

EXHIBITS

CASE # DCI2022-00024

CASE NAME: GATOR RECREATION

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS?	YES	NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

APPLICANT

9.4/8-Hour
#1 *Powerpoint (Applicant)* *Two copies*

#2 *MCP*

#3 *Architectural Rendering (New Bldg)*

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

STAFF

9.4/8-Hour

#1 *Staff Report*

#2 *Powerpoint (Two copies)*

#3 _____

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

OTHER EXHIBITS

NAMENUMBERDESCRIPTION

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

Perez, Maria

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Wednesday, May 31, 2023 1:00 PM
To: Perez, Maria; QAI Permits; gatorlanes@comcast.net; Al Quattrone; jink@inkengineeringinc.com; Mendez, Adam
Subject: [EXTERNAL] RE: DCI2022-00024 / Gator Recreation - Court Reporter
Attachments: Applicant's 48 Hour Notice DCI2022-00024.pdf

Maria,

Please see attached 48 hour notice

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: Perez, Maria <MPerez@leegov.com>
Sent: Thursday, May 25, 2023 8:16 AM
To: QAI Permits <permits@qainc.net>; gatorlanes@comcast.net; Al Quattrone <Al@qainc.net>; jink@inkengineeringinc.com; Mendez, Adam <AMendez@leegov.com>
Subject: DCI2022-00024 / Gator Recreation - Court Reporter

EXTERNAL SENDER

Do you think we need a court reporter for this case? How long will staff and applicant presentation be? Will we have many members of the public present?

MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication

may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com



Engineers, Planners & Development Consultants

**4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228**

May 31, 2023

Office of the Lee County Hearing Examiner
Lee County Department of Community Development
1500 Monroe Street, Room 218
Fort Myers, Florida 33901
Attention: Ms. Amanda L. Rivera

**Re: 48-Hour Notice for Case No. DCI2022-00024
Gator Recreation, Commercial Planned Development (CPD)
Hearing Date June 1st, 2023**

Dear Madame Hearing Examiner Collins

Please be advised that this firm represents the Applicant, Kevin Walsh, as owner in reference to Gator Recreation, Commercial Planned Development Rezoning. This is the Applicant's 48-hour letter regarding the staff report received on May 30th, 2023, for the June 1, 2023, hearing date.

Notice of Outstanding Issues:

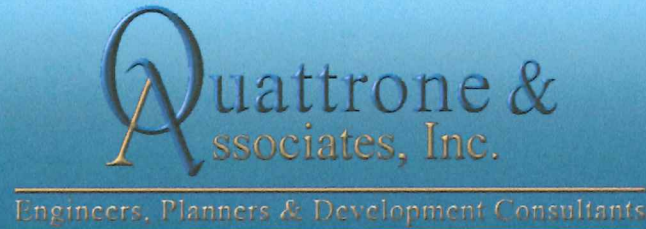
None

List of Exhibits

- I. PowerPoint Presentation – Exhibit 'A' (to be provided at hearing)

Sincerely,
Quattrone & Associates, Inc.


Al Quattrone, P.E.
President



Gator Recreation Mixed Planned Development Rezoning

Lee County Hearing Examiner Public Hearing

Thursday, June 1, 2023

05/31/2023

Gator Recreation (MPD)
DCI2022-00024

APPLICANT'S
EXH # 1

THE TEAM

AL QUATTRONE, P.E.

Land Use Consultant – Quattrone & Associates, Inc.

PRESENTATION OUTLINE

- I. The Request
- II. Existing Conditions
- III. Land Use and Zoning
- IV. Surrounding Uses & Zoning
- V. Master Concept Plan
- VI. Open Space Plan
- VII. Transportation Overview
- VIII. Lee Plan Compliance
- IX. Lee Plan / LDC Consistency
- X. Land Development Code Analysis
- XI. Deviation
- XII. Conclusion

THE REQUEST

The applicant, Gator Recreation Complex, RLLP, is requesting approval to rezone a ± 7.1 -acre Parcel from CPD (Commercial Planned Development) to MPD (Mixed Use Planned Development), to support a future mixed-use development, to allow up to 90,000 SF of Commercial, Office and Retail; 70,000 SF of Commercial-Recreational uses; 250 Hotel Rooms, and 210 Residential Multi-Family units, including 111 Bonus Density Units.



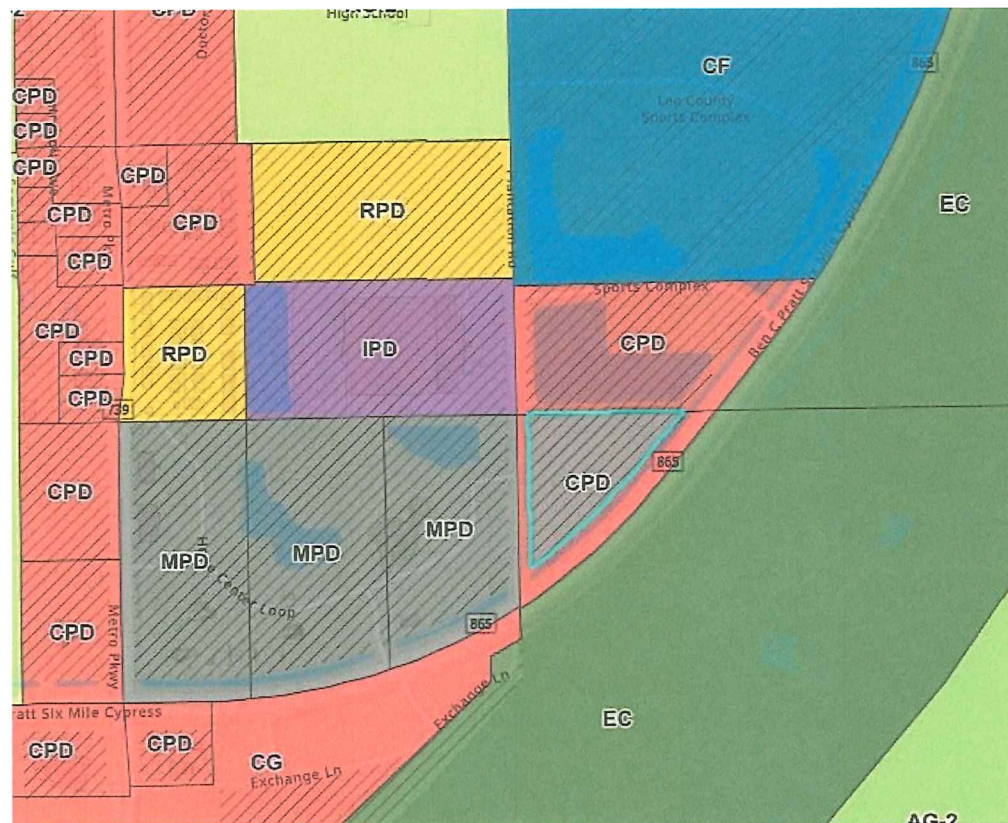
EXISTING CONDITIONS

- The parcel is located on the Northeast Corner of Plantation Road (County Maintained Arterial Roadway) and Ben C Pratt-Six Mile Cypress Parkway (County Maintained Arterial Roadway).
- The property is in Section 30, Township 45 South, Range 25 East, Lee County Florida at 14300-320 Ben C Pratt-Six Mile Cypress Parkway, Fort Myers.
- The property is currently undeveloped but has been mostly cleared except for some scattered trees.
- The property has been zoned Commercial Planned Development (CPD) since 2005 by Resolution Z-05-046.

LAND USE AND ZONING

- The subject property is within the Intensive Development Future Land Use Category and the Mixed-Use Overlay District.
- The requested zoning and permitted uses are compatible with existing and/or zoned surrounding land uses and is consistent with the character and intended development patterns of the area.
- The property to the north is zoned CPD, known as the Lee County Sports Complex (Century Link Sports Complex).
- The Property to the East and South, across Six Mile Cypress Parkway is undeveloped and zoned EC (Environmentally Critical).
- The Property to the west, across Plantation Road is zoned MPD (Mixed Use Planned Development) known as Center of Hope. The MPD is partially developed with an assisted living facility (The Preserve), a hotel, retail, and offices.

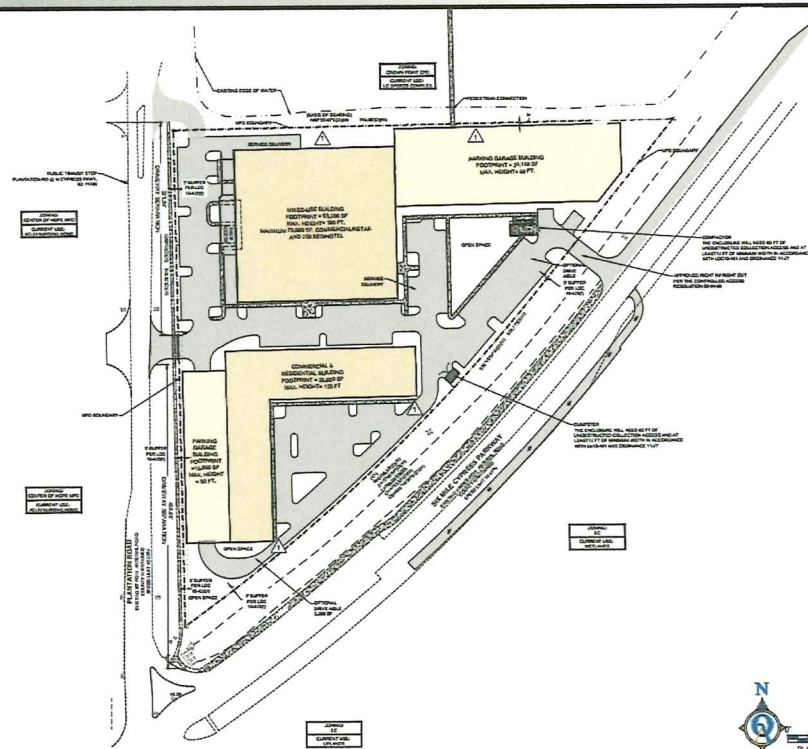
SURROUNDING USES & ZONING



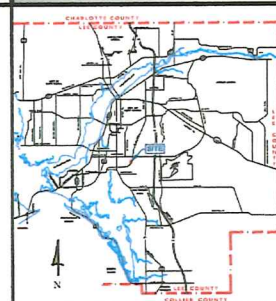
MASTER CONCEPT PLAN

GATOR RECREATION COMPLEX

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



MASTER CONCEPT PLAN



PROJECT SUMMARY:

ZONING
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 INTENSITY

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 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE OF GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDUS) IN ACCORDANCE WITH 10-425(a)(2)

DEVIATIONS

PERIMETER SETBACKS

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

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DEVIATIONS

PERIMETER SETBACKS

NOTE:

THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND STORMWATER STORAGE CHAMBERS.

TRANSPORTATION OVERVIEW

- The site has frontage on two County Maintained, Arterial Roads. Six Mile Cypress has as a 2020 LOS of B based on 1481 trips on a 4-lane divided road with capacity of 2,000 trips and Plantation Road has a 2020 LOS of C based on 285 trips on a 2-lane road with capacity of 860 trips.
- TIS as per Zoning Application (210 multi-family residential dwelling units, 160,000 square feet of retail/commercial uses, and a 250-room hotel.)
- Future Link Level of Service and Intersection Analysis - No projected negative transportation impacts as a result of the proposed rezoning request.
- Based upon the results of the turn lane analysis, a separate eastbound left turn lane and a westbound right turn will be warranted at the proposed site access drive on Six Mile Cypress Parkway.
- A separate southbound left turn lane and a northbound right turn lane will be warranted at the proposed site access drive on Plantation Road.
- Project is consistent with Lee Plan & LDC Transportation Element, Rules and Standards.

TRANSPORTATION OVERVIEW

Table 1
Land Use
Gator Recreation Complex

Land Use	Size
Multifamily Housing (LUC 221)	210 dwelling units
Commercial/Retail (LUC 820)	160,000 Sq. Ft.
Hotel	250 Rooms

Table 2
Trip Generation – Total Trips
Gator Recreation Complex

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing (210 units)	19	62	81	50	32	82	955
Retail (160,000 sq. ft.)	141	87	228	380	412	792	10,041
Hotel (250 rooms)	66	52	118	80	77	157	2,286
Total Trips	226	201	427	510	521	1,031	13,282

Table 4
Trip Generation – Net New Trips
Gator Recreation Complex

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	226	201	427	510	521	1,031	13,282
Less LUC 820 Pass-By Trips	-33	-33	-66	-115	-115	-230	-2,912
Net New Trips	193	168	361	395	406	801	10,370

Gator Recreation (MPD)
DCI2022-00024



LEE PLAN COMPLIANCE

- The property is in the Intensive Development Future Land Use Classification (FLUC) and is located within the Mixed-Use overlay which encourages mixed use developments. The property is surrounded by high intensity commercial uses zoned CPD, MPD and IPD and can be considered an infill development. The project is consistent with 1.1.2.
- 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. The proposed ± 7.1 -Acre MPD (Mixed Planned Development) rezoning is consistent with Policy 1.6.5.
- Rezoning the subject parcel to MPD (Mixed Planned Development) will promote contiguous and compact growth in the South Fort Myers Planning Community. Located at the intersection of Six Mile Cypress Parkway and Plantation Road, which is the area of the county designated as the “Downtown” of South Lee County, the proposed development is in the heart of contiguous Intensive Development and therefore consistent with this objective.

LEE PLAN COMPLIANCE CON'T.

- 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.
- 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 project is consistent with Policy 2.2. and 2.2.1

LEE PLAN COMPLIANCE CON'T.

- 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.
- The property is 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.
- Located in the 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 uses, 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 which reduces vehicle trips and still providing the required open space and buffering as allowed in the MUO, all while maintaining higher density that is desirable in Intensive Development and the MUO.

LEE PLAN COMPLIANCE CON'T.

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

LEE PLAN COMPLIANCE CON'T.

- 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. make this an ideal location for a Mixed-Use Development.
- The project is a previously permitted and relatively flat cleared site with no native vegetation or existing natural features that need to be incorporated into the stormwater management system.
- 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. 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 and SFWMD design criteria.

LEE PLAN COMPLIANCE CON'T.

Division 2 - Bonus Density Program

- The proposed site has direct access to Six Mile Cypress Parkway (County Maintained Arterial / Controlled Access Facility) and Plantation Road (County Maintained Arterial).
- 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 Road @ Six Mile Cypress Pkwy. The proposed development does not overwhelm the existing public facilities.
- The proposed site is not within the coastal high hazard area.
- The surrounding land uses include intensive commercial development, public recreational facilities, dense multi-family, health care and other uses compatible with the requested schedule of uses and intensity and density.

LEE PLAN/LDC CONSISTENCY SUMMARY

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

LAND DEVELOPMENT CODE ANALYSIS

- The proposed rezoning to a MPD is consistent with the Comprehensive Plan as demonstrated above.
- The proposed development will comply with applicable Lee County regulations and only includes one deviation request.
- The proposed rezoning to MPD is compatible with surrounding land uses. The 7.1-acre site can adequately accommodate the proposed structures, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC.
- The proposed MPD has access to Six Mile Cypress Parkway (County Maintained Arterial - Controlled Access Facility) and Plantation Road (County Maintained Arterial).
- 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.
- The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

LAND DEVELOPMENT CODE ANALYSIS

- 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.
- 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.
- The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC with only one deviation.
- The proposed Mixed-Use Planned Development (MPD) is consistent and is compatible with existing development patterns. 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.
- 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.

LAND DEVELOPMENT CODE ANALYSIS

- 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.
- 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.
- Sufficient parking with these uses will be provided to prevent from spillover to adjacent properties and will be consistent with LDC requirements.
- The proposed minor mixed-use planned development will be developed with internal consistent with signage, architectural and landscaping.

DEVIATIONS

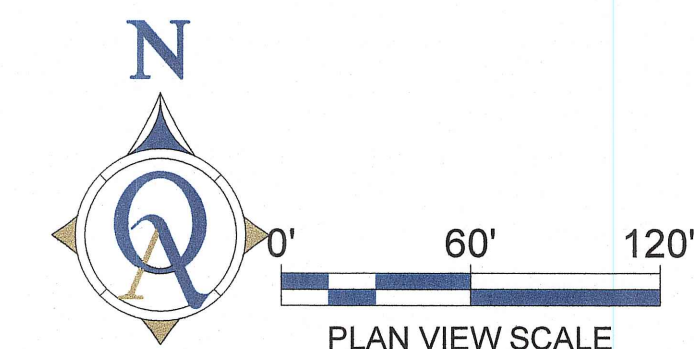
Relief from LDC §34-935(b)(1). Which requires that all buildings and structures must be set back from the development perimeter a distance equal to the greater of Fifteen feet for residential and commercial portions of the development, if the subject property is, or will be zoned MPD; or twenty-five feet for industrial portions of the development, if the subject property is, or will be MPD; or One-half the height of the building or structure to allow for a minimum 5ft setback.

JUSTIFICATION: If the site was analyzed for a conventional zoning, within the mixed-use overlay the standard property regulations allows for a 0 ft development perimeter setback. Furthermore, the reduced setback will help support a compact urban development.

CONCLUSION

The proposed rezoning from CPD to the MPD zoning district is a catalyst for infill mixed use development. The applicant's analysis submits that the request is consistent with the Lee County Comprehensive Plan Goals, Objectives, Policies and Standards, is compatible with existing or planned uses in the surrounding area; has sufficient access to two major arterial roads to support the mixed-use development; will comply with the LDC and therefore will not adversely affect environmentally critical or sensitive areas and natural resources; and is served by adequate urban services.

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



The map displays Lee County, Florida, with its major transportation routes and administrative boundaries. Key features include:

- Major Highways:** US Highway 1 (Gulf of Mexico), US Highway 90, US Highway 41, and various state roads like 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.
- Cities and Towns:** Cape Coral, Fort Myers, Lehigh Acres, Bonita Beach, and others.
- Geographical Features:** Charlotte Harbor, Gulf of Mexico, and various waterways.
- Site Location:** A red dot marks the 'SITE' location near the intersection of US Highway 90 and US Highway 1, south of Fort Myers.
- Map Orientation:** A north arrow is located in the bottom left corner.

PROJECT SUMMARY:

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

PROJECT ACREAGE
7.1 ACRES (309,276 SF)

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)

MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE
OF GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS
(TDU'S) IN ACCORDANCE WITH 10-425(a)(2)

PERIMETER SETBACKS

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



APPLICANT'S
EXH # 3
01-2022-00004

Andrew Conlyn
1228-1 Lafayette
Cape Coral, Flo
(239) 691-2863
www.AssociatesIn/



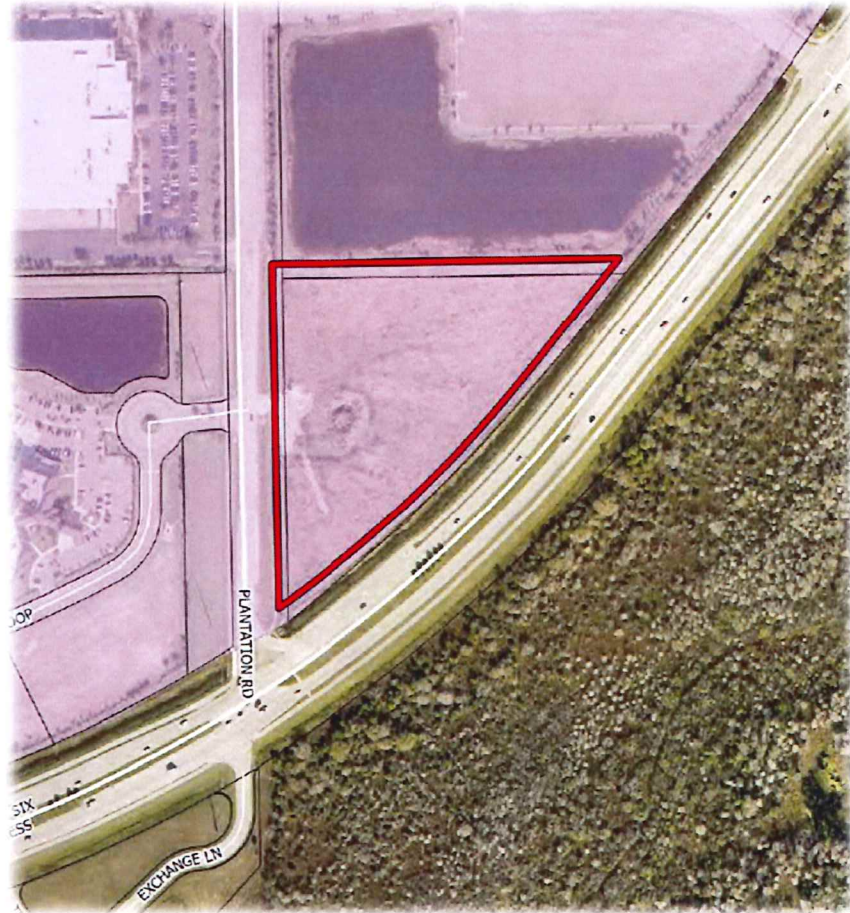
Gator Recreation

DCI2022-00024

South Fort Myers Community

Surrounding Area







To: Adam Mendes, Planner, Senior
From: Md Rashedul Alam, Senior Transportation Planner
Date: February 27, 2023

Subject: **Gas Regression (DCR017-00024) Transportation-Related Analysis**

Proposed Development

This application requests approval to rezone approximately 7.1 acres from CPO to MPO to allow a maximum of 90,000 sf of commercial, office, and retail, 70,000 sf of commercial-recreational, 250 hotel rooms, and 220 multi-family residential units.

Size Limiting

The subject site is located on the northwest corner of Six Mile Cypress and Plantation Road within the South Fort Myers Planning Community.

File Access

Access to the property will be provided by an approved functional left-in/right-in/right-out connection to Six Mile Cypress and full access to Plantation Rd.

Train Generation Review

The trip generation for this proposed development was determined by referencing the Institute of Transportation Engineers' (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hours and daily traffic volumes.

LAND USE	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily (24-hrs)
	In	Out	Total	In	Out	Total	
Multi-family (232 units)	43	62	54	50	82	62	950
Retail (185,000 sq. ft.)	14	87	228	180	412	792	10,246
Water (250 residents)	66	52	113	50	77	127	2,268
LESS LUG 2ND FLOOR TRIPS	-93	-93	-66	-117	-117	-130	-2,912



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2015 Colonial Boulevard, Fort Myers, FL 33966 | Or 239.335.1494

August 24, 2002

RE: Multi Family Concurrency Review in Six Mile Cypress Shred & Plantation

This development is a request for 255 MUJ family housing units with regard to the inter-local agreement for school concentration; the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following: .049 for elementary, .037 for middle and .037 for high. A total of 33 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached displays the impact of this development. Capacity is an issue with the Concurrency Service Area (CSA) at the elementary school level; however, capacity is available in the adjacent CSD.

Thank you and if I may be of further assistance, please contact me at 202-335-1454.

Sincerely,

Jacqueline Heredia, District Planning Specialist



May 17, 2023

Tharon Hirsch
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

FE: Potable Water and Wastewater Availability
Gator Recreation
STRAP # 30-46-25-00-00002 0000

Dear Mr. Hartzel

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation vicinarily to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 210 multi-family residential and 80,000 sq. ft. of commercial and office space. Your firm has an estimated peak water demand of approximately 58,900 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service to estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of the project, potable water service will be provided through our Customer Water Interconnect Point.

*Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no other terms in the sentence of this paper!

