

CONSERVATION LANDS UPDATE

CPA2019-00006

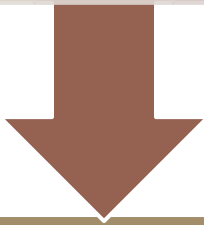
BoCC Adoption Hearing

County-Initiated Amendment

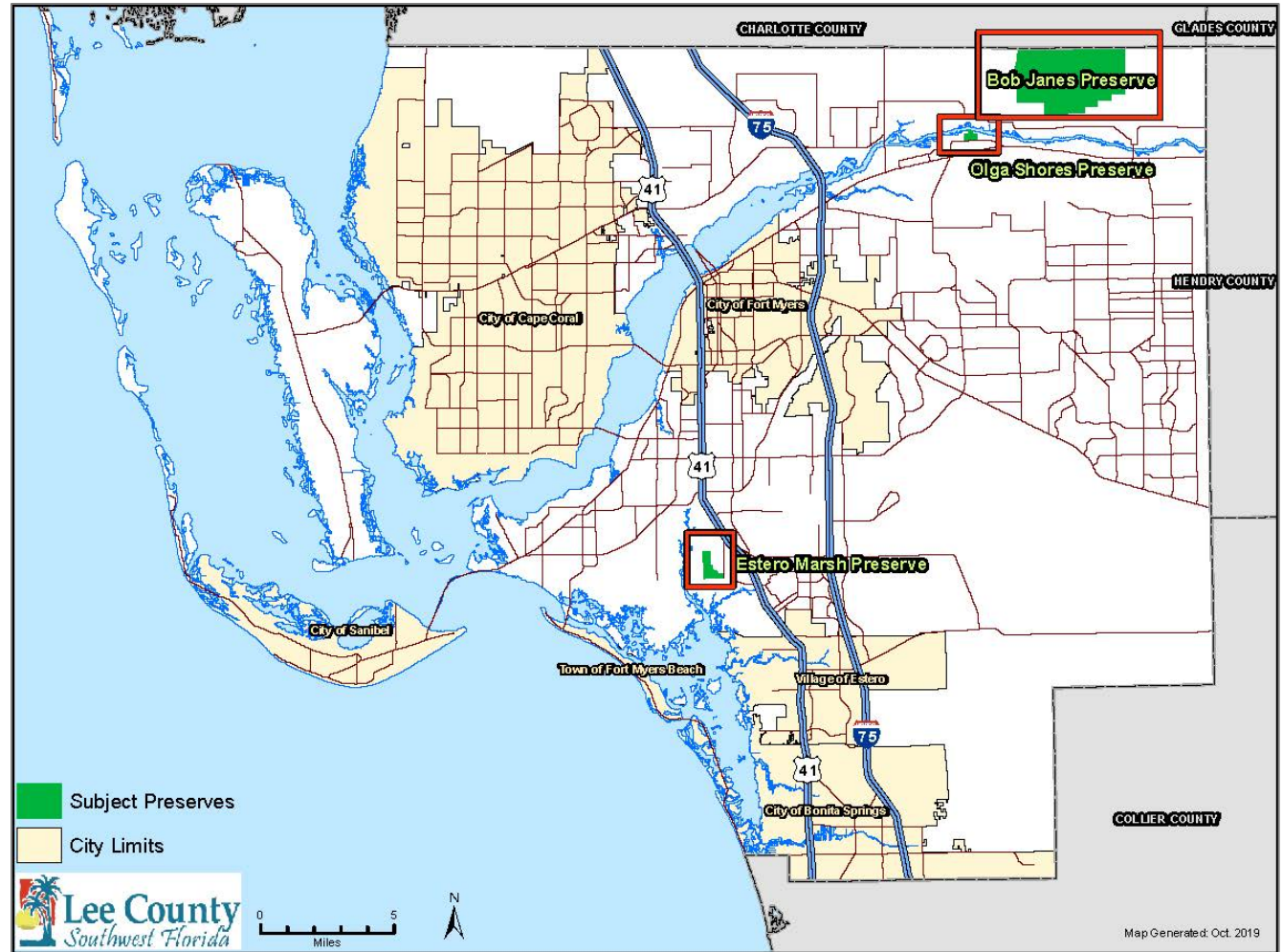
PROPOSED AMENDMENT

5,726 acres

Bob Janes Preserve Estero Marsh Preserve Olga Shores Preserve



Conservation Lands Future Land Use Category



VINTAGE COMMERCE CENTER

LEE PLAN AMENDMENTS

CPA2018-10012 & CPA2018-10013

BoCC Adoption Hearing

REZONING

DCI2018-10022

Amend Lee County Zoning Resolution Z-05-019

Owner: CLE FL RE INVESTMENT I LLC

Agent: D. Wayne Arnold, Q. Grady Minor & Associates, P.A.

