



November 17, 2022

Mr. Adam Mendez, Planner
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **Gator Recreation (Planned Development Rezoning Application)**
DCI2022-00024

Dear Mr. Mendez,

Please find attached a set of revised plans for the above-mentioned project per your comments dated August 10, 2022. Below are written responses to the comments.

Zoning Section

Request: The Schedule of Uses and Development Parameters list 250 hotel rooms maximum, however, the following schedule of permitted uses lists 160 hotel rooms (maximum). Please clarify.

Response: Please see attached schedule of uses that has been revised to be consistent with maximum of 250 hotel rooms.

Agricultural Use: The document entitled "Lee County Response Letter" states "the owner does not intend to continue with the existing agricultural use" in response to the Agricultural Use Affidavit insufficiency comment. However, Page 5 of the Schedule of Uses and Development Parameters maintain the request for an agricultural condition.

Response: Please see attached revised schedule of uses removing the request for an agricultural condition.

Fee: The revised request meets the threshold of a major planned development and additional review fees have been assessed accordingly.

Response: Acknowledged additional fees will be paid.

LDC Section 34-935(b)(1)c. & e. requires that all buildings and structures must be set back from the development perimeter a distance equal to the greater of c. Fifteen feet for residential and commercial portions of the development, if the subject property is, or will be zoned MPD; or twenty-five feet for industrial portions of the development, if the subject property is, or will be MPD; or e. One-half the height of the building or structure. An approved deviation marked accordingly on the MCP is required to deviate from this section.

Response: The setback has been revised to show 15 ft per MPD zoning request.

Development Services Section

[LDC Section 10-285(a)] The connection separation distances must be determined on both sides of the roadway for undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction. The MCP provided does not appear to meet the minimum connection separation on Plantation Rd. Please clarify.

Response: Please see revised MCP showing the revised and aligned location of the previously approved access point

Repeat comment: As measured according to LDC 10-285 the connection points do not line up and the centerline of the driveways do not line. Please clarify.

Response: Please see revised MCP showing the revised location of access point that aligns with the existing driveway directly across Plantation.

[LDC Section 34-373(a)(6)(j)] requires the MCP to show any proposed facilities for public transit in accordance with LDC 10-442. Are any improvements anticipated for the existing bus stop and the northwest corner of the site on Plantation Blvd?

Repeat Comment: Staff understands that the improvements will be shown at DO time. However, LDC 34-373(a)(6)(j) requires MCPs to show any facilities required in accordance with LDC 10-442. If facilities will be required based on LDC 10-442 they must be shown on the MCP.

Response: MCP has been revised to show location of potential Transit improvement location. Details of Transit Improvements will be obtained at time of Development Order.

What is the purpose of the interconnection to the north? Please clarify as it appears the interconnection provides access to a lake and may not be necessary. If the interconnection is not necessary, please request a deviation.

Response: Consistent with Policy 11.2.2 the interconnection is to provide the possibility of creating an interconnect from this facility to the Hammond Stadium to the north. This connection could be in various forms of multi model transportation.

A deviation and justification to the requirement to provide cross access for commercial uses will be required from LDC 10-610(e).

Response: No deviation required as cross access is being provided if future connection is desired by applicant or Lee County Parks and Recreation.

Environmental Sciences Section

Please provide an open space exhibit demonstrating the areas on the MCP that comply with LDC section 10-415(c) (1-2), which states:

The minimum average width of open space areas must be ten feet.

Response: Per the attached open space exhibit all open space meets the minimum average of ten feet.

The minimum area of open space must be 180 square feet.

Response: Per the attached open space exhibit all open space areas meet the minimum 180 square feet minimum.

Natural Resources Section

The Surface Water Management narrative that was provided does not meet the requirements outlined in 34-373(b)(1). Please revise the narrative accordingly.

Response: A revised narrative is provided in resubmittal.

The proposed project will outfall into the Six Mile Cypress watershed which is identified as a critical area for surface water management per Lee Plan Objective 60.3. In addition, the watershed is impaired and has been included on the FDEP Study List. Please provide a draft water quality monitoring plan consistent with Lee Plan policy 125.1.4 as the proposed uses have the potential to degrade water quality within the watershed.

Response: A revised stormwater narrative is provided and addresses Water Quality Monitoring consistent with Objective 60.3 LeePlan. Objective 60.3 states Lee County will maintain existing regulations to protect the Six Mile Cypress Basin. Issuance of a Development Order require consistency with all requirements of the Land Development Code including stormwater management. Goal 125 including all Objectives and Policies are required to be met for issuance of a Development Order. Specific design and conditions are not necessary during the zoning process as it could limit a stormwater engineering design during the SFWMD ERP, and Lee County DO process that would provide a better water quality than the minimum required.

Solid Waste Division

Please ensure that dimensions for dumpster area are included in accordance with LDC 10-261 and Ordinance 11-27. The enclosure will need 65 ft. of unobstructed collection access and at least 12 ft. of minimum width. Current site plans reflect obstruction within 65 ft. of enclosure area.

Response: The MCP has been revised for consistency with LDC 10-261 and Ordinance 11-27 for solid waste.

Planning Section

Please provide calculations to demonstrate how the requested 210 units are consistent with the Intensive Future Land Use Category. Please specify which TDR program(s) will be utilized to achieve the requested density.

Response: In Intensive Development “The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units”

Property 7.1 acres

Standard Maximum Density (14 U/A)	= 99 units
Standard Bonus Density (22 U/A)	= 156 units
Greater Pine Island TDU (30 U/A)	= 213 units

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:
Revised Schedule of Uses
Surface Water Management Plan
Revised MCP
Open Space Exhibit



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Gator Recreation

Request: Rezone from: CPD To: MPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☒ Minor PD Amendment

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

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

Summary of Project:

Rezone 7.1 acres from CPD (commercial planned development) to (MPD)Mixed-Use Planned Development

To allow up to 90,000 sf of commercial, office and retail, 70,000 sf commercial-recreational, 250 hotel rooms,

And 210 M/F residential units. The project is located on the northwest corner of Six Mile Cypress and

Plantation Road, in the Intensive Development land use category and within the missed use overlay district.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail Address: permits@qainc.net

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

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

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

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

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Gator Recreation Complex RLLP

