.)

Business services (34-622(c)(5)): Groups I and II

Cleaning and maintenance services (34-622(c)(7))

Clothing stores, general (34-622(c)(8))

Clubs: Commercial

Fraternal, membership organization (34 2111 et seq.)

Private (34-2111 et seq.)

Cultural facilities (34-622(c)(10))

Consumption on premises (34-1261 et seq.): limited to bowling alley and restaurant

Day care center, child, adult (Note 28)

Drive-through facility for any permitted use

Drugstore, pharmacy

Emergency operations center

Essential services (Note 1, 34-1611, 34-1741)

Essential service facilities (34-622(c)(13)): Group I (Note 1, 34-1611, 34-1741, 34-2141)

Fences, walls

Food and beverage service, limited (Note 1)

Food stores (34-622(c)(16)): Group I

Gift and souvenir shop

Hardware store

Hobby, toy and game shops (34-622(c)(21))

Household and Office Furnishings

Insurance companies (34-622(c)(23))

Laundry or dry cleaning (34-622(c)(24)): Group I

Medical office

Nonstore retailers (34-622(c)(30)), Groups I and II

Paint, glass and wallpaper

Parking lot: Accessory

Temporary (34-2022)

Personal services (34-622(c)(33)): Groups I (34-3021), II and III (excluding Turkish baths and massage parlors)

Pet services
 Pet shop
 Place of worship (Note 28, 34-2051)
 Rental or leasing establishment (34-622(c)(39)): Groups I (34-1352, 34-3001 et seq.), II (34-1201 et seq., 34-1352, 34-3001 et seq.), III (34-1352, 34-3001 et seq.), Group IV (34-1201 et seq., 34-1352, 34-3001 et seq.)
 Repair shops (34-622(c)(40)): Groups I and II
 Restaurant, fast food (out parcel only)
 Restaurants (34-622(c)(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)
 Signs (in accordance with chapter 30, Note 1)
 Social services (34-622(c)(46)): Groups I, II, III (Note 28), IV (Note 28)
 Specialty retail shops (34-622(c)(47)): Groups I, II, III, IV
 Studios (34-622(c)(49))
 Used merchandise stores (34-622(c)(54)): Groups I
 Variety store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25%
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC Sections 34-1171 et seq.

3. Ingress to project from Six Mile Cypress Parkway is limited to south bound right-in and north bound left-in, while egress is limited to right-out only (Controlled Access Resolution 93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).
4. The Out Parcel, is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces requiring an administrative amendment to the MCP.
5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced doubling the required trees to 10 per 100 lineal feet. All trees must be 100% native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of project at Daniels/Six Mile intersection) requiring a 20-foot wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).
7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
9. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

B. Deviation

1. Deviate from Lee County Land Development Code (LDC) §10-285(a) requiring 330 feet connection separation between the projects two entrances onto Plantation Road, to allow a 238 foot separation between the two ingress/egress points for the Gator Recreation Complex CPD.

Staff recommends **APPROVAL** of this deviation as depicted on the Master Concept Plan.

The project is proposed in two phases, each with distinctively different uses and locations. The two access points requested provide each phase with separate access points to Plantation Road. The subject property has enough frontage on Plantation

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The request is to rezone 7.1± acres located at the northeastern corner of Plantation Road and Six Mile Cypress Parkway from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a two phased project that consists of a 60,400 square foot Gator Lanes 'main' building, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center. The CPD is to also to include the establishment of a 1.56± acre out parcel with 21,000 square feet of office and/or retail uses.

The site is currently used as pasture and serves as grazing land for animals. The parcel is largely cleared of native vegetation with no existing environmental concerns or limitations.

The area north of the site, from Six Mile Cypress Parkway to Daniels Parkway east of Plantation Road, is rapidly transitioning from agricultural to intense development as appropriate considering the Intensive Development future land use category of the project and many surrounding parcels. These areas include developments ranging from new construction, like the Six Mile Cypress Charter School and Lee School District high school, to large-scale office including International Plaza, multi-family residential units, the Lee County Sports Complex and large retail shopping centers. South of Six Mile Cypress Parkway is the Six Mile Cypress preserve. The recreational nature of this project is a fitting continuance of the recreational feel to the area along Six Mile Cypress Parkway stemming from the Lee County Sports Complex to the north.

Master Concept Plan

The MCP shows a two phase project where the Main Parcel is to be a 60,400 square foot building housing a bowling alley (Gator Lanes) with ancillary uses such as video arcade, pool hall, restaurant and bar and convention center. The Out Parcel is to be developed as 21,000 square feet of office/retail space. There will be three entrances to the project, one on Six Mile Cypress Parkway and two on Plantation road. Only one deviation is requested for intersection separation of the two Plantation Road entrances. Buffering is standard per Lee County Land Development Code.

Lee Plan Considerations

South Fort Myers Planning Community *The South Fort Myers Community will continue to be a core area of the county providing office area for professional services in areas such as financial, medical and major regional attractions such as the Lee County Sports Complex.*

The conversion of remaining agricultural land in South Fort Myers, particularly along Plantation Road, is expected in this area. The projects recreational nature mixes well with the Lee County Sports Complex to the north. The project, as conditioned, is **CONSISTENT** with the South Fort Myers Planning Community vision statement.

POLICY 1.1.2: *Intensive Development areas.*

The projects proposed uses, as conditioned and proposed intensity development is within the proposed limitations of the Intensive Future Land Use category. Infrastructure is adequate to serve the project. The project, as conditioned, is **CONSISTENT** with this policy.

to provide 330 feet of separation between the access points; however, an access point to the north for the Robb & Stucky development is close to the northmost subject properties boundary. In order to provide adequate distance separation from that entrance the deviation was requested to impact the subject properties entrances rather than unrelated development. Staff finds the separation requested enhances access to the subject property without compromising the health, safety or welfare of the future customers.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to rezone to CPD by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested CPD zoning, as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.
5. The proposed mix of uses, as conditioned, are appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviation granted:
 - a) enhances the objectives of the planned development; and
 - b) preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

OBJECTIVE 2.1: *Development Location.*

The subject property is in the Intensive Development Future Land Use category. The surrounding area is quickly developing into a medical office and professional office corridor and with the Lee County Sports Complex, serves as an regional recreational attraction that this project will enhance. The project, as conditioned, is **CONSISTENT** with this objective.

POLICY 2.1.1: *Development is expected to occur within designated Future Urban Areas.*

The project is located in the Intensive Development Future Land Use area which represent a future urban area. The project, as conditioned, is **CONSISTENT** with this policy.

OBJECTIVE 2.2: *Development Timing.*

The site contains access to adequate utilities and infrastructure. Expansion of the local roadway or infrastructure is not necessary. The project, as conditioned, is **CONSISTENT** with this objective.

POLICY 6.1.2: *Site Location Standards.*

The project site is located on the northeastern corner of a controlled access arterial (Six Mile Cypress Parkway) and a major collector (Plantation Road) and is 7.1 acres. Therefore, the project meets location standards for neighborhood commercial permitting 30,000 to 100,000 square feet of possible commercial and retail uses on a 2 to 10 acre site. The project proposes a maximum of 81,400 square feet of commercial recreational and/or retail space. The project is **CONSISTENT** with this policy.

POLICY 6.1.4: *Commercial development shall be approved only when compatible with adjacent existing and proposed land uses.*

As has been mentioned, the surrounding area will be well served by an additional recreational use making the Gator Recreational Complex CPD **CONSISTENT** with this policy, as conditioned, as it applies to surrounding properties, provided the Intensive Development Future Land Use Category.

POLICY 6.1.6: *Commercial development shall provide appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The project, as conditioned, is **CONSISTENT** with this policy.

Neighborhood Compatibility

The area north of the site, from Six Mile Cypress Parkway to Daniels Parkway east of Plantation Road, is rapidly transitioning from agricultural to intense development as appropriate considering the Intensive Development future land use category of the project and many surrounding parcels. These areas include developments ranging from new construction, like the Six Mile Cypress Charter School and Lee School District high school, to large-scale office including International Plaza, multi-family residential units, the Lee County Sports Complex and large retail shopping centers. South of Six Mile Cypress Parkway is the Six Mile Cypress preserve. The

recreational nature of this project is a fitting continuance of the recreational feel to the area along Six Mile Cypress Parkway stemming from the Lee County Sports Complex to the north.

Service Stations, Car Washes, Convenience Food and Beverage Stores

The applicant is requesting the commercial tract allow uses such convenience food & beverage, self service fuel pumps, car washes and other high-intensity auto-dependent uses. The County Commission has requested staff to review and analyze the existing uses to determine how many exist in the area.

This parcel is on the north side of Six Mile Cypress Parkway and east side of Plantation Road. The site is just over one mile of Daniels Parkway, Metro Parkway, Plantation Road, and Route 4; within three miles of the Gladiolas/Summerlin intersection; and within five miles of I-75.

One Mile: Metro, Six Mile Cypress Parkway and Daniels Parkways - Three stations exist in the Metro, Six Mile Cypress Parkway and Daniels Parkways loop which barely exceeds one mile from subject property. Less than ½ mile southwest on Six Mile Cypress Parkway is a Hess station (8 pump, 16 fueling stations). A little more than one mile north of this station on Metro Parkway is the Citgo-7/11 convenience store (6 pumps, 12 fueling stations). Directly north of the subject property on Plantation Road, in Daniels Crossing Shopping Center just east of Plantation, is a Chevron (4 pumps, 8 fueling stations) with a car wash. TOTAL: 3 gas stations with convenience stores, 18 pumps, 36 fueling stations and a car wash.

Two Miles: Daniels/Cypress Lake and Route 41 - Northwest of the subject property at the southeastern corner of Daniels and Route 41 is a Mobile Station (8 pumps, 16 fueling stations) with a car wash, and in the southwest quadrant of 41 and Cypress Lake a BP (6 pumps, 12 fueling stations) and a stand alone car wash. North of the subject property on Metro Parkway (north of Daniels) is a Shell station (6 pumps, 12 fueling stations) and a Citgo station (6 pumps, 12 fueling stations). TOTAL: 4 gas stations with convenience stores, 26 pumps, 52 fueling stations and a car wash.

Three Miles: Gladiolus Drive and Summerlin - On the northeastern quadrant a Shell service station (8 pumps, 16 fueling stations) with car wash. On the southwestern quadrant a Citgo-7/11 service station (8 pumps, 16 fueling stations) with car wash. TOTAL: 2 gas stations with convenience stores, 16 pumps, 32 fueling stations and two car washes.

Three to Five Miles: Daniels to I-75 - On Daniels Parkway toward I-75 there are more intense commercial uses. On the north side of Daniels are a Citgo-7/11 (6 pumps, 12 fueling stations); a Chevron (4 pumps, 8 fueling stations); a Hess (6 pumps, 12 fueling stations); a Shell station (9 pumps, 18 fueling stations) with a car wash; a stand-alone car wash; and a RaceTrac station (4 pumps, 8 fueling stations). TOTAL: 5 gas stations with convenience stores, 29 pumps, 58 fueling stations and two car washes.

On both sides of Daniels from Route 41 to I-75 staff counted a total of 9 gas stations (all with convenience food & beverage), 62 pumps, 124 fueling stations, and 5 car washes.

SUMMARY - In the discussed region staff found 16 gas stations with convenience stores totaling 132 pumps, 264 fueling stations, and 7 car washes.

Environmental Issues

The Environmental Sciences staff has reviewed the project and performed a site visit and finds no significant environmental concerns exist.

Transportation

Ingress/Egress to the project from Six Mile Cypress Parkway is determined by the Controlled Access Resolution Designated Access Point #452+50.

According to the Department of Development Services memo dated June 28, 2005, traffic impacts from the project leave Six Mile Cypress Parkway at level of service level "B" without project and "C" with the project; Plantation Road will operate at level of service "F" **with or without** the project in 2007. (See Development Service memo, Attachment F and Applicants TIS, Attachments D and E). At the time of local development order application a level of service of "F" on Plantation road will result in the projects failure to meet concurrency requirements and subsequent denial of the development order.

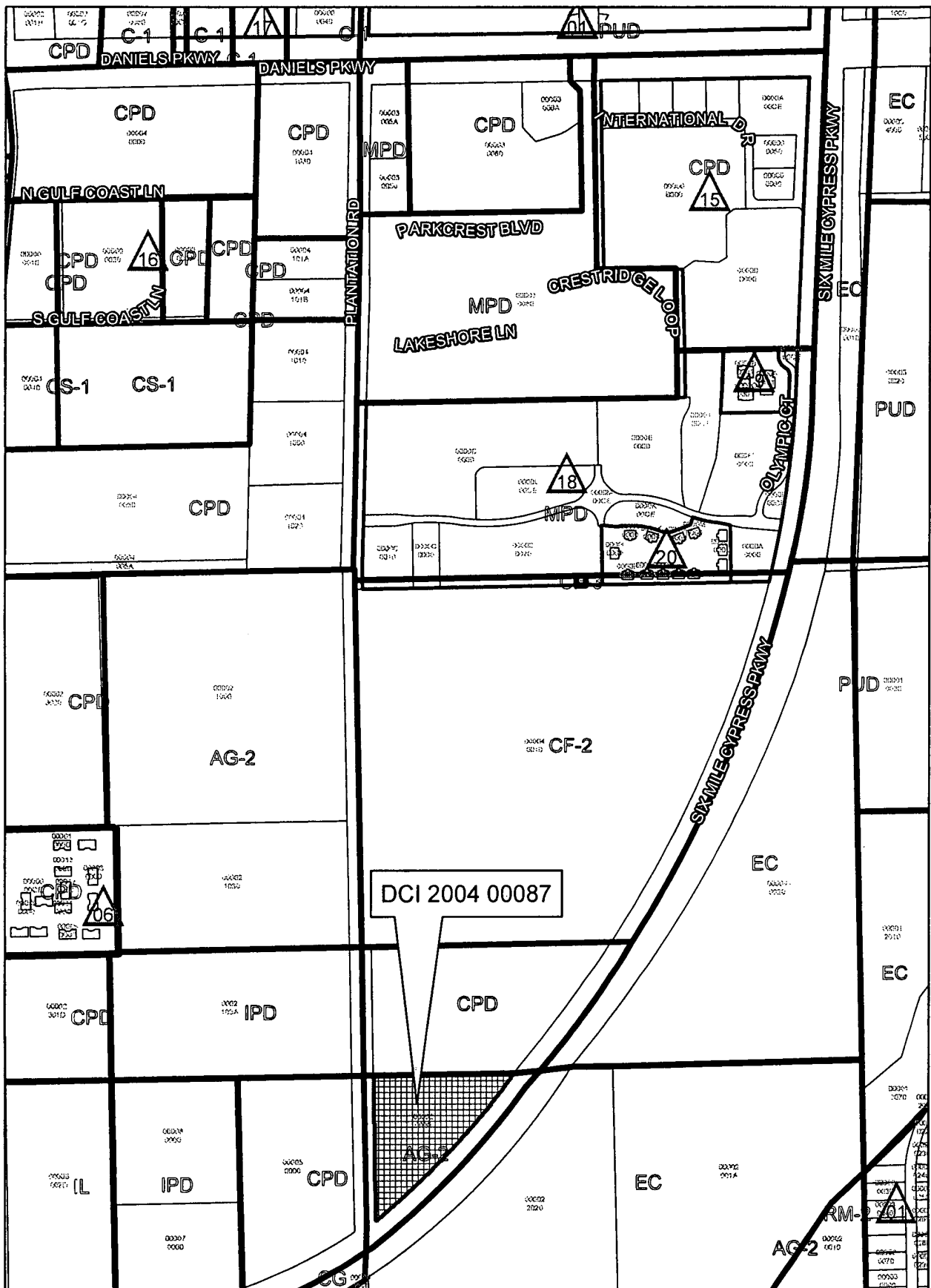
IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Applicant's Narrative for Compliance with Lee Plan
- C. Applicant's List of Deviations and Justification
- D. Applicant's TIS
- E. Applicant's TIS Supplement
- F. Development Review Engineer Memo
- G. Master Concept Plan

cc: Applicant
County Attorney
Zoning/DCI File

ZONING INTAKE MAP

4/27/2005

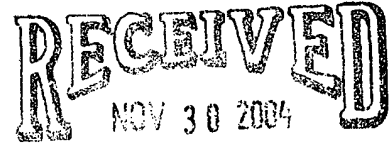


Attachment A

870 435 0 870 Feet

EXHIBIT 6-G

Narrative for Compliance with Lee Plan
Request for Rezoning to CPD
Gator Recreation Complex



PERMIT COUNTER

DCI2004-00087

The Gator Lanes CPD is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway and is within the South Fort Myers Planning Community. The proposed CPD is located within the Future land use Category of Intensive Development. Neighboring land uses are existing or proposed commercial uses. According to the FLUCCS and Wetland Map prepared by Southern Biomes, Inc., the majority of the site consists of improved pasture (FLUCCS code 211) with widely scattered laurel oak, slash pine, melaleuca, and Brazilian pepper trees. In the central portion of the site is a small excavated cow pond (FLUCCS code 520). The report indicates that although there is evidence of transitional wetland vegetation, specifically within the old agricultural row crop furrows, this site is still an active agricultural field, used for cattle grazing, and should not be considered jurisdictional wetlands. Due to the lack of indigenous vegetation, the MCP does not propose to set aside an indigenous area. The existing native trees will be incorporated into the plan to the greatest extent possible at time of application for a Development Order.

The property is currently zoned AG-2. The rezoning request is to change the zoning from AG-2 to CPD to allow a commercial planned development which will consist of the new Gator Lanes facility and a future commercial outparcel tract.

As stated in the LDC, the purpose and intent of the planned development (PD) districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments.

The Schedule of Uses that is being requested for this rezoning are those typically sought for a commercial planned development.

Rezoning the subject property to CPD with related uses is compatible as evident by surrounding community development.

This request is consistent with the goals, objectives, policies and intent of the Lee Plan in accordance with the following:

Policy 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are appropriate in these locations. As Lee County moves toward becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities and specialized professional services that befit such a region. The standards density range is from seven dwelling units per acre (7 du/acre) to fourteen dwelling units per acres (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The subject property is located at the northeast corner of a major arterial road (Six Mile Cypress Parkway) and a collector road (Plantation Road). The request to rezone to CPD will allow a maximum square footage of 77,400 s.f. of commercial uses.

Goal 2: Growth Management. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

Objective 2.1: Development Location. Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

Objective 2.2: Development Timing. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

Objective 2.6: Redevelopment. Future redevelopment activities shall be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.

The property is located within the Lee County Utility Franchise area with central water and sanitary sewer available to serve the project. In fact, the project is best characterized as an urban infill development location that serves to promote a continuous and compact growth pattern. This growth pattern is consistent with other commercial development pattern associated with this area. Within the surrounding area of this site one finds commercially zoned communities along with community facilities and nearby residential uses that would utilize the services of this site. The project is consistent with the Development Timing Objective 2.2 in that appropriate utilities and services are available at adequate levels to service the commercial planned development. For that reason the project will continue to advance the growth management goal and Objective 2.1 and 2.2, both along Plantation Road and Six Mile Cypress Parkway and also within the South Fort Myers community.

Goal 4: Development Design - General. To maintain innovative land development regulations, which encourage creative site designs and mixed use developments.

Policy 4.1.1: Development design shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic

and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

Policy 4.1.2: Development design shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and function contained within or adjacent to the development.

Goal 6: Commercial Land Uses. To permit orderly and well-planned commercial development at appropriate location within the county

Policy 6.1.2. All commercial development shall be consistent with the location criteria in this policy under Neighborhood Commercial.

Policy 6.1.3. Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be development as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:

- Provide visual harmony and screening;
- Reduce dependence on the automobile;
- Promote pedestrian movement within the development;
- Utilize joint parking, access and loading facilities;
- Avoid negative impacts on surrounding land uses and traffic circulation;
- Protect natural resources; and
- Provide necessary services and facilities where they are inadequate to serve the proposed use.

Policy 6.1.4. Commercial development shall be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Policy 6.1.5. The land development regulations shall require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.

The project is consistent with Development Design Goal 4 and Commercial Land Use Goal 6. The subject property is located off an arterial roadway (Six Mile Cypress Parkway) and a collector roadway (Plantation Road). The project has adequate access points and infrastructure to support the activities. The project is designed to develop a commercial center that will enhance the surrounding area neighborhood. The proposed bowling alley and convention center compliments the nearby baseball stadium and the new school. The project will provide adequate and esthetically pleasing buffers along the adjacent roadways and existing commercial development. Both the Gator Lanes building and the outparcel site will be designed to comply with the Lee County architectural standards. The development will provide for internal circulation of traffic and shared access points with appropriate cross access easements.

Goal 11: Water, Sewer, Traffic, and Environmental Review Standards. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

This rezoning request is consistent with the goals, objectives, and policies, and the intent of the Lee Plan, and with the general uses set forth in the Lee Plan.

Both sewer and water services are available in proximity to the site. A 12" Lee County Utilities potable water main exists along the west side of Six Mile Cypress Parkway and is readily available for connection to the proposed project. Sanitary sewer service will require the construction of approximately 980 l.f. of 4" PVC force main and the installation of a private pump station to facilitate sewer service to the proposed project.

Based on the results of a traffic report prepared by Metro Transportation Group for this project there are no concurrency related issues on Plantation Road or Six Mile Cypress Parkway. Plantation Road must maintain a minimum of 330 feet of intersection spacing and this requirement is satisfied on the proposed plan. Capacity is sufficient to accommodate the proposed development in the foreseeable future. Six Mile Cypress Parkway is a limited access facility and is allowed a directional median opening at a location depicted on the proposed plan pursuant to adopted Resolution 93-09. Access off of Six Mile Cypress Parkway will be a directional median opening with a northbound left and a right in/right out access. Capacity of Six Mile Cypress Parkway is also sufficient to accommodate the proposed development in the foreseeable future.

Approving the requested rezoning from AG-2 to CPD should not cause damage, hazard, nuisance or other detriment to persons or property because the surrounding property has been developed or is proposed to be developed with commercial development. The rezoning to CPD will also allow staff and the County Commission to place conditions on the property, if deemed necessary, to assure compliance with the Lee Plan and the Land Development Code.

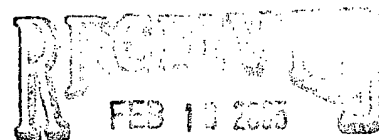
EXHIBIT 6-N

List of Deviations and Justification
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

Deviation 1:

Request to deviate from LDC Section 10-285(a) regarding connection separation on collector roads to allow a reduction of the code required 330 feet to 238 feet between the projects two entrances on Plantation Road.

Justification: The project has 748 feet of frontage on Plantation Road, however as a result of the driveway currently under construction for the proposed Rob & Stuckey Warehouse building on the west side of Plantation Road approximately 45 feet north of the project's north property line it is not possible to position the two driveways and comply with Section 10-285(a). The project's north driveway is placed 330 feet south of the Rob & Stuckey driveway and the south driveway is placed 354 feet north of Six Mile Parkway and is positioned to line up with a proposed driveway on the west side of Plantation which is currently under review for zoning as well. This results in a separation of 238 feet between the project's two entrances. Since the property is proposed to be divided into two parcels it is imperative to have two entrances especially a direct entrance on Plantation Road to the Gator Complex. A single joint driveway on the proposed property line between the two parcels would not line up with the proposed driveway on the west side of Plantation. The placement of the two driveways provides for the most efficient and safe internal circulation of traffic in the project.

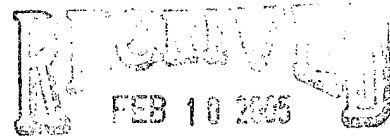


PERMIT COUNTER

DCI 2004 00087

TRAFFIC IMPACT STATEMENT

DCI 2004 00087



PERMIT COUNTER

TRAFFIC IMPACT STATEMENT

GATOR RECREATION COMPLEX (OPTION #1)

Proposed project consists of one 60,400 square foot entertainment complex consisting of a bowling alley with ancillary uses such as an arcade, convention center, and restaurant/ bar and one out parcel building site. The out parcel is being rezoned to permit either a 17,000 square foot medical/general office building and/or a retail building or a 6,500 square foot restaurant. Attached are the trip generation reports for the various combinations of proposed uses. A facility with 100% retail in both buildings generates the most peak hourly traffic and is used for the level of service analysis. Consistent with the original report prepared by Metro Transportation, the peak traffic counts represent a 30% reduction for pass-by traffic.

Summary of Trip Generation Calculation
For 77.400 T.G.L.A. of Shopping Center (LUC 820)
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	30% Pass-by	Net Volume
Avg. Weekday 2-Way Volume	74.28	0.00	1.00	5749	1725	4024
7-9 AM Peak Hour Enter	1.06	0.00	1.00	82	25	57
7-9 AM Peak Hour Exit	0.68	0.00	1.00	52	16	36
7-9 AM Peak Hour Total	1.73	0.00	1.00	134	41	93
4-6 PM Peak Hour Enter	3.28	0.00	1.00	254	76	178
4-6 PM Peak Hour Exit	3.55	0.00	1.00	275	83	192
4-6 PM Peak Hour Total	6.83	0.00	1.00	529	159	370
Saturday 2-Way Volume	101.58	0.00	1.00	7863		
Saturday Peak Hour Enter	4.92	0.00	1.00	381		
Saturday Peak Hour Exit	4.54	0.00	1.00	352		
Saturday Peak Hour Total	9.47	0.00	1.00	733		

RECEIVED
FEB 10 2005

Note: A zero indicates no data available.

The above rates were calculated from these equations:

PERMIT COUNTER

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
 7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
 AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
 Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
 Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

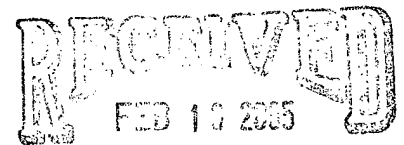
GATOR RECREATION COMPLEX (OPTION #2)

Summary of Multi-Use Trip Generation (excludes pass-by reduction)
Average Weekday Driveway Volumes
February 07, 2005

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Shopping Center	60.400 T.G.L.A.	4893	71	45	215	233
Medical-Dental Office Building	8.500 Th.Gr.Sq.Ft.	307	17	4	9	23
General Office Building	8.500 Th.Gr.Sq.Ft.	94	12	2	2	11
Total		5294	100	51	226	267

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS



PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation (excludes pass-by reduction)
 For 60.400 T.G.L.A. of Shopping Center
 February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	81.02	0.00	1.00	4893
7-9 AM Peak Hour Enter	1.17	0.00	1.00	71
7-9 AM Peak Hour Exit	0.75	0.00	1.00	45
7-9 AM Peak Hour Total	1.91	0.00	1.00	116
4-6 PM Peak Hour Enter	3.57	0.00	1.00	215
4-6 PM Peak Hour Exit	3.86	0.00	1.00	233
4-6 PM Peak Hour Total	7.43	0.00	1.00	449
Saturday 2-Way Volume	111.35	0.00	1.00	6725
Saturday Peak Hour Enter	5.37	0.00	1.00	324
Saturday Peak Hour Exit	4.96	0.00	1.00	299
Saturday Peak Hour Total	10.33	0.00	1.00	624

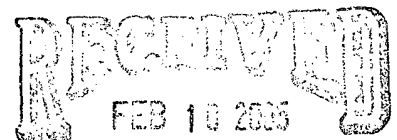
Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
 7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
 AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
 Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
 Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



PERMIT COUNTER

GATOR RECREATION COMPLEX

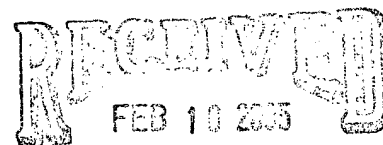
Summary of Trip Generation Calculation
For 8,500 Th.Gr.Sq.Ft. of 50% Medical-Dental Office Building
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	307
7-9 AM Peak Hour Enter	1.96	0.00	1.00	17
7-9 AM Peak Hour Exit	0.52	0.00	1.00	4
7-9 AM Peak Hour Total	2.48	1.94	1.00	21
4-6 PM Peak Hour Enter	1.00	0.00	1.00	9
4-6 PM Peak Hour Exit	2.72	0.00	1.00	23
4-6 PM Peak Hour Total	3.72	2.50	1.00	32
Saturday 2-Way Volume	8.96	9.17	1.00	76
Saturday Peak Hour Enter	2.07	0.00	1.00	18
Saturday Peak Hour Exit	1.56	0.00	1.00	13
Saturday Peak Hour Total	3.63	1.93	1.00	31

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

DCI 2004 00087



PERMIT COUNTER

GATOR RECREATION COMPLEX

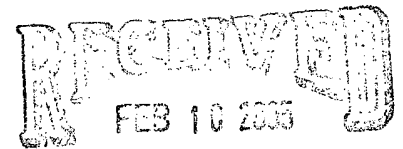
Summary of Trip Generation Calculation
For 8,500 Th.Gr.Sq.Ft. of 50% General Office Building
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	94
7-9 AM Peak Hour Enter	1.36	0.00	1.00	12
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	13
4-6 PM Peak Hour Enter	0.25	0.00	1.00	2
4-6 PM Peak Hour Exit	1.24	0.00	1.00	11
4-6 PM Peak Hour Total	1.49	1.37	1.00	13
Saturday 2-Way Volume	2.37	2.08	1.00	20
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	3

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

DCI 2004 00087



PERMIT COUNTER

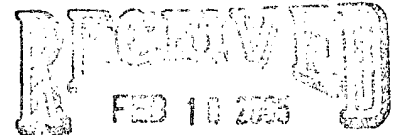
GATOR RECREATION COMPLEX (OPTION #3)

Summary of Multi-Use Trip Generation (excludes pass-by reduction)
Average Weekday Driveway Volumes
February 07, 2005

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Shopping Center	60.400 T.G.L.A.	4893	71	45	215	233
Quality Restaurant	6.500 Th.Gr.Sq.Ft.	585	0	0	33	16
Total		5478	71	45	248	249

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS



PERMIT COUNTER

DCI 2004 00087

DCI 2004 00087

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation (excludes pass-by reduction)
 For 60.400 T.G.L.A. of Shopping Center
 February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	81.02	0.00	1.00	4893
7-9 AM Peak Hour Enter	1.17	0.00	1.00	71
7-9 AM Peak Hour Exit	0.75	0.00	1.00	45
7-9 AM Peak Hour Total	1.91	0.00	1.00	116
4-6 PM Peak Hour Enter	3.57	0.00	1.00	215
4-6 PM Peak Hour Exit	3.86	0.00	1.00	233
4-6 PM Peak Hour Total	7.43	0.00	1.00	449
Saturday 2-Way Volume	111.35	0.00	1.00	6725
Saturday Peak Hour Enter	5.37	0.00	1.00	324
Saturday Peak Hour Exit	4.96	0.00	1.00	299
Saturday Peak Hour Total	10.33	0.00	1.00	624

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
 7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
 AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
 Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
 Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
 FEB 10 2005

PERMIT COUNTER

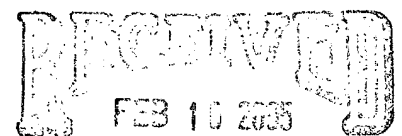
GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation
For 6,500 Th.Gr.Sq.Ft. of Quality Restaurant
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	89.95	36.81	1.00	585
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.81	0.93	1.00	5
4-6 PM Peak Hour Enter	5.02	0.00	1.00	33
4-6 PM Peak Hour Exit	2.47	0.00	1.00	16
4-6 PM Peak Hour Total	7.49	4.89	1.00	49
Saturday 2-Way Volume	94.36	34.42	1.00	613
Saturday Peak Hour Enter	6.38	0.00	1.00	41
Saturday Peak Hour Exit	4.44	0.00	1.00	29
Saturday Peak Hour Total	10.82	4.38	1.00	70

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

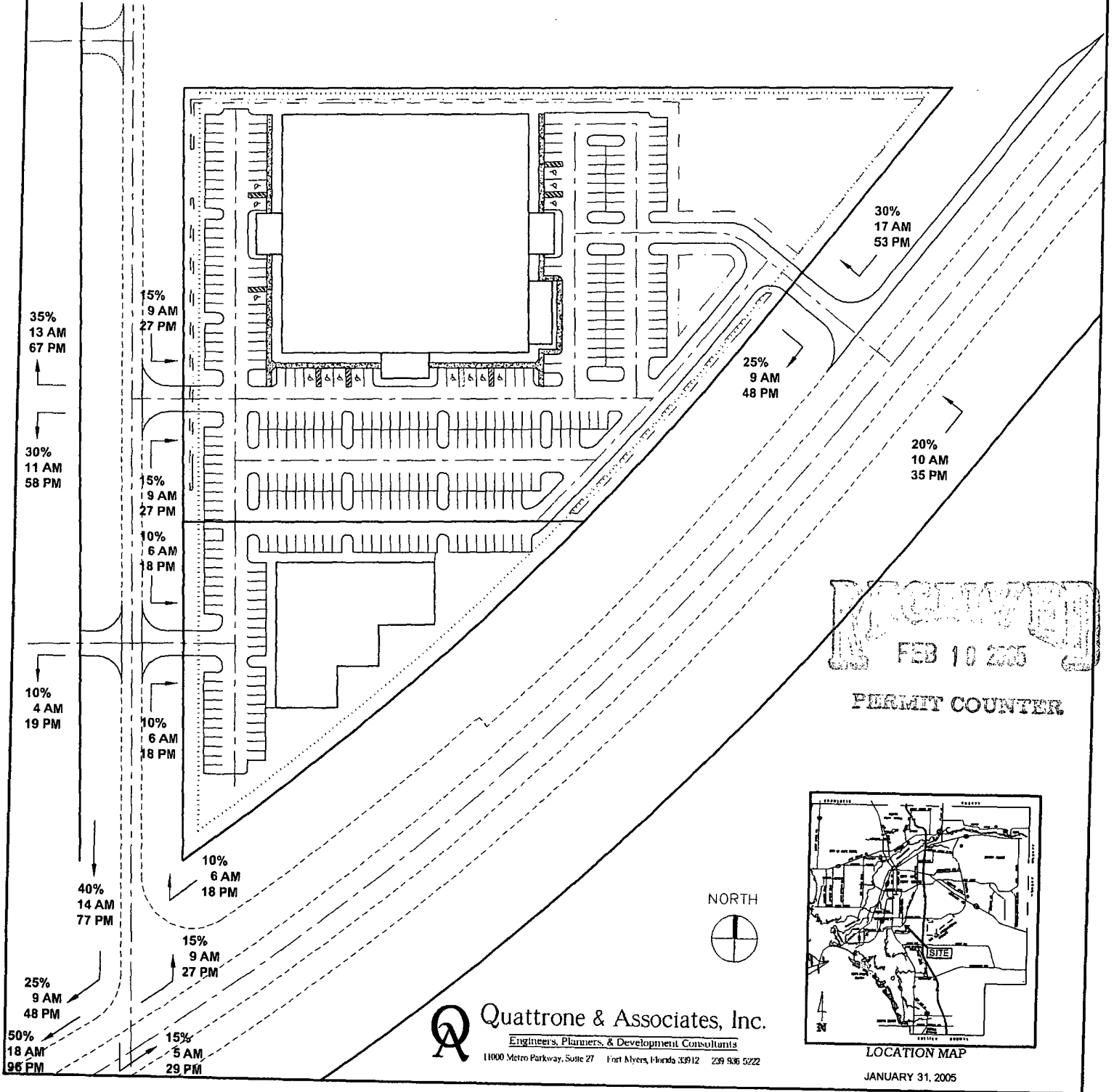


PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX - REZONING TO CPD TRAFFIC DISTRIBUTION

LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



DCI 2004 00087

100TH HIGHEST HOUR LEVEL OF SERVICE CALCULATION PLANTATION ROAD

ENGINEER: QUATTRONE & ASSOCIATES, INC.
Al Quattrone, P.E.

DATE: February 9, 2005

PROJECT NAME: GATOR RECREATION COMPLEX

PROJECT LOCATION: NORTH EAST CORNER OF PLANTATION
ROAD & SIX MILE CYPRESS PARKWAY

PERMANENT COUNTING STATION NUMBER: 31

100TH HOUR V.P.H. (Year & Rate) : 2004 491

YEAR FOLLOWING PROJECT CONSTRUCTION: 2007

ADJUSTMENT FACTOR =

Count & Yr_{min} 1300 2000

Count & Yr_{max} 2100 2003

Adjustment Factor = $(2100 / 1300^{0.33})^3$ 1.615

ADJUSTED 100TH HOUR V.P.H. = 491 x 1.615 793

EXISTING LEVEL OF SERVICE = D

PROJECT V.P.H. = PEAK ON PLANTATION IS PM EXIT 77

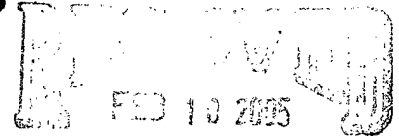
TOTAL V.P.H. = 793 + 77 870

LEVEL OF SERVICE = E

COMMENTS:

PERMIT COUNTER

PEAK TRAFFIC ON PLANTATION ROAD IS 77 TRIPS (40% OF TOTAL PM EXITING TRIPS) AND OCCURS BETWEEN THE PROJECTS SOUTH ENTRANCE AND SIX MILE CYPRESS. 67 (35% OF TOTAL PM EXITING) TRIPS ARE ANTICIPATED TO GO NORTH ON PLANTATION ROAD TOWARDS DANIELS PARKWAY.



ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2003 100th HIGHEST HOUR		EST 2004 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION ROAD	SIX MILE CYPRESS PKWY.	DANIELS ROAD	2LU	E	880	B	95	D	491	E	734	Metro Pkwy 6L Design under way ROW in 04/05 by FDOT	21900
PLANTATION ROAD	DANIELS ROAD	IDLEWILD ROAD	2LU	E	880	C	370	C	376	C	408		22000
PONDELLA ROAD (C.R. 78A)	PINE ISLAND RD. (S.R. 78)	ORANGE GROVE BLVD.	4LD	E	1,950	B	594	B	599	B	601	4L under const.	22100
PONDELLA ROAD (C.R. 78A)	ORANGE GROVE BLVD.	U.S. 41	4LD	E	2,180	C	1,003	C	1,033	C	1,034		22200
PONDELLA ROAD (C.R. 78A)	U.S. 41	BUSINESS 41	4LD	E	2,180	C	991	C	991	C	995		22300
PRITCHETT PKWY.	BAYSHORE RD.	RICH RD.	2LU	E	880	B	82	B	82	B	82		22400
RANCHETTE ROAD	PENZANCE BLVD.	IDLEWILD STREET	2LU	E	880	B	70	B	72	B	75		22500
RICH RD.	SLATER RD.	PRITCHETT PKWY.	2LU	E	880	B	58	B	58	B	58		22600
RICHMOND AVENUE	LEELAND HTS. BLVD.	E 12TH ST.	2LU	E	880	B	53	B	71	B	74		22700
RICHMOND AVENUE	E 12TH ST.	GREENBRIAR BLVD.	2LU	E	880	B	35	B	37	B	37		22800
RIVER RANCH ROAD	WILLIAMS ROAD	CORKSCREW ROAD	2LU	E	880	B	98	B	98	C	186		22900
SAN CARLOS BLVD. (S.R.865)	MANTANZAS PASS BRIDGE	MAIN ST.	2LB	E	1,170	E	949	E	954	E	981	Constrained v/c=0.81	23000
SAN CARLOS BLVD. (S.R.865)	MAIN ST.	SUMMERLIN RD. (C.R. 869)	4LD	E	1,970	B	1,016	B	1,077	B	1,136	Constrained v/c=0.52	23100
SAN CARLOS BLVD. (S.R.865)	SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	2LN	E	1,050	C	697	C	705	C	705		23200
SAN CARLOS BLVD (SCP)	U.S. 41	THREE OAKS PARKWAY	2LN	E	880	C	226	C	267	C	267		23300
SANIBEL BLVD	U. S. 41	LEE RD.	2LN	E	880	D	496	D	497	D	497		23260

DCI 2004 00087

FEB 10 2005

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta. #	M	A	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	PERCENT ADJUST	STATION
PENANCE BLVD	W OF SIX MILE CYPRESS PKW	453	E					900	1000	1200	1100	1500	1600	2100		45
PERIWINKLE DR	E OF CAUSEWAY RD	532												4800	2	
	W OF CAUSEWAY RD	533												17800	2	
PINE ISLAND RD	@ MATLACHA PASS	3	I		9000	9200	9400	10000	10300	10400	10600	10900	11200	11500		
PINE ISLAND RD	W OF DEL PRADO BLVD	366	C		45100	17300	14700	18600	19700	23500	20100	23700	27700	28800		3
(SR 78)	E OF PONDELLA RD	49	C				13500	15900	16100	17600	18900	19300	20900	22100		
	W OF US 41		C		21400	17800	18700									
	W OF BUSINESS 41	365	C		22100	21100	20000	24300	20600	21400	24800	25600	26900	28300		34
	E OF SW 19TH AVE	57												10900	NEW	
PINE RIDGE RD	S OF SUMMERLIN RD	369	G		7700	7800	8600	8400	8700	11300	10100	10900	10200	10300		35
	N OF SUMMERLIN RD	368	G		2900	3000	2900	3400	3300	5600	4500	5800	4800	4900		36
	S OF MCGREGOR BLVD	367	G		2200	2700	2400	3000	3300	4700	3200	4800	4200	4900		35
PLANTATION RD	N OF DANIELS PKWY	370	G		2900	3100	3200	4100	6100	6400	6500	6200	8000	7400		45
	N OF SIX MILE CYPRESS	521	G								1300	1600	2100	2100		31
PONDELLA RD	E OF PINE ISLAND RD	373	C		4700	6800	8100	8400	7900	8600	8300	10000	10800	10900	LJC	34
	E OF ORANGE GROVE BLVD		C		10300	16400										
	E OF BETMAR BLVD	34	C		45400	46700	46700	17200	16100	15100	15800	16400	17100	17200		
	W OF US 41		C		10300											
	W OF BUSINESS 41	374	C		9100	14500	16000	15900	15500	16500	14700	16700	17200	18200		34
PUNTA RASSA RD	N OF MCGREGOR BLVD	531												2600		
PRICHETTE PKWY	N OF BAYSHORE RD	488	D					1300	1500	1400	1400	1200	1700	1700		4
RANCHETTE RD	S OF IDLEWILD ST	482	B					900	1100	1100	1500	1500	1300	1400		45
RICH RD	E OF SLATER RD	489	D					600	800	800	800	1000	1300	1200		4
RICHMOND AVE	S OF W 9TH ST	377	F		1200	1000	900	1000	1000	1100	1000	1200	1200	1200		6
	S OF W 12TH ST		F		800											
	S OF W 14TH ST	375	F		350	700	700	500	500	700	600	600	800	800		6

U/C - Area under construction
NEW - New count this year

FEB 10 2005
PERMIT COUNTER

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
SIX MILE CYPRESS**

ENGINEER: QUATTRONE & ASSOCIATES, INC.
Al Quattrone, P.E.

DATE: February 9, 2005

PROJECT NAME: GATOR RECREATION COMPLEX

PROJECT LOCATION: NORTH EAST CORNER OF PLANTATION
ROAD & SIX MILE CYPRESS PARKWAY

PERMANENT COUNTING STATION NUMBER: 31

100TH HOUR V.P.H. (Year & Rate) : 2004 1,107

YEAR FOLLOWING PROJECT CONSTRUCTION: 2007

ADJUSTMENT FACTOR =

Count & Yr_{min} 9300 1994

Count & Yr_{max} 23600 2003

Adjustment Factor = $(23600 / 9300^{0.11})^3$ 1.364

ADJUSTED 100TH HOUR V.P.H. = 1,107 x 1.364 1,510

EXISTING LEVEL OF SERVICE = B

PROJECT V.P.H. = PEAK ON SIX MILE IS 96 PM EXIT 96

TOTAL V.P.H. = 1,510 + 96 1,606

LEVEL OF SERVICE = C

COMMENTS:

PEAK TRAFFIC ON SIX MILE IS 96 TRIPS (50% OF TOTAL PM EXITING TRIPS) AND OCCURS WEST OF PLANTATION ROAD FOR TRAFFIC HEADING WEST TO EITHER METRO OR US 41.

DCI 2004 00087

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2003 100th HIGHEST HOUR		EST 2004 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SANIBEL CAUSEWAY	CAUSEWAY ROAD	McGREGOR BLVD. (C.R. 867)	2LN	E	1,230	D	593	D	604	D	617		23300
SHELL POINT BLVD.	McGREGOR BLVD. (C.R. 867)	PALM ACRES	2LN	E	880	C	211	C	248	C	250		23400
SIX MILE CYPRESS PKWY.	U.S. 41	METRO PKWY.	4LD	E	2,000	C	1,599	C	1,655	C	1,697		23500
SIX MILE CYPRESS PKWY.	METRO PKWY.	DANIELS ROAD	4LD	E	2,000	B	1,066	B	1,107	C	1,755		23600
SIX MILE CYPRESS PKWY.	DANIELS PKWY.	WINKLER AVE. EXT.	2LN	E	1,170	C	803	D	841	D	904	4 Lane Funded in 07/08 prop. for 06/07	23700
SIX MILE CYPRESS PKWY.	WINKLER AVE. EXT.	CHALLENGER BLVD.	4LD	E	1,830	B	860	B	860	B	860		23800
SIX MILE CYPRESS PKWY.	CHALLENGER BLVD.	COLONIAL BLVD. (S.R. 884)	6LD	E	2,740	A	581	A	581	A	581		23900
SLATER ROAD	BAYSHORE ROAD (S.R. 78)	NALLE GRADE ROAD	2LU	E	1,000	B	308	B	320	B	322		24000
SOUTHPOINTE BLVD.	CYPRESS LAKE DRIVE	COLLEGE PARKWAY	2LN	E	920	D	444	D	444	D	540		24100
S.R. 31	PALM BEACH BLVD. (S.R. 80)	BAYSHORE RD. (S.R. 78)	2LN	E	1,170	C	515	C	516	C	554		24200
S.R. 31	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	2LN	E	1,170	B	279	B	280	B	282		24300
STALEY ROAD	ORANGE RIVER BLVD./S.R. 80A	TICE STREET	2LU	E	880	B	113	B	119	B	119		24400
STRINGFELLOW RD. (C.R. 767)	FIRST AVENUE	BERKSHIRE RD.	2LN	E	930	C	305	C	367	C	453		24500
STRINGFELLOW RD. (C.R. 767)	BERKSHIRE RD.	PINE ISLAND RD.	2LN	E	930	D	611	D	635	D	733		24600
STRINGFELLOW RD. (C.R. 767)	PINE ISLAND RD.	PINELAND RD.	2LN	E	930	D	540	D	572	D	580		24700
STRINGFELLOW RD. (C.R. 767)	PINELAND RD.	MAIN STREET	2LN	E	930	B	194	C	258	C	274		24800

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	PERM ANENT STATION
RIVER RANCH RD	S OF CORRS CREW RD	466	H				2200	2400	1900	3000	3700	1800	2000		15
SAN CARLOS BLVD (SR 865) (FMB AREA)	N END OF MANFAZA'S BRIDGE		H	22500	15600	20700	23100								
	S OF BAYSIDE BLVD		H	27000	27400										
	S OF PRESIDENT ST	8	G				20200	23900	24400	24400	24700	25100	24900		
	N OF SUMMERLIN RD	379	G	14700	15000	14900	17000	14900	14300	13000	14800	12600	16000		37
	S OF GUADALUPE DR		G	21200											
SAN CARLOS BLVD (SAN CARLOS PARK AREA)	E OF US 41	423	H		5400	5500	4800	5100	4700	5200	5600	4900	5000		25
SANIBEL CAPIVA RD	N OF BLIND PASS BRIDGE	26	I	6500	6200	6500	6400	6300	6400	6300	6300	5900	5700		
	W OF TARPON BAY RD	383	I	10600	11800	10700	10400	10400	10500	10000	10300	9600	10400		26
	N OF WILFERT RD		I	7500											
SANIBEL CAUSEWAY	N OF PERIWINKLE RD		I	18000											
SANIBEL BLVD	E OF US 41	467	H				8800	9000	7700	7400	9400	N/A	9200		19
SANTA BARBARA BV	S OF SW 22 TERR	54										21800	23500		
	S OF SW 28 ST	55										21500	23000		
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G	2700			3100	2800	3500	4300	4100	4300	4100		36
SENTINELA BLVD	E OF MOORE AVE	478	F				100	100	100	100	400	500	600		6
SIX MILE CYPRESS PARKWAY	E OF US 41	386	G	17800	19600	24600	26900	26700	29800	30300	33800	33100	35400		31
	E OF METRO PKWY	387	G	9300	10800	11700	14000	14500	16100	17800	19700	20300	23600		31
	N OF DANIELS PKWY	388	G	7900	9900	9800	10000	9800	11900	11100	13000	14600	15200		18
	S OF COLONIAL BLVD	18	E	7800	7900	8300	8500	8300	9100	9900	10400	10000	11000		
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	5800	5900	6000	5800	6400	5700	5700	5600	6300	6400		4
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	8500	9700	10100	9800	9900	9800	9700	9900	9800	10200		35

U/C - Area under construction
NEW - New count this year

Gator Recreation Complex
Summary of Trip Generation Calculation
For 85,400 T.G.L.A. of Shopping Center

15-Jun-05

The proposed project consists of one 60,400 SF entertainment complex consisting of a bowling alley with ancillary uses such as an arcade, convention center, and restaurant/bar and one out parcel building site. The out parcel is being rezoned to permit a 25,000 SF building possibly used for retail, restaurant, office or a combination thereof. Attached is the trip generation report for the proposed use. A facility with 100% retail in both buildings generates the most peak hourly traffic and is used for the level of service analysis. Consistent with the original report prepared by Metro Transportation, the peak traffic counts represent a 30% reduction for pass-by traffic.

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	30% Pass-by	Net Volume
Avg. Weekday 2-Way Volume	71.77	0	1	6129	1838	4291
7-9 AM Peak Hour Enter	1.02	0	1	87	26	61
7-9 AM Peak Hour Exit	0.65	0	1	56	17	39
7-9 AM Peak Hour Total	1.67	0	1	142	43	99
4-6 PM Peak Hour Enter	3.17	0	1	271	81	190
4-6 PM Peak Hour Exit	3.43	0	1	293	88	205
4-6 PM Peak Hour Total	6.61	0	1	564	169	395
Saturday 2-Way Volume	97.95	0	1	8365		
Saturday Peak Hour Enter	4.76	0	1	406		
Saturday Peak Hour Exit	4.39	0	1	375		
Saturday Peak Hour Total	9.15	0	1	781		

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83$, $R^2 = 0.78$

7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$

$R^2 = 0.52$, 0.61 Enter, 0.39 Exit

4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$

$R^2 = 0.81$, 0.48 Enter, 0.52 Exit

AM Gen Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

PM Gen Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23$, $R^2 = 0.82$

Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$

$R^2 = 0.84$, 0.52 Enter, 0.48 Exit

Sun. 2-Way Volume: $T = 15.63(X) + 4214.46$, $R^2 = 0.52$

Sun. Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

Source: Institute of Transportation Engineers

Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
JUN 16 2005

PERMIT COUNTER

DCI 2004-00087

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
PLANTATION ROAD**

ENGINEER:

QUATTRONE & ASSOCIATES, INC.
Gregg R. Strakaluse, P.E.

DATE:

June 15, 2005

PROJECT NAME:

Gator Recreation Complex

PROJECT LOCATION:

Danley Drive

PERMANENT COUNTING STATION NUMBER:

31

100TH HOUR V.P.H. (Year & Rate)* =

2004

491

YEAR FOLLOWING PROJECT CONSTRUCTION:

2007

ADJUSTMENT FACTOR =

Count & Yr_{min}

1300

2000

Count & Yr_{max}

2700

2004

Adjustment Factor =

(2700 / 1300^{0.25})³

1.730

ADJUSTED 100TH HOUR V.P.H. =

491 x 1.730

849

EXISTING LEVEL OF SERVICE =

D

PROJECT V.P.H. =

103

TOTAL V.P.H. =

849 + 103

952

LEVEL OF SERVICE =

E

COMMENTS:

Peak traffic on Plantation Rd is 103 trips (50% of total PM exiting trips) and occurs between the project's south entrance and Six Mile Cypress. 67 (35% of total PM exiting) trips are anticipated to go north on Plantation Rd towards Daniels Pkwy.

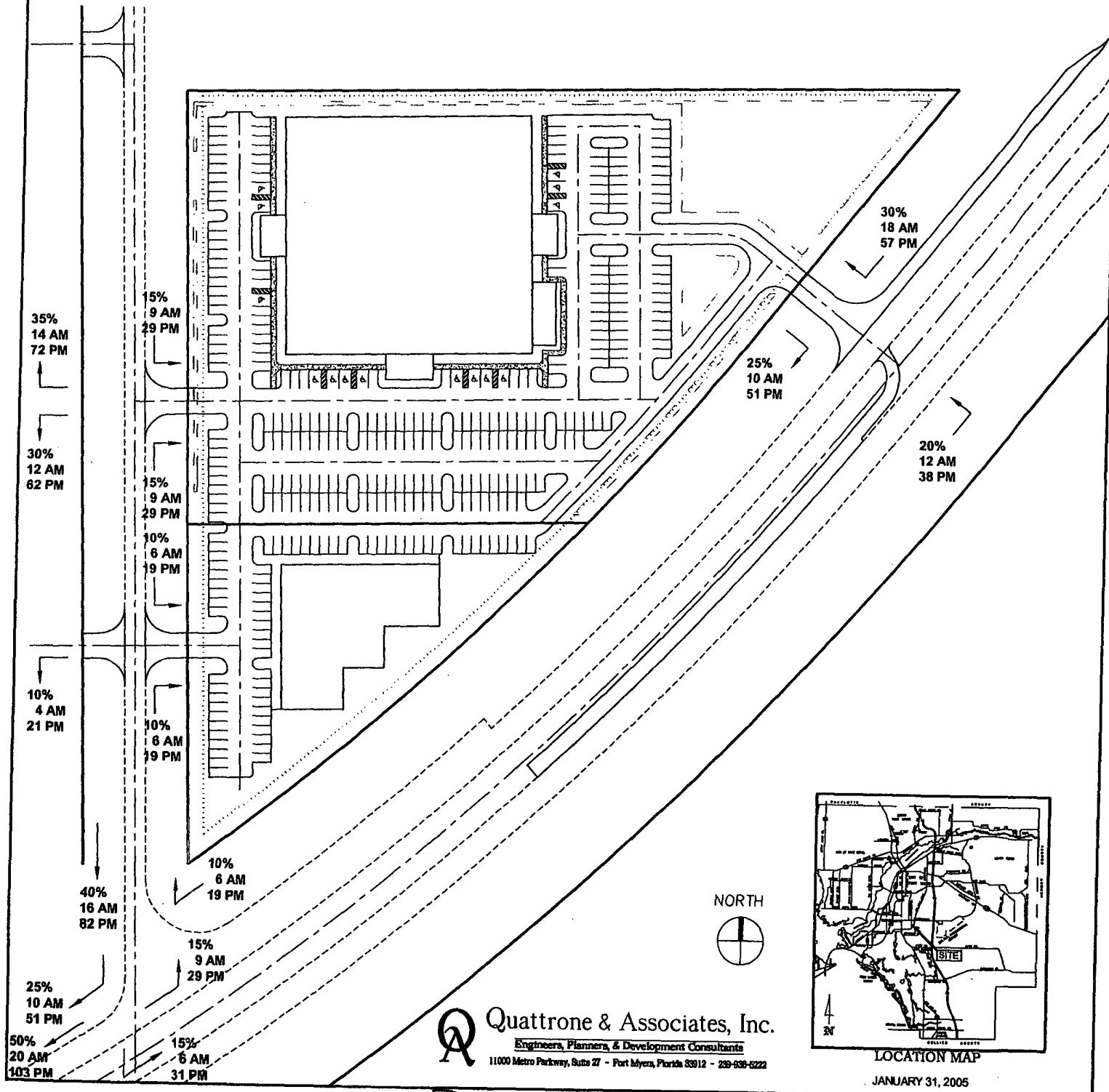
RECEIVED
JUN 16 2005

PERMIT COUNTER

DCI 2004-00087

GATOR RECREATION COMPLEX - REZONING TO CPD TRAFFIC DISTRIBUTION

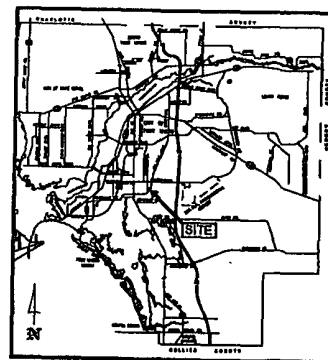
LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-636-6222



LOCATION MAP

JANUARY 31, 2005

RECEIVED
JUN 16 2005

DCI

2004-00087

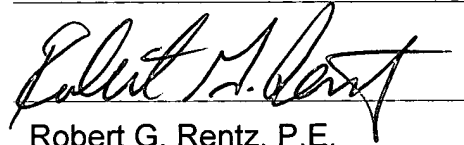
PERMIT COUNTED

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: June 28, 2005

To: Fred Drovdic
Senior Planner

FROM:


Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Gator Recreation Complex**
Case No. DCI2004-00087

The proposed project is located at the southeast corner of Six Mile Cypress Pkwy. and Plantation Rd. Based on the ITE Trip Generation Report 7th Edition the project will generate 395net new external trips in the peak hour. The anticipated build out year is 2006.

Based on the compound growth rates derived from the 2004 Traffic Count Report, the 2004/2005 - 2005/2006 Concurrency Management Report, and the link-specific service volumes, in 2007 Plantation Rd. will operate at level of service "F", with or without the project. Six Mile Cypress Pkwy. will operate at level of service "B" without the project, and level of service "C" with the project.



NORTH

EXHIBIT 6-J

1" = 50'

ATTACHMENT G

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
1000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

PREPARED BY:

DOI 2004-00687

JANUARY 31, 2005

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

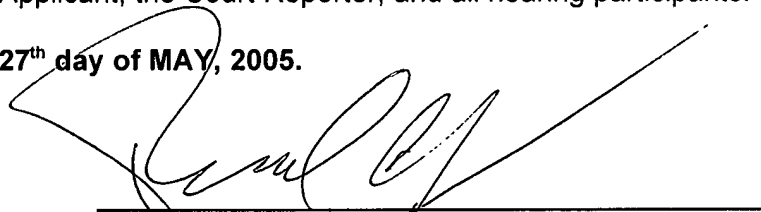
ORDER FOR CONTINUANCE

CASE NUMBER: DCI2004-00087
APPLICANT: GATOR RECREATION COMPLEX
PRIOR HEARING DATE: MAY 26, 2005
ADD'L. HEARING DATE: JULY 21, 2005

The hearing on the above-styled case began as scheduled on May 26, 2005. The matter was continued to date and time set forth below to allow additional time for the Applicants and the Staff to republish the Notice of Hearing, because of a request for additional square footage.

Accordingly, this matter is continued to THURSDAY, JULY 21, 2005, at 1:00 P.M., at the Hearing Examiner's Hearing Room, 1500 Monroe Street, Second Floor, Fort Myers, Florida. Copies of this Order will be mailed to the Staff, the Applicant, the Court Reporter, and all hearing participants.

DONE AND ORDERED this 27th day of MAY, 2005.



RICHARD A. GESCHEIDT
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the aforesaid Order was sent to all hearing participants, officially established as of the above Order date, either by U.S. Mail, Inter-County Mail, or Facsimile Transfer on the 27th day of May, 2005.


Sharon E. Szenas, Administrative Assistant

LEE COUNTY, FLORIDA
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2004-00087

HEARING EXAMINER DATE: May 26, 2005

I. APPLICATION SUMMARY:

- A. Applicant: Al Quattrone in ref to Gator Recreation Complex
- B. Request: Rezone 7.1± acres located at the northeastern corner of Plantation Road and Ben Pratt Six Mile Cypress Parkway from AG-2 to CPD to allow for the development of a 60,400 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley; video arcade, restaurant and bar, and convention center. The CPD is to also include the establishment of a 1.56± acre out parcel with 17,000 square feet of office and/or retail uses.
- C. Location: The subject property is located at 14301 Ben Pratt Six Mile Cypress Parkway (South on Plantation Road. Property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway), in S30-T45S-25E, Lee County, FL. (District #2)
- D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:
- | | |
|------------------|-----------------------|
| Future Land Use: | Intensive Development |
| Zoning: | Agricultural (AG-2) |
| Use: | Active pasture |
- E. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Vacant pasture with pending rezoning to Nicholas Property Commercial Planned Development (CPD)	Intensive Development
East: Ben Pratt Six Mile Cypress Parkway, then Six Mile Cypress conservation area zoned Environmental Conservation (EC)	Conservation Land Wetlands
South: The Ben Pratt Six Mile Cypress Parkway, then Six Mile Cypress conservation area zoned Environmental Conservation (EC)	Conservation Land Wetlands
West: Vacant land zoned Cypress View Golf CPD, vacated	Intensive Development

F. Size of Property: 7.1± acres

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Agricultural (AG-2) to Commercial Planned Development (CPD) with the following conditions and deviations:

A. Conditions

1. The development of this project must be consistent with the 1- page Master Concept Plan entitled "Gator Recreation Complex," stamped received May 6, 2005, last revised January 31, 2005, except as modified by the conditions below.

The Master Concept Plan specifies a maximum of 77,400 square feet of building space divided into two phases: phase I is limited to a 60,400 square feet building; phase II - out parcel, is limited to a 17,000 square foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC Section 34-934):

a. Schedule of Uses

Accessory uses and structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106

Administrative offices: Note (1)

ATM (automatic teller machine)

Auto parts store (no installation)

Banks and financial establishments (34-622(c)(3)): Groups I and II

Bar or cocktail lounge ancillary to bowling alley, restaurant groups III and IV (34-1261 et seq.)

Boat parts store (no installation)

Broadcast studio, commercial radio and television (34-1141 et seq.)

Business services (34-622(c)(5)): Groups I and II

Cleaning and maintenance services (34-622(c)(7))

Clothing stores, general (34-622(c)(8))

Clubs: Country

Commercial

Fraternal, membership organization (34 2111 et seq.)

Private (34-2111 et seq.)

Cultural facilities (34-622(c)(10))

Consumption on premises (34-1261 et seq.)

Day care center, child, adult (Note 28)

Department store

Drive-through facility for any permitted use

Drugstore, pharmacy

Emergency operations center

Essential services (Note 1, 34-1611, 34-1741)

Essential service facilities (34-622(c)(13)): Group I (Note 1, 34-1611, 34-1741, 34-2141)

Fences, walls

Food and beverage service, limited (Note 1)

Food stores (34-622(c)(16)): Group I

Gift and souvenir shop

Hardware store

Health care facilities (34-622(c)(20)): Groups I (Note 28) and II (Note 28) III
 Hobby, toy and game shops (34-622(c)(21))
 Hospice
 Household and Office Furnishings
 Insurance companies (34-622(c)(23))
 Laundry or dry cleaning (34-622(c)(24)): Group I
 Medical office
 Nonstore retailers (34-622(c)(30)), Groups I and II
 Paint, glass and wallpaper
 Parking lot: Accessory
 Temporary (34-2022)
 Personal services (34-622(c)(33)): Groups I (34-3021), II and III (excluding
 Turkish baths and massage parlors)
 Pet services
 Pet shop
 Place of worship (Note 28, 34-2051)
 Recreation facilities:
 Commercial (34-622(c)(38)): Groups I, III and IV
 Private--On-site (Note 1)
 Religious facilities (Note 28, 34-2051 et seq.)
 Rental or leasing establishment (34-622(c)(39)): Groups I (34-1352, 34-3001
 et seq.), II (34-1201 et seq., 34-1352, 34-3001 et seq.), III (34-1352, 34-
 3001 et seq.), Group IV (34-1201 et seq., 34-1352, 34-3001 et seq.)
 Repair shops (34-622(c)(40)): Groups I and II
 Restaurant, fast food (limited to one in phase II - out parcel)
 Restaurants (34-622(c)(43)): Groups I, II, III, and IV (limited to one per phase)
 Retail and wholesale sales, when clearly incidental and subordinate to a
 permitted principal use on the same premises (limited to phase I
 Recreational Facilities, Commercial [(34-622(c)(38)): Groups I, III and IV]
 uses)
 Schools: Commercial (34-622(c)(45)) (34-2381)
 Signs (in accordance with chapter 30, Note 1)
 Social services (34-622(c)(46)): Groups I, II, III (Note 28), IV (Note 28)
 Specialty retail shops (34-622(c)(47)): Groups I, II, III, IV
 Storage: Indoor only (Note 1, 34-3001 et seq.)
 Studios (34-622(c)(49))
 Theater, indoor (Note 32, 34-2471 et seq.)
 Used merchandise stores (34-622(c)(54)): Groups I, II, III and IV
 Variety store
 Warehouse: Mini-warehouse
 Private
 Public
 Wholesale establishments (34-622(c)(56)): Groups III and IV

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area	10,000 sq. feet
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Phase I: Main Parcel, Gator Lanes	45 feet/3 stories
Phase II: Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25%
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC Sections 34-1171 et seq.

3. Ingress to project from Ben Pratt Six Mile Cypress Parkway is limited to south bound right-in and north bound left-in, while egress is limited to right-out only (Controlled Access Resolution 93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).
4. Phase II - Out Parcel, is limited to 17,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces requiring an administrative amendment to the MCP.
5. The Type "D" vegetation buffer along Ben Pratt Six Mile Cypress Parkway is to be enhanced doubling the required trees to 10 per 100 lineal feet. All trees must be 100% native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Ben Pratt Six Mile Cypress Parkway: Daniels Crossing CPD (north of project at Daniels/Six Mile intersection) requiring a 20-foot wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).

7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
9. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

B. Deviation

1. Deviate from Lee County Land Development Code (LDC) §10-285(a) requiring 330 feet connection separation between the projects two entrances onto Plantation Road, to allow a 238 foot separation between the two ingress/egress points for the Gator Recreation Complex CPD.

Staff recommends **APPROVAL** of this deviation as depicted on the Master Concept Plan.

The project is proposed in two phases, each with distinctively different uses and locations. The two access points requested provide each phase with separate access points to Plantation Road. The subject property has enough frontage on Plantation to provide 330 feet of separation between the access points; however, an access point to the north for the Robb & Stucky development is close to the northmost subject properties boundary. In order to provide adequate distance separation from that entrance the deviation was requested to impact the subject properties entrances rather than unrelated development. Staff finds the separation requested enhances access to the subject property without compromising the health, safety or welfare of the future customers.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to rezone to CPD by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested CPD zoning as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and

- d) will not adversely affect environmentally critical areas or natural resources.
- 3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
- 4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.
- 5. The proposed mix of uses is appropriate at the subject location.
- 6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
- 7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
- 8. The deviation granted:
 - a) enhances the objectives of the planned development; and
 - b) preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The request is to rezone 7.1± acres located at the northeastern corner of Plantation Road and Ben Pratt Six Mile Cypress Parkway from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a two phased project that consists of a 60,400 square foot Gator Lanes 'main' building, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center. The CPD is to also to include the establishment of a 1.56± acre out parcel with 17,000 square feet of office and/or retail uses.

The site is currently used as pasture and serves as grazing land for animals. The parcel is largely cleared of native vegetation with no existing environmental concerns or limitations.

The area north of the site, from Ben Pratt Six Mile Cypress Parkway to Daniels Parkway east of Plantation Road, is rapidly transitioning from agricultural to intense development as appropriate considering the Intensive Development future land use category of the project and many surrounding parcels. These areas include developments ranging from new construction, like the Six Mile Cypress Charter School and Lee School District high school, to large-scale office including International Plaza, multi-family residential units, the Lee County Sports Complex and large retail shopping centers. South of Ben Pratt Six Mile Cypress Parkway is the Six Mile Cypress preserve. The recreational nature of this project is a fitting continuance of the recreational feel to the area along Ben Pratt Six Mile Cypress Parkway stemming from the Lee County Sports Complex to the north.

Master Concept Plan

The MCP shows a two phase project where phase I is to be a 60,400 square foot building housing a bowling alley (Gator Lanes) with ancillary uses such as video arcade, pool hall, restaurant and bar and convention center. Phase II is an out parcel to be developed as 17,000 square feet of office/retail space. There will be three entrances to the project, one on Ben Pratt Six Mile Cypress Parkway and two on Plantation road. Only one deviation is requested for intersection separation of the two Plantation Road entrances. Buffering is standard per Lee County Land Development Code.

Lee Plan Considerations

South Fort Myers Planning Community *The South Fort Myers Community will continue to be a core area of the county providing office area for professional services in areas such as financial, medical and major regional attractions such as the Lee County Sports Complex.*

The conversion of remaining agricultural land in South Fort Myers, particularly along Plantation Road, is expected in this area. The projects recreational nature mixes well with the Lee County Sports Complex to the north. The project, as conditioned, is **CONSISTENT** with the South Fort Myers Planning Community vision statement.

POLICY 1.1.2: *Intensive Development areas.*

The projects proposed uses, as conditioned and proposed intensity development is within the proposed limitations of the Intensive Future Land Use category. Infrastructure is adequate to serve the project. The project, as conditioned, is **CONSISTENT** with this policy.

OBJECTIVE 2.1: *Development Location.*

The subject property is in the Intensive Development Future Land Use category. The surrounding area is quickly developing into a medical office and professional office corridor and with the Lee County Sports Complex, serves as an regional recreational attraction that this project will enhance. The project, as conditioned, is **CONSISTENT** with this objective.

POLICY 2.1.1: *Development is expected to occur within designated Future Urban Areas.*

The project is located in the Intensive Development Future Land Use area which represent a future urban area. The project, as conditioned, is **CONSISTENT** with this policy.

OBJECTIVE 2.2: *Development Timing.*

The site contains access to adequate utilities and infrastructure. Expansion of the local roadway or infrastructure is not necessary. The project, as conditioned, is **CONSISTENT** with this objective.

POLICY 6.1.2: Site Location Standards.

The project site is located on the northeastern corner of a controlled access arterial (Ben Pratt Six Mile Cypress) and a major collector (Plantation Road) and is 7.1 acres. Therefore, the project meets location standards for neighborhood commercial permitting 30,000 to 100,000 square feet of possible commercial and retail uses on a 2 to 10 acre site. The project proposes a maximum of 77,400 square feet of commercial recreational and/or retail space. The project is **CONSISTENT** with this policy.

POLICY 6.1.4: *Commercial development shall be approved only when compatible with adjacent existing and proposed land uses.*

As has been mentioned, the surrounding area will be well served by an additional recreational use making the Gator Recreational Complex CPD **CONSISTENT** with this policy, as conditioned, as it applies to surrounding properties, provided the Intensive Development Future Land Use Category.

POLICY 6.1.6: *Commercial development shall provide appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The project, as conditioned, is **CONSISTENT** with this policy.

Neighborhood Compatibility

The area north of the site, from Ben Pratt Six Mile Cypress Parkway to Daniels Parkway east of Plantation Road, is rapidly transitioning from agricultural to intense development as appropriate considering the Intensive Development future land use category of the project and many surrounding parcels. These areas include developments ranging from new construction, like the Six Mile Cypress Charter School and Lee School District high school, to large-scale office including International Plaza, multi-family residential units, the Lee County Sports Complex and large retail shopping centers. South of Ben Pratt Six Mile Cypress Parkway is the Six Mile Cypress preserve. The recreational nature of this project is a fitting continuance of the recreational feel to the area along Ben Pratt Six Mile Cypress Parkway stemming from the Lee County Sports Complex to the north.

Service Stations, Car Washes, Convenience Food and Beverage Stores

The applicant is requesting the commercial tract allow uses such convenience food & beverage, self service fuel pumps, car washes and other high-intensity auto-dependent uses. The County Commission has requested staff to review and analyze the existing uses to determine how many exist in the area.

This parcel is on the north side of Ben Pratt Six Mile Cypress Parkway and east side of Plantation Road. The site is just over one mile of Daniels Parkway, Metro Parkway, Plantation Road, and Route 4; within three miles of the Gladiolas/Summerlin intersection; and within five miles of I-75.

One Mile: Metro, Ben Pratt Six Mile Cypress and Daniels Parkways - Three stations exist in the Metro, Ben Pratt Six Mile Cypress and Daniels Parkways loop which barely exceeds one mile from subject property. Less than ½ mile southwest on Ben Pratt Six Mile Cypress is a Hess station (8 pump, 16 fueling stations). A little more than one mile north of this station on Metro Parkway is the Citgo-7/11 convenience store (6 pumps, 12 fueling stations). Directly north of the subject property on Plantation Road, in Daniels Crossing Shopping Center just east of Plantation, is a Chevron (4 pumps, 8 fueling stations) with a car wash. TOTAL: 3 gas stations with convenience stores, 18 pumps, 36 fueling stations and a car wash.

Two Miles: Daniels/Cypress Lake and Route 41 - Northwest of the subject property at the southeastern corner of Daniels and Route 41 is a Mobile Station (8 pumps, 16 fueling stations) with a car wash, and in the southwest quadrant of 41 and Cypress Lake a BP (6 pumps, 12 fueling stations) and a stand alone car wash. North of the subject property on Metro Parkway (north of Daniels) is a Shell station (6 pumps, 12 fueling stations) and a Citgo station (6 pumps, 12 fueling stations). TOTAL: 4 gas stations with convenience stores, 26 pumps, 52 fueling stations and a car wash.