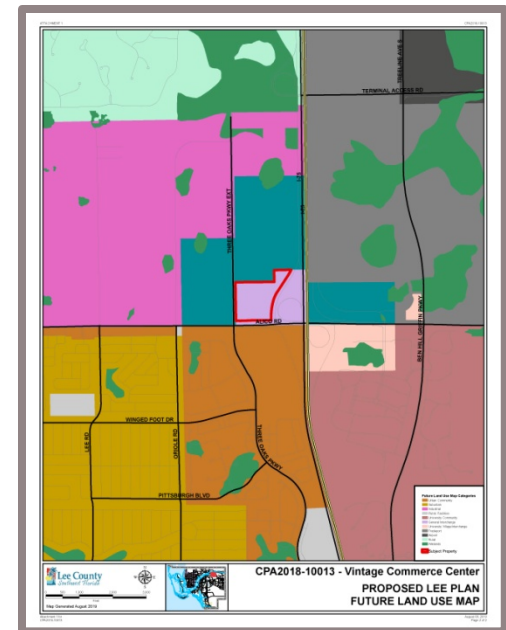
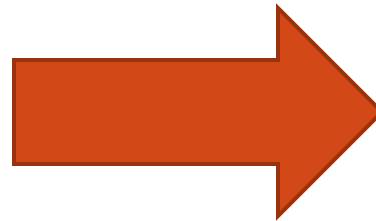
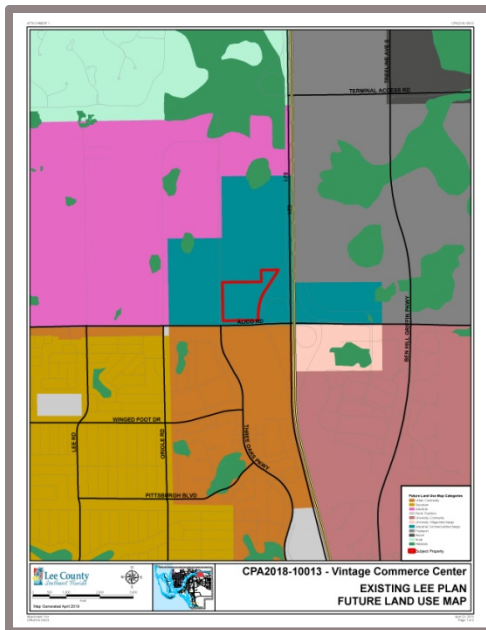
LEE PLAN AMENDMENTS

