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## LETTER OF TRANSMITTAL

Lee County Development Services

1500 Monroe Street, 1<sup>st</sup> Floor Zoning Counter

Fort Myers, Florida 33901

DATE: **October 28, 2019**

JOB CODE: CRMALPDO

ATTENTION: **1<sup>st</sup> 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	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

SIGNED: \_\_\_\_\_

Sharon Umpenhour

COPY TO:

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OCT 29 2019

Q. Grady Minor & Associates, P.A.

**COMMUNITY DEVELOPMENT**  
**DCI2018-10022**

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.

# Vintage Commerce Center CPD

## Request Statement

**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 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. The TIS demonstrates that commercial square footage will be reduced proportionally to the number of residential dwelling units constructed. The applicant further agrees to a condition that if residential dwellings are constructed within the CPD, the 350,000 square feet of commercial, office or light industrial square footage will be reduced by 200 square feet per dwelling unit 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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DCI 2018-10022



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### Request Statement

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 multi-family residential uses in addition to a wide variety of commercial land uses. The General Interchange Future Land Use Category, Policy 1.3.2. is intended primarily for uses that serve the traveling public, but due to their location, market attractions and desire for flexibility, this category permits a broad range of uses that include tourist commercial, general commercial, light-industrial/commercial and multi-family dwelling units.

The uses listed in the Schedule of Uses is a broad range of Tourist Commercial and General Commercial land uses. The Schedule of Uses also includes multi-family dwellings, consistent with uses permitted by Policy 1.3.2. of the Future Land Use Element.

The applicant has suggested a condition of the zoning requiring the PD to maintain a minimum density of 8 du/ac consistent with Table 1(a) of the Lee Plan. The proposed CPD amendment includes residential uses that may exceed 14 du/ac through the use of the Pine Island Bonus Density provisions, as provided for in the Chapter 2 of the LDC and the General Interchange FLU Category.

The application proposes to utilize bonus units through the use of Transfer of Development Rights (TDR) program, available for projects located in the General Interchange Future Land Use Category. The project meets the minimum requirements identified in Section 2-146(b) in that no traffic is required to travel through lower density areas in order to reach a collector or arterial roadway. The project is adjacent to a collector road (Three Oaks Parkway) and Alico Road which is an arterial road. The property is not located in the Coastal High Hazard Area. The project as proposed is compatible with surrounding development due to its provision for buffers consistent with Chapter 10 of the LDC.

LDC Section 2-147(b)(3) requires a PD to be amended in order to increase density utilizing bonus density. The applicant has submitted a PD amendment application, which identifies the area where bonus density will be applied on the property.

The applicant proposes to utilize Greater Pine Island TDU's consistent with LDC 2-147(S). the proposed PD amendment is consistent with the criteria for use of the Greater Pine Island TDU's as the proposed density will not exceed the maximum of 22 du/acre allowed in the General Interchange Commercial Future Land Use Category. The applicant is not proposing to have administrative approval of the bonus density and understands that BOCC approval will be required.

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Civil Engineers • Land Surveyors • Planners • Landscape Architects

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • [engineering@gradymenor.com](mailto:engineering@gradymenor.com) • [www.gradymenor.com](http://www.gradymenor.com)

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OCT 23 2019  
Page 2 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022

## Vintage Commerce Center CPD

### Request Statement

A full analysis of the public capacity impacts has been completed consistent with the Lee County Comprehensive Plan Amendment Application requirements. Below, is a consistency analysis with other Goals, Objectives and Policies of the Lee Plan.

### Future Land Use Element

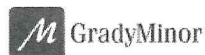
**OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.** *Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual 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.

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COMMUNITY DEVELOPMENT

Page 3 of 25

SS001-8105100

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

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 development standards to insure that both residential and commercial uses will be developed in a compatible manner within the development, as well as the nearby existing and future development.

