

GradyMinor

LETTER OF TRANSMITTAL

Lee County Development Services

1500 Monroe Street, 1st Floor Zoning Counter

Fort Myers, Florida 33901

DATE: October 9, 2019

JOB CODE: CRMALPDO

ATTENTION: 1st Floor Zoning Counter

RE: **Vintage Commerce Center PD -
DCI2018-10022**

Sent by: ☒ **Courier:** ☐ Morning ☐ Afternoon ☐ Rush ☐ US Mail ☐ Pick-Up ☐ Hand -Delivery
☐ **Federal Express:** ☐ Morning ☐ Afternoon

WE ARE SENDING: ☐ Prints ☐ Plans (velum) ☐ Disk ☐ Shop drawings
☐ Specifications ☐ Copy of letter ☐ Permit Application ☒ Other

Copies	Description
3	Revised application
3	Request Statement
3	Schedule of Uses
3	Master Concept Plan

THESE ARE TRANSMITTED as checked below:

☐ Approved as submitted ☐ Approved as noted ☐ Returned for corrections
☐ For your use/records ☐ For approval ☐ For review and comment
☐ As requested ☐ For Signature and Return

DCI 2018 - 100 22

SIGNED: _____

Sharon Umpenhour

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COPY TO:

Q. Grady Minor & Associates, P.A. **COMMUNITY DEVELOPMENT**

3800 Via Del Rey
Bonita Springs, FL 34134
239-947-1144
239-947-0375(fax)

11940 Fairway Lakes Dr., Ste. #6
Fort Myers, FL 33913
239-690-4380
239-768-0291(fax)

If enclosures are not as noted, kindly notify us at once.



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Vintage Commerce Center CPD

Request: Rezone from: CPD

To: CPD

Type: ☐ Major PD

☐ Minor PD

☐ DRI w/Rezoning

☐ PRFPD

☒ Major PD Amendment

☐ Minor PD Amendment

Bonus Density included? ☐ NO ☒ YES¹ for: 183 Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Amend CPD to allow multi-family dwellings, commercial, light industrial and office and hotel/motel uses in addition to the previously approved commercial and office uses.

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**PART 1
APPLICANT/AGENT INFORMATION**

COMMUNITY DEVELOPMENT

A. Name of Applicant: CLE FL RE Investment I LLC

Address: 1100 Euclid Ave., Suite 300

City, State, Zip: Cleveland, OH 44115

Phone Number: 216.696.5442 x 444

E-mail Address: brintihar@crminc.us

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Q. Grady Minor & Associates, P.A.

Contact Person: D. Wayne Arnold, AICP

Address: 3800 Via Del Rey

City, State, Zip: Bonita Springs, FL 34134

Phone Number: 239-947-1144

Email: warnold@gradymenor.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

- A. Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: CLE FL RE Investment I LLC

Address: 1100 Euclid Ave., Suite 300

City, State, Zip: Cleveland, OH 44115

Phone Number: 216.696.5442 x 444

Email: brintihar@crminc.us

- B. Disclosure of Interest [34-201; 34-204]:**

☒ Attach Disclosure of Interest Form. [34-201; 34-204]

- C. Multiple parcels:**

☐ Property owners list. [34-202(a)(5)]

☐ Property owners map. [34-202(a)(5)]

- D. Certification of Title and Encumbrances [34-202(a)(3)]**

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): 04/25/2018

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**PART 3
PROPERTY INFORMATION**

- A. STRAP Number(s):** [Attach extra sheets if additional space is needed.]

03-46-25-00-00001.1090

03-46-25-00-00001.1100

- B. Street Address of Property:** 9401 Alico Road

- C. Legal Description (must submit) [34-202(a)(1)]:**

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

- D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(6)]

2. ☒ Map of surrounding property owners. [34-202(a)(7)]

3. ☒ One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

- E. Current Zoning of Property:** Vintage Commerce Center CPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

- F. Use(s) of Property [34-202(a)(8)]:**

1. Current uses of property are: Undeveloped commercial

2. Intended uses of property are: Multi-family, hotel/motel and commercial

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Industrial Commercial Interchange (existing)	<u>33.95</u>	Acres	<u>100</u>	% of Total
General Interchange (proposed)	<u>33.95</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total

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

1. Width (average if irregular parcel):	<u>710±</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,591±</u>	Feet		
3. Total area:	<u>33.95</u>	Acres or square feet		
4. Frontage on road or street:	<u>710±</u>	Feet on	<u>Alico</u>	Street
2nd Frontage on road or street:		Feet on		Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. [34-202(a)(10)]

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

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PART 4
TYPES OF LAND AREA ON PROPERTY

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A. Gross Acres (total area within described parcel)

		<u>33.95</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u>0</u>	Acres	
3. R-O-W providing access to non-residential uses	<u>0</u>	Acres	
4. Non-residential use areas ^{(1) (2)}	<u>19.89</u>	Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). 19.89 Acres**C. Gross residential acres. (A minus B) ⁽³⁾** 14.06 Acres**D. Gross residential acres (by Land Use Category)**

1. a. Intensive Development – upland	<u>14.06</u>	Acres
b. Intensive Development – preserved freshwater wetlands		Acres
c. Intensive Development – impacted wetlands		Acres
2. a. Central Urban – upland		Acres
b. Central Urban – preserved freshwater wetlands		Acres
c. Central Urban – impacted wetlands		Acres
3. a. Urban Community or Suburban – upland		Acres
b. Urban Community or Suburban – preserved freshwater wetlands		Acres
c. Urban Community or Suburban – impacted wetlands		Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

14.06 Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: General Interchange

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	14.06	x 14 equals	196
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
	c. Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
	d. Total Allowed Standard Units ⁽¹⁾			196
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			112
	b. Transferrable Dwelling Units			112
	c. Sub-total			
3.	Total Permitted Units ⁽¹⁾			308

Note:

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

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical	85	
	2. General Office	85	
	3. Retail	85	
	4. Other: <u>Light Industrial</u>	85	
	5. TOTAL FLOOR AREA		350,000*

***Specific breakdown to be determined at the time of D.O. approval**

B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		

C.	Mining	Depth	Total Acres
	1. Area to be excavated		

D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		

E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.	85	**150
	2. 426-725 sq. ft.	85	**150
	3. 725 < sq. ft.	85	
	4. TOTAL UNITS		300

**Estimated, to be determined at the time of D.O. approval

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PART 7
ACTION REQUESTED

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- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-373(a)(5)]
- B. 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 Lee County Administrative Code. TIS is not required for an existing development. [34-373(a)(7)]
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. [34-373(a)(6)]
 2. **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 LCLDC Section 34-373(a)(8)]. [34-373(a)(8)]

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3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density:** [34-202(b)(5)]

- ☐ Not Applicable
☒ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)d.iv.]
The elevation of this site is from 14' to 15'
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
N.A.
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N.A.
-
- 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.
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- 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)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any 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:
1. Method and degree of treatment:
N.A.
 2. Quality of the effluent:
N.A.