CPA2018-10012 & CPA2018-10013

- Amend the Future Land Use Category on 33.95 acres

From: Industrial Commercial Interchange

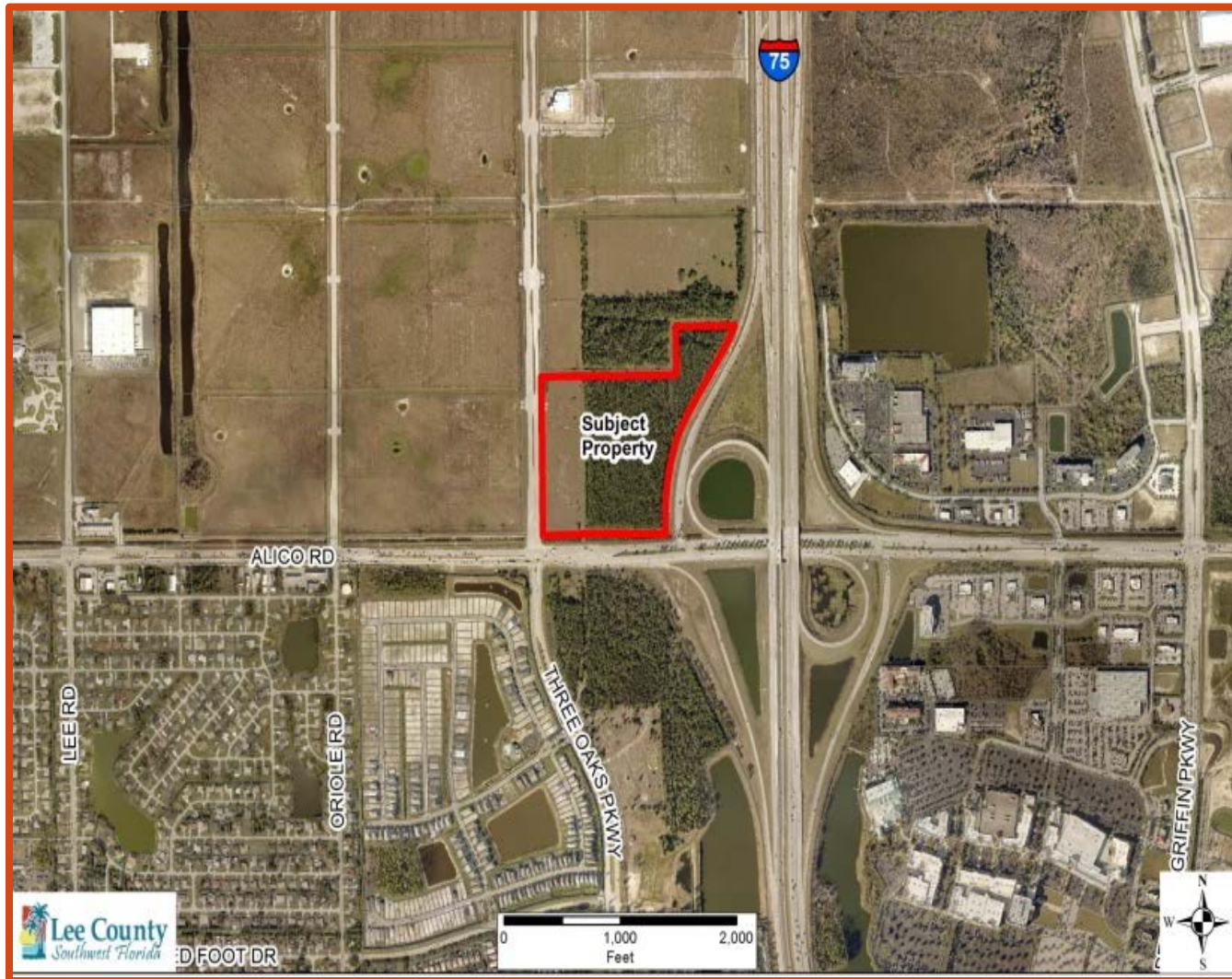
To: General Interchange



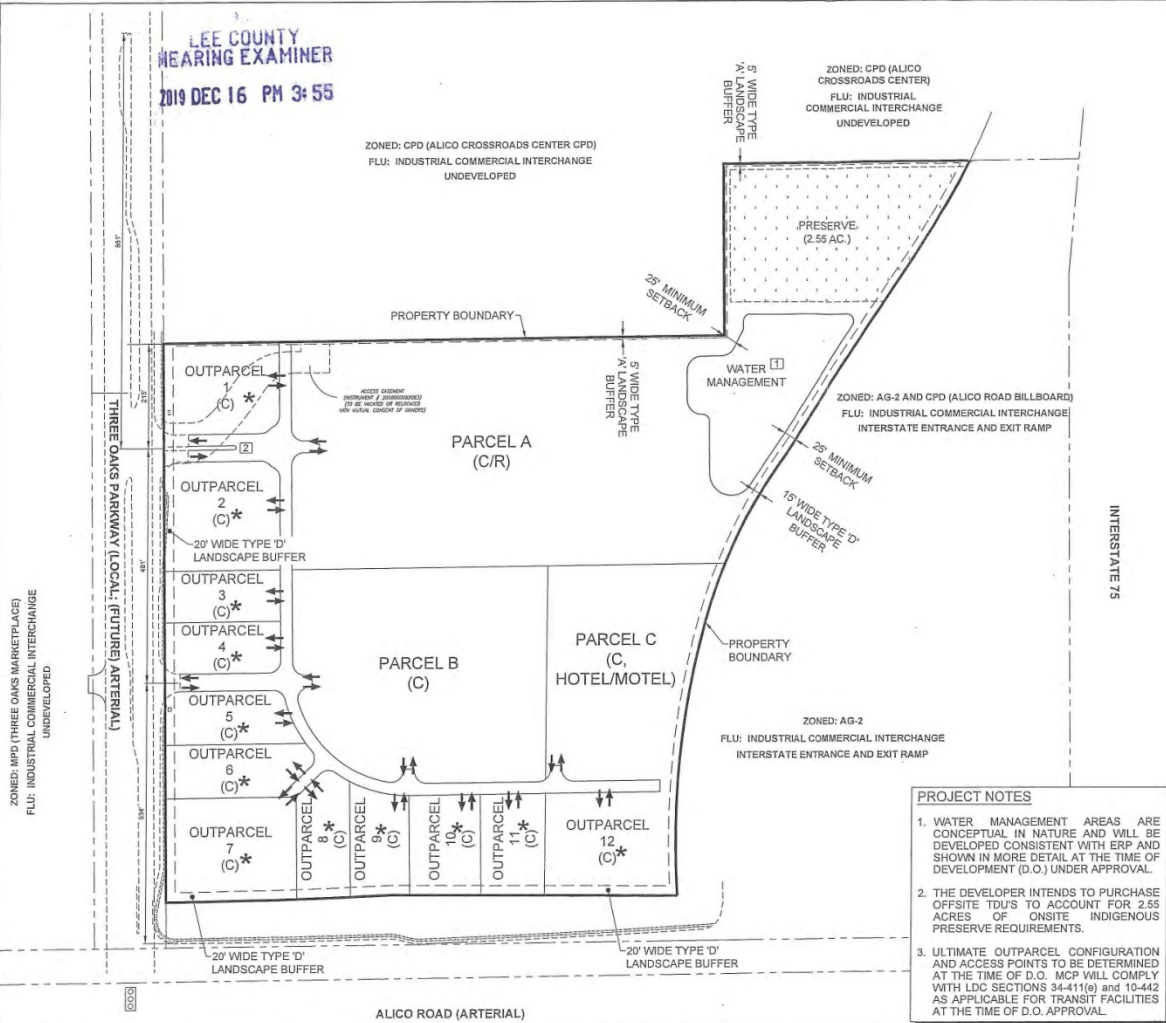
- Amend Table 1(b) to accommodate residential acreage

