

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: Amanda L. Rivera
Deputy Hearing Examiner

DATE: March 20, 2023

FROM: Adam Mendez
Senior Planner

RE: DCI2022-00019 – Resurgence Brewery & Rock Gym

Staff and the applicant have identified the Master Concept Plan (MCP) revisions necessary to align with the Hearing Examiner's recommendation for the above-referenced case:

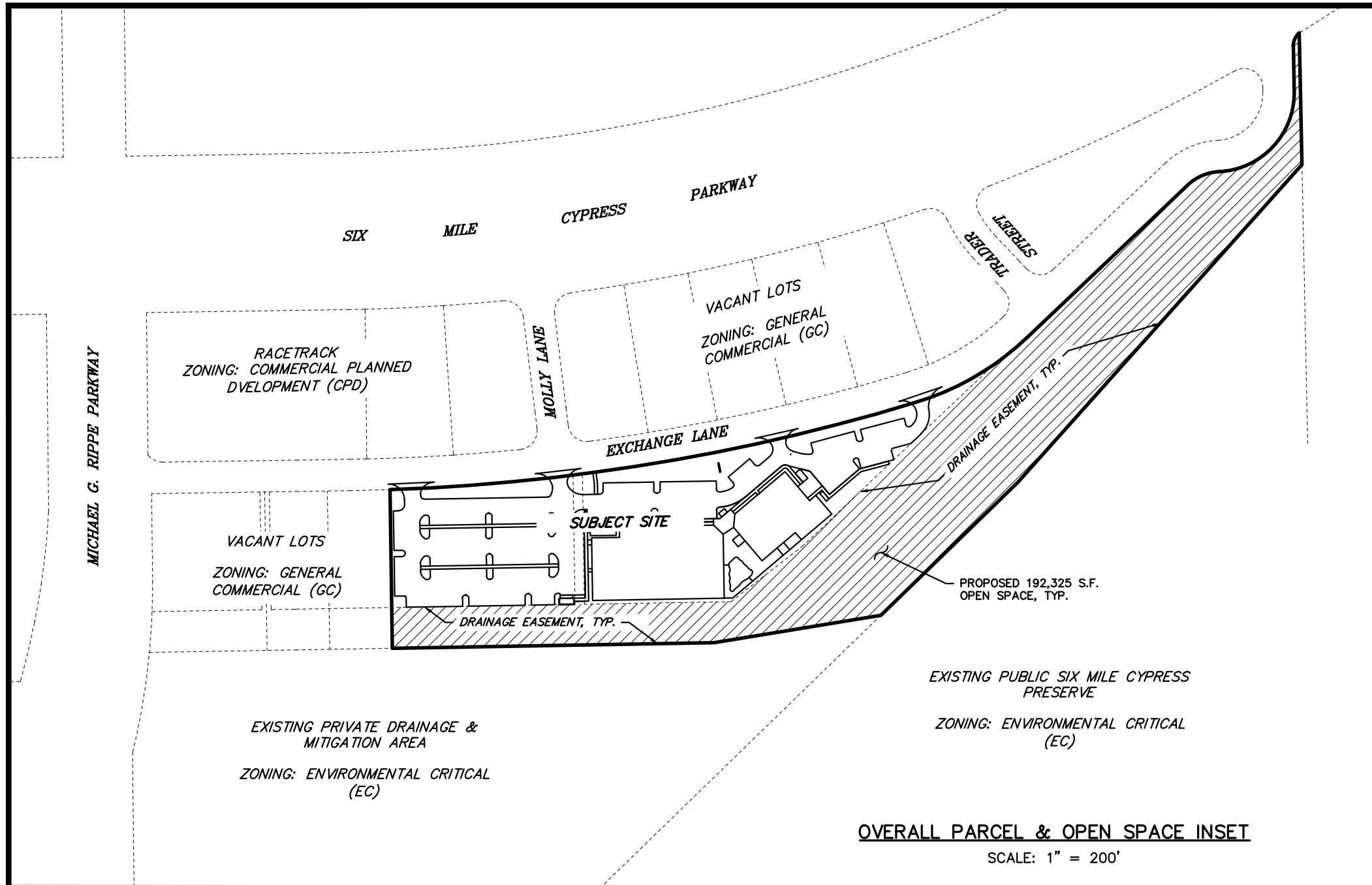
- The attached MCP reflects the desired Commercial Planned Development (CPD) District designation within Zoning Request information box.
- The attached MCP reflects recommended development intensity per Condition 1.c. within the Zoning Request information box. The Gross Floor Area and Outdoor Seating areas remain consistent with those identified on the Master Concept Plan considered during public hearing.

