

INSPIRATION AT SOUTH POINTE

Comprehensive Plan Amendment
Local Planning Agency

August 24, 2020



ZIMMER

DEVELOPMENT COMPANY

ZDC Quick Facts

Founded In
1989

8 Million+
Square Feet of
Retail Developed

Headquarters
Wilmington, NC

245+
Projects

\$2 Billion+
In Developed
Assets

7,400+
Multi-Family
Beds Developed



ZIMMER
DEVELOPMENT COMPANY

Experience



ZIMMER
DEVELOPMENT COMPANY

Experience



LAGOON
LANDING
AT FLORIDA KEYS COMMUNITY COLLEGE



ZIMMER
DEVELOPMENT COMPANY

Experience

THE LINE

AT FULTON YARD

THE
GREEN
LINE



ZIMMER
DEVELOPMENT COMPANY

Experience

EAST BEACH



REQUEST

- The applicant is requesting a Map Amendment to extend the Mixed Use Overlay boundary along the north side of College Parkway to the east to include three parcels totaling 13.35± acres.
- The Map Amendment is being filed concurrently with a request to rezone the property to Commercial (C-2) for the purpose of developing the site with a mixture of commercial and multi-family residential uses.

PROJECT LOCATION



JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0040
FAX (239) 334-3661
E.S. #454 & L.B. #462