**POLICY 1.3.7:** *The following access control standards will apply to the interstate interchange areas of Lockett Road, Alico Road, Corkscrew Road, and Bonita Beach Road. The specified turning movements are not to be construed as conveying a property right or creating any expectation that they will be a permanent feature. The county reserves the right to modify or further restrict movements as it deems necessary to address operational and safety issues. Access control issues for Daniels Parkway west of I-75 are governed by the controlled access resolution adopted by the Board of County Commissioners on October 4, 1989, as may be amended from time to time. The other interchange areas are state roads where access is controlled by the Florida Department of Transportation under the provisions of Rule 14-97.003, FAC. The standard is a strict requirement during the rezoning and development order processes for cases after the effective date of this policy.*

A potential right in only access to Alico Road has been shown on the companion CPD master concept plan. The property owner is meeting with FDOT officials to determine whether access in the limited access area of I-75 can be granted. The applicant understands that access directly to Alico Road will be determined by FDOT and the USDOT.

**POLICY 1.7.6:** *The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. *For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.*



## Vintage Commerce Center CPD

### Request Statement

2. *Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community. For limerock mining in Planning Community #18, see special requirements in Policy 33.1.4 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*

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OCT 29 2019

Page 5 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

*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.*

**POLICY 2.2.1:** *Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

**Urban services are available at or near the project site. Schools, EMS, fire and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element.**

**POLICY 2.2.2:** *Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:*

- 1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and*
- 2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and*
- 3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.*

*In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be*

# Vintage Commerce Center CPD

## Request Statement

*available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of*

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed General Interchange FLU map designation. Residential uses are included in the CPD. Development of the site with residential uses in addition to commercial uses will be consistent with established LOS standards for public 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.

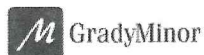
The proposed FLU map amendment provides for an interchange category with a broader range of uses that is more consistent with the existing surrounding land uses and supportive of the goals of Lee County Vision Statement for nearby or to be developed parcels. The category also permits multi-family residential 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

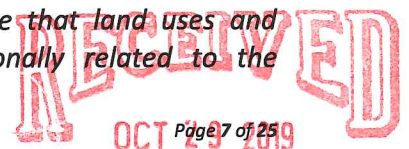
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Q. Grady Minor & Associates, P.A.

3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com



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DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

*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)*

**The subject site is currently zoned as a Commercial Planned Development and it is the intent of the owner to file a companion CPD amendment. The MCP demonstrates the location of proposed uses, buffers, water management and on-site preserves.**

**GOAL 5: RESIDENTIAL LAND USES.** *To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

**OBJECTIVE 5.1:** *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan.*

**POLICY 5.1.1:** *Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.*

**POLICY 5.1.2:** *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

**POLICY 5.1.4:** *Prohibit residential development in all Industrial Development areas and Airport*

*Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial*

*Development area for a caretaker or security guard. (Ordinance No. 94-30, 07-09, 18-05)*

**The CPD application is an amendment to an existing CPD. The intent is to modify the schedule of uses to include a larger variety of commercial uses, as well as, multi-family residential uses consistent with the proposed General Interchange future land use category.**

**The majority of the site is outside the noise contours for Southwest Florida International Airport. A very small portion in the northwest corner of the site is within zone C of the noise contour, requiring notice to property owners for potential impacts from noise associated with the airport. No portion of the site is within noise zone B.**

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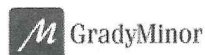
### Request Statement

**POLICY 7.1.1:** *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

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**

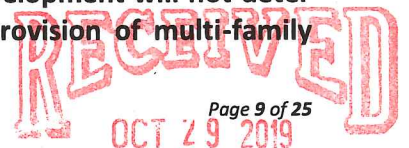
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**DCI 2018-10022**



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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 toxic, explosive or hazardous materials such as batch plants, landfills, junkyards and chemical manufacturing. The existing nearby zoned properties largely do not permit heavy commercial or heavy industrial land uses, therefore, this increased setback would not likely be applicable, nor be a deterrent for future light industrial development anticipated in the vicinity. Further, the aforementioned uses one to the economics associated with the area in proximity to the subject property would not typically seek this highly visible location with greater potential for retail commercial, hotel or residential uses.

The proposed area for residential development is completely separated from adjacent development to the north by an indigenous preservation area, to the east by I-75 and to the west by Three Oaks Parkway. The companion CPD amendment proposes residential use only on a single tract, which is not contiguous to Three Oaks Parkway or Alico Road.