REZONING

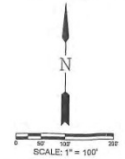
DCI2018-10022



LEE COUNTY
HEARING EXAMINER
2019 DEC 16 PM 3:55



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: 03-45-25-00-00001.1100, 03-45-25-00-00001.1090
 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
 MULTIFAMILY 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.

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.

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

LEGEND

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

Revision	Date	Description	By
5	11/20/19	REVISED DEVIATIONS #1 AND #3, REQUESTED BY STAFF	S.U.
6	11/20/19	REVISED TO REMOVE ALICO ROAD ACCESS	S.U.
5	10/20/19	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
4	10/20/19	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
3	08/20/19	REVISED PER REVIEW #3 COMMENTS	S.U.
2	02/01/19	REVISED PER REVIEW #2 COMMENTS	S.U.
1	01/01/19	REVISED PER REVIEW #1 COMMENTS	S.U.

DESIGNED BY: G.S.M.A.
 DRAWN BY: S.C.K.
 APPROVED: S.M.A.
 JOB CODE: COMM/POD
 SCALE: 1" = 100'

GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Co. of Arch. 08 0000151
 Beula Springs, 230.947.1144 www.GradyMinor.com Fort Myers, 238.690.4380

VINTAGE COMMERCE CENTER CPD
 MASTER CONCEPT PLAN

MUNICIPALITY:	LEE COUNTY
REGISTRATION:	03/14/2019
DATE:	NOVEMBER 21, 2019
SUBMITTAL TYPE:	PRE APPROVAL
PROJECT:	1 OF 1

EXHIBIT B-1

VERDANA VILLAGE

LEE PLAN AMENDMENTS

CPA2019-00008

BoCC Adoption Hearing

REZONING

DCI2019-00018

Rezone 2,138 acres from RPD, MPD and AG-2 to MPD

Owner: Verdana Land Investments LLC

Agent: Tina M. Ekblad, Morris Depew Associates

LEE PLAN AMENDMENT

CPA2019-00008

Commercial

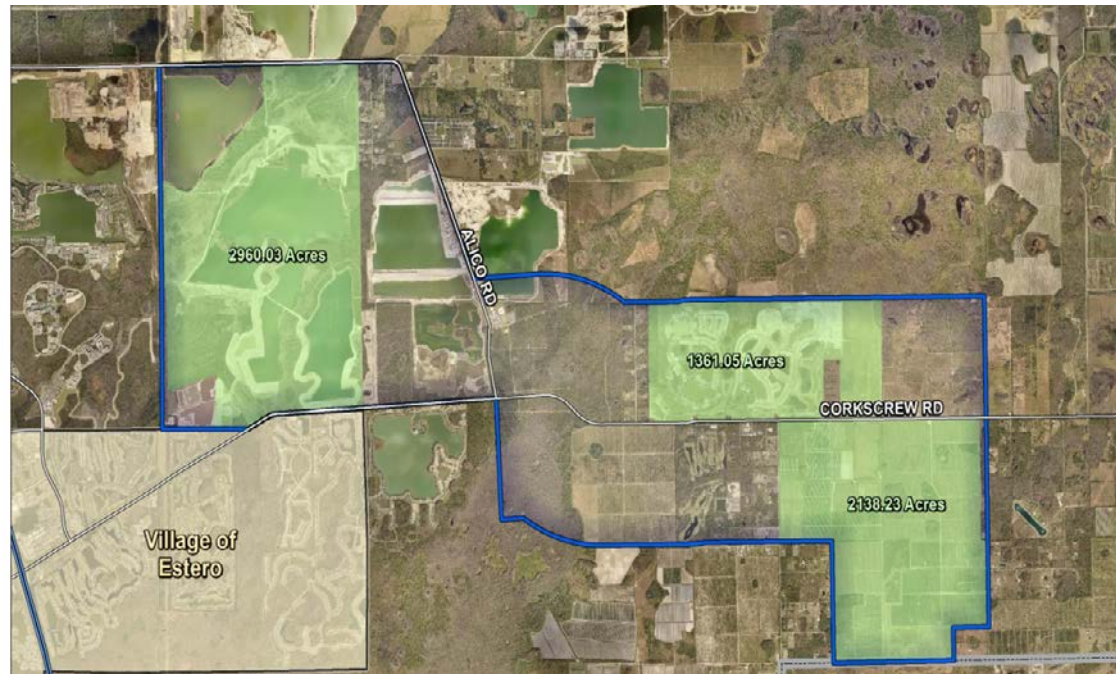
- 300,000 sf in SE Lee County
- Neighborhood commercial uses in EEPCO
 - Projects larger than 2,000 acres
- Not allowed in wetlands

Residential

- Allow 15% increase in EEPCO
 - Enhanced regional benefits
 - Stormwater retention
 - Flowway connections
 - 65% open space