Address: 7050 Crystal Lane

City, State, Zip: Fort Myers, FL 33907

Phone Number: 239-344-6147

Email: gatorlanes@comcast.net

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): June 16, 2004

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

30-45-25-00-00002.0000

B. Street Address of Property: Access Undetermined

C. Legal Description (must submit) [34-202(a)(5)]:

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

OR

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

AND

Boundary Survey [34-202(a)(6)]:

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

OR

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

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

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

E. Current Zoning of Property: CPD (Z-05-046)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Mixed Use Development

G. Future Land Use Classification (Lee Plan):

Intensive Development	<u>7.10</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±749.06</u>	Feet		
2. Depth (average if irregular parcel):	<u>±306.71</u>	Feet		
3. Total area:	<u>7.1</u>	Acres or square feet		
4. Frontage on road or street:	<u>±748.82</u>	Feet on	<u>Plantation Road</u>	Street
2 nd Frontage on road or street:	<u>±306.71</u>	Feet on	<u>Six Mile Cypress Parkway</u>	Street

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

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

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)	<u>7.1</u>	Acres
1. Submerged land subject to tidal influence	<u> </u>	Acres
2. a. Preserved freshwater wetlands	<u> </u>	Acres
b. Impacted wetlands	<u> </u>	Acres
c. Preserved saltwater wetlands	<u> </u>	Acres
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u> </u>	Acres
3. R-O-W providing access to non-residential uses	<u> </u>	Acres
4. Non-residential use areas ^{(1) (2)}	<u> </u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).	<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾	<u>7.1</u>	Acres
D. Gross residential acres (by Land Use Category)		
1. a. Intensive Development – upland	<u>7.1</u>	Acres
b. Intensive Development – preserved freshwater wetlands	<u> </u>	Acres
c. Intensive Development – impacted wetlands	<u> </u>	Acres
2. a. Central Urban – upland	<u> </u>	Acres
b. Central Urban – preserved freshwater wetlands	<u> </u>	Acres
c. Central Urban – impacted wetlands	<u> </u>	Acres
3. a. Urban Community or Suburban – upland	<u> </u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands	<u> </u>	Acres
c. Urban Community or Suburban – impacted wetlands	<u> </u>	Acres

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

TOTAL (should equal "C" above)

7.1 Acres

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Intensive Development

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	7.1	x 14 equals	99
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			99
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			114
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			213

Note:

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

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

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical		
2.	General Office		
3.	Retail		90,000
4.	Other: Convention, Bowling Alley, Restaurant		70,000
5.	TOTAL FLOOR AREA		160,000
B. Industrial		Height	Total Floor Area (Square Feet)
1.	Under Roof		
2.	Not Under Roof		
3.	TOTAL FLOOR AREA		0
C. Mining		Depth	Total Acres
1.	Area to be excavated		0
D. Assisted Living Facilities		Height	Total Beds/Units
1.	Dependent Living Units		
2.	Independent Living Units		
3.	TOTAL BEDS/UNITS		0
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.	135'	250
4.	TOTAL UNITS		250

PART 7
ACTION REQUESTED

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

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

D. Bonus Density: [34-202(a)(11)]

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

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
 See attached USGS topo quad
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
 N/A
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 N/A
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: **N/A**
1. Method and degree of treatment:
 2. Quality of the effluent:

3. Expected life of the facility:
-

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

5. Receiving bodies or other means of effluent disposal:
-

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

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

2. Current water table conditions:
-

3. Proposed rate of application:
-

4. Back-up system capacity:
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-201(d)]
1	<input checked="" type="checkbox"/>	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	<input checked="" type="checkbox"/>	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	Additional Agents [34-202(a)(4)]
3	<input type="checkbox"/>	Multiple Owners List (if applicable) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	Legal description (must submit) [34-202(a)(5)]
	<input checked="" type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	<input type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(8)]
3	<input type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(8)]
3	<input checked="" type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	<input type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	<input checked="" type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	Mailing labels [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	List of Zoning Resolutions and Approvals
3	<input type="checkbox"/>	Summary of Public Informational Session (if applicable)
3	<input checked="" type="checkbox"/>	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	<input type="checkbox"/>	Preliminary Density Calculations (if applicable)
3	<input checked="" type="checkbox"/>	Request Statement [34-373(a)(5)]
3	<input checked="" type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	<input checked="" type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
3	<input type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	<input checked="" type="checkbox"/>	Topography (if available) [34-373(a)(4)b.iv.]
3	<input checked="" type="checkbox"/>	Soils Map [34-373(a)(4)b.9.]
3	<input checked="" type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
3	<input type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	<input type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	<input type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)]
3	<input type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]

3	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
3	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable).
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable)
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1108]



REQUEST STATEMENT

Gator Recreational, MPD

Rezone from CPD to MPD

±7.1 ACRES

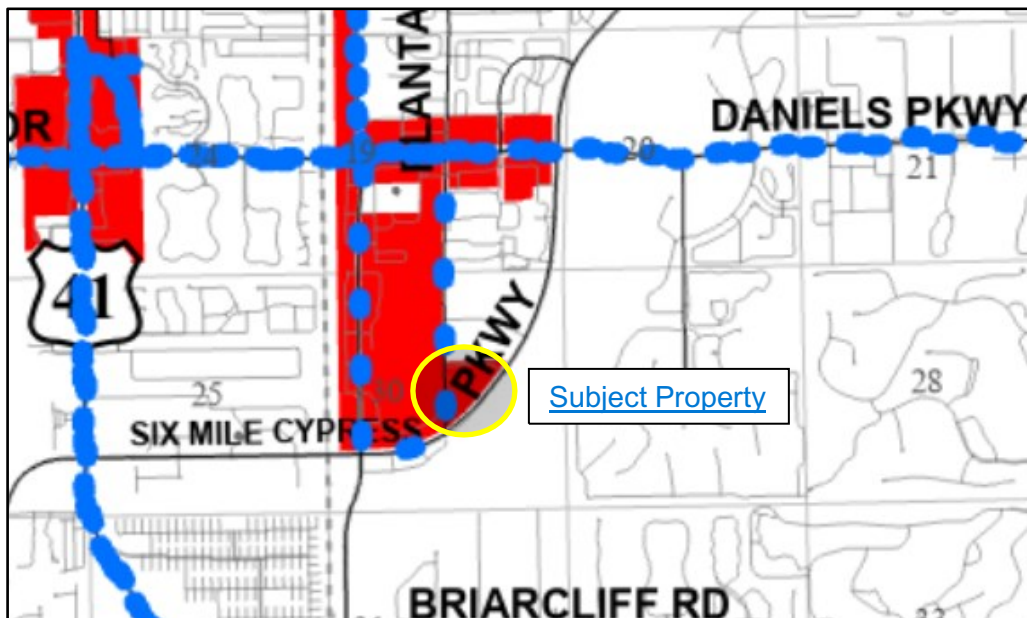
Strap # 30-45-25-00-00002.0000

Fort Myers, FL 33912

The applicant, Gator Recreation Complex. RLLP, is requesting approval to rezone a ±7.1 acres of from CPD (Commercial Planned Development) to MPD (Mixed Use Planned Development), to support a future mixed-use development.