If possible, staffs seeks concurrence from the Hearing Examiner's Office regarding the items above prior to this case being heard by the Board of County Commissioners.

Respectfully Submitted,

Adam Mendez
Senior Planner, Zoning Section

Attachment:
Master Concept Plan last revised 3/20/2023

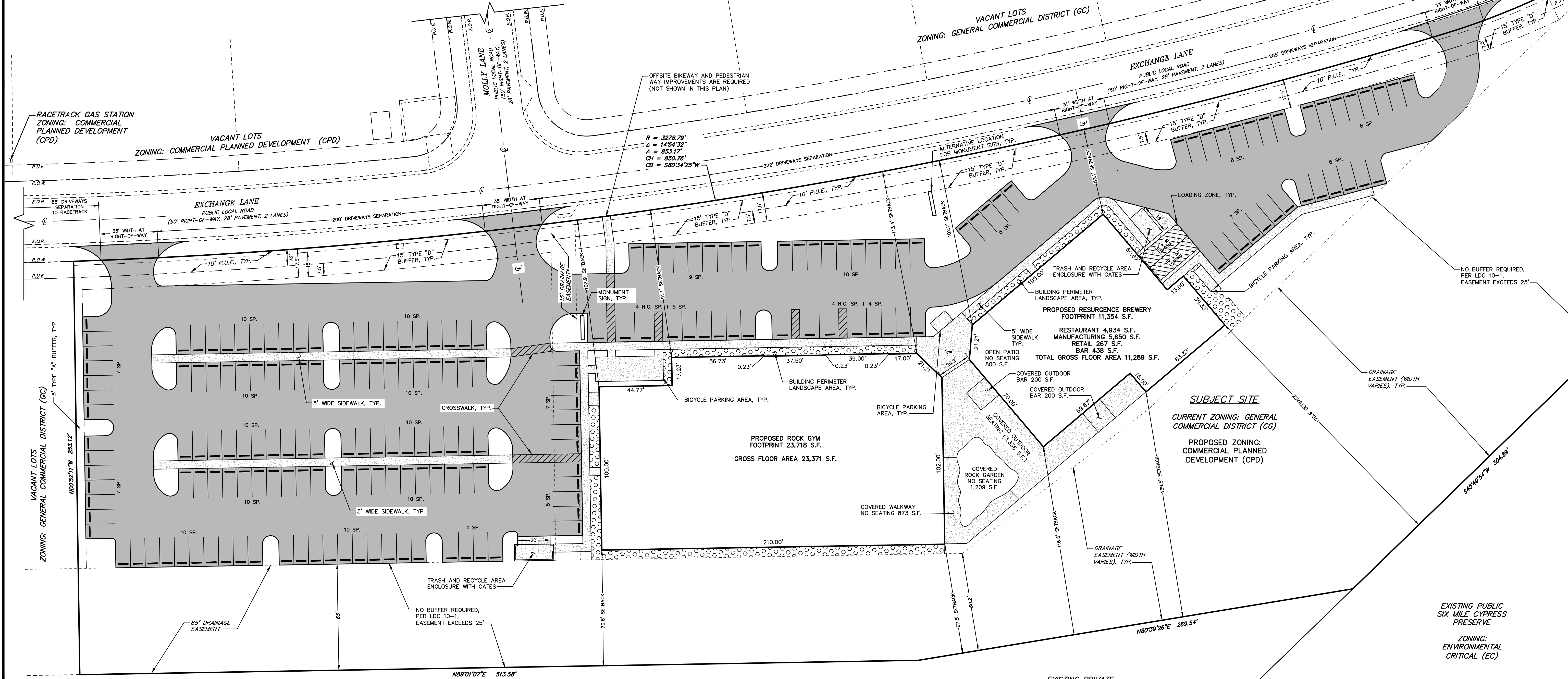
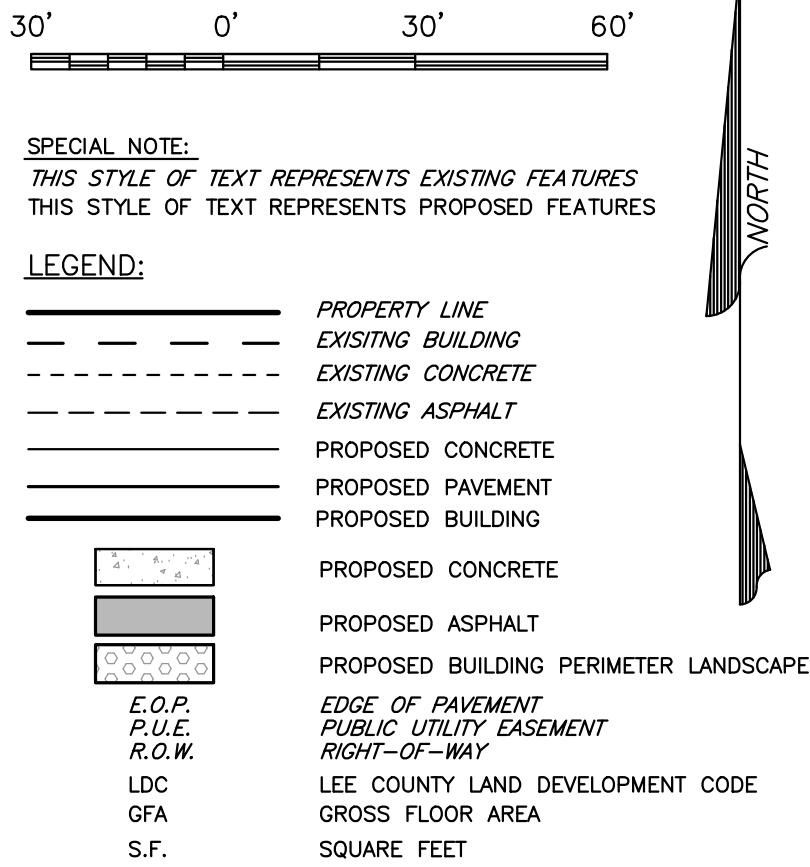