Three Miles: Gladiolus Drive and Summerlin - On the northeastern quadrant a Shell service station (8 pumps, 16 fueling stations) with car wash. On the southwestern quadrant a Citgo-7/11 service station (8 pumps, 16 fueling stations) with car wash. TOTAL: 2 gas stations with convenience stores, 16 pumps, 32 fueling stations and two car washes.

Three to Five Miles: Daniels to I-75 - On Daniels Parkway toward I-75 there are more intense commercial uses. On the north side of Daniels are a Citgo-7/11 (6 pumps, 12 fueling stations); a Chevron (4 pumps, 8 fueling stations); a Hess (6 pumps, 12 fueling stations); a Shell station (9 pumps, 18 fueling stations) with a car wash; a stand-alone car wash; and a RaceTrac station (4 pumps, 8 fueling stations). TOTAL: 5 gas stations with convenience stores, 29 pumps, 58 fueling stations and two car washes.

On both sides of Daniels from Route 41 to I-75 staff counted a total of 9 gas stations (all with convenience food & beverage), 62 pumps, 124 fueling stations, and 5 car washes.

SUMMARY - In the discussed region staff found 16 gas stations with convenience stores totaling 132 pumps, 264 fueling stations, and 7 car washes.

Environmental Issues

The Environmental Sciences staff has reviewed the project and performed a site visit and finds no significant environmental concerns exist.

Transportation

Ingress/Egress to the project from Ben Pratt Six Mile Cypress Parkway is determined by the Controlled Access Resolution Designated Access Point #452+50. Traffic impacts from the project leave Ben Pratt Six mile Cypress Parkway and Plantation Road at very reasonable levels of operation.

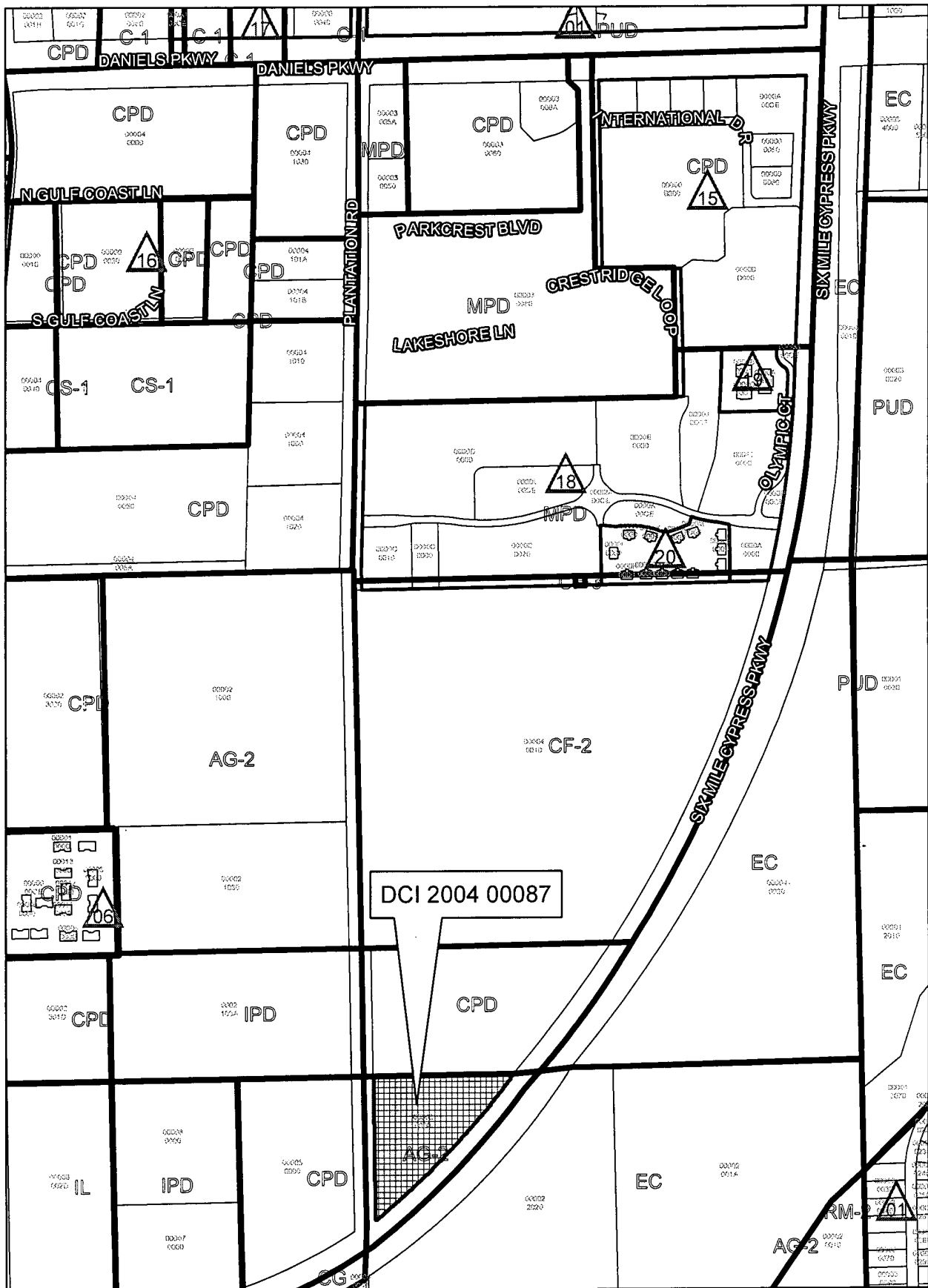
IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Applicant's Narrative for Compliance with Lee Plan
- C. Applicant's List of Deviations and Justification
- D. Master Concept Plan

cc: Applicant
County Attorney
Zoning/DCI File

ZONING INTAKE MAP

4/27/2005

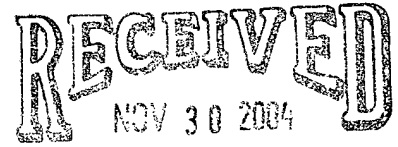


Attachment A

870 435 0 870 Feet

EXHIBIT 6-G

Narrative for Compliance with Lee Plan
Request for Rezoning to CPD
Gator Recreation Complex



PERMIT COUNTER

DCI2004-00087

The Gator Lanes CPD is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway and is within the South Fort Myers Planning Community. The proposed CPD is located within the Future land use Category of Intensive Development. Neighboring land uses are existing or proposed commercial uses. According to the FLUCCS and Wetland Map prepared by Southern Biomes, Inc., the majority of the site consists of improved pasture (FLUCCS code 211) with widely scattered laurel oak, slash pine, melaleuca, and Brazilian pepper trees. In the central portion of the site is a small excavated cow pond (FLUCCS code 520). The report indicates that although there is evidence of transitional wetland vegetation, specifically within the old agricultural row crop furrows, this site is still an active agricultural field, used for cattle grazing, and should not be considered jurisdictional wetlands. Due to the lack of indigenous vegetation, the MCP does not propose to set aside an indigenous area. The existing native trees will be incorporated into the plan to the greatest extent possible at time of application for a Development Order.

The property is currently zoned AG-2. The rezoning request is to change the zoning from AG-2 to CPD to allow a commercial planned development which will consist of the new Gator Lanes facility and a future commercial outparcel tract.

As stated in the LDC, the purpose and intent of the planned development (PD) districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments.

The Schedule of Uses that is being requested for this rezoning are those typically sought for a commercial planned development.

Rezoning the subject property to CPD with related uses is compatible as evident by surrounding community development.

This request is consistent with the goals, objectives, policies and intent of the Lee Plan in accordance with the following:

Policy 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are appropriate in these locations. As Lee County moves toward becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities and specialized professional services that befit such a region. The standards density range is from seven dwelling units per acre (7 du/acre) to fourteen dwelling units per acres (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The subject property is located at the northeast corner of a major arterial road (Six Mile Cypress Parkway) and a collector road (Plantation Road). The request to rezone to CPD will allow a maximum square footage of 77,400 s.f. of commercial uses.

Goal 2: Growth Management. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

Objective 2.1: Development Location. Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

Objective 2.2: Development Timing. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

Objective 2.6: Redevelopment. Future redevelopment activities shall be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.

The property is located within the Lee County Utility Franchise area with central water and sanitary sewer available to serve the project. In fact, the project is best characterized as an urban infill development location that serves to promote a continuous and compact growth pattern. This growth pattern is consistent with other commercial development pattern associated with this area. Within the surrounding area of this site one finds commercially zoned communities along with community facilities and nearby residential uses that would utilize the services of this site. The project is consistent with the Development Timing Objective 2.2 in that appropriate utilities and services are available at adequate levels to service the commercial planned development. For that reason the project will continue to advance the growth management goal and Objective 2.1 and 2.2, both along Plantation Road and Six Mile Cypress Parkway and also within the South Fort Myers community.

Goal 4: Development Design - General. To maintain innovative land development regulations, which encourage creative site designs and mixed use developments.

Policy 4.1.1: Development design shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic

and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

Policy 4.1.2: Development design shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and function contained within or adjacent to the development.

Goal 6: Commercial Land Uses. To permit orderly and well-planned commercial development at appropriate location within the county

Policy 6.1.2. All commercial development shall be consistent with the location criteria in this policy under Neighborhood Commercial.

Policy 6.1.3. Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be development as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:

- Provide visual harmony and screening;
- Reduce dependence on the automobile;
- Promote pedestrian movement within the development;
- Utilize joint parking, access and loading facilities;
- Avoid negative impacts on surrounding land uses and traffic circulation;
- Protect natural resources; and
- Provide necessary services and facilities where they are inadequate to serve the proposed use.

Policy 6.1.4. Commercial development shall be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Policy 6.1.5. The land development regulations shall require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.

The project is consistent with Development Design Goal 4 and Commercial Land Use Goal 6. The subject property is located off an arterial roadway (Six Mile Cypress Parkway) and a collector roadway (Plantation Road). The project has adequate access points and infrastructure to support the activities. The project is designed to develop a commercial center that will enhance the surrounding area neighborhood. The proposed bowling alley and convention center compliments the nearby baseball stadium and the new school. The project will provide adequate and esthetically pleasing buffers along the adjacent roadways and existing commercial development. Both the Gator Lanes building and the outparcel site will be designed to comply with the Lee County architectural standards. The development will provide for internal circulation of traffic and shared access points with appropriate cross access easements.

Goal 11: Water, Sewer, Traffic, and Environmental Review Standards. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

This rezoning request is consistent with the goals, objectives, and policies, and the intent of the Lee Plan, and with the general uses set forth in the Lee Plan.

Both sewer and water services are available in proximity to the site. A 12" Lee County Utilities potable water main exists along the west side of Six Mile Cypress Parkway and is readily available for connection to the proposed project. Sanitary sewer service will require the construction of approximately 980 l.f. of 4" PVC force main and the installation of a private pump station to facilitate sewer service to the proposed project.

Based on the results of a traffic report prepared by Metro Transportation Group for this project there are no concurrency related issues on Plantation Road or Six Mile Cypress Parkway. Plantation Road must maintain a minimum of 330 feet of intersection spacing and this requirement is satisfied on the proposed plan. Capacity is sufficient to accommodate the proposed development in the foreseeable future. Six Mile Cypress Parkway is a limited access facility and is allowed a directional median opening at a location depicted on the proposed plan pursuant to adopted Resolution 93-09. Access off of Six Mile Cypress Parkway will be a directional median opening with a northbound left and a right in/right out access. Capacity of Six Mile Cypress Parkway is also sufficient to accommodate the proposed development in the foreseeable future.

Approving the requested rezoning from AG-2 to CPD should not cause damage, hazard, nuisance or other detriment to persons or property because the surrounding property has been developed or is proposed to be developed with commercial development. The rezoning to CPD will also allow staff and the County Commission to place conditions on the property, if deemed necessary, to assure compliance with the Lee Plan and the Land Development Code.

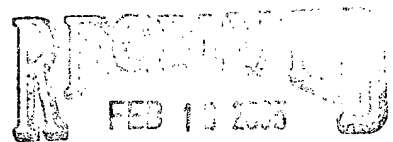
EXHIBIT 6-N

List of Deviations and Justification
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

Deviation 1:

Request to deviate from LDC Section 10-285(a) regarding connection separation on collector roads to allow a reduction of the code required 330 feet to 238 feet between the projects two entrances on Plantation Road.

Justification: The project has 748 feet of frontage on Plantation Road, however as a result of the driveway currently under construction for the proposed Rob & Stuckey Warehouse building on the west side of Plantation Road approximately 45 feet north of the project's north property line it is not possible to position the two driveways and comply with Section 10-285(a). The project's north driveway is placed 330 feet south of the Rob & Stuckey driveway and the south driveway is placed 354 feet north of Six Mile Parkway and is positioned to line up with a proposed driveway on the west side of Plantation which is currently under review for zoning as well. This results in a separation of 238 feet between the project's two entrances. Since the property is proposed to be divided into two parcels it is imperative to have two entrances especially a direct entrance on Plantation Road to the Gator Complex. A single joint driveway on the proposed property line between the two parcels would not line up with the proposed driveway on the west side of Plantation. The placement of the two driveways provides for the most efficient and safe internal circulation of traffic in the project.



PERMIT COUNTER

DCI 2004 00087

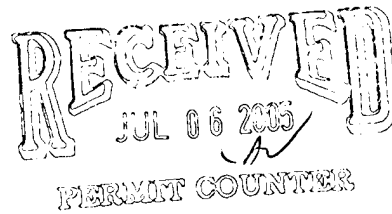
04-07-20
3.01

LEE COUNTY HEARING EXAMINER MEETING

AGENDA

Thursday, July 21, 2005

			Page
9:00 a.m.	DCI2004-00087	Gator Recreation Complex (original HEX date was May 26, 2005)	2



INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen (15) calendar days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Development Services Division in the following manner:

- Sign for case # **DCI2004-00087 must be posted by July 5, 2005.**
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Development Services Division, and obtain duplicate copies of the sign from the Development Services Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street.

When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE HEARING DATE TO LEE COUNTY DEVELOPMENT SERVICES DIVISION, 1500 Monroe Street, Fort Myers, FL 33901

(Return the completed Affidavit below to the Development Services Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Al Quattrone
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:

Al Quattrone, P.E.
SIGNATURE OF APPLICANT OR AGENT

Al Quattrone, P.E.
NAME (TYPED OR PRINTED)

11000-30 Metro Pkwy
ST. OR PO BOX

Fort Myers FL 33912
CITY, STATE & ZIP

#DCI2004-00087/Gator Rec. Center 7/21/05 JLP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 5th day of July
2005, by Al Quattrone, personally known to me or who produced _____
as identification and who did/did not take an oath.



My Commission Expires:
(Stamp with serial number)

Iniavette Ramirez
Signature of Notary Public

Iniavette Ramirez
Printed Name of Notary Public



PERMIT COUNTER

DCI 2004-00087

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- Signs for case #DCI2004-00087 must be posted by May 2, 2005.
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Gregg B. Stakaluse
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:

Gregg B. Stakaluse
SIGNATURE OF APPLICANT OR AGENT

Gregg B. Stakaluse, P.E.
NAME (TYPED OR PRINTED)

11000 Metro Pkwy, Ste 30
ST. OR PO BOX

FT. MYERS FL 33912
CITY, STATE & ZIP

#DCI2004-00087/Gator Rec. Complex/5-25-05 / JSS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 23rd day of May,
2005 by Gregg B. Stakaluse, personally known to me or who produced _____
as identification and who did/did not take an oath.

Iniavette Ramirez
Signature of Notary Public

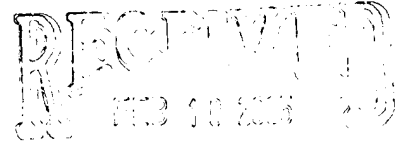
Iniavette Ramirez
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

RECEIVED
MAY 23 2005



**APPLICATION FOR PUBLIC HEARING
FOR
UNINCORPORATED AREAS ONLY**

Applicant's Name: Quattrone & Associates, Inc.

Project Name: Gator Recreation Complex

STRAP Number(s): 30-45-25-00-00002.0000

TYPE OF APPLICATION

Special Exception (attach Supplement A)

 Variance (attach Supplement B)

 Conventional Zoning (attach Supplement C)

 X Planned Development (not PRFPD) (attach Supplement D)

 Amendment to built Planned Development (Supplement D may be required)

 Private Recreational Facilities Planned Development (attach Supplement D)

 DRI - with rezoning (attach Supplement D and completed DRI Application)

 DRI - without rezoning (attach copy of ADA)

IS THIS PROJECT LOCATED IN THE ESTERO OR CAPTIVA PLANNING COMMUNITY?

☐ Yes* ☐ No

*If yes, please provide the meeting summary document and label accordingly.

DCI 2004 00087

STAFF USE ONLY

Case Number: _____

Commission District: _____

Current Zoning: _____

Fee Amount: _____

Land Use Classification: _____

Intake by: _____

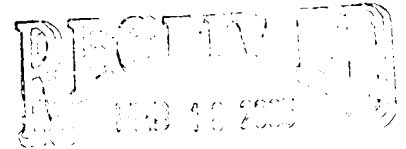
Planning Community: _____

**LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585**

DCI 2004 00087

PART 1

APPLICANT/AGENT INFORMATION



RECEIVED 11/15/2004

A. **Name of applicant:** Quattrone & Associates, Inc.

Address: Street: 11000 Metro Parkway, Suite 30

City: Fort Myers State: FL Zip: 33912

Phone: Area Code: 239 Number: 936-5222 Ext:

Fax: Area Code: 239 Number: 936-7228

E-mail address: Al@qainc.net

B. **Relationship of Applicant to owner (check one):**

N/A Applicant (individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

X Applicant has been authorized by the owner(s) to represent them for this action.

X **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.**
[34-202(b)(1)c.]

N/A Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

N/A **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.**
[34-202(b)(1)c.]

N/A Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

C. **Authorized Agent: Name of the person who is to receive all county-initiated correspondence regarding this application.** [34-202(b)(1)c.]

C.1. **Company Name:** Quattrone & Associates, Inc.

Contact Person: Al Quattrone

Address: Street : 11000 Metro Parkway, Suite 30

City: Fort Myers State: FL Zip: 33912

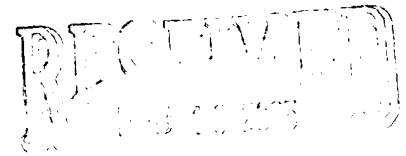
Phone: Area Code: 239 Number: 936-5222 Ext:

Fax: Area Code: 239 Number: 936-7228

E-mail address: Al@qainc.net

C.2. X **Additional Agent(s): The names of other agents that the county may contact concerning this application are attached as Exhibit PH-1.C.2.** [34-202(b)(1)c.]

DCI 2004 00087



**PART 2
PROPERTY OWNERSHIP**

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)]

A.1. Name: Gator Recreation Complex, LLC

Mailing Address: Street: 7050 Crystal lane

City: Fort Myers State: FL Zip: 33912

Phone: Area Code: 239 Number: Ext:

Fax: Area Code: 239 Number:

E-mail:

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

B.1. X Disclosure Form is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. Multiple parcels

C.1. N/A Property owners list is attached as **Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. N/A Property owners map is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. Date property was acquired by present owner(s): 6/16/04

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): 30-45-25-00-00002.0000

B. Street Address of Property: 14301 Ben C Pratt Mile Cypress Parkway

C. Legal Description

X Legal description (on 8 1/2" by 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]

X Electronic version of the legal description is attached as **Exhibit PH-3.C.2.**

D. Boundary Survey or certified sketch of description: (check appropriate response)

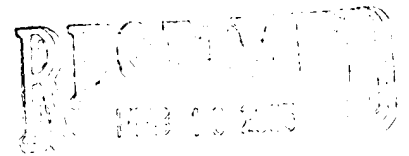
N/A The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

N/A The request is for a conventional rezoning, special exception, or variance on a parcel less than ten acres in area. Attached is a (check one) ☐ Certified sketch of description attached as **Exhibit PH-3.D.2.** or a

X Boundary survey attached as **Exhibit PH-3.D.2** [34-202(a)(2)]

N/A The request is for a Planned Development or consists of ten or more acres. A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.3.** [34-202(a)(2)]

E. Planning Community: South Fort Myers



F. General Location of Property:

F.1. ☒ **Area location map** is attached as **Exhibit PH-3.F.** [34-202(a)(4)]

F.2. Directions to property: South on Plantation Road. Property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway.

G. Surrounding property owners:

G.1. ☒ **List of surrounding property owners** is attached as **Exhibit PH.3.G.1.** [34-202(a)(6)]

G.2. ☒ **Map of surrounding property owners** is attached as **Exhibit PH.3.G.2.** [34-202(a)(7)]

G.3. ☒ **2 sets of mailing labels** are attached as **Exhibit PH.3.G.3.** [34-202(a)(6)]

H. Current Zoning of Property: AG-2

I. Current use of property: Vacant / Cattle Grazing

Current Non-agricultural uses of the property are: None

☒ **Current Agricultural uses on the property** are shown in **Exhibit PH-3.I.** [34-202(b)(7)]

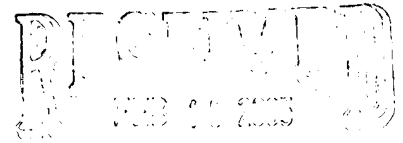
J. Land Use Classification:

Intensive Development	7.1±	Acres	100	% of total
		Acres		% of total
		Acres		% of total
		Acres		% of total

K. Flood Hazard (write NA if not applicable) [34-202(a)(8)]

N/A The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

N/A The minimum elevation required for the first habitable floor is _____ NGVD (MSL)

**L. Deed Restrictions**

- L.1.** X There are no deed restrictions or other covenants on this property that affect this request.
- L.2.** N/A Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L.2.**
- L.3.** N/A A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)]

1. Width (average if irregular parcel):	<u>529'±</u>	Feet
2. Depth (average if irregular parcel):	<u>570±</u>	Feet
3. Total area:	<u>7.1±</u>	Acres or square feet
4. Frontage on road or street:	<u>1063'</u>	Feet on <u>Six Mile Cypress</u> Street
2 nd Frontage on road or street:	<u>749'</u>	Feet on <u>Metro Parkway</u> Street

PART 4 ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

N/A **Special Exception** for _____ **Attached is Supplement A**

N/A **Variance** for _____ **Attached is Supplement B**

N/A **Conventional Rezoning from:** _____ **to** _____ **Attached is Sup. C**

X **Planned Development rezoning from** AG-2 **to** CPD

N/A DCI - Major: **Attached is Supplement D**

X DCI - Minor: **Attached is Supplement D**

N/A Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area.
Attached is Supplement D

N/A **Planned Development Amendment.** **Attached is the Supplement D**

N/A **Public Hearing for DRI**

_____ No rezoning is required.

_____ Rezoning is required. **Attached is the Supplement D**

B. Excavations:

N/A No blasting will be used in the excavation of lakes or other site elements.

N/A A map indicating the general location of the proposed blasting locations is attached as **Exhibit PH-4.B**
[34-202(b)(6)]

C. Bonus Density (put NA if not applicable)

N/A Bonus density will be used. Attached is **Exhibit PH-4.C** showing calculations. [34-202(b)(5)]

D. Hazardous materials (put NA if not applicable)

N/A A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. Mobile Home Park (put NA if not applicable)

N/A Request includes rezoning of a Mobile Home Park. **Attached is Exhibit PH-4.E** [34-203(d)]

F. Aviation Hazard (put NA if not applicable)

N/A Property is subject to Airport Hazard District regulations. **Attached is Exhibit PH-4.F** [34-1001
et seq]

N/A A tall structures permit will be required.

N/A Property is located within Noise zone: _____

G. Estero Planning Community (put NA if not applicable)

N/A A summary of public informational session. **Attached is Exhibit PH-4.G** [34-373(a)(10)]

H. Captiva Planning Community (put NA if not applicable)

N/A A summary of public informational session. **Attached is Exhibit PH-4.H** [Lee Plan Policy 21.7]

I. Waivers from Application Submission Requirements: The following waivers have been approved by the Director of Zoning Services and are attached as **Exhibit PH-4.I** [Section 34-202(a)]

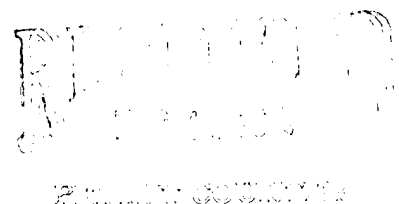
Section Number

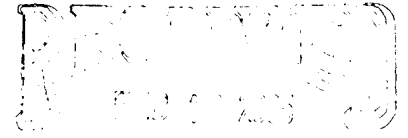
Name of item

N/A

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DCI 2004 00087





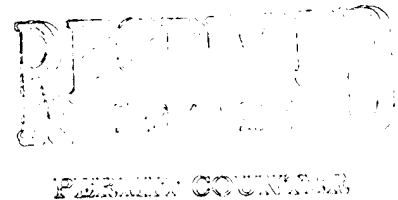
PART 6
SUBMITTAL REQUIREMENTS

PERALY COUNTY

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

			Exhibits	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs & DRIs		
1	1	12		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]
				SUPPLEMENTAL FORMS (select applicable form)
0	1	0	SUP A	Special Exception supplement
1	0	0	SUP B	Variance supplement
0	1	0	SUP C	Conventional rezoning
0	0	12	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested
0	0	N/A	SUP-D	Planned Development Amendment
0	0	N/A	SUP D	PRFPD in in Overlay Area Rezoning supplement
0	0	N/A	ADA	DRI no rezoning requested
				EXHIBITS
1	1	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	N/A	PH-1.B.3	BOCC authorization (if applicable)
1	1	12	PH-1.C.2	Additional agents
1	1	3	PH-2.B.1.	Disclosure Form [34-201(b)(2)a]
1	1	N/A	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	N/A	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
2	2	3	PH-3.C.1	Legal Description [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic version of legal description (if available)
1	1	N/A	PH-3.D.1	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	4	PH-3.D.2	Certified sketch of description (less than ten acres) [34-202(a)(2)]
1	1	4	PH-3.D.3	Boundary survey (all PDs and anything ten acres or more) [34-202(a)(2) & [34-373(a)(4)a.]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to sec. 34-202(a)(4). (Non Planned Developments)
0	0	0		Area Location Map for Planned Developments - see Supplement D
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
0	1	12	PH-3.I	Agricultural uses at time of zoning application. [34-202(b)(7)]
1	1	N/A	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]

1	1	N/A	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]
1	1	N/A	PH-4.B	Location of proposed blasting (if applicable). [34-202(b)(6)]
0	0	N/A	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	N/A	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	N/A	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	N/A	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	1	N/A	PH-4.G	Developments located within Estero Planning District [34-373-(a)(10)]
1	1	N/A	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7)
1	1	N/A	PH-4.I	Approved Waivers [34-202(a)]
ADDITIONAL REQUIREMENTS FOR DRIs NOT INVOLVING A REZONING				
0	0	12		Notice of proposed change Substantial Deviations Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	12		DRI, AMDA, FQD Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	12		Abandonment Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.



DCI 2004 00087

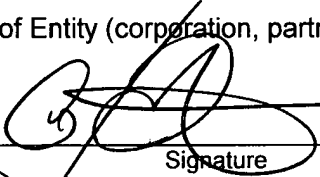
PART V AFFIDAVIT A2

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED
COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Al Quattrone as President of Quattrone & Associates, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Name of Entity (corporation, partnership, LLP, LC, etc)


 Signature

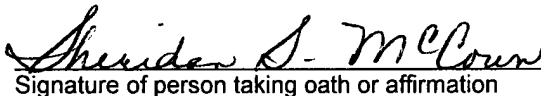
Quattrone & Associates, Inc., President
 (title of signatory)

Al Quattrone

(Type or printed name)

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this November 29, 2004 (date) by Al Quattrone, as President of Quattrone & Associates, Inc. (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.


 Signature of person taking oath or affirmation

 Sheridan S McCown
 My Commission DD134897
 Name typed, printed or stamped

Title or rank

Serial number, if any

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14301 Ben C. Pratt Six Mile Cypress and legally described as: STRAP #30-45-25-00-00002.0000

The property described herein is the subject of an application for zoning or development. We hereby designate Quattrone & Associates, Inc. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

[Signature]
Owner

Kevin John Walsh
Printed Name

MANAGING MEMBER
Title

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 21 day of October, 2004, by Kevin John Walsh, who is personally known to me or who has produced FL driver license as identification.

[Faint Stamp]
FBI - Lee County, FL

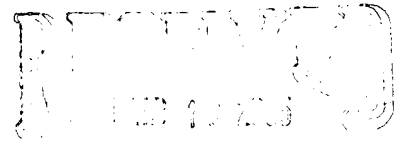
[Signature]
Notary Public
JEAN CHANT
MY COMMISSION #DD357115
EXPIRES: SEP 22, 2008
Bonded through 1st State Insurance

(Name typed, printed or stamped)

DCI 2004 00087

DCI 2004 00087

**EXHIBIT PH-1.C.2
ADDITIONAL AGENTS**



PRELIMINARY COUNCIL

Company Name: Quattrone and Associates, Inc.

Contact Person: Al Quattrone

Address: Street: 11000 Metro Parkway Suite 30

City: Fort Myers

State: FL

Zip: 33912

Phone: Area Code: 239

Number: 936-5222

Ext:

Fax: Area Code: 239

Number: 9367228

E-mail address: Al@qainc.net

Company Name: Southern Biomes, Inc.

Contact Person: Geza Wass De Czege

Address: Street: 1602 Woodford Avenue

City: Fort Myers

State: FL

Zip: 33901

Phone: Area Code: 239

Number: 334-6766

Ext:

Fax: Area Code: 239

Number: 337-5028

E-mail address:

Company Name: Johnson Engineering

Contact Person:

Address: Street: 2158 Johnston Street

City: Fort Myers

State: FL

Zip: 33901

Phone: Area Code: 239

Number: 334-0046

Ext:

Fax: Area Code: 239

Number: 334-3661

E-mail address:

Company Name:

Contact Person:

Address: Street:

City:

State:

Zip:

Phone: Area Code:

Number:

Ext:

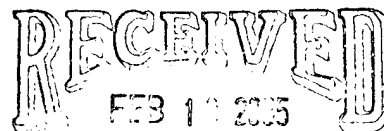
Fax: Area Code:

Number:

E-mail address:

DCI 2004 00087

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:



STRAP NO. 30-45-25-00-00002.0000

CASE NO.

PERMIT COUNTER

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address

Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

100%

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

Kevin J. Walsh
Gator Recreation Complex, RLLP
7050 Crystal Lane
Fort Myers, Florida 33907

100%

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Interest

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

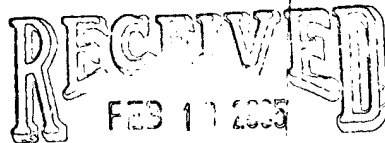
Signature: [Signature]
(Applicant)

Kevin J. Walsh
(Printed or typed name of applicant)

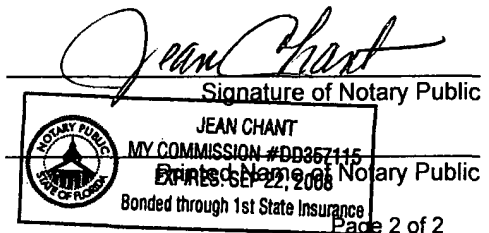
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 21 day of October, 2004, by Kevin J. Walsh, who is personally known to me or who has produced Florida Driver License as identification.

(SEAL)



PERMIT COUNTER



RECEIVED
MAR 21 2005

PART V AFFIDAVIT A2

PERMIT COUNTER

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Kevin J. Walsh as Managing Member of Gator Recreation Complex, LLC,

swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Gator Recreation Complex, LLC

*Name of Entity (corporation, partnership, LLP, LC, etc)

[Signature]
Signature

Kevin J. Walsh

(Typed or Printed name)

Managing Member

(Title of signatory)

STATE OF FL
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 21-March -2005 (date) by Kevin J. Walsh (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of person taking oath or affirmation

Iniavette Ramirez

Name typed, printed, or stamped

Title or Rank

Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member".
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

OCI2004-00087

RECEIVED
MAR 21 2005

EXHIBIT

PERMIT COUNTER

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.


Signature of Owner or Owner-authorized Agent

21-Mar-05

Date

Kevin J. Walsh, Managing Member

Typed or printed name and title

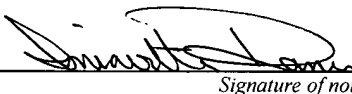
STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 21st day of March 2005,
By Kevin J. Walsh who is personally known to me or who has
produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.


Signature of notary public

Iniavette Ramirez

Printed name of notary public

DCI2004-00087

SUPPLEMENT D

PERMIT COUNTER

**ADDITIONAL REQUIRED INFORMATION FOR
A PLANNED DEVELOPMENT APPLICATION
UNINCORPORATED LEE COUNTY**

Case Number: **DCI 2004 00087**

Project Name: **Gator Recreation Complex**

Authorized agent: **Al Quattrone, Quattrone & Associates, Inc.**

STRAP Number(s): **30-45-25-00-00002.0000**

Select one only

- ☐ DRI (rezoning required)
☐ DCI-Major
☒ DCI-Minor
☐ DCI-Minor - Existing Dev. ⁽¹⁾

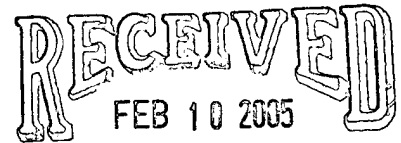
DCI-Minor - Amend. to approved master concept plan ⁽²⁾
Amend. to built planned development meeting DCI
threshold. ⁽³⁾
PRFPD in Private Recreational Facilities Overlay
Area [(34-341(a)(2))]

Notes:

- (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]
- (2) Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]
- (3) Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

PART 1
GENERAL INFORMATION



A. Comprehensive Plan Amendments (check one):

PERMIT COUNTER

☒ There are **NO** Lee Plan Amendments pending that could affect the future use of this property.

The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

☒ There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. [34-373(a)(4)f.]

☐ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)f.]

C. Public Transit (check one):

☐ Property is **NOT** within the Lee Tran public transit service area.

☒ Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,

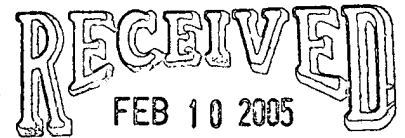
D. Density

☒ There are no residential dwelling units proposed for this development.