The applicant is requesting a rezoning from CPD (Commercial Planned Development) to MPD (mixed-use Planned Development) to allow up to 90,000sf of commercial, office and retail, 70,000sf commercial-recreational, 250 hotel rooms and 210 residential units.

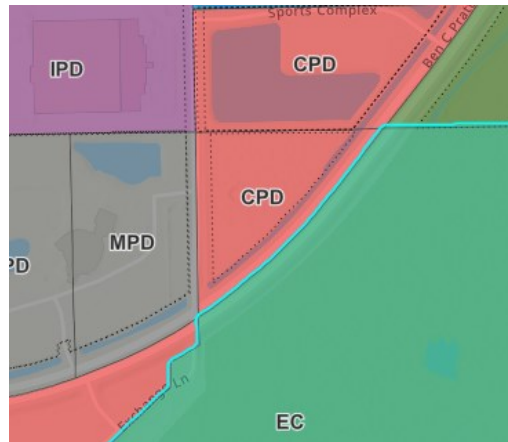
The parcel is a vacant parcel is ±7.1 acres with frontage on Six Mile Cypress Blvd and Plantation Rd. generally located in the northeast corner of the two roads, within the South Fort Myers Planning Community. The Lee Plan has designated the subject property as Intensive Development Future Land Use and within the Mixed-Use overlay according to Map I-C.



The adjacent neighboring properties future land use designation is Intensive Development. To the site's north is a CPD zoning, known as Lee County Sports Complex, developed as Century Link Sports Complex. Property to the East and South, across Six Mile Cypress Parkway is undeveloped and zoned EC (Environmentally Critical). To the west, across Plantation Rd. is a MPD (Mixed Use Planned



Development) known as Center of Hope. The MPD is partially developed with “The Preserve” as an assisted living facility.



The Property was rezoned in 2005 via resolution number Z-05-046 from AG to CPD to allow 60,400 square foot indoor recreation facility, with 40 bowling lanes, restaurant/bar, video arcade, pool hall and convention center and a 21,000 square foot building used for office and/or retail space.

LEE PLAN COMPLIANCE

The requested MPD (Mixed Planned Development) is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 1.1.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09)

The subject property is located at the northeast corner of Plantation Rd. and Six Mile Cypress. The property presently is vacant. The request rezone to MPD (Mixed Use Planned Development) will allow a multi-use building to include retail, recreation, convention center, hotel and residential units. Proposed parking garages are also included to accommodate parking requirements.

Along the site's north side is a CPD zoning and developed Century Link Sports Complex. Property to the East and South, across Six Mile Cypress Parkway, is undeveloped and zoned EC (Environmentally Critical). To the west, across Plantation Rd., is a MPD (Mixed Use Planned Development) known as Center of Hope. The MPD is partially developed



with “The Preserve” an assisted living facility. Accordingly, the project is consistent with 1.1.2.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan’s horizon. Acreage totals are provided for land in each Planning District 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:

The property is located within District 15, South Fort Myers. The district has allocated to it 2012 acres of Commercial lands, from that number 1,654 are developed and 358 acres are remaining. Year 2045 Allocations also indicate that 5982 acres are allowed for residential uses in the South Fort Myers Planning Community. From that number, 5,544 acres are developed, and 438 acres are still available. (See Ordinance 21-09/CPA2021-00001: Lee Plan 2045 Update, Table 1(b) 2045 Allocation). The proposed ±7.1-acre MPD (Mixed Planned Development) rezoning is consistent with Policy 1.6.5.

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

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns 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, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

Rezoning the subject parcel to MPD (Mixed Planned Development) will promote contiguous and compact growth in the South Fort Myers Planning Community. Off of Six Mile Cypress and Plantation Road, which is the area of the county designated as the “downtown” of South Lee. The proposed development is in the heart of contiguous intense development and therefore consistent with this objective.

The parcel has one access point on Six Mile Cypress, a controlled access roadway and approved when the Controlled Access Resolution 93-09-5, amended by Resolution 00-04-09 was adopted. Along with the Plantation Road access point, provides adequate access points and infrastructure to support the activities.

The project is designed to develop a mixed-use development that will enhance the surrounding neighborhood. The proposed bowling alley, convention center and hotel compliment the nearby baseball stadium. The proposed residential units will provide more efficient use of land that do not by-pass tracts of land to support development. The project remains consistent with Objective 2.1

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only



when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)

POLICY 2.2.1: Rezoning's 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. (Ordinance No. 94-30, 00-22)

Fire protection and emergency response will be provided by South Trail Fire Station, located at 5531 Halifax Ave. The Police protection will be provided by Lee County Sheriff Department station located at 14750 Six Mile Cypress Parkway. The property is located within the LCU service area which has water and sewer available to the site. The site has two frontage County Maintained, arterial road networks, Six Mile Cypress, has of 2020 LOS B based on 1481 trips at a 4-lane divided capacity of 2,000 and Plantation Rd, has a 2020 LOS E based on 285 trips at a 2-lane road capacity of 860. The project is consistent with Policy 2.2. and 2.2.1

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ord. No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

The subject property is within the Lee County Utilities water franchise area for Potable water and Sewer. The developer will undertake any improvements that may be required to connect the project to these existing services. The project is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

GOAL 5: RESIDENTIAL LAND USES. *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)*

POLICY 5.1.1: *Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay. (Ord. No. 00-22, 21-09)*

The property is located in the Mixed-Use Overlay allowing higher density within the Intensive Development category. The requested rezoning is consistent with Goal 5 and Policy 5.1.1 as the request is being processed as an MPD

POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)



Located in Intensive Development land use category and within the mixed-use overlay, the Gator Recreational MPD incorporates mixed use design concepts such a centralized parking areas and parking garages, residential over commercial, internal walkways for safe and desirable pedestrian circulation routes, access to external pedestrian sidewalks that connect to regional systems, access to transit and bus stops, and recreational uses available to the residents internal to the site, all of which capturing trips internally and reduce travel miles by vehicle allowing for required open space and buffering while maintaining higher density that is desirable in Intensive Development and the MUO. The proposed development as depicted on the MCP will provide the required open space, buffering and landscaping in accordance with the Mixed-Use overlay.