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and a

P.O. Box 286, Fort Myers, Florida 33902-0286 (239) 333-2111
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Date: March 7, 2023
To: Adam Mendez, Senior Planner
From: Nc DeFilippo, Senior Environmental Planner
293 533 3983
wdfilippo@twpow.com

Subject: D03022 00024
Natural Resources Staff Report and Conditions for Gator Recreation MPO
STRA# 90-45-25-00-00002 0000

The request is to amend the *Water From Commercial Development (WFD) to Mixed Use* and *Revised Development (RD) to allow for the development of up to 10,000 sq. ft. of commercial, office and retail, 70,000 sq. ft. of residential, 200 retail units and 200 residential units. The proposed standard for the development is to be consistent with the *Water From Commercial Development (WFD) to Mixed Use* and *Revised Development (RD) to allow for the development of up to 10,000 sq. ft. of commercial, office and retail, 70,000 sq. ft. of residential, 200 retail units and 200 residential units. The proposed standard for the development is to be consistent with the**

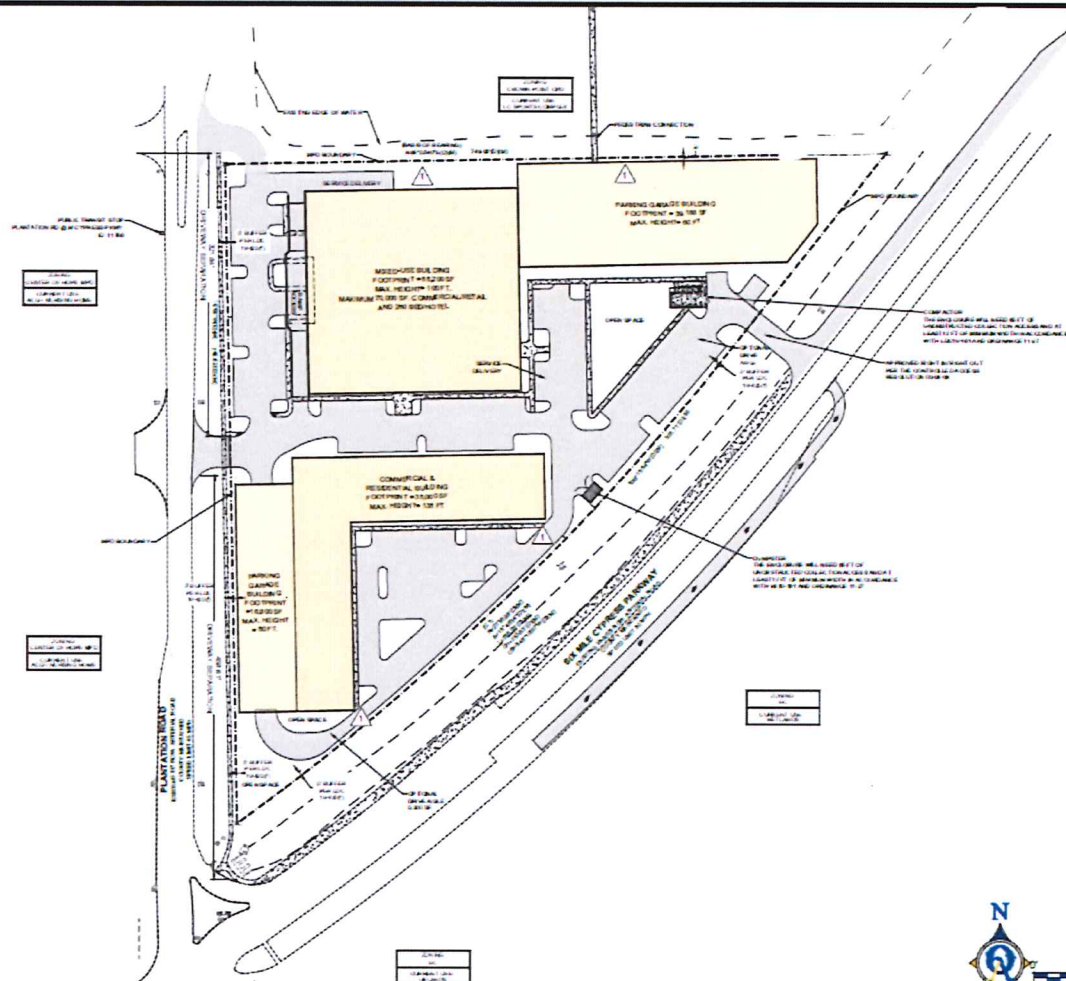
Prior to local development order [approval](#) the developer must provide: Water Quality Monitoring Plan for review and approval by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

- 4) The constituents that will be monitored and an install monitoring schedule during "wet" and "dry" season.
- 5) A baseline monitoring event to be part of the monitoring plan that will be completed prior to commencement of construction.
- 6) An underground stormwater chamber monitoring schedule. Underground stormwater chamber monitoring records must be provided to the Division of Natural Resources.
- 7) Water quality monitoring data for the stormwater chamber. The contractor shall submit annually for a minimum of 1 year, and must include a report with a comparison of State parameters, and recommendations. After five years of monitoring, the contractor may amend the monitoring schedule. The contractor may amend, during other winter seasons, and approved by the results must be reported as an Electric Data Deliverable to the Division of Natural Resources.
- 8) An occurrence of State Water Quality Standards. In case notification to regulated resources and applicable

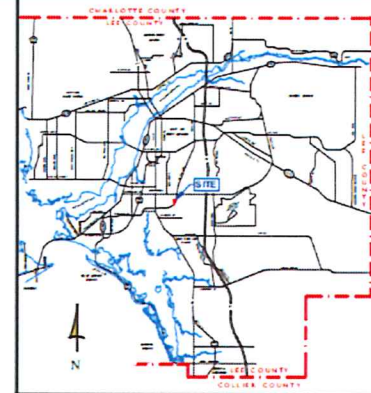
Vol. 1, No. 1

GATOR RECREATION COMPLEX

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



MASTER CONCEPT PLAN



LOCATION MAP

PROJECT SUMMARY:

ZONING
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 INTENSITY
MAXIMUM FLOOR AREAS:
90,000 SF COMMERCIAL, OFFICE AND RETAIL
70,000 SF COMMERCIAL - RECREATIONAL
MAXIMUM HEIGHT: 135 FT
MAXIMUM HOTEL ROOMS: 250
MAXIMUM RESIDENTIAL UNITS: 210
* (BOWLING / CONVENTION CENTER)

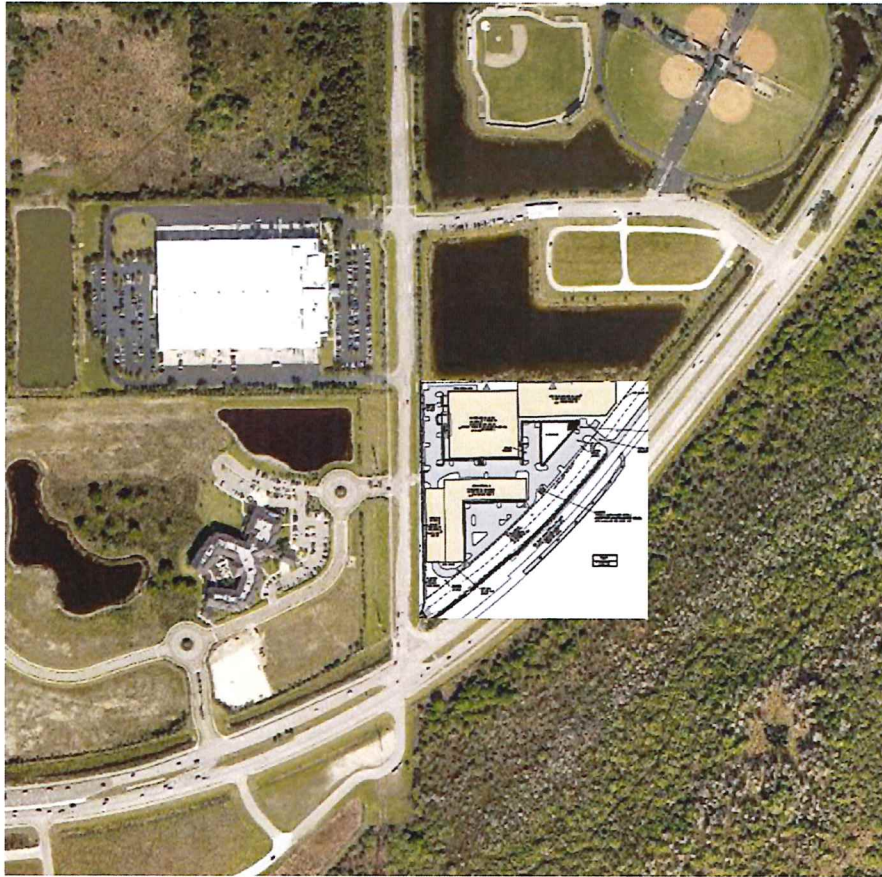
OPEN SPACE:
MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE OF GREATER PINE ISLAND. TRANSFER OF DEVELOPMENT UNITS (TDUs) IN ACCORDANCE WITH 10-42.56a (2)

DEVIATIONS
PERMETER SETBACKS

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



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4100 Veronica Boulevard West, Fort Myers, Florida 33911 | (941) 947-0222 | (409) 947-0222



Conditions

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

(1) Master Concept Plan and Development Parameters

- (a) Development of the subject property must be consistent with the two-page Master Concept Plan Entitled "Gator Recreation Complex" stamped "Additional Info Dated 05-17-2023", attached hereto as Attachment D.

Development is limited to a maximum of 90,000 square feet of commercial, office and retail, 70,000 square feet of commercial recreation uses, 250 hotel rooms, and 210 multi-family units, including 111 bonus density units. The 210 dwelling units within this MPD approval are distinguished as follows:

- The project must include a minimum of 50 dwelling units in accordance with the MPD threshold contained in the LDC.
- A maximum of 99 standard units are permitted.
- 57 additional units may be obtained through the Lee County Bonus Density Programs at the developer's choice.
- The project density may be increased by an additional 54 units (from 156 to 210) solely with the utilization of Greater Pine Island Transferable Development Units.

- (b) Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

(a) Schedule of Uses

Accessory uses and structures
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
Business services, Group I
Cleaning and maintenance services
Clothes stores, general
Clubs:
Commercial

Page 1 of 4

(3) Open Space

Prior to local development order approval, the project must depict 20 percent or 1.42 acres of open space in substantial compliance with the MCP.

(4) Transportation Impacts

Buildings containing multi-family units may not be less than four habitable stories in accordance with ITE Land Use Code 221 (Multifamily Housing – Mid-Rise).

(5) Parking garage

In addition to the architectural requirements in LDC Sections 10-600 through 10-650, the eastern building façade of the parking garage facing Ben C Pratt/Six Mile Parkway and all building façades of the parking garage adjacent to Plantation Road must provide additional design treatments. Design treatments may include, but are not limited to, a combination of landscaped trellises, opaque covers and permanent landscaping. In addition, surfaces of exposed parking aisles and drives must be finished with specialty pavers or colored stamped concrete having nonreflective, matte surface. Final design of these façades is subject to the Director's discretion, to obscure view of multi-tier parking from the perimeter rights-of-way.

(6) Water Quality Monitoring Plan

Prior to local development order approval, the developer must provide a Water Quality Monitoring Plan for review and approval by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

- The overall Goals and Objectives of the Water Quality Monitoring Plan.
- The constituents that will be monitored and an outfall monitoring schedule during "wet" season and "dry" season.
- A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
- An underground stormwater chamber maintenance schedule. Underground stormwater chamber maintenance records must be provided to the Division of Natural Resources.
- Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a companion of

Page 4 of 5

State water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding state water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

- vi) A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.

(7) Connection to Lee County Owned Property

The pedestrian connection and northeast vehicular connection on Plantation Road depicted on the Master Concept Plan are located outside of the perimeter of the subject property and are proposed on property owned by Lee County. At time of local development order the applicant must obtain approval from Lee County Parks and Recreation and Lee County Department of Transportation to incorporate these connection points. Lee County DOT may limit vehicular connection points onto Plantation Road to one in the event an agreement is reached for cross access.

Deviation

Deviation #1:

Seeks relief from LDC §34-935(b)(1)b, which requires varying setbacks between buildings and structures and the development perimeter based on building height, to allow perimeter setbacks which align with the proposed height and location of the buildings and structures located on the MCP. Staff recommends APPROVAL of this deviation with the condition that perimeter setbacks are consistent with the MCP, as scaled, and further reduction must be obtained through the public hearing process.

Page 5 of 5

CONCLUDING REMARKS



Gator Recreation

DCI2022-00024

South Fort Myers Community

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

LEE COUNTY
HEARING EXAMINER
2023 MAR 22 PM 2:57

Case Number: DCI2022-00024
Case Name: Gator Recreation
Area to be Rezoned: +/- 7.1 Acres
Case Type: Major Planned Development Rezoning
Sufficiency Date: January 18, 2023
Hearing Date: April 6, 2023

REQUEST:

Quattrone & Associates, Inc., has filed an application to rezone approximately 7.1 acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) permit 90,000 square feet of commercial, office and retail, 70,000 square feet of commercial recreation uses, 250 hotel rooms and 210 multi-family units, including 111 bonus density units via transferable credits.

The subject property borders the east side of Plantation Road and the north side of Ben C Pratt/Six Mile Cypress Parkway. The property is located in the South Fort Myers Planning District, Commissioner District #2. The property's address is 14300-320 Ben C/Pratt Six Mile Cypress Parkway. A legal description and boundary survey of the subject property are attached as Attachment B of this report.

SUMMARY:

Staff recommends **APPROVAL**, with the conditions and deviation found in Attachment E of this report.

HISTORY OF PARCEL:

Resolution Z-05-046 originally rezoned the subject property from Agricultural (AG-2) to Commercial Planned Development (CPD) in 2005. Development intensity within this CPD approval is limited to 81,400 square feet, including the 60,400-square-foot Gator Recreation Complex, and a 1.56-acre outparcel individually designated for a maximum of 21,000 square feet of office and/or retail (see Attachment N). The subject property was previously cleared, has since overgrown, and is undeveloped. Lee County Ordinance 07-15 adopted the New Urbanism Ordinance revising the goals, objectives and policies of the Lee County Comprehensive Plan to incorporate the concepts and principles of new urbanism, including the Mixed-Use Overlay Future Land Use Map on May 16, 2007. The subject property and surrounding property are consequently located in the Mixed Use Overlay (see Attachment C).

CHARACTER OF THE AREA:

Gravitating toward the County-owned Hammond Stadium attraction built in 1991, the surrounding area is characterized by an array of land uses comprised of industrial, public, residential and supporting non-residential land uses. Appreciable development in nearby proximity include the:

STAFF'S EXHIBIT # 1

- ±350,000 square-foot South Fort Myers High School
- ±709,000 square-foot Gulf Coast Medical Center
- ±424,000 square-foot Hammond Stadium complex
- ±214,000 square-foot Arthrex manufacturing and distribution facility

The subject property is located at the southern terminus of Plantation Road, where it intersects with Ben C Pratt/Six Mile Cypress Parkway. Property immediately surrounding the subject property is depicted in Attachment C of this report and can be characterized as follows:

North

Land to the north of the subject property is located in the Intensive Development Future Land Use category and is zoned Commercial Planned Development (CPD). The 4.28-acre CPD is currently owned by the county and serves as a water management area and overflow parking for the Hammond Stadium Complex, which is directly to the north.

South and East

Land to the south and east of the subject property (across Ben C Pratt/Six Mile Cypress Parkway) is the adjacent swath of the Six Mile Cypress Slough Preserve, zoned Environmentally Critical (EC) and located within the Conservation Wetlands and Uplands Future Land Use categories, respectively.

West

Lands to the west of the subject property are located within the Intensive Development Future Land Use category and are zoned Mixed Use Planned Development (MPD) in reference to Hope Preserve (F.K.A. Center For Hope Mixed Use Planned Development). Hope Preserve is approved for a 148-bed Hospice/Assisted Living Facility, day care facilities, 60,000 square feet of general and medical office, 109,000 square feet of retail, 72 multi-family units and a 124-room hotel. The majority of the frontage parcels have broken ground as of 2023 (see Attachment I).

Availability of Urban Services

Public Services are defined by the Lee Plan as *“the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity.”* The level of urban services currently serving the subject property are as follows:

Public water and sewer: The applicant has provided a public water and sewer availability letter from Lee County Utilities. Potable water and wastewater utility lines are available in proximity of the subject property, with sufficient capacity available for the proposed development (see Attachment H).

Paved streets and roads: The subject property fronts on both Ben C Pratt/Six Mile Cypress Parkway and Plantation Road, each of which are county-maintained arterial roads.

Public transit and pedestrian facilities: Pedestrian facilities including sidewalks are located on both abutting roadways. The developer will be required to ensure these facilities along the property’s boundaries conform to the design requirements contained in LDC Section 10-256. The site is serviced by

Lee Tran Route 80 and is depicted on Lee Plan Map 3-D, Lee County Walkways & Bikeways, with on-road bikeways, a shared-use path, and sidewalks within close proximity.

Police, fire, and emergency services: The South Trail Fire and Rescue District Station #63 is located approximately one mile from the subject property. The Lee County Sherriff's Office Headquarters Central Substation is located approximately one mile from the subject property, and this station includes Lee County EMS Station #80.

Public Schools: South Fort Myers High School is located one-quarter mile north of the subject property, and sidewalks on both sides of Plantation Road connect the subject property to the High School. The subject property is served by the School District of Lee County and is located in the South Zone. The attached concurrency analysis outlines that enrollment is nearing capacity in the Concurrency Service Area (CSA); however, capacity is available in the adjacent CSA (see Attachment L). It should be noted the concurrency review was based on 285 multi-family units and the development currently proposes 210 multi-family units.

ANALYSIS:

In review of applicable designations and available public services, the subject property is earmarked for compact mixed-use development. Since approval of the existing CPD development intensity, major road infrastructure improvements have taken place including the 6-lane extension of Metro Parkway to US 41 via Michael G Rippe Parkway in 2013. Public and private property improvements have also significantly changed the landscape of the surrounding area as exhibited in Attachment M. Land Development Code (LDC) Section 34-940 establishes minimum thresholds for employment of the Mixed Use Planned Development District, and the proposed mixture of residential density and commercial intensity exceed these thresholds.

Density

Density means an existing or projected relationship between numbers of dwelling or housing units (Du) and land area (LDC Section 34-2, Definitions). Below are tables outlining permissible density on the subject property:

FUTURE LAND USE CATEGORY	MAXIMUM <u>STANDARD</u> DENSITY RANGE	UNITS
INTENSIVE DEVELOPMENT	7.1 Acres @ 14 Du/Acre TOTAL: 99 DU	99 Du

FUTURE LAND USE CATEGORY	MAXIMUM <u>BONUS</u> DENSITY RANGE (WITHOUT GPI TDUS ¹)	UNITS
INTENSIVE DEVELOPMENT	7.1 Acres @ 22 Du/Acre TOTAL: 156 DU (INCLUDES 57 BONUS DENSITY UNITS)	156 Du

¹ Greater Pine Island Transfer of Development Units, see Lee Plan Policy 1.1.2

FUTURE LAND USE CATEGORY	MAXIMUM BONUS DENSITY RANGE (WITH GPI TDUS)	UNITS
INTENSIVE DEVELOPMENT	7.1 Acres @ 30 Du/Acre	213 Du
TOTAL: 213 DU (INCLUDES 114 BONUS DENSITY UNITS)		

The project proposes a total 210 units (including 111 total bonus density units), which falls within the maximum permissible range at 29.57 dwelling units per acre. The bonus density incentive programs include the Affordable Housing Program, in accordance with the site-built provisions or the cash contribution provisions set forth in Administrative Code 13-5, and the Transfer of Development Rights (TDR) Program, in accordance with the provisions set forth in Administrative Code 13-5. The applicant is requesting to utilize Transferable Dwelling Units (TDUs) at time of local development order approval. LDC Section 2-147 requires applications for planned development rezoning requests relying on bonus density to increase densities above the Lee Plan standard density range to specifically request the use of bonus density and demonstrate compliance with the following review criteria:

- a) **The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.**

The property is not located in proximity to significantly lower densities and currently has frontage on arterial roadways only.

- b) **Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest.**

The proposed density increase from 14 dwelling to 29.57 units per acre is permissible by County regulation in this area. According to the public services analysis contained herein, the development collectively will not have an adverse impact on public facilities. Public services are available with sufficient capacity to support the proposed bonus density increase. Sufficient capacity is projected on Ben C Pratt/Six Mile Cypress Parkway and Plantation Road to accommodate the associated trip generation as further detailed in this report.

- c) **Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in LDC Section 2-483.**

According to Lee Plan Map 5-A, the subject property is not located within the Coastal High Hazard Area.

- d) **The resulting development will be compatible with existing and planned surrounding land uses.**

Existing and planned uses within proximity to the proposed development are comparable in density and intensity and are buffered from the site by arterial roadways or stormwater

infrastructure. The proposed Master Concept Plan (MCP) depicts the general location of buildings, internal parking circulation and parking garage, and access points, as well as code-required open space and landscape buffers (see Attachment D). The proposed potential scale of these buildings is not unfound in this mixed use node of the county, as previously noted, developments of significant scale are in nearby proximity.

The state of correspondence or virtual identity of two land uses or zoning districts which exhibit similar levels of effects on each other and the community at large is defined by such factors as their intensities and schedules of use and activity, their demands for services and infrastructure such as roads and water and sewer systems, their impacts on natural resources, and other similar parameters. Staff believes the proposed compact mixed-use development will assimilate well with and have a positive relationship based on fit based, reciprocity of characteristics and similarities when compared to the surrounding area.

The request complies with the established review criteria for approval of bonus density.

Property Development Regulations & Off-Street Parking

The applicant proposes property development regulations that include maximum heights, minimum setbacks, maximum lot coverage and required buffering (see Attachment F). Staff finds the proposed property development regulations appropriate and consistent with the Mixed-use Overlay standards contained in LDC Section 34-845, which promote compact urban form development. Sufficient off-street parking spaces will be required in accordance with the standards established in LDC Section 34-2020.

Proposed Deviations

A deviation must enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare. The applicant proposes a schedule containing one deviation from the LDC with a corresponding justification (see Attachment F).

Deviation #1:

Seeks relief from LDC §34-935(b)(1)b., which requires varying setbacks between buildings and structures and the development perimeter based on building height, to allow perimeter setbacks which align with the proposed height and location of the buildings located on the MCP.

The applicant's justification states Mixed Use Overlay regulations applicable to conventional zoning districts do not implement minimum required setbacks and that the reduction caters to compact urban form development. The boundaries of the project do not abut sensitive land uses and a natural separation exists between said land uses. Staff recommends **APPROVAL** of this deviation with the condition that perimeter setbacks are consistent with the MCP, as scaled.

Review Criteria

LDC Section 34-145 establishes the review criteria for rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a narrative that addresses the proposed rezoning with analysis of the applicable criteria (see Attachment F). The following provides staff's analysis of the request, as measured by the established criteria.

a) Compliance with the Lee Plan

The subject property is located in the South Fort Myers Planning District and Intensive Development Future Land Use category. **Policy 1.1.2** of the Lee Plan establishes that *"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 11.1, where appropriate.” As proposed, the applicant seeks a mixture of residential and commercial land uses within an area promoting such use. Therefore, staff finds the request **CONSISTENT with Policy 1.1.2.**

Lee Plan Objective 2.1 and Policy 2.1.1 promote contiguous and compact growth patterns within designated future urban areas to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, and minimize the cost of services. **Lee Plan Objective 2.2 and Policy 2.2.1** seek to direct new growth to portions of future urban areas where adequate public facilities and services exist, where compact and contiguous development patterns can be created, and where compatibility with surrounding land uses is assured. The subject property is located within a designated future urban area that is adequately served by existing road and utility infrastructure. Development of the subject property constitutes infill development within a heavily settled area of the county consistent with these objectives and policies. The property will be served by Lee County Utilities for both potable water and wastewater consistent with **Lee Plan Standards 4.1.1 and 4.1.2.** The subject property will be provided with police, fire protection and emergency services. Staff finds that the request is **CONSISTENT with Objectives 2.1 and 2.2, Policies 2.1.1, and 2.2.1, and Standards 4.1.1 and 4.1.2 of the Lee Plan.**

Goal 6 promotes orderly and well-planned commercial development at appropriate locations in the county. **Policy 6.1.1** requires development approvals for commercial land uses to be consistent with various policies, including traffic and access impacts, screening and buffering, adequacy of urban services, compatibility with surrounding land uses, proximity to other similar centers and environmental considerations. **Policy 6.1.4** states that *“commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.”* As detailed in this report, the request is compatible with surrounding land uses, and urban services are available to serve the proposed development. **Policies 6.1.5 through 6.1.11** address traffic, buffering, architecture and open space, prohibiting premature scattered development, school safety, commercial entitlements, redevelopment incentives and revitalization directives. As further expanded in the criteria analysis below, Staff finds that the request is **CONSISTENT** with **Goal 6.**

Mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities are encouraged by **Goal 11** in order to provide:

- diversified land development;
- a variety of housing types;
- greater connectivity between housing, workplaces, retail businesses, and other destinations; and
- reduced trip lengths, more transportation options and pedestrian and bicycle-friendly environments.

The project facilitates a compact mixed-use development opportunity that aligns with this goal and is of reciprocal benefit to adjacent mix of land uses. Staff finds the request to be **CONSISTENT** with **Goal 11.**

b) Land Development Code Compliance

Staff finds the proposed planned development rezoning, as conditioned, to be in compliance with the LDC, including regulations which pertain to:

- Use and corresponding supplemental regulations, such as parking;
- LDC Chapter 10 Development Standards; and
- Details required on the MCP and compliance with Division 9 of Article VI, Chapter 34, Planned Development Districts.

All relevant County regulations, which are not specifically departed from as part of this planned development request, will apply, such as LDC, Code of Ordinances and Administrative Code provisions. If future deviations are proposed, each will be evaluated within the parameters of the established LDC review criteria.

c) Compatibility with existing and planned uses in the surrounding area

As noted, staff finds that the project, as conditioned, will be compatible with existing and planned uses.

d) Sufficiency of Access and Transportation Impacts

The applicant has sufficient access to the property via Ben C Pratt/Six Mile Cypress Parkway and has reduced the number of previously approved access points onto Plantation Road to one. The applicant has also provided a traffic impact statement (TIS) concerning trip generation expected by the project (see Attachment J) acceptable to Development Services staff. Development Services has issued a memorandum concerning the project's transportation impacts (see Attachment K). In summary, Ben C Pratt/Six Mile Cypress Parkway and Plantation Road will operate at a Level of Service (LOS) C with the project, which is a sufficient LOS according to the Lee Plan. Further evaluation of the traffic impacts will take place at time of local development order approval in compliance with existing county regulations.

f) No adverse impacts to environmentally critical or sensitive areas and natural resources

The site has been previously disturbed and mitigated. The project does not propose adverse impacts to environmentally critical or sensitive areas and natural resources, therefore the applicant obtained an approved submittal waiver (see Attachment G). The Environmental Staff Report is also attached as Attachment G of this report.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category

As noted and defined above, the subject property is located within a future urban area. The subject property has adequate access to urban services to accommodate the development proposed by the requested rezoning. Future improvements required by the LDC at time of local

development order approval will further improve urban services and pedestrian facilities surrounding the subject property.

h) Supplemental Planned Development Criteria

Staff finds the request to be consistent with the following additional criteria:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) That the deviation, as conditioned:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

CONCLUSION:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds the request to be consistent with the established review criteria. The rezoning is consistent with the Intensive Development Future Land Use category, Mixed Use Goal and other applicable goals, objectives and policies of the Lee Plan.