☒ The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

<input checked="" type="checkbox"/> Intensive Development	<u>0</u>	Proposed dwelling units
Central Urban	<u> </u>	Proposed dwelling units
Urban Community	<u> </u>	Proposed dwelling units
Suburban	<u> </u>	Proposed dwelling units
Outlying Suburban	<u> </u>	Proposed dwelling units
TOTAL	<u> </u>	Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY



A. Gross Acres (total area within described parcel)		<u>7.1</u> Acres
		PERMIT COUNTER
1. Submerged land subject to tidal influence:	<u>0</u> Acres	
2. Other non-freshwater Wetlands:	<u>0</u> Acres	
3. R-O-W providing access to non-residential uses:	<u>0</u> Acres	
4. Non-residential use areas ⁽¹⁾	<u>0</u> Acres	
B. Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.		<u>0.0</u> Acres
C. Gross residential acres. (A minus B) ⁽²⁾		<u>7.1</u> Acres
D. Gross residential acres by Land Use Category		
1. a. Intensive development - Upland	<u>7.1</u> Acres	
b. Intensive development - freshwater wetland	<u> </u> Acres	
2. a. Central Urban - Upland	<u> </u> Acres	
b. Central Urban - freshwater wetland	<u> </u> Acres	
3. a. Urban Community or Suburban - Upland	<u> </u> Acres	
b. Urban Community or Suburban freshwater wetland	<u> </u> Acres	
4. a. Outlying Suburban - Upland	<u> </u> Acres	
b. Outlying Suburban - freshwater wetland	<u> </u> Acres	
5. a. Rural, Outer Island, Rural Community Preserve - Upland	<u> </u> Acres	
b. Rural, Outer Island, Rural Community Preserve - freshwater wetland	<u> </u> Acres	
6. a. Open Lands - Upland	<u> </u> Acres	
b. Open Lands - freshwater wetland	<u> </u> Acres	
7. a. DR/GR - Upland	<u> </u> Acres	
b. DR/GR - freshwater wetland	<u> </u> Acres	
8. a. Wetlands - freshwater	<u> </u> Acres	
b. Wetlands - not - freshwater	<u> </u> Acres	
9. a. New Community - Upland	<u> </u> Acres	
b. New Community - freshwater wetland	<u> </u> Acres	
10. a. University Community - Upland	<u> </u> Acres	
b. University Community - freshwater wetland	<u> </u> Acres	
11. TOTAL (should equal C above)	<u>7.1</u> Acres	

NOTES:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
- (2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

DCI 2004 00087

PART 3

RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONSRECEIVED
FEB 10 2005

PERMIT COUNTER

- * Notes:
1. Complete only if living units are proposed in a Future Land Use Category.
 2. If more than one classification, calculations for each classification must be submitted.
 3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1. Preliminary Standard Units	N/A	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.1.a.)		times 14 equals	
b. Total freshwater wetland Acres (from Part 2, D.1.b.)		times 14 equals	
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾			
2. Maximum Permitted Units		Maximum permitted	Units
a. Total upland Acres (from Part 2, D.1.a.)		times 18 equals	
3. Total allowed standard units (A.1.c. or A.2.a., whichever is less)			
4. Bonus Units ⁽²⁾			
a. Low-moderate housing density:			
b. TDR units:			
c. Sub-total (A.4.a. plus A.4.b.)			
5. Total Permitted Units (A.3. plus A.4.c.): ⁽¹⁾			

B. Central Urban Category **N/A**

1. Preliminary Standard Units		Maximum standard density	Units
a. Total upland Acres (from Part 2, D.2.a.)		times 10 equals	
b. Total freshwater wetland Acres (from Part 2, D.2.b.)		times 10 equals	
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾			
2. Maximum Permitted Units		Maximum permitted	Units
a. Total upland Acres (from Part 2, D.2.a.)		times 12.5 equals	
3. Total allowed standard units (B.1.c. or B.2.a., whichever is less)			
4. Bonus Units ⁽²⁾			
a. Low-moderate housing density:			
b. TDR units:			
c. Sub-total (B.4.a. plus B.4.b.)			
5. Total Permitted Units (B.3. plus B.4.c.): ⁽¹⁾			

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
 (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category N/A

1. Preliminary Standard Units	Maximum standard density	PERMIT COUNTER	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals		_____
b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals		_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾			_____
2. Maximum Permitted Units	Maximum permitted		Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals		_____
3. Total allowed standard units (C.1.c. or C.2.a, whichever is less)			_____
4. Bonus Units ⁽²⁾			
a. Low-moderate housing density:			_____
b. TDR units:			_____
c. Sub-total (D.4.a. plus D.4.b.)			_____
5. Total Permitted Units (C.3. plus C.4.c.): ⁽¹⁾			_____

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
 (2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category N/A

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals	_____
3. Total allowed standard units (D.1.c. or D.2.a., whichever is less)		_____

E. Outlying Suburban Category N/A

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.4.a.)	_____ times 3 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.4.b.)	_____ times 3 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.4.a.)	_____ times 4 equals ⁽¹⁾	_____
3. Total allowed standard units (E.1.c. or E.2.a., whichever is less)		_____

Notes:

- (1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**PART 3A
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES,
HOTELS & MOTELS
PRELIMINARY DENSITY CALCULATIONS**

RECEIVED
FEB 10 2005

PERMIT COUNTER

A. Commercial		Habitable Stories	Height	Total Floor Area	
A.1.	Medical			8,500 ²	Sq. Ft.
A.2.	General Office			8,500 ²	Sq. Ft.
A.3.	Retail	One	35'	77,400 ¹	Sq. Ft.
A.4.	Other			6,500 ³	Sq. Ft.
A.5.	TOTAL FLOOR AREA				Sq. Ft.
B. Industrial		Habitable Stories	Height	Total Floor Area	
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	TOTAL FLOOR AREA				Sq. Ft.
C. Mining			Depth	Total Acres	
C1.	Area to be excavated	NA			Acres
D. Assisted Living Facilities		Habitable Stories	Height	Total Number of Beds/Units	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	TOTAL BEDS/UNITS				Beds/Units
E. Hotels/Motels		Habitable Stories	Height	Number of Rental Units	
	Room Size				
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	TOTAL UNITS				Units

1 – Option 1 – All retail use (60,400 SF Gator Complex & 17,000 SF of Retail)

2 – Option 2 – 60,400 SF Gator Complex with 17,000 medical/general office building

3 – Option 3 – 60,400 SF Gator Complex with 6,500 SF Restaurant

PART 4

RECEIVED
FEB 10 2005

ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

PERMIT COUNTER

The existing site elevations range from 12.9' to 13.9'. There is an existing cattle pond Located on the site

This will be filled and not used as part of the water management System. The site has existing ditches

Which were used as part of the agricultural Operation.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

See environmental report prepared by Southern Biomes, Inc.

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in B. above will be protected by the completed project:

The property primarily contains the FLUCCS of 211 which is Improved Pasture. This area is not proposed to be preserved anyway.

RECEIVED
FEB 10 2005

PERMIT COUNTER

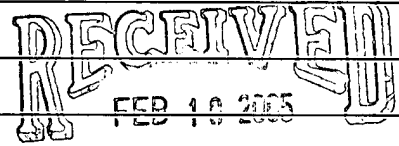
D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

PART 5
SANITARY SEWER FACILITIES (34-415)

- A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A



PERMIT COUNTER

- B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: N/A

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

DCI 2004 00087

C. **Spray Irrigation:** If spray irrigation will be used, specify: N/A

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

RECEIVED
FEB 10 2005
PERMIT COUNTER

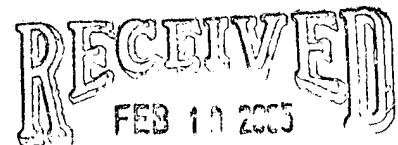
PART 6 - SUBMITTAL REQUIREMENTS

RECEIVED
FEB 10 2005

Copies*		Exhibits	Item
Sub.	Req.		
X	12		Public Hearing Application form [34-373(a)(1)]
X	1		Application Fee [34-373(a)(2)]
			DESCRIPTION OF EXISTING CONDITIONS
N/A	4	1-B	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]
X	12	1-C	Public Transit. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
X	4	6-A	A Boundary Survey , prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]
X	12	6-B	Area Location Map on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. [34-373(a)(4)b.]
X	12	6-C	Existing zoning and current land uses A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
X	12	6-D	Aerial photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies not acceptable.
X	4	6-E	Soils, vegetation, rare & unique uplands, topography. Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] [34-373(a)(4)e.]
X	4	6-F	FLUCCS Map. A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. [34-373(a)(4)f.]
			NARRATIVE COMPLIANCE STATEMENTS
X	12	6-G	Lee Plan Compliance. A narrative explanation as to how the proposed development complies with the Lee Plan. [34-373(a)(5)]
X	3	6-H	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. [34-373(a)(5)]
X	3	6-I	Decision-making compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). [34-373(a)(5)]
			MASTER CONCEPT PLAN
	12	6-J	Master Concept Plan, Non-PRFPD . A graphic illustration (master concept plan)

Copies*		Exhibits	Item
X			of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-373(a)(6)]
N/A	12	6-K	Master Concept Plan, PRFPD : A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). [34-941(g)]
X	5	6-L	Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]
X	12	6-M	Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8). [34-373(a)(8)]
X	12	6-N	Schedule of deviations and a written justification. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. [34-373(a)(9)]
ADDITIONAL REQUIREMENTS FOR MAJOR PDs			
X	4	6-O	Surface water management plan A written description of the surface water management plan as required by Section 34-373(b)(1). [34-373(b)(1)]
X	12	6-P	Phasing program. If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS			
X	4	6-Q	Protected species survey. Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. [34-373(b)(2)]
AMENDMENTS TO BUILT PLANNED DEVELOPMENTS			
N/A	4	6-R	Proof of notice to other property owners. Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]
REQUIREMENTS FOR DRIs			
N/A	12	6-S	Binding letter of interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]
ADDITIONAL EXHIBITS – PRFPDs			
N/A	4	6-T	Conceptual surface water management [34-941(d)(3)b.i.1)]
N/A	12	6-U	If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. [34-941(d)(3)d.]
N/A	12	6-V	Preliminary indigenous restoration plan (if applicable). [34-941(e)(5)f]
N/A	12	6-W	Environmental Assessment [34-941(g)(2)]
N/A	12	6-X	Demonstration of compatibility [34-941(g)(4)]

* includes 1 original



**CERTIFIED SKETCH
EXHIBIT PH-3.D.2**

DCI 2004 00087

RECEIVED
FEB 18 2005

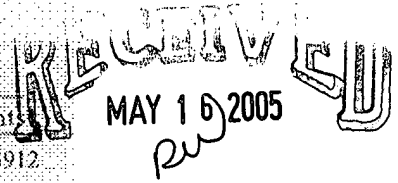
PERMIT COUNTER

CERTIFIED SKETCH



Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228



LETTER OF TRANSMITTAL

TO: Lee County Government
Department of Community Development
Fred Drovdic; Zoning Division
1500 Monroe Street
Fort Myers FL 33902

DATE: 16-May-05
PROJECT: Gator Recreational Complex
JOB #: 04-07-20
3.01
DCI 2004-00087

THE FOLLOWING ITEMS ARE BEING SENT VIA:

☐ FAX with page(s) to follow
☒ Hand delivery

☐ U.S. Mail
☐ Federal/Airborne Express

DCI 2004-00087

Quantity	DESCRIPTION
3	Revised AG Affidavit

REMARKS:

As requested.

CC: File

FROM: Inia Ramirez

Please notify us at once if attachments are not as noted



EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

Kevin J. Walsh
Signature of Owner or Owner-authorized Agent

May 16 2005

Date

**Kevin J. Walsh, Managing Member of
Gator Complex LLC.**

Typed or printed name and title

STATE OF **FLORIDA**)
COUNTY OF **LEE**)

The foregoing instrument was certified and subscribed before me this 16th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability
company who is personally known to me or who has
produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Iniavette Ramirez
Signature of notary public

Iniavette Ramirez

Printed name of notary public

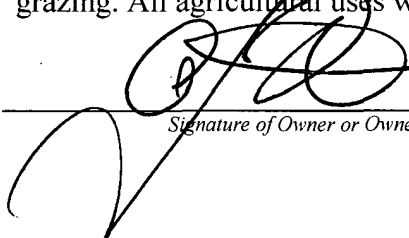
DCI2004-00087

RECEIVED
MAY 16 2005

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Al Quattrone certify that I am the owner or authorized representative of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.


 Signature of Owner or Owner-authorized Agent

Al Quattrone, Agent
 Typed or printed name and title

11/29/04
 Date

STATE OF FLORIDA)
 COUNTY OF LEE)


The foregoing instrument was certified and subscribed before me this 29 day of November 2004,

By Al Quattrone who is personally known to me or who has
 produced _____ as identification.

(SEAL)



Sheridan S. McCown
 My Commission DD134897
 Expires July 17 2008


 Signature of notary public

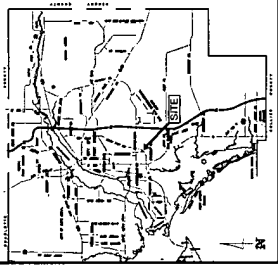
 Printed name of notary public

RECEIVED
 NOV 30 2004

PERMIT COUNTER

DCI2004-00087

**GATOR RECREATION COMPLEX - REZONING TO CPD
LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA
AGRICULTURAL USE MAP**



LOCATION MAP

RECEIVED
NOV 30 2004

PERMIT COUNTER

DCI2004-00087

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
1000 Metro Parkway, Suite 27 - Fort Myers, Florida 33910 - 239-935-5222

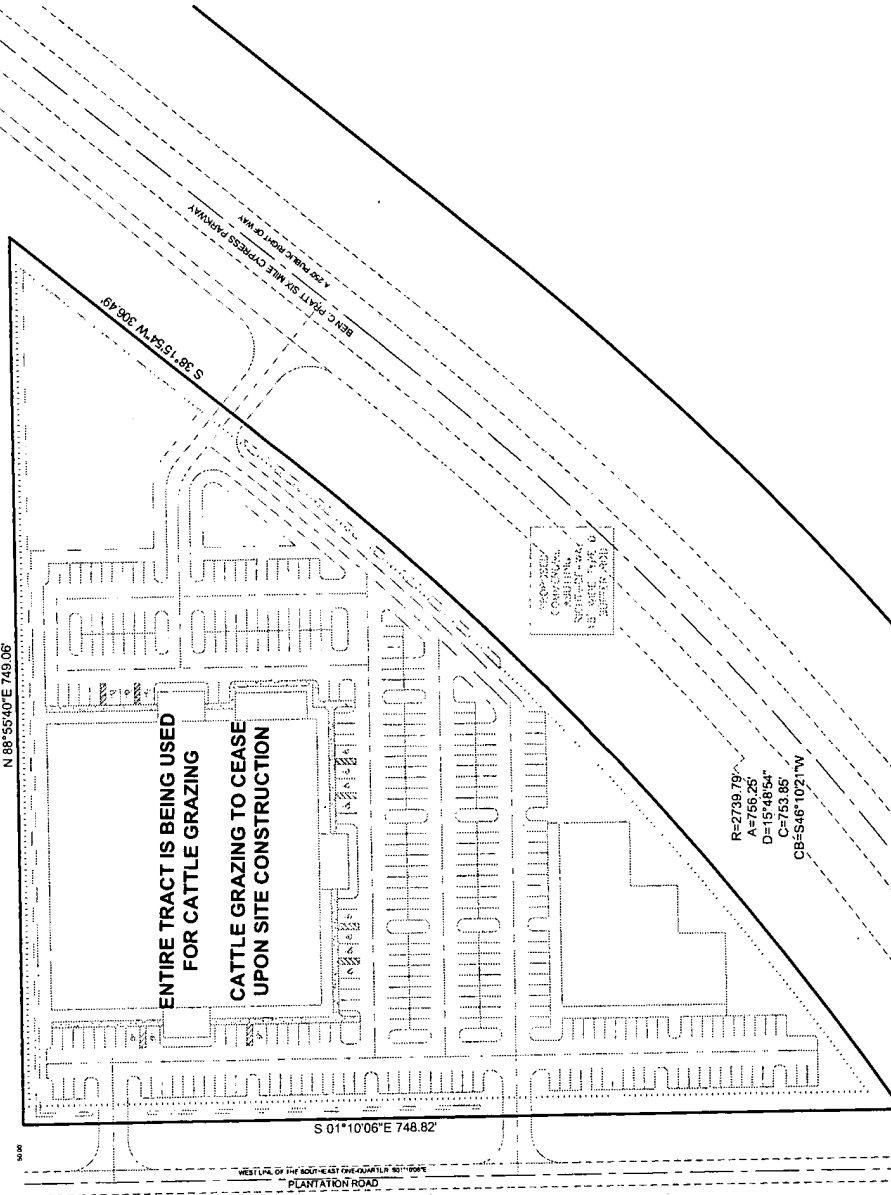
PREPARED BY:

EXHIBIT PH-3.1.
1" = 80'



DESIGNED BY
QUATTRONE & ASSOCIATES, INC.
FORT MYERS, FLORIDA
DATE: 10/1/04
DRAWN BY: RJS

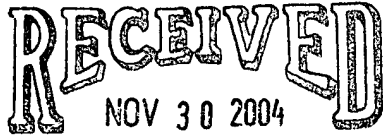
N 88°55'40"E 749.05'



DESIGNED BY
QUATTRONE & ASSOCIATES, INC.
FORT MYERS, FLORIDA
DATE: 10/1/04
DRAWN BY: RJS

OCTOBER 4, 2004

DCI 2004-00087



LEE COUNTY
SOUTHWEST FLORIDA

PERMIT COUNTER

SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number:

Project Name: **Gator Recreation Complex**

Authorized
agent:

Al Quattrone, Quattrone & Associates, Inc.

STRAP

Number(s): **30-45-25-00-00002.0000**

Select one only

☐ DRI (rezoning required)

☐ DCI-Major

☒ DCI-Minor

☐ DCI-Minor - Existing Dev. ⁽¹⁾

☐ DCI-Minor - Amend. to approved master concept plan ⁽²⁾

☐ Amend. to built planned development meeting DCI
threshold. ⁽³⁾

☐ PRFPD in Private Recreational Facilities Overlay
Area [(34-341(a)(2))]

Notes:

- (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]
- (2) Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]
- (3) Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

**PART 1
GENERAL INFORMATION**

A. Comprehensive Plan Amendments (check one):

☒ There are **NO** Lee Plan Amendments pending that could affect the future use of this property.

☐ The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

☒ There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. [34-373(a)(4)f.]

☐ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)f.]

C. Public Transit (check one):

☐ Property is **NOT** within the Lee Tran public transit service area.

☒ Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,

D. Density

☒ There are no residential dwelling units proposed for this development.

The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

<input checked="" type="checkbox"/> Intensive Development	<u>0</u>	Proposed dwelling units
<input type="checkbox"/> Central Urban	<u> </u>	Proposed dwelling units
<input type="checkbox"/> Urban Community	<u> </u>	Proposed dwelling units
<input type="checkbox"/> Suburban	<u> </u>	Proposed dwelling units
<input type="checkbox"/> Outlying Suburban	<u> </u>	Proposed dwelling units
TOTAL	<u> </u>	Proposed dwelling units

PART 2 TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>7.1</u> 15.5 Acres
1. Submerged land subject to tidal influence:	<u>0</u> Acres	
2. Other non-freshwater Wetlands:	<u>0</u> Acres	
3. R-O-W providing access to non-residential uses:	<u>0</u> Acres	
4. Non-residential use areas ⁽¹⁾	<u>0</u> Acres	
B. Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.		<u>0</u> Acres
C. Gross residential acres. (A minus B) ⁽²⁾		<u>7.1</u> Acres
D. Gross residential acres by Land Use Category		
1. a. Intensive development - Upland	<u>7.1</u> Acres	
b. Intensive development - freshwater wetland	<u> </u> Acres	
2. a. Central Urban - Upland	<u> </u> Acres	
b. Central Urban - freshwater wetland	<u> </u> Acres	
3. a. Urban Community or Suburban - Upland	<u> </u> Acres	
b. Urban Community or Suburban freshwater wetland	<u> </u> Acres	
4. a. Outlying Suburban - Upland	<u> </u> Acres	
b. Outlying Suburban - freshwater wetland	<u> </u> Acres	
5. a. Rural, Outer Island, Rural Community Preserve - Upland	<u> </u> Acres	
b. Rural, Outer Island, Rural Community Preserve - freshwater wetland	<u> </u> Acres	
6. a. Open Lands - Upland	<u> </u> Acres	
b. Open Lands - freshwater wetland	<u> </u> Acres	
7. a. DR/GR - Upland	<u> </u> Acres	
b. DR/GR - freshwater wetland	<u> </u> Acres	
8. a. Wetlands - freshwater	<u> </u> Acres	
b. Wetlands - not - freshwater	<u> </u> Acres	
9. a. New Community - Upland	<u> </u> Acres	
b. New Community - freshwater wetland	<u> </u> Acres	
10. a. University Community - Upland	<u> </u> Acres	
b. University Community - freshwater wetland	<u> </u> Acres	
11. TOTAL (should equal "C" above)	<u>7.1</u> Acres	

NOTES:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
- (2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

**PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS***

- * Notes: 1. Complete only if living units are proposed in a Future Land Use Category.
2. If more than one classification, calculations for each classification must be submitted.
3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category N/A

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.1.a.)	_____	_____
	times 14 equals	
b. Total freshwater wetland Acres (from Part 2, D.1.b.)	_____	_____
	times 14 equals	
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.1.a.)	_____	_____
	times 18 equals	
3. Total allowed standard units (A.1.c. or A.2.a., whichever is less)		_____
4. Bonus Units ⁽²⁾		_____
a. Low-moderate housing density:		_____
b. TDR units:		_____
c. Sub-total (A.4.a. plus A.4.b.)		_____
5. Total Permitted Units (A.3. plus A.4.c.): ⁽¹⁾		_____

B. Central Urban Category **N/A**

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.2.a.)	_____ times 10 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.2.b.)	_____ times 10 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.2.a.)	_____ times 12.5 equals	_____
3. Total allowed standard units (B.1.c. or B.2.a., whichever is less)		_____
4. Bonus Units ⁽²⁾		
a. Low-moderate housing density:		_____
b. TDR units:		_____
c. Sub-total (B.4.a. plus B.4.b.)		_____
5. Total Permitted Units (B.3. plus B.4.c.): ⁽¹⁾		_____

Notes:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category **N/A**

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals	_____
3. Total allowed standard units (C.1.c. or C.2.a., whichever is less)		_____
4. Bonus Units ⁽²⁾		
a. Low-moderate housing density:		_____
b. TDR units:		_____
c. Sub-total (D.4.a. plus D.4.b.)		_____
5. Total Permitted Units (C.3. plus C.4.c.): ⁽¹⁾		_____

Notes:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category**N/A**

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals	_____
3. Total allowed standard units (D.1.c. or D.2.a., whichever is less)		_____

E. Outlying Suburban Category**N/A**

1. Preliminary Standard Units	Maximum standard density	Units
a. Total upland Acres (from Part 2, D.4.a.)	_____ times 3 equals	_____
b. Total freshwater wetland Acres (from Part 2, D.4.b.)	_____ times 3 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units	Maximum permitted	Units
a. Total upland Acres (from Part 2, D.4.a.)	_____ times 4 equals ⁽¹⁾	_____
3. Total allowed standard units (E.1.c. or E.2.a., whichever is less)		_____

Notes:

- (1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**PART 4
ENVIRONMENTAL ISSUES**

A. Topography: Describe the range of surface elevations of the property:

**The existing site elevations range from 12.9' to 13.9'. There is an existing cattle pond
Located on the site which will be filled and not used as part of the water management
System. The site has existing ditches which were used as part of the agricultural
Operation.**

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

See environmental report prepared by Southern Biomes, Inc.

continued

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in B. above will be protected by the completed project:

The property primarily contains the FLUCCS of 211 which is Improved Pasture.

This area is not proposed to be preserved in anyway.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

PART 5
SANITARY SEWER FACILITIES (34-415)

- A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics: **N/A**

- B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: **N/A**

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

continued

C. **Spray Irrigation:** If spray irrigation will be used, specify: **N/A**

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	Item
Sub.	Req.		
√	12		Public Hearing Application form [34-373(a)(1)]
√	1		Application Fee [34-373(a)(2)]
			DESCRIPTION OF EXISTING CONDITIONS
N/A	3	1-B	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]
√	12	1-C	Public Transit. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
√	3	6-A	A Boundary Survey, prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]
√	12	6-B	Area Location Map on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets <u>as well as the location of existing easements and rights-of-way on or abutting the property.</u> [34-373(a)(4)b.]
√	12	6-C	Existing zoning and current land uses A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
√	12	6-D	Aerial photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies not acceptable.
√	4	6-E	Soils, vegetation, rare & unique uplands, topography. Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] [34-373(a)(4)e.]
√	4	6-F	FLUCCS Map. A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. [34-373(a)(4)f.]
			NARRATIVE COMPLIANCE STATEMENTS
√	12	6-G	Lee Plan Compliance. A narrative explanation as to how the proposed development complies with the Lee Plan. [34-373(a)(5)]
√	3	6-H	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. [34-373(a)(5)]
√	3	6-I	Decision-making compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). [34-373(a)(5)]

Copies*	Exhibits	Item
		MASTER CONCEPT PLAN
√	12	6-J Master Concept Plan, Non-PRFPD . A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-373(a)(6)]
N/A	12	6-K Master Concept Plan, PRFPD : A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). [34-941(g)]
√	4	6-L Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]
√	12	6-M Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8)]. [34-373(a)(8)]
√	12	6-N Schedule of deviations and a written justification. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. [34-373(a)(9)]
		ADDITIONAL REQUIREMENTS FOR MAJOR PDs
√	4	6-O Surface water management plan A written description of the surface water management plan as required by Section 34-373(b)(1). [34-373(b)(1)]
√	12	6-P Phasing program. If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
		ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
√	4	6-Q Protected species survey. Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. [34-373(b)(2)]
		AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
N/A	4	6-R Proof of notice to other property owners. Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]
		REQUIREMENTS FOR DRIs
N/A	12	6-S Binding letter of interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]
		ADDITIONAL EXHIBITS - PRFPDs
N/A	4	6-T Conceptual surface water management [34-941(d)(3)b.i.1)]
N/A	12	6-U If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. [34-941(d)(3)d.]
N/A	12	6-V Preliminary indigenous restoration plan (if applicable). [34-941(e)(5)f]
N/A	12	6-W Environmental Assessment [34-941(g)(2)]
N/A	12	6-X Demonstration of compatibility [34-941(g)(4)]

* includes 1 original

EXHIBIT 6-G

Narrative for Compliance with Lee Plan
Request for Rezoning to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

PERMIT COUNTER

DCI 2004-00087

The Gator Lanes CPD is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway and is within the South Fort Myers Planning Community. The proposed CPD is located within the Future land use Category of Intensive Development. Neighboring land uses are existing or proposed commercial uses. According to the FLUCCS and Wetland Map prepared by Southern Biomes, Inc., the majority of the site consists of improved pasture (FLUCCS code 211) with widely scattered laurel oak, slash pine, melaleuca, and Brazilian pepper trees. In the central portion of the site is a small excavated cow pond (FLUCCS code 520). The report indicates that although there is evidence of transitional wetland vegetation, specifically within the old agricultural row crop furrows, this site is still an active agricultural field, used for cattle grazing, and should not be considered jurisdictional wetlands. Due to the lack of indigenous vegetation, the MCP does not propose to set aside an indigenous area. The existing native trees will be incorporated into the plan to the greatest extent possible at time of application for a Development Order.

The property is currently zoned AG-2. The rezoning request is to change the zoning from AG-2 to CPD to allow a commercial planned development which will consist of the new Gator Lanes facility and a future commercial outparcel tract.

As stated in the LDC, the purpose and intent of the planned development (PD) districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments.

The Schedule of Uses that is being requested for this rezoning are those typically sought for a commercial planned development.

Rezoning the subject property to CPD with related uses is compatible as evident by surrounding community development.

This request is consistent with the goals, objectives, policies and intent of the Lee Plan in accordance with the following:

Policy 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are appropriate in these locations. As Lee County moves toward becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities and specialized professional services that befit such a region. The standards density range is from seven dwelling units per acre (7 du/acre) to fourteen dwelling units per acres (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The subject property is located at the northeast corner of a major arterial road (Six Mile Cypress Parkway) and a collector road (Plantation Road). The request to rezone to CPD will allow a maximum square footage of 77,400 s.f. of commercial uses.

Goal 2: Growth Management. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

Objective 2.1: Development Location. Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

Objective 2.2: Development Timing. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

Objective 2.6: Redevelopment. Future redevelopment activities shall be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.

The property is located within the Lee County Utility Franchise area with central water and sanitary sewer available to serve the project. In fact, the project is best characterized as an urban infill development location that serves to promote a continuous and compact growth pattern. This growth pattern is consistent with other commercial development pattern associated with this area. Within the surrounding area of this site one finds commercially zoned communities along with community facilities and nearby residential uses that would utilize the services of this site. The project is consistent with the Development Timing Objective 2.2 in that appropriate utilities and services are available at adequate levels to service the commercial planned development. For that reason the project will continue to advance the growth management goal and Objective 2.1 and 2.2, both along Plantation Road and Six Mile Cypress Parkway and also within the South Fort Myers community.

Goal 4: Development Design - General. To maintain innovative land development regulations, which encourage creative site designs and mixed use developments.

Policy 4.1.1: Development design shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic

and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

Policy 4.1.2: Development design shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and function contained within or adjacent to the development.

Goal 6: Commercial Land Uses. To permit orderly and well-planned commercial development at appropriate location within the county

Policy 6.1.2. All commercial development shall be consistent with the location criteria in this policy under Neighborhood Commercial.

Policy 6.1.3. Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be development as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:

- Provide visual harmony and screening;
- Reduce dependence on the automobile;
- Promote pedestrian movement within the development;
- Utilize joint parking, access and loading facilities;
- Avoid negative impacts on surrounding land uses and traffic circulation;
- Protect natural resources; and
- Provide necessary services and facilities where they are inadequate to serve the proposed use.

Policy 6.1.4. Commercial development shall be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Policy 6.1.5. The land development regulations shall require that commercial development be designed to protect the traffic-carrying capacity of roads and streets.

The project is consistent with Development Design Goal 4 and Commercial Land Use Goal 6. The subject property is located off an arterial roadway (Six Mile Cypress Parkway) and a collector roadway (Plantation Road). The project has adequate access points and infrastructure to support the activities. The project is designed to develop a commercial center that will enhance the surrounding area neighborhood. The proposed bowling alley and convention center compliments the nearby baseball stadium and the new school. The project will provide adequate and esthetically pleasing buffers along the adjacent roadways and existing commercial development. Both the Gator Lanes building and the outparcel site will be designed to comply with the Lee County architectural standards. The development will provide for internal circulation of traffic and shared access points with appropriate cross access easements.

Goal 11: Water, Sewer, Traffic, and Environmental Review Standards. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

This rezoning request is consistent with the goals, objectives, and policies, and the intent of the Lee Plan, and with the general uses set forth in the Lee Plan.

Both sewer and water services are available in proximity to the site. A 12" Lee County Utilities potable water main exists along the west side of Six Mile Cypress Parkway and is readily available for connection to the proposed project. Sanitary sewer service will require the construction of approximately 980 l.f. of 4" PVC force main and the installation of a private pump station to facilitate sewer service to the proposed project.

Based on the results of a traffic report prepared by Metro Transportation Group for this project there are no concurrency related issues on Plantation Road or Six Mile Cypress Parkway. Plantation Road must maintain a minimum of 330 feet of intersection spacing and this requirement is satisfied on the proposed plan. Capacity is sufficient to accommodate the proposed development in the foreseeable future. Six Mile Cypress Parkway is a limited access facility and is allowed a directional median opening at a location depicted on the proposed plan pursuant to adopted Resolution 93-09. Access off of Six Mile Cypress Parkway will be a directional median opening with a northbound left and a right in/right out access. Capacity of Six Mile Cypress Parkway is also sufficient to accommodate the proposed development in the foreseeable future.

Approving the requested rezoning from AG-2 to CPD should not cause damage, hazard, nuisance or other detriment to persons or property because the surrounding property has been developed or is proposed to be developed with commercial development. The rezoning to CPD will also allow staff and the County Commission to place conditions on the property, if deemed necessary, to assure compliance with the Lee Plan and the Land Development Code.

**EXHIBIT 6-H Design Standards
and
EXHIBIT 6-I Decision Guidelines**

RECEIVED
NOV 30 2004

PERMIT COUNTER

Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

DCI2004-00087

The Gator Lanes CPD presents a 60,000 square foot indoor recreation facility (40 lane bowling alley with ancillary uses such as a video arcade, restaurant and bar, and convention center) with one 1.56 acre out parcel. The Master Plan is designed to create a commercial site compatible with and complimentary to the surrounding neighborhood. The design provides for safe and sensible circulation based upon a connected series of driveways that interconnect with parking lots. The project use schedule reflects the specific nature of the project by enlisting several types of commercial uses that are typical to a recreation facility of this type along with related accessory and infrastructure uses. As identified in the Lee Plan Consistency Report (see Exhibit 6-G) the project's design complies with all key design and commercial use goals and policies. Of particular note is the project's consistency with Development Design Goal 4 and Policy 6.1.4. As such the project complies with LDC 34-145(d)(3.a) in demonstrating rezoning entitlement.

The Gator Lanes CPD is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway and is within the South Fort Myers Planning Community. The proposed CPD is located within the Future land use Category of Intensive Development. Neighboring land uses are existing or proposed commercial uses. According to the FLUCCS and Wetland Map prepared by Southern Biomes, Inc., the majority of the site consists of improved pasture (FLUCCS code 211) with widely scattered laurel oak, slash pine, melaleuca, and Brazilian pepper trees. In the central portion of the site is a small excavated cow pond (FLUCCS code 520). The report indicates that although there is evidence of transitional wetland vegetation, specifically within the old agricultural row crop furrows, this site is still an active agricultural field, used for cattle grazing, and should not be considered jurisdictional wetlands. Due to the lack of indigenous vegetation, the MCP does not propose to set aside an indigenous area. The existing native trees will be incorporated into the plan to the greatest extent possible at time of application for a Development Order. The wetland lines have not been field verified by South Florida Water Management District at the time of this submittal.

The project is designed to develop a large scale indoor recreation facility (40 lane bowling alley with ancillary uses such as a video arcade, restaurant and bar, and convention center) and a 1.56 acres outparcel which is anticipated to be used for office and/or retail space that will enhance the surrounding area neighborhood. The project is required to provide 30% open space and will comply with all of the open space LDC 10-415 provisions. The requested 77,400 s.f. of floor area is based upon the 7.1 acres of net development lands. These net lands are the size and quality

suited for commercial development. Thus the project complies with LDC 34-145(d)(3)d.

The Master Concept Plan shows a maximum 60,400 square foot indoor recreation building on the north 5.54 acres of the site with outparcel located on the southern 1.56 acres of the property. The site will have two access points on Plantation Road and a right-in/right-out on Six Mile Cypress Parkway. In so doing the project conforms to LDC 34-145(c, n & d).

As previously stated the project presents a recreational facility and a commercial outparcel building and will comply with the minimum open space requirements. Therefore this project complies with LDC 34-414. Finally, the project complies with LDC 34-145 (d) (3.e & h), in that central water and sanitary sewer services along with fire, police and EMS services are available to service the project. The project will not burden or overwhelm existing or committed public facilities.

The project is consistent with LDC 34-411 (g) in that the project does not contain significant natural areas or high quality habitat for rare or threaten species that will be used for development. Hence, the design is consistent with and complies to LDC 34-145(d)(3:f).

The project's development standards are based on providing a recreation facility and office / retail building that is compatible with and complimentary to the surrounding area. The buildings height will be limited to a maximum height of 45 feet with 3 stories. These standards are consistent with the existing and emerging commercial development surrounding the project. Therefore, the projects development standards comply with LDC 34-414(n). Finally, the project features a driveway system that will accommodate a smooth flow of traffic and interconnect the parking lots. In so doing the infrastructure design permits the project to comply with LDC 34-414 (b, c & d.1-3).

**RECEIVED**
NOV 30 2004

PERMIT COUNTER

DCI2004-00087

MEMORANDUM

TO: Mr. Tom McLean, P.E.
Hole Montes, Inc.

FROM: Robert L. Price, E.I.T.
Project Consultant

Ted B. Treesh
Principal/Regional Manager

DATE: March 8, 2004

RE: Gator Lanes CPD
Six Mile Cypress Parkway @ Plantation Road
Lee County, Florida

Metro Transportation Group, Inc. (Metro) has completed a due diligence analysis for the above referenced property. This analysis included reviewing concurrency issues with surrounding roadways, researching any planned or programmed improvements to the surrounding roadways, evaluating potential access points to Six Mile Cypress Parkway, discussing preliminary impacts to the surrounding roadways caused by the proposed development, and addressing any mitigation that may need to occur as a result of the development.

EXISTING ROADWAYS

The following paragraphs discuss the surrounding roadways and the current traffic volumes and Level of Service on these roads.

Plantation Road is under the jurisdiction of the Lee County Department of Transportation. Plantation Road is a two-lane undivided collector roadway that extends north from Six Mile Cypress Parkway to Idlewild Street. Access points proposed to



Mr. Tom McLean, P.E.
Gator Lanes CPD
March 8, 2004
Page 2

330 PER POB PRICE,
3/12/04

Plantation Road must maintain a minimum of ~~660~~ feet of intersection spacing in order to meet Lee County requirements.

Included in the most recent **Concurrency Management Report** issued by the Lee County Department of Community Development – Development Services Division, dated December 2003, Plantation Road has an adopted Level of Service capacity of 880 vehicles per hour in the peak direction to the north of Six Mile Cypress Parkway. The current peak hour directional volume on Plantation Road is approximately 226 vehicles. Proposed Development Orders not yet to receive a Certificate of Occupancy would increase that number to approximately 237 vehicles, thus leaving an available capacity on Buckingham Road of approximately 643 vehicles in the peak hour, traveling in the peak direction on the existing two-lane roadway.

Six Mile Cypress Parkway is under the jurisdiction of the Lee County Department of Transportation. Six Mile Cypress Parkway is a four-lane divided controlled access arterial from U.S. 41 to Daniels Parkway. To the north of Daniels Parkway, Six Mile Cypress Parkway narrows to two lanes.

Included in the most recent **Concurrency Management Report** issued by the Lee County Department of Community Development – Development Services Division, dated December 2003, Six Mile Cypress Parkway has an adopted capacity of 2,000 vehicles per hour in the peak direction between Daniels Parkway and Metro Parkway. The current peak hour directional volume on Six Mile Cypress Parkway is approximately 929 vehicles between Daniels Parkway and Metro Parkway. Proposed Development Orders not yet to receive a Certificate of Occupancy would increase that number to approximately 1,575 vehicles, thus leaving an available capacity on Six Mile Cypress Parkway of approximately 425 vehicles in the peak hour, traveling in the peak direction between Daniels Parkway and Metro Parkway.