Furthermore, Lee County has adopted a noise ordinance, which establishes permissive decibel levels for industrial and commercial uses, which have been determined to be acceptable and compatible with residential development. The CPD Master Plan is designed so that the residential component is isolated from any nearby industrial activities with commercial and office development, which would act to temper any nearby industrial noise from the residences. This arrangement of commercial uses will effectively buffer the residential uses from any industrial related noise in the area. Even though it is not required by the Land Development Code, the applicant will agree to provide notice on any residential lease indicating to residents that they are in an area subject to airport and industrial noise and traffic.

***POLICY 7.1.8:** Land development regulations will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution.*

The Land Development Code contains standards for buffering and screening of land uses, including industrial, commercial and residential uses.

***POLICY 7.1.9:** Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.*

Approval of the land use change to permit residential on 14± acres of the 34± acre property will not result in industrial traffic traveling through predominantly residential areas. The CPD Master Plan identifies the area in which residential use would be permitted. The residential

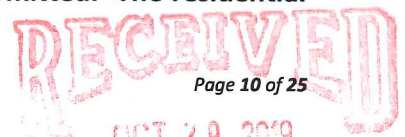
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uses will not be permitted immediately adjacent to Three Oaks Parkway or Alico Road. Even though both roadways are public roads all land uses including industrial traffic may utilize them, no units will be immediately adjacent to them.

**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).

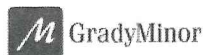
The proposed CPD amendment does include a residential option, which is a mixed-use development option. The CPD proposes to utilize bonus density for the area that has been identified for residential development on the MCP.

**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

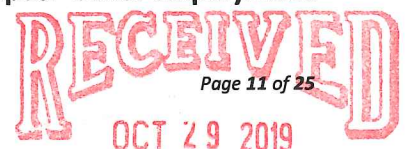
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3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com



COMMUNITY DEVELOPMENT

DCI 2018-10022

SS001-8105100



## Vintage Commerce Center CPD

### Request Statement

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.

Sound planning principles support placing employment opportunities near accessible residential areas. In this particular case, the residential site will be integrated into a mixed-use project, while still providing convenient access to nearby employment centers, including RSW, FGCU, Gulf Coast Town Center, or other area in the region via convenient access to Alico Road and I-75. The Lee Plan is meant to be a forward thinking document. Given the land use pattern and growth occurring, and anticipated to continue to grow, due to RSW and FGCU, it makes good planning practice to locate residences in areas that are conveniently located and having the necessary infrastructure in place to support development. Providing for higher density development in these locations will limit public expenditures for infrastructure expansion, add more diversity to the available housing types in our community, provide opportunities to shorten employee commute times; thereby, reducing the necessity to expand our future roadway network in our urban area.

### **Transportation Element (Please see Traffic Impact Statement prepared by TR Transportation Consultants, Inc.)**

**GOAL 37: LEVEL OF SERVICE STANDARDS.** Establish and maintain specified levels of service on state and county roads within unincorporated Lee County and the roads the county maintains within the municipalities, including those level of service standards adopted by Rule by the Florida Department of Transportation for Florida Intrastate Highway System (FIHS) facilities.

**POLICY 37.1.1:** LOS "E" is the minimum acceptable LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. LOS standards for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas.

The minimum acceptable LOS for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is also subject to Objective 14.2.

For minimum acceptable levels of service determination, the peak season, peak hour and peak direction conditions will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction. The 100th highest hour approximates the typical peak hour during the peak season. Peak season, peak hour and peak direction conditions

## Vintage Commerce Center CPD

### Request Statement

*will be calculated using K-100 factors and "D" factors from the nearest, most appropriate county permanent traffic count station.*

**POLICY 39.1.1:** *New development must:*

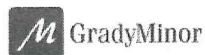
- *Have adequate on-site parking.*
- *Have access to the existing or planned public road system except where other public policy would prevent such access.*
- *Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible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

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RECEIVED  
Page 13 of 25  
OCT 29 2019

COMMUNITY DEVELOPMENT

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

<i>Roadway Classification</i>	<i>Centerline Distances (Feet)</i>
<i>Arterial</i>	<i>660</i>
<i>Collector</i>	<i>330</i>
<i>Local Street</i>	<i>125</i>
<i>Frontage road, reverse frontage or accessway</i>	<i>60</i>