Staff recommends **APPROVAL** of the request to rezone the subject property from CPD to **MPD** with the conditions attached as Attachment E of this report.

ATTACHEMENTS:

- A. Expert Witness Information
- B. Legal Description and Boundary Survey
- C. Aerial, Future Land Use, Mixed-Use Overlay and Current Zoning Maps
- D. Master Concept Plan
- E. Development Regulations, Conditions and Deviations
- F. Applicant's
 - Project Narrative
 - Development Summary
 - Property Development Regulations
 - Schedule of Uses
 - Schedule of Deviations
 - Soils Map
 - Stormwater Narrative
- G. Environmental Sciences Staff Report

Signed Waiver GEN2022-00164

- H. Utility Availability Letter
- I. Hope Preserve Pictometry
- J. Applicant's Transportation Impact Statement (TIS)
- K. Development Services Transportation Memorandum
- L. School District Concurrency Report
- M. 2005 and 2022 Aerial Photography
- N. Resolution Z-05-046

ATTACHMENT A

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.**

Case Numbers: DCI2022-00024

Project Name: Gator Recreation

Hearing Examiner Date: April 6, 2023

Adam Mendez, Planner, Senior, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning. Current resume is on file with the Hearing Examiner.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Camryn Siverson, Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Dirk Danley, AICP, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Anthony R. Rodriguez, AICP, Zoning Manager, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

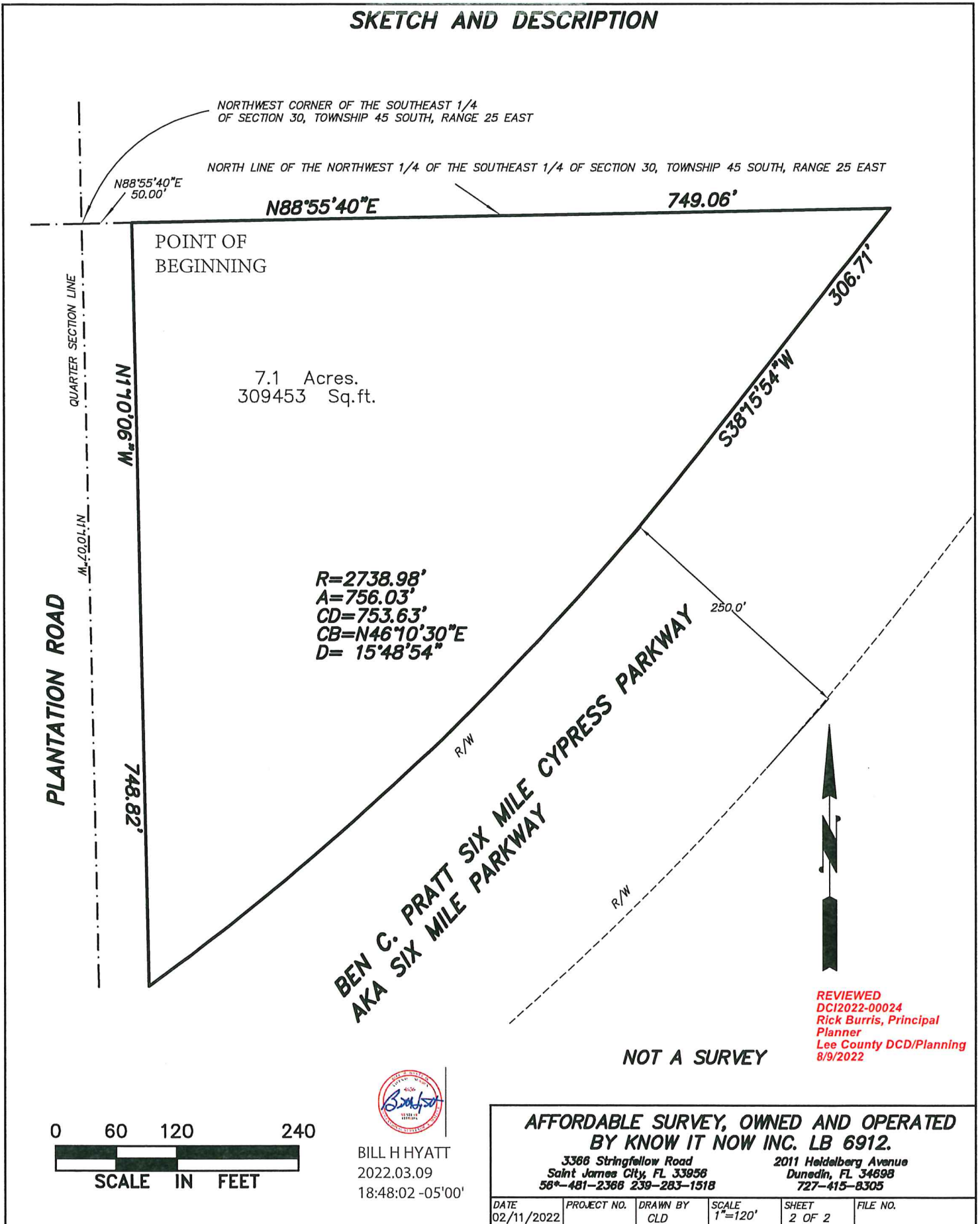
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Plan Reviewer, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ATTACHMENT B

SKETCH AND DESCRIPTION



SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

ALL OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING NORTHWESTERLY OF SIX MILE PARKWAY IN LEE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST. LEE COUNTY, FLORIDA; THENCE NORTH 88°55'40" EAST, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID LINE, FOR A DISTANCE OF 749.06 FEET; THENCE SOUTH 38°15'54" WEST, FOR A DISTANCE OF 306.71 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,738.98 FEET (DELTA 15°48'54") (CHORD BEARING SOUTH 46°10'30" WEST) (CHORD 753.63 FEET) FOR A DISTANCE OF 756.03 FEET; THENCE NORTH 01°10'06" WEST, FOR A DISTANCE OF 748.82 FEET TO THE POINT OF BEGINNING. CONTAINING 309,453 SQUARE FEET OR 7.10 ACRES, MORE OR LESS.

REVIEWED
DCI2022-00024
Rick Burris, Principal
Planner
Lee County DCD/Planning
8/9/2022



BILL H HYATT
2022.03.09
18:48:25 -05'00'

**AFFORDABLE SURVEY, OWNED AND OPERATED
BY KNOW IT NOW INC. LB 6912.**

3366 Stringfellow Road
Saint James City, FL 33956
561-481-2386 239-283-1518

2011 Heidelberg Avenue
Dunedin, FL 34698
727-415-8305

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO.
02/11/2022		CLD	1"=120'	1 OF 2	

PLANTATION RD.
FORT MYERS, FL 33912

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

EFFECTIVE DATE OF TITLE CERTIFICATION: APRIL 6, 2022 AT 5:00 PM

(C) 2019 COVERED ENTRANCE SCREEN ENCLOSED AREA SCREEN ENCLOSED WITH POOL

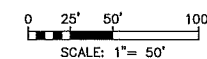
[illegible]

AFFORDABLE SURVEYS
239-283-1518
OWNED AND OPERATED BY KNOW IT NOW, INC.

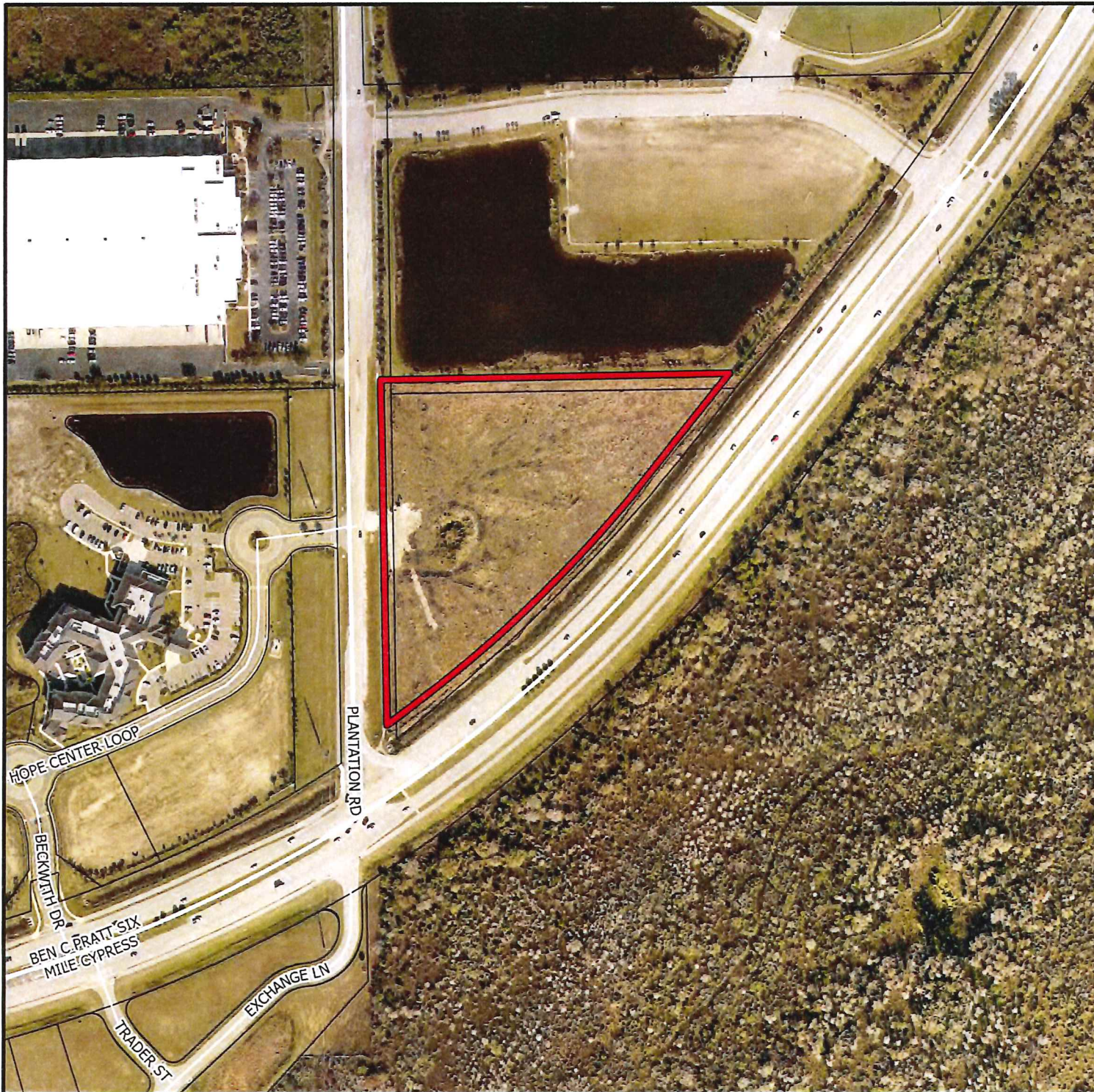
CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES:
GATOR REC

SURVEYORS NOTE:
 -SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US..
 -PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT
 -FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET
 -SURVEY CAN BE USED FOR ALL NEEDS

FLORIDASURVEYOR@AOL.COM BILL HYATT



NO.	DATE	

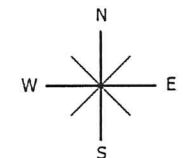


DCI2022-00024

Aerial

ATTACHMENT C

 Subject Property



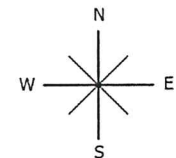
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Feet



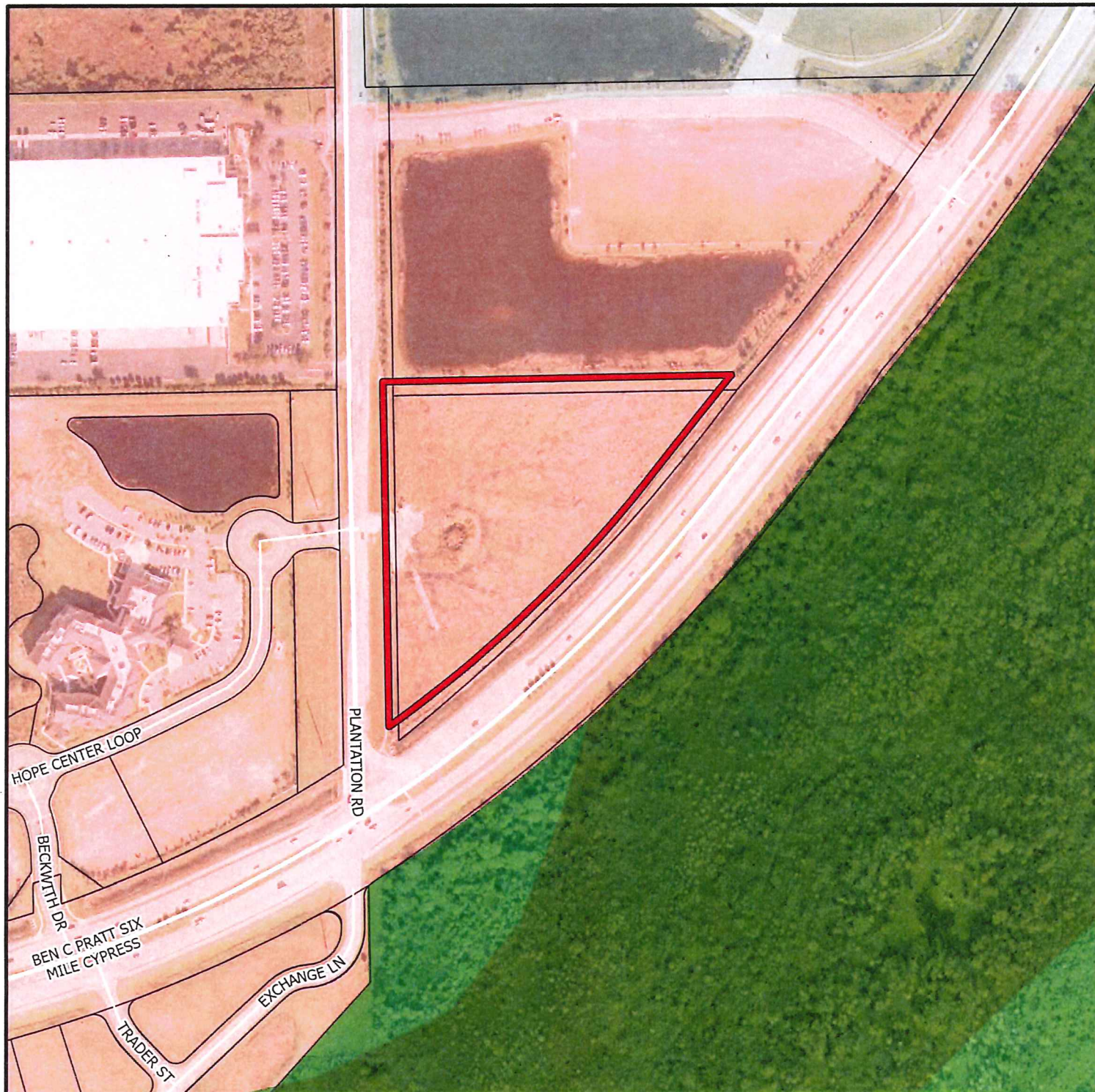
DCI2022-00024

Future Land Use

-  Subject Property
-  Intensive Development
-  Public Facilities
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland





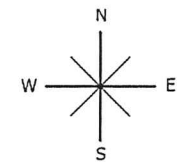
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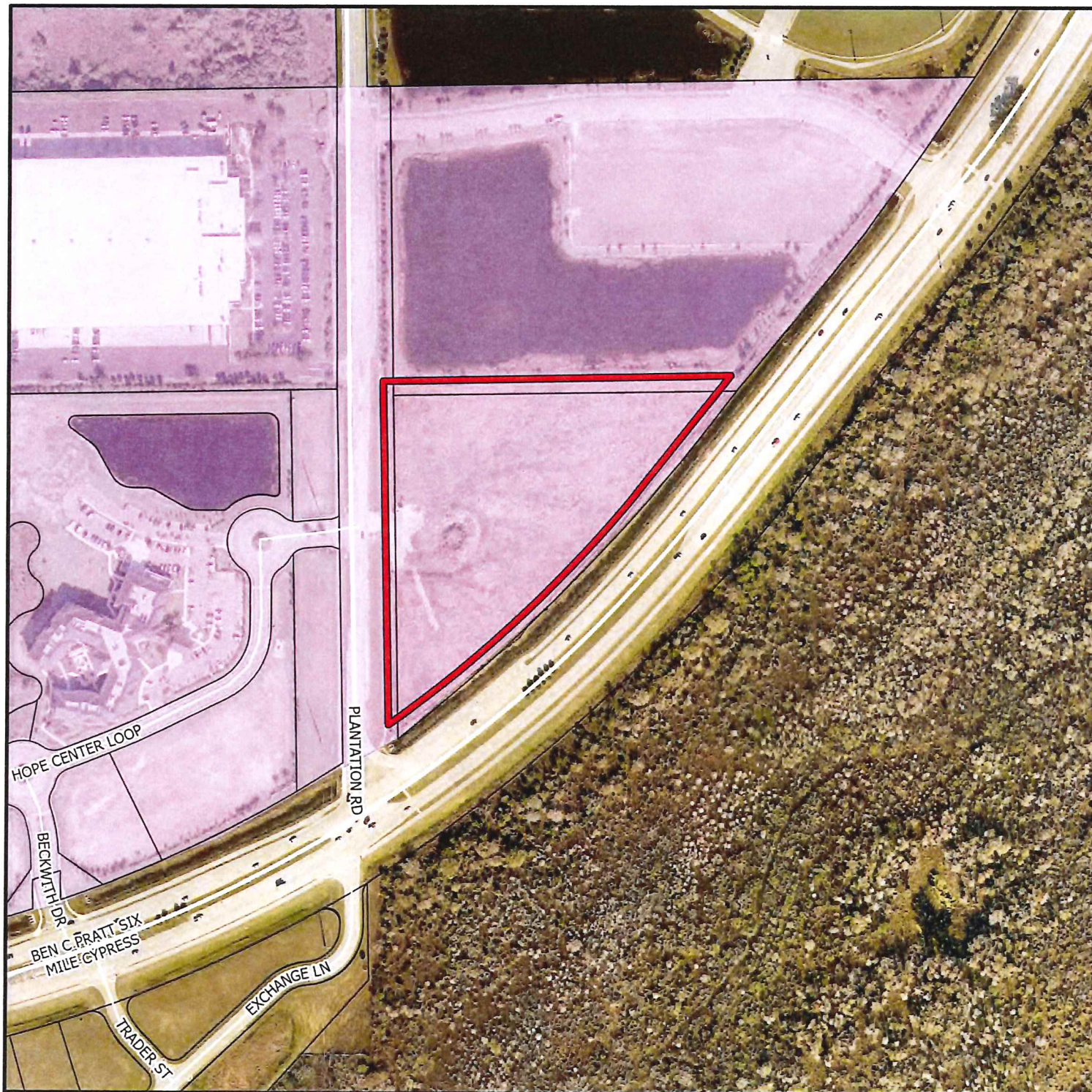
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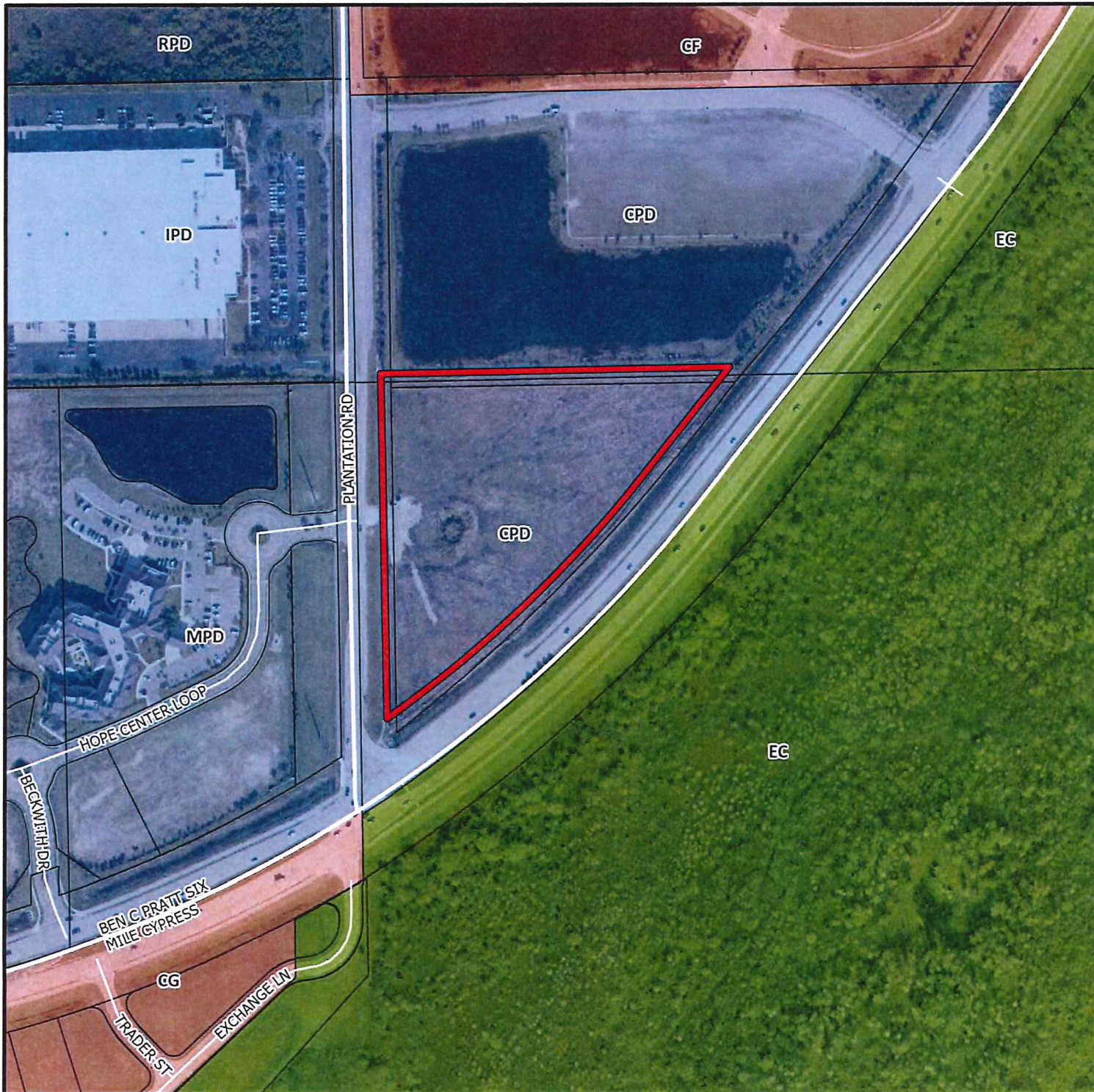
Mixed Use Overlay

-  Subject Property
-  Mixed Use Overlay



0 500
Feet

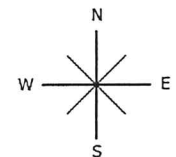




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Zoning

 Subject Property

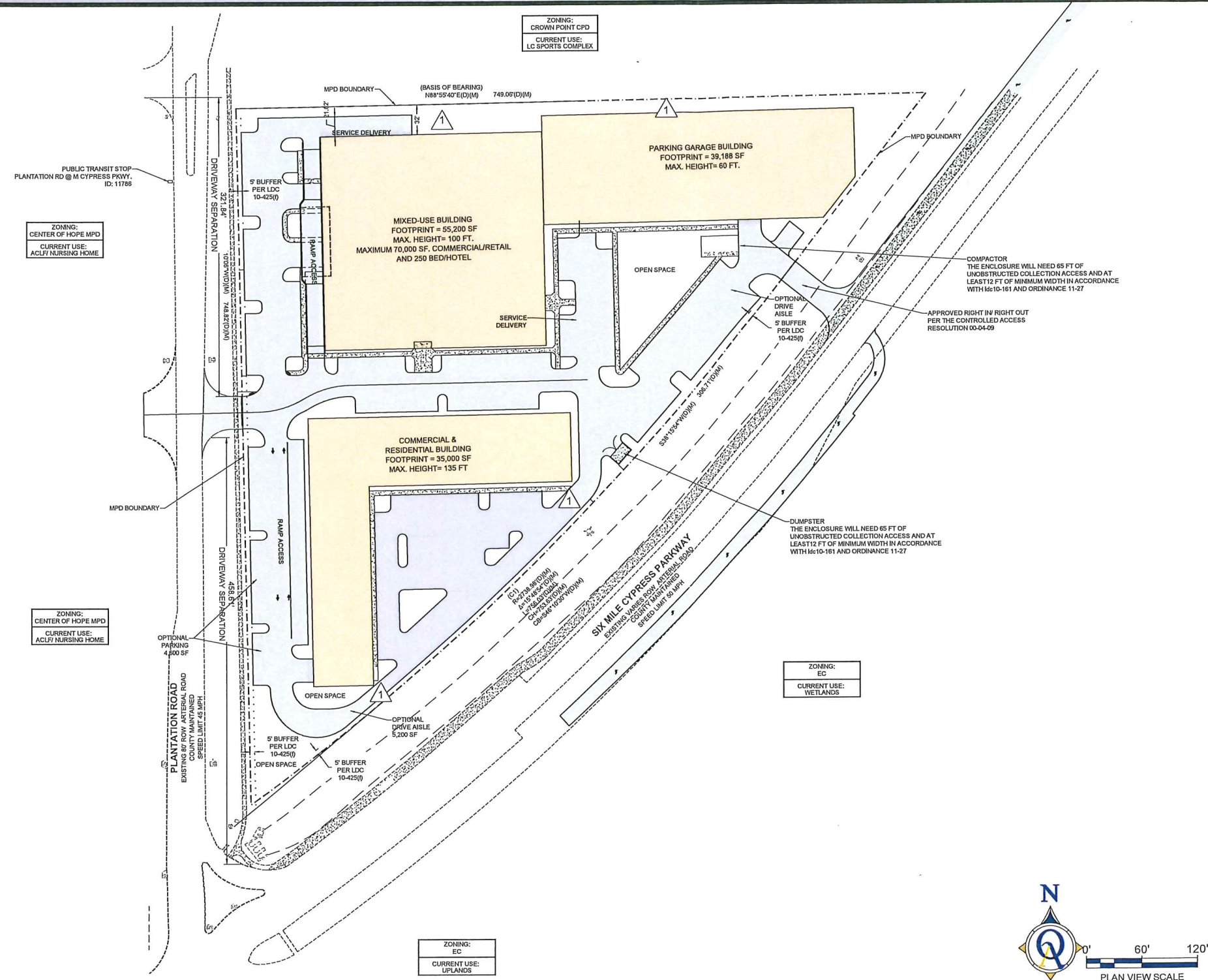


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Feet

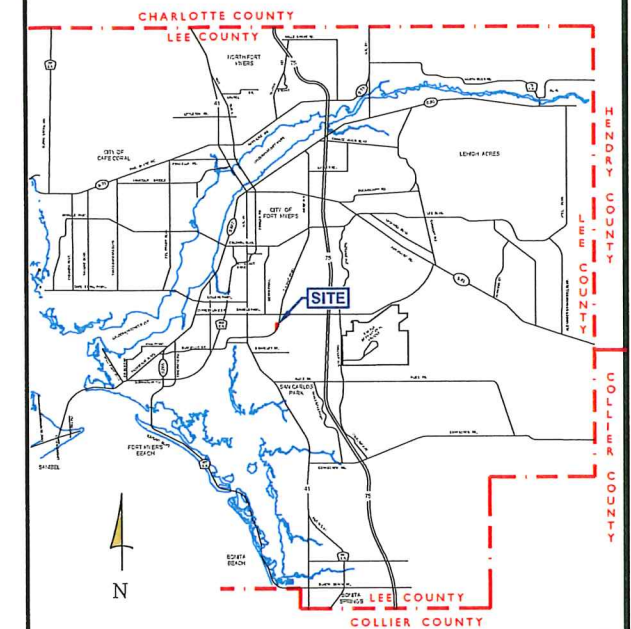


GATOR RECREATION COMPLEX

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



MASTER CONCEPT PLAN



LOCATION MAP

PROJECT SUMMARY:

ZONING
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 INTENSITY
 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

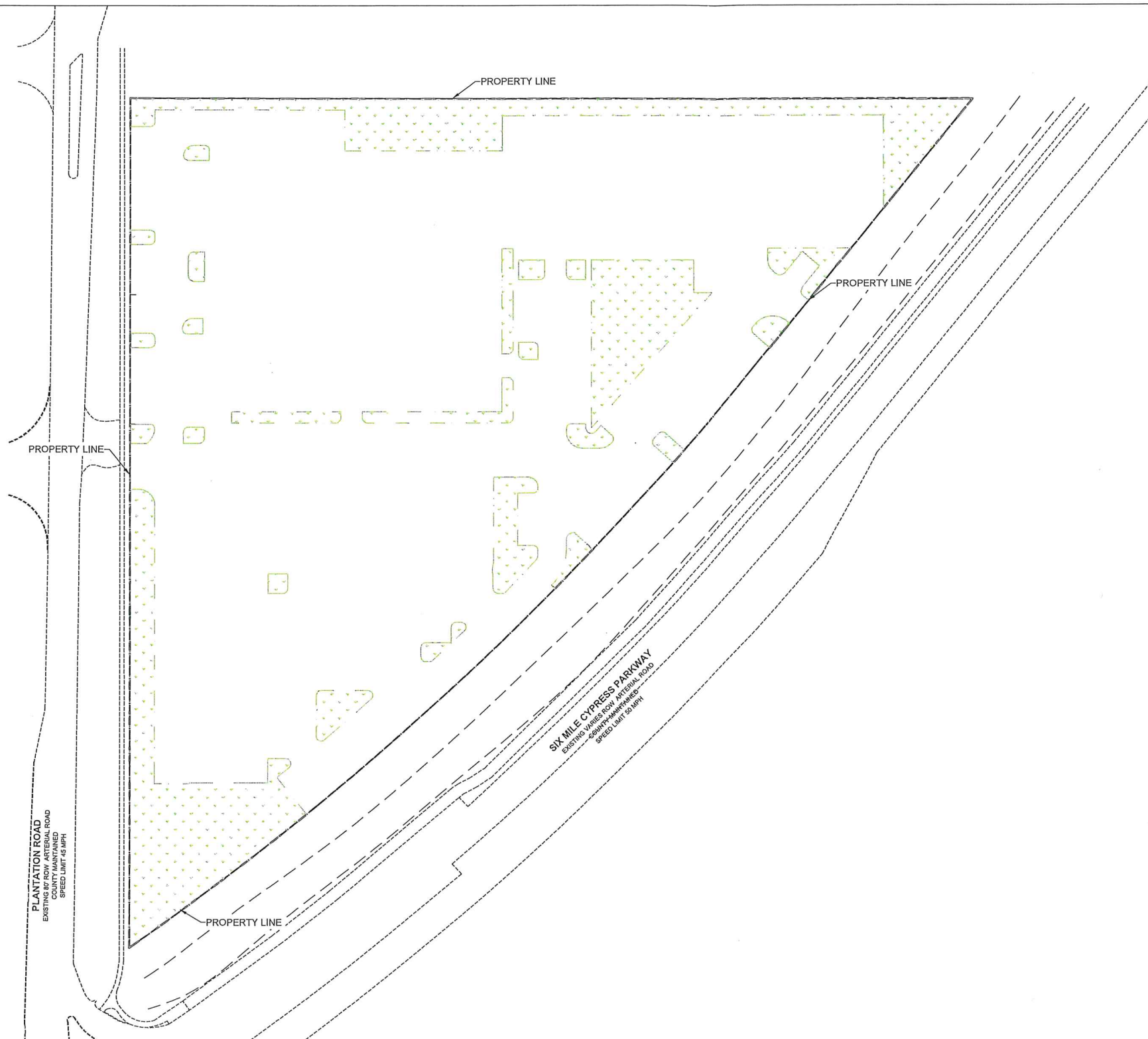
* (BOWLING / CONVENTION CENTER)

OPEN SPACE:
MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE OF
GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDU'S)
IN ACCORDANCE WITH 10-425(a)(2)

DEVIATIONS
PERIMETER SETBACKS

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

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



The map displays Lee County, Florida, with its boundaries indicated by a red dashed line. The county is bordered by Charlotte County to the north, Hendry County to the northeast, Collier County to the southeast, and DeSoto County to the south. Major roads shown include US Highway 90 running north-south and State Road 22 running east-west. The 'SITE' is marked with a blue box at the intersection of these roads. Other labeled locations include North Fort Myers, Fort Myers, and various smaller communities and water bodies like the Gulf of Mexico and several rivers. A north arrow is positioned in the lower-left corner of the map.

LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

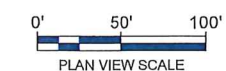
LAND USE	AREA
REQUIRED OPEN SPACE 20% OF THE MPD	= 1.42 AC. (61,855.2 SF)
PROVIDED OPEN SPACE = 1.42 AC. (61,855.2 SF)	
APPLICANT MAY REDUCE OPEN SPACE REQUIREMENTS TO 15% THROUGH THE USE GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDUs)	

PLAN LEGEND

OPEN SPACE

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.



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

ATTACHMENT E

Conditions

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

(1) Master Concept Plan and Development Parameters

- (a) Development of the subject property must be substantially consistent with the two-page Master Concept Plan Entitled "Gator Recreation Complex" dated 12/09/2022, attached hereto as Attachment D.

Development is limited to a maximum of 90,000 square feet of commercial, office and retail, 70,000 square feet of commercial recreation uses, 250 hotel rooms and 210 multi-family units, including 111 bonus density units via transferable credits.

Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

(a) Schedule of Uses

Accessory uses and structures
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
Business services, Group I
Cleaning and maintenance services
Clothes stores, general
Clubs:
 Commercial
 Fraternal
 Membership organization
 Private
Computer and data processing services
Consumption on premises
Contractors and builders, Group I
Cultural facilities
Department store
Drive through facility for any permitted use
Drug store

Dwelling unit:

Multi-family building (see Condition 6)

Townhome (see Condition 4 for strike-through rationale)

Entrance gates and gatehouses

EMS, fire or sheriff's station

Essential services

Essential service facilities, Group I

Excavation:

Water retention

Fences, Walls

Food and beverage service limited

Food stores, All Groups

Gasoline dispensing system, special

Gift and souvenir shop

Hardware store

Health care facilities, Groups I, II & III

Hobby, toy and game shops

Hotel (250 maximum rooming units)

Household and office furnishings, Groups I, II & III

Insurance companies

Laundromat

Laundry or dry cleaning, Groups I and II

Medical Office

Motion picture production studio

Nightclubs

Nonstore retailers, All Groups

Package store

Paint, glass and wallpaper store

Parking lot:

Accessory

Commercial

Garage, public

Park-and-ride

Temporary

Personal services, Groups I, II, III & IV (Excluding Steam or Turkish baths, Escort services, Palm readers, Fortunetellers or Card readers)

Pet services

Pharmacy

Place of worship

Post office

Real estate sales office

Recreational facilities, commercial, All Groups (excluding gun ranges)

Restaurants, All Groups

Restaurant, fast food

Retail and wholesale ancillary to an approved use

Signs

Specialty retail shops, All Groups

Storage, indoor

Studios

Temporary uses

Theater, indoor
 Transportation services, Groups II, III & IV
 Used merchandise stores, All Groups
 Variety store
 Warehouse
 ~~High-cube~~⁴
 Hybrid
 Mini
 Private
 Public
 Wholesale establishments, Groups I & III

(b) Property Development Regulations

Minimum Lot Area and Dimensions

Lot Area:	0
Lot Width:	0 feet
Lot Depth:	0 feet

Minimum Building Setbacks and Maximum Building Heights:

Street:	0 feet
Side:	0 feet
Rear:	0 feet
Maximum building heights:	
Mixed-Use Building	100 feet
Commercial & Residential Building	135 feet
Parking Garage Building	60 feet

(3) Open Space

Prior to local development order approval, the project must depict 20 percent or 1.42 acres of open space in substantial compliance with the MCP.

¹ "Warehouse, high cube means large warehouses and distribution centers with a high level of mechanization and low level of on-site employment located within a building with a minimum gross floor area of 100,000 square feet, a minimum ceiling height of 24 feet, dock-high loading bays at a minimum ratio of one door per 10,000 square feet of high cube warehouse floor area, and a maximum accessory office floor area of five percent of the overall building. High-cube warehouses may only be located within IPD and MPD and may not be used for manufacturing or labor-intensive purposes." The use, as defined, does not fit within proposed development allocation and MCP program.

(4) Transportation Impacts

Buildings containing multi-family units may not be less than four habitable stories in accordance with ITE Land Use Code 221 (Multifamily Housing – Mid-Rise).

(5) Parking garage

In addition to the architectural requirements in LDC Sections 10-600 through 10-650, the eastern façade of the parking garage (facing Ben C Pratt/Six Mile Parkway) must provide additional design treatments. Design treatments may include, but are not limited to, a combination of landscaped trellises, opaque covers and permanent landscaping. In addition, surfaces of exposed parking aisles and drives must be finished with specialty pavers or colored stamped concrete having nonreflective, matte surface. Final design of this facade is subject to the Director's discretion, to obscure view of multi-tier parking from the right-of-way.

(6) Project Density

The MPD must be developed at a density not less than 50 dwelling units and not to exceed 99 standard units. 57 additional units may be obtained through the developers choice of the Lee County Bonus Density Programs. The project density may be increased by 54 units solely with the utilization of Greater Pine Island Transferable Development Units for a maximum of 210 dwelling units.

Deviation

Deviation #1:

Seeks relief from LDC §34-935(b)(1)b. which requires varying setbacks between buildings and structures and the development perimeter based on building height, to allow perimeter setbacks which align with the proposed height and location of the buildings located on the MCP. Staff recommends **APPROVAL** of this deviation with the condition that perimeter setbacks are consistent with the MCP, as scaled, and further reduction must be obtained through the public hearing process.

ATTACHMENT F



REQUEST STATEMENT

Gator Recreational, MPD

Rezone from CPD to MPD

±7.1 ACRES

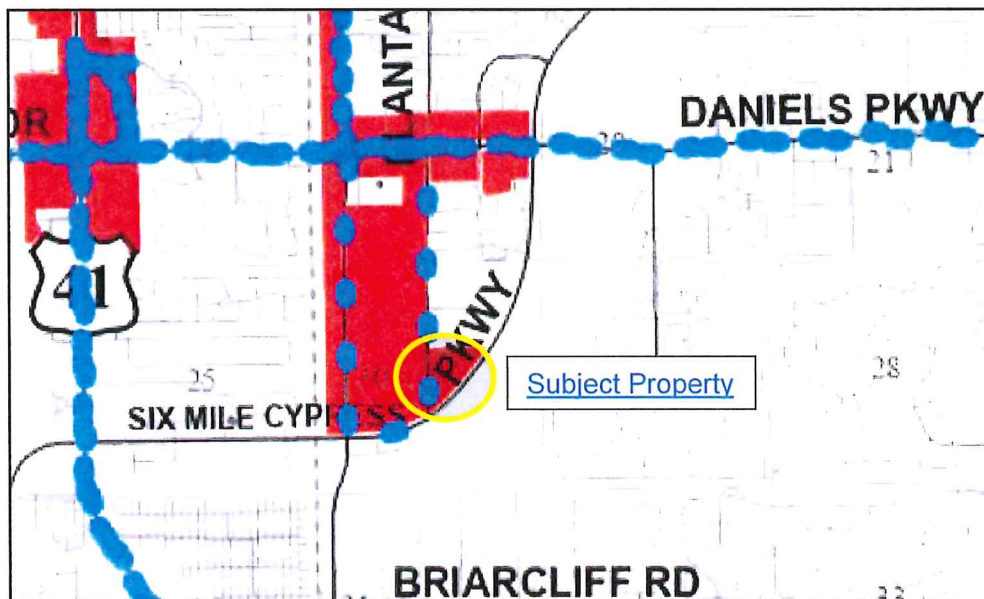
Strap # 30-45-25-00-00002.0000

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.

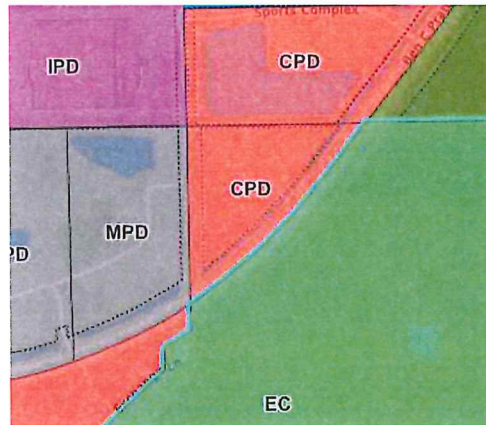
The parcel is a vacant parcel is ±7.1 acres with frontage on Six Mile Cypress Blvd and Plantation Rd. generally located in the northeast corner of the two roads, within the South Fort Myers Planning Community. The Lee Plan has designated the subject property as Intensive Development Future Land Use and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

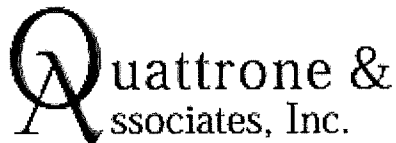
OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of 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)

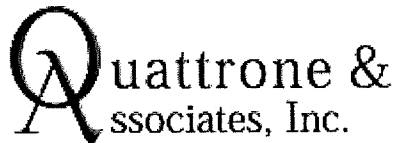
The subject property is within the Lee County Utilities water franchise area for Potable water and Sewer. The developer will undertake any improvements that may be required to connect the project to these existing services. The project is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

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 as 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)

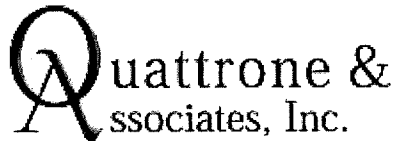
POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)

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

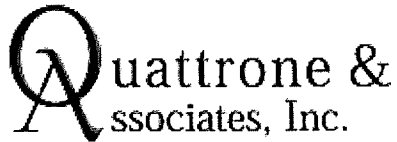
(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest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

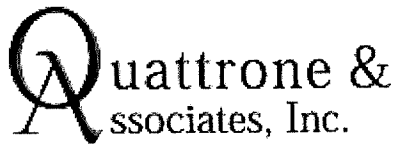
LEE PLAN AND LDC CONSISTENCY SUMMARY LDC 34-145(d)(4)(a.1) REZONING CONSIDERATIONS

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).

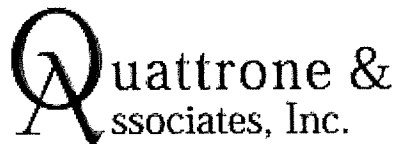
Minimum Setbacks:

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.

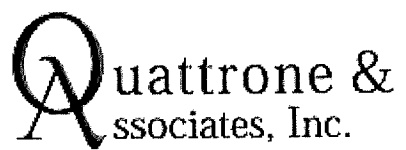


SCHEDULE OF USES

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 care 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





LIST OF DEVIATIONS AND JUSTIFICATION

Gator Recreational, MPD

Rezone from CPD to MPD

±7.1 ACRES

Strap # 30-45-25-00-00002.0000

DEVIATION I










































Relief from LDC §34-935(b)(1). Which requires that all buildings and structures must be set back from the development perimeter a distance equal to the greater of 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 One-half the height of the building or structure to allow for a minimum 5ft setback

JUSTIFICATION: If the site was analyzed for a conventional zoning, within the mixed-use overlay the standard property regulations allows for a 0 ft development perimeter setback. Furthermore, the reduced setback will help support a compact urban development,

Soil Map—Lee County, Florida



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Ralls
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 19, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 1, 2020—Mar 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	6.1	71.0%
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes	2.5	29.0%
Totals for Area of Interest		8.6	100.0%

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.

ATTACHMENT G

Lee County, Florida DEPARTMENT OF COMMUNITY DEVELOPMENT ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2022-00024
TYPE OF CASE: Mixed Planned Development
CASE NAME: Gator Recreation
TOTAL ACREAGE: 7.1 Acres
SUFFICIENCY DATE: January 18, 2023
HEARING EXAMINER DATE: April 6, 2023

Request

The applicant is requesting to rezone the subject property from Commercial Planned Development to a Mixed-Use Planned Development to permit 90,000 square feet of commercial, office, and retail uses, 70,000 square feet of commercial recreation uses, 250 hotel rooms, and 210 multi-family residential units, including 111 bonus density units. The property is located in Fort Myers, north of Six Mile Cypress, and east of Plantation Road. According to the Lee Plan, the parcels are located in the Intensive Development Future Land Use Category. The proposed development is within the Mixed-Use Overlay (MUO) and is not within a Community Planning area.

Existing Conditions

As mentioned, the site is located north of Six Mile Cypress, east of Plantation Road, within the Mixed-Use Overlay. The applicant has submitted a waiver request that was approved by staff on April 5, 2022 (see Attachment A). The waiver request was specific to an environmental report, protected species survey, soil map, FLUCCS Map, rare and unique habitat map, and an existing flow ways map. The site is currently vacant and cleared per a previous vegetation permit, VEG2018-10077.

Open Space

The project meets the large commercial development definition (Land Development Code 10-1). LDC 10-425(a) requires the applicant to provide 20% open space. The applicant has provided a Master Concept Plan (MCP) that depicts 1.42 acres of open space and complies with the 20% open space requirement.

Staff recommends the following open space condition to ensure that 20% open space is provided:

Prior to the issuance of the first development order, the development order plans must depict 20% or 1.42 acres of open space.

Indigenous Open Space Preservation

The Land Development Code requires that large projects must provide 50 percent of the open space percentage requirement through onsite preservation of existing native vegetation communities (LDC 10-415(b)). As previously stated, the project parcel is cleared and the applicant has requested a waiver request from environmental criteria, as seen in attachment A.

Buffers

The proposed development abuts a commercial development along the north, Six Mile Cypress right-of-way is located along the south and east property boundary, and Plantation road is located along the west property boundary. The required buffers are as follows:

West - LDC Section 10-425(f) requires a 5-foot right-of-way buffer to be planted with five trees per 100 linear feet. The applicant is providing the 5-foot buffer requirements.

North – No buffer is required per LDC 10-425(f).

South/East - LDC Section 10-425(f) requires a 5-foot right-of-way buffer to be planted with five trees per 100 linear feet. The applicant is providing the 5-foot buffer requirements.

Attachments

A – Signed Waiver Request GEN2022-00164



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (Indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
 - ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☒ Planned Developments **(34-202(b)(2))**
 - ☐ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
 - ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
 - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 30-45-25-00-00002.0000
 Name of Project: Gator Recreational, MPD

Name of Agent: Al Quattrone, P.E.
 Street Address: 4301 Veronica Shoemaker Blvd
 City, State, Zip: Fort Myers, FL 33916
 Phone Number: 239-936-5222 Email Address: permits@qainc.net

Name of Applicant*: Gator Recreation Complex, RLLP Kevin Welsh
 Street Address: 7050 Crystal Lane
 City, State, Zip: Fort Myers, FL 33907
 Phone Number: 239-344-6147 Email Address: gatorlanes@comcast.net

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
 PHONE (239) 533-8585


A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 34-373(b)(2)	Environmental Report, & Protected Species Survey
#2 34-373(a)(4)(b)(i)	Soils Map
#3 34-373(a)(4)(b & c)	FLUCCS Map
#4 34-373(a)(4)(b)(iii)	Rare & Unique Habitat Map
#5 34-373(a)(4)(b)(v)	Existing Flow ways Map
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)
The proposed is a rezoning from CPD to MPD. The site has been cleared, VEG2018-10077 per DOS2005-00183

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.


Signature of Applicant

4/5/2022
Date

.....
FOR STAFF USE ONLY
.....

DIRECTOR'S DECISION: ☐ Request Denied
☒ Request Approved
☐ Request Approved Per Attached Comments

Electronically signed on 4/15/2022 by
Anthony R. Rodriguez, AICP, Zoning Manager
Lee County Department of Community Development

Director Signature

Date



ATTACHMENT H

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

March 17, 2022

Via E-Mail

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

**RE: Potable Water and Wastewater Availability
Gator Recreation
STRAP # 30-45-25-00-00002.0000**

Dear Ms. Hrabak:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation vicinity to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 210 multi-family residential units, 60,000 sf retail, 58,000 sf commercial, and a 160 room hotel with an estimated flow demand of approximately 69,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the

approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

ATTACHMENT I



01/11/2023

Lat: 26.530209 Long: -81.849696 | Lee County, FL Imagery Date: 01/11/2023

ATTACHMENT J



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

GATOR RECREATIONAL MPD

(PROJECT NO. F1510.02)

PREPARED BY:

**TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

June 30, 2022



CONTENTS

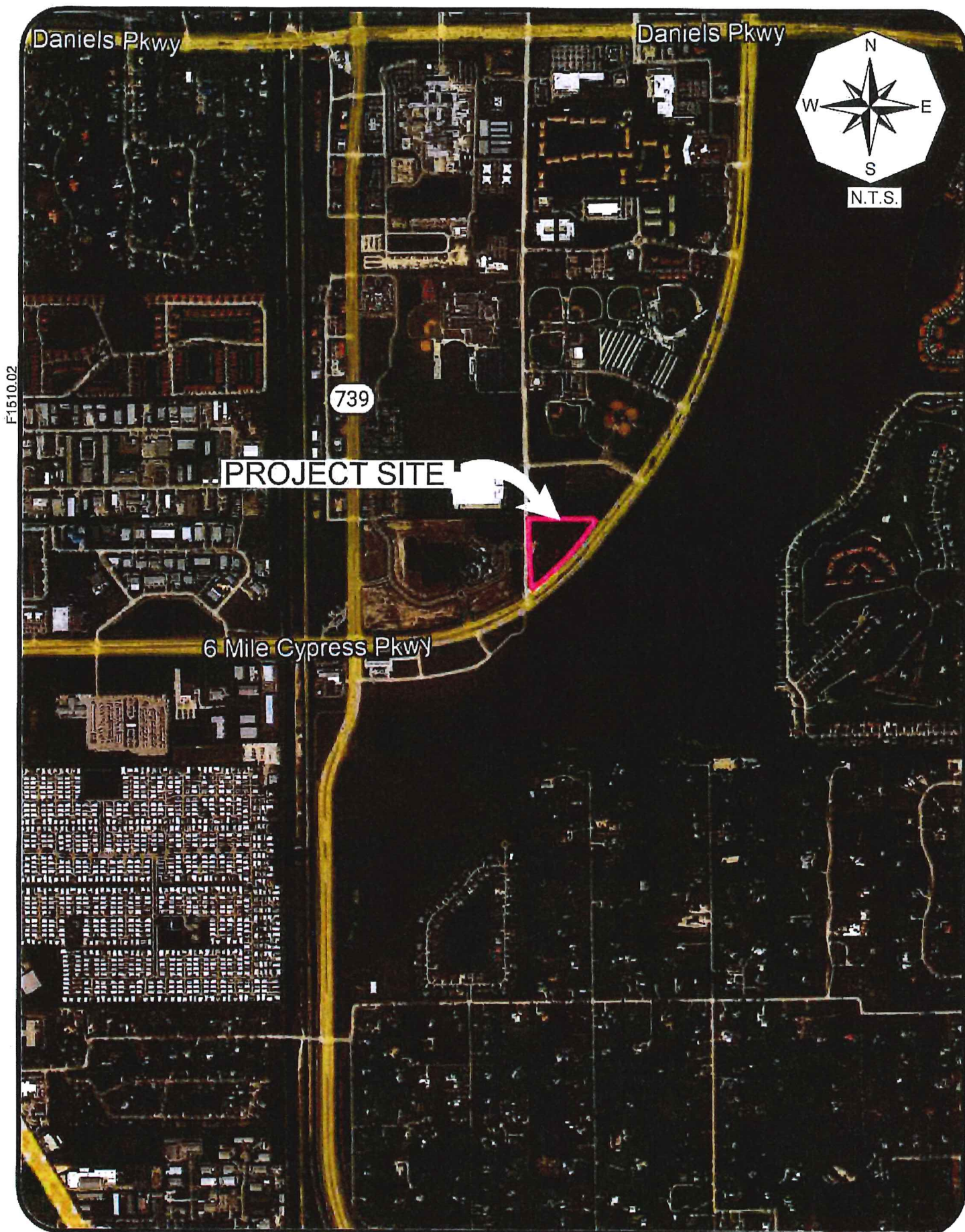
- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. INTERSECTION ANALYSISCONCLUSION
- IX. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The development site is located on the northeast corner of the intersection of Six Mile Cypress Parkway and Plantation Road in Lee County, Florida. The site location is illustrated on **Figure 1**.