The Lee County Board of County Commissioners (BOCC) adopted Resolution # 93-09-51 on September 15, 1993 designating Six Mile Cypress Parkway a “controlled access facility” from U.S. 41 to Colonial Boulevard. As a part of this resolution, the BOCC restricted access to Six Mile Cypress Parkway to those locations indicated in Exhibit “A” of the resolution. Exhibit “A” from Resolution # 93-09-51 can be found attached at the end of this document for reference. In order to access Six Mile Cypress Parkway in a location other than the locations listed within Exhibit “A”, the applicant must obtain “the express approval of the Board of County Commissioners of Lee County, Florida upon a clear showing that such access will not hinder traffic capacity, street safety or be contrary to the protection of the health, safety and welfare of the citizens of Lee County as provided in the Lee County Development Standards Ordinance.”



PROPOSED/PROGRAMMED IMPROVEMENTS

Proposed and programmed improvements to the surrounding roadways were also investigated. Sources included the Lee County Capital Improvement Program (CIP), dated October 2003 for the fiscal years 2003/2004 through 2007/2008.

Programmed improvements in the area of the subject site include the proposed four-laning of Six Mile Cypress Parkway from north of Daniels Parkway to one mile south of Winkler Road, the Palmetto Avenue/Plantation Road connection, and intersection improvements at both of Daniels Parkway's intersections with Plantation Road and Six Mile Cypress Parkway. No other roadway improvements are funded in this area at the present time.

The 2020 Metropolitan Planning Organization Highway Plan for Lee County was also reviewed. The 2020 Financially Feasible Plan indicates the need for a four-lane Plantation Road along the Gator Lanes CPD frontage. In addition, the 2020 Financially Feasible Plan indicates the need for a six-lane Six Mile Cypress Parkway from Plantation Road to U.S. 41.

PROPOSED DEVELOPMENT

Based on the proposed development plan, trips were generated for the development of the Gator Lanes CPD. Trips were generated on the site based on an estimated total development of 65,000 square feet of commercial floor area. The trips were added to the surrounding street network to determine what, if any, concurrency issues might surface. **Table 1** summarizes the land uses assumed for this analysis.

Table 1
Land Uses
Gator Lanes CPD

Land Use	Size
Shopping Center	65,000 sq. ft.

Table 2 indicates the number of peak hour and daily trips anticipated to be generated by the proposed development. A 30% pass-by reduction was applied to the retail traffic. This traffic reduction is indicated within **Table 3** as well.



Table 2
Trip Generation
Gator Lanes CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (LUC 820)	75	45	120	225	245	470	5,135
Less pass-by traffic (30% reduction)	-20	-15	-35	-70	-70	-140	-1,540
New Trips	55	30	85	155	175	330	3,595

CONCURRENCY

Pursuant to Chapter 2 of the Lee County Land Development Code, the County is required to publish an inventory of the maximum, utilized and available capacity of public facilities for which minimum regulatory levels of service are prescribed in the Lee Plan. One such public facility is Transportation. Once updated each year, the inventory binds the County to the estimates of available capacity described in the report. The latest Concurrency Report was published in December 2003.

As previously indicated, the Concurrency Report indicates that Plantation Road will have sufficient capacity to accommodate the projected development traffic. Increasing the background traffic for approximately 4 years to the year 2007 to analyze the anticipated traffic conditions at build-out, there will continue to be sufficient capacity available on Plantation Road based on the Concurrency Report.

Table 1A and **2A** attached to this memo indicates the anticipated traffic volumes and future Level of Service on Plantation Road and Six Mile Cypress Parkway at the anticipated projected build-out date of the site, assumed to occur by the year 2007. At Development Order stage, Concurrency will be measured on Plantation Road and Six Mile Cypress Parkway.

Based on the data from Tables 1A & 2A, there should be no significant Level of Service issues during the zoning process. Plantation Road is shown to operate at LOS "D" when the project traffic is added to the roadway. As for Six Mile Cypress Parkway, the anticipated Level of Service once the development traffic is added to the roadway is shown to be LOS "B".

ACCESS AND ROADWAY IMPROVEMENTS

Based on the Lee County Turn Lane Policy (AC 11-4), separate turn lanes will be required on Plantation Road and Six Mile Cypress Parkway at the various proposed site



access drives. Initial turn lane projections have been made, and the results are indicated within **Table 3**.

Table 3
Preliminary Turn Lane Requirements
Gator Lanes CPD

Intersection	Turn Lane	Storage + Decel + Taper
Six Mile Cypress Parkway @ Directional Access	WB right	240 feet
	EB left	290 feet
	SB right	one-lane approach
Plantation Road @ North Site Access	SB left	250 feet
Plantation Road @ South Site Access	SB left	275 feet
	WB access approach	Two-lanes

A preliminary examination of the intersection of Plantation Road and Six Mile Cypress Parkway indicates that most likely no improvements to this intersection will be warranted. However, a final determination will need to be made once traffic data is collected at this intersection at the time of Local Development Order.

CONCLUSION

Based on review of the Concurrency Report, the anticipated trip generation, and programmed improvements to the area roadway system, development of the subject parcel will not experience any concurrency issues at the time local Development Orders are obtained.

RECEIVED
NOV 30 2004

DCI 2004-00087

PERMIT COUNTER

TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 85		VP	IN =	55	OUT =	30					
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 330		VP	IN =	155	OUT =	175					
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PERCENT</u>		<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C*</u>
Plantation Road	N. of Six Mile Cypress	2LN	0	130	420	550	880	50.00%		88	20.8%
Six Mile Cypress	W. of Plantation Rd	4LD	140	1580	1940	2000	2000	20.00%		35	1.8%
	E. of Site	4LD	140	1580	1940	2000	2000	30.00%		53	2.7%

RECEIVED
NOV 30 2004

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**

PERMIT COUNTER

7% Truck Adjustment = 0.934

DCI 2004-00087

TOTAL PROJECT TRAFFIC AM = 85 VPH IN = 55 OUT = 30
TOTAL PROJECT TRAFFIC PM = 330 VPH IN = 155 OUT = 175

ROADWAY	SEGMENT	PCS	BASE YR		2003	YRS OF GROWTH	ANNUAL RATE		2003		2007		PERCENT PROJECT		2007		2007	
			ADI	2003			ADI	2003	PK SEASON	PK HR	PK SEASON	PK HR	PROJECT TRAFFIC	PERCENT PROJECT	AM PROJ TRAFFIC	PM PROJ TRAFFIC	BCKGRND + AM PROJ TRAFFIC	BCKGRND + PM PROJ TRAFFIC
Plantation Road	N. of Six Mile Cypress	31	1300	2100	3	17.33%	226	428	50.00%	28	88	456	516					
Six Mile Cypress	W. of Plantation Rd	31	9300	23600	9	10.90%	929	1405	20.00%	11	35	1416	1440					
	E. of Site	31	9300	23600	9	10.90%	929	1405	30.00%	17	53	1422	1458					

¹ The 2003 Peak Hour, Peak Season, Peak Direction Traffic Volume was obtained from the 2002/2003-2003/2004 Lee County Concurrency Report

2007 Level of Service

	2007	2007 AM	2007 PM
Plantation Road N. of Six Mile Cypress	w/o Project D	w/Project D	w/Project D
Six Mile Cypress W. of Plantation Rd	B	B	B
E. of Site	B	B	B

RECEIVED
NOV 30 2004

ADOPTED BY THE BOCC SEPTEMBER 15, 1993

9/15/93

**EXHIBIT A
SIX MILE CYPRESS PARKWAY
DESIGNATED ACCESS POINTS**

DCI2004-00087

<u>Station</u>	<u>Distance (feet)</u>	<u>Origin</u>	<u>Median Opening</u>	<u>Movements</u>	<u>Connection</u>
362+19±50	---	1&2&3	Yes	All	US 41
372+40±50	1021	1&2	Yes	All	N & S
379+44±50	704	5	Yes	All	N & S
386+80±50	736	1&2	Yes	All	N & S
393+40±50	660	1&2&3	Yes	All	N & S
401+90±50	890	6	No	R.In/R.Out	S
408+50±50	660	1&2	Yes	All	N & S
413+38±50	488	6	No	R.In/R.Out	N & S
422+74±50	936	1&2	Yes	All	Metro
429+10±50	636	4	No	R.In/R.Out	N & S
435+70±50	660	1&2	No	R.In/R.Out	N & S
442+47±50	677	3	Yes	All	Plantation
452+50±50	1003	2&6	Yes	NBL.R.In/R.Out	NW
462+45±50	995	4	Yes	All	Andrea NW
471+67±50	922	4	Yes	All	Stadium NW
486+87±50	1520	1&2	Yes	All	Light Ln W
499+18±50	1231	5	Yes	All	W
506+50±50	732	2&4	No	R.In/R.Out	W
514+02±50	752	1	Yes	All	Daniels
521+68±50	766	2&5	No	R.In/R.Out	W
533+60±50	1192	1	Yes	All	NW
542+45±50	885	2&4	Yes	All	E.Pine Way W
547+00±50	455	3	Yes	All	W/Spec.Cond.
560+62±50	1362	2&5	Yes	All	W
578+00±50	1738	6	Yes	NBL.R.In/R.Out	W
581+78±50	378	6	No	R.In/R.Out	W
588+30±50	652	1	Yes	All	W
597+45±50	915	6	No	R.In/R.Out	W
604+05±50	660	6	Yes	NBL.R.In/R.Out	W
610+72±50	667	1	Yes	All	Penzance
621+07±50	1035	6	Yes	NBL.R.In/R.Out	W Spec.Cond.
631+43±50	1036	1	Yes	All	W
642+21±50	1078	1	Yes	All	W
660+99±50	1878	6	No	R.In/R.Out	NW
671+52±50	1053	6	No	R.In/R.Out	NW
681+00±50	948	1	Yes	All	NW
699+00±50	1800	1	Yes	All	NW & SE
707+95±50	895	4	Yes	All	Winkler
714+60±50	665	5	Yes	SBL R.In/R.Out	E
725+32±50	1072	1	Yes	All	E & W
731+93±50	661	4	No	R.In/R.Out	W
738+55±50	662	1	Yes	All	E & W
745+15±50	660	6	No	R.In/R.Out	W
751+77±50	662	1	Yes	All	E/W Road
758+50±50	673	4	Yes	NBL SBL R.In/R.Out	E & W
765+23±50	673	1	Yes	All	E & W
778+68±50	1345	1	Yes	All	SR 884

*Exit Lanes
CPD*

Length 7.89 miles

Forty-seven Access Points

Average Spacing 906

DOTTPCE/4930

1. Original Plan

2. Field Location Change

3. Court Order

NBL = Northbound Left Turn

4. Development Order

5. Kimley Horn Study

6. To Guarantee Access

SBL = Southbound left turn

**Six Mile Cypress Pkwy
Designated Access Points
Resolution 93-09-51**

RECEIVED
NOV 30 2004
PERMIT COUNTER

DCI2004-00087

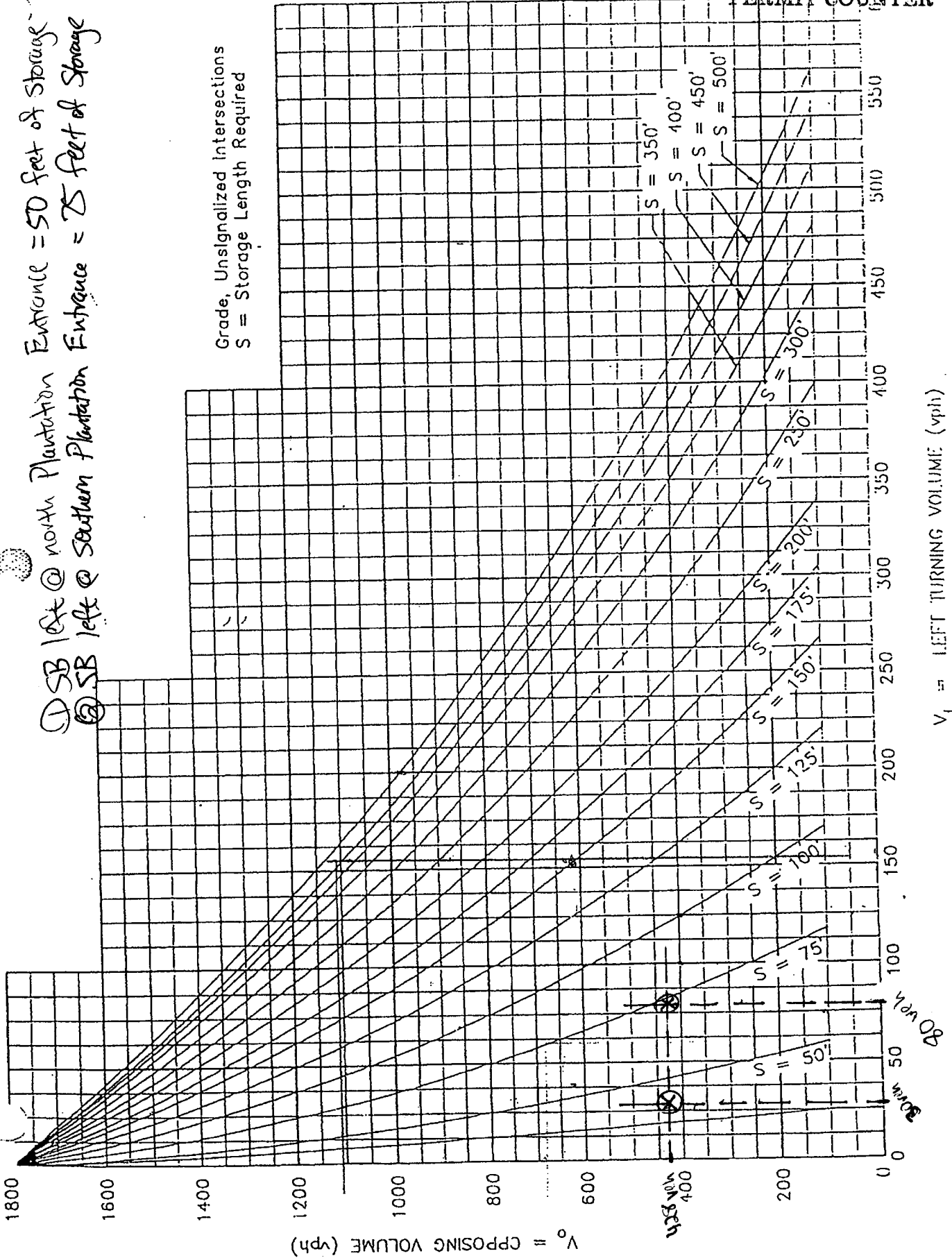
631-43
621-07
PENZANCE
584-85
558-30
551-78
578-20
560-62
533-69
521-68
DANIELS
506-52
499-18
LIGHT LANE
486-87
STADIUM
471-67
ANDREA
462-45
452-50
435-10
429-10
442-47
413-38
393-40
386-80
379-44
372-40
METRO
PLANTATION
Directional for Gate Lanes CRD
R24E R25E

FIGURE N-1
LEFT-TURN STORAGE LENGTH
UNSIGNALIZED INTERSECTIONS

RECEIVED
NOV 30 2004

DCI2004-00087

PERMIT COUNTER



Source: M.D. Hamelink

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information			
Analyst	RLP			Intersection	Six Mile @ Directional Access		
Agency/Co.	Metro Transportation Group			Jurisdiction	Lee County		
Date Performed	3/5/2004			Analysis Year	2007		
Analysis Time Period	PM Peak Hour						
Project Description F0403.02 - Gator Lanes CPD							
East/West Street: Six Mile Cypress Parkway				North/South Street: Directional Site Access			
Intersection Orientation: East-West				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	25	1405	0	0	1405	70	
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate (veh/h)	25	1405	0	0	1405	70	
Proportion of heavy vehicles, P_{HV}	0	--	--	0	--	--	
Median type	Raised curb						
RT Channelized?			0			0	
Lanes	1	2	0	0	2	1	
Configuration	L	T			T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	0	0	0	0	0	20	
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate (veh/h)	0	0	0	0	0	20	
Proportion of heavy vehicles, P_{HV}	0	0	0	0	0	0	
Percent grade (%)	0			0			
Flared approach		N			N		
Storage		0			0		
RT Channelized?			0			0	
Lanes	0	0	0	0	0	1	
Configuration						R	
Control Delay, Queue Length, Level of Service							
Approach	EB	WB	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L						R
Volume, v (vph)	25						20
Capacity, c_m (vph)	463						385
v/c ratio	0.05						0.05
Queue length (95%)	0.17						0.16
Control Delay (s/veh)	13.2						14.9
LOS	B						B
Approach delay (s/veh)	--	--					14.9
Approach LOS	--	--					B

95% Queue = 17 feet ∴ EB left turn lane storage = 50 ft minimum

EXHIBIT 6-O

Proposed Surface Water Master Plan
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

PERMIT COUNTER

DCI2004-00087

The proposed drainage system for the project will be designed and constructed to meet or exceed the drainage requirement for the South Florida Water Management District (SFWMD) and Lee County.

Surface water management will be constructed in accordance with SFWMD standards for a 25 year, 3 day storm event. The proposed site grading and drainage system will consist of a series of swales or collector pipes which will route the storm water from the site to retention areas located on the property. The retention areas will provide the necessary water quality treatment and attenuation. Discharge from the on-site detention will be from a control structure located on the property boundary, in the existing drainage system of Lee County.

EXHIBIT 6-P

Phasing Plan
Request for Rezoning to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

PERMIT COUNTER

DCI 2004-00087

This project will be constructed in the following phases:

- Phase 1 will be the Gator Lanes bowling alley building.
- Phase 2 will be the out parcel.

Infrastructure for the project may be installed all at one time or may be installed only to support each phase of the development.

Southern Biomes, Inc.

Division of Environmental Services
1602 Woodford Ave., Ft. Myers, FL 33901
Geza Wass de Czege, President

Ph.: (239) 334-6766

Fax: (239) 337-5028

Environmental Assessment Report for Gator Lanes 7.1± acre Tract, in Sec. 30, T45S, R25E, Lee Co., FL

February 4, 2004

RECEIVED
NOV 30 2004**RECEIVED**

FEB 10 2004

HOLE MONTES, INC.

Tom McLean
Hole Montes, Inc.
6202-F Presidential Court
Fort Myers, FL 33919
Tel: (239) 985-1200

PERMIT COUNTER

DCI 2004-00087

Re: Environmental Assessment of the Gator Lanes 7.1± acre Tract, Six Mile Cypress
Parkway-Plantation Road, Sec. 30, T45S, R25E, Lee Co., FL

Dear Mr. McLean,

Pursuant to your request, I conducted a cursory site inspection of the subject property on February 3, 2004 to determine the wetland jurisdictional areas per U.S. Army Corps of Engineers (ACOE) and South Florida Water Management District (WMD) regulatory parameters. In addition, the site was assessed to determine if any endangered species may be associated with the site that could be detected during the cursory site inspection.

The subject property consists of a 7.1± acre triangular shaped parcel and is located on the northeast corner of Benjamin C. Pratt/Six Mile Cypress Parkway and Plantation Road in Fort Myers, Lee County, FL. Adjacent to the northern property boundary is an active improved pasture, similar to the subject property.

A land cover map is provided with this report with the different vegetative communities delineated and identified with the numeric codes established in the Florida Land Use Cover and Classification System (FLUCCS). The majority of the site consists of improved pasture (FLUCCS code 211). The canopy and midstory are open with a few widely scattered laurel oak, slash pine, melaleuca, and Brazilian pepper. The groundcover vegetation consists of pasture grasses such as Bahia grass, Bermuda grass, broomsedge, carpet grass, and torpedograss, along with ruderal plants such as dog fennel, young melaleuca, matchweed, pennywort, beggartick, and cida. Although there is evidence of transitional wetland vegetation, specifically within the old agricultural row crop furrows, this site is still an active agricultural field, used for cattle grazing, and should not be considered jurisdictional wetlands. Located in the central portion of the subject property is a small excavated cow pond (FLUCCS code 520) used by the existing cattle on

Southern Biomes, Inc.

Division of Environmental Services

1602 Woodford Ave., Ft. Myers, FL 33901

Ph.: (239) 334-6766

Geza Wass de Czege, President

Fax: (239) 337-5028

Environmental Assessment Report for Gator Lanes 7.1± acre Tract, in Sec. 30, T45S, R25E, Lee Co., FL

the property. A summary table of the vegetative communities is listed below, with the representative FLUCCS codes and approximate acreages.

Habitat Summary

<u>FLUCCS</u>	<u>Description</u>	<u>Acres</u>
211	Improved Pasture	7.04
520	Cow Pond (OSW)	<u>0.06</u>
	TOTAL	±7.10

In working with the ACOE and WMD, it is my assumption that the cow pond will be claimed as other surface waters (OSW), and will not require mitigation. However, a wetland jurisdiction determination will need to be conducted by the WMD for final determination.

An evaluation of the Soil Conservation Service's soils map of Collier County, provided with this report, is used to determine the extent of historic wetlands. The soil delineations depict the Boca fine sand (13) throughout the southern portion of the property, and Immokalee sand (28) throughout the northern portion of the property. Both soils are found in flatwoods areas with the natural vegetation for the Boca fine sand as saw palmetto, pineland threeawn, South Florida slash pine, and wax myrtle, and the natural vegetation for the Immokalee sand as saw palmetto, fetterbush, pineland threeawn, and South Florida slash pine.

In addition to wetland issues, a cursory assessment of State and Federal listed endangered or threatened plants and animals was completed. Attention was given to the possible presence of gopher tortoises and burrowing owls in the open pasture area, and wading birds in and around the cow pond area. No listed endangered, threatened, or species of special concern were observed during the survey. The cow pond may be utilized by wading birds during season, however, water management systems typically provide sufficient wading bird habitat so additional mitigation is not required.

During the course of the survey, random observations were made in search of overt indicators of toxic or hazardous waste dumping. There was no visual evidence of toxic or hazardous material that may cause contamination of the site. However, this cursory survey did not cover the area as thoroughly as typically required for a phase I audit, and

Southern Biomes, Inc.

Division of Environmental Services

1602 Woodford Ave., Ft. Myers, FL 33901

Ph.: (239) 334-6766

Geza Wass de Czege, President

Fax: (239) 337-5028

Environmental Assessment Report for Gator Lanes 7.1± acre Tract, in Sec. 30, T45S, R25E, Lee Co., FL

should not be relied upon for such purpose. Off-site and adjacent parcels were not examined for potential contamination to the area.

In summary, the entire site consists of open pasture land and a small cow pond that will be claimed by the WMD as other surface water (OSW) wetlands. Prior to any site planning and permitting, a wetland jurisdiction determination should be conducted with the WMD to verify the OSW status. At this time it takes approximately 30 days to schedule a jurisdictional site inspection with the WMD and approximately 30 days after the inspection to receive the jurisdictional letter.

The reader should note that all statements contained in this report regarding recommended actions and assessments of environmental issues, represent the opinions of Southern Biomes, Inc. and should not be construed as mandates or insurances against liability arising from any environmental issues, past, present, or future. Judgments regarding compliance with environmental regulations should be ensured by contacting appropriate regulatory agencies. The results provided by this investigation represent the best information obtainable, under existing conditions and associated regulatory parameters, given the length of time available to complete the requested scope of services.

I hope this information provided you with sufficient information to help assess the developability of the parcel. Should you need additional information or assistance, please feel free to call.

Respectfully,



Geza Wass de Czege
President/Biologist

Attachments:

Aerial Photograph Vegetation Map
Soil Map

Southern Biomes, Inc.
Division of Environmental Information Services
1602 Woodford Ave., Fort Myers, FL 33901 - Mail to: P.O. Box 50640, Fort Myers, FL 33994
Tel: (239) 334-6766 Geza Wass de Czege, President Fax: (239) 337-5028

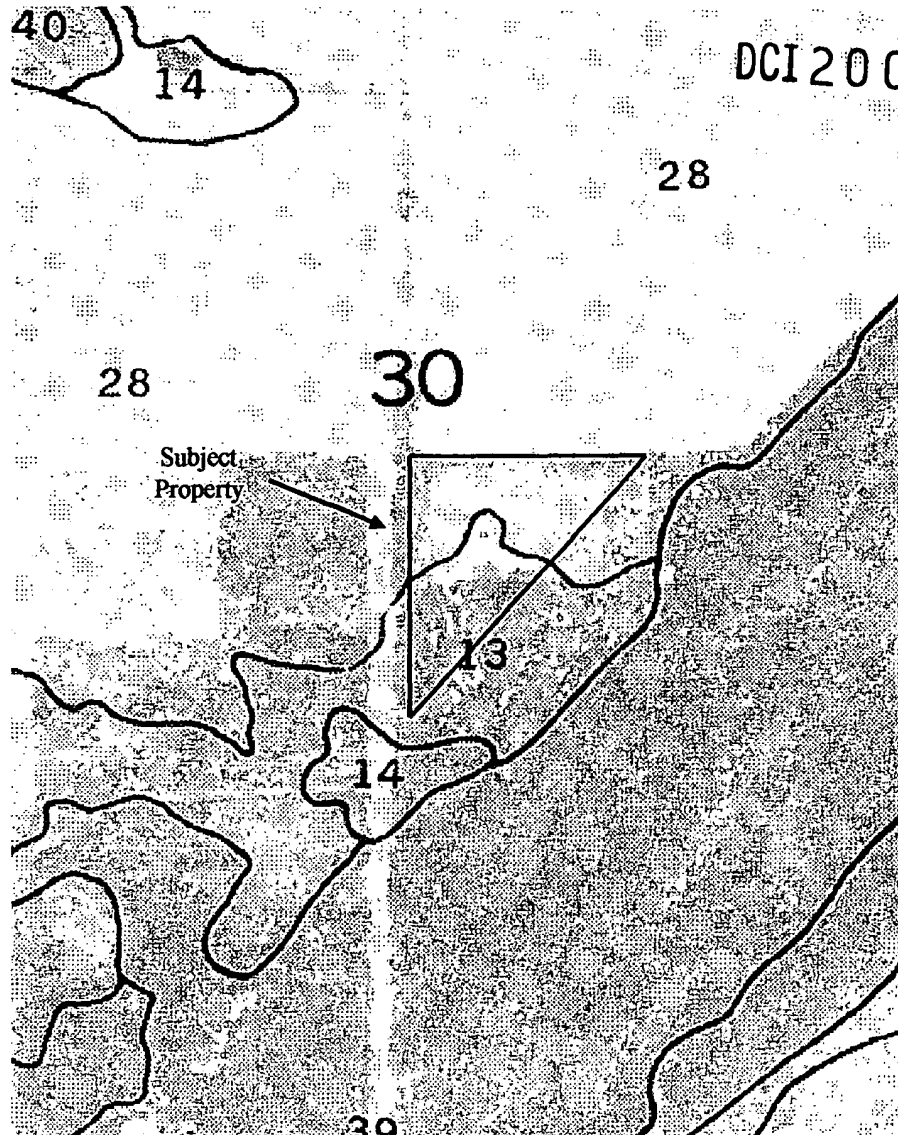
Gator Lanes ±7.1 Acre Tract
Six Mile Cypress & Plantation Road
Section 30, T45S, R25E, Lee County, FL

RECEIVED
NOV 30 2004

Soils Map

PERMIT COUNTER

DCI2004-00087



Soils Legend

<u>Code</u>	<u>Description</u>
13	Boca fine sand (flatwoods)
28	Immokalee sand (flatwoods)

REVISED APPLICATION FORMS

RECEIVED
FEB 10 2005
PERMIT COUNTER

DCI 2004 00087

REVISED APPLICATION FORMS

Florida Department of State, Division of Corporations

Corporation
www.sunbiz.org
Public Inquiry

Florida Limited Liability

GATOR RECREATION COMPLEX, LLC

PRINCIPAL ADDRESS
7050 CRYSTAL DRIVE
FORT MYERS FL 33907 US

MAILING ADDRESS
7050 CRYSTAL DRIVE
FORT MYERS FL 33907 US

Document Number
L04000044596

State
FL

Total Contribution
0.00

FEI Number
201241310

Status
ACTIVE

Date Filed
06/14/2004

Effective Date
NONE

Registered Agent

Name & Address
WINESETT, RICHARD W
2248 FIRST STREET
FORT MYERS FL 33901

RECEIVED
MAR 17 2005

PERMIT COUNTER

OCT 2004 - 000087

Manager/Member Detail

Name & Address	Title
WALSH, KEVIN J 7050 CRYSTAL DRIVE FORT MYERS FL 33907 US	MGRM

Annual Reports

Report Year	Filed Date
2005	01/31/2005

Previous Filing

Return to List

Next Filing

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

01/31/2005 -- ANN REP/UNIFORM BUS REP
06/14/2004 -- Florida Limited Liability

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

Corporations Inquiry

Corporations Help

RECEIVED
MAR 7 2005

PERMIT COUNTER

OCT 2004 - 00087

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

Kevin J. Walsh
Signature of Owner or Owner-authorized Agent

3/7/05
Date

Kevin J. Walsh - President
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 7th day of Mar. 2005.

By Kevin J. Walsh who is personally known to me or who has produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Iniavette Ramirez
Signature of notary public

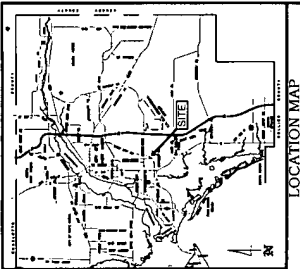
Printed name of notary public

RECEIVED
MAR 17 2005

DCI 2004-00087

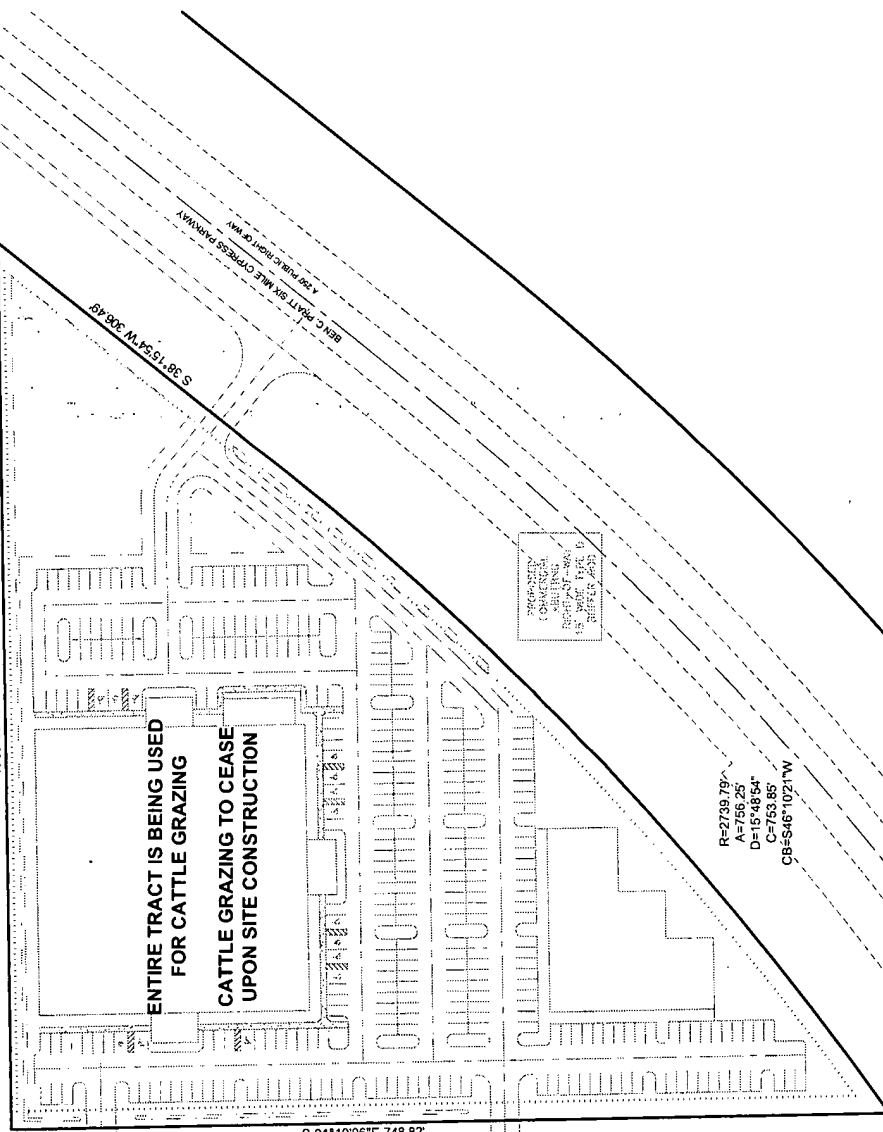
PERMIT COUNTER

GATOR RECREATION COMPLEX - REZONING TO CPD
LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA
AGRICULTURAL USE MAP



PROPOSED
COMMERCIAL
RECREATION
COMPLEX
S. 800' TYPE A
ZONING R-20

N 88°55'40"E 749.06'



**ENTIRE TRACT IS BEING USED
FOR CATTLE GRAZING
CATTLE GRAZING TO CEASE
UPON SITE CONSTRUCTION**

S 01°10'06"E 748.82'

WEST LINE OF THE 300' WIDE QUARTER SECTION
PLANTATION ROAD

PROPERTY
CORNER
BEARING
S 75°15'40"E 308.49'
DISTANCE
TO
PROPERTY

R=2739.79'
A=7155.25'
D=15°43'54"
C=753.85'
CB=546°102'1"W



PREPARED BY:
Quattrone & Associates, Inc.
 Engineers, Planners & Development Consultants
 1100 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-636-3022

DCI 2004-00087

RECEIVED
 MAR 17 2005

PERMIT COUNTER

EXHIBIT PH-3.C.1

Legal Description
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

PERMIT COUNTER
DCI 2004-00087

A tract of parcel of land lying in the southeast quarter (SE-1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

Beginning at the northwest corner of the southeast quarter (SE-1/4) of said Section 30 run S01d10'06"E along the west line of said southeast quarter (SE-1/4) for 748.82 feet to an intersection with the curved northwesterly line of Six Mile Cypress parkway as described in Official Record Book 1119 at Page 835 of the public records of Lee County; thence run northeasterly along the arc of a curve to the left of radius 2739.79' (chord bearing N46d10'21"E) (chord 753.85 feet) (delta 15d48'54") for 756.25 feet to a point of tangency; thence run N38d15'54"E for 306.49 feet to an intersection with the north line of said southeast quarter (SE-1/4); thence run S88d55'40"W parallel with the north line of said fraction for 799.06 feet to the Point of Beginning.

LESS AND EXCEPT the west 50 feet thereof.

Containing 7.10 acre more or less.

DCI 2004 00087

RECEIVED
FEB 10 2005

PERMIT COUNTER

January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

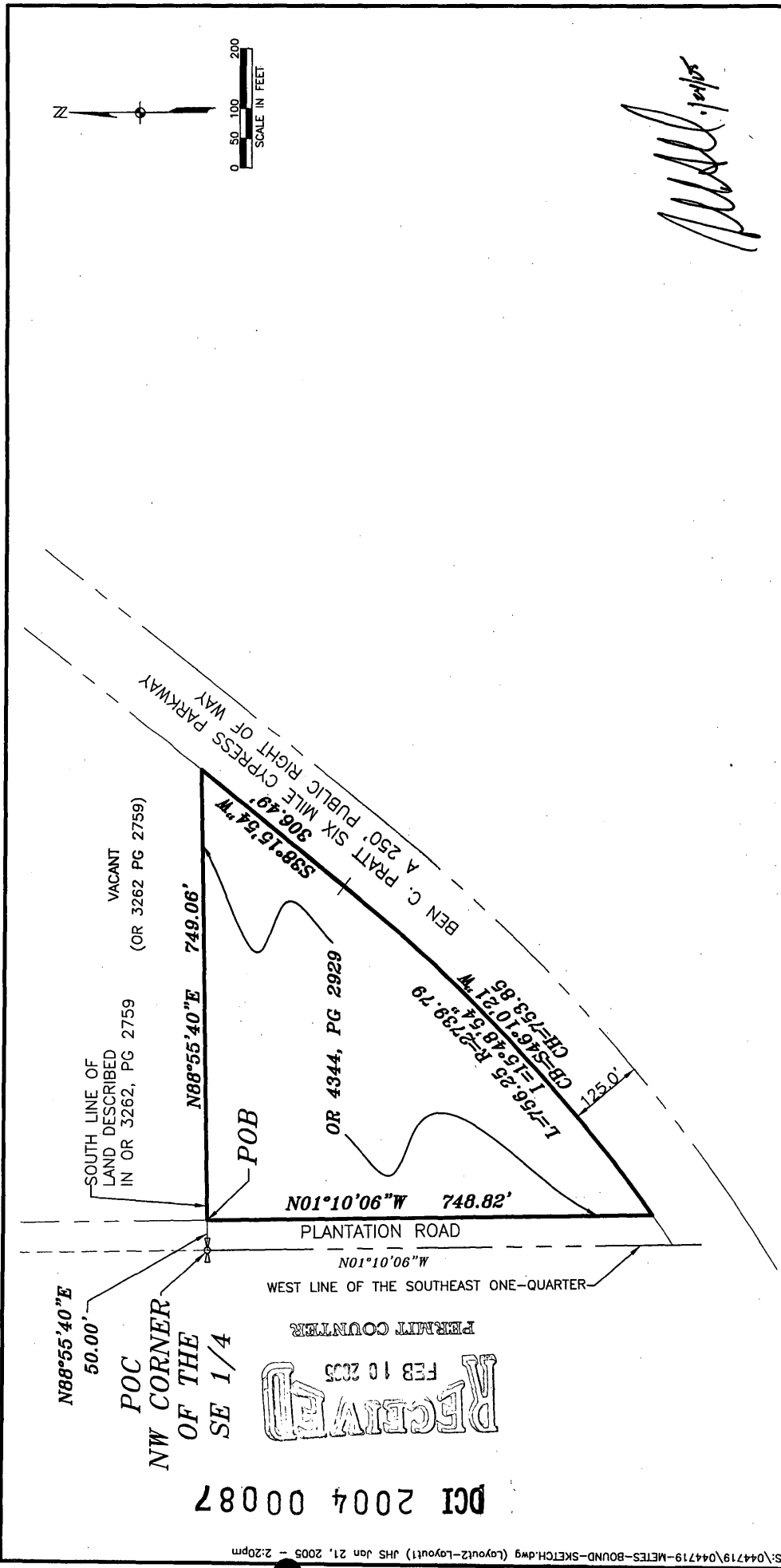
Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way, thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.


MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER



W. L. L. 1/2/05

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL "A"

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3681
E.B. #642 & L.B. #642

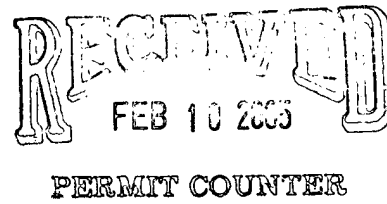
JOHNSON
ENGINEERING

METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929
PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DCI 2004 00087

RECEIVED
FEB 10 2005
PERMIT COUNTER

EXHIBITS 6-M & 6-N



DCI 2004 00087

EXHIBITS 6-M & 6-N



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Robert W. Gray
Deputy County Attorney

Diana M. Parker
County Hearing
Examiner

Mr. Al Quattrone
Al Quattrone & Associates Inc.
11000 Metro Parkway – Suite 30
Fort Myers, FL 33912

RE: GATOR RECREATION COMPLEX – REZONING REQUEST

Dear Mr. Quattrone:

Lee County Transit staff has reviewed the plans submitted for the above referenced development. The County will not require any transit improvements related to the accommodation of this project.

If you have any questions please contact me at mhorsting@leegov.com or call me at the number listed above.

Sincerely,

TRANSIT DIVISION

Michael Horsting
Transit Planner

EXHIBIT I-C

OCI 2004 00087

239-533-0333

Writer's Direct Dial Number: _____

February 3, 2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

Monday Thru Saturday

SOUTHBOUND

1 South Trail Publix	2 Edison Mall	3 Swamp Cabbage Court	4 Page Park	5 Gulf Coast Hospital	6 Bell Tower
7:25	7:40	7:50	7:59	8:09	8:15
9:25	9:40	9:50	9:59	10:09	10:15
11:15	11:30	11:40	11:49	11:59	12:05
1:05	1:20	1:30	1:39	1:49	1:55
2:55	3:10	3:20	3:29	3:39	3:45
4:45	5:00	5:10	5:19*	5:40	5:45
6:45	7:00	7:10	7:19	7:29	7:35

NORTHBOUND

6 Bell Tower	5 Gulf Coast Hospital	4 Page Park	3 Swamp Cabbage Court	2 Edison Mall	1 South Trail Publix
6:40	**	6:48	6:55	7:05	7:20
8:20*	8:35	8:45	8:54	9:04	9:19
10:20	10:26	10:36	10:45	10:55	11:10
12:10	12:16	12:26	12:35	12:45	1:00
2:00	2:06	2:16	2:25	2:35	2:50
3:50	3:56	4:06	4:15	4:25	4:40
5:50	5:56	6:06	6:15	6:25	6:40
7:40	7:46	7:56	8:05	8:15	--

* - service provided to Independence Circle via Metro & Six Mile Cypress as indicated by dotted line on route map.

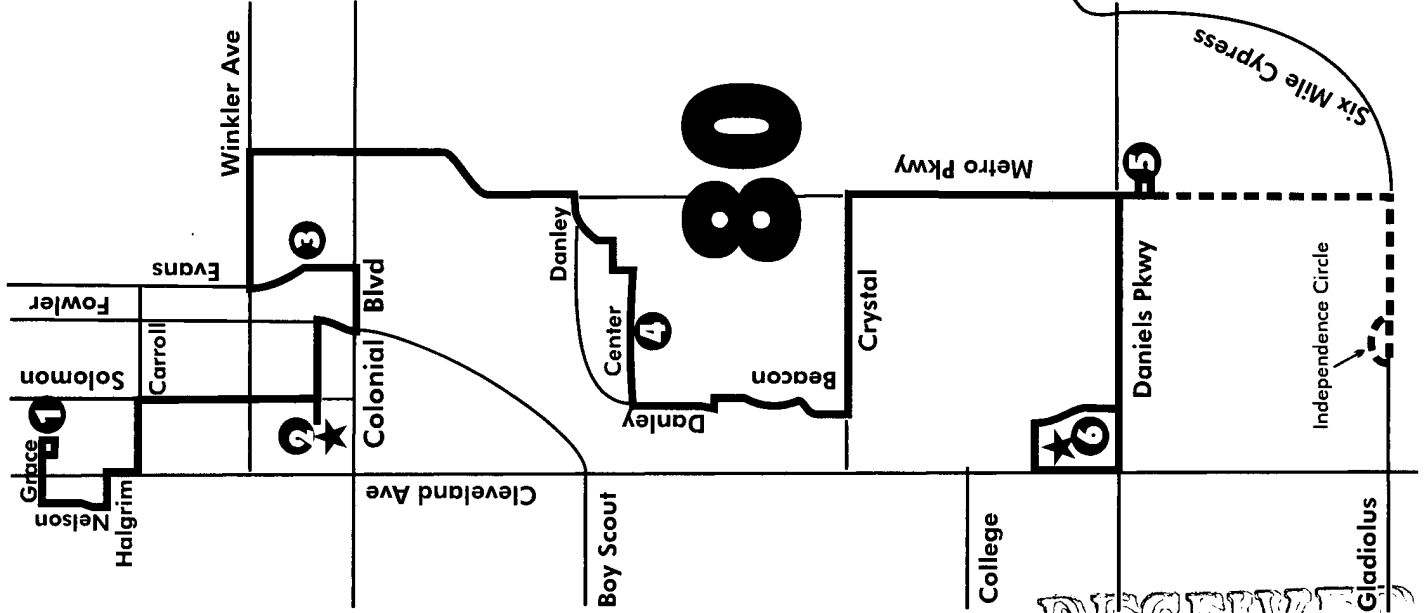
** - service will not pull in to Gulf Coast Hospital on this trip.

PM times in **BOLD**

All times are approximate

No Sunday Service on Route 80

DCI 2004 00087



Route 80 Landmarks

- 1 South Trail Publix
- 2 Edison Mall
- 3 Swamp Cabbage Ct
- 4 Page Park
- 5 Gulf Coast Hospital
- 6 Bell Tower
- ★ Transfer Centers

Bus Riding Tips

- Be at Bus Stop 5 minutes before scheduled time
- Have exact fare. Drivers cannot make change
- Check the destination sign above the windshield to ensure you are boarding the correct route
- Transfers Good On Next Available Bus Only and Not Valid on Same Route
- Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering, and music without headphones are not allowed.
- No Service provided on following days

New Year's Day
Memorial Day
July 4th
Labor Day
Thanksgiving Day
Christmas Day

RECEIVED
FEB 10 2005

EXHIBIT 6-M

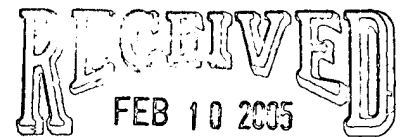
Schedule of Uses
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

Project Summary

DCI 2004 00087

Future Land Use	Intensive Development
Existing Zoning/Requested Zoning	AG-2 to CPD
Development Program	Commercial Planned Development
Residential Units	N/A
Gross Commercial Square Footage	77,400 S.F.
Fire District	South Trail District
Water & Sanitary Sewer Utilities	Lee County Utilities
Minimum Regulatory Open Space	30%
Minimum Regulatory Native Open Space	N/A

CPD Use Schedule (Main Parcel & Outparcel)



PERMIT COUNTER

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
ATM (AUTOMATIC TELLER MACHINE)
AUTO PARTS STORE
BANKS AND FINANCIAL ESTABLISHMENTS, GROUPS I AND II
BAR OR COCKTAIL LOUNGE
BOATS PARTS STORE
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUSINESS SERVICES, GROUPS I AND II
CARETAKER'S RESIDENCE
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CLUBS: COMMERCIAL, FRATERNAL, MEMBERSHIP ORGANIZATION, PRIVATE
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS, GROUP I
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES
DAY CARE CENTER, CHILD, ADULT
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUG STORE, PHARMACY
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I AND II
EXCAVATION, WATER RETENTION
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES, GROUP I
GIFT AND SOUVENIR SHOP
HARDWARE STORE
HEALTH CARE FACILITIES, GROUPS I, II, & III
HOBBY, TOY AND GAME SHOPS
HOSPICE
HOUSEHOLD AND OFFICE FURNISHINGS

INSURANCE COMPANIES
 LAUNDRY OR DRY CLEANING, GROUP I
 MEDICAL OFFICE
 NON-STORE RETAILERS, GROUP I AND II
 PACKAGE STORE
 PAINT, GLASS AND WALLPAPER
 PARKING LOT, ACCESSORY, COMMERCIAL, TEMPORARY
 PERSONAL SERVICES, GROUPS I-IV (excluding Turkish baths, massage parlors, escort
 services, palm readers, fortune tellers and card readers)
 PET SERVICES
 PET SHOP
 PLACE OF WORSHIP
 POST OFFICE
 REAL ESTATE SALES OFFICE
 RECREATIONAL FACILITIES, GROUPS I AND IV
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENTS, GROUPS I, II, AND III
 REPAIR SHOPS, GROUPS I AND II
 RESTAURANT, FAST FOOD
 RESTAURANTS, ALL GROUPS
 RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND
 SUBORDINATE TO A PERMITTED PRINCIPAL USE
 SCHOOLS, COMMERCIAL
 SELF-SERVICE FUEL PUMPS – WITH A MAXIMUM OF 8 PUMPS
 SIGNS
 SOCIAL SERVICES, GROUPS I, II AND III
 SPECIALTY RETAIL SHOPS, ALL GROUPS
 STORAGE, INDOOR ONLY
 STUDIOS
 TEMPORARY USES
 THEATER, INDOOR
 USED MERCHANDISE STORES, GROUPS I & II
 VARIETY STORE
 WAREHOUSE, MINI-WAREHOUSE, PRIVATE, PUBLIC
 WHOLESALE ESTABLISHMENTS, GROUPS III AND IV
 WIRELESS COMMUNICATION FACILITIES

RECEIVED
 FEB 10 2005

PERMIT COUNTER

DCI 2004 00087

Commercial Development Standards:

Minimum Area Dimensions:

♦ Min. Lot Area	10,000 sq.ft.
♦ Min. Lot Depth	100 ft.
♦ Min. Lot Width	100 ft.

Minimum Building Setbacks:

♦ Street/Front	25 ft.
♦ Side Yard	15 ft.
♦ Rear Yard Setback	15 ft.
♦ Waterbody Setback	25 ft.
♦ Project Perimeter Setback	15 ft.
♦ Accessory Structures (Side & Rear Yard)	5 ft.
Maximum Building Height	45-ft. / 3 stories
Maximum Lot Coverage	25%

1. The plans' final layout, parking and circulation areas, surface water management system, and other functional elements will be substantially consistent with the zoning Master Concept Plan. The Master Concept Plan Preliminary Plat Plan depicts the project's general building and out parcel configuration and as such, is for conceptual review and zoning purposes only. The final site plan will be determined at the projects Development Order stage.
2. The project's surface water management system will comply and be maintained in accordance with all relevant local, state and federal rules and regulations.
3. No blasting of rock is proposed for this development.
4. Parking Requirements – (LDC Section 34-2020(4)(c)):

Phase 1:

Bowling Alley w/ Ancillary Uses requires 6 spaces per lane

40 Lanes @ 6 Spaces/lane = 240 spaces

Ancillary uses include a Video Arcade, Restaurant/Snack Bar, Bar, Convention Center

Per LDC Section 34-2020(2)I.2 - "When a restaurant is located within the same building as the principal use, and is clearly provided primarily for the employees and customers of the principal use, no additional parking spaces are required."

Total parking spaces provided = 259 spaces

Phase 2:

The 1.56 acre out parcel's parking and circulation shall conform to LDC 34-2013 through 34-2020 based on the actual use permitted at time of Development Order approval

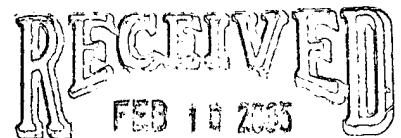
5. Open Space / Indigenous Requirements

Open Space Required Per LDC:

Main Parcel X 0.30	= 5.54 Ac. X 30%	= 1.66 Ac. (72,436 Sf)
Out parcel X 0.30	= 1.56 Ac X 30%	= 0.47 Ac. (20,400 Sf)
Total Open Space Required:		= 2.13 Ac. (92,836 Sf)

Indigenous Open Space:

The existing sites are currently used as agricultural / graze land. There is currently a scattering of existing trees, predominantly slash pines, located on the site. Most of these occur along the northern boundary of the site. The proposed construction will necessitate the removal of the majority of these trees; however, the landscaping of the site will utilize indigenous, native plantings wherever possible.



PERMIT COUNTER

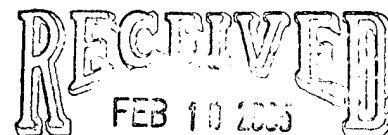
EXHIBIT 6-N

List of Deviations and Justification Request for Rezoning from AG-2 to CPD Gator Recreation Complex

Deviation 1:

Request to deviate from LDC Section 10-285(a) regarding connection separation on collector roads to allow a reduction of the code required 330 feet to 238 feet between the projects two entrances on Plantation Road.

Justification: The project has 748 feet of frontage on Plantation Road, however as a result of the driveway currently under construction for the proposed Rob & Stuckey Warehouse building on the west side of Plantation Road approximately 45 feet north of the project's north property line it is not possible to position the two driveways and comply with Section 10-285(a). The project's north driveway is placed 330 feet south of the Rob & Stuckey driveway and the south driveway is placed 354 feet north of Six Mile Parkway and is positioned to line up with a proposed driveway on the west side of Plantation which is currently under review for zoning as well. This results in a separation of 238 feet between the project's two entrances. Since the property is proposed to be divided into two parcels it is imperative to have two entrances especially a direct entrance on Plantation Road to the Gator Complex. A single joint driveway on the proposed property line between the two parcels would not line up with the proposed driveway on the west side of Plantation. The placement of the two driveways provides for the most efficient and safe internal circulation of traffic in the project.

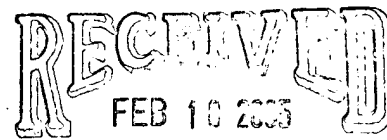


PERMIT COUNTER

DCI 2004 00087

TRAFFIC IMPACT STATEMENT

DCI 2004 00087



PERMIT COUNTER

TRAFFIC IMPACT STATEMENT

GATOR RECREATION COMPLEX (OPTION #1)

Proposed project consists of one 60,400 square foot entertainment complex consisting of a bowling alley with ancillary uses such as an arcade, convention center, and restaurant/ bar and one out parcel building site. The out parcel is being rezoned to permit either a 17,000 square foot medical/general office building and/or a retail building or a 6,500 square foot restaurant. Attached are the trip generation reports for the various combinations of proposed uses. A facility with 100% retail in both buildings generates the most peak hourly traffic and is used for the level of service analysis. Consistent with the original report prepared by Metro Transportation, the peak traffic counts represent a 30% reduction for pass-by traffic.

**Summary of Trip Generation Calculation
For 77.400 T.G.L.A. of Shopping Center (LUC 820)
February 07, 2005**

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	30% Pass-by	Net Volume
Avg. Weekday 2-Way Volume	74.28	0.00	1.00	5749	1725	4024
7-9 AM Peak Hour Enter	1.06	0.00	1.00	82	25	57
7-9 AM Peak Hour Exit	0.68	0.00	1.00	52	16	36
7-9 AM Peak Hour Total	1.73	0.00	1.00	134	41	93
4-6 PM Peak Hour Enter	3.28	0.00	1.00	254	76	178
4-6 PM Peak Hour Exit	3.55	0.00	1.00	275	83	192
4-6 PM Peak Hour Total	6.83	0.00	1.00	529	159	370
Saturday 2-Way Volume	101.58	0.00	1.00	7863		
Saturday Peak Hour Enter	4.92	0.00	1.00	381		
Saturday Peak Hour Exit	4.54	0.00	1.00	352		
Saturday Peak Hour Total	9.47	0.00	1.00	733		

Note: A zero indicates no data available.

The above rates were calculated from these equations:

PERMIT COUNTER

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
 7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
 AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
 Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
 Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

GATOR RECREATION COMPLEX (OPTION #2)

Summary of Multi-Use Trip Generation (excludes pass-by reduction)
Average Weekday Driveway Volumes
February 07, 2005

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Shopping Center	60.400 T.G.L.A.	4893	71	45	215	233
Medical-Dental Office Building	8.500 Th.Gr.Sq.Ft.	307	17	4	9	23
General Office Building	8.500 Th.Gr.Sq.Ft.	94	12	2	2	11
Total		5294	100	51	226	267

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation (excludes pass-by reduction)
For 60.400 T.G.L.A. of Shopping Center
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	81.02	0.00	1.00	4893
7-9 AM Peak Hour Enter	1.17	0.00	1.00	71
7-9 AM Peak Hour Exit	0.75	0.00	1.00	45
7-9 AM Peak Hour Total	1.91	0.00	1.00	116
4-6 PM Peak Hour Enter	3.57	0.00	1.00	215
4-6 PM Peak Hour Exit	3.86	0.00	1.00	233
4-6 PM Peak Hour Total	7.43	0.00	1.00	449
Saturday 2-Way Volume	111.35	0.00	1.00	6725
Saturday Peak Hour Enter	5.37	0.00	1.00	324
Saturday Peak Hour Exit	4.96	0.00	1.00	299
Saturday Peak Hour Total	10.33	0.00	1.00	624

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

DCI 2004 00087

RECEIVED
FEB 11 2005
PLANT COUNTER

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation
For 8,500 Th.Gr.Sq.Ft. of 50% Medical-Dental Office Building
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	307
7-9 AM Peak Hour Enter	1.96	0.00	1.00	17
7-9 AM Peak Hour Exit	0.52	0.00	1.00	4
7-9 AM Peak Hour Total	2.48	1.94	1.00	21
4-6 PM Peak Hour Enter	1.00	0.00	1.00	9
4-6 PM Peak Hour Exit	2.72	0.00	1.00	23
4-6 PM Peak Hour Total	3.72	2.50	1.00	32
Saturday 2-Way Volume	8.96	9.17	1.00	76
Saturday Peak Hour Enter	2.07	0.00	1.00	18
Saturday Peak Hour Exit	1.56	0.00	1.00	13
Saturday Peak Hour Total	3.63	1.93	1.00	31

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
FEB 16 2005

PERMIT COUNTER

DCI 2004 00087

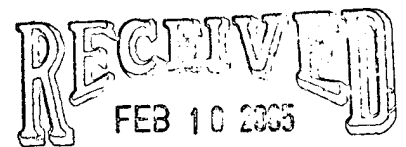
GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation
For 8,500 Th.Gr.Sq.Ft. of 50% General Office Building
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	94
7-9 AM Peak Hour Enter	1.36	0.00	1.00	12
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	13
4-6 PM Peak Hour Enter	0.25	0.00	1.00	2
4-6 PM Peak Hour Exit	1.24	0.00	1.00	11
4-6 PM Peak Hour Total	1.49	1.37	1.00	13
Saturday 2-Way Volume	2.37	2.08	1.00	20
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	3

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX (OPTION #3)

Summary of Multi-Use Trip Generation (excludes pass-by reduction)
Average Weekday Driveway Volumes
February 07, 2005

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Shopping Center	60.400 T.G.L.A.	4893	71	45	215	233
Quality Restaurant	6.500 Th.Gr.Sq.Ft.	585	0	0	33	16
Total		5478	71	45	248	249

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation (excludes pass-by reduction)
For 60.400 T.G.L.A. of Shopping Center
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	81.02	0.00	1.00	4893
7-9 AM Peak Hour Enter	1.17	0.00	1.00	71
7-9 AM Peak Hour Exit	0.75	0.00	1.00	45
7-9 AM Peak Hour Total	1.91	0.00	1.00	116
4-6 PM Peak Hour Enter	3.57	0.00	1.00	215
4-6 PM Peak Hour Exit	3.86	0.00	1.00	233
4-6 PM Peak Hour Total	7.43	0.00	1.00	449
Saturday 2-Way Volume	111.35	0.00	1.00	6725
Saturday Peak Hour Enter	5.37	0.00	1.00	324
Saturday Peak Hour Exit	4.96	0.00	1.00	299
Saturday Peak Hour Total	10.33	0.00	1.00	624

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

DCI 2004 00087

RECEIVED
FEB 10 2005

PERMIT COUNTER

GATOR RECREATION COMPLEX

Summary of Trip Generation Calculation
For 6,500 Th.Gr.Sq.Ft. of Quality Restaurant
February 07, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	89.95	36.81	1.00	585
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.81	0.93	1.00	5
4-6 PM Peak Hour Enter	5.02	0.00	1.00	33
4-6 PM Peak Hour Exit	2.47	0.00	1.00	16
4-6 PM Peak Hour Total	7.49	4.89	1.00	49
Saturday 2-Way Volume	94.36	34.42	1.00	613
Saturday Peak Hour Enter	6.38	0.00	1.00	41
Saturday Peak Hour Exit	4.44	0.00	1.00	29
Saturday Peak Hour Total	10.82	4.38	1.00	70

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

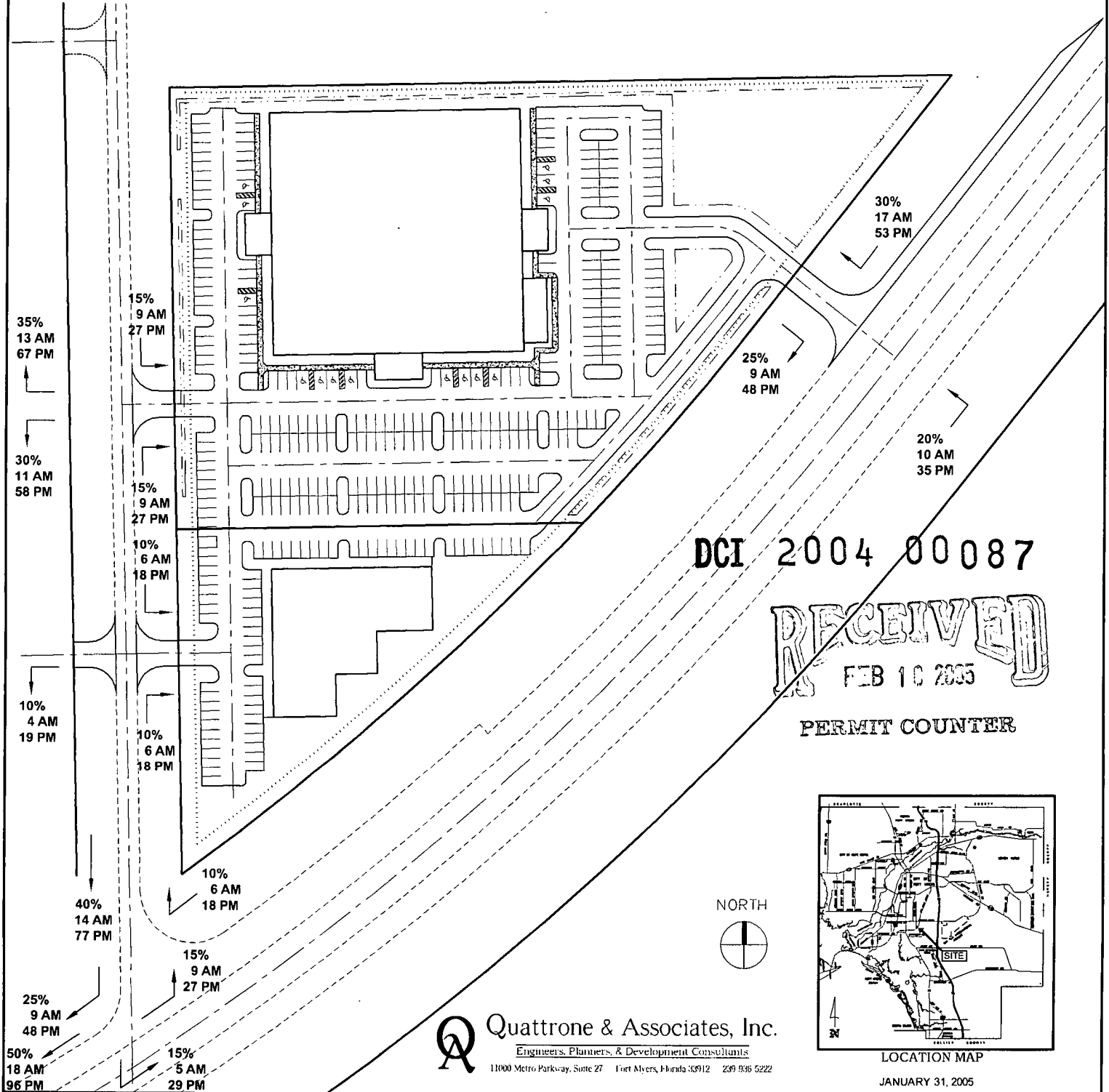
RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004 00087

GATOR RECREATION COMPLEX - REZONING TO CPD TRAFFIC DISTRIBUTION

LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
PLANTATION ROAD**

ENGINEER: QUATTRONE & ASSOCIATES, INC.
AI Quattrone, P.E.

DATE: February 9, 2005

PROJECT NAME: GATOR RECREATION COMPLEX

PROJECT LOCATION: NORTH EAST CORNER OF PLANTATION
ROAD & SIX MILE CYPRESS PARKWAY

PERMANENT COUNTING STATION NUMBER: 31

100TH HOUR V.P.H. (Year & Rate) : 2004 491

YEAR FOLLOWING PROJECT CONSTRUCTION: 2007

ADJUSTMENT FACTOR =

Count & Yr_{min} 1300 2000

Count & Yr_{max} 2100 2003

Adjustment Factor = $(2100 / 1300^{0.33})^3$ 1.615

ADJUSTED 100TH HOUR V.P.H. = 491 x 1.615 793

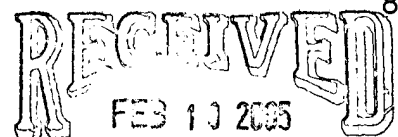
EXISTING LEVEL OF SERVICE = D

PROJECT V.P.H. = PEAK ON PLANTATION IS PM EXIT 77

TOTAL V.P.H. = 793 + 77 870

LEVEL OF SERVICE =

COMMENTS:

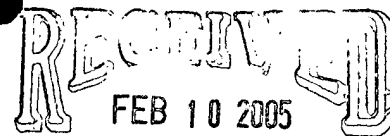


PERMIT COUNTER

PEAK TRAFFIC ON PLANTATION ROAD IS 77 TRIPS (40% OF TOTAL PM EXITING TRIPS) AND OCCURS BETWEEN THE PROJECTS SOUTH ENTRANCE AND SIX MILE CYPRESS. 67 (35% OF TOTAL PM EXITING) TRIPS ARE ANTICIPATED TO GO NORTH ON PLANTATION ROAD TOWARDS DANIELS PARKWAY.

DCI 2004 00087

DCI 2004 00087



ROAD LINK VOLUMES												
Peak Direction of Flow												
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2003 100th HIGHEST HOUR		EST 2004 100th HIGHEST HOUR		FORECAST FUTURE VOL		LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
PLANTATION ROAD	SIX MILE CYPRESS PKWY.	DANIELS ROAD	2LU	E	880	B	95	D	491	E	734	21900
												Metro Pkwy 6L Design underway ROW in 04/05 by FDOT
PLANTATION ROAD	DANIELS ROAD	IDLEWILD ROAD	2LU	E	880	C	370	C	376	C	408	22000
PONDELLA ROAD (C.R. 78A)	PINE ISLAND RD. (S.R. 78)	ORANGE GROVE BLVD.	4LD	E	1,950	B	594	B	599	B	601	22100
PONDELLA ROAD (C.R. 78A)	ORANGE GROVE BLVD.	U.S. 41	4LD	E	2,180	C	1,003	C	1,033	C	1,034	22200
PONDELLA ROAD (C.R. 78A)	U.S. 41	BUSINESS 41	4LD	E	2,180	C	991	C	991	C	995	22300
PRITCHETT PKWY.	BAYSHORE RD.	RICH RD.	2LU	E	880	B	82	B	82	B	82	22400
RANCHETTE ROAD	PENZANCE BLVD.	IDLEWILD STREET	2LU	E	880	B	70	B	72	B	75	22500
RICH RD.	SLATER RD.	PRITCHETT PKWY.	2LU	E	880	B	58	B	58	B	58	22600
RICHMOND AVENUE	LEELAND HTS. BLVD.	E 12TH ST.	2LU	E	880	B	53	B	71	B	74	22700
RICHMOND AVENUE	E 12TH ST.	GREENBRIAR BLVD.	2LU	E	880	B	35	B	37	B	37	22800
RIVER RANCH ROAD	WILLIAMS ROAD	CORKSCREW ROAD	2LU	E	880	B	98	B	98	C	186	22900
SAN CARLOS BLVD. (S.R. 865)	MANTANZAS PASS BRIDGE	MAIN ST.	2LB	E	1,170	E	949	E	954	E	981	23000
SAN CARLOS BLVD. (S.R. 865)	MAIN ST.	SUMMERLIN RD. (C.R. 869)	4LD	E	1,970	B	1,016	B	1,077	B	1,136	23100
SAN CARLOS BLVD. (S.R. 865)	SUMMERLIN RD. (C.R. 869)	GLADIOLUS DR.	2LN	E	1,050	C	697	C	705	C	705	23200
SAN CARLOS BLVD (SCP)	U.S. 41	THREE OAKS PARKWAY	2LN	E	880	C	226	C	267	C	267	23300
SANIBEL BLVD	U. S. 41	LEE RD.	2LN	E	880	D	496	D	497	D	497	23260

DCI 2004 00087

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta. #	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	NOTE	PERM. ANNUAL STATION
PENANCE BLVD	W OF SIX MILE CYPRESS PKW	483 E				900	1000	1200	1100	1500	1600	2100		45
PERIWINKLE DR	E OF CAUSEWAY RD	532										4800	2	
	W OF CAUSEWAY RD	533										17800	2	
PINE ISLAND RD	@ MATLACHA PASS	3 I	9000	9200	9400	10000	10300	10400	10600	10900	11200	11500		
PINE ISLAND RD	W OF DEL PRADO BLVD	366 C	15100	17300	14700	18600	19700	23500	20100	23700	27700	28900		3
(SR 78)	E OF PONDELLA RD	49 C			13500	15900	16100	17600	18900	19300	20900	22100		
	W OF US 41	C	21400	17800	18700									
	W OF BUSINESS 41	365 C	22100	21100	20000	24300	20600	21400	24800	25600	26900	28300		34
	E OF SW 19TH AVE	57										10900	NEW	
PINE RIDGE RD	S OF SUMMERLIN RD	369 G	7700	7800	8600	8400	8700	11300	10100	10900	10200	10300		35
	N OF SUMMERLIN RD	368 G	2900	3000	2900	3400	3300	5600	4900	5800	4800	4900		35
	S OF MCGREGOR BLVD	367 G	2200	2700	2400	3000	3300	4700	3200	4800	4200	4900		35
PLANTATION RD	N OF DANIELS PKWY	370 G	2900	3100	3200	4100	6100	6400	6500	6200	8000	7400		45
	N OF SIX MILE CYPRESS	521 G							1300	1600	2100	2100		31
PONDELLA RD	E OF PINE ISLAND RD	373 C	4700	5800	8100	8400	7900	8600	8300	10000	10800	10900	U/C	34
	E OF ORANGE GROVE BLVD	C	10300	16400										
	E OF BETMAR BLVD	34 C		15400	16700	17200	16100	15100	15800	16400	17100	17200		
	W OF US 41	C	10300											
	W OF BUSINESS 41	374 C	9100	14500	16000	15900	15500	16500	14700	16700	17200	18200		34
PUNTA RASSA RD	N OF MCGREGOR BLVD	531										2600		
PRICHETTE PKWY	N OF BAYSHORE RD	488 D				1300	1500	1400	1400	1200	1700	1700		4
RANCHETTE RD	S OF IDLEWILD ST	482 B				900	1100	1100	1500	1500	1300	1400		45
RICH RD	E OF SLATER RD	489 D				600	800	800	800	1000	1300	1200		4
RICHMOND AVE	S OF W 9TH ST	377 F	1200	1000	900	1000	1000	1100		1000	1200	1200		6
	S OF W 12TH ST	F	800											
	S OF W 14TH ST	375 F	350	700	700	600	600	700	600	600	800	800		6

U/C - Area under construction
NEW- New count this year

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004 00087

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
SIX MILE CYPRESS**

ENGINEER: QUATTRONE & ASSOCIATES, INC.
Al Quattrone, P.E.

DATE: February 9, 2005

PROJECT NAME: GATOR RECREATION COMPLEX

PROJECT LOCATION: NORTH EAST CORNER OF PLANTATION
ROAD & SIX MILE CYPRESS PARKWAY

PERMANENT COUNTING STATION NUMBER: 31

100TH HOUR V.P.H. (Year & Rate) : 2004 1,107

YEAR FOLLOWING PROJECT CONSTRUCTION: 2007

ADJUSTMENT FACTOR =

Count & Yr_{min} 9300 1994

Count & Yr_{max} 23600 2003

Adjustment Factor = $(23600 / 9300^{0.11})^3$ 1.364

ADJUSTED 100TH HOUR V.P.H. = 1,107 x 1.364 1,510

EXISTING LEVEL OF SERVICE = B

PROJECT V.P.H. = PEAK ON SIX MILE IS 96 PM EXIT 96

TOTAL V.P.H. = 1,510 + 96 1,606

LEVEL OF SERVICE = C

COMMENTS:

PEAK TRAFFIC ON SIX MILE IS 96 TRIPS (50% OF TOTAL PM EXITING TRIPS) AND OCCURS WEST OF PLANTATION ROAD FOR TRAFFIC HEADING WEST TO EITHER METRO OR US 41.