ZIMMER DEVELOPMENT
COMPANY

INSPIRATION AT SOUTH POINTE
AERIAL MAP

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

DATE February 2020
PROJECT NO. 20192125-000
FILE NO. 15-46-24
SCALE As Shown

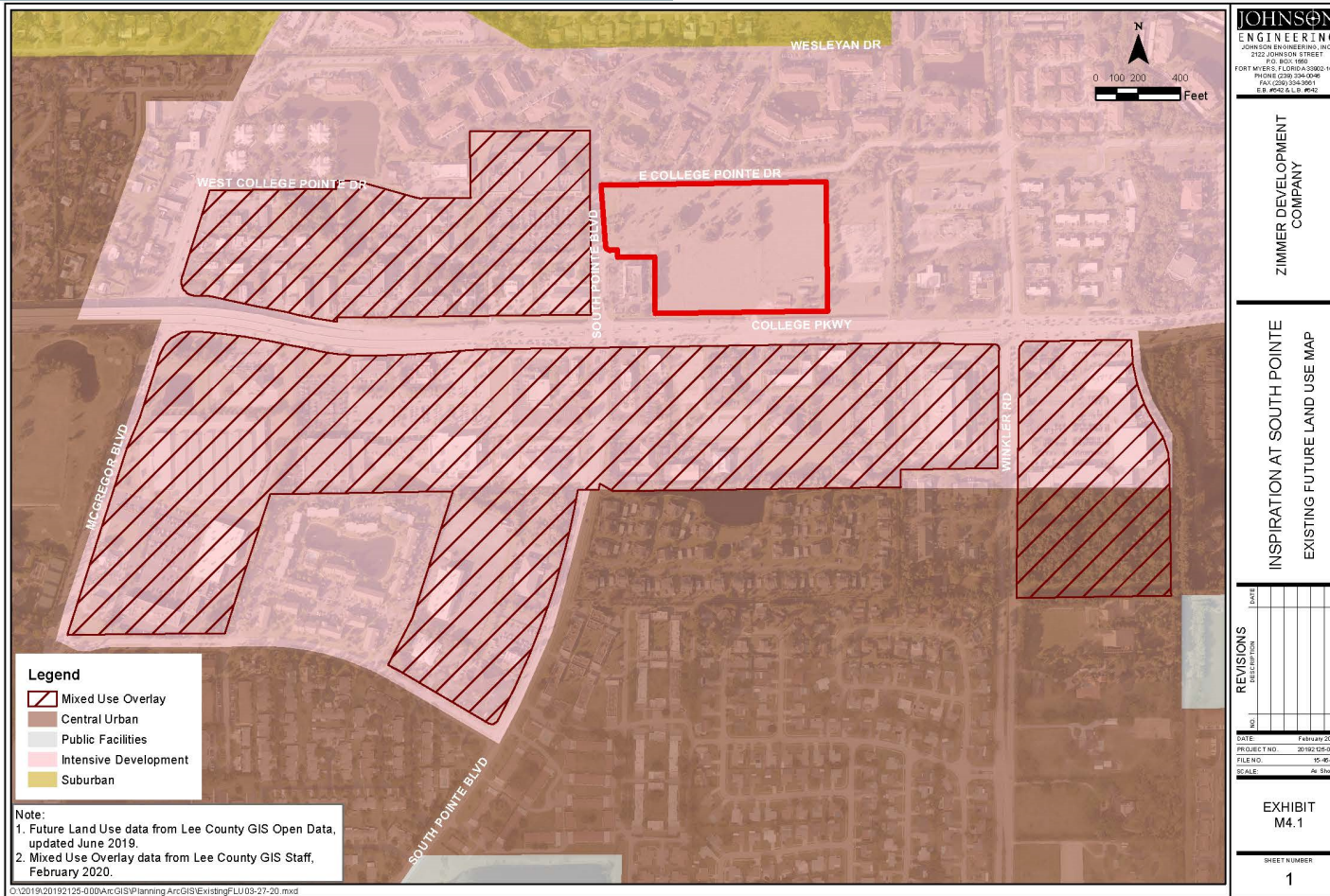
EXHIBIT
M9

SHEET NUMBER
1

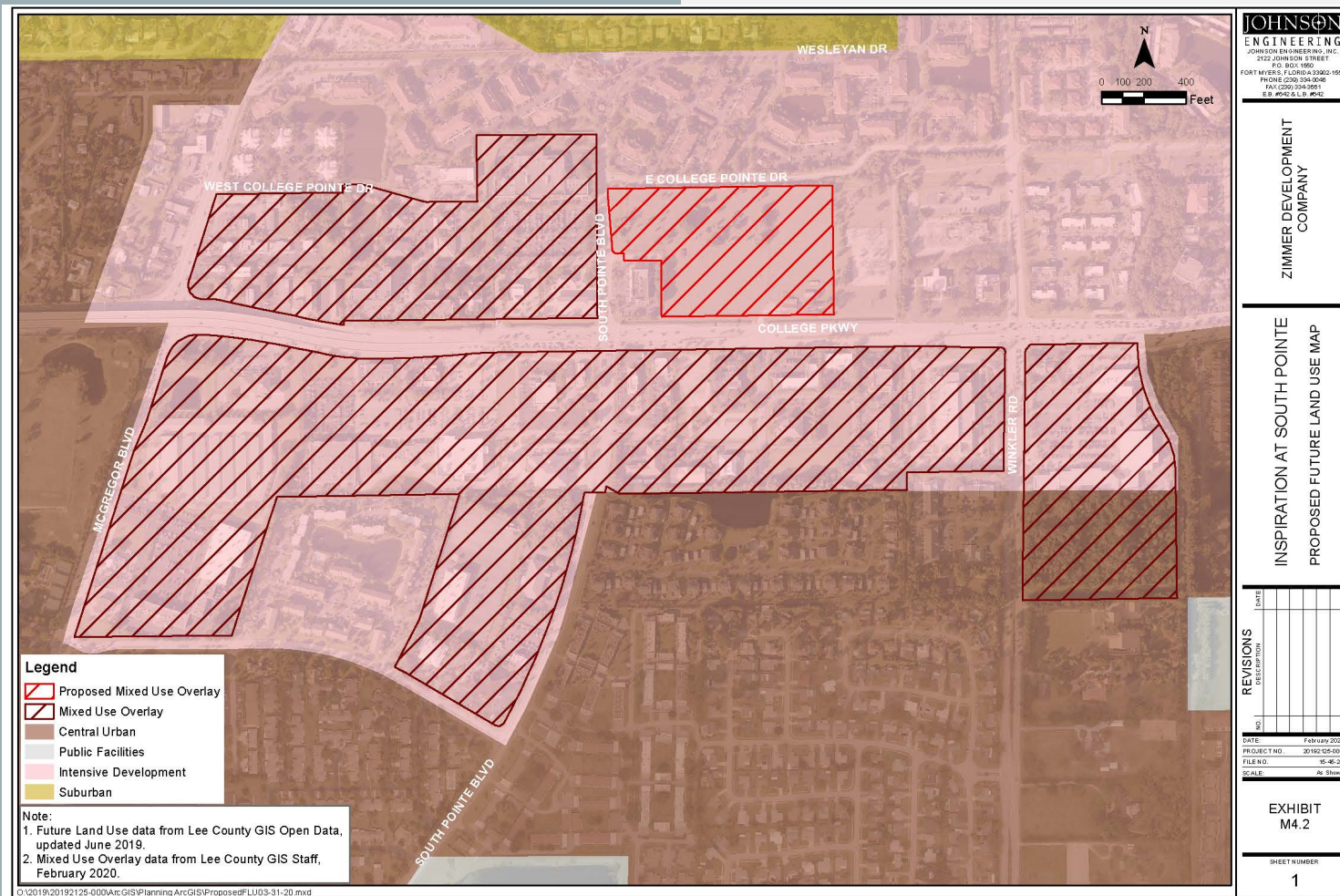
LAND USE SUMMARY

| | Land Use | Zoning | Future Land Use | Within Mixed Use Overlay |
|--------|---|----------------|---|--------------------------|
| North: | Multi-Family Residential | MPD | Intensive Development | No |
| South: | Vacant Restaurant Shopping Center | CC CC CC | Intensive Development Intensive Development Intensive Development | Yes Yes Yes |
| East: | FP&L Substation | AG-2 | Intensive Development | No |
| West: | Community Shopping Center Pharmacy | MPD CPD | Intensive Development Intensive Development | Yes Yes |

EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



LEE PLAN CONSISTENCY

- Objectives 11.1 and 11.2 of the Lee Plan encourage mixed use development at certain urban locations throughout the County and provide specific Policies to allow for the expansion of the Mixed Use Overlay boundaries. The proposed request is consistent with these Policies as a result of the subject property meeting the following criteria:
 - Being located within the Intensive Development future land use category
 - Being located adjacent to the current Mixed Use Overlay boundary along the north side of College Parkway and not extending the boundary beyond one-quarter mile
 - Having adequate infrastructure and urban services available
 - Being located along an existing transit route
 - Having pedestrian and vehicular connectivity to adjacent uses

LEE PLAN CONSISTENCY

- Other Lee Plan Policies specifically pertaining to the Mixed Use Overlay include:
- **Policy 11.2.4:** Encourages the use of conventional zoning districts within the Mixed Use Overlay to promote continued redevelopment;
- **Policy 11.2.6:** Encourages the use of bonus density; and
- **Policy 11.2.7:** Allows development, redevelopment, and infill development located within the Mixed Use Overlay to use the area of non-residential uses in their density calculations.

CONCLUSION

The subject property meets all the locational criteria for mixed use development and the proposed Map Amendment is consistent with all applicable Goals, Objectives and Policies of the Lee Plan. It is therefore appropriate to extend the boundary of the Mixed Use Overlay along the north side of College Parkway further east to include the subject property.