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3. Expected life of the facility:
N.A.

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

5. Receiving bodies or other means of effluent disposal:
N.A.

C. Spray Irrigation: If spray irrigation will be used, specify:

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

2. Current water table conditions:
N.A.

3. Proposed rate of application:
N.A.

4. Back-up system capacity:
N.A.

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**PART 10
ADDITIONAL REQUIREMENTS**

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A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). [34-373(b)(1)]
2. **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)]
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. [34-373(b)(2)]

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but 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. Attach proof of notice to other property. [34-373(c)]

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) [34-373(d)(2)]

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-941(g)]
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. [34-941(d)(3)b.i.1]
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. [34-941(d)(3)d.]
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. [34-941(e)(5)f.iii.]

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(b)(8)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(b)(8)]
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitled as "Existing Agricultural Uses at Time of Zoning Application." [34-202(b)(7)]
- G. **Flood Hazard:** [34-202(a)(8)]
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:** [34-202(b)(6)]
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities:** [34-202(b)(4)]
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park:** [34-203(d)]
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1004]
- ☐ Property is located within Airport Protection Zone. Indicate which Zone below. [34-1005]
- ☐ Property is located within Airport Runway Clear Zone: [34-1006]
- ☐ Property is located within Airport School Protection Zone: [34-1007]
- ☐ Property is located within Airport Residential Protection Zone: [34-1009]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1009]
- ☐ A Tall Structures Permit is required. [34-1010]

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**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-201(b)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-202(a)(9)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - [2-147(A)3]] (if applicable)
3	<input checked="" type="checkbox"/>	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input checked="" type="checkbox"/>	Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/>	Multiple Owners List (if applicable) [34-201; 34-204]
3	<input checked="" type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
3	<input checked="" type="checkbox"/>	Legal description (must submit) [34-202(a)(1)]
	<input type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	<input type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(6)]
1	<input checked="" type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(7)]
1	<input checked="" type="checkbox"/>	Mailing labels [34-202(a)(6)]
3	<input checked="" type="checkbox"/>	List of Zoning Resolutions and Approvals [34-202(a)(8)]
3	<input type="checkbox"/>	Summary of Public Informational Session (if applicable) [34-202(a)(10)]
3	<input type="checkbox"/>	Waivers from Application Submission Requirements (if applicable)
3	<input checked="" type="checkbox"/>	Preliminary Density Calculations (if applicable)
3	<input checked="" type="checkbox"/>	Request Statement
3	<input checked="" type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
3	<input checked="" type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
3	<input checked="" type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	<input type="checkbox"/>	Topography (if available) [34-373(a)(4)d.iv.]
3	<input checked="" type="checkbox"/>	Soils Map [34-373(a)(4)b.v.]
3	<input checked="" type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
3	<input type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	<input type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	<input checked="" type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)]
3	<input checked="" type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]
3	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(2)]

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3	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
3	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]
3	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	<input checked="" type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
3	<input checked="" type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
3	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
3	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]

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Request Statement: Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-373(a)(5)]

This PD amendment proposes to modify the previously approved Master Concept Plan and the Schedule of Uses in order to increase the allowable commercial and office square footage, add hotel/motel uses, assisted living facilities and additional commercial uses, and add an option, which includes multi-family residential uses. Companion Lee Plan Amendments have been filed to change the Future Land Use (FLU) Category to General Interchange, which permits the proposed multi-family uses. A text amendment to modify the Table 1b allocation text is also proposed. Bonus densities have been requested in order to achieve a density above the 14 du/ac permitted in the General Interchange FLU Category.

The site is well suited for multi-family residential uses and for a variety of commercial land uses. Access to the site is via a signalized intersection at Three Oaks Parkway and Alico Road. The site provides good access to the arterial and interstate roadways, and is conveniently located within an area offering employment, education and entertainment.

The applicant is requesting 350,000 square feet of commercial, light industrial and office uses, 300 hotel/motel units and up to 308 multi-family residential dwelling units or assisted living units. The TIS includes a conversion table, which demonstrates that commercial square footage will be reduced proportionally to the number of residential dwelling units constructed.

LDC section 34-145(d)(4)

(4) Findings/review criteria.

a. Before recommending approval for:

1. Rezoning. The Hearing Examiner must find the request:

a) Complies with the Lee Plan;

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The CPD amendment, as proposed, does comply with the companion Future Land Use Map amendment, which proposes to re-designate the 34.95± acre property from Industrial Commercial Interchange to the General Interchange FLU Category. The principal difference between the two interchange categories is that the General Interchange FLU Category permits

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Future Land Use Element

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. *Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2. (Ordinance No. 94-30, 99-18, 00-22, 16-02, 17-13, 18-05).*

POLICY 1.3.2: *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial1 /commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre). (Ordinance No. 94-30, 99-18, 16-02, 17-12)*

The site is presently designated Industrial Commercial Interchange on the FLU map. The area has substantially changed since the designation in the 1980's when Alico Road was primarily industrial. The Alico/Three Oaks Parkway intersection and the Alico/I-75 interchange have become increasing more important as an area that serves the traveling public, as well as those heading south to FGCU. This application proposes to designate the property to the General Interchange FLU category. Both land use categories implement objective 1.3 of the FLU element due to the adjacency to I-75. The proposed map amendment allows this critical interchange to be maximized in accordance with objective 1.3. Policy 1.3.2. Includes residential uses as a permitted use in the proposed General Interchange FLU category, which allows for a broader range of uses and increased flexibility to maximize the use of the Interchange area. Further, including a multi-family residential use at this location will provide opportunities to diversify the housing types in our community and provide additional opportunities for workforce housing to support existing and future commercial and industrial development in the area, in addition to the university and RSW.

The Development of FGCU, RSW and Florida Gulf Coast Town Center provide desirable destinations for residents. Easy access to Alico Road and I-75 provide convenient and centralized accessibility to employment centers located in Lee and Collier County. The property owner intends to file for a companion CPD amendment to add MF residential as a permitted land use, in addition to a variety of general commercial land uses, also requiring convenient access to I-75 and Alico Road. The CPD will contain appropriate

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mining in Planning Community #18, see special requirements in Policy 33.114 regarding industrial acreages in Table 1(b).

3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.

The acreage allocation table will need to be modified to reflect that there will be an additional 14± acres of land added to the General Interchange FLU Category in the Airport/Gateway Planning Community. This is an amendment necessary to reflect the FLU Map amendment re-designating the 34± acres from Industrial Commercial Interchange to General Commercial FLU Category. A separate companion text amendment has been filed to modify the Table 1(b) allocation table.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will 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.*

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.*

Objective 2.1 and implementing policy 2.1.1 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The General Interchange FLU category is a future urban area and has the full range of urban services available directly at the subject property, including water, sewer and road way capacity. Development in this location provides for a compact and contiguous growth pattern.