GOAL 6: COMMERCIAL LAND USES.

COMMERCIAL DEVELOPMENT REVIEW POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. Traffic and access impacts (rezoning and development orders)

The project does not generate unanticipated and unacceptable traffic. All roads will continue to have adequate level of service according to the TIS produced by TR Transportation submitted with this application

c. Screening and buffering (planned development rezoning and development orders);

The proposed rezoning to MPD will not be requesting deviations from the buffer requirements in the Land Development Code as set forth in LDC 10-425(f)

d. Availability and adequacy of services and facilities (rezoning and development orders);

The proposed rezoning has availability from Lee County Utilities according to the letter received March 17,2022.

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The surrounding land use is intense developments uses like large scale office complexes, multi-family units, Lee County sports Complex, large retail shopping center and assistant living facilities. The proposed amendment is compatible with adjacent land. The rezoning will not create any negative impacts on surrounding uses.

f. Proximity to other similar centers (rezoning); and

The proposed rezoning is compatible with adjacent uses.

g. Environmental considerations (rezoning and development orders).

The proposed rezoning does not request any changes to the environmental conditions contained within Land Development Code

POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds must be developed as planned developments except if located within the Mixed-Use Overlay. The planned development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources;



and, provide necessary services and facilities where they are inadequate to serve the proposed use. (Ord. No. 94-30, 00-22, 21-09)

RESPONSE: The requested MPD rezoning is compatible with other mixed use and commercial zoned properties found to adjacent properties. See the discussion of urban services in Policy 2.2 and Objective 4.1. The project is consistent with 6.1.4.

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

RESPONSE: The subject parcel is in an area where capacity exists on the adjacent roadway network according to the TIS produces by TR Transportation that shows a LOS of “C” before and After. The project is consistent with 6.1.5.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so that to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

RESPONSE: The project will not have any impact on landscaping, open space or buffering on the subject site. In either case, the proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC). The project is consistent with 6.1.6

GOAL 11: MIXED USE.

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 developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

RESPONSE: The subject parcel is located in the Intensive Development future land use category and in the Mixed-Use overlay. The requested MPD (Mixed Use Planned Development) zoning is proposing residential and commercial uses. The project is consistent with 11.1 and 11.1.1 that means the minimum requirements for the mixed use planned development according to LDC 34-940

OBJECTIVE 11.2: MIXED USE OVERLAY. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed-Use Overlay. (Ord. No. 07-15, 17-13)

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)

RESPONSE: The proposed development is centrally located, as identified in the Lee plan in the mixed-use overlay. The proposed rezoning contains commercial retail and



residential uses. The residential dwelling units are within the commercial retail and office uses which essentially is a true mixed-use building.

Also, the residential component with the close proximity to shopping centers, at Daniels and US 41 (Home Depot, Wal-mart, Publix, etc) public transit, bike paths, regional parks (Lakes Park), schools, employment centers such as the warehouse across Plantation, Gulf Coast hospital etc .

Rezoning to MPD offers a mixed-use that includes residential and commercial. The project is consistent with 11.2 and 11.2.4

OBJECTIVE 60.3: CRITICAL AREAS. The Six Mile Cypress Basin (as defined in the LDC, Chapter 10) and the DR/GR land use category are both identified as "critical areas for surface water management." The County will maintain existing regulations to protect the unique environmental and water resource values of these areas. (Ord. No. 94-30, 00-22, 19-02)

RESPONSE: The project is a previously permitted and relatively flat cleared site with no native vegetation or existing natural features that can be incorporated into the final stormwater management system.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. (Ord. No. 00-22, 18-28)

RESPONSE: The water management system will consist of a series of underground stormwater chambers designed to limit maximum discharge rates to the established rates in the Six Mile Cypress Watershed Plan which is 37 CSM, which based on a +/-7-acre site is approximately 0.40 CFS. As previously permitted with SFWMD the water management system will discharge to the Six-Mile Cypress Pkwy roadside swale. This water management system will also ensure that the project limits nutrients levels of runoff to below predevelopment levels and not have an adverse impact on the Six Mile Cypress watershed. The water management system will be designed in accordance with both Lee County Land Development Code requirements and SFWMD design criteria.

POLICY 158.1.9: Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Ord. No. 00-22)



The proposed MPD integrates residential development and retail and commercial, which are true mixed-use buildings.

Division 2-Bonus Density Program

Sec 2-145(b) Minimum Requirements

(1) The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and

The proposed site has direct access to Six Mile Cypress (County Maintained Controlled Access Facility) and Plantation Road (County Maintained Minor Arterial).

(2) Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest; and

TIS shows there is capacity for trips, utilities has capacity, fire service is 1.7 miles, police 1.6 miles (Six Mile station), bus stop 11786 on route 80, located across the street at Plantation Rd @ Six Mile Cypress Pkwy. The proposed does not overwhelm the existing public facilities.

(3) Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in section 2-483.

The proposed site is not within the coastal high hazard area.

(4) The resulting development will be compatible with existing and planned surrounding land uses

The surrounding land uses include intensive commercial development, public recreational facilities, dense multi-family, health care and other compatible with the requested schedule of uses and intensity and density.

Land Development Code Analysis

The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

(A) All planned developments must be consistent with the provisions of the Lee Plan.

The proposed rezoning to a MPD is consistent with the Comprehensive Plan as demonstrated above.

(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section 34-380.



The proposed development will comply with applicable Lee County regulations and does not include any deviation requests.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The proposed rezoning to MPD is compatible with surrounding land uses. The 7.1-acre site can adequately accommodate the proposed structure, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC

(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.

The proposed MPD has access to Six Mile Cypress (County Maintained Controlled Access Facility) and Plantation Road (collector road).

