

Additional info dated 03-20-2023

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.

30' 0' 30' 60'

SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

LEGEND:

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ASPHALT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED BUILDING PERIMETER LANDSCAPE
	EDGE OF PAVEMENT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	LEE COUNTY LAND DEVELOPMENT CODE
	GROSS FLOOR AREA
	SQUARE FEET

AHMAD R. KAREH
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 43324

KULBACKS, INC.
3601 SENECA STREET, SUITE 100
WEST SENECA, NY 14224
PHONE: (716)-913-5773

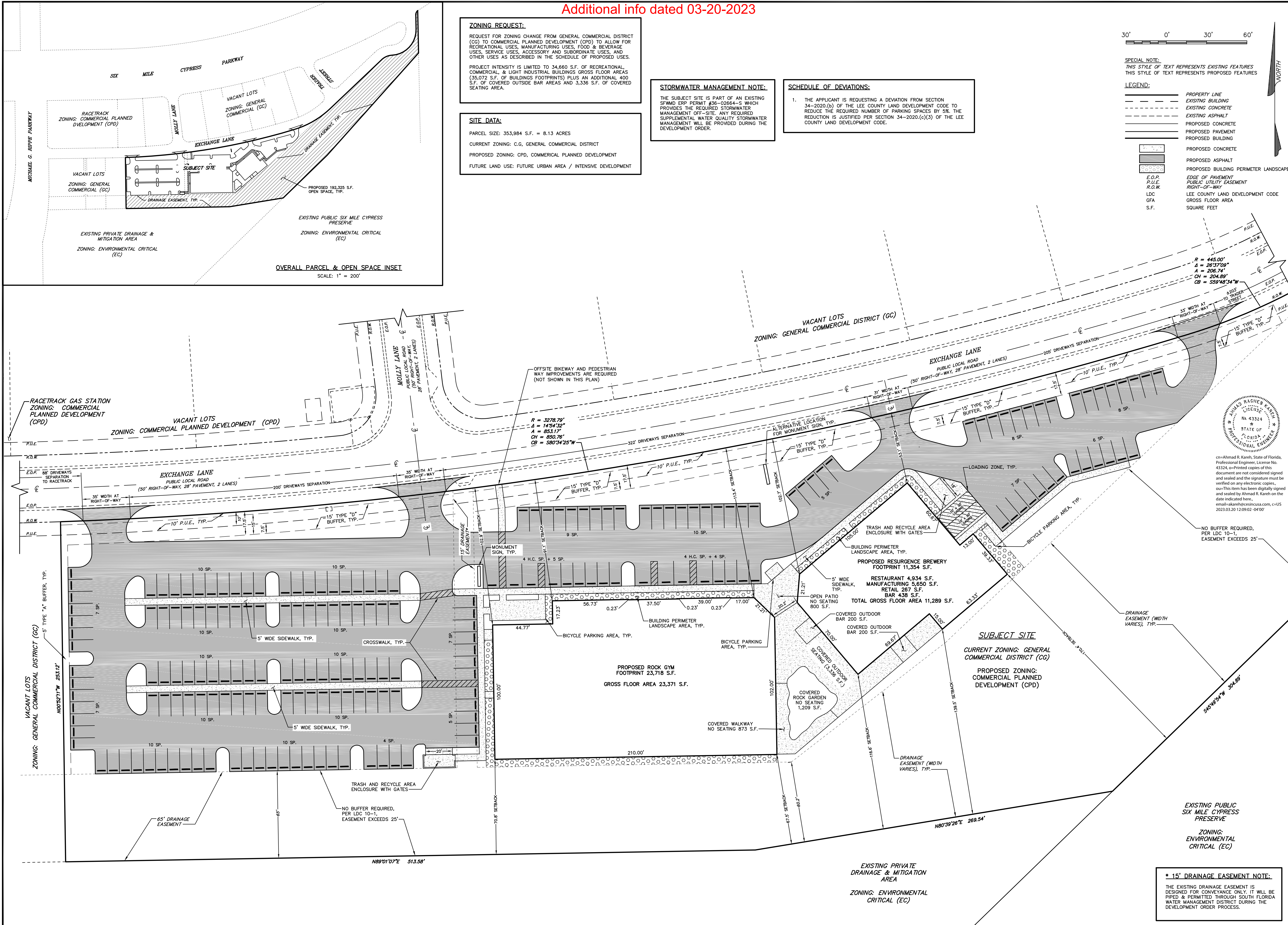
RESURGENCE BREWERY & ROCK GYM
SITE ADDRESS: 6090-6150 EXCHANGE LANE FORT MYERS, FL 33912
SECTION 30, T 45S, R 25E, LEE COUNTY, FLORIDA

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

DESIGNED BY: B.J. HOFLAND
CHECKED BY: A.R. KAREH
DATE: JANUARY 26, 2022
SCALE: 1" = 30'

MASTER CONCEPT PLAN
SHEET 1 OF 1

FILE: 30-45-25



*** 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.