ZONING REQUEST:
REQUEST FOR ZONING CHANGE FROM GENERAL COMMERCIAL DISTRICT (CG) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW FOR RECREATIONAL USES, MANUFACTURING USES, FOOD & BEVERAGE USES, SERVICE USES, ACCESSORY AND SUBORDINATE USES, AND OTHER USES AS DESCRIBED IN THE SCHEDULE OF PROPOSED USES.
PROJECT INTENSITY IS LIMITED TO 34,660 S.F. OF RECREATIONAL, COMMERCIAL, & LIGHT INDUSTRIAL BUILDINGS GROSS FLOOR AREAS (35,072 S.F. OF BUILDINGS FOOTPRINTS) PLUS AN ADDITIONAL 400 S.F. OF COVERED OUTSIDE BAR AREAS AND 3,336 S.F. OF COVERED SEATING AREA.

SITE DATA:
PARCEL SIZE: 353,984 S.F. = 8.13 ACRES
CURRENT ZONING: C.G. GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT
FUTURE LAND USE: FUTURE URBAN AREA / INTENSIVE DEVELOPMENT

STORMWATER MANAGEMENT NOTE:
THE SUBJECT SITE IS PART OF AN EXISTING SFWMD ERP PERMIT #36-02664-S WHICH PROVIDES THE REQUIRED STORMWATER MANAGEMENT OFF-SITE. ANY REQUIRED SUPPLEMENTAL WATER QUALITY STORMWATER MANAGEMENT WILL BE PROVIDED DURING THE DEVELOPMENT ORDER.

SCHEDULE OF DEVIATIONS:
1. THE APPLICANT IS REQUESTING A DEVIATION FROM SECTION 34-2020.(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES BY 5%. THE REDUCTION IS JUSTIFIED PER SECTION 34-2020.(c)(3) OF THE LEE COUNTY LAND DEVELOPMENT CODE.



*** 15' DRAINAGE EASEMENT NOTE:**
THE EXISTING DRAINAGE EASEMENT IS DESIGNED FOR CONVEYANCE ONLY. IT WILL BE PIPED & PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT DURING THE DEVELOPMENT ORDER PROCESS.

HALEY WARD, INC.
ENGINEERING | ENVIRONMENTAL | SURVEYING
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919
WWW.HALEYWARD.COM
PHONE: (239) 481-1331 | FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32864 & LB28287
DRAFTING BY: B.J. HOFLAND DESIGNED BY: B.J. HOFLAND APPROVED BY: A.R. KAREH
PROJECT NO: 2011255-001(21-59) DATE: JANUARY 26, 2022 SCALE: 1" = 30'

RESURGENCE BREWERY & ROCK GYM
3601 SENECA STREET, SUITE 100
WEST SENECA, NY 14224
PHONE: (716)-913-5773
SITE ADDRESS: 6090-6150 EXCHANGE LANE FORT MYERS, FL 33912
SECTION 30, T 45S, R 25E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
SHEET 1 OF 1
FILE: 30-45-25

STATUS
REVISIONS PER LEE COUNTY REQUIREMENTS - 03/20/2023
REVISIONS PER LEE COUNTY COMMENTS - 10/21/2022
REVISIONS PER LEE COUNTY COMMENTS - 06/15/2022
DATE: 23/03/2020 10:17:35 AM, sholland