

M E M O R A N D U M
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: March 21, 2023

TO: Ahmad R. Kareh, Applicant's Representative
Adam Mendez, Staff

FROM: Amanda L. Rivera 
Deputy Hearing Examiner

RE: Supplement to Hearing Examiner Recommendation
DCI2022-00019– RESURGENCE BREWERY & ROCK GYM

The Hearing Examiner accepts the revised Master Concept Plan dated March 20, 2023.

Copies Provided to: Board of County Commissioners (BOCC)
Michael Jacob, Esq., Deputy County Attorney
Joseph Adams, Esq., Assistant County Attorney
Anthony Rodriguez, AICP, MPA, Manager
Jamie Princing, Community Development
Hearing Participants

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:

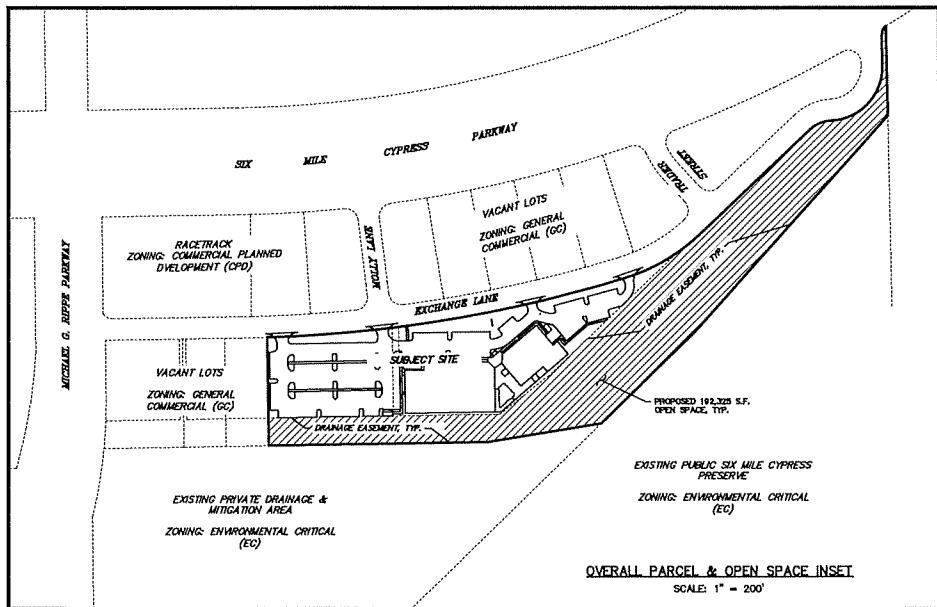
- The attached MCP reflects the desired Commercial Planned Development (CPD) District designation within Zoning Request information box.
- The attached MCP reflects recommended development intensity per Condition 1.c. within the Zoning Request information box. The Gross Floor Area and Outdoor Seating 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 (GC) 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 34,860 S.F. OF RECREATIONAL, COMMERCIAL, & LIGHT INDUSTRIAL BUILDINGS GROSS FLOOR AREAS (33,072 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 SPMD 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:

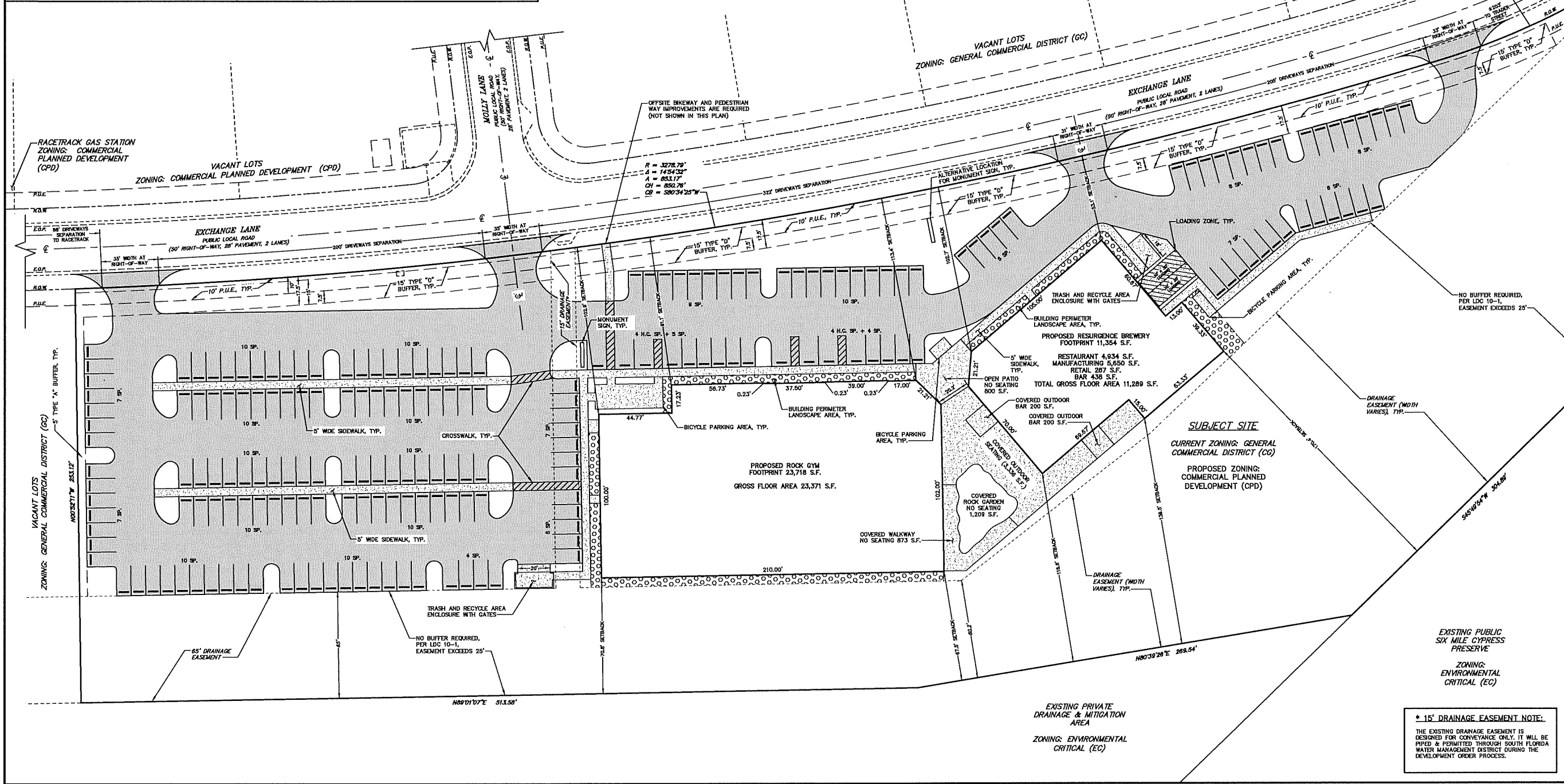
1. THE APPLICANT IS REQUESTING A DEVIATION FROM SECTION 34-2020(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES BY 5%. THE REDUCTION IS JUSTIFIED PER SECTION 34-2020(c)(3) OF THE LEE COUNTY LAND DEVELOPMENT CODE.

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 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



RESURGENCE BREWERY & ROCK GYM
SITE ADDRESS: 6080-6150 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 B332664 & B38267
DRAWING BY: B.J. HOFLAND | DESIGNED BY: A.R. KAREH
PROJECT NO. 2011255.001(21-59) | DATE: JANUARY 26, 2022 | SCALE: 1" = 30'

MASTER CONCEPT PLAN

SHEET 1 OF 1

FILE: 30-45-25

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

DATE:

LOCATION: P:\FL001\255-KULBACKS_IN0001-6080-6150 EXCHANGE LN FM RESURGENCE BREWERY&GYM-ARK02-CAD. DRAWINGS\CIVIL\RESURGENCE_MCP (2011255.001) 21-59.DWG\MCP-DETAIL, plotted 23/03/20 10:17:35 AM, bholand