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)) will 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.*

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facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the residential acreage by 14+/- acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Industrial Commercial FLU category community.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

POLICY 2.4.1: The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code.

The proposed FLU map amendment provides for an interchange category with a broader range of uses that is more consistent with the existing surrounding land uses and supportive of the goals of Lee County Vision Statement for nearby or to be developed parcels. The category also permits multi-family residential development on the property. As central Lee County has evolved, the property is now ideally situated to support a mixture of general commercial and residential land uses. This pattern of development is typical of other Lee County I-75 interchange areas. Ease of access to I-75 for our workforce and proximity to shopping, education, entertainment and SW Florida International Airport makes the site well-suited for both residential and commercial land uses.

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN. To pursue or maintain land development regulations which encourage creative site designs and mixed use developments. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. (Amended by Ordinance No. 91-19, 94-30, 07-15)

POLICY 4.1.1: Development designs will 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. (Amended by Ordinance No. 91-19, 00-22)

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1. *The development must comply with local, state, and federal air, water, and noise pollution standards.*
2. *When located next to residential areas, industry must not generate noise levels incompatible with the residential development.*
3. *Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.*
4. *Contamination of ground or surface water will not be permitted.*
5. *Applications for industrial development will be reviewed and evaluated as to:*
 - a. *air emissions (rezoning and development orders);*
 - b. *impact and effect on environmental and natural resources (rezoning and development orders);*
 - c. *effect on neighbors and surrounding land use (rezoning);*
 - d. *impacts on water quality and water needs (rezoning and development orders);*
 - e. *drainage system (development orders);*
 - f. *employment characteristics (rezoning);*
 - g. *fire and safety (rezoning and development orders);*
 - h. *noise and odor (rezoning and development orders);*
 - i. *buffering and screening, except properties within the Industrial Development future land use category adjacent to lands redesignated to the Urban Community future land use category by Ordinance 16-17 will retain their development potential and land development regulations (including buffers and setbacks) consistent with the requirements previous to the redesignation, as though the redesignated lands are nonresidential in use (planned development rezoning and development orders);*
 - j. *impacts on transportation facilities and access points (rezoning and development orders);*
 - k. *access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);*
 - l. *utility needs (rezoning and development orders); and*
 - m. *sewage collection and treatment (rezoning and development orders).*

Development of a portion of the subject property for residential development will not deter future industrial uses from developing in the area. Conversely, provision of multi-family housing opportunities in proximity to commercial and other employment opportunities is seen as a draw for corporations looking to locate due to the convenience and shorter travel times for employees. Regulations exist in the LDC, which provide for setbacks for certain heavy industrial land uses. The most restrictive setback is 660 feet for bulk storage or production of

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GOAL 11: MIXED USE: *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

POLICY 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be Future Land Use II-36 October 2018 developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

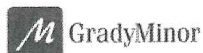
The proposed CPD amendment does include a residential option, which is a mixed-use development option. The CPD proposes to utilize bonus density for the area that has been identified for residential development on the MCP.

POLICY 11.1.2: *Residential densities may be calculated from the entire project area when the development is consistent with the following:*

- *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use)*
- *The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories.*

The Lee Plan also promotes mixed-use development, which will result with approval of CPA2018-10012 and CPD2018-10013. Given the proximity of this site to RSW and Florida Gulf Coast University, providing additional housing choices for these two large and growing employers is a logical planning/development pattern. In a recent real estate program, representatives of the Lee County Port Authority indicated that RSW has 4,000 people working at the airport. FGCU has approximately 875 staff working at their campus. Other employment in the immediate area include extensive retail opportunities associated with area hotels and Gulf Coast Town Center. Policy 11.1.1 clearly finds that residential mixed use can include commercial and light industrial land uses. With easy access to the arterial road network and I-75, the site is well suited for mixed-use development, consistent with the Lee Plan.

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- Have adequate on-site parking.
- Have access to the existing or planned public road system except where other public policy would prevent such access.
- Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees.

POLICY 40.1.1: The through traffic capacity of the county's expressways, arterials, and collectors will be protected by:

- Regulating accesses to collector and arterial streets to the extent permitted by state law.
- Providing sufficient distance between land access and expressway/freeway interchanges.
- Spacing signalized intersections on arterials and collectors for efficient traffic signal operation.
- Prohibiting on-street parking on arterials and collectors except in areas designated by the Board of County Commissioners.
- Developing a system of parallel access or frontage roads along identified collectors, arterials, and limited access facilities.
- Requiring access to arterials and collectors to be designed, funded, or built to meet forecasted use needs, including turn lanes, acceleration and deceleration lanes, and funding for future signalization. (Amended and Relocated by Ordinance No. 99-15)

POLICY 40.1.2: The following standards are hereby established as the minimum desirable distances between connections to the county-maintained road network:

Roadway Classification

Centerline Distances (Feet)

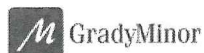
Arterial
Collector
Local Street

660
330
125

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POLICY 53.1.5: Maintain regulations that require development to connect to Lee County Utilities or other franchised/certificated potable water service provider.

Proposed utility services will be designed and constructed in accordance with the appropriate local and state standards and regulations.

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.

The construction costs associated with the installation of the initial water distribution and sewer collection systems that will service the proposed development will be borne by the overall developer.

GOAL 54: CONSERVATION. To ensure that future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

It is anticipated that the proposed project will utilize a separate irrigation water use permit to irrigate the project landscaping via onsite wells which will reduce the potential demand on the existing potable water system.

OBJECTIVE 54.1: Continue programs in education, technical advice, demonstration, rate revisions, and reuse to reduce potable water consumption and the consumption of large volumes of potentially potable water.

As part of the final development of each aspect of the project, internal developments will be encouraged to review water consumption as part of their designs.

POLICY 54.1.1: Continue to offer public information and education programs highlighting and advocating various strategies of water conservation, including:

- creating incentives for "gray water" systems or other recycling activities;
- adopting incentives for household and commercial use of appliances and ultralow volume plumbing fixtures with low water consumption rates;
- advising householders to reduce water use;
- creating a demand for low water use appliances by publishing ratings of water use efficiency for appliances analogous to the energy efficiency ratings for electrical appliances;
- advocating the cost-effective use of appliances and water: i.e. run only full loads or use low water settings when appropriate;
- encouraging maintenance of water systems, i.e. timely repair of dripping faucets, leaking water closets, broken or maladjusted sprinkler heads, etc.;

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OBJECTIVE 56.1: The county will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.

The proposed project falls within the Lee County Utilities Sewer Service Area. Acceptable levels of service will be maintained by LCU. The proposed project will be designed to meet the applicable requirements to meet the regulatory agency standards.

POLICY 56.1.2: The minimum acceptable level of service standard for sanitary sewer connections to Lee County Utilities are established in Policy 95.1.3.