*Exceptions to these standards, and any criteria that would govern these exceptions, will be specified in the county's land development code. Certain roadways in the county are designated by the board as "controlled access," to which permanent access points are restricted to locations established and set by a specific access plan adopted by the Board by resolution.*

### **Community Facilities and Services**

**GOAL 53: POTABLE WATER INFRASTRUCTURE.** Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.

The proposed project falls within the Lee County Utilities Water Service Area and will connect to the water distribution system at the two 12 inch existing water main stub out locations that enter into the project on the East side of the Three Oaks Parkway extension. The construction cost associated with the water main connection will be paid for by the parcel developer.

**OBJECTIVE 53.1:** The county will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities, or indirectly through franchised utility companies.

The proposed project falls within the Lee County Utilities Water 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 requirements.

**POLICY 53.1.2:** The minimum acceptable level of service standards for potable water connections to Lee County Utilities are established in Policy 95.1.3.

## Vintage Commerce Center CPD

### Request Statement

The project will provide acceptable levels of service to the end users of the property through a network of water distribution and sewer collection services that will be designed in accordance with Lee County Utilities, Florida Department of Environmental Protection, and the Department of Health standards.

**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.**

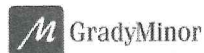
**OBJECTIVE 54.1:** Continue programs in education, technical advice, demonstration, rate revisions, and reuse to reduce potable water consumption and the consumption of large volumes of potentially potable water.

**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;

October 14, 2019  
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RECEIVED  
OCT 29 2019  
Page 15 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

- 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.;
- installing alternatives to spray irrigation devices for lawns and grounds management such as drip or seep systems, or at least attending to the ambient humidity and evapo-transpiration rates in controlling sprinkler systems;
- promoting the installation of a "rain sensor device" or "automatic switch" on all new irrigation systems to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred;
- encouraging the use of drought-tolerant ground covers and shrubbery according to the principles of "Florida Friendly Landscaping" (see glossary and Objective 117.2) and demonstrating the uses of native vegetation in landscaping; and
- encouraging the thoughtful use of 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 54.1.2:** In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

**It is anticipated that Florida Native plant and tree species will be used for any preservation, reforestation, and potential restoration requirements.**

**POLICY 54.1.3:** Florida Friendly Landscaping, stressing the use of native vegetation, is to be emphasized through modifications to the county's development regulations and through direct action while landscaping county-owned projects.

**It is anticipated that Florida Native plants and tree species will be utilized in the creation of the code required landscape plans as part of the Development Order process to meet the Lee County development regulations.**

### **b. Sanitary Sewer**

**GOAL 56: SANITARY SEWER INFRASTRUCTURE.** In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

October 14, 2019  
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RECEIVED  
OCT 23 2019  
Page 16 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022

SS001-8105130

## Vintage Commerce Center CPD

### Request Statement

The proposed project falls within the Lee County Utilities Sewer Service Area and will connect to the sewer collection system at the two 6 inch existing sewer main stub out locations that enter into the project on the East side of the Three Oaks Parkway extension. The construction cost associated with the sewer main connection will be paid for by the parcel developer

**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.



## Vintage Commerce Center CPD

### Request Statement

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**

**GOAL 59: PROTECTION OF LIFE AND PROPERTY.** To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

The project falls within a master stormwater management system that has been permitted through the South Florida Water Management District (SFWMD). The proposed project has previously been permitted for construction through the SFWMD. The current proposed improvements will be required to be permitted through the SFWMD in order to ensure that all relevant stormwater and environmental requirements and criteria are met.

**OBJECTIVE 59.1:** Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water.

The proposed project is part of a master planned stormwater management system that discharges its storm water into the Alico Road drainage ditch through a concrete water control structure that controls the discharge in accordance with the South Florida Water Management Districts permit requirements. Each parcel inside the master system is required to obtain its own South Florida Water Management District permit and show how its respective stormwater discharge rate will be controlled and treated in order to meet SFWMD standards and requirements.