The approximate 7.1 acre subject site is governed by Zoning Resolution No. Z-05-046. The existing zoning permits the site to be developed with a main parcel with a 60,400 square feet building for a bowling center and related uses and a 21,000 square feet office/retail building. The applicant is proposing to rezone the site to allow for a 250 room hotel, 210 residential dwelling units and up to 160,000 square feet of retail/commercial uses.

No modifications to the locations of access drive connections approved as part of Zoning Resolution No. Z-05-047 are being requested with the proposed rezoning application. Access to the subject site will continue to be provided via an approved directional left-in/right-in/right-out connection to Six Mile Cypress per Lee County Resolution 93-09-51 as amended within Resolution 00-04-09 and a full access to Plantation Road.



This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets.

II. EXISTING CONDITIONS

The subject parcel is currently vacant land. The site is bordered to the south and east by Six Mile Cypress Parkway. To the north, the site is bordered by a vacant parcel for the Centurylink Sports Complex. The site is bordered to the west by Plantation Road.

Six Mile Cypress Parkway (Ben C. Pratt Parkway) (S.R. 865) is a four-lane controlled access arterial roadway that borders the southeast side of the subject site. In the vicinity of the subject site, Six Mile Cypress Parkway has two travel lanes in each direction with a raised median and a posted speed limit of 50 mph. Six Mile Cypress Parkway is a controlled access arterial per Lee County Resolution 93-09-51 as amended within Resolution 00-04-09. A directional left-in/right-in/right-out is approved in the southeastern portion of the subject site per this Resolution. The Six Mile Cypress Parkway intersection with Plantation Road currently operates under unsignalized conditions. Six Mile Cypress Parkway is under the jurisdiction of the Lee County Department of Transportation.

Plantation Road is a two-lane arterial roadway that borders the site to the west. Plantation Road has a posted speed limit of 45 mph, and it is under the jurisdiction of the Lee County Department of Transportation. Access to the subject site is being proposed to Plantation Road via a full access driveway.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the site to allow for an increase in development intensity above what is currently permitted. The request is to permit a development of a 250 room hotel, 210 residential dwelling units and up to 160,000 square feet of commercial/retail uses. The existing zoning (Zoning Resolution No. Z-05-047) on the site permits the site to be developed with a 60,400 square feet building for a bowling center and related uses and a 21,000 square feet office/retail building. **Table 1** summarizes the uses/intensities that would be permitted under the currently approved zoning and the uses/intensities that are requested as part of proposed rezoning request.

Table 1
Land Uses
Gator Recreational MPD

Land Use	Approved Under Z-05-047	Proposed
Bowling Center	60,400 Sq. Ft	*
Retail	21,000 Sq. Ft.	160,000 Sq. Ft.
Residential	-	210 dwelling units
Hotel	-	250 Hotel Rooms

*Proposed bowling center included in proposed retail square footage.

No modifications to the locations of access drive connections approved as part of Zoning Resolution No. Z-05-047 are being requested with the proposed rezoning application. Access to the subject site will continue to be provided via approved connections to Six Mile Cypress and Plantation Road.

IV. TRIP GENERATION

The trip generation for the approved and proposed rezoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 437 (Bowling Alley) was utilized for the trip generation purposes of the bowling center, Land Use Code 820 and 822 (Shopping

Center/Strip Center) was utilized for the trip generation purposes of the retail/commercial uses, Land Use Code 221 (Multifamily Housing - Mid-Rise) was utilized for the trip generation purposes of the residential uses, and Land Use Code 310 (Hotel) was utilized for the trip generation purposes of the hotel use based on the number of rooms. The trip generation equations utilized from these land uses are attached to the Appendix for reference.

Table 2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the MPD as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the MPD as currently proposed.

Table 2
Trip Generation – Approved
Gator Recreational MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Bowling Alley (60,400 Sq. Ft.)	56	3	59	44	23	67	N/A
Strip Center (21,000 Sq. Ft.)	28	19	47	66	66	132	1,116
Total Trips	84	22	106	110	89	199	1,116

Table 3
Trip Generation – Proposed
Gator Recreational MPD

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily (210 units)	19	62	81	50	32	82	955
Retail (160,000 sq. ft.)	141	87	228	380	412	792	10,041
Hotel (250 rooms)	66	52	118	80	77	157	2,286
Total Trips	226	201	427	510	521	1,031	13,282

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a

certain amount of interaction between uses that will reduce the overall trip generation of the approved MPD and the proposed MPD Amendment. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. To be conservative, no internal capture reduction was utilized in this analysis.

Pass-by traffic was taken into account based upon the retail uses. The current version of the ITE Pass-By Data and Rate Tables/2021 Pass-By Tables indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is twenty-nine percent (29%). **Table 4** indicates the total external trips of the subject site based on the approved zoning. **Table 5** indicates the total external trips of the subject site based on the proposed MPD Amendment.

Table 4
Trip Generation – Net New Trips of Approved Uses
Gator Recreational MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	84	22	106	110	89	199	1,116
Less LUC 820 Pass-By Trips	-7	-7	-14	-19	-19	-38	-324
Net New Trips	77	15	92	91	70	161	792

Table 5
Trip Generation – Net New Trips of Proposed Uses
Gator Recreational MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	226	201	427	510	521	1,031	13,282
Less LUC 820 Pass- By Trips	-33	-33	-66	-115	-115	-230	-2,912
Net New Trips	193	168	361	395	406	801	10,370

Table 6 indicates the trip generation difference between the approved MPD and proposed MPD Amendment (Table 4 vs Table 5).

Table 6
Trip Generation Comparison – Approved Zoning vs Proposed Zoning
Table 4 vs Table 5

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	193	168	361	395	406	801	10,370
Approved Zoning	-77	-15	-92	-91	-70	-161	-792
Resultant Trip Change	+116	+153	+269	+304	+336	+640	+9,575

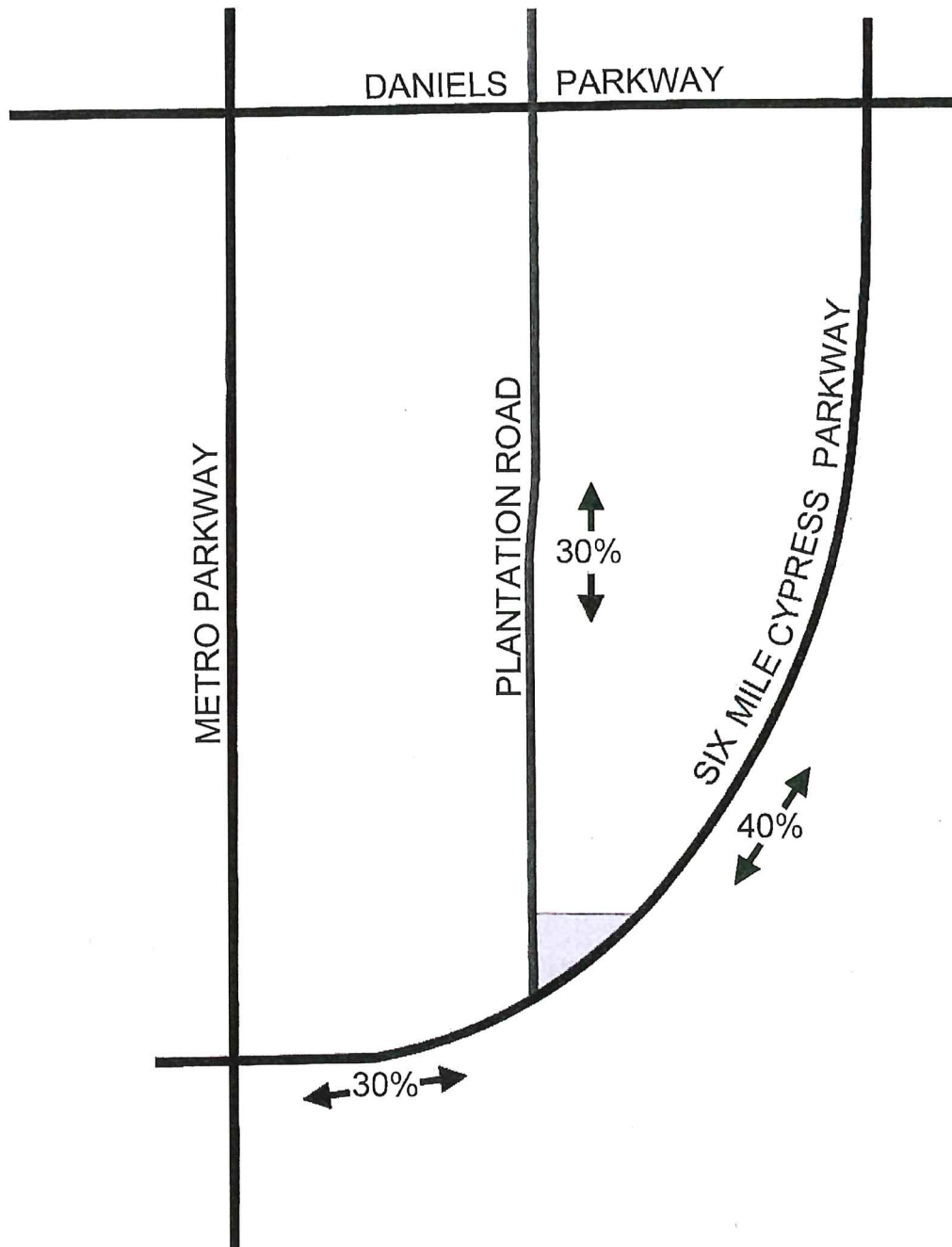
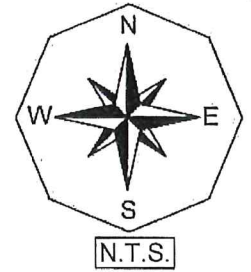
As can be seen from Table 6, the requested zoning will increase the traffic impacts of the development by approximately 2.9 times in the AM peak hour, 4 times in the PM peak hour and approximately 12 times over the entire weekday from what is currently approved.

It is important to note that since the trip generation for the weekday PM peak hour is projected to be significantly higher than the weekday AM peak hour, the remainder of the analysis will focus on the PM peak hour only.

V. TRIP DISTRIBUTION

The total trips as a result of the proposed MPD Amendment shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. **Figure 3** illustrates the site traffic assignment to the proposed site access drives and surrounding intersections.

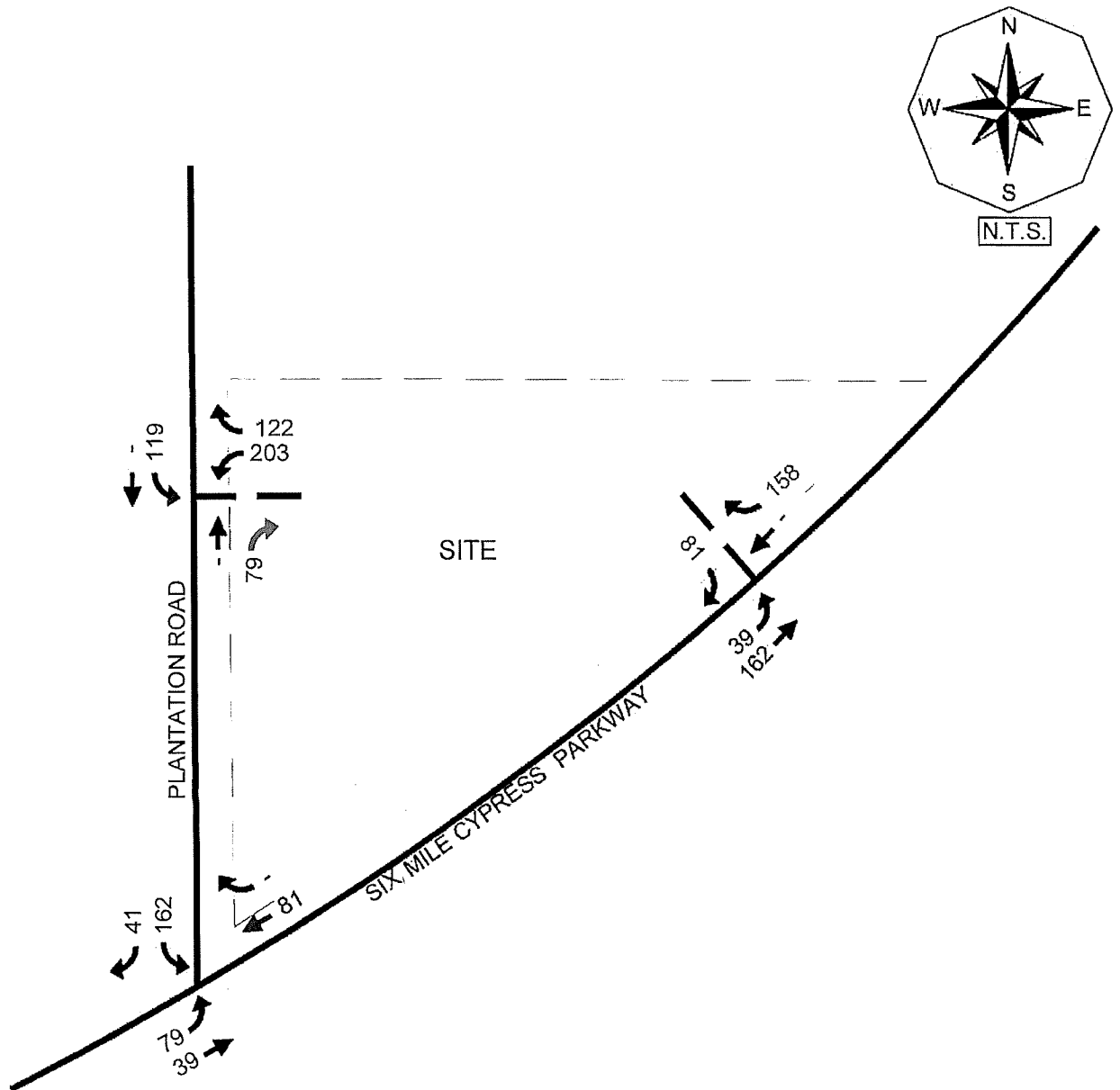
In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (June, 2016). Based on Table 1A, Plantation Road is projected to be significantly impacted as a result of the proposed MPD Amendment. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.



LEGEND

←20%→ PERCENT DISTRIBUTION

F1510.02



LEGEND

← 000 PM PEAK HOUR SITE TRAFFIC ASSIGNMENT

VI. FUTURE TRAFFIC CONDITIONS

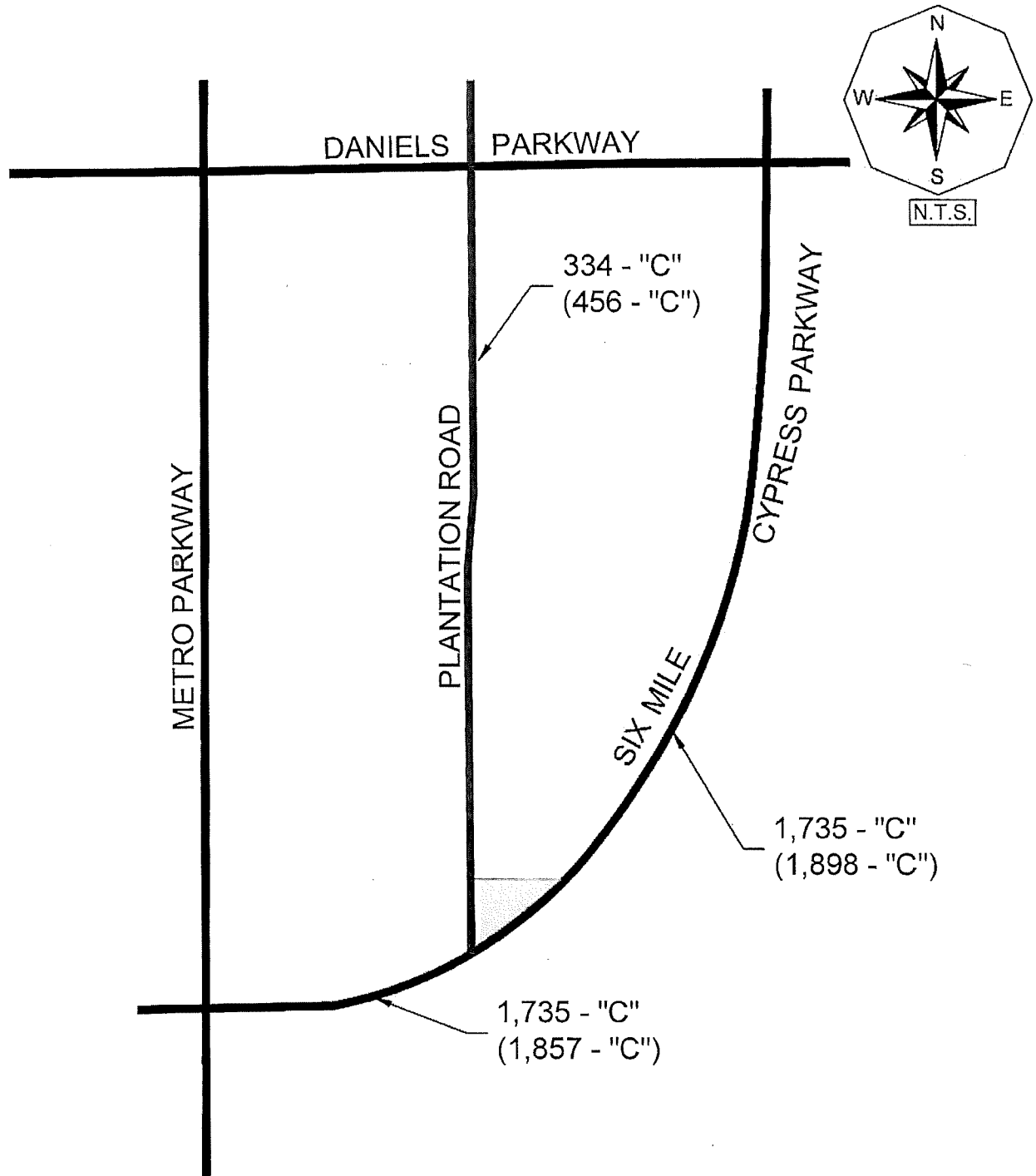
A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from 2021 *Lee County Traffic Count Report*. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2021 *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 4 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, all roadway segments are projected to operate at an acceptable Level of Service in 2028 with the proposed MPD Amendment request.



LEGEND

XXX - "C" 2028 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2028 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

However, it is important to note that the analysis at this time was completed in a conservative manner as it assumed the worst case scenario in terms of development potential on the subject site. The actual vertical development on the subject site is likely to be less than the assumed development as part of this zoning request. All analyzed roadways are projected to operate at or above the minimum adopted Level of Service in 2028 both with and without the proposed MPD Amendment. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a local Development Order approval.

VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted at the Six Mile Cypress Parkway with Plantation Road utilizing the *Highway Capacity Software* (HCS[®]) to determine the operational characteristics of the intersection during the weekday P.M. peak hours. The peak hour through volumes were derived based on the A.M. and P.M. peak hour turning movement count that was conducted by TR Transportation Consultants at Six Mile Cypress Parkway intersection with Plantation Road on January 12, 2022. The peak hour volumes were then adjusted for peak season conditions based on peak season factor data obtained from the FDOT's *Florida Traffic Online* webpage.

The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2028 background turning movement volumes. The project turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2028 background volumes to estimate the future 2028 traffic volumes with the project. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement* volumes spreadsheets.

Based upon the results of the capacity analysis at the unsignalized intersections of Six Mile Cypress Parkway with Plantation Road, all major approach movements along Six Mile Cypress Parkway were shown to operate at an acceptable Level of Service 2028 both with and without the project trips added to the intersections in the weekday P.M. peak hours. The minor street approach movements were shown to operate at a poor Level of Service in 2028 both with and without the project trips in the weekday P.M. peak hours. This project will be responsible for the payment of the road impact fees, which will be used to mitigate all projects off-site roadway impacts. Therefore, no intersection capacity improvements will be warranted at the off-site intersections Six Mile Cypress Parkway with Plantation Road as a result of this analysis.

The results of the intersection analysis at the proposed site access drive on Plantation Road and Six Mile Cypress indicate all major movements to operate at an acceptable Level of Service in 2028 under the unsignalized conditions.

XIII. CONCLUSION

The proposed rezoning request is for a property referred to as Gator Recreational MPD that is generally located on the northeast corner of the intersection of Six Mile Cypress Parkway and Plantation Road in Lee County, Florida. . The Level of Service analysis conducted as part of this report indicate Plantation Road and Six Mile Cypress Parkway will operate at an acceptable Level of Service in 2028 with the proposed MPD Amendment request. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed MPD Amendment.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a local Development Order approval.

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
GATOR RECREATIONAL MPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	361 VPH	IN=	193	OUT=	168
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	801 VPH	IN=	395	OUT=	406

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT	PROJECT	PROJ/ LOS C
								<u>TRAFFIC</u>	<u>TRAFFIC</u>	
Plantation Road	N. of Site	2LN	0	140	800	860	860	30%	122	15.2%
Six Mile Pkwy	E. of Plantation Rd	4LD	0	270	1,970	2,100	2,100	40%	162	8.2%
	W. of Plantation Rd	4LD	0	270	1,970	2,100	2,100	30%	122	6.2%

* Lee County Link Generalize Peak Hour Directional Service Volumes were utilized for all roadway segments analyzed.

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
GATOR RECREATIONAL MPD**

TOTAL PROJECT TRAFFIC AM =	361	VPH	IN =	193	OUT=	168
TOTAL PROJECT TRAFFIC PM =	801	VPH	IN=	395	OUT=	406

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH. ¹	ANNUAL RATE	2020	2028	V/C	PERCENT PROJECT	PM PROJ	2028		
							PK HR	PK HR PK SEASON				BCKGRND		
							PEAK DIR. ²	PEAK DIRECTION				+ PM PROJ	LOS	Ratio
Plantation Road	N. of Daniels Pkwy	370	12,400	12,200	6	2.00%	285	334	C	0.39	30%	122	456	C 0.53
Six Mile Pkwy	E. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	C	0.83	40%	162	1,898	C 0.90
	W. of Plantation Rd	387	26,900	29,600	7	2.00%	1,481	1,735	C	0.83	30%	122	1,857	C 0.88

¹ Annual Growth Rate was calculated utilizing AADT data obtained from the Lee County Traffic Count Report.