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The property is within the Lee Tran public transit service area, route 80. Lee Tran stops #11786 is within ¼ mile and adjacent to the property

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The site has previously been cleared and did not show any environmentally critical or sensitive areas. The proposed MPD will not create any new adverse effects.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement



of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed MPD will meet the open space requirements of the Land Development Code (LDC) according to the mixed-use overlay LDC 10-425(a). The site does not have any environmentally sensitive lands and is not within the archaeological sensitivity zone.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC without deviations.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Mixed-Use Planned Development (MPD) is consistent and is compatible with existing development patterns. The proposed development with the already approved commercial planned development designated zoning with equivalent uses

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial, multifamily, large-scale public recreational facilities, retail, etc.) and of similar approved and proposed densities.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a minor mixed-use planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks to encourage pedestrian activity and to expand transportation options are being proposed.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of general commercial, office, recreational, hotel/motel and high-density residential uses. The MPD promotes a compact development footprint in an area of the county that is classified as intensive development. Common open space, parking and walkways with supportive



infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. The proposed location of the Hotel/Motel, recreational and retail are abutting the northern boundary of the site, which abuts a lake. The proposed location of the multifamily is located on the southern half abutting Six Mile Cypress and Plantation.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent from spillover to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed minor mixed-use planned development will be developed with internal consistent with signage, architectural and landscaping.

LEE PLAN AND LDC CONSISTENCY SUMMARY LDC 34-145(d)(4)(a.1) REZONING CONSIDERATIONS

The Gator Recreation project complies with the rules and considerations appropriate to support the requested rezoning. For rezoning, the applicant must prove entitlement based on:

a) Complies with the Lee Plan.

The application is consistent with the uses and densities set forth in the Intensive Development Future Land Use designation. The rezoning will allow for a mix of office, retail, commercial and residential uses. The residential will be integrated within the buildings consisting of retail, office and commercial. The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

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



The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

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

The request is compatible with existing or planned uses in the surrounding area as indicated by the adjacent Community Facility, MPD, CPD and IPD developments with similar uses in the vicinity of the project. The surrounding area contains a mixture of shopping centers, office, retail residential and commercial uses. The proposed represents a continuation of the development patterns within the surrounding area.

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

To the east of the property is Plantation Road (The request is consistent with the densities, intensities and general uses set forth in the Lee Plan

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

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

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

The request will not adversely affect environmentally critical areas and natural resources.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.
Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code and all other applicable rules and regulations.

The property is within LCU service area. The property will have fire safety services provided by South Trail Fire Department, at 5531 Halifax Ave.

**SCHEDULE OF USES AND DEVELOPMENT PARAMETERS**

Gator Recreational MPD REZONING ±7.1 ACRES STRAPS#: 30-45-25-00-00002.0000 FORT MYERS, FL 33912
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PROJECT SUMMARY

Future Land Use	Intensive Development
Existing Zoning/Requested Zoning	CPD to MPD
Development Program	Mixed Use Planned Development (MPD)
Maximum Building Floor Area	90,000 SF Retail 70,000 SF Commercial
Maximum Number Hotel Rooms	250
Maximum Residential Units	210
Fire District	South Trail Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities



PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	0 square feet
Min. Lot Depth	0 feet
Min. Lot Width	25 feet
Maximum Height	135 feet
Building Separation	20 feet
Maximum Lot Coverage	No Requirement
Minimum Open Space- Small Projects in the Mixed-Use Overlay	Must provide a minimum of 10% open space per LDC Section 10-425(a).

Minimum Setbacks:

Street, public	0 feet
Street, private	0 feet
Side	0 feet
Rear	0 feet
Water body	0 feet (top of bank)
Buffers, per LDC 10-425(f)	5.0-foot Buffer-Plantation Road 5.0-foot Buffer -Six Mile Cypress Parkway Buffers are not required along property lines.

**SCHEDULE OF USES**

Accessory Uses and Structure
Administrative Offices
Animal Clinic or Kennel
ATM (Automatic Teller Machine)
Auto Parts Store (No Installation)
Banks and Financial Establishments: All Groups
Bar or Cocktail Lounge
Broadcast Studio, Commercial Radio and Television
Business Services: Group I
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: Commercial, Private
Clubs: Fraternal, Membership Organization
Computer and Data Processing Services
Consumption on Premises
Contractors and Builders: Group I
Cultural Facilities
Department Store
Drive through Facility for Any Permitted Use
Drugstore, Pharmacy
Dwelling Unit: townhouse, multi-family building
Entrance Gates and Gatehouse
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Excess Spoil Removal
Fences, Walls
Food and Beverage Service, Limited
Food Stores: All Groups
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health car facilities: Groups I, II and III
Hobby, Toy and Game Shops
Hotel/Motel – 250 Rooms Maximum
Household and Office Furnishings, Groups I, II & III
Insurance Companies



Laundromat
Laundry or Dry Cleaning: Group I and II
Medical Office
Motion Picture Production Studio
Nightclubs
Nonstore Retailers: All Groups
Package Store
Paint, Glass and Wallpaper
Parking Lot: All Groups
Personal Services: Groups I, II, III, and IV (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers)
Pet Services
Pet Shop
Pharmacy
Place of Worship
Post Office
Real Estate Sales Office
Recreation Facilities Commercial: Groups All
Rental or Leasing Establishment: Group I, II, III, and IV
Repair Shops: Groups I, II, III, IV and V
Residential accessory uses
Restaurant, Fast Food
Restaurants: All Groups
Retail and Wholesale Sales, Ancillary to an Approved Use
Signs (in accordance with chapter 30)
Specialty Retail Shops: All Groups
Storage: Indoor
Studios
Temporary Uses
Theater, Indoor
Transportation Services: Groups II, III and IV
Used Merchandise Stores: Groups I, II, III and IV
Variety Store
Warehouse: Mini Warehouse, Private, Public, High Cube, Hybrid
Wholesale Establishments: Groups I, III and IV



Gator Recreation MPD

Surface Water Management Plan Narrative

The following narrative demonstrates compliance with LDC34-373(b)1 and LeePlan Policy 125.1.4.

LDC 34-373(b)1 states:

(b)(1) A written description of the surface water management plan that includes:

- a. The runoff characteristics of the property in its existing state;*
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;*
- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;*
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;*
- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.*

LeePlan Policy 125.1.4 states:

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. (Ord. No. 00-22, 18-28)

Existing Runoff Characteristics

The subject site had a SFWMD Environmental Resource Permit (36-05522-P) that is expired.

The subject property is currently vacant with agricultural pasture uses.

The existing characteristics of the stormwater management system is surface runoff via sheet flow in the southerly direction. Discharge is through roadside swales along Plantation and Six Mile Parkway and into the Six Mile Cypress Slough via cross connection pipes under Six Mile Parkway.