The minimum acceptable level of service standards adopted for Lee County Utilities' sanitary sewer systems will apply in those franchised/certificated areas and will be used in enforcing concurrency regulations (see Policy 95.1.3)

Private utilities that cannot meet the level of service standards may petition for a plan amendment for a revised level of service requirement for the specific private utility system if it can be proved that the utility has sufficient plant and system capacity to service the franchised/certificated area. Proof must include flow reports, occupancy rates or related statistical information. The data must cover the last two years.

The proposed project falls within the Lee County Utilities Sewer Service Area. Acceptable levels of service will be maintained by LCU. The proposed project will be designed to meet the applicable requirements to meet the regulatory agency standards.

POLICY 56.1.4: Maintain regulations that require development to connect to Lee County Utilities or other franchised/certificated sanitary sewer service provider, if capacity is available within ¼ mile of the development.

The proposed project falls within the Lee County Utilities Sewer Service Area.

OBJECTIVE 56.2: The county will maintain and enforce such ordinances as are necessary to require the connection of commercial and larger residential establishments to such public or private central utility systems when those systems are available for service.

The project currently has sewer collection stub outs at the property line that will be utilized to provide sewer service for the project.

c. Surface Water Management

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redevelopment areas (as defined by Chapter 163, Part III, Florida Statutes). However, this policy will not be interpreted so as to waive any concurrency level-of-service standards.

A Lee County Development Order permit will be applied for and obtained. The proposed stormwater improvements will be designed to meet the current Lee County and SFWMD requirements at the time of permitting.

POLICY 60.1.7: The level of service standards identified in Policy 95.1.3 will be updated as necessary based on new basin studies or more accurate information and will guide future investments in surface water management facilities. Procedures will be maintained to: keep levels of service current; maintain capacity of existing facilities; and, identify demand for new facilities.

The proposed improvements associated with the proposed project will be owned and maintained by the Property Owner's Association for the subject land parcel.

OBJECTIVE 60.2: BASIN PROGRAM. Promote water management permitting on a basin-wide basis, as opposed to the current individual-site approach used by Lee County and the South Florida Water Management District.

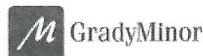
As part of the Lee County and South Florida Water Management District permitting, basin wide considerations are reviewed and addressed as necessary.

OBJECTIVE 60.5: INCORPORATION OF GREEN INFRASTRUCTURE INTO THE SURFACE WATER MANAGEMENT SYSTEM. The long-term benefits of incorporating green infrastructure as part of the surface water management system include improved water quality, improved air quality, improved water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief within the urban environment.

Green infrastructure may be considered during the permitting process with the South Florida Water Management District to address potential stormwater benefits. This type of green stormwater treatment element will be evaluated during the permitting process to determine the proper stormwater treatment process. The required native vegetation preservation requirements will be reviewed and addressed to meet Lee County standards and requirements.

POLICY 60.5.1: The county encourages new developments to design their surface water management systems to incorporate best management practices including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

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OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

The proposed project is inside a created drainage system that is permitted by the South Florida Water Management District. There are no Natural Drainage Systems inside the subject property except for the man-made drainage ditches that are part of the master stormwater collection system.

POLICY 61.3.1: Provide sufficient performance and design standards to require postdevelopment runoff to approximate the total characteristics of the natural flow prior to development.

A South Florida Water Management District permit will be obtained meeting the current design standards and requirements.

POLICY 61.3.6: Developments must have and maintain an adequate surface water management system, provision for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod, and drainage basin. Detailed regulations will continue to be integrated with other county development regulations.

A South Florida Water Management District permit will be obtained meeting the current design standards and requirements.

POLICY 61.3.8: The banks of wet retention and detention areas must be sloped to promote growth of vegetation and safeguard against accidents.

The proposed stormwater management improvements will be designed to meet Lee County and South Florida Water Management District requirements for slope treatment and shape.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight.

The proposed stormwater management improvements will be designed to meet Lee County and South Florida Water Management District requirements for slope treatment and shape.

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Housing Element

POLICY 135.1.4: Provide for housing bonus density to stimulate the construction of very-low, low and moderate income affordable housing in Lee County.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

The location of the CPD amendment is not adjacent to any other local government jurisdiction and will have no impact to any local government.

- b) Meets this Code and other applicable County regulations or qualifies for deviations;

The proposed uses are consistent with the Use Activity Groups identified in the LDC. Deviations have been requested for the CPD, consistent with the requirements in Chapter 34 of the LDC. CPD's permit residential dwellings provided a minimum of 50,000 square feet of commercial uses are developed.

- c) Is compatible with existing and planned uses in the surrounding area;

The property is zoned CPD and most of the uses were previously determined to be compatible with existing and planned surrounding uses. Additional commercial uses including hotel/motel and convention uses are consistent with uses often found at an I-75 interchange. Likewise, multi-family residential uses as proposed are compatible with surrounding land uses. There are multiple examples in Lee County where multi-family residential uses have been developed, and are compatible with nearby commercial and residential land uses. The CPD provides buffering consistent with that required for residential and commercial developments. The CPD provides for enhanced buffers adjacent to Alico and Three Oaks Parkway. The site is not within an airport noise contour, which would prohibit residential dwellings.

- d) Will provide access sufficient to support the proposed development intensity;

Principal access to the CPD is from Three Oaks Parkway, which is signalized at Alico Road. An ingress only access is proposed on Alico Road and is subject to FDOT approval.

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- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The previously approved deviations will result in development consistent with the MCP. The deviations as proposed promote the general intent of the LDC to protect public health, safety and welfare.

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Schedule of Uses

a. Schedule of Uses For Tracts A and B

All non-residential uses shall be permitted on all Outparcels and Parcels within the Master Concept Plan of the CPD. Residential dwelling units shall be permitted only on Parcel A.