² 2020 peak hour peak season peak direction traffic volumes were obtained from the 2021 Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED
SERVICE VOLUMES TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

**TRAFFIC DATA FROM THE
LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	LOS	CAPACITY	2020 100TH HIGHEST HOUR	LOS	VOLUME	FORECAST FUTURE	LOS	VOLUME	NOTES
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	944			Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,021	D	2,037			
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855			
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535			*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552			Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	293	C	308			
22000	PLANTATION RD	DANIELS PKWY	DANIELS PKWY	2LN	E	860	C	740	D	778			Intermed Park FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536			
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774			
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176			
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150			
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541			old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98			
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62			old count projection(2009)
22700	RICHMOND AVE	LELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89			
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81			
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS E	MAIN ST	2LD	D	970		1,022		1,151			Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151			PDRE Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	707			
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	680	C	707			
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471			*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621			
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985			
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309			*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,514	C	1,704			
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	1,900	B	1,241	B	1,350			
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT	4LD	E	1,900	B	1,069	B	1,272			
23800	SIX MILE CYPRESS	WINKLER EXT	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091			
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	4LD	E	2,800	A	1,038	A	1,091			
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	309	C	439			*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673			*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831			PDRE/SEIR Study
24300	SR 21 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669			PDRE/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237			*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672			Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448			Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	FINELAND RD	2LN	E	1,060	D	712	E	813			Constrained
24800	STRINGFELLOW RD	FINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809			
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306			
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306			
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126			
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993			
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993			
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618			
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565			
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604			
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604			
25800	SUMMERLIN RD	BOY SCOUT	MATTHEWS DR	4LD	E	1,820	D	1,180	D	1,250			
25900	SUMMERLIN RD	MATTHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,180	D	1,250			
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53			Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466			*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466			*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767			*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630			
26400	SW 29RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855		1,012			Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,592	B	1,685			
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964			
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198			
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209			
26900	TICE ST	STALEY AVE	STALEY RD	2LN	E	860	C	188	D	701			Elementary U
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288			Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840			
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	813			
28800	US 41 (S TAMIAHI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273			
29000	US 41 (S TAMIAHI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,991	C	2,354			
30000	US 41 (S TAMIAHI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812			
30100	US 41 (S TAMIAHI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,407			

**TRAFFIC DATA FROM THE LEE
COUNTY TRAFFIC COUNT REPORT**

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
PALM BEACH BLVD (SR 80)	W OF SR 31	5	26300	26400	27600	30100	32900	33700	35200	36700	34000	39200
PALM BEACH BLVD (SR 80)	W OF BUCKINGHAM RD	118									26500	34700
PALOMINO RD	N OF DANIELS	501			6700		8200		8900		8600	
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	2300	1600	1800							
PINE ISLAND RD	@ MATLACHA PASS	3	10200	10600	10800	11400	11500	11500	11600	11800	11300	
PINE ISLAND RD (SR 78)	E OF PONDELLA RD	49	22800	23100	25000	26800	28000	29100	29900	29700	27400	30000
PINE ISLAND RD (SR 78)	EAST OF MERCHANTS CROSSING	108				26100	28500	30400	30100	29300	28300	29600
PINE ISLAND RD (SR 78)	E OF SW 19TH AVE	57				13300	13700	14400	14200	13400		18600
PINE ISLAND RD (SR 78)	W OF NICHOLAS BLVD	113									30300	36900
PINE RIDGE RD	N OF SUMMERLIN RD	368		5000		5600		5600				
PINE RIDGE RD	S OF MCGREGOR BLVD	367	5700	5600	4600	5500	5600	5200	5300	5800	5500	
PLANTATION RD	S OF COLONIAL BLVD	328		11500		11000	14300	13100	12700	14900	8400	12100
PLANTATION RD	N OF DANIELS PKWY	370			12400		14200		11900		12200	
PLANTATION RD	N OF SIX MILE CYPRESS	521			5500		6400		5100		4700	
PONDELLA RD	E OF PINE ISLAND RD	373				12000		14900				18200
PONDELLA RD	E OF BETMAR BLVD	34	17700	18000	19000	20000	21000	21300	21600	22000	20800	23600
PONDELLA RD	W OF BUSINESS 41	374		17100	17100		19800					24500
RAY AVE	N OF MEADOW RD	533								4900		
RIVER RANCH RD	S OF CORKSCREW RD	466										2200
SAN CARLOS BLVD	S OF PRESCOTT ST	8	22200	22500	22800	22400	22400	22800	22000	22100	22700	24000

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SAN CARLOS BLVD	S OF PINE RIDGE	127									23200	28000
SANIBEL BLVD	E OF US 41	467			7300		8900		9400			
SANTA BARBARA BV	S OF SW 22 TERR	54	22200	21800	22800	24900	25000	24400	23900	24200	29700	
SANTA BARBARA BV	S OF SW 28 ST	55	22200	22600	23400	24800	25200	25700	26100	26300	24700	26500
SIX MILE CYPRESS PKWY	E OF US 41	386		29300								
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387		26900	26700		30600		32700		29600	
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388		15400	17000	18200	20200	20500	21900	23300	19400	
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	11500	14000	15200	18000	17800	18300	19300	19900	17600	20200
SLATER RD	N OF BAYSHORE RD (SR 78)	389		6600		7600		7600				
STALEY RD	S OF ORANGE RIVER BLVD	398		3400		2600		3900		4300		
STRINGFELLOW BLVD	N OF CASTILE RD	27	4000	4000	4200	4400	4500	4600	4600	4600	4500	4400
STRINGFELLOW BLVD	N OF AVENUE C	399	7700	8000	8100	8700	8400	9300	9400	8600	10900	
SUMMERLIN RD	E OF JOHN MORRIS RD	36	18300	18900	19700	20800	21200	21600	21800			
SUMMERLIN RD	E OF PINE RIDGE RD	19	26300	32100	33500	32000	31800	35700	35000	34200	33800	38100
SUMMERLIN RD	S OF LAKEWOOD BLVD	47	22000	22200	23300	24300	22800	24700	25700	26500	22000	25000
SUMMERLIN RD	S OF UNINVERSITY DR	66	22000	24500	28000	30500		32500	33300	32700	27300	31400
SUMMERLIN RD	N OF PARK MEADOWS	35	26400	28100	29800	29000	31500	32700	33400	32900	26200	30700
SUMMERLIN RD	N OF MATTHEWS RD	74		18100	19100	19700	19000	19300	18800	20000	17100	18800
SUMMERLIN RD	S OF COLONIAL BLVD	411			20000							
SUNNILAND BLVD	N OF LEE BLVD						2500					
SUNSHINE BLVD	N OF IMMOKALEE RD	413		3900	4000		3900		3300			

TRAFFIC COUNTS
SIX MILE CYPRESS
@ PLANTATION ROAD

Six Mile Cypress Pkwy @ Plantation Rd 1-12-2022 PM

File Name: Six Mile Cypress Pkwy @ Plantation Rd 1-12-2022 PM

Location:

Cars and Peds

Site Code:

Study Date: 01/12/2022

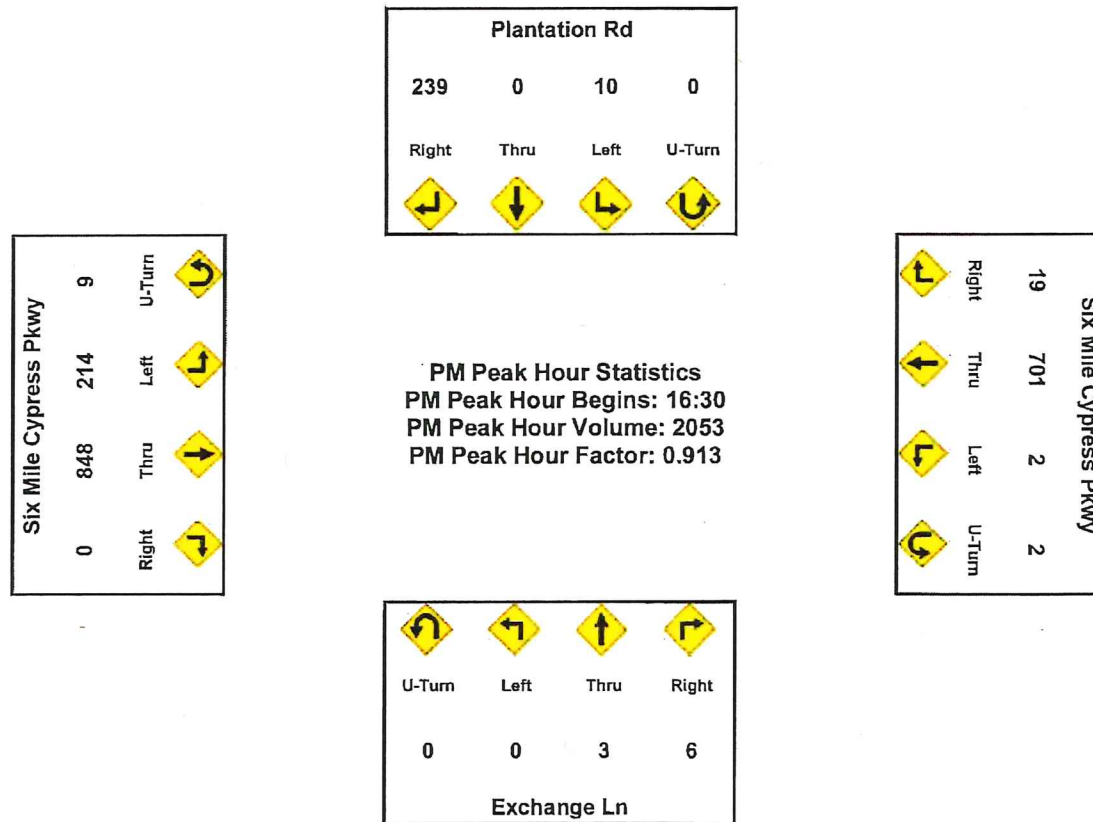
Plantation Rd Southbound							Six Mile Cypress Pkwy Westbound						Exchange Ln Northbound						Six Mile Cypress Pkwy Eastbound						Int Total
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	
16:00		70	1	1	0	72		6	188	0	0	194		0	0	0	0	0		0	220	61	4	285	551
16:15		67	0	7	0	74		1	173	0	2	176		2	0	0	0	2		1	192	44	1	238	490
16:30		52	0	1	0	53		4	193	0	0	197		1	1	0	0	2		0	200	62	1	263	515
16:45		51	0	3	0	54		4	159	0	1	164		1	2	0	0	3		0	192	42	1	235	456
Total	0	240	1	12	0	253	0	15	713	0	3	731	0	4	3	0	0	7	0	1	804	209	7	1021	2012
17:00		65	0	3	0	68		5	196	1	0	202		2	0	0	0	2		0	235	50	5	290	562
17:15		71	0	3	0	74		6	153	1	1	161		2	0	0	0	2		0	221	60	2	283	520
17:30		47	0	7	0	54		4	174	0	0	178		2	0	0	0	2		0	194	56	1	251	485
17:45		35	0	6	0	41		2	164	1	1	168		4	1	0	0	5		0	191	59	1	251	465
Total	0	218	0	19	0	237	0	17	687	3	2	709	0	10	1	0	0	11	0	0	841	225	9	1075	2032
Grand Total	0	458	1	31	0	490	0	32	1400	3	5	1440	0	14	4	0	0	18	0	1	1645	434	16	2096	4044
Appr %		93.5	0.2	6.3	0			2.2	97.2	0.2	0.3			77.8	22.2	0	0			0	78.5	20.7	0.8		
Total %		11.3	0	0.8	0			0.8	34.6	0.1	0.1			0.3	0.1	0	0			0	40.7	10.7	0.4		
PM Pk Hr		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30		16:30	16:30	16:30	16:30	16:30	16:30
PM Pk Vol		239	0	10	0	249		19	701	2	2	724		6	3	0	0	9		0	848	214	9	1071	2053
PM PHF		0.842	NaN	0.833	NaN	0.841		0.792	0.894	0.500	0.500	0.896		0.750	0.375	NaN	NaN	0.750		NaN	0.902	0.863	0.450	0.923	0.913

Six Mile Cypress Pkwy @ Plantation Rd 1-12-2022 PM

File Name: Six Mile Cypress Pkwy @ Plantation Rd 1-12-
 Location: 2022 PM

All Vehicles

Site Code:
 Study Date: 01/12/2022



FDOT PEAK SEASON FACTOR

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
 CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	0.96	1.00
2	01/03/2021 - 01/09/2021	1.00	1.04
3	01/10/2021 - 01/16/2021	1.04	1.03
4	01/17/2021 - 01/23/2021	1.02	1.05
5	01/24/2021 - 01/30/2021	1.01	1.05
6	01/31/2021 - 02/06/2021	0.99	1.03
* 7	02/07/2021 - 02/13/2021	0.98	1.02
* 8	02/14/2021 - 02/20/2021	0.97	1.01
* 9	02/21/2021 - 02/27/2021	0.96	1.00
*10	02/28/2021 - 03/06/2021	0.95	0.99
*11	03/07/2021 - 03/13/2021	0.94	0.98
*12	03/14/2021 - 03/20/2021	0.93	0.97
*13	03/21/2021 - 03/27/2021	0.94	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.99
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.97	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.03
20	05/09/2021 - 05/15/2021	1.00	1.04
21	05/16/2021 - 05/22/2021	1.01	1.05
22	05/23/2021 - 05/29/2021	1.02	1.06
23	05/30/2021 - 06/05/2021	1.02	1.06
24	06/06/2021 - 06/12/2021	1.03	1.07
25	06/13/2021 - 06/19/2021	1.04	1.08
26	06/20/2021 - 06/26/2021	1.06	1.10
27	06/27/2021 - 07/03/2021	1.07	1.11
28	07/04/2021 - 07/10/2021	1.08	1.13
29	07/11/2021 - 07/17/2021	1.10	1.15
30	07/18/2021 - 07/24/2021	1.09	1.14
31	07/25/2021 - 07/31/2021	1.09	1.14
32	08/01/2021 - 08/07/2021	1.09	1.14
33	08/08/2021 - 08/14/2021	1.08	1.13
34	08/15/2021 - 08/21/2021	1.08	1.13
35	08/22/2021 - 08/28/2021	1.08	1.13
36	08/29/2021 - 09/04/2021	1.07	1.11
37	09/05/2021 - 09/11/2021	1.07	1.11
38	09/12/2021 - 09/18/2021	1.06	1.10
39	09/19/2021 - 09/25/2021	1.04	1.08
40	09/26/2021 - 10/02/2021	1.03	1.07
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	0.98	1.02
44	10/24/2021 - 10/30/2021	0.98	1.02
45	10/31/2021 - 11/06/2021	0.97	1.01
46	11/07/2021 - 11/13/2021	0.97	1.01
47	11/14/2021 - 11/20/2021	0.96	1.00
48	11/21/2021 - 11/27/2021	0.96	1.00
49	11/28/2021 - 12/04/2021	0.96	1.00
50	12/05/2021 - 12/11/2021	0.96	1.00
51	12/12/2021 - 12/18/2021	0.96	1.00
52	12/19/2021 - 12/25/2021	1.00	1.04
53	12/26/2021 - 12/31/2021	1.04	1.08

* PEAK SEASON

11-MAR-2022 14:24:13

830UPD

1_1200_PKSEASON.TXT

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Six Mile Cypress @ Plantation Road
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	3	6	10	0	239	223	848	0	4	701	19
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	3	6	11	0	258	241	916	0	4	757	21
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	0	3	7	12	0	291	271	1,032	0	5	853	24
Project Turning Volumes	0	0	0	162	0	41	79	39	0	0	81	0
2028 Background + Project	0	3	7	174	0	332	350	1,071	0	5	934	24

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Plantation Road @ Site Access
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	5	236	0	0	249	1	1	0	5	0	0	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	5	255	0	0	269	1	1	0	5	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	5	287	0	0	303	1	1	0	5	0	0	0
Project Turning Volumes	0	0	39	119	0	0	0	0	0	203	0	122
2028 Background + Project	5	287	39	119	303	1	1	0	5	203	0	122

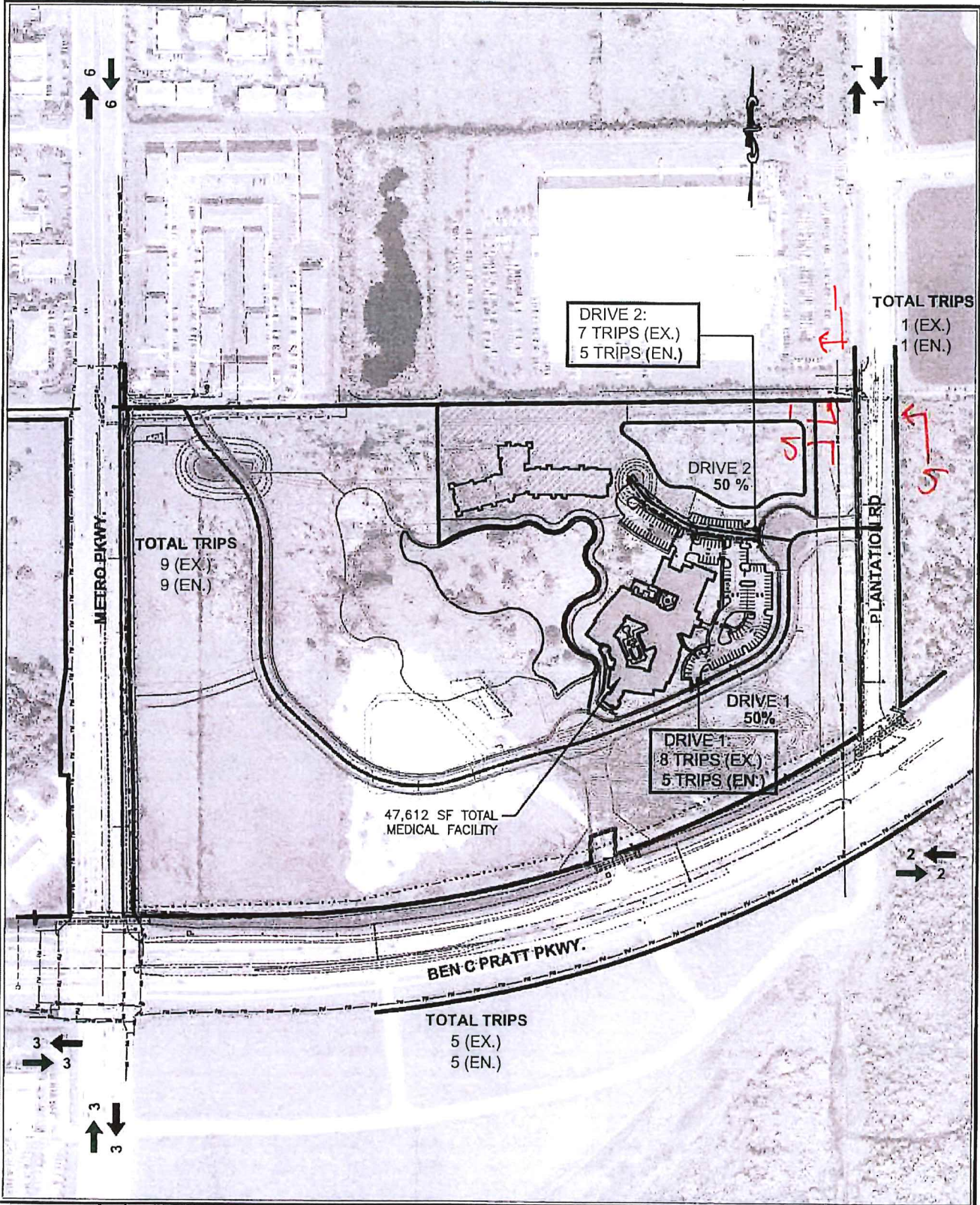
Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Six Mile Cypress @ Site Access
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	864	0	0	724	0
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	0	0	0	0	0	0	933	0	0	782	0
Growth Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	2.00%	0.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	0	0	0	0	0	0	0	1,051	0	0	881	0
Project Turning Volumes	0	0	0		0	81	39	162	0	0	0	158
2028 Background + Project	0	0	0	0	0	81	39	1,213	0	0	881	158

**PM PEAK HOUR TRIPS FROM DDAI
REPORT (HOPE PRESERVE)**



DATE : 10/11/17
SCALE : N.T.S.
DESIGN: GB
CAD : AH
CHECK : GB
FILE : 16-0064 TIS

NO.	REVISION
1	8/14/2017
2	10/26/2017

DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS
1821 Victoria Ave, Fort Myers, Florida 33901
Ph: 239-337-3330
Web: www.ddai-engineers.com
Florida Certificate of Business # 7568



PROPOSED PM PK HR TRIPS
VOA
LEE COUNTY, FLORIDA
STRAP # 30452500000050000

EXHIBIT
3
DDAI JOB
NUMBER
16-0064

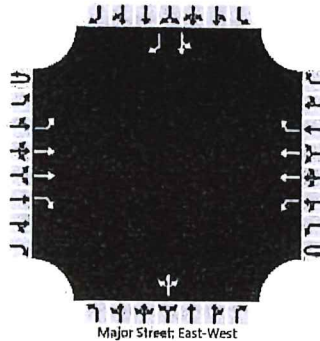
HCS SUMMARY SHEETS
SIX MILE CYPRESS
@ PLANTATION ROAD

HCS Two-Way Stop-Control Report

General Information

Analyst	RCF	Intersection	Six Mile Cypress/Plantation Road
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	6/29/2022	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM PEAK Background	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	1
Configuration		L	T	R		L	T	R			LTR			LT		R
Volume (veh/h)	9	262	1032	0	2	3	853	24		0	3	7		12	0	291
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No								No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.46	4.16			6.46	4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.53	2.23			2.53	2.23				3.53	4.03	3.33		3.53	4.03	3.33

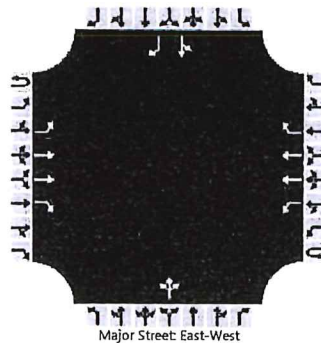
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		298				5					11			13		320
Capacity, c (veh/h)		625				400					59			69		538
v/c Ratio		0.48				0.01					0.19			0.19		0.59
95% Queue Length, Q ₉₅ (veh)		2.6				0.0					0.6			0.6		3.8
Control Delay (s/veh)		15.9				14.1					79.6			69.1		21.0
Level of Service (LOS)		C				B					F			F		C
Approach Delay (s/veh)	3.3				0.1				79.6				22.9			
Approach LOS	A				A				F				C			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RCF	Intersection	Six Mile Cypress/Plantation Road
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	6/29/2022	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PM PEAK With Project	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	1
Configuration		L	T	R		L	T	R			LTR			LT		R
Volume (veh/h)	9	341	1071	0	2	3	934	24		0	3	7		174	0	322
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No								No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.46	4.16			6.46	4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.53	2.23			2.53	2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		385				5					11			191		354
Capacity, c (veh/h)		565				379					120			31		503
v/c Ratio		0.68				0.01					0.09			6.08		0.70
95% Queue Length, Q ₉₅ (veh)		5.2				0.0					0.3			23.1		5.5
Control Delay (s/veh)		23.9				14.6					37.9			2536.9		27.3
Level of Service (LOS)		C				B					E			F		D
Approach Delay (s/veh)	5.9				0.1				37.9				907.7			
Approach LOS	A				A				E				F			

HCS SUMMARY SHEETS
PLANTATION ROAD
@ SITE ACCESS

HCS Two-Way Stop-Control Report

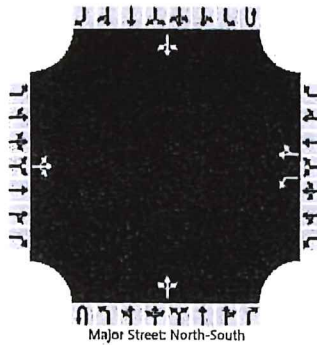
General Information

Analyst	RCF
Agency/Co.	TR Transportation
Date Performed	6/29/2022
Analysis Year	2028
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Plantation Rd/Site Access
Jurisdiction	Lee County
East/West Street	Site Access
North/South Street	Plantation Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	0	0	0	1	0
Configuration			LTR			L		TR			LTR				LTR	
Volume (veh/h)		1	0	5		203	0	122		5	287	39		119	303	1
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

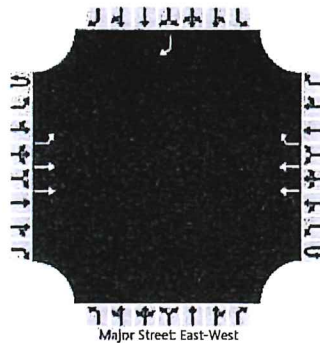
Flow Rate, v (veh/h)			7			221		133		5				129		
Capacity, c (veh/h)			474			210		706		1223				1199		
v/c Ratio			0.01			1.05		0.19		0.00				0.11		
95% Queue Length, Q ₉₅ (veh)			0.0			9.8		0.7		0.0				0.4		
Control Delay (s/veh)			12.7			123.5		11.3		8.0	0.0	0.0		8.4	1.1	1.1
Level of Service (LOS)			B			F		B		A	A	A		A	A	A
Approach Delay (s/veh)	12.7				81.4				0.2				3.1			
Approach LOS	B				F				A				A			

HCS SUMMARY SHEETS
SIX MILE CYPRESS
@ SITE ACCESS

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RCF	Intersection	Six Mile Cypress/Site Access
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	6/29/2022	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Site Access
Time Analyzed	PM PEAK	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	39	1213				881	158								81
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42														88
Capacity, c (veh/h)		609														530
v/c Ratio		0.07														0.17
95% Queue Length, Q ₉₅ (veh)		0.2														0.6
Control Delay (s/veh)		11.4														13.1
Level of Service (LOS)		B														B
Approach Delay (s/veh)	0.4												13.1			
Approach LOS	A												B			