Proposed Conceptual Runoff Characteristics

The design intent of the proposed project is to obtain a SFWMD Environmental Resource Permit (ERP). Obtaining a SFWMD ERP during the development order process will meet the requirements of 10-321(a) as "establish compliance" with the LDC.

It is anticipated during the SFWMD ERP process, additional design works will be required to meet impaired water criteria for Six Mile Slough. Additional design works may be in the form of retention of a calculated volume of water, engineered design structures to reduce pollutants, or other means to be achieve compliance with SFWMD water quality standards.

All operation and maintenance work for the proposed project will be the responsibility of a Property Owners Association if subdivided or the property owner if unified property ownership is retained.

There are no natural features on the property that require preservation.

The property is in Storm Surge Category 3 per Lee County Storm Surge Zones as published by Southwest Florida Regional Planning Council and Florida Division of Emergency Management. The property is not subject to flooding during minor and moderate storm events. The property is not subject to overland flow flooding. FEMA flood elevation adopted November 17, 2022, has the property in Flood Zone A with minimum elevations ranging for 13.5 to 14.5' NAVD. The subject property is not subject to any wave action and is not noted as a Coastal A zone. SFWMD ERP criteria addresses the requirements of a 100-year flood and provided by establishing finish floor requirements and perimeter berm elevations.

A component of a SFWMD ERP permit is issuance of a water quality certification. Accomplished through design of system to reduce pollutants with special attention to impaired waters such as Six Mile Slough, issuance of a SFWMD ERP including a water quality certification is consistent with Policy 125.1.4 for state water quality standards. Not anticipated at the subject site but, if any of the waters is subject to Section 404 standards issuance of a FDEP or ACOE permit will also be consistent with Policy 125.1.4 for federal water quality standards. The water quality permitting process will address the need for appropriate monitoring program to collect data for compliance. This will be under the jurisdiction of SFWMD, FDEP, ACOE permitting. The water quality monitoring program will be provided to Lee County prior to commencement of any site construction requiring a Development Order or Vegetation Permit.

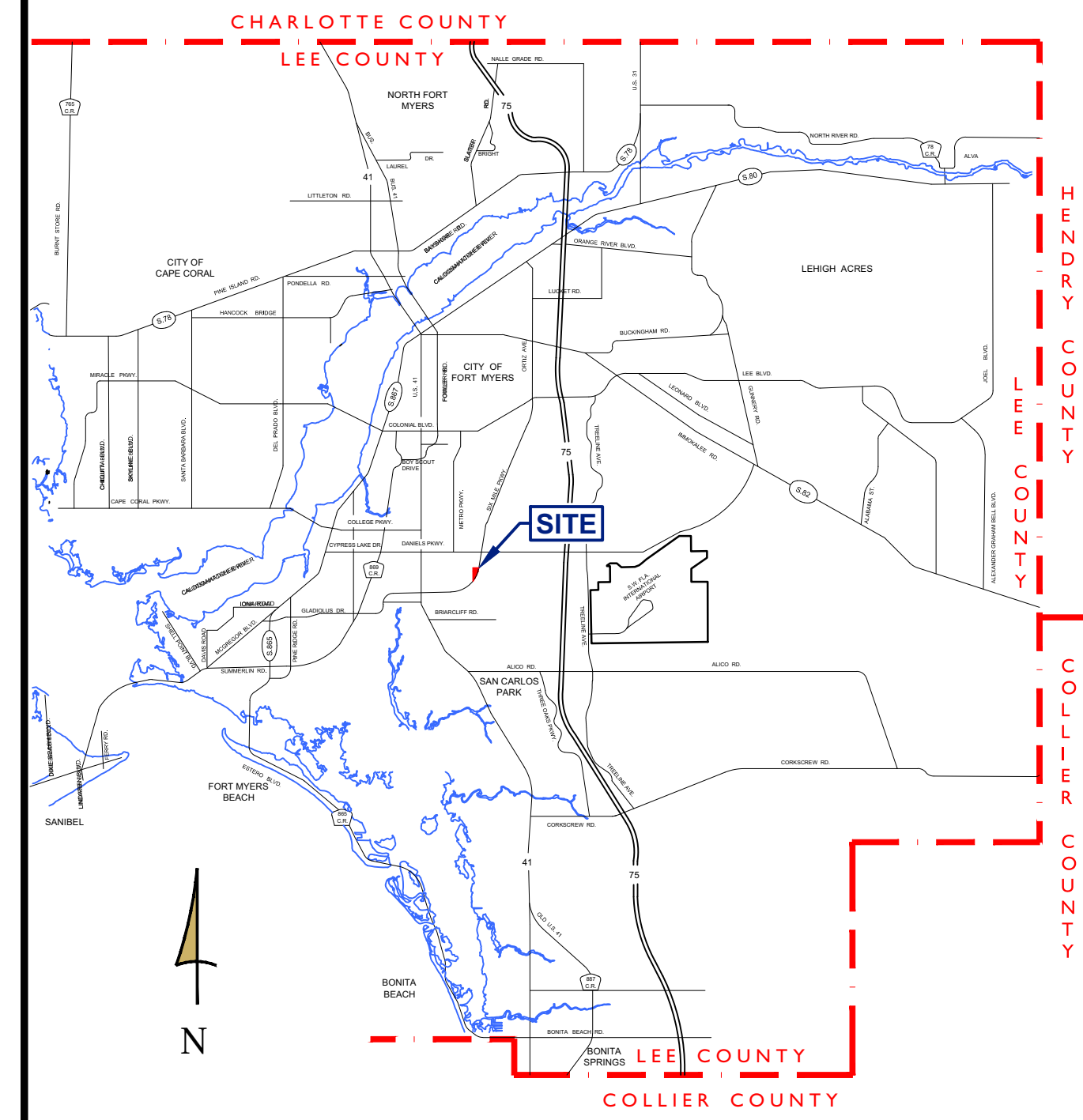
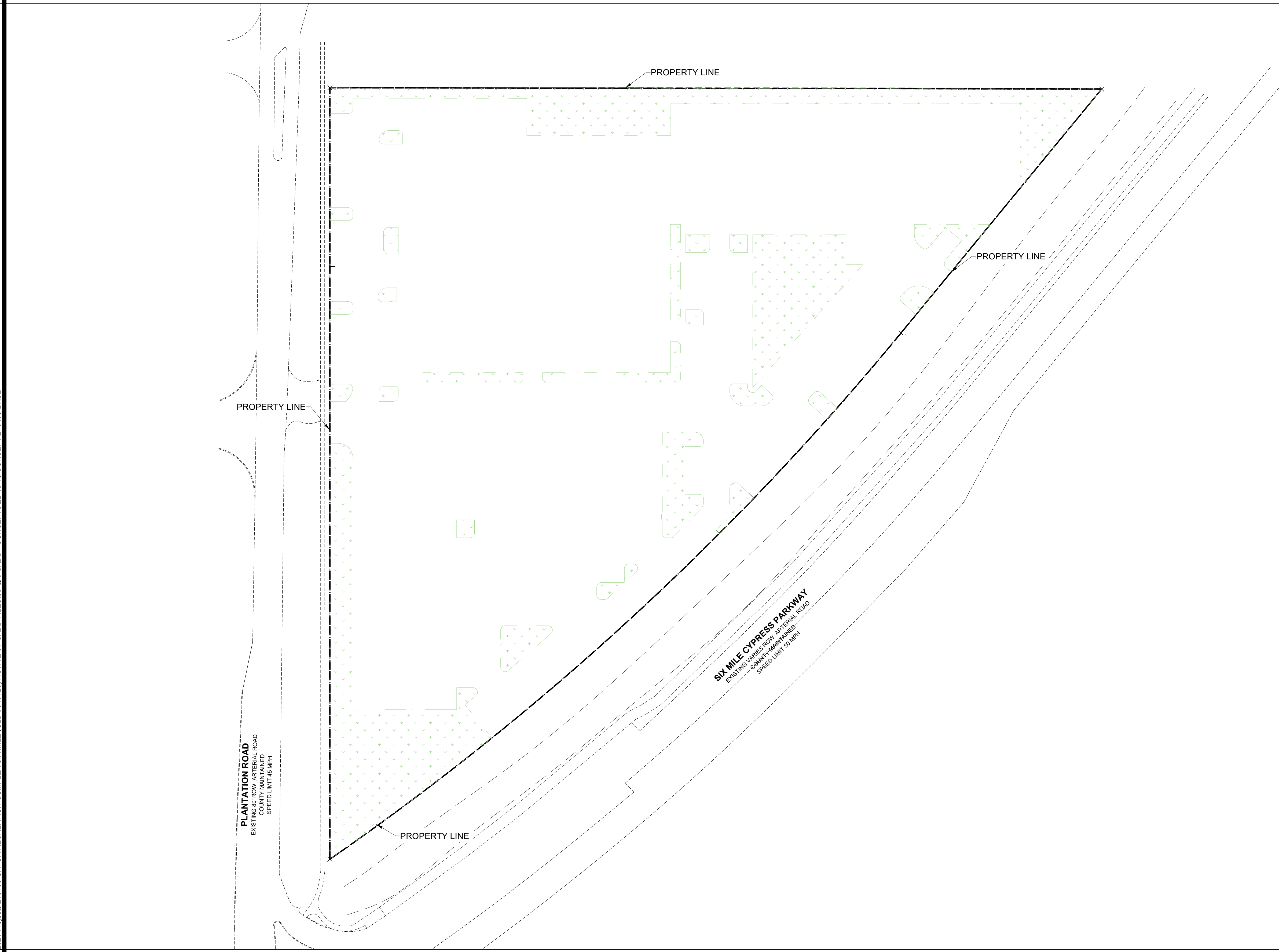
All required stormwater and water quality state and federal permits will be provided to Lee County upon receipt and prior to commencement of any construction.