**OBJECTIVE 60.1: COUNTY-WIDE PROGRAM.** Lee County will continue its efforts in developing a surface water management program that is multi-objective in scope and is geographically based on basin boundaries.

As part of the Lee County DO, the proposed stormwater management system will be reviewed by Lee County Community Development Staff to ensure that not only the South Florida Water Management District requirements are met but also Lee County specific requirements are also met.

October 14, 2019  
Request Statement-rev5.docx



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RECEIVED  
Page 18 of 25  
OCT 29 2019

COMMUNITY DEVELOPMENT  
DCI 2018-10022

SS001-8105100

## Vintage Commerce Center CPD

### Request Statement

**POLICY 60.1.5:** Lee County will maintain in its land development regulations requirements that proper stormwater management systems be installed when land is being redeveloped. Appropriate exemptions will be provided to this requirement for individual residential structures and for historic districts. The regulations may also provide modified stormwater management standards for publicly sponsored projects within community 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.**

October 14, 2019  
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RECEIVED  
Page 19 of 25  
OCT 23 2019

COMMUNITY DEVELOPMENT

DCI 2018-10022

0001-8105130



## Vintage Commerce Center CPD

### Request Statement

**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.

**The suggested best management stormwater management practices will be evaluated during the permitting process to determine which options provide the best treatment options in conjunction with the final project configuration.**

**POLICY 60.5.2:** The county encourages new developments to design their surface water management system to incorporate existing wetland systems.

**There currently are not any wetland systems within the CPD.**

**POLICY 61.1.6:** When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with county staff regarding the source of irrigation water.

**Reuse water is currently not available at the project site. At this time, a well system is being contemplated as a source of irrigation water and will be permitted as necessary thru Lee County and the South Florida Water Management District.**

**OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM.** Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

**The proposed project site is inside a permitted South Florida Water Management District master stormwater system. This system has already created a drainage ditch collection system that ultimately discharges into the Alico Road Drainage ditch on the North side of the right of way through a concrete water control structure. There are no natural flow ways, sloughs, or strands on the subject property or the surrounding area.**

**POLICY 61.2.4:** Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.

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RECEIVED  
Page 20 of 25  
OCT 29 2019

COMMUNITY DEVELOPMENT

DCI 2018-10022

## Vintage Commerce Center CPD

### Request Statement

**The design of the final stormwater management system will be in accordance with the appropriate South Florida Water Management District requirements as well as the ultimate use of the subject property. Where possible, green infrastructure associated with stormwater best management practices will be considered dependent on the ultimate use of the project.**

**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.

October 14, 2019  
Request Statement-rev5.docx



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RECEIVED  
OCT 29 2019

Page 21 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

**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 61.3.13:** Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness.

**The proposed improvements will be designed to meet Lee County and South Florida Water Management District criteria associated with erosion control and the specific erosion control devices. Additionally, the project will obtain the required FDEP National Pollution Discharge Elimination System permit further defining erosion control measures.**

### **Conservation and Coastal Management (Please see Environmental Report prepared by DexBender)**

**OBJECTIVE 107.1: RESOURCE MANAGEMENT PLAN.** The county will continue to implement a resource management program that ensures the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.

**POLICY 107.2.4:** Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

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Request Statement-rev5.docx



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OCT 29 2019

COMMUNITY DEVELOPMENT  
Page 22 of 25

DCI 2018-10022

# Vintage Commerce Center CPD

## Request Statement

### 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.

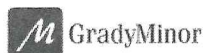
- c) Is compatible with existing and planned uses in the surrounding area;

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.

October 14, 2019  
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RECEIVED  
OCT 29 2019  
Page 23 of 25

COMMUNITY DEVELOPMENT

DCI 2018-10022



## Vintage Commerce Center CPD

### Request Statement

- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

**A professional Traffic Analysis has been prepared in support of the CPD and concludes that adequate capacity exists on the surrounding network to support the proposed uses.**

- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

**There is some indigenous vegetation existing on-site; however, it is not environmentally critical or sensitive. There are no listed species inhabiting the site.**

- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

**Urban services exist proximate to the site. Letters of availability have been submitted to various service providers. There are no known deficiencies in urban services including water, sewer, schools, etc.**

2. *Planned Development Rezonings.* The Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;