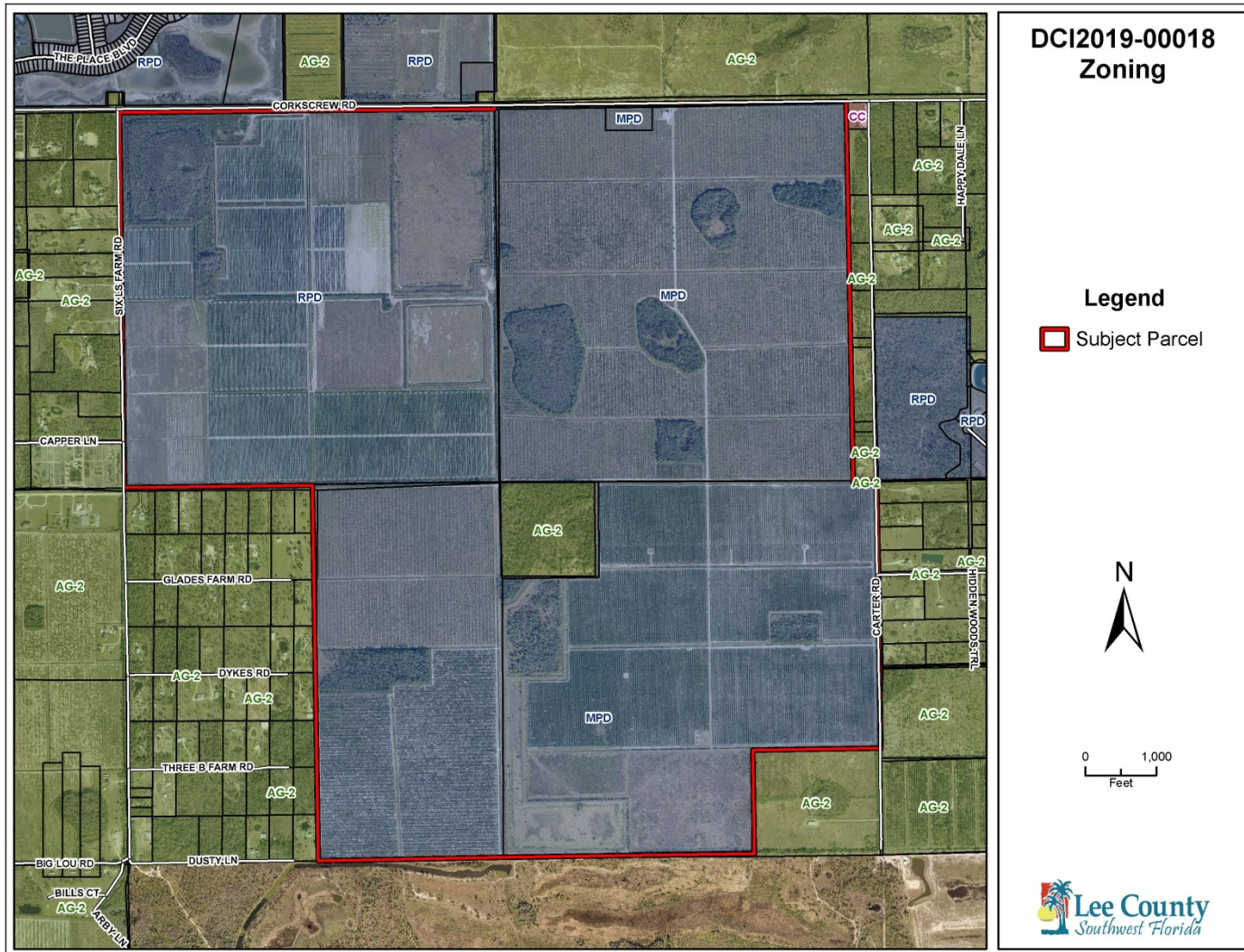
Agricultural

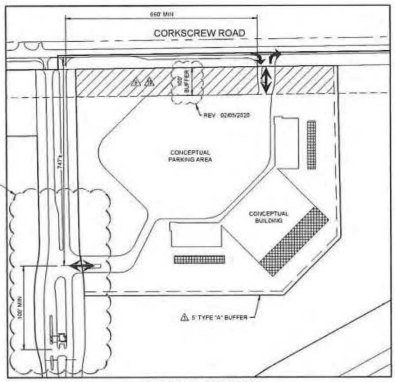
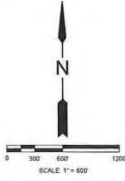
- Clarify timing for termination of agricultural operations and recording of conservation easement in EEPCO