RESOLUTION NO. Z-05-046

See Attachment N

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

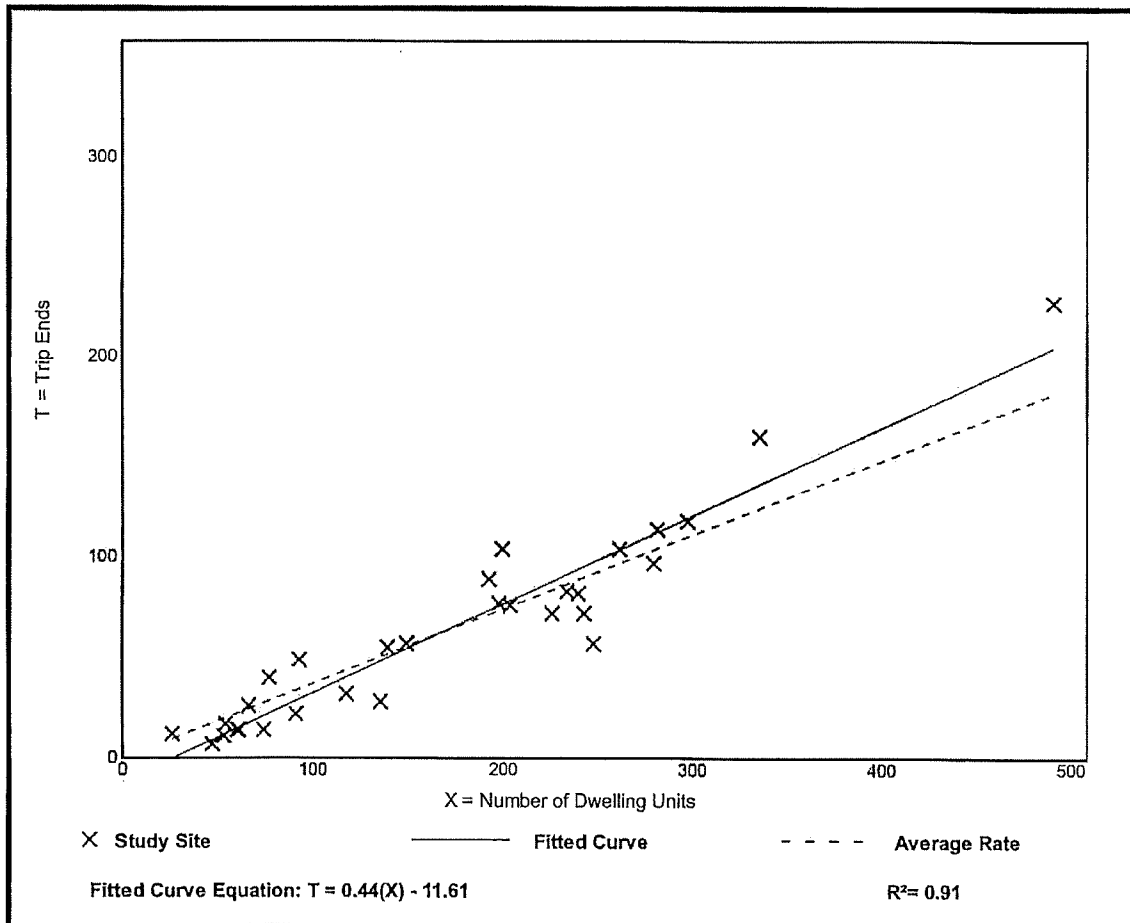
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

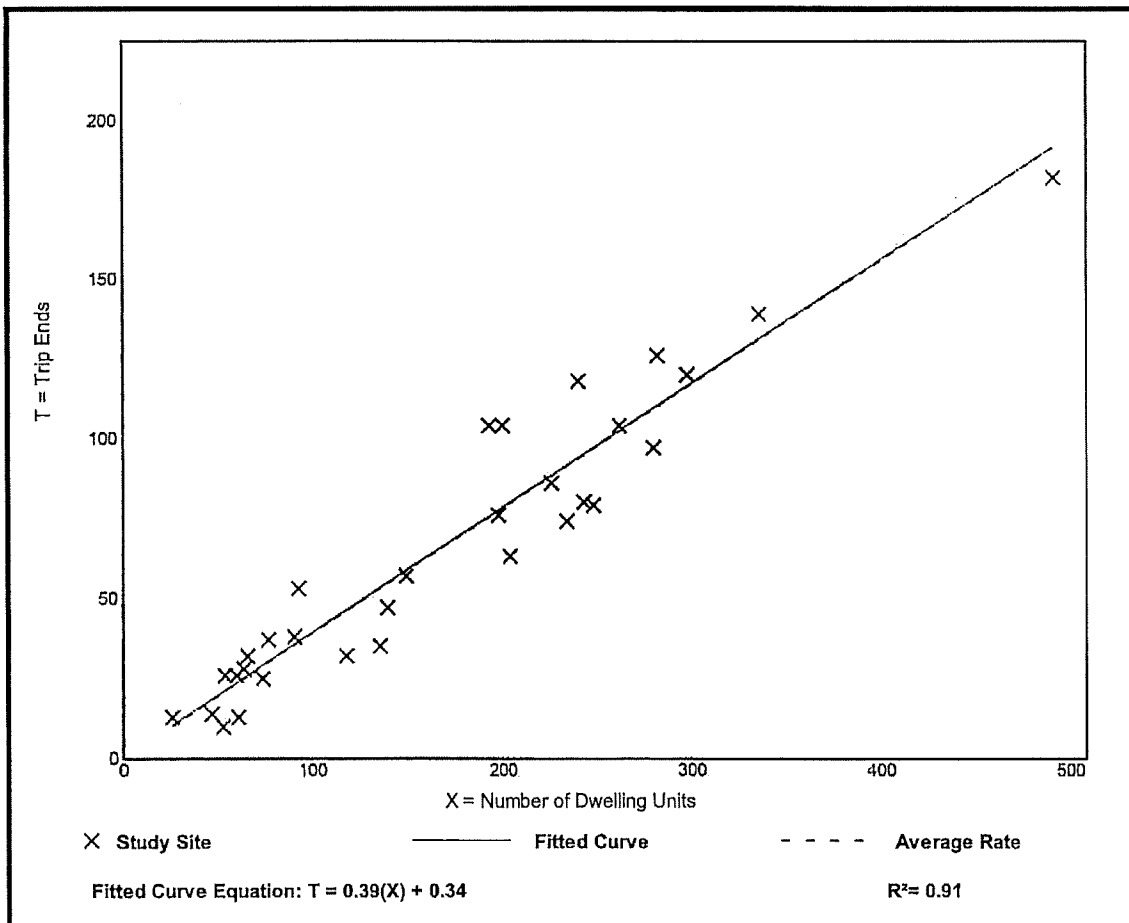
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

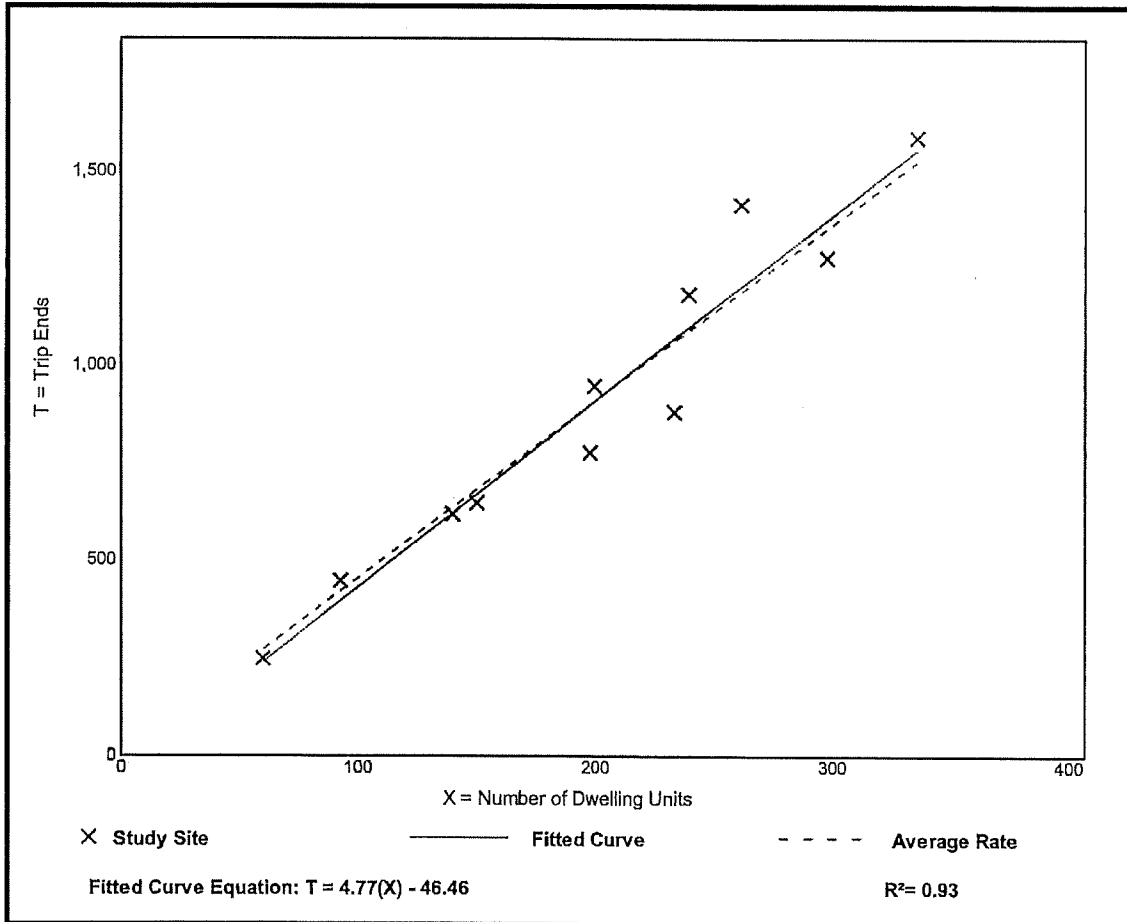
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



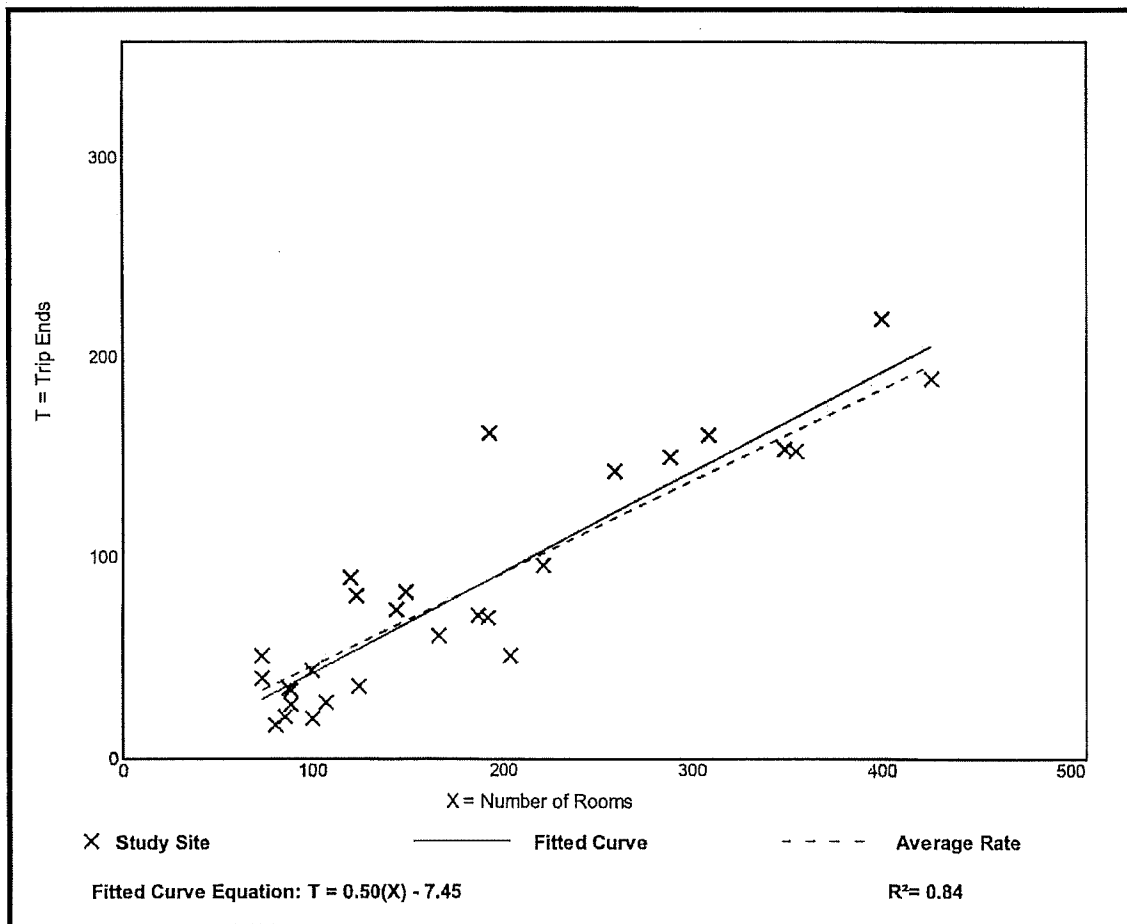
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 182
 Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



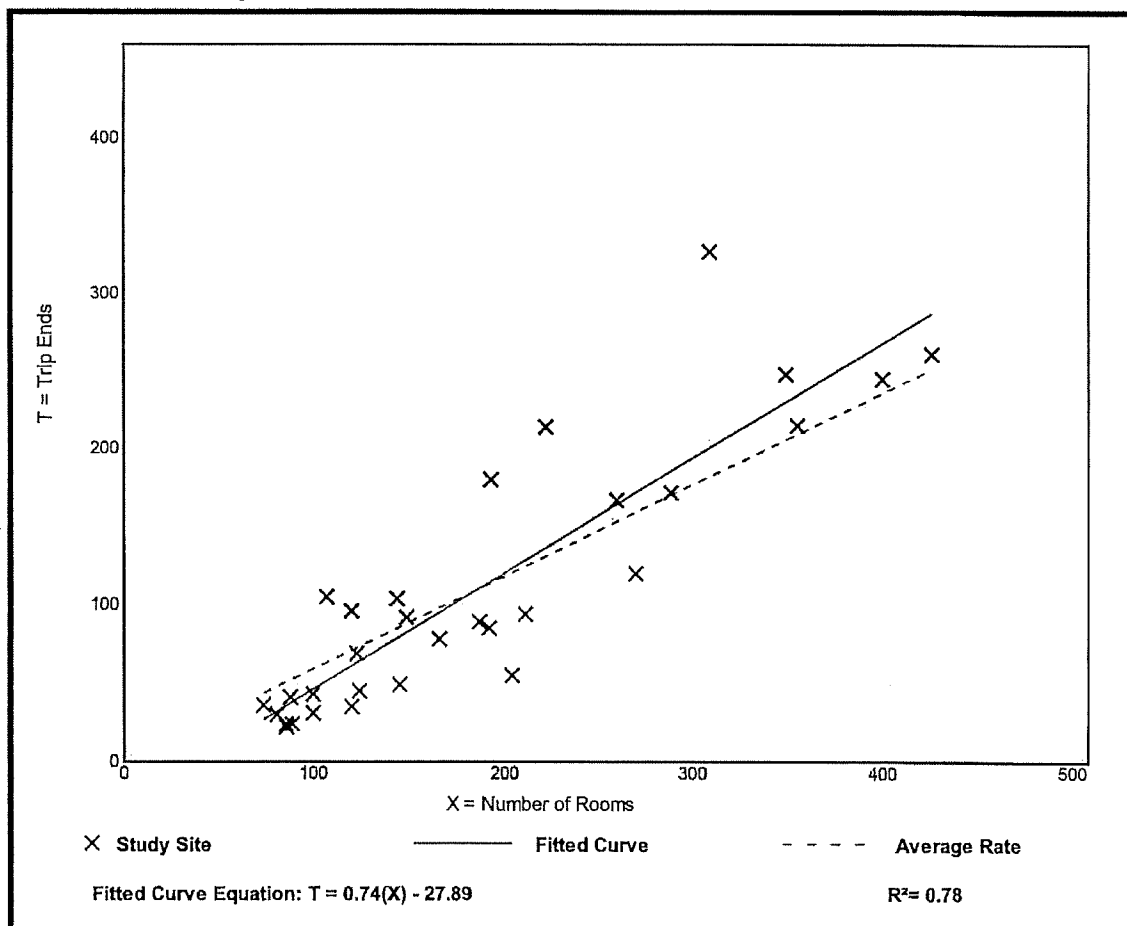
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Rooms: 186
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

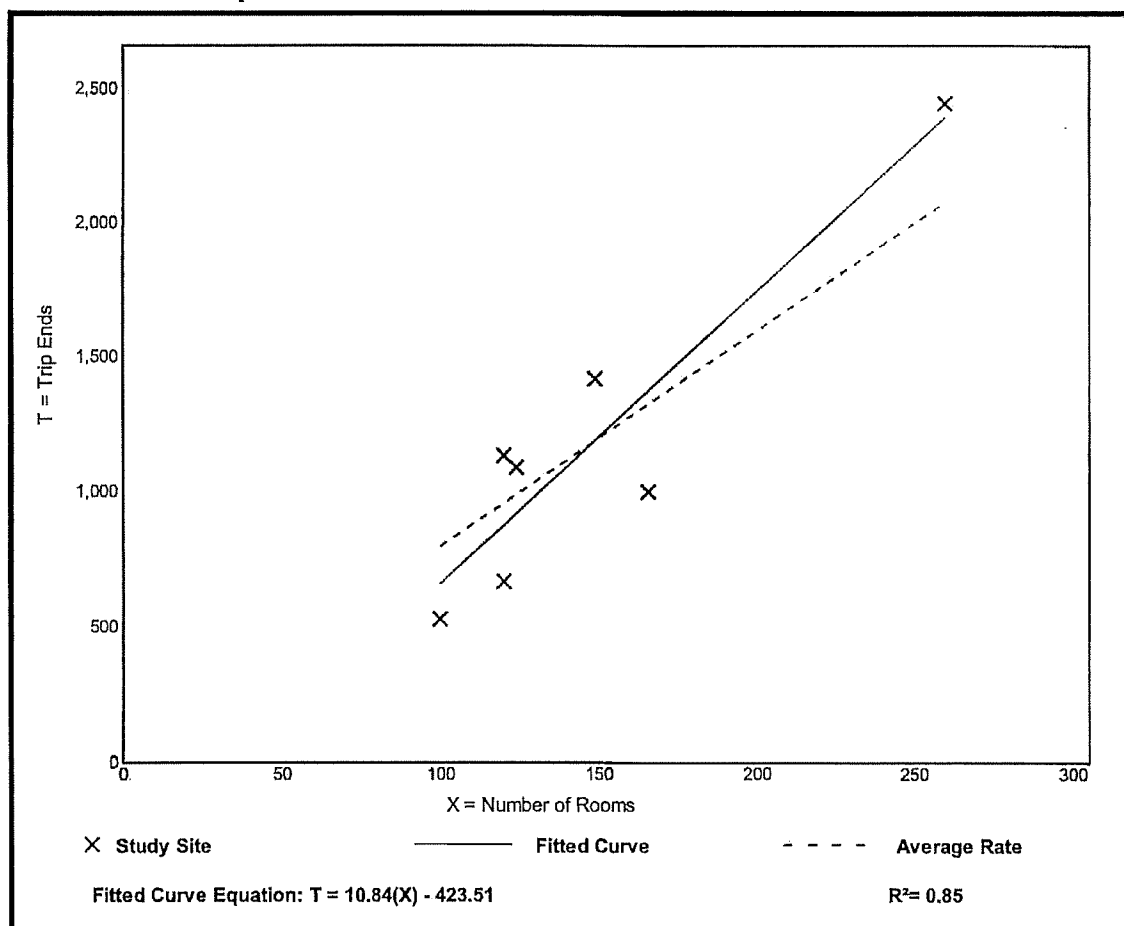
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Bowling Alley (437)

Vehicle Trip Ends vs: **Bowling Lanes**

On a: **Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: **General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Bowling Lanes: 40

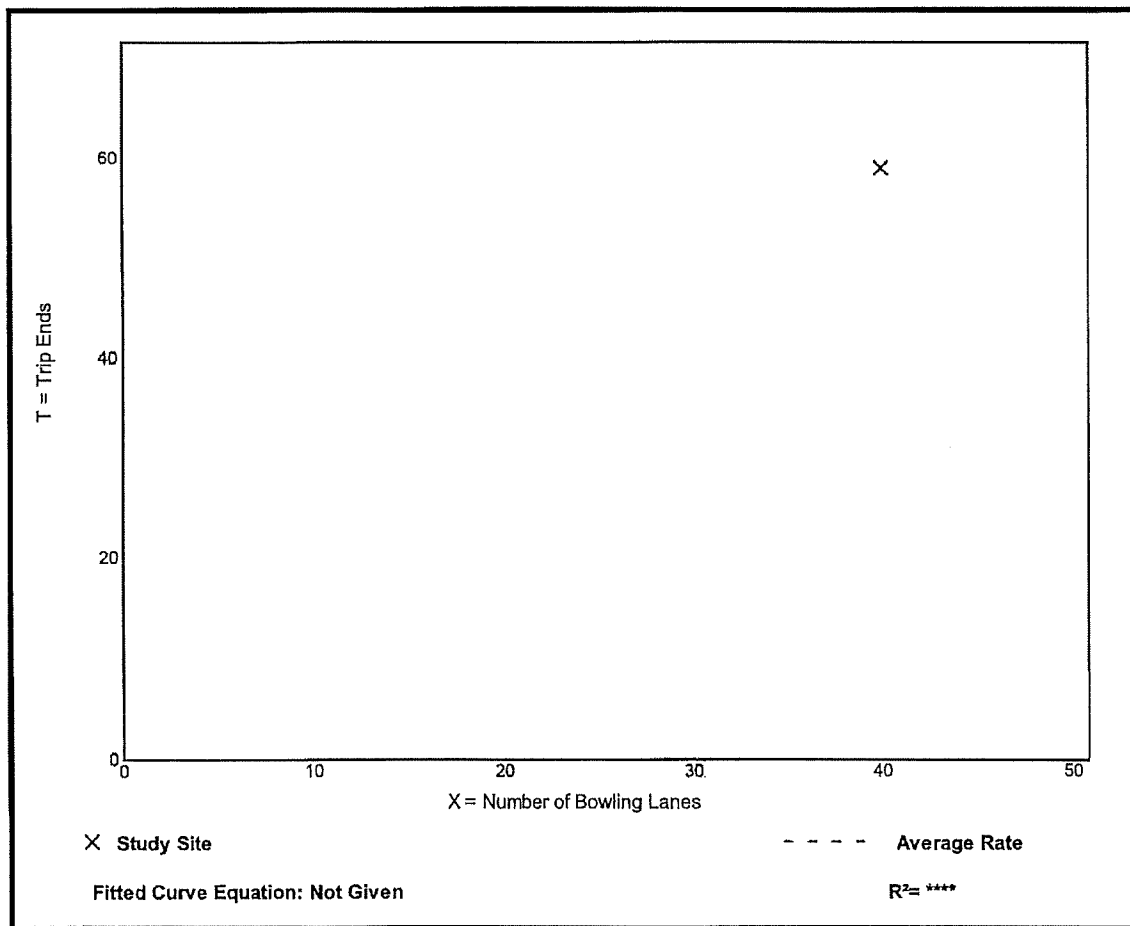
Directional Distribution: 95% entering, 5% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.48	1.48 - 1.48	*

Data Plot and Equation

Caution – Small Sample Size



Bowling Alley (437)

Vehicle Trip Ends vs: **Bowling Lanes**
 On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: **General Urban/Suburban**

Number of Studies: 5

Avg. Num. of Bowling Lanes: 30

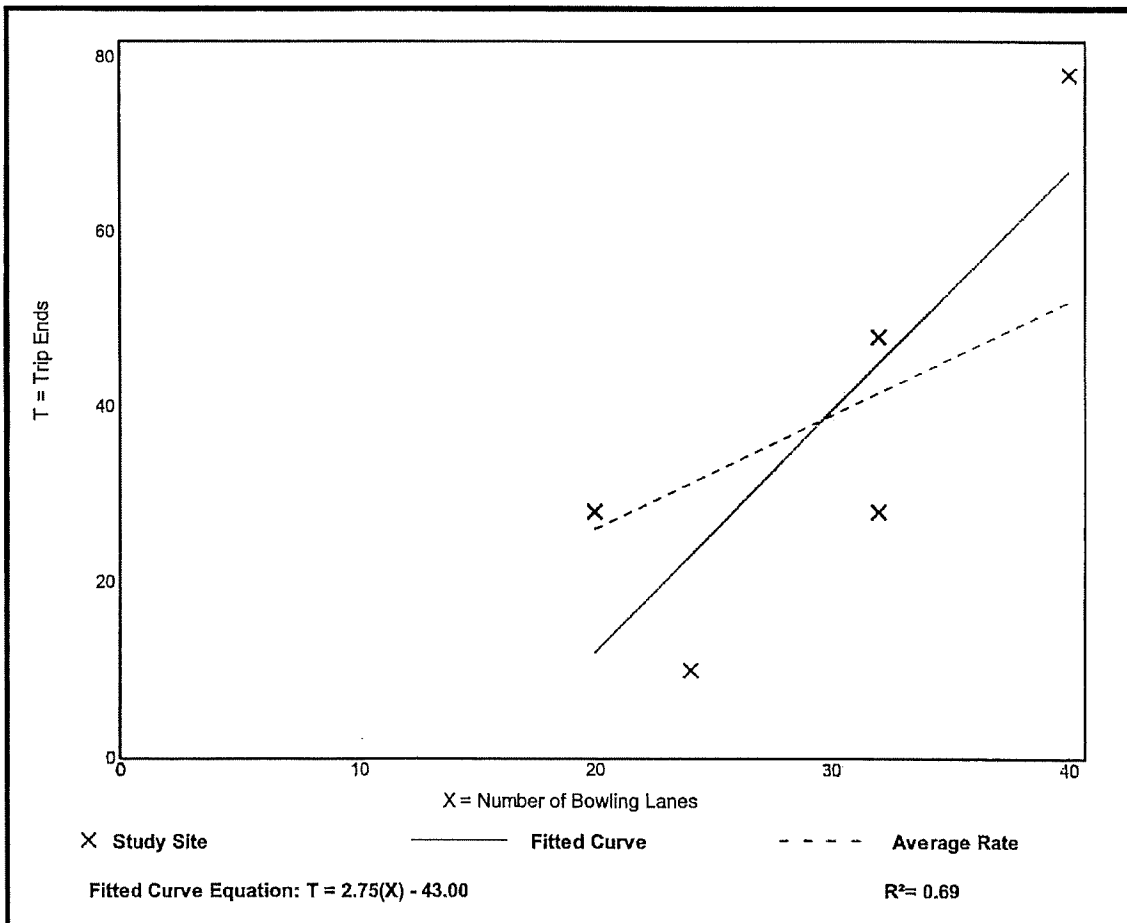
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Bowling Lane