**The CPD includes a variety of general commercial, office, medical office, hotel/motel and high density residential uses. The uses proposed are consistent with the companion FLU Map and text amendments, which provide for a mix of commercial and residential land uses. The proposed mix of uses is consistent with development that has occurred at other I-75 interchanges in Lee County. The MCP and Schedule of Uses identifies the tracts where multi-family residential uses would be permitted.**

- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

**The conditions of approval provide sufficient safeguards to the public interest.**

- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:
  - 1) Enhances the achievement of the objectives of the planned development; and



## Vintage Commerce Center CPD

### Request Statement

- 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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COMMUNITY DEVELOPMENT





# Vintage Commerce Center CPD

## 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, Group 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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# 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

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

**Building Material Sales**

**Department Store**

October 14, 2019  
Schedule of Uses-rev5.docx



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

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OCT 29 2019

COMMUNITY DEVELOPMENT

DCI 2018-10022

Page 2 of 3



## 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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COMMUNITY DEVELOPMENT

DCI 2018-10022

RECEIVED  
OCT 29 2019

COMMUNITY DEVELOPMENT

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

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

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

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

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  
\*\*SUBJECT TO ZONING RESOLUTION

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 MEDIUM 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 TDU'S 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.

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

THREE OAKS PARKWAY (LOCAL: FUTURE ARTERIAL)

PROPERTY BOUNDARY

5' WIDE TYPE 'A' LANDSCAPE BUFFER

PARCEL A  
(C/R)

OUTPARCEL  
1 (C)\*

OUTPARCEL  
2 (C)\*

20' WIDE TYPE 'D'  
LANDSCAPE BUFFER

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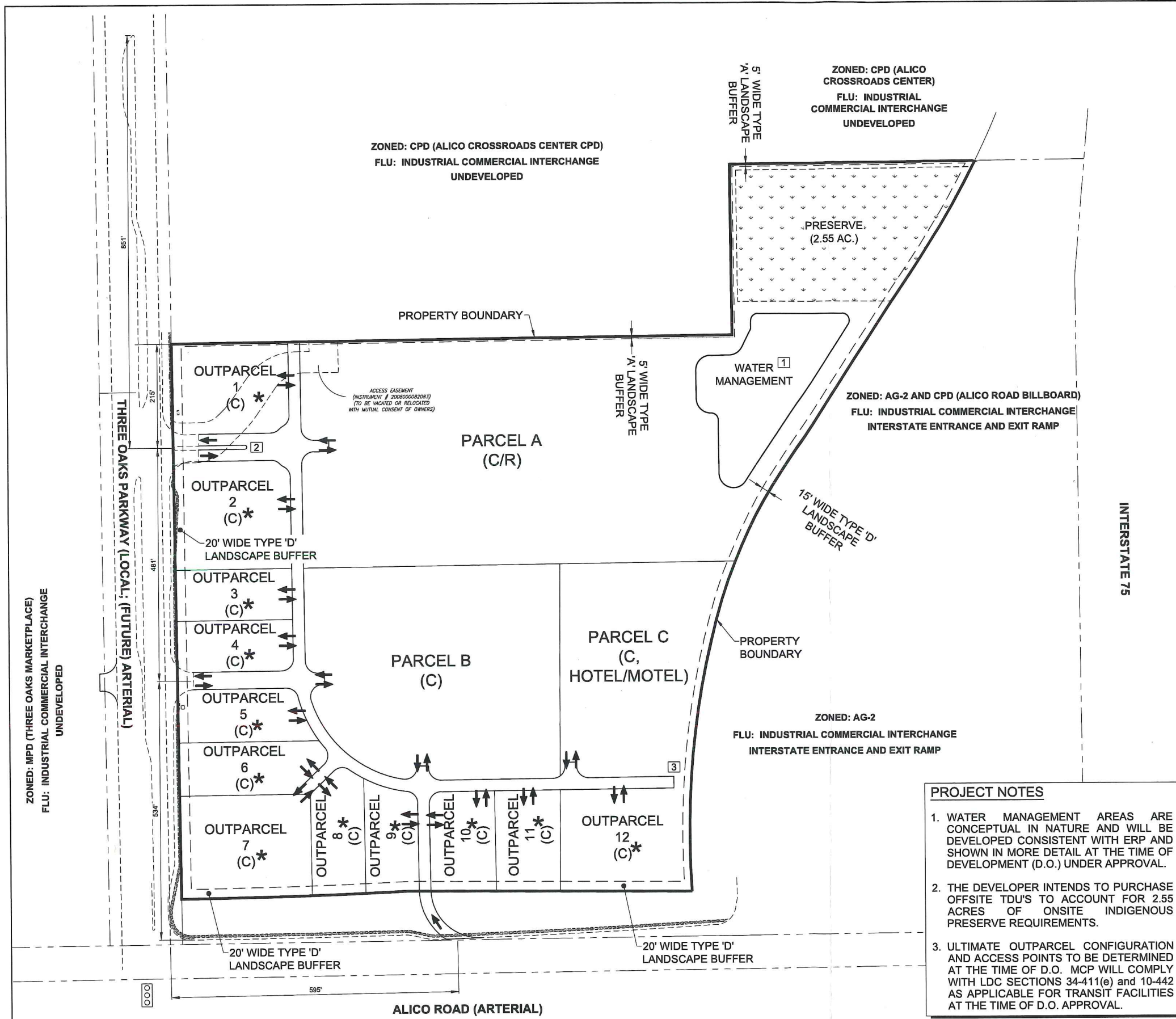
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**SITE SUMMARY**