REZONING

DCI2019-00018





COMMERCIAL AREA DETAIL
MIS

LEGEND

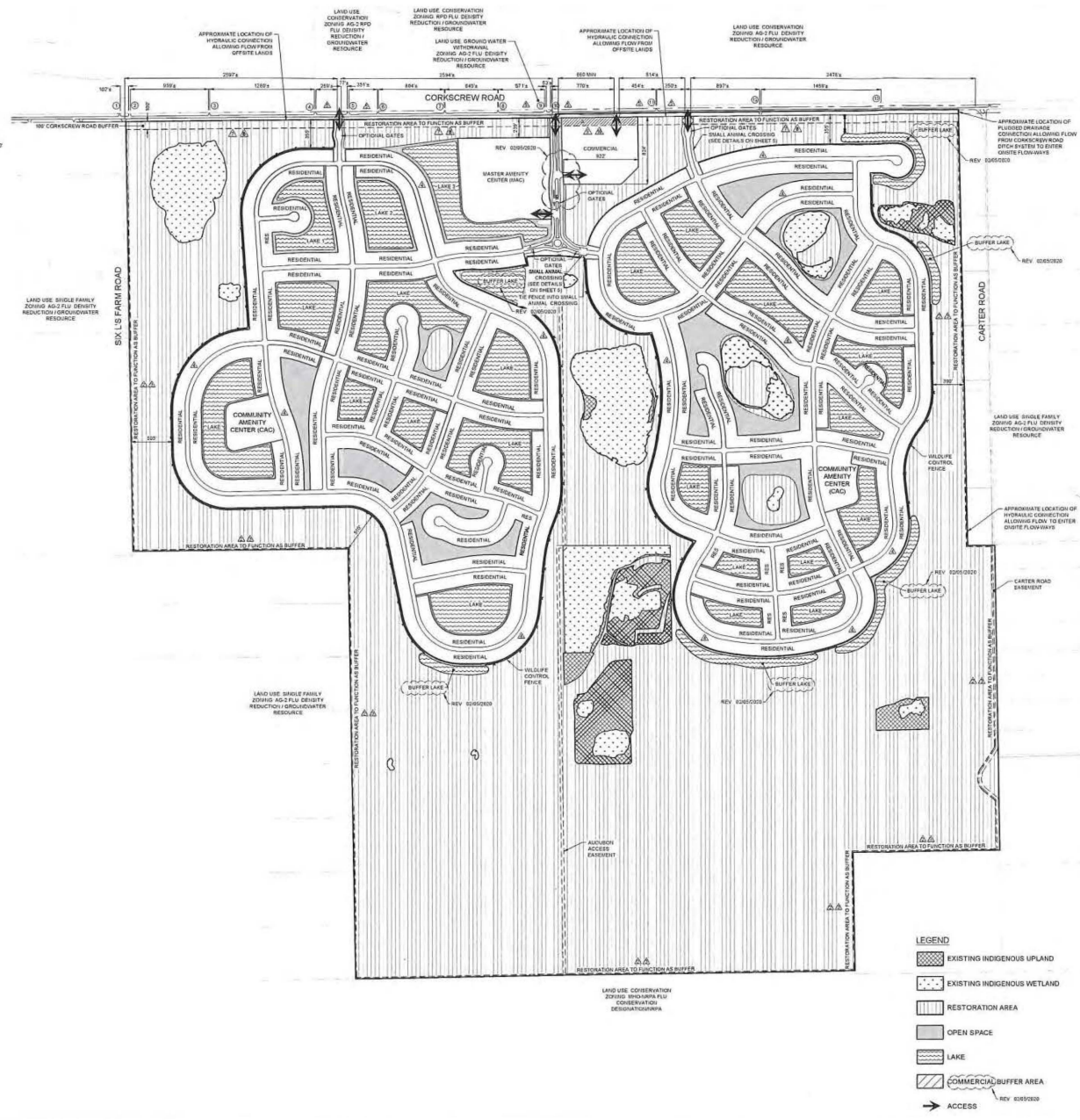
- CONCEPTUAL SERVICE LOCATIONS

SCHEDULE OF DEVIATIONS

- ▲ TO ALLOW A 5' TYPE "A" BUFFER
- ▲ TO ALLOW THE PRESERVE PLANTINGS TO FUNCTION AS THE REQUIRED BUFFER ALONG THE SOUTHERN, EASTERN, AND WESTERN BOUNDARIES OF THE PROJECT
- ▲ TO ALLOW DISTANCES BETWEEN INTERSECTING WATER MAINS TO BE GREATER THAN 1,500 FEET
- ▲ TO ALLOW DISTANCES BETWEEN INTERSECTIONS TO BE LESS THAN 600 FEET ALONG AN ARTERIAL ROAD
- ▲ TO ALLOW ROADWAYS AS DEPICTED ON SHEET 5 OF THE MCP
- ▲ TO ALLOW THE PRESERVE PLANTINGS TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE RESIDENTIAL AND RESIDENTIAL AMENITY AREA.
- ▲ TO ALLOW THE PRESERVE PLANTINGS, AT MODIFIED PLANTING SIZE, TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE COMMERCIAL AREA.

SCHEDULE OF EXISTING ACCESSSES

- ① EXISTING LEE COUNTY WELL ACCESS
- ① EXISTING CONSERVATION ACCESS
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LEGEND

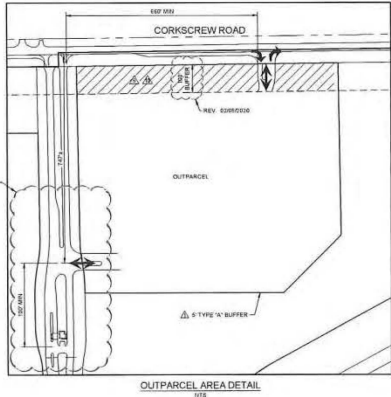
- EXISTING INDIGENOUS UPLAND
- EXISTING INDIGENOUS WETLAND
- RESTORATION AREA
- OPEN SPACE
- LAKE
- COMMERCIAL/BUFFER AREA
- ACCESS

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ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
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WWW.JREVAENGINEERING.COM

VERDANA VILLAGE
MASTER CONCEPT PLAN ASSUMING
CPA2019-00008 APPROVAL

#	DATE	REVISIONS	1ST SUBMITTAL (2/20/19)
1	2/20/19	REVISED PER COUNTY COMMENTS	
2	2/20/19	REVISED PER COUNTY COMMENTS	
3	2/20/19	REVISED PER COUNTY COMMENTS	
4	2/20/19	REVISED PER COUNTY COMMENTS	