1. Accessory uses, commercial and residential
- ~~1. Agricultural Uses (See Condition 4, below)~~
2. ATM
3. Auto Parts Store with or without installation service
4. Automobile Service Station
5. Auto Repair and Service, Groups I & II
6. Banks and Financial Establishments, Groups I & II
7. Bar or Cocktail Lounge
8. Boat Sales
9. Building material sales
- ~~9.10.~~ Business Services, Groups I & II
11. Car wash
- ~~10.12.~~ Clothing Store, General
13. Consumption on premises, indoor and outdoor
- ~~11.14.~~ Contractor and Builders, Group I & II
15. Convenience Food and Beverage Store, limited to one (1) (also, see Condition 7)
16. Department Store
- ~~12.17.~~ Drive Through Facility for Any Permitted Use
- ~~13.18.~~ Drugstore
19. Dwelling units, multiple family (Parcel A only, as noted on the MCP)
- ~~14.20.~~ Entrance Gates and Gatehouses
- ~~15.21.~~ Essential Services
- ~~16.22.~~ Essential Service Facilities, Group I
- ~~17.23.~~ Excavation, Water Retention
24. Food stores, Group I
25. Hardware Store
- ~~18.26.~~ Health Care Facility, Groups I and III
- ~~19.27.~~ Hobby, Toy and Game Shops
28. Hotel/motel (Parcel C and outparcels 1 through 12)
- ~~20.29.~~ Household and Office Furnishings, Groups I & II
- ~~21.30.~~ Insurance Companies
- ~~22.31.~~ Laundromat

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COMMUNITY DEVELOPMENT

DCI 2018-10022



Vintage Commerce Center CPD

Schedule of Uses

- ~~23-32.~~ Laundry or Dry Cleaning, Group I
- ~~24-33.~~ Lawn and Garden Supply Store
- ~~25-34.~~ Medical Office
- ~~35.~~ Night clubs
- ~~26-36.~~ Non-Store Retailers, All Groups
- ~~27-37.~~ Package Store
- ~~28-38.~~ Paint, Glass and Wallpaper
- ~~29-39.~~ Parking Lot, Accessory and Temporary
- ~~30-40.~~ Personal Services, Groups I through III
- ~~31-41.~~ Pet Services
- ~~32-42.~~ Pet Shop
- ~~33-43.~~ Pharmacy
- ~~44.~~ Place of worship
- ~~34-45.~~ Printing and Publishing
- ~~46.~~ Recreational facilities, commercial, Groups I through V
- ~~47.~~ Religious facilities
- ~~35-48.~~ Rental or Leasing Establishments, Group II & III
- ~~36-49.~~ Repair Shops, Groups I & II
- ~~50.~~ Restaurants, Fast Food
- ~~37-51.~~ Restaurants, Groups I through IV
- ~~52.~~ Schools commercial
- ~~53.~~ Signs per Chapter 30 of the LDC, including interchange quadrant sign
- ~~38-54.~~ Social Services, Group I
- ~~39-55.~~ Specialty Retail, Groups I through IV
- ~~56.~~ Storage, Indoor
- ~~40-57.~~ Studios
- ~~41-58.~~ Temporary Uses, as identified in LDC Sections 34-3041, 3042, 3043, 3044, 3048 & 3050
- ~~42-59.~~ Used Merchandise Store, Group I
- ~~60.~~ Vehicle and equipment dealers, Groups I through V
- ~~61.~~ Warehouse, mini-warehouse
- ~~62.~~ Warehouse, public

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COMMUNITY DEVELOPMENT

b. ~~Schedule of Uses — Additional Uses Only Permitted on Tract A~~

Building Material Sales

Department Store

Vintage Commerce Center CPD

Schedule of Uses

Hardware Store

Supermarket

~~c. Schedule of Uses — Additional Uses Only Permitted on Tract B~~

~~Car Wash Convenience Food and Beverage Store, limited to one(1), having a maximum of 16 fuel pumps (Also, see Condition 7 below)~~

~~Restaurants, Fast Food~~

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OCT 09 2019

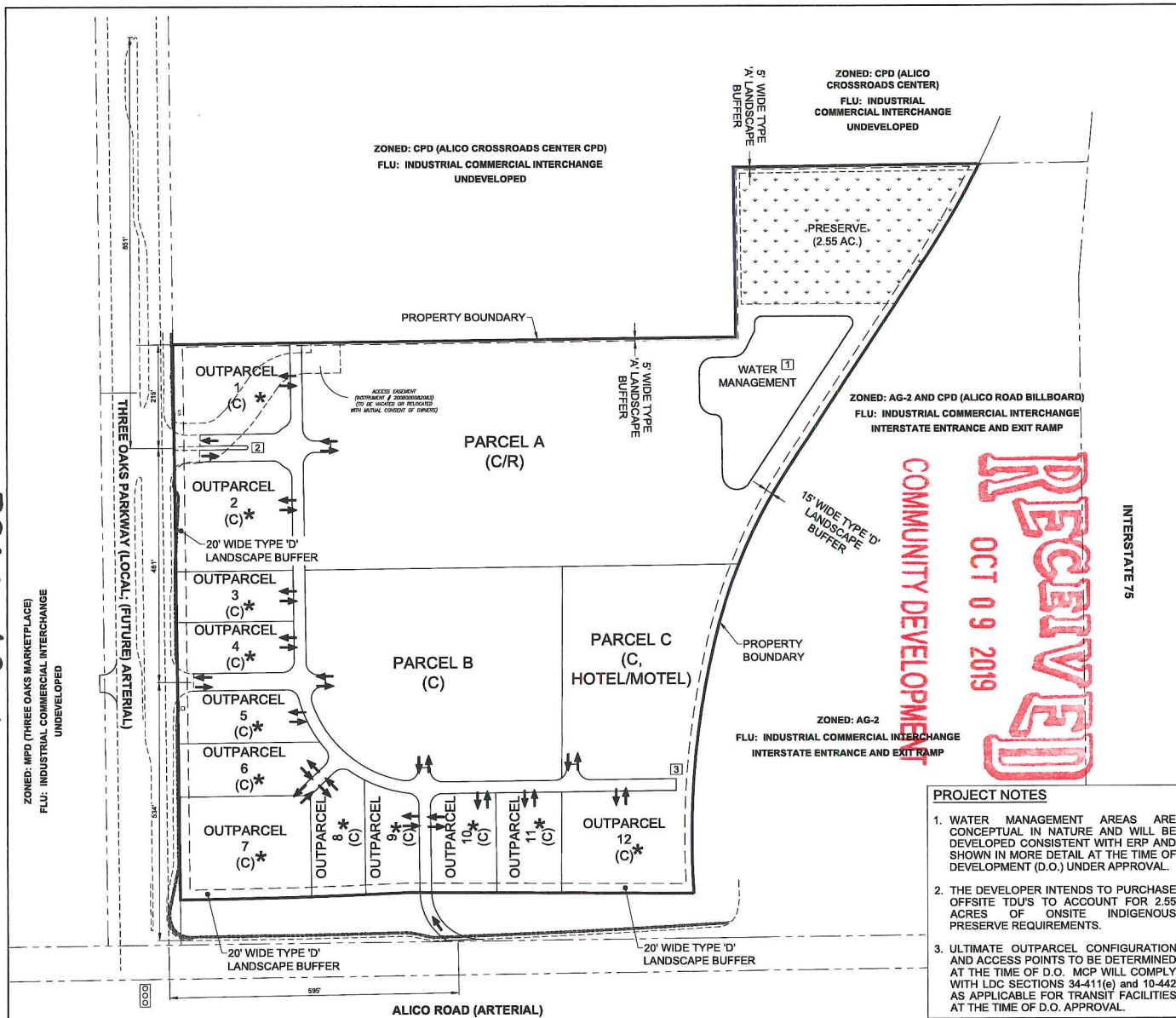
COMMUNITY DEVELOPMENT

OCI 2018 - 100 22



DC12018-10022

ZONED: MPD (THREE OAKS MARKETPLACE)
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE
UNDEVELOPED



SITE SUMMARY

PLAN DESIGNATION: GENERAL INTERCHANGE
EXISTING ZONING: VINTAGE COMMERCE CENTER CPD
PROPOSED ZONING: VINTAGE COMMERCE CENTER CPD
EXISTING LAND USE: UNDEVELOPED
GROSS AREA: ± 33.95
STRAP NUMBER: 03-46-25-00-00001.1100, 03-46-25-00-00001.1090
STREET ADDRESS: 9401 ALICO ROAD, FT MYERS, FL

PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL / RETAIL / LIGHT INDUSTRIAL (C): 350,000 SF (THIS CAN BE COMPRISED OF A COMBINATION OF ALL USES)

HOTEL/MOTEL: 300 ROOMS
MULTI-FAMILY RESIDENTIAL (R): 308 UNITS

MINIMUM AREA DIMENSIONS:
LOT SIZE 10,000 SQUARE FEET
LOT DEPTH 100 FEET
LOT WIDTH 100 FEET

MINIMUM SETBACKS:

STREETS INTERNAL OR EXTERNAL: 25 FEET
SIDE: 15 FEET
REAR: 20 FEET
WATERBODY: 25 FEET
MAXIMUM BUILDING HEIGHT: 85 FEET
MAXIMUM LOT COVERAGE: 45 PERCENT
MINIMUM INDIGENOUS PRESERVE: 5.1 ACRES (10.18 ACRES x 0.5). A MINIMUM OF 2.55± ACRES SHALL BE PRESERVED ON-SITE. THE REMAINING 2.55± ACRES SHALL BE PRESERVED THROUGH OFF-SITE MITIGATION.

MINIMUM OPEN SPACE: A MINIMUM OF 30% (33.95 AC. X 0.30 = 10.18± ACRES) OF GENERAL OPEN SPACE MUST BE PROVIDED WITHIN THE OVERALL DEVELOPMENT SITE IF DEVELOPED WITH ALL NON-RESIDENTIAL USES. IF RESIDENTIAL IS DEVELOPED, A MINIMUM 40% (14 AC. X 0.40 = 5.6± ACRES) OPEN SPACE MUST BE PROVIDED AT TIME OF D.O. FOR THE RESIDENTIAL USE. EACH DEVELOPMENT TRACT MAY CONTAIN A MINIMUM OF 10 PERCENT OPEN SPACE PER LDC §34-414(C) PROVIDED THE DEVELOPER DEMONSTRATES THE OVERALL OPEN SPACE REQUIREMENT WILL BE MET WITH EACH LOCAL DEVELOPMENT ORDER SUBMITTAL. A 35% REDUCTION IN OPEN SPACE MAY BE TAKEN IF PROJECT UTILIZES PINE ISLAND TDU'S CONSISTENT WITH LDC 2-152(c)(1)b.

SCHEDULE OF DEVIATIONS

- RELIEF FROM THE LDC §10-329(D)(1)A.3 REQUIREMENT TO PROVIDE A 50-FOOT-WIDE SETBACK FROM ROAD RIGHTS-OF-WAY AND PRIVATE PROPERTY LINES FOR WATER RETENTION EXCAVATION, TO ALLOW A 25-FOOT-WIDE SETBACK.
- RELIEF FROM THE LDC §30-153(2)A.4 REQUIREMENT THAT ON-SITE IDENTIFICATION SIGNS BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY OR EASEMENT, AND 10 FEET FROM ANY OTHER PROPERTY LINE, TO ALLOW PROJECT IDENTIFICATION SIGNS IN A MEDIAN WITHIN THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED WITH THE CONDITION THAT THE IDENTIFICATION SIGNS ARE PLACED AND CONSTRUCTED IN ACCORDANCE WITH LDC §30-93, VISIBILITY TRIANGLE SAFE SIGHT DISTANCE REQUIREMENTS.
- RELIEF FROM THE LDC §10-296(K)(1), WHICH REQUIRES DEAD-END STREETS TO BE CLOSED AT ONE END BY A CIRCULAR TURNAROUND FOR VEHICLES, TO ALLOW THE DEAD-END ACCESSWAY AS SHOWN ON THE MASTER CONCEPT PLAN TO BE CONSTRUCTED WITHOUT A CUL-DE-SAC.

*HOTEL/MOTEL COULD BE A USE ON ANY OUTPARCEL.

PROJECT NOTES

- WATER MANAGEMENT AREAS ARE CONCEPTUAL IN NATURE AND WILL BE DEVELOPED CONSISTENT WITH ERP AND SHOWN IN MORE DETAIL AT THE TIME OF DEVELOPMENT (D.O.) UNDER APPROVAL.
- THE DEVELOPER INTENDS TO PURCHASE OFFSITE TDUS TO ACCOUNT FOR 2.55 ACRES OF ONSITE INDIGENOUS PRESERVE REQUIREMENTS.
- ULTIMATE OUTPARCEL CONFIGURATION AND ACCESS POINTS TO BE DETERMINED AT THE TIME OF D.O. MCP WILL COMPLY WITH LDC SECTIONS 34-411(e) AND 10-442 AS APPLICABLE FOR TRANSIT FACILITIES AT THE TIME OF D.O. APPROVAL.

LEGEND

#	DEVIATION	(C)	COMMERCIAL
•••	PRESERVE	(C/R)	COMMERCIAL/RESIDENTIAL

Revision	Date	Description	By
4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
3	06/2019	REVISED PER REVIEW #3 COMMENTS	S.U.
2	03/2019	REVISED PER REVIEW #2 COMMENTS	S.U.
1	01/2019	REVISED PER REVIEW #1 COMMENTS	S.U.

DESIGNED BY:	G.M.A.
DRAWN BY:	D.C.R.
APPROVED:	D.W.A.
JOB CODE:	CINAP00
SCALE:	1" = 100'



Civil Engineers • Land Surveyors • Planners • Landscape Architects
Certs. of Auth. EB 6005151 Cert. of Auth. LA 6005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4360

Q. Grady Minor and Associates, P.A.
3800 Via del Rey
Bonita Springs, Florida 34134

VINTAGE COMMERCE CENTER CPD

MASTER CONCEPT PLAN

MUNICIPALITY:	LEE COUNTY
DD/TP/SDP/NO	03/465/216
DATE:	SEPTEMBER 2018
SUBMITTAL TYPE:	PD AMENDMENT
SHEET	1 OF 1

RECEIVED
OCT 09 2019

COMMUNITY DEVELOPMENT
ZONED: CPD (ALICO CROSSROADS CENTER CPD)
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE
UNDEVELOPED

ZONED: CPD (ALICO
CROSSROADS CENTER)
FLU: INDUSTRIAL
COMMERCIAL INTERCHANGE
UNDEVELOPED

5' WIDE TYPE
'A' LANDSCAPE
BUFFER

PRESERVE
(2.55 AC.)