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  
\*\*SUBJECT TO ZONING RESOLUTION

**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.

- 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 TDU'S 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.

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

#	DEVIATION	(C) COMMERCIAL	(C/R) COMMERCIAL/RESIDENTIAL	PRESERVE
5	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.	
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.	
Revision	Date	Description	By	

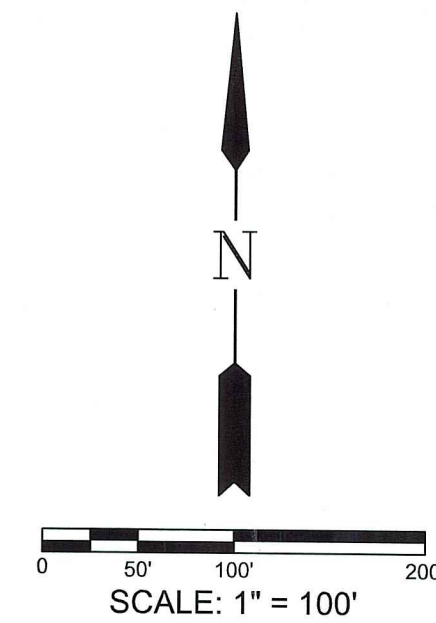
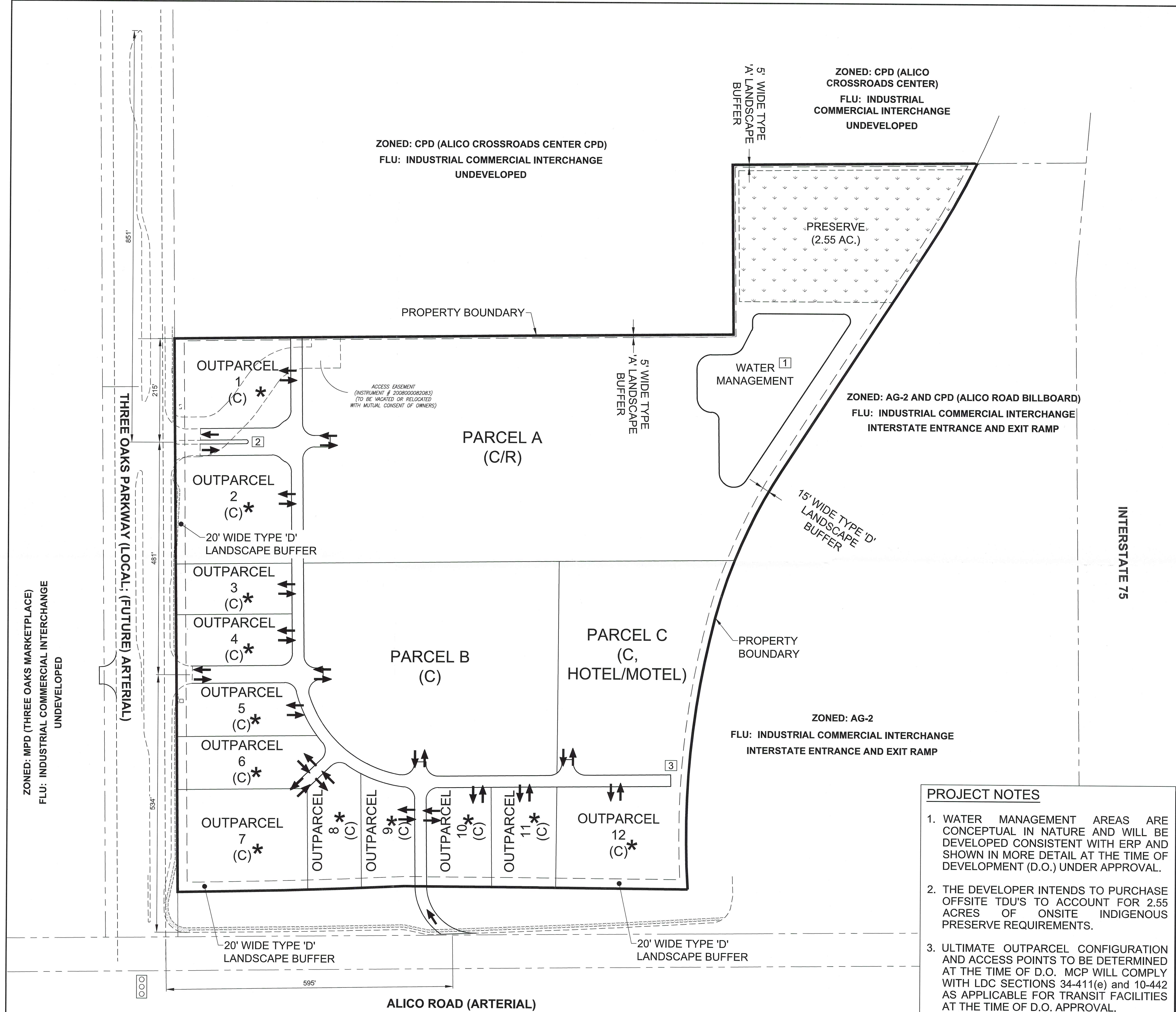
DESIGNED BY: G.G.M.A.	DRAWN BY: D.C.R.	APPROVED: D.W.A.	JOB CODE: CRMALPDD	SCALE: 1" = 100'
By				

<b>GradyMinor</b>	O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134
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	Fort Myers: 239.690.4380
www.GradyMinor.com	

<b>VINTAGE COMMERCE CENTER CPD</b>	
MASTER CONCEPT PLAN	

MUNICIPALITY: LEE COUNTY	SEC/TWNSHIP/RNG 03/46S/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:	03-46-25-00-00001.1100, 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	
**SUBJECT TO ZONING RESOLUTION	
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.
3.	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.

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.
2.	THE DEVELOPER INTENDS TO PURCHASE OFFSITE TDU'S TO ACCOUNT FOR 2.55 ACRES OF ONSITE INDIGENOUS PRESERVE REQUIREMENTS.
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.

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

LEGEND				DESIGNED BY: Q.G.M.A.	
#	DEVIATION	(C)	COMMERCIAL	DRAWN BY: D.C.R.	
	PRESERVE	(C/R)	COMMERCIAL/RESIDENTIAL	APPROVED: D.W.A.	
5	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.	JOB CODE: CRMLPDO	
4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.	SCALE: 1" = 100'	
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.		
Revision	Date	Description	By		

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

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  
SEC/TWNSHIP/RNG 03/46S/25E  
DATE: SEPTEMBER 2018  
SUBMITTAL TYPE: PD AMENDMENT  
SHEET 1 OF 1

\\COMLOCALFILES\PLANNING\PROJ - PLANNING\CRMLPDO-ALICO RFP AND DO\DRAWINGS\CRMLPDO-AGE REVISING 10/24/2019 1:44 PM