RECEIVED
FEB 11 2005

PERMIT COUNTER

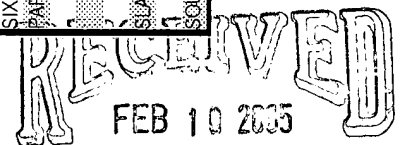
DCI 2004 00087

RECEIVED
FEB 10 2005

ROAD LINK VOLUMES Peak Direction of Flow												
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2003 100th HIGHEST HOUR		EST 2004 100th HIGHEST HOUR		FORECAST FUTURE VOL		LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
SANIBEL CAUSEWAY	CAUSEWAY ROAD	McGREGOR BLVD. (C.R. 867)	2LN	E	1,230	D	593	D	604	D	617	23300
SHELL POINT BLVD.	McGREGOR BLVD. (C.R. 867)	PALM ACRES	2LN	E	880	C	211	C	248	C	250	23400
SIX MILE CYPRESS PKWY.	U.S. 41	METRO PKWY.	4LD	E	2,000	C	1,599	C	1,655	C	1,697	23500
SIX MILE CYPRESS PKWY.	METRO PKWY.	DANIELS ROAD	4LD	E	2,000	B	1,066	B	1,107	C	1,755	23600
SIX MILE CYPRESS PKWY.	DANIELS PKWY.	WINKLER AVE. EXT.	2LN	E	1,170	C	803	D	841	D	904	23700
												4 Lane Funded in 07/08 prop. for 06/07
SIX MILE CYPRESS PKWY.	WINKLER AVE. EXT.	CHALLENGER BLVD.	4LD	E	1,830	B	860	B	860	B	860	23800
SIX MILE CYPRESS PKWY.	CHALLENGER BLVD.	COLONIAL BLVD. (S.R. 884)	6LD	E	2,740	A	581	A	581	A	581	23900
SLATER ROAD	BAYSHORE ROAD (S.R. 78)	NALLE GRADE ROAD	2LU	E	1,000	B	308	B	320	B	322	24000
SOUTHPOINTE BLVD.	CYPRESS LAKE DRIVE	COLLEGE PARKWAY	2LN	E	920	D	444	D	444	D	540	24100
S.R. 31	PALM BEACH BLVD. (S.R. 80)	BAYSHORE RD. (S.R. 78)	2LN	E	1,170	C	515	C	516	C	554	24200
S.R. 31	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	2LN	E	1,170	B	279	B	280	B	282	24300
STALEY ROAD	ORANGE RIVER BLVD./S.R. 80A	TICE STREET	2LU	E	880	B	113	B	119	B	119	24400
STRINGFELLOW RD. (C.R. 767)	FIRST AVENUE	BERKSHIRE RD.	2LN	E	930	C	305	C	367	C	453	24500
STRINGFELLOW RD. (C.R. 767)	BERKSHIRE RD.	PINE ISLAND RD.	2LN	E	930	D	611	D	635	D	733	24600
STRINGFELLOW RD. (C.R. 767)	PINE ISLAND RD.	PINELAND RD.	2LN	E	930	D	540	D	572	D	580	24700
STRINGFELLOW RD. (C.R. 767)	PINELAND RD.	MAIN STREET	2LN	E	930	B	194	C	258	C	274	24800

DCI 2004 00087

PERMIT COUNTER



PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	N A	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343
--------	----------	----------------	--------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

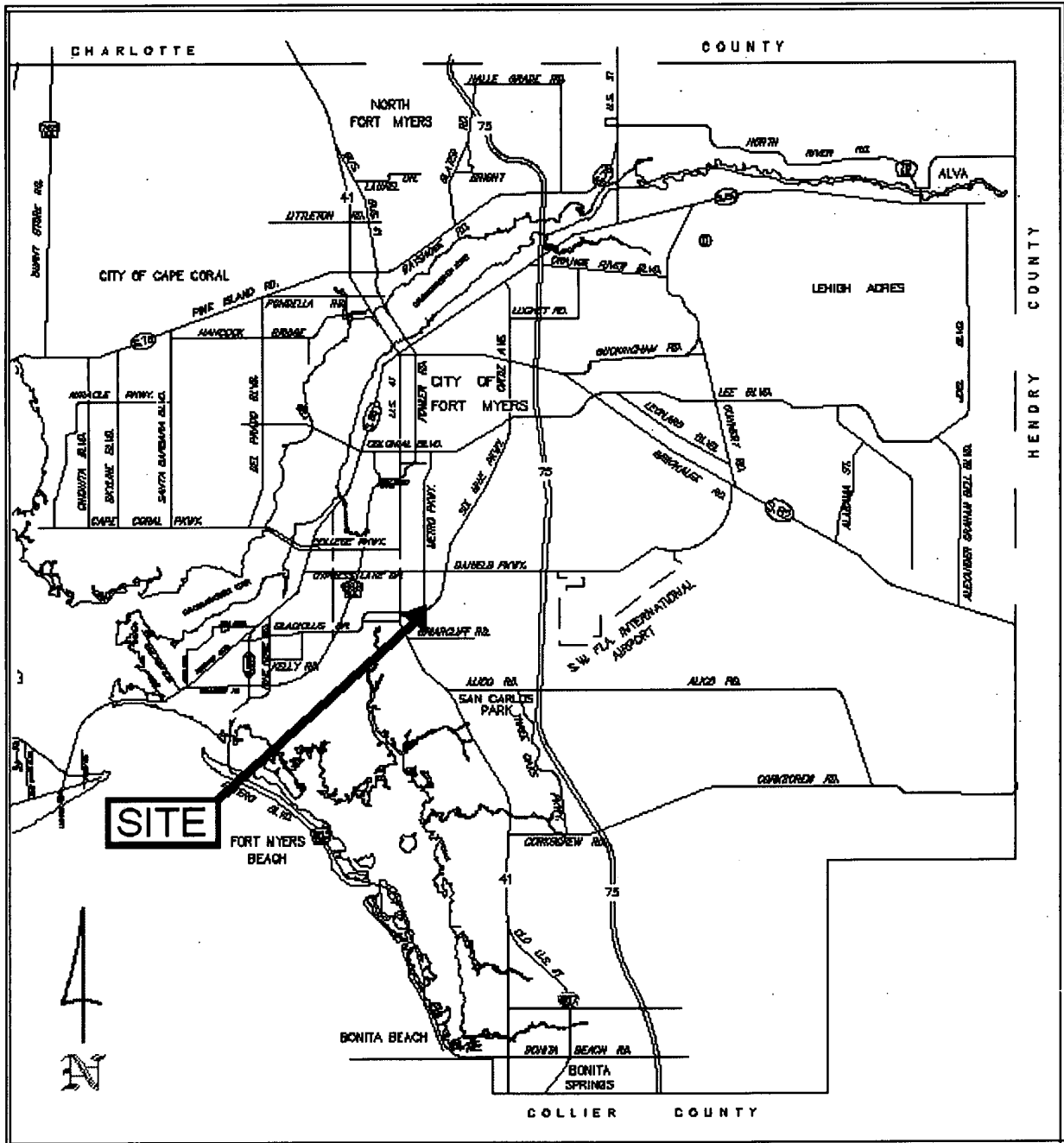
EXHIBIT 6-B

Area Location Map
Request for Rezoning from AG2 to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

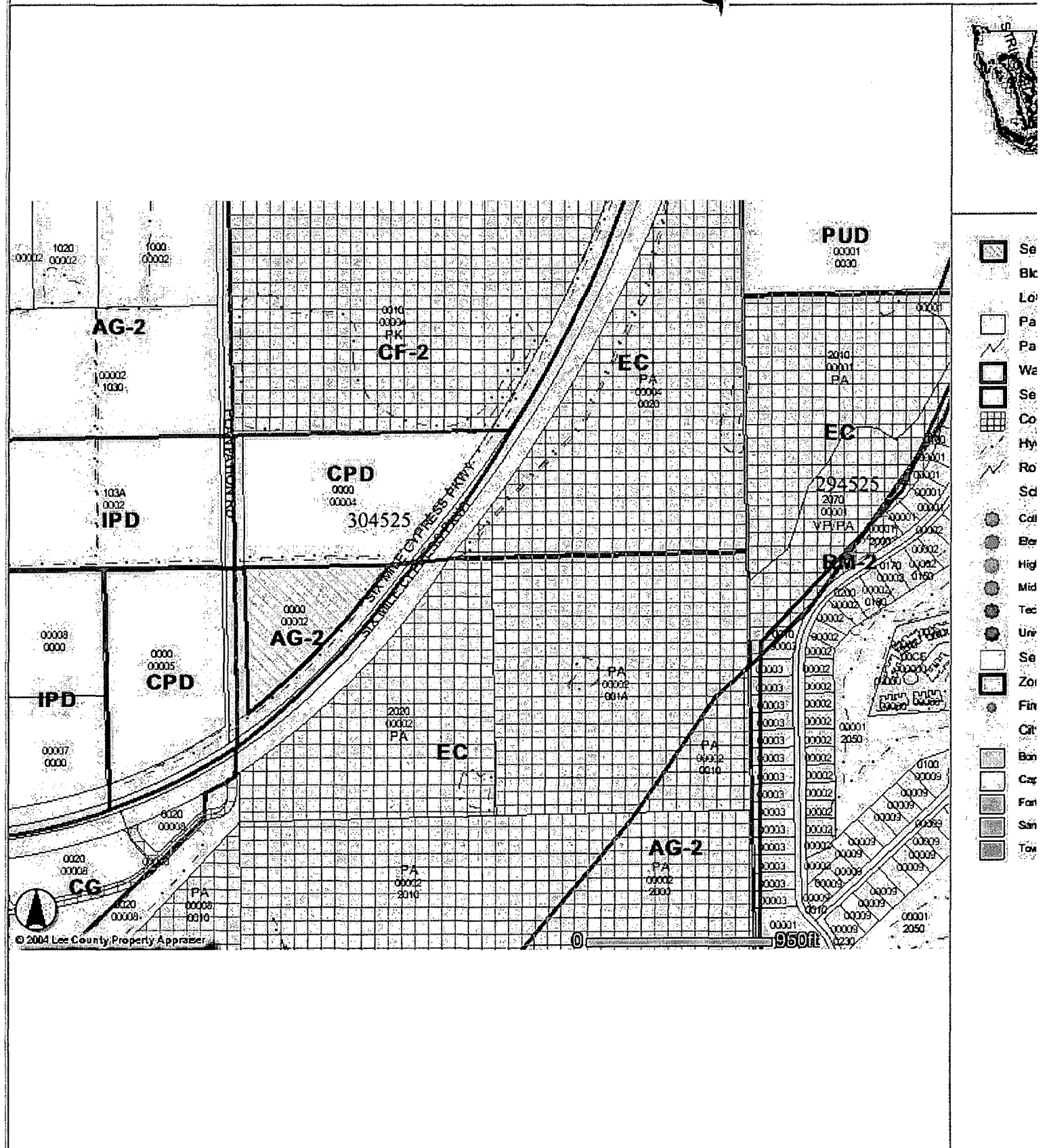
PERMIT COUNTER

DCI2004-00087



LOCATION MAP

30-45-25-00-00002.0



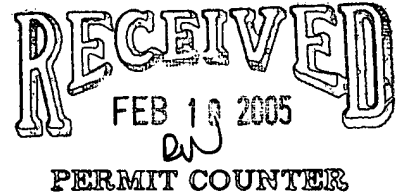
Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

February 9, 2005

Mr. Fred Drovdlc, Senior Planner
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901



Re: GATOR RECREATION COMPLEX
DCI2004-00087 - PDS APPLICATION (MINOR PD)
RESUBMITTAL

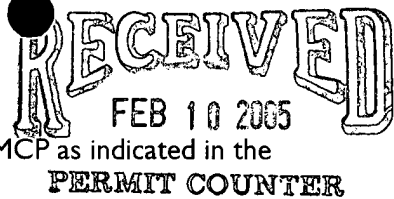
DCI 2004 00087

Dear Mr. Drovdlc:

Please find attached copies of the revised Master Concept Plan and written responses to each of staff's comments in the checklist:

Lee county Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1. The Application for Public Hearing and Supplement D were provided on forms dated 8-1-2003 which have been updated. Please submit application and supplement on forms dated 11-15-2004.
Refer to revised application forms
2. The request must include a legal description of the property upon which the action is to be initiated.
Refer to attached survey and legal sketches.
3. Please provide Lee Tran map depicting site in relation to bus routes. Application states it is Exhibit 1C - please supply.
Refer to attached map and letter from Lee Tran not requiring any improvements.
4. Check if all easements are depicted on MCP.
There are no easements on this property.
5. Show minimum setbacks for principal structure on each lot on MCP.
Refer to revised MCP.
6. Show use for outparcel on MCP.
Refer to revised MCP which now includes the uses inside the building footprint and a note regarding if the site is developed as a restaurant.



7. Please attach a schedule of uses for the property keyed to the MCP as indicated in the application to be Exhibit 6-M.
Refer to Exhibit 6-M which was omitted from the original submittal. Please contact our office if there are any questions relating to this exhibit.
8. If deviations are to be requested please supply according to this section.
This revised submittal includes a connection separation deviation for a collector road from 330 feet to 238 feet. Refer to attached exhibit.

Legal Requirements Sufficiency Checklist

1. Pursuant to LDC Section, the application cannot be found sufficient before a revised metes and bounds legal description without "Less and Except Language" is provided on an 8.5" by 11" page. Note that the submitted legal includes less & except language by leasing out the West 50 feet of the subject property.
Refer to attached legal description prepared by Johnson Engineering.
2. As per the above-referenced LDC requirement, provide Staff with a Certified Sketch of Description to accompany the revised legal description.
See attached.
3. Please note that the 1"=80' scale on the MCP appears to be incorrect.
The scale has been corrected.
4. The Master Concept Plan shall show the distance on Six Mile Cypress Pkwy between Plantation Road and the proposed project's entrance.
Refer to revised MCP.
5. The Traffic Impact Study (TIS) shall include an out parcel of 1.56 acre for phase 2 of the project.
Refer to attached TIS which includes three different scenarios; all retail (Gator Complex & 17,000 sf of retail), retail and office (Gator Complex & medical and general office), and retail and restaurant (Gator Complex & Restaurant). The all retail scenario generates the most traffic and is used for the LOS analysis. Additional analysis would be done at time of D.O. when exact uses are established for the outparcel.
6. The TIS shall show the traffic directional; splits entering and exiting the proposed project entrances.
Refer to sketch attached to the TIS & LOS.
7. The TIS shall have LOS analysis for the project's entrances onto Plantation Road and the intersection of Plantation Road/Six Mile Cypress Parkway.
Refer to revised TIS and LOS.

T.I.S. Checklist

1. The trip generation is based on 65,000 square feet of Shopping Center (LUC 820). However, the application indicates that there will be a 60,400 square foot bowling alley and 17,000 square feet of office/retail.
The TIS has been revised as stated above.

2. The 2004 peak hour, peak season, peak direction volumes from the 2003/2004 – 2004/2005 Concurrency Report, which is now available, should be used.

Refer to the revised LOS.

3. Since the proposed build out is 2007, the level of service should be analyzed for 2008.

Proposed build out is 2006 therefore the LOS is based on 2007. The project would be permitted in 2005 and construction started in latter part of 2005 and completed in early 2006.

4. Based on the above parameters, it appears that Plantation Road would operate at level of service "F" in 2008.

Plantation Road would operate at a LOS of "E" in 2007. Also note this is only from the south entrance of the project to Six Mile Cypress (a segment less than 400').

Environmental Sciences Planned Development Sufficiency Checklist

1. The MCP indicates that a Type B buffer will be provided between this project and the commercial project to the north. The LDC only requires a Type A buffer. Please clarify if you intend to provide a Type B buffer or the LDC required Type A.

The MCP has been corrected to show the Type A buffer.

Development Review Checklist

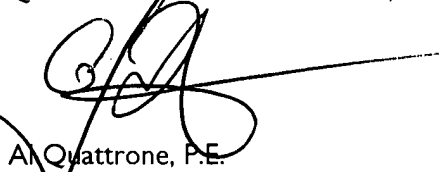
1. Indicate on the plan that intersection separation is met in both directions, on both sides of the street on all streets.

Refer to the revised MCP. Since the new Rob & Stuckey building now under construction has a driveway 45' north of the project site on the west side we had to move our north driveway south to comply with the separation requirement of 330'. The southern project entrance lines up with the future entrance of a project currently being rezoned on the west side of Plantation. This however results in us having to ask for a driveway separation deviation between our two entrances.

Please contact me if you have any further questions or need clarification of the above information or the attached MCP.

Sincerely,

QUATTRONE & ASSOCIATES, INC.


Al Quattrone, P.E.
President

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004 00087


The map shows the study area in the Humber and Ouse river valleys. The Humber River flows from the north towards the south, and the Ouse River flows from the east towards the south. The study site (SITE) is located in the Humber valley, south of the city of Hull. The map includes a scale bar (0 to 10 km) and a north arrow.



NORTH

EXHIBIT 6-J

1" = 80'

PREPARED BY:  **Quattrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
11000 Main Parkway, Suite 27 • Fort Worth, Texas 76132 • 281-506-5022

OCTOBER 4, 2004


EXHIBIT A

DCI2004-00087

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

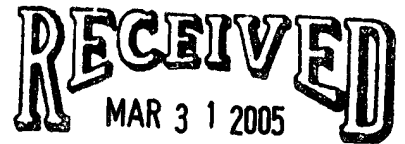

Signature of Owner or Owner-authorized Agent

30-Mar-05

Date

**Kevin J. Walsh, Managing Member of
Gator Complex LLC.**

Typed or printed name and title




STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 30th day of March 2005,
By Kevin J. Walsh who is personally known to me or who has
produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Through
Atlantic Bonding Co., Inc.


Signature of notary public

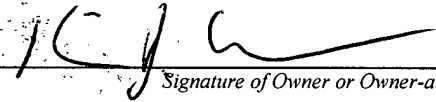
Iniavette Ramirez

Printed name of notary public

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.



Signature of Owner or Owner-authorized Agent

May 5, 2005

Date

**Kevin J. Walsh, Managing Member of
Gator Complex LLC.**

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 5th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability
company who is personally known to me or who has
produced _____ as identification.

(SEAL)

Signature of notary public

Iniavette Ramirez

Printed name of notary public

DCI2004-00087

RECEIVED
MAY 06 2005

Gator Recreation Complex
Summary of Trip Generation Calculation
For 85.400 T.G.L.A. of Shopping Center

15-Jun-05

The proposed project consists of one 60,400 SF entertainment complex consisting of a bowling alley with ancillary uses such as an arcade, convention center, and restaurant/bar and one out parcel building site. The out parcel is being rezoned to permit a 25,000 SF building possibly used for retail, restaurant, office or a combination thereof. Attached is the trip generation report for the proposed use. A facility with 100% retail in both buildings generates the most peak hourly traffic and is used for the level of service analysis. Consistant with the original report prepared by Metro Transportation, the peak traffic counts represent a 30% reduction for pass-by traffic.

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	30% Pass-by	Net Volume
Avg. Weekday 2-Way Volume	71.77	0	1	6129	1838	4291
7-9 AM Peak Hour Enter	1.02	0	1	87	26	61
7-9 AM Peak Hour Exit	0.65	0	1	56	17	39
7-9 AM Peak Hour Total	1.67	0	1	142	43	99
4-6 PM Peak Hour Enter	3.17	0	1	271	81	190
4-6 PM Peak Hour Exit	3.43	0	1	293	88	205
4-6 PM Peak Hour Total	6.61	0	1	564	169	395
Saturday 2-Way Volume	97.95	0	1	8365		
Saturday Peak Hour Enter	4.76	0	1	406		
Saturday Peak Hour Exit	4.39	0	1	375		
Saturday Peak Hour Total	9.15	0	1	781		

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83$, $R^2 = 0.78$

7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$

$R^2 = 0.52$, 0.61 Enter, 0.39 Exit

4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$

$R^2 = 0.81$, 0.48 Enter, 0.52 Exit

AM Gen Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

PM Gen Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23$, $R^2 = 0.82$

Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$

$R^2 = 0.84$, 0.52 Enter, 0.48 Exit

Sun. 2-Way Volume: $T = 15.63(X) + 4214.46$, $R^2 = 0.52$

Sun. Pk Hr. Total: 0

$R^2 = 0$, 0 Enter, 0 Exit

Source: Institute of Transportation Engineers

Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
JUN 16 2005

PERMIT COUNTER

DCI 2004-00087

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
PLANTATION ROAD**

ENGINEER:	QUATTRONE & ASSOCIATES, INC. Gregg R. Strakaluse, P.E.		
DATE:	June 15, 2005		
PROJECT NAME:	Gator Recreation Complex		
PROJECT LOCATION:	Danley Drive		
PERMANENT COUNTING STATION NUMBER:	31		
100 TH HOUR V.P.H. (Year & Rate)* =	2004	491	
YEAR FOLLOWING PROJECT CONSTRUCTION:	2007		
ADJUSTMENT FACTOR =			
Count & Yr _{min}	1300	2000	
Count & Yr _{max}	2700	2004	
Adjustment Factor =	(2700 / 1300 ^{0.25}) ³		1.730
ADJUSTED 100 TH HOUR V.P.H. =	491	x 1.730	849
EXISTING LEVEL OF SERVICE =	D		
PROJECT V.P.H. =	103		
TOTAL V.P.H. =	849	+ 103	952
LEVEL OF SERVICE =	E		

COMMENTS:

Peak traffic on Plantation Rd is 103 trips (50% of total PM exiting trips) and occurs between the project's south entrance and Six Mile Cypress. 67 (35% of total PM exiting) trips are anticipated to go north on Plantation Rd towards Daniels Pkwy.

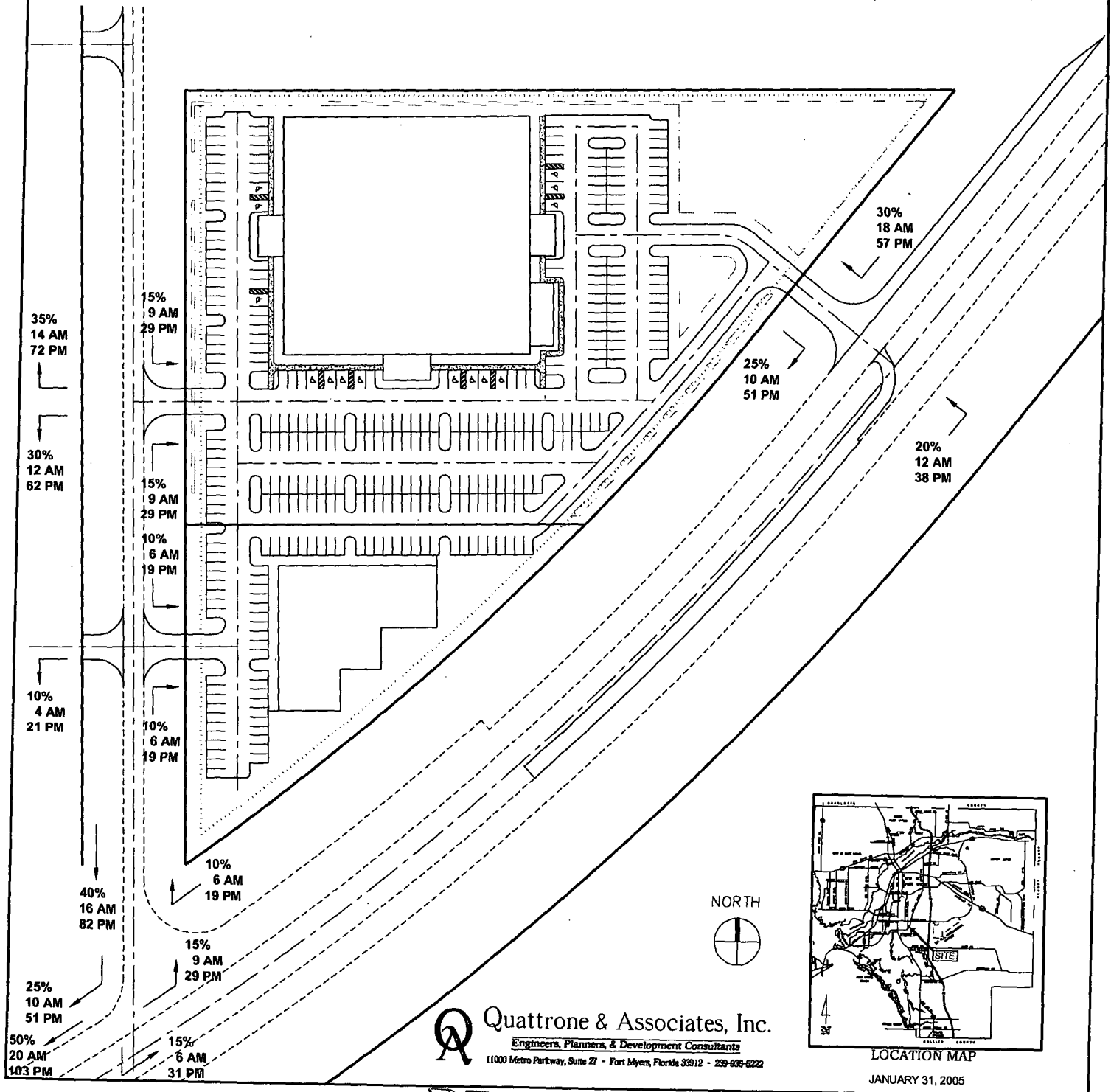
RECEIVED
JUN 16 2005

PERMIT COUNTER

DCI 2004-00087

GATOR RECREATION COMPLEX - REZONING TO CPD TRAFFIC DISTRIBUTION

LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-6222

RECEIVED
JUN 16 2005

DCI

2004-00087

PERMIT COUNTER

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: September 20, 2005

TO: Zoning File - DCI2004-00087

FROM: Jamie Princing

RE: Notice of Public Hearing - October 6, 2005
Lee County Board of County Commissioners Meeting
for DCI2004-00087/Gator Recreation Complex

There were **NO** participants
according to the recommendation, therefore a
NOTICE TO PARTICIPANT will not be necessary
to create and mail.

**MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: July 5, 2005

TO: File - DCI2004-00087

FROM: Jamie Prancing
Secretary, Internal Services

RE: Notice of Public Hearing - July 21, 2005 HEX

I, Jamie Prancing, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2004-00087 (original HEX date was May 26, 2005)

CASE NAME: GATOR RECREATION COMPLEX

REQUEST: Rezone 7.1± acres from AG-2 to CPD to allow for the development of a 60,400 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center; and a 1.56± acre outparcel with 21,000 square feet of office and/or retail uses.

LOCATION: The subject property is located at 14301 Ben C Pratt Six Mile Cypress Pkwy (South on Plantation Rd., in S30 (Section)-T45 (Township)S-R25 (Range)E, Lee County, Florida. Property is located at the northeast corner of Plantation Rd and Six Mile Cypress Pkwy)

SIZE OF PROPERTY: 7.10 Acres ±

STAFF REPORT: Direct inquiries to Fred Drovdlc, Senior Planner, at (239) 479-8439, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNERS

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
(239) 936-5222

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 07/21/2005 on the above case. The public hearing will be held in the Hearing Examiner's

Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public Hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prining at 239/479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

fpropntc_dci.rpt

30-45-25-00-00002.0000
GATOR RECREATION COMPLEX RLLP
7050 CRYSTAL LN
FORT MYERS, FL 33907

30-45-25-00-00002.1030
METRO LAND GROUP LLC
600 MASON RIDGE CENTER DR
ST LOUIS, MO 63141

30-45-25-00-00002.2010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0000
LUCAS DAVID
9990 COCONUT RD
STE 200
BONITA SPRINGS, FL 34135

30-45-25-00-00004.0020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00007.0000
CYPRESS POINTE PLAZA LLC
1499 W PALMETTO PK RD STE 200
BOCA RATON, FL 33486

30-45-25-00-00008.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00008.0040
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

Mr. Kevin J. Walsh
Gator Recreation Complex, RLLP
7050 Crystal Lane
Fort Myers, FL 33907

Johnson Engineering
2158 Johnson St.
Fort Myers, FL 33901

30-45-25-00-00002.001A
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00002.103A
RYAN PLANTATION ROAD LLC
50 SOUTH TENTH ST STE 300
MINNEAPOLIS, MN 55403

30-45-25-00-00002.2020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00005.0000
CYPRESS POINTE PLAZA LLC
1499 W PALMETTO PK RD STE 200
BOCA RATON, FL 33486

30-45-25-00-00008.0000
CYPRESS POINTE PLAZA LLC
1499 W PALMETTO PK RD STE 200
BOCA RATON, FL 33486

30-45-25-00-00008.0020
RED CANYON LLC
780 NW LEJEUNE RD STE # 516
MIAMI, FL 33126

Mr. Al Quattrone
Quattrone & Associates, Inc.
1100 Metro Parkway, Suite 30
Fort Myers, FL 33912

Southern Biomes, Inc. Geza Wass De Czege
1602 Woodford Ave.
Fort Myers, FL 33901

Sean O'Connell (*South Ft. Myers)
Page Park Community Association
110 Danley Drive
Ft. Myers, FL 33907



Seymour Roche, President (*South Ft. Myers)
Page Park Community Association
507 Center Road
Ft. Myers, FL 33907

William B. Horner (*South Ft. Myers)
Lee County Port Authority
16000 Chamberlin Parkway, Suite 8671
Ft. Myers, FL 33913





LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: **479-8585**

Bob Janes
District One

June 20, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Mr. Al Quattrone
Quattrone & Associates, Inc.
1100 Metro Parkway, Suite 30
Fort Myers, FL 33912

Re: Agenda Schedule for Gator Recreation Complex
Case No. DCI2004-00087 (original HEX date was May 26, 2005)

Dear Mr. Al Quattrone:

Your zoning request has been scheduled before the Hearing Examiner on July 21, 2005, at 9:00 a.m. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy.

Your zoning sign will be ready for pickup any time after June 22, 2005, at the drive-thru window at 1500 Monroe St., Ft. Myers, FL. This sign must be posted in accordance with Department procedures no later than July 6, 2005, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jamie Princing
Administrative Assistant

cc: Gator Recreation Complex, RLLP
Southern Biomes, Inc. Geza Wass De Czege
Johnson Engineering
Fred Drovdlc, Senior Planner
Zoning File

U:\200506\DCI20040.008\7\APPLICANTLETTER.WPD

**MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

TO: File - DCI2004-00087 **DATE:** May 10, 2005
FROM: Jessica Smith
Secretary, Internal Services

RE: Notice of Public Hearing - May 26, 2005 HEX

I, Jessica Smith, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2004-00087

CASE NAME: GATOR RECREATION COMPLEX

REQUEST: Rezone 7.1± acres located at the northeastern corner of Plantation Road and Ben C. Pratt/Six Mile Cypress Parkway from AG-2 to CPD to allow for the development of a 60,400 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center. The CPD is to also include the establishment of a 1.56± acre out parcel with 17,000 square feet of office and/or retail uses.

LOCATION: The subject property is located at 14301 Ben C Pratt Six Mile Cypress Parkway(South on Plantation Road. Property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway), in S30 (Section)-T45 (Township)S-R25 (Range)E, Lee County, Florida.

SIZE OF PROPERTY: 7.10 Acres ±

STAFF REPORT: Direct inquiries to Fred Drovdic, Senior Planner, at (239) 479-8439, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: MR. AL QUATTRONE
QUATTRONE AND ASSOC.

GEZA WASS DE CZEGE
SOUTHERN BIOMES, INC.

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 05/26/5002 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jessica M Smith at 239/479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

30-45-25-00-00002.001A
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00002.1030
METRO LAND GROUP LLC
600 MASON RIDGE CENTER DR
ST LOUIS, MO 63141

30-45-25-00-00002.103A
RYAN PLANTATION ROAD LLC
50 SOUTH TENTH ST STE 300
MINNEAPOLIS, MN 55403

30-45-25-00-00002.2010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00002.2020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0000
LUCAS DAVID
9990 COCONUT RD
STE 200
BONITA SPRINGS, FL 34135

30-45-25-00-00004.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00005.0000
PALEN HOWARD E TR
10181 SIX MILE CYPRESS PKWY
FT MYERS, FL 33912

30-45-25-00-00007.0000
DEWOLFE BERNARD J COTR +
16050 S TAMIAMI TRL STE 103
FT MYERS, FL 33908

30-45-25-00-00008.0000
DEWOLFE BERNARD J COTR +
16050 S TAMIAMI TRL STE 103
FT MYERS, FL 33908

30-45-25-00-00008.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00008.0020
BUCKLEY STEPHEN W TR
PO BOX 2366
FORT MYERS, FL 33092

30-45-25-00-00008.0040
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

Gator Recreation Complex
Mr. Kevin J. Walsh
7050 Crystal Ln
Fort Myers, FL 33907
*owner

Mr. Al Quattrone
11000-30 Metro Pkwy
Fort Myers, FL 33912
*appliant/agent

Southern Biomes, Inc.
Geza Wass De Czege
1602 Woodford Avenue
Fort Myers, FL 33901
*agent

Johnson Engineering
2158 Johnson St.
Fort Myers, FL 33901
*agent



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: **479-8585**

Bob Janes
District One

April 25, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Al Quattrone
Quattrone & Associates, Inc.
1100 Metro Parkway, Suite 30
Fort Myers, FL 33912

Re: Agenda Schedule for Gator Recreation Complex
Case No. DCI2004-00087

Dear Mr. Quattrone:

Your zoning request has been scheduled before the Hearing Examiner on May 25, 2005, at 1:00 p.m. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy.

Your zoning sign will be ready for pickup any time after April 27, 2005, at the drive-thru window at 1500 Monroe St., Ft. Myers, FL. This sign must be posted in accordance with Department procedures no later than May 10, 2005, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jessica M. Smith
Administrative Assistant

cc: Mr. Kevin J. Walsh
Southern Biomes, Inc. Geza Wass De Czege
Johnson Engineering
Mr. Fred Drovdlc, Senior Planner
Zoning File

U:\200504\DCI20040.008\7\APPLICANT LTR.WPD

Quattrone & Associates, Inc.

DCI2004-00087

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

March 23, 2005

Lee County Government
Department of Community Development
Fred Drovdic
Zoning Division
P.O. Box 398
Fort Myers FL 33902-0398



RE: Gator Recreational Complex
DCI2004-0087 – PDS Application (Minor PD)

Please consider this letter written approval that the wording is satisfactory as stated below for the rezoning request for the above mentioned project, Gator Recreational Complex.

Rezone 7.1 ± acres located at the northeastern corner of Plantation Road and Ben C. Pratt/Six Mile Cypress Parkway from AG-2 to CPD to allow for the development of a 60,000 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and conventional center. The CPD is to also include the establishment of a 1.56 ± acre out parcel with 17,400 square feet of office and/or retail uses.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

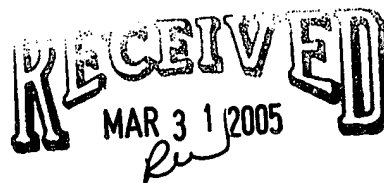
It is my understanding that this request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on May 26, 2005.

Sincerely,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

Inia

From: Al Quattrone
Sent: Wednesday, March 30, 2005 8:37 AM
To: Inia
Subject: FW: Gator Recreation Complex (DCI2004-00087)



Gator Recreation
Complex, LLC

PLEASE TAKE CARE OF IMMEDIATELY.

-----Original Message-----

From: Fred Drovdlc [mailto:FDROVDLIC@leegov.com]
Sent: Wednesday, March 30, 2005 7:49 AM
To: Al Quattrone
Subject: Gator Recreation Complex (DCI2004-00087)

Al,

It seems the Ag affidavit still has an issue. Here are comments from CAO:

*-----

1. The Ag affidavit execution continues to be incorrect. The body of the affidavit indicates that Kevin Walsh is the owner. According to the public records, the owner is Gator Recreation Complex, LLC of which Kevin Walsh is a managing member. The Ag affidavit must be executed to reflect this state of ownership. The notary jurat should indicate that Mr. Walsh is executing on behalf of the LLC and not as an individual....AND, the affidavit provided to the CAO does not include a map attachment.

A suggestion: "Your form" Ag affidavit should be modified in accord with the above. This will eliminate the same execution problems with the Ag affidavits presented in the packages prepared by your firm....just a suggestion to speed things along in the future.

2. The Part V affidavit is acceptable, although the notary jurat is not quite correct.

*-----

She mentioned that my scheduling a case for hearing without a sufficient application is not appropriate, which is technically true so I trust that this will be resolved pretty quickly. Obviously, this is not in anyway delaying staffs review of the case.

Best...

Fred G. Drovdlc, AICP
Senior Planner
Lee County Zoning
1500 Monroe Street
Fort Myers, FL 33901
fdrovdlc@leegov.com
239.479.8439
239.479.8341 (fax)
visit lee-county.com/dcd

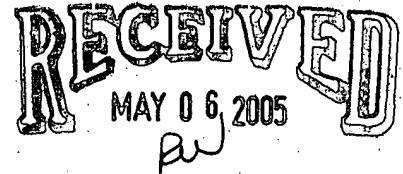
Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

May 5, 2005

Mr. Fred G. Drovdlc, AICP
Lee County Zoning
1500 Monroe Street
Fort Myers, Florida 33901



**Re: GATOR RECREATIONAL COMPLEX
DCI2004-000087 PDS APPLICATION (MINOR PD)**

Dear Mr. Drovdlc:

As requested please find the attached a revised Ag Affidavit and six (6) copies of the latest Master Concept Plan (large and reduced).

Should you require additional information please contact me at 239/936-5222.

Respectfully,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

DCI2004-00087

cc: File

GATOR LANES
04-07-20
3.01

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdlc

DATE: 11/30/2004

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 12/14/2004

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jodi M Payne

Date: 12/03/2004



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8439

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

January 11, 2005

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
11000-30 METRO PKWY
FORT MYERS, FL 33912

Re: GATOR RECREATION COMPLEX
DCI2004-00087 - PDS Application (Minor PD)

Dear MR. AL QUATTRONE :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Fred Drovdic
Senior Planner

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Jamie Prining, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 3

**Lee County Sufficiency Checklist for Planned Developments,
Amendments, and Existing Developments Requesting Planned
Development Zoning**

5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

The Application for Public Hearing and Supplement D were provided on forms dated 8-1-2003 which have been updated. Please submit application and supplement on forms dated 11-15-2004.

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

See Legal Requirements comments

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

See Legal Requirements comments

9e) Other Maps. Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]

See 9e6 below.