WATER
MANAGEMENT

ZONED: AG-2 AND CPD (ALICO ROAD BILLBOARD)
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE
INTERSTATE ENTRANCE AND EXIT RAMP

15' WIDE TYPE 'D'
LANDSCAPE
BUFFER

INTERSTATE 75

ZONED: AG-2
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE
INTERSTATE ENTRANCE AND EXIT RAMP

PROJECT NOTES

1. WATER MANAGEMENT AREAS ARE CONCEPTUAL IN NATURE AND WILL BE DEVELOPED CONSISTENT WITH ERP AND SHOWN IN MORE DETAIL AT THE TIME OF DEVELOPMENT (D.O.) UNDER APPROVAL.
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3. ULTIMATE OUTPARCEL CONFIGURATION AND ACCESS POINTS TO BE DETERMINED AT THE TIME OF D.O. MCP WILL COMPLY WITH LDC SECTIONS 34-411(e) AND 10-442 AS APPLICABLE FOR TRANSIT FACILITIES AT THE TIME OF D.O. APPROVAL.

SITE SUMMARY

PLAN DESIGNATION: GENERAL INTERCHANGE
EXISTING ZONING: VINTAGE COMMERCE CENTER CPD
PROPOSED ZONING: VINTAGE COMMERCE CENTER CPD
EXISTING LAND USE: UNDEVELOPED
GROSS AREA: ± 33.95
STRAP NUMBER: 03-46-25-00-00001.1100, 03-46-25-00-00001.1090
STREET ADDRESS: 9401 ALICO ROAD, FT MYERS, FL

PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL / RETAIL / LIGHT INDUSTRIAL (C): 350,000 SF (THIS CAN BE COMPRISED OF A COMBINATION OF ALL USES)

HOTEL/MOTEL: 300 ROOMS
MULTI-FAMILY RESIDENTIAL (R): 308 UNITS

MINIMUM AREA DIMENSIONS:

LOT SIZE 10,000 SQUARE FEET
LOT DEPTH 100 FEET
LOT WIDTH 100 FEET

MINIMUM SETBACKS:

STREETS INTERNAL OR EXTERNAL: 25 FEET

SIDE: 15 FEET

REAR: 20 FEET

WATERBODY: 25 FEET

MAXIMUM BUILDING HEIGHT: 85 FEET

MAXIMUM LOT COVERAGE: 45 PERCENT

MINIMUM INDIGENOUS PRESERVE: 5.1 ACRES (10.18 ACRES x 0.5). A MINIMUM OF 2.55± ACRES SHALL BE PRESERVED ON-SITE, THE REMAINING 2.55± ACRES SHALL BE PRESERVED THROUGH OFF-SITE MITIGATION.

MINIMUM OPEN SPACE: A MINIMUM OF 30% (33.95 AC. X 0.30 = 10.18± ACRES) OF GENERAL OPEN SPACE MUST BE PROVIDED WITHIN THE OVERALL DEVELOPMENT SITE IF DEVELOPED WITH ALL NON-RESIDENTIAL USES. IF RESIDENTIAL IS DEVELOPED, A MINIMUM 40% (14 AC. X 0.40 = 5.6± ACRES) OPEN SPACE MUST BE PROVIDED AT TIME OF D.O. FOR THE RESIDENTIAL USE. EACH DEVELOPMENT TRACT MAY CONTAIN A MINIMUM OF 10 PERCENT OPEN SPACE PER LDC §34-414(C) PROVIDED THE DEVELOPER DEMONSTRATES THE OVERALL OPEN SPACE REQUIREMENT WILL BE MET WITH EACH LOCAL DEVELOPMENT ORDER SUBMITTAL. A 35% REDUCTION IN OPEN SPACE MAY BE TAKEN IF PROJECT UTILIZES PINE ISLAND TDU'S CONSISTENT WITH LDC 2-152(c)(1)b.

SCHEDULE OF DEVIATIONS

1. RELIEF FROM THE LDC §10-329(D)(1)A.3 REQUIREMENT TO PROVIDE A 50-FOOT-WIDE SETBACK FROM ROAD RIGHTS-OF-WAY AND PRIVATE PROPERTY LINES FOR WATER RETENTION EXCAVATION, TO ALLOW A 25-FOOT-WIDE SETBACK.
2. RELIEF FROM THE LDC §30-153(2)A.4. REQUIREMENT THAT ON-SITE IDENTIFICATION SIGNS BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY OR EASEMENT, AND 10 FEET FROM ANY OTHER PROPERTY LINE, TO ALLOW PROJECT IDENTIFICATION SIGNS IN A MEDIAN WITHIN THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED WITH THE CONDITION THAT THE IDENTIFICATION SIGNS ARE PLACED AND CONSTRUCTED IN ACCORDANCE WITH LDC §30-93, VISIBILITY TRIANGLE SAFE SIGHT DISTANCE REQUIREMENTS.
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* HOTEL/MOTEL COULD BE A USE ON ANY OUTPARCEL.

ZONED: MPD (THREE OAKS MARKETPLACE)
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE
UNDEVELOPED

THREE OAKS PARKWAY (LOCAL: (FUTURE) ARTERIAL)

ACCESS EASEMENT
(INSTRUMENT # 200800002083)
(TO BE VACATED OR RELOCATED
WITH MUTUAL CONSENT OF OWNERS)

PARCEL A
(C/R)

OUTPARCEL
1
(C)*

OUTPARCEL
2
(C)*

OUTPARCEL
3
(C)*

OUTPARCEL
4
(C)*

OUTPARCEL
5
(C)*

OUTPARCEL
6
(C)*

OUTPARCEL
7
(C)*

OUTPARCEL
8
(C)*

OUTPARCEL
9
(C)*

OUTPARCEL
10
(C)*

OUTPARCEL
11
(C)*

OUTPARCEL
12
(C)*

PARCEL B
(C)

PARCEL C
(C,
HOTEL/MOTEL)

20' WIDE TYPE 'D'
LANDSCAPE BUFFER

20' WIDE TYPE 'D'
LANDSCAPE BUFFER

ALICO ROAD (ARTERIAL)

DCI 2018-10022

LEGEND

#	DEVIATION	(C)	COMMERCIAL
•••••	PRESERVE	(C/R)	COMMERCIAL/ RESIDENTIAL

Revision	Date	Description	By
4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
3	06/2019	REVISED PER REVIEW #3 COMMENTS	S.U.
2	03/2019	REVISED PER REVIEW #2 COMMENTS	S.U.
1	01/2019	REVISED PER REVIEW #1 COMMENTS	S.U.