PROJECT # 00450-05
SHEET 2



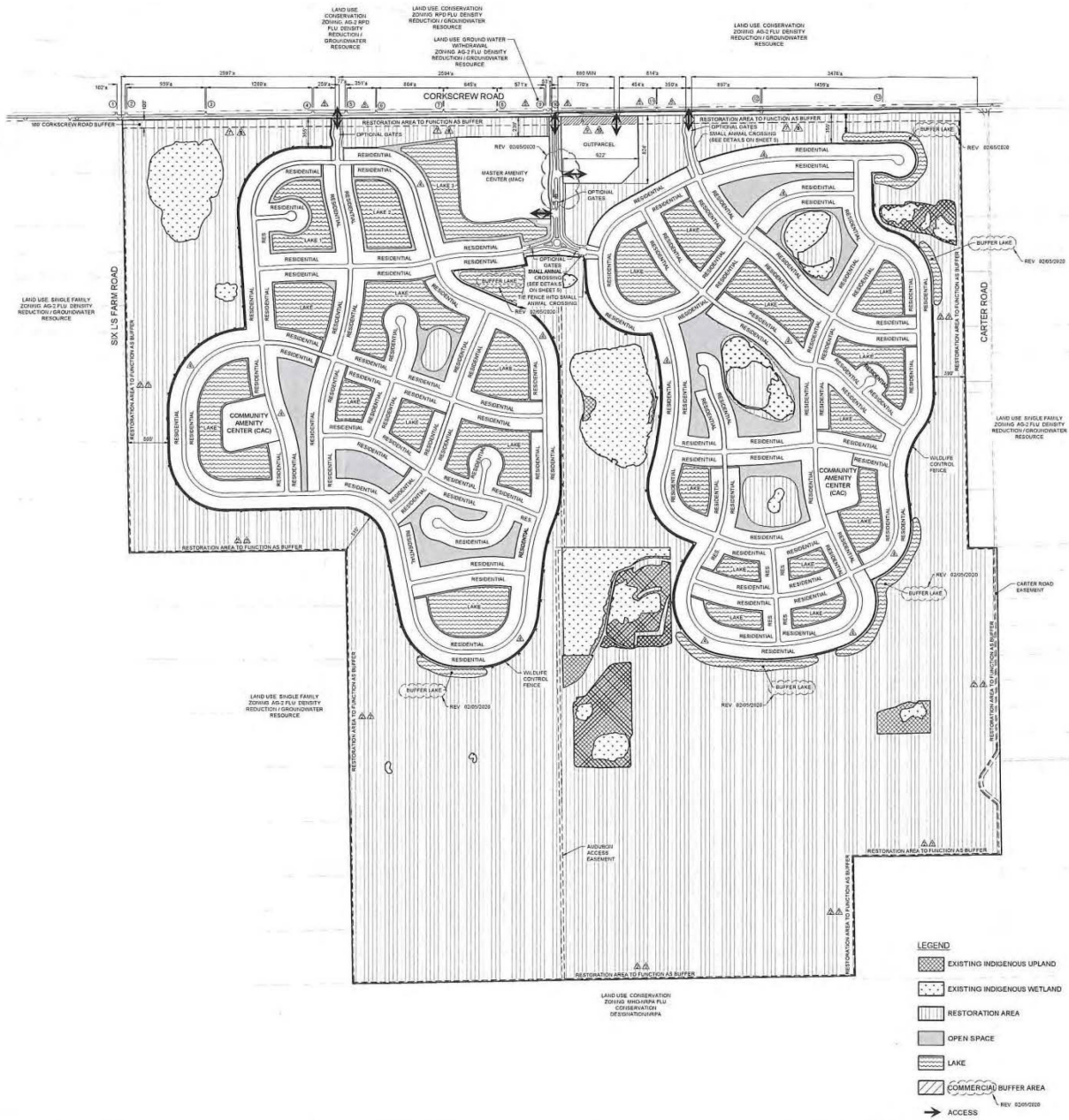
OUTPARCEL AREA DETAIL SITE

SCHEDULE OF DEVIATIONS

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- ▲ TO ALLOW DISTANCES BETWEEN INTERSECTIONS TO BE LESS THAN 800 FEET ALONG AN ARTERIAL ROAD
- ▲ TO ALLOW ROADWAYS AS DEPICTED ON SHEET 5 OF THE MCP
- ▲ TO ALLOW THE PRESERVE PLANTINGS TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE RESIDENTIAL AMENITY AREAS.
- ▲ TO ALLOW THE PRESERVE PLANTINGS, AT MODIFIED PLANTING SIZE, TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE COMMERCIAL AREA.

SCHEDULE OF EXISTING ACCESSSES

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- ⑫ EXISTING CONSERVATION ACCESS
- ⑬ EXISTING CONSERVATION ACCESS



LEGEND

- EXISTING INDIGENOUS UPLAND
- EXISTING INDIGENOUS WETLAND
- RESTORATION AREA
- OPEN SPACE
- LAKE
- COMMERCIAL BUFFER AREA
- ACCESS

#	DATE	REVISION	BY	CHKD
1	01/21/19	REVISED PER COUNTY COMMENTS		
2	11/14/18	REVISED PER COUNTY COMMENTS		
3	03/02/19	REVISED PER COUNTY COMMENTS		