9e6) Lee Tran Map. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]

Please provide Lee Tran map depicting site in relation to bus routes.
Application states it is Exhibit 1C - please supply.

9f) Easements/Rights-of-Ways. A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373(a)(4)a.]

Check if all easements are depicted on MCP.

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

See comments below for section 12.

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 4

12a) Existing Easements. The exact location and explanation of all existing easements, whether or not those easements are recorded. [34-373(a)(6)a.]

Check if all easements are accurately depicted and identified on MCP.

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

See comments below.

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels). [34-373(a)(6)c.]

Show minimum setbacks for principal structure on each lot on MCP

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

Show use for outparcel on MCP.

14) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property must be provided including the following: [34-373(a)(8)]

Please attach a schedule of uses for the property keyed to the MCP as indicated in the application to be Exhibit 6-M

15) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan. [34-373(a)(9)]

If deviations are to be requested please supply according to this section.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

Fred G. Drovdic, AICP, Senior Planner, Zoning. Call 479.8439 or email to fdrovdic@leegov.com.

Legal Requirements Sufficiency Checklist

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 5

6a3) If the application includes multiple abutting parcels or consists of other than one or more undivided platted lots, the legal description must specifically describe the perimeter of the total property, by metes & bounds with accurate bearings and distances for every line, but need not describe each individual parcel. [34-202(a)(1)]

Pursuant to LDC Section [34-202(a)(1)], the application cannot be found sufficient before a revised metes and bounds legal description without "Less and Except Language" is provided on an 8.5" by 11" page. Note that the submitted legal includes less & except language by lessing out the West 50 feet of the subject property.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, provide Staff with a Certified Sketch of Description to accompany the revised legal description. Thanks.

7) Miscellaneous Items.

Please note that the 1"= 80' scale on the MCP appears to be incorrect.

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Luis G. Machado, Planning Technician / Zoning at
(239) 479-8485 or e-mail: lmachado@leegov.com

1) Sufficiency Comments.

1. 1"=80' scale shown on the Master Concept Plan is incorrect.
2. The Master Concept Plan shall show the distance on Six Mile Cypress Pkwy between Plantation Rd and the proposed project's entrance.
3. The Traffic Impact Study (TIS) shall include an out parcel of 1.56 acre for phase 2 of the project.
4. The TIS shall show the traffic directional splits entering and exiting the proposed project entrances.
5. The TIS shall have LOS analysis for the project's entrances onto Plantation Rd and the intersection of Plantation Rd/Six Mile Cypress Pkwy.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Lili Wu 479-8580 ext 5395

T.I.S. Checklist

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 6

1) Description of Development & ITE Land Use Code. The TIS must contain a general description of each type of use proposed, the units of development (i.e. number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use used in the Trip Generation (i.e. Single Family Detached Housing, 200 Lots, Land Use Code 210).

The trip generation is based on 65,000 square feet of Shopping Center (LUC 820). However, the application indicates that there will be a 60,400 square foot bowling alley and 17,000 square feet of office/retail.

2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition).

See previous comments.

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed.

1. The 2004 peak hour, peak season, peak direction volumes from the 2003/2004--2004/2005 Concurrency Report, which is now available, should be used.

2. Since the proposed build out is 2007, the level of service should be analyzed for 2008.

3. Based on the above parameters, it appears that Plantation Rd. would operate at level of service "F" in 2008.

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.

See previous comments.

11) Contact. The reviewer may be contacted with any questions relative to this TIS Sufficiency Checklist.

For questions/comments contact Bob Rentz @ 479-8587 OR
rentzrg@leegov.com

**Environmental Sciences Planned Development Sufficiency
Checklist**

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
January 11, 2005
Page 7

9) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)g.]

The MCP indicates that a Type B buffer will be provided between this project and the commercial project to the north. The LDC only requires a Type A buffer. Please clarify if you intend to provide a Type B buffer or the LDC required Type A.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183

Development Review Checklist

4) Miscellaneous items.

Indicate on the plan that intersection separation is met in both directions, on both sides of the street on all streets.

5) Contact. The reviewer may be contacted regarding questions on the Development Review Sufficiency Checklist.

Susan Hollingsworth, Development Services Manager, 479-8587 x16.

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 03/21/2005

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 03/31/2005

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jodi M Payne

Date: 03/21/2005



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8439

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

March 21, 2005

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
11000-30 METRO PKWY
FORT MYERS, FL 33912

Re: GATOR RECREATION COMPLEX
DCI2004-00087 - PDS Application (Minor PD)

Dear MR. AL QUATTRONE :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Rezone 7.1± acres located at the northeastern corner of Plantation Road and Ben C. Pratt/Six Mile Cypress Parkway from AG-2 to CPD to allow for the development of a 60,000 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center. The CPD is to also include the establishment of a 1.56± acre out parcel with 17,400 square feet of office and/or retail uses.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by April 4, 2005 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on May 26, 5002. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
March 21, 2005
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

A handwritten signature in black ink, appearing to read "Fred Drovdlie". The signature is fluid and cursive, with a long horizontal stroke at the end.

Fred Drovdlie
Senior Planner

copy w/o attachments

Dawn Lehnert, Assistant County Attorney
DS Reviewer - Susan Hollingsworth
Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Jamie Prindig, DCD Admin
DCI Zoning File
DCI Working File

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney

FROM: Fred Drovdic

DATE: 03/23/2005

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file
X Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 04/02/2005

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Prancing

Date: 03/23/2005

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

RECEIVED
MAR 21 2005

PERMIT COUNTER

March 21, 2005

Ms. Dawn E. Perry-Lehnert
Lee County Attorney
Zoning Division
1500 Monroe Street
Fort Myers, Florida 33901

**Re: GATOR RECREATIONAL COMPLEX
DCI2004-000087 PDS APPLICATION (MINOR PD)
2nd RESUBMITTAL**

Dear Ms. Perry-Lehnert:

As requested please find the attached revised documents;

Lee County Sufficiency Checklist for Planned Developments:

1. The Ag affidavit is not properly executed. The affidavit requires the property owner's signature. Execution by the Agent is not acceptable.

Revised Ag Affidavit is attached.

2. The letter of authorization is not properly executed. It must reflect execution by the managing member of Gator Recreational Complex, LLC.

Revised letter of authorization is attached.

It is my understanding that the Department of Community Development Staff has found the case sufficient, pending resubmittal of the above information, and will be scheduling a hearing date. Should you require additional information please contact me at 239/936-5222.

Respectfully,
Quattrone & Associates, Inc.


A. Quattrone, P.E.
President

cc: File

GATOR LANES
04-07-20 3.01

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 03/07/2005

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
X Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 03/21/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Prancing

Date: 03/08/2005

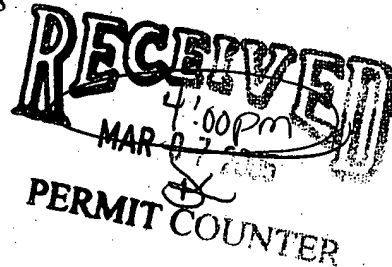
Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

March 4, 2005

Ms. Dawn E. Perry-Lehnert
Lee County Attorney
Zoning Division
1500 Monroe Street
Fort Myers, Florida 33901



**Re: GATOR RECREATIONAL COMPLEX
DCI2004-000087 PDS APPLICATION (MINOR PD)
2nd RESUBMITTAL**

Dear Ms. Perry-Lehnert:

This response is to your comments dated March 1, 2005.

Lee County Sufficiency Checklist for Planned Developments:

1. The letter of authorization is not properly executed. It must reflect execution by the managing member of Gator Recreational Complex, LLC.
Revised letter of authorization is attached.
2. The Disclosure of Interest form is not properly executed.
 - a. The name of the LLC needs to be corrected.
 - b. It needs to reflect execution by the managing member of Gator Recreational Complex, LLC.**Revised Disclosure of Interest form is attached.**
3. The Ag affidavit is not properly executed. The affidavit requires the property owner's signature. Execution by the Agent is not acceptable.
Revised Ag Affidavit is attached.

It is my understanding that the Department of Community Development Staff has found the case sufficient, pending resubmittal of the above information, and will be scheduling a hearing date. Should you require additional information please contact me at 239/936-5222.

Respectfully,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

cc: File

DCI 2004-00087

GATOR LANES
04-07-20 3.01



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8439

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

March 1, 2005

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
11000-30 METRO PKWY
FORT MYERS, FL 33912

Re: GATOR RECREATION COMPLEX
DCI2004-00087 - PDS Application (Minor PD)

Dear MR. AL QUATTRONE :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Fred Drovdic
Senior Planner

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
March 1, 2005
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

MR. AL QUATTRONE
QUATTRONE AND ASSOC.
RE: GATOR RECREATION COMPLEX
DCI2004-00087
March 1, 2005
Page 3

**Lee County Sufficiency Checklist for Planned Developments,
Amendments, and Existing Developments Requesting Planned
Development Zoning**

21) Miscellaneous Items.

Based upon a cursory review of the resubmittal information for Gator Recreation Complex, I offer the following comments for your consideration.

1. The letter of authorization is not properly executed. It must reflect execution by the managing member of Gator Recreation Complex LLC.
2. The Disclosure of Interest form is not properly executed.
 - a. The name of the LLC needs to be corrected
 - b. It needs to reflect execution by the managing member of Gator Recreation Complex LLC.
3. The Ag affidavit is not properly executed. The affidavit requires the property owner's signature. Execution by the Agent is not acceptable.

---DIRECT ALL INQUIRIES CONCERNING THESE COMMENTS TO:

Dawn E. Perry-Lehnert,
Assistant County Attorney
Lehnertd@leegov.com
239-335-2236
239-335-2606 (fax)

NOTE: The Department of Community Development Staff has found the case sufficient and will schedule hearing dates immediately upon resubmittal of required information and pending satisfaction of the County Attorney's Office.

--END--



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 335-2236

Writer's Direct Dial Number:
Facsimile (239) 335-2606

Bob Janes
District One

August 29, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Al Quattrone, P.E.
Quattrone & Associates, Inc.
11000 Metro Parkway, Suite 30
Fort Myers, FL 33912

Re: Gator Recreation Complex
Zoning Case #DCI2004-00087
Resolution No. Z-05-046

RECEIVED
AUG 30 2005

COMMUNITY DEVELOPMENT

Dear Mr. Quattrone:

Enclosed is the current draft resolution pertaining to a project known as Gator Recreation Complex. It is based on the Hearing Examiner's recommendation with the understanding that changes may be made by the Commissioners at the final hearing. Please review this draft and let me know if any changes are necessary to accurately reflect the Hearing Examiner's recommendation. County staff will also review the draft resolution.

The Hearing Examiner recommendation encompasses a number of changes to the MCP. These changes are indicated in handwriting on the enclosed MCP. A revised MCP consistent with the resolution adopted by the Board will be required for attachment to the zoning resolution prior to Board execution of the resolution. If you would like to meet to discuss any necessary changes after the final hearing, please contact the Planner at 479-8585. The revised MCP, including the required 11 full-size and three 11" by 17" sheets, must be delivered to County Staff at the first floor zoning counter at the Department of Community Development (1500 Monroe Street).

We have found that the legal description submitted with the zoning application often does not truly represent the property intended to be rezoned. Therefore, to prevent potential errors in the resolution, please review the attached legal description to confirm that all of the property intended to be rezoned is accurately described. Please advise my office in writing regarding the results of your review. If the property to be rezoned is not completely and correctly described, necessary changes must be made before the final hearing so that the resolution can be signed promptly after the hearing.

Please contact me if you have any questions.

Very truly yours,

Dawn E. Perry-Lehnert
Assistant County Attorney

DPL/tlb
Enclosure

cc: w/ enclosure
Pam Houck, Director, Zoning Division
Fred Drowdlic, Planner, Development Services Division
Kim Trebatoski, Senior Environmental Planner
Billie Jacoby, Administrative Assistant, DCD Administration



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 335-2236
Facsimile 239-335-2606

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

October 6, 2005

Al Quattrone, P.E.
Quattrone & Associates, Inc.
11000 Metro Parkway, Suite 30
Fort Myers, FL 33912

Re: Gator Recreation Complex
Zoning Case #DCI2004-00087
Resolution No. Z-05-046

Dear Mr. Quattrone:

On October 3, 2005, the Board approved the request of Quattrone & Associates, Inc., for a rezoning to CPD. The enclosed resolution draft has been prepared to reflect the Board's approval. However, before this document may be sent to the Chairman for execution, a revised Master Concept Plan must be attached.

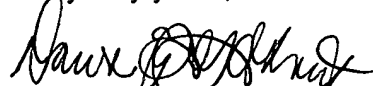
The Master Concept Plan currently in my files does not accurately reflect the Board's action. Please submit an appropriately revised document to the Department of Community Development for review, approval and transmittal to our office for attachment to the resolution. A redlined copy of the available MCP is attached to assist in compliance with this request.

Once prepared, the revised MCP, including the required 11 copies (in both full size and reduced 11" by 17" sheets), must be delivered to County Staff at the first floor zoning counter at the Department of Community Development (1500 Monroe Street). After the revised MCP has been received, it will be reviewed for conformity with the Board's approval and, if correct, it will be attached to the zoning resolution and directed to the Chairman for execution.

Should you have any questions concerning the above, please do not hesitate to contact me. Please note, at your request, our office will schedule a meeting that includes appropriate county staff to discuss the necessary changes to the MCP and resolution required to conform these documents to the Board's action.

With kind regards, I am

Very truly yours,


Dawn E. Perry-Lehnert
Assistant County Attorney

DPL/tlb
Enclosure

cc: Pam Houck, Zoning Division Director, Development Services
Fred Drovdic, Planner, Development Services
Kim Trebatoski, Principal Planner, DCD
Billie Jacoby, Administrative Assistant, DCD Administration

RECEIVED
OCT 12 2005

PERMIT COUNTER

S:\L\Zoning-2005\05-046 Gator Recreation Complex\Agent Letter 2.wpd

DCI 2004-00087

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

RECEIVED
SEP 19 2005

COMMUNITY DEVELOPMENT

DATE: September 16, 2005

TO: Jamie Prancing
Development Services

FROM: Tina Boone
Tina Boone, Legal Administrative
Secretary

RE: Gator Recreational Complex
Zoning Case #DCI2004-00087
Resolution No. Z-05-046

Attached please find the legal verification in regard to the above matter. Please place this verification in the appropriate file. Thank you.

/tlb
attachment

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

September 2, 2005

Lee County Government
Assistant County Attorney
Dawn E. Perry -Lehnert
1500 Monroe Street
Fort Myers FL 33901

RECEIVED
SEP 02 2005

PERMIT COUNTER

Re: Gator Recreational Complex
Zoning Case #DCI2004-00087
Resolution #Z-05-046

DCI 2004-00087

Dear Ms. Perry-Lehnert

Please accept this letter as written approval that the draft resolution for Gator Recreational Complex; accurately reflects the Hearing Examiner's recommendation and legal description submitted with the zoning application does accurately represent the property intended to be rezoned. And as requested by the Hearing Examiner; the revisions have been made to the Master Concept Plan.

Respectfully,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

Attachments: MCP

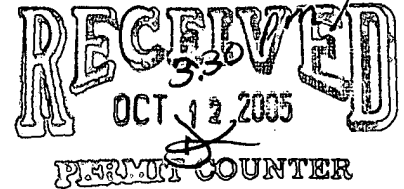
Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

October 12, 2005

Lee County Government
Assistant County Attorney
Dawn E. Perry -Lehnert
1500 Monroe Street
Fort Myers FL 33901



Re: Gator Recreational Complex
Zoning Case #DCI2004-00087
Resolution #Z-05-046

Dear Ms. Perry-Lehnert

As requested please find attached eleven (11) full and 11" x 17" copies of the revised Master Concept Plan as stated in your letter dated October 6, 2005. If you require anything else please contact me.

Respectfully,
Quattrone & Associates, Inc.



Al Quattrone, P.E.
President

Attachments: MCP

DCI 2004-00087

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

RECEIVED

OCT 28 2005

AM/SC
COMMUNITY DEVELOPMENT

October 28, 2005

Lee County Government
Assistant County Attorney
Dawn E. Perry -Lehnert
1500 Monroe Street
Fort Myers FL 33901

Re: Gator Recreational Complex
Zoning Case #DCI2004-00087 CD
Resolution #Z-05-046

Dear Ms. Perry-Lehnert

As requested please find attached eleven (11) full and 11" x 17" copies of the revised Master Concept Plan as stated in your letter dated October 26, 2005. If you require anything else please contact me.

Respectfully,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

Attachments: MCP

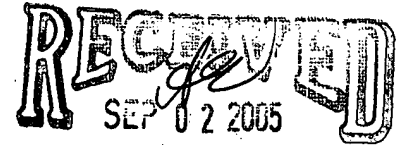
Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

September 2, 2005

Lee County Government
Assistant County Attorney
Dawn E. Perry -Lehnert
1500 Monroe Street
Fort Myers FL 33901



PERMIT COUNTER

Re: Gator Recreational Complex
Zoning Case #DCI2004-00087
Resolution #Z-05-046

DCI 2004-00087

Dear Ms. Perry-Lehnert

Please accept this letter as written approval that the draft resolution for Gator Recreational Complex; accurately reflects the Hearing Examiner's recommendation and legal description submitted with the zoning application does accurately represent the property intended to be rezoned. And as requested by the Hearing Examiner; the revisions have been made to the Master Concept Plan.

Respectfully,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President

Attachments: MCP

ZONING DIVISION
LEE COUNTY

PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 10/12/2005

John Fredyma, Asst County Attorney

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file

X Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 10/22/2005

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BoCC on October 3, 2005 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working fileDCI Zone File

Distributed by: Jamie Princing

Date: 10/18/2005

ZONING DIVISION
LEE COUNTY

PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst. County Attorney

FROM: Fred Drovdic

DATE: 10/28/2005

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file

☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 11/07/2005

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BoCC on October 3, 2005 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working fileDCI Zone File

Distributed by: Jamie Princing

Date: 10/28/2005



Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

RECEIVED
NOV 07 2005

PERMIT COUNTER

LETTER OF TRANSMITTAL

TO: Lee County Government

Dawn E. Perry -Lehnert

1500 Monroe Street

Fort Myers FL 33901

Zoning Case #DCI2004-00087

DATE: 03-Nov-05

PROJECT: Gator Lanes

JOB #: 04-07-20

3.01

Resolution #Z-05-046

THE FOLLOWING ITEMS ARE BEING SENT VIA:

☐

FAX with page(s) to follow

☐

U.S. Mail

☐

Hand delivery

☐

Federal/Airborne Express

Quantity	DESCRIPTION
13	REVISED MCP
13	11x17 Revised MCP

REMARKS:

CC: File

Larry Enck via fax: 239/225.0388

FROM: Inia Ramirez

Please notify us at once if attachments are not as noted

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 11/07/2005

John Fredyma, Asst County Attorney
Dawn Lehnert, Asst County Attorney

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file

☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 11/17/2005

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BoCC on October 3, 2005 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working fileDCI Zone File

Distributed by: Jamie Prancing

Date: 11/08/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredvma, Asst County Attorney

FROM: Fred Drovdic

DATE: 09/06/2005

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 09/16/2005

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 09/06/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 02/10/2005

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning
Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 02/24/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Prancing

Date: 02/11/2005

DCI2004-00087

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

RECEIVED
MAR 31 2005

LETTER OF TRANSMITTAL

TO: Lee County Government
Department of Community Development
Fred Drovdic; Zoning Division
1500 Monroe Street
Fort Myers FL 33902

DATE: 30-Mar-05
PROJECT: Gator Recreational Complex
JOB #: 04-07-20
3.01

THE FOLLOWING ITEMS ARE BEING SENT VIA:

☐

FAX with page(s) to follow

☐

U.S. Mail

☒

Hand delivery

☐

Federal/Airborne Express

Quantity	DESCRIPTION
1	Written Approval Letter for language
1	Revised AG Affidavit
1	Exhibit A: Master Concept Plan Map

REMARKS:

As requested.

CC: File

FROM: Inia Ramirez

Please notify us at once if attachments are not as noted

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney

FROM: Fred Drovdic

DATE: 04/01/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
X Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 04/15/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 04/01/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney

FROM: Fred Drovdlc

DATE: 05/06/2005

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 05/16/2005

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 05/09/2005



Engineers, Planners & Development Consultants

11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912
Tel: (239) 936-5222 • Fax: (239) 936-7228

LETTER OF TRANSMITTAL

TO: Lee County Zoning

Fred G. Drovdic, AICP

1500 Monroe Street

Fort Myers, FL 33901

239/479.8439

DATE: 16-Jun-05

PROJECT: Gator Lanes

JOB #: 04-07-20

3.01

THE FOLLOWING ITEMS ARE BEING SENT VIA:

☐

FAX with page(s) to follow

☐

U.S. Mail

☒

Hand delivery

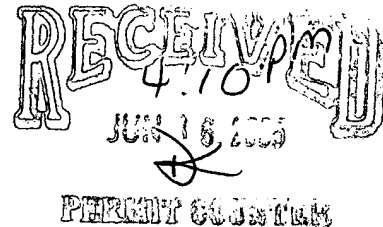
☐

Federal/Airborne Express

Quantity	DESCRIPTION
1	New Variance Report
1	Revised TIS
13	Master Concept Plan

REMARKS:

As requested.



DCI 2004-00087

CC: File

FROM: Inia Ramirez

Please notify us at once if attachments are not as noted

DCI 2004-00087,

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Fred Drovdic

DATE: 06/16/2005

John Fredyma, Asst County Attorney
Susan Hollingsworth, DS Reviewer
Bob Rentz, TIS Reviewer
Andy Getch, LCDOT

PROJECT NAME: GATOR RECREATION COMPLEX

CASE #: DCI2004-00087

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 06/26/2005

Additional Comments:

cc: DCI planner/working file
DCI Zone File

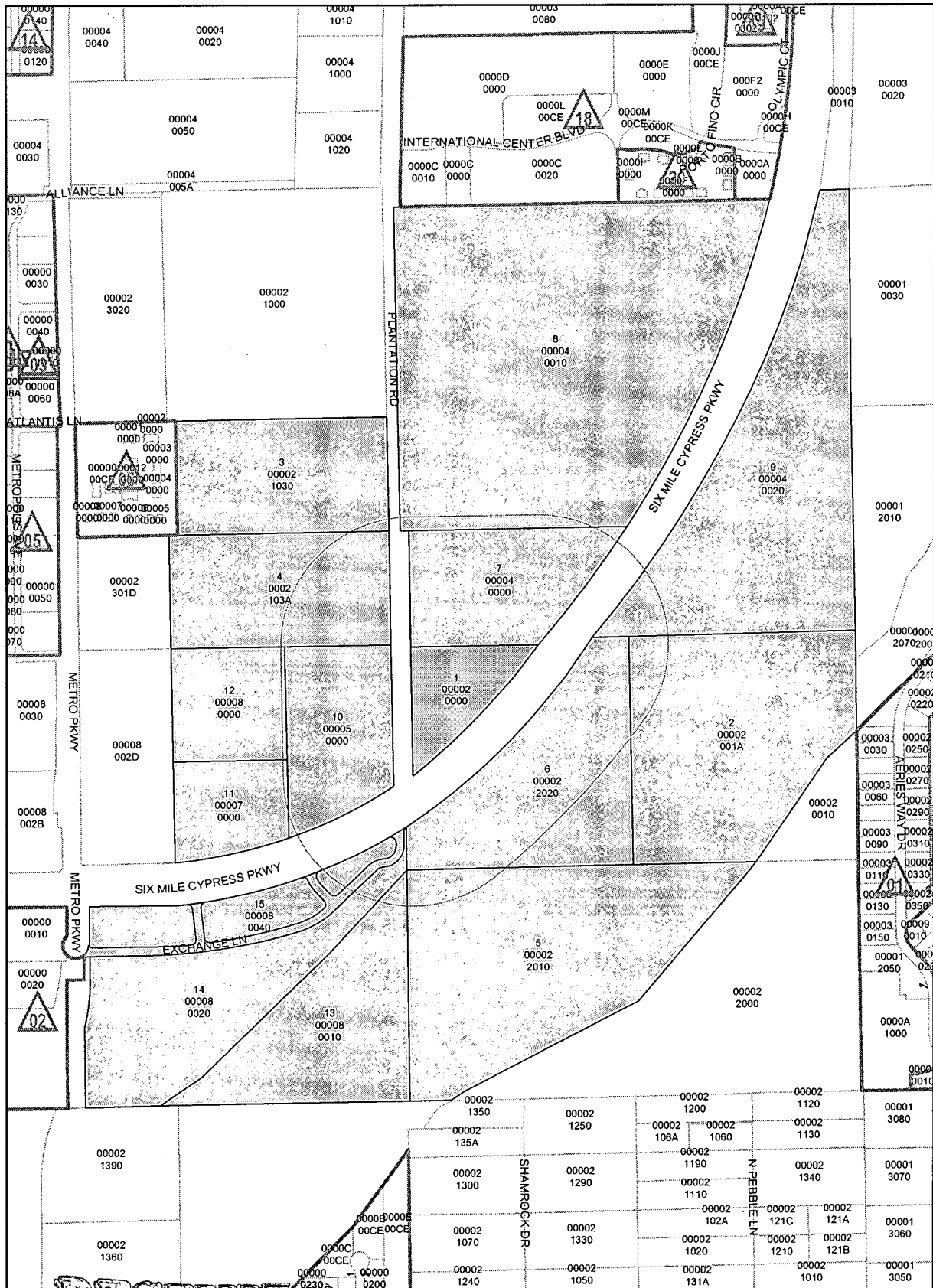
Distributed by: Luisa V Villa

Date: 06/17/2005

VARIANCE REPORT

6/1/2005

Subject Parcels : 1 Affected Parcels : 14 Buffer Distance : 750 ft

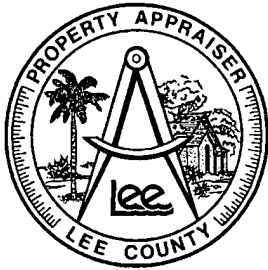


RECEIVED
3045-2500-00002.0000

970 485 0 970 Feet

PERMIT COUNTER

DCI 2004-00087



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: June 01, 2005
Buffer Distance: 750 ft
Parcels Affected: 14
Subject Parcel: 30-45-25-00-00002.0000

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
GATOR RECREATION COMPLEX RLLP 7050 CRYSTAL LN FORT MYERS FL 33907	30-45-25-00-00002.0000 14301 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	NW 1/4 OF SE 1/4 LYING DESC OR 2137/1114 RD R/W	1
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00002.001A ACCESS UNDETERMINED FORT MYERS FL 33912	PARL SECT 30 DESC OR 2137/1114 ORDER OF TAKING	2
METRO LAND GROUP LLC 600 MASON RIDGE CENTER DR ST LOUIS MO 63141	30-45-25-00-00002.1030 ACCESS UNDETERMINED FORT MYERS FL 33912	N 1/2 OF SE 1/4 OF NW 1/4 LES RD R/W LESS CONDO	3
RYAN PLANTATION ROAD LLC 50 SOUTH TENTH ST STE 300 MINNEAPOLIS MN 55403	30-45-25-00-00002.103A 14550 PLANTATION RD FORT MYERS FL 33912	S 1/2 OF SE 1/4 OF NW 1/4 LES RD R/W	4
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00002.2010 ACCESS UNDETERMINED FORT MYERS FL 33912	PARL IN S 1/2 OF SE 1/4 AS DESC IN OR 1886 PG 2739	5
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00002.2020 14301 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	NW 1/4 OF SE 1/4 LYING SELY OF SIX MILE PKWY	6
LUCAS DAVID 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	30-45-25-00-00004.0000 14140 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	NE 1/4 LESS R/W SR 82 B + SIX MILE PRKWY OR 1119/835 +4.001 +4.002 +4.003	7
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00004.0010 14100 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	NE 1/4 LESS PARL 4.0000 + ROAD R/W LES R/W OR 3034/1609 SPORTS ARENA	8
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00004.0020 14151 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	PARL IN NE 1/4 LYING EAST + SE OF SIX MILE CYPRESS DESC OR 2441/2495	9
CYPRESS POINTE PLAZA LLC 1499 W PALMETTO PK RD STE 200 BOCA RATON FL 33486	30-45-25-00-00005.0000 14410 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	PAR IN SW 1/4 DES IN OR 2077 PG 1640 LES RD R/W	10
CYPRESS POINTE PLAZA LLC 1499 W PALMETTO PK RD STE 200 BOCA RATON FL 33486	30-45-25-00-00007.0000 14450 BEN C PRATT SIX MILE CYPRESS FORT MYERS FL 33912	SW 1/4 OF NE 1/4 OF SW 1/4	11
CYPRESS POINTE PLAZA LLC 1499 W PALMETTO PK RD STE 200 BOCA RATON FL 33486	30-45-25-00-00008.0000 14601 METRO PKWY FORT MYERS FL 33912	PARL IN W 1/2 OF SW 1/4 N OF SIX MILE PKWY + E OF RR R/W LESS 8.3	12
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	30-45-25-00-00008.0010 ACCESS UNDETERMINED FORT MYERS FL 33912	PARL IN SE 1/4 OF SW 1/4 DESC OR 1745 PG 37	13

RECEIVED
JUN 16 2005

PERMIT COUNTER

DCI 2004-00087

Map data is current at time of printing and subject to change without notice.

OWNER NAME AND ADDRESS

RED CANYON LLC
780 NW LEJEUNE RD STE # 516
MIAMI FL 33126

STRAP AND LOCATION

30-45-25-00-00008.0020
14501 BEN C PRATT SIX MILE CYPRESS
FORT MYERS FL 33912

LEGAL DESCRIPTION

PAR S OF SIX MILE PKWY E
OF S METRO S/D OR 2284/142
LESS OR 2730/768 LESS OR
4104/4356

Map Index

14

LEE COUNTY
P O BOX 398
FORT MYERS FL 33902

30-45-25-00-00008.0040
0 RIGHT OF WAY
FORT MYERS FL 33912

PAR S OF SIX MILE PKWY
E OF S METRO S/D DESC OR
2730/768 R/W

15

15 RECORDS PRINTED



LEE COUNTY
SOUTHWEST FLORIDA

**COURTESY NOTICE
OF RECEIPT OF ZONING APPLICATION**

Date: December 7, 2004

Case Number: DCI2004-00087

Case Name: GATOR RECREATION COMPLEX

Request: Rezone 7.1± acres located at the northeastern corner of Plantation Road and Ben C. Pratt/Six Mile Cypress Parkway from AG-2 to CPD to allow for the development of a 60,000 square foot Gator Recreational Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant and bar, and convention center. The CPD is to also include the establishment of a 1.56± acre out parcel with 17,400 square feet of office and/or retail uses.

Location: 14301 Ben C Pratt Six Mile Cypress Parkway(South on Plantation Road. Property is located at the northeast corner of Plantation Road and Six Mile Cypress Parkway)

Location Map: SEE REVERSE

PROPERTY OWNER'S
REPRESENTATIVE: MR. AL QUATTRONE
QUATTRONE AND ASSOC.

Lee County Planner: Fred Drovdlc
239-479-8439

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

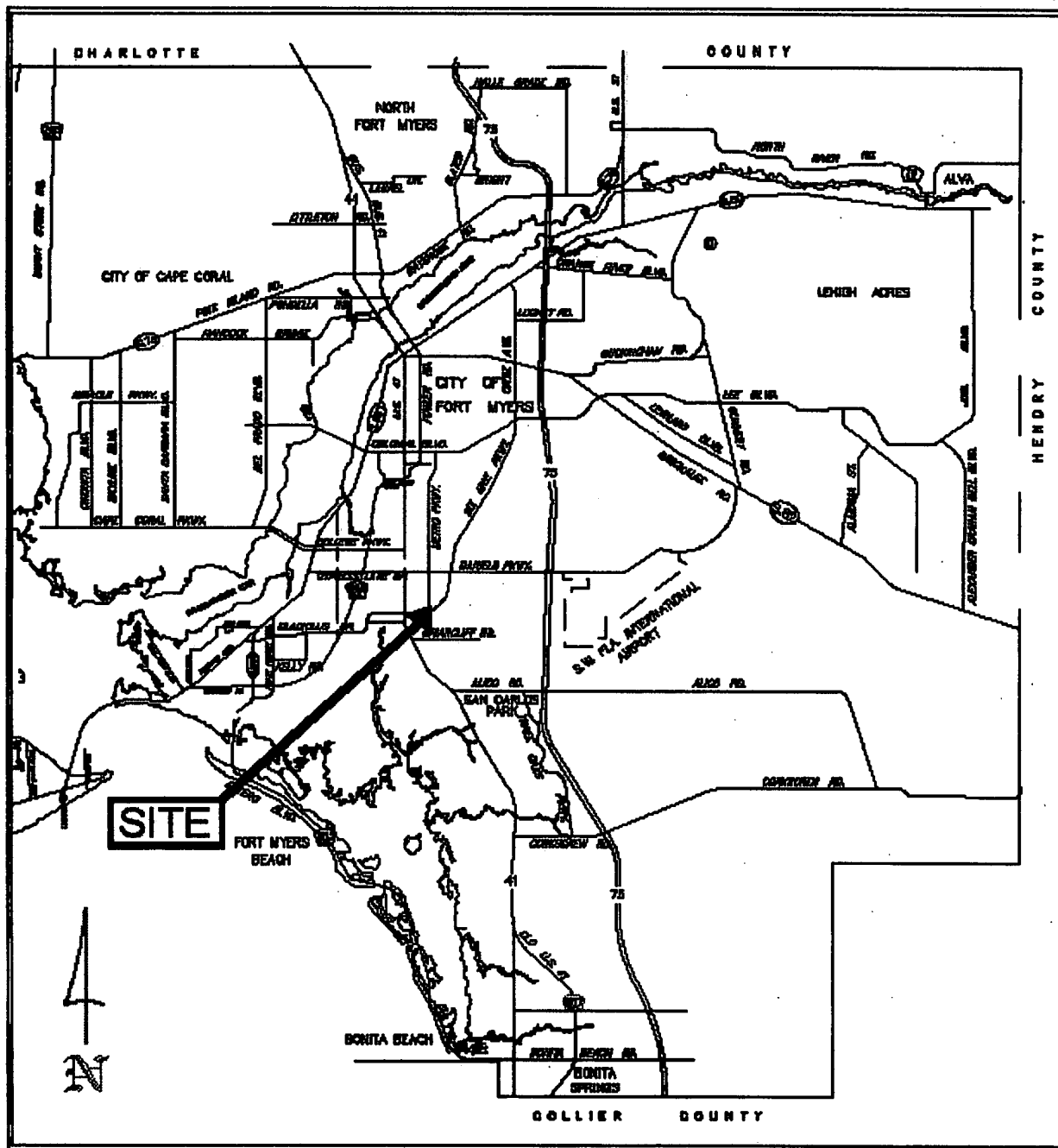
This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

RECEIVED
NOV 30 2004

PERMIT COUNTER.

DCI 2004-00087



LOCATION MAP

11/19/2004 8:28:17 AM

30-45-25-00-00002.001A
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00002.103A
RYAN PLANTATION ROAD LLC
50 SOUTH TENTH ST STE 300
MINNEAPOLIS, MN 55403

30-45-25-00-00002.2020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00005.0000
PALEN HOWARD E TR
10181 SIX MILE CYPRESS PKWY
FT MYERS, FL 33912

30-45-25-00-00008.0000
DEWOLFE BERNARD J COTR +
16050 S TAMiami TRL STE 103
FT MYERS, FL 33908

30-45-25-00-00008.0020
BUCKLEY STEPHEN W TR
PO BOX 2366
FORT MYERS, FL 33092

30-45-25-00-00002.1030
METRO LAND GROUP LLC
600 MASON RIDGE CENTER DR
ST LOUIS, MO 63141

30-45-25-00-00002.2010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00004.0000
LUCAS DAVID
9990 COCONUT RD
STE 200
BONITA SPRINGS, FL 34135

30-45-25-00-00004.0020
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00007.0000
DEWOLFE BERNARD J COTR +
16050 S TAMiami TRL STE 103
FT MYERS, FL 33908

30-45-25-00-00008.0010
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

30-45-25-00-00008.0040
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

Seymour Roche, President (*South Ft. Myers)
Page Park Community Association
507 Center Road
Fort Myers, FL 33907

William B. Horner (*South Ft. Myers)
Lee County Port Authority
16000 Chamberlin Parkway, Suite 8671
Ft. Myers, FL 33913
Sean O'Connell (*South Ft. Myers)
Page Park Community Association
110 Danley Drive
Fort Myers, FL 33907

EXHIBIT 6-C

Existing Zoning and Current Land Use
Request for Rezoning from AG-2 to CPD
Gator Recreation Complex

RECEIVED
NOV 30 2004

PERMIT COUNTER

DCI2004-00087