CALOOSA 80 MPD- OPTION B

LOCATED IN SECTION 29 & 30, TOWNSHIP 43-S, RANGE 27-E, LEE COUNTY, FLORIDA

OPEN SPACE EXHIBIT

P:\2021 Projects\210406 GATOR RECREATION COMPLEX SIX MILE (OLD #040720) ACTIVE\01-CADD FILES\06-OAI CADD - CONCEPT\210406-BASE



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

OPEN SPACE SUMMARY

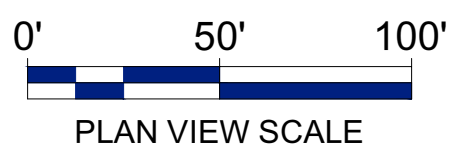
LAND USE	AREA
REQUIRED OPEN SPACE 20% OF THE MPD	= 1.42 AC. (61,855.2 SF)
PROVIDED OPEN SPACE = 1.39 AC. (60,784.9 SF)	
REQUIREMENTS TO BE REDUCED THROUGH THE USE GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDUs)	

PLAN LEGEND

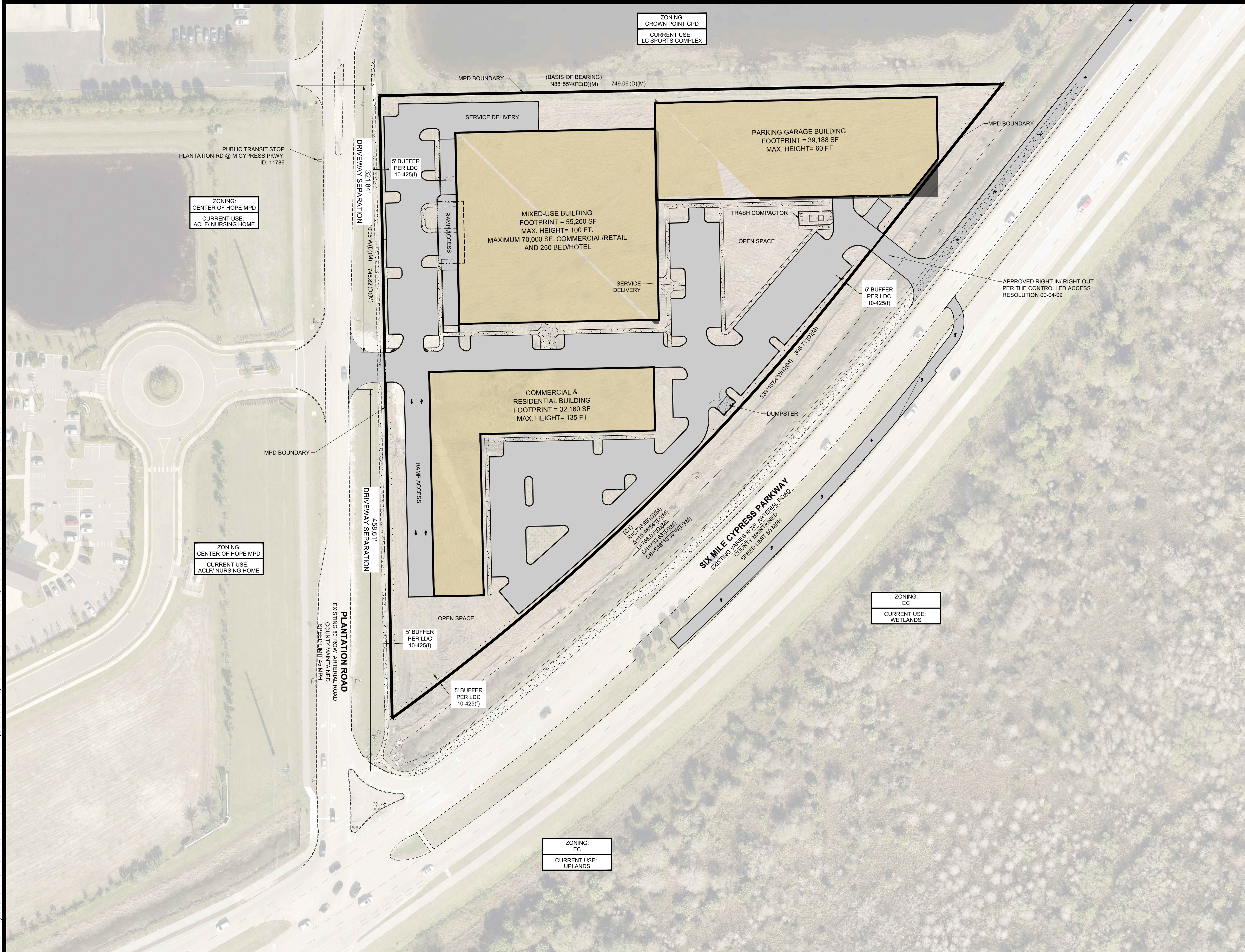
OPEN SPACE	
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NOTES