DESIGNED BY:	G.S.M.A.
DRAWN BY:	D.C.R.
APPROVED:	D.W.A.
JOB CODE:	CRMALPD
SCALE:	1" = 100'

GradyMinor

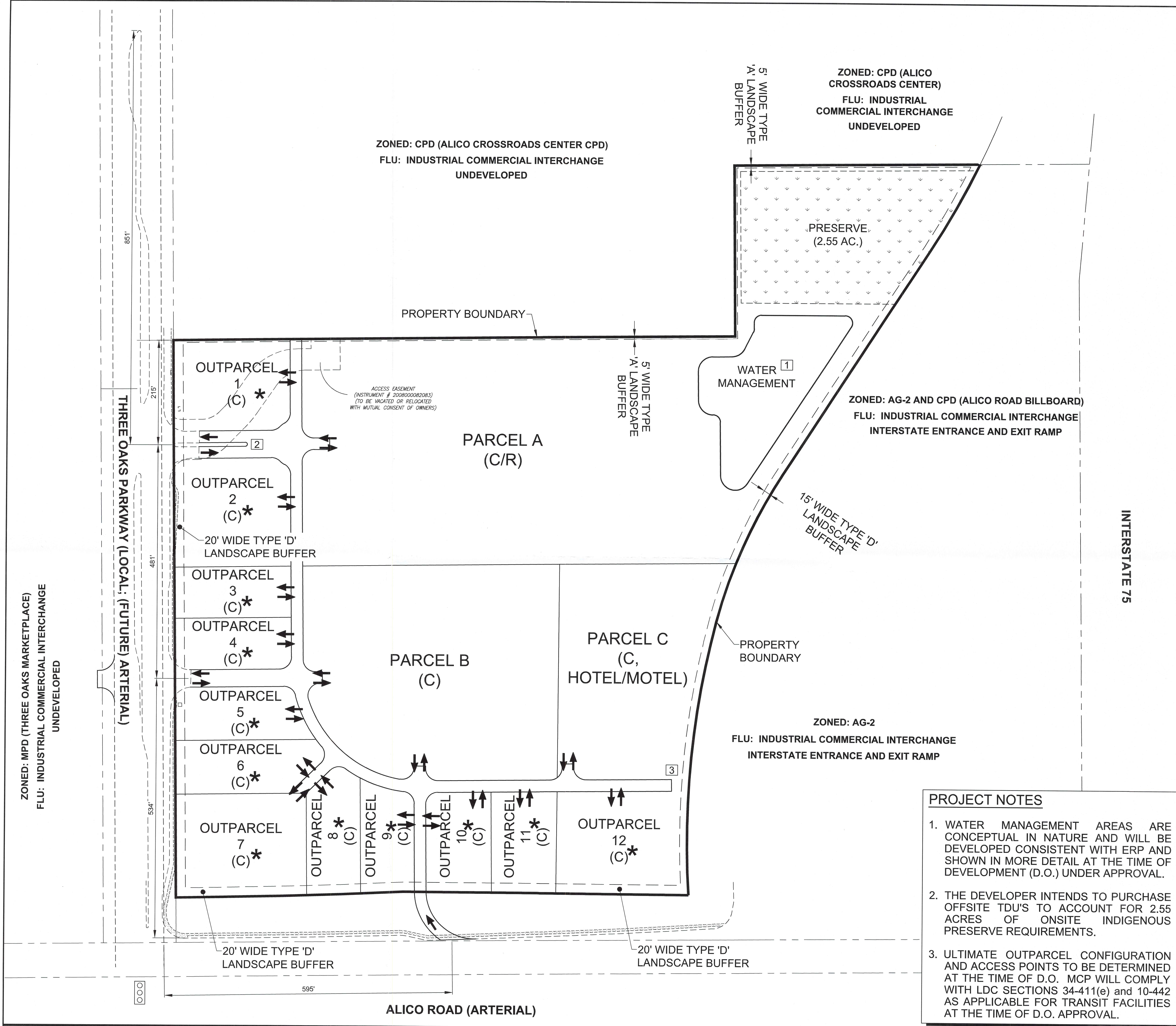
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

VINTAGE COMMERCE CENTER CPD

MASTER CONCEPT PLAN

MUNICIPALITY:
LEE COUNTY
SEC/TWNSHP/RNG
03/465/25E
DATE:
SEPTEMBER 2018
SUBMITTAL TYPE:
PD AMENDMENT
SHEET 1 OF 1



SITE SUMMARY

PLAN DESIGNATION: GENERAL INTERCHANGE

EXISTING ZONING: VINTAGE COMMERCE CENTER CPD

PROPOSED ZONING: VINTAGE COMMERCE CENTER CPD

EXISTING LAND USE: UNDEVELOPED

GROSS AREA: ± 33.95

STRAP NUMBER: 03-46-25-C-0-00001.1100, 03-46-25-00-00001.1090

STREET ADDRESS: 9401 ALICO ROAD, FT MYERS, FL

PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL / RETAIL / LIGHT INDUSTRIAL (C): 350,000 SF (THIS CAN BE COMPRISED OF A COMBINATION OF ALL USES)

HOTEL/MOTEL: 300 ROOMS

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LOT WIDTH 100 FEET

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2. RELIEF FROM THE LDC §30-153(2)A.4. REQUIREMENT THAT ON-SITE IDENTIFICATION SIGNS BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY OR EASEMENT, AND 10 FEET FROM ANY OTHER PROPERTY LINE, TO ALLOW PROJECT IDENTIFICATION SIGNS IN A MEDIAN WITHIN THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED WITH THE CONDITION THAT THE IDENTIFICATION SIGNS ARE PLACED AND CONSTRUCTED IN ACCORDANCE WITH LDC §30-93, VISIBILITY TRIANGLE SAFE SIGHT DISTANCE REQUIREMENTS.

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PROJECT NOTES

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#

DEVIATION

(C)

COMMERCIAL

PRESERVE

(C/R)

COMMERCIAL/RESIDENTIAL

Revision	Date	Description
4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS
3	06/2019	REVISED PER REVIEW #3 COMMENTS
2	03/2019	REVISED PER REVIEW #2 COMMENTS
1	01/2019	REVISED PER REVIEW #1 COMMENTS

DESIGNED BY: Q.G.M.A.

DRAWN BY: D.C.R.

APPROVED: D.W.A.

JOB CODE: CRMALPDO

SCALE: 1" = 100'

GradyMinor

Q. Grady Minor and Associates, P.A.
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VINTAGE COMMERCE CENTER CPD

MASTER CONCEPT PLAN

OCI 2018-100 22

RECEIVED OCT 09 2019

*HOTEL/MOTEL COULD BE A USE ON ANY OUTPARCEL

MUNICIPALITY: LEE COUNTY

SEC/TWNSHP/RNG 03/465/25E

DATE: SEPTEMBER 2018

SUBMITTAL TYPE: PD AMENDMENT

SHEET 1 OF 1