- 1) THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
- 2) ALL ACREAGE/SQUARE FOOTAGE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.



LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA



The map displays the geographical context of the proposed site within Lee County, Florida. Key features include:

- Geographic Labels:** CHARLOTTE COUNTY, LEE COUNTY, HENDRY COUNTY, COLLIER COUNTY, CITY OF CAPE CORAL, CITY OF FORT MYERS, LEHIGH ACRES, SAN CARLOS PARK, FORT MYERS BEACH, BONITA BEACH, ACACIA SPRINGS, and SANIBEL.
- Road Network:** Major roads shown include US 90, US 1, US 41, and various state roads (e.g., SR 16, SR 29, SR 30, SR 31, SR 32, SR 33, SR 34, SR 35, SR 36, SR 37, SR 38, SR 39, SR 40, SR 41, SR 42, SR 43, SR 44, SR 45, SR 46, SR 47, SR 48, SR 49, SR 50, SR 51, SR 52, SR 53, SR 54, SR 55, SR 56, SR 57, SR 58, SR 59, SR 60, SR 61, SR 62, SR 63, SR 64, SR 65, SR 66, SR 67, SR 68, SR 69, SR 70, SR 71, SR 72, SR 73, SR 74, SR 75, SR 76, SR 77, SR 78, SR 79, SR 80, SR 81, SR 82, SR 83, SR 84, SR 85, SR 86, SR 87, SR 88, SR 89, SR 90, SR 91, SR 92, SR 93, SR 94, SR 95, SR 96, SR 97, SR 98, SR 99, SR 100, SR 101, SR 102, SR 103, SR 104, SR 105, SR 106, SR 107, SR 108, SR 109, SR 110, SR 111, SR 112, SR 113, SR 114, SR 115, SR 116, SR 117, SR 118, SR 119, SR 120, SR 121, SR 122, SR 123, SR 124, SR 125, SR 126, SR 127, SR 128, SR 129, SR 130, SR 131, SR 132, SR 133, SR 134, SR 135, SR 136, SR 137, SR 138, SR 139, SR 140, SR 141, SR 142, SR 143, SR 144, SR 145, SR 146, SR 147, SR 148, SR 149, 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SR 650, SR 651, SR 652, SR 653, SR 654, SR 655, SR 656, SR 657, SR 658, SR 659, SR 660, SR 661, SR 662, SR 663, SR 664, SR 665, SR 666, SR 667, SR 668, SR 669, SR 670, SR 671, SR 672, SR 673, SR 674, SR 675, SR 676, SR 677, SR 678, SR 679, SR 680, SR 681,

PROJECT SUMMARY:

**FUTURE LAND USE INTENSIVE DEVELOPMENT WITHIN THE MIXED USE
OVERLAY
TO MPD (MIXED PLANNED DEVELOPMENT)**

STRAP #'s
30-45-25-00-00002.0000

PROJECT ACREAGE
7.1 ACRES (309,276 SF)

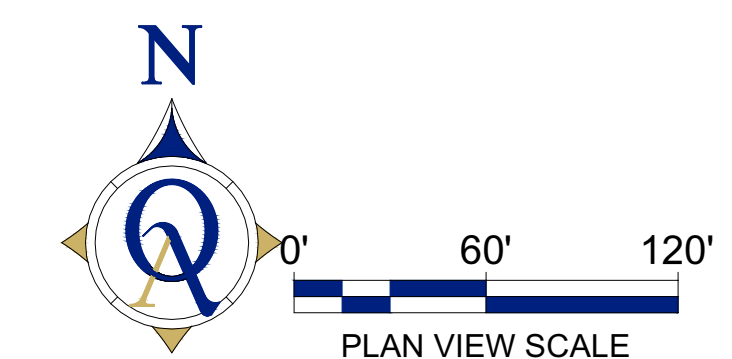
PROJECT INTENT:
MAXIMUM FLOOR AREAS:
 90,000 SF COMMERCIAL, OFFICE AND RETAIL
 70,000 SF COMMERCIAL* - RECREATIONAL
MAXIMUM HEIGHT: 135 F.
MAXIMUM HOTEL ROOMS : 250
MAXIMUM RESIDENTIAL UNITS: 210

* (BOWLING / CONVENTION CENTER)

OPEN SPACE:
MINIMUM 10% = 0.71 ACRE (30,920 SF)
PROVIDING 27% = 1.93 ACRES (84,177 SF)

DEVIATIONS
NONE REQUESTED

NOTE:
THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND
STORMWATER STORAGE CHAMBERS.



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-936-5222 | QAInc.net