Average Rate	Range of Rates	Standard Deviation
1.30	0.42 - 1.95	0.60

Data Plot and Equation

Caution – Small Sample Size



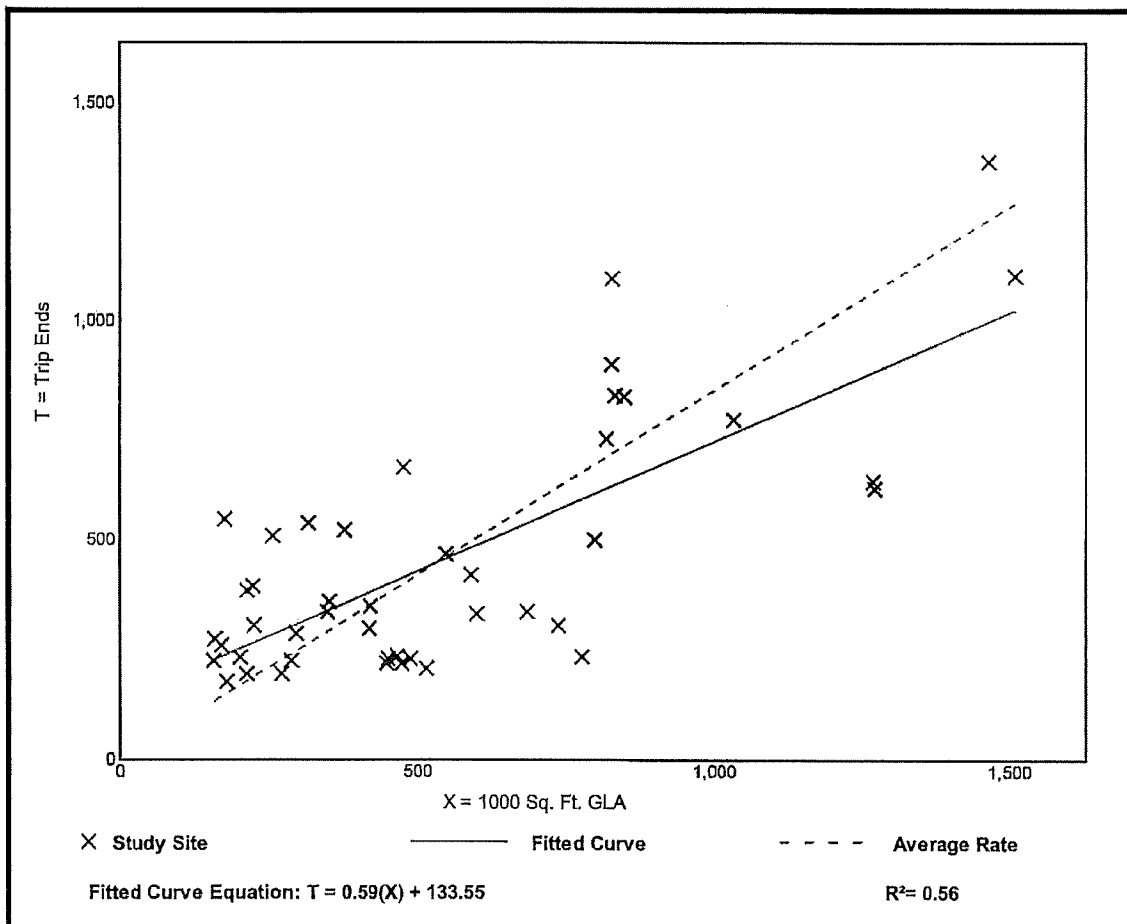
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GLA: 546
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



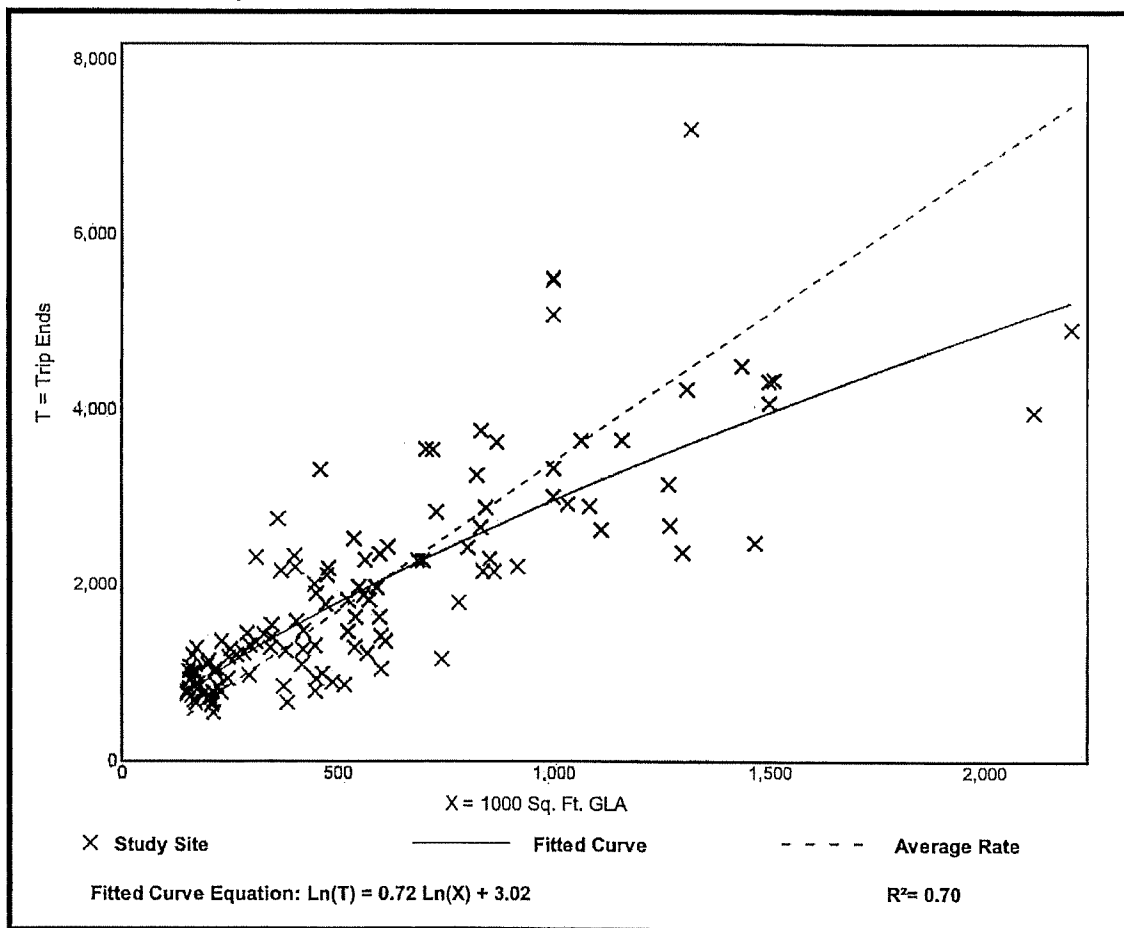
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 126
 Avg. 1000 Sq. Ft. GLA: 581
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Shopping Center (>150k) (820)

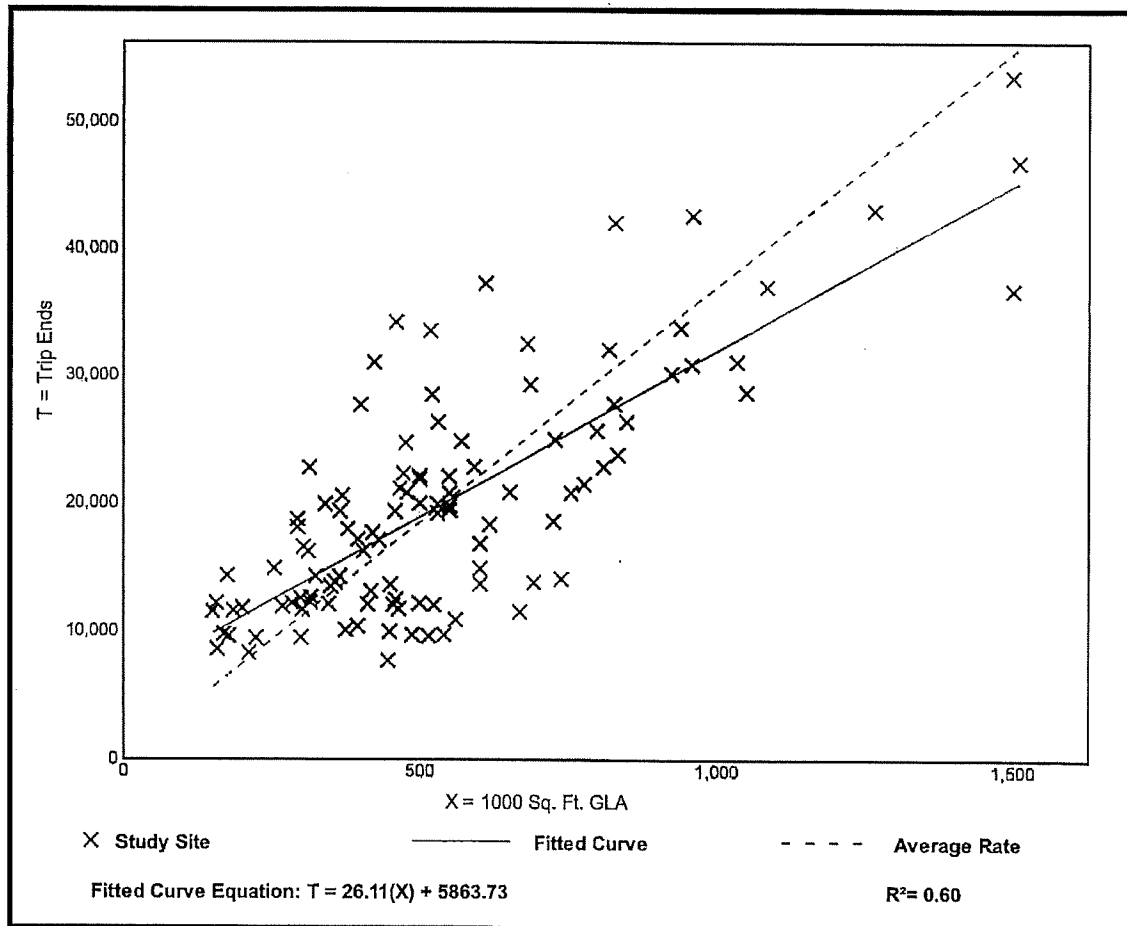
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

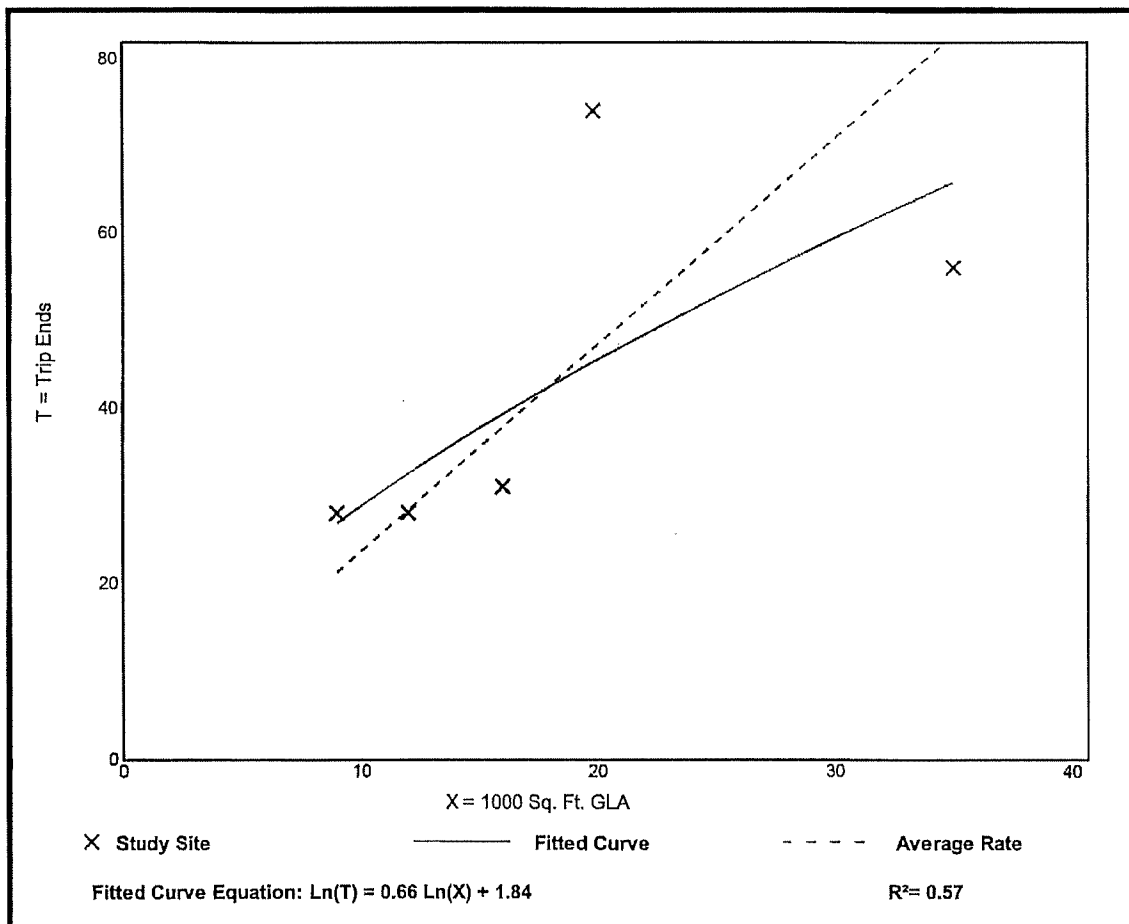
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



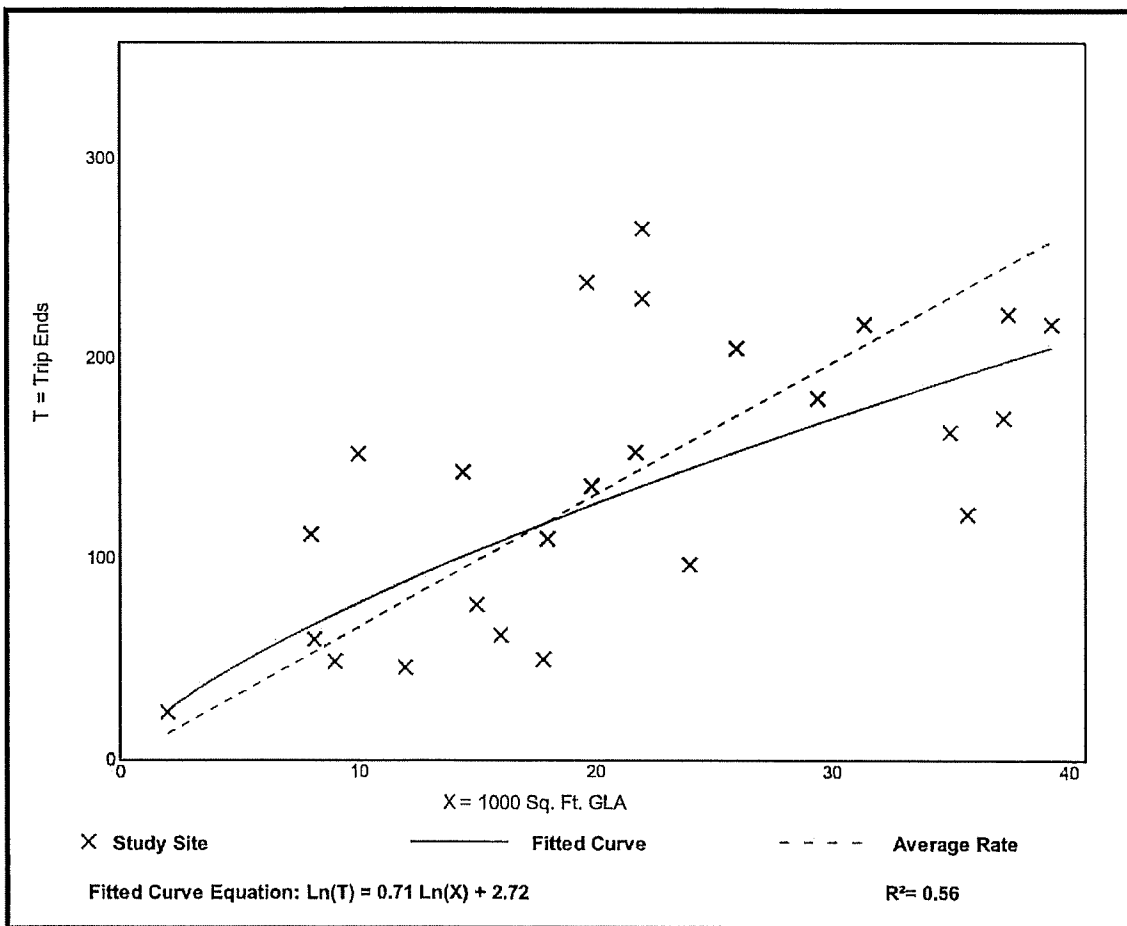
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

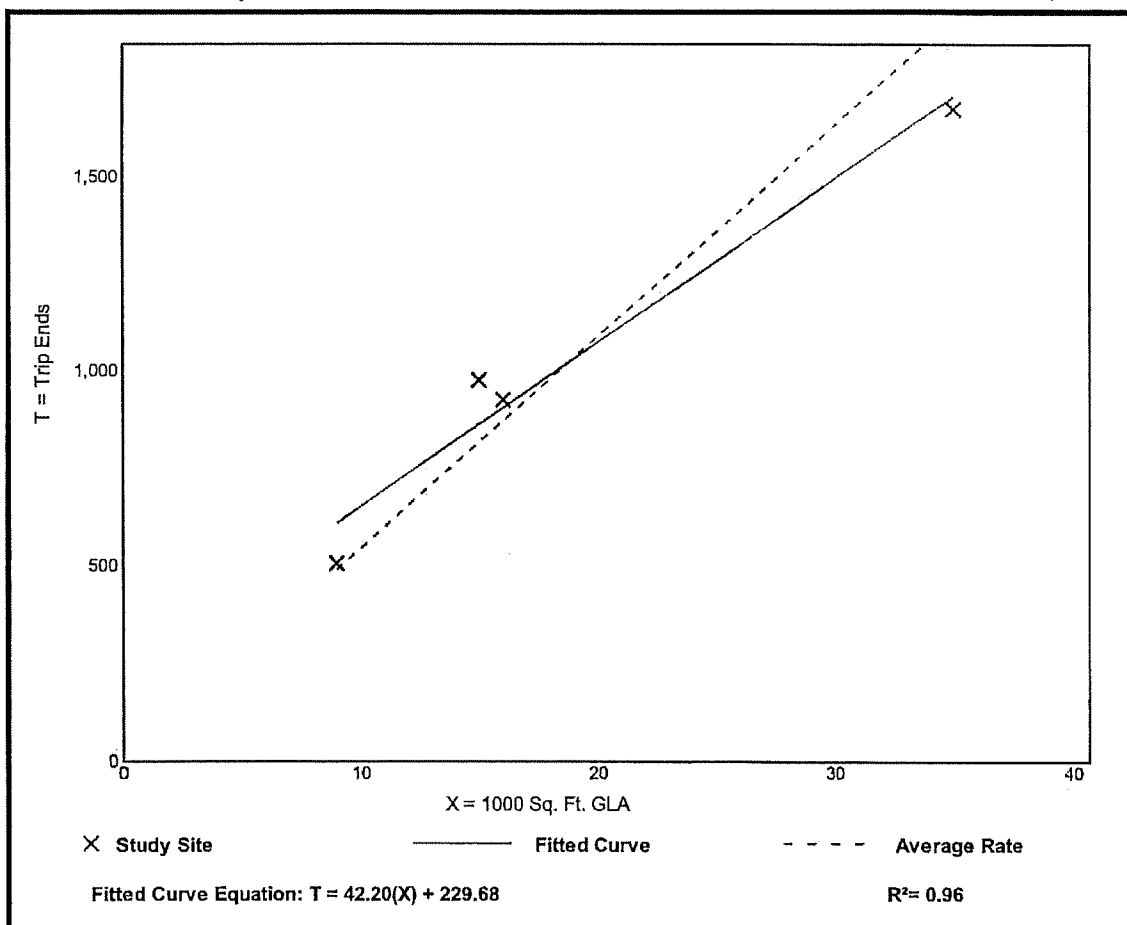
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size





DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Adam Mendez, Planner, Senior

From: Md Rakibul Alam, Senior Transportation Planner

Date: February 27, 2023

Subject: Gator Recreation (DCI2022-00024) Transportation-Related Analysis

Proposed Development

This application requests approval to rezone approximately 7.1 acres from CPD to MPD to allow a maximum of 90,000 sf of commercial, office, and retail, 70,000 sf of commercial-recreational, 250 hotel rooms, and 210 multi-family residential units.

Site Location

The subject site is located on the northwest corner of Six Mile Cypress and Plantation Road within the South Fort Myers Planning Community.

Site Access

Access to the property will be provided by an approved directional left-in/right-in/right-out connection to Six Mile Cypress and full access to Plantation Rd.

Trip Generation Review

The trip generation for this proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hour and daily traffic volumes.

Table 1: Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Multi-Family (210 units)	19	62	81	50	32	82	955
Retail (160,000 sq. ft.)	141	87	228	380	412	792	10,041
Hotel (250 rooms)	66	52	118	80	77	157	2,286
Less LUC 820 Pass-By Trips	-33	-33	-66	-115	-115	-230	-2,912

Roadway Section Traffic Operation Level of Service Analysis

It was assumed that the proposed development would be completed by 2028 (build-out year). Therefore, the roadway links significantly impacted by the proposed development were analyzed for the 2028 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2: Arterial/Collector Roadway Section(s) Adjacent to Site Expected to be Significantly Impacted by the Proposed Development

Roadway	Location	Significant Impact Expected	Level of Service		
			Existing	Future 2028	Future + Project
Plantation Road	N. of Daniels Pkwy	No	C	C	C
Six Mile Cypress Pkwy	E. of Plantation Rd	No	C	C	C
	W. of Plantation Rd	No	C	C	C

Roadway Intersection Traffic Operation Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impact as necessary at site access and intersections expected to be most impacted by the proposed development. Table 3 describes the site accesses and the intersection that are expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project built-out level of service.

Table 3: Roadway Intersection(s) Immediately Adjacent to Subject Site Expected to be significantly Impacted by Proposed Development

Intersection		Significant Impact Expected	Traffic Control	Peak Hour	Level of Service (2028)		
Roadway A	Roadway B				Existing	Future	Future + Project
Six Mile Cypress Pkwy	Plantation Road	Yes	Two-Way Stop Controlled	PM	--	--	F
Plantation Road	West Site Access	Yes	Two-Way Stop Controlled	PM	--	--	F
Six Mile Cypress Pkwy	East Site Access	Yes	Two-Way Stop Controlled	PM	--	--	B

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system. However, buildings housing residential dwelling units may not contain less than four habitable stories



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

August 24, 2022

RE: Multi family Concurrency Review in Six Mile Cypress Blvd & Plantation

Dear Mr. Mendez:

This letter is in response to your request for concurrency review dated July 19, 2022 for the subject property in Six Mile Cypress Blvd & Plantation in regard to educational impact South Zone.

This development is a request for 285 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 33 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER DCI2022-00024
OWNER/AGENT Lee County Community Development
ITEM DESCRIPTION Six Mile Cypress Blvd and Plantation Rd.
LOCATION 30-45-25-00-00002.00000
ACRES 2.06
CURRENT FLU Central Urban
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	285	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		16.53
0.071	0.028		7.98
0.077	0.03		8.55

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS Is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	17	191	99%
South CSA, Middle	7,293	6,912	381	8	373	95%
South CSA, High	9,536	8,492	1,044	9	1035	89%

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specialist

ATTACHMENT M



2005 Aerial



2022 Aerial

ATTACHMENT N

RESOLUTION NUMBER Z-05-046

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Quattrone & Associates, Inc., filed an application on behalf of the property owner, Gator Recreational Complex, LLC to rezone a 7.1± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Gator Recreation Complex; and

WHEREAS, a public hearing was advertised and held on May 26, 2005 and July 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00087; and

WHEREAS, a second public hearing was advertised and held on October 3, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 7.1± acre parcel from AG-2 to CPD, to allow for the development of the 60,400 square-foot Gator Recreation Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant, bar, convention center, and a 1.56-acre out parcel with 21,000 square feet of office and/or retail uses. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Gator Recreation Complex," stamped received November 7, 2005, last revised January 31, 2005, except as modified by the conditions below:

The MCP specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400-square-foot building; "Out Parcel" is limited to a 21,000-square-foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC §34-934):

COPY

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106
Administrative Offices: Note (1)
Agricultural Use, in accord with Condition 11
ATM (automatic teller machine ancillary to buildings principle use)
Bar or Cocktail Lounge limited to one per bowling alley and one per restaurant
Groups III and IV (§34-1261 *et seq.*) as ancillary use
Business Services (§34-622(c))(5)): Groups I and II
Clubs: Commercial
Private (§34-2111 *et seq.*)
Cultural Facilities (§34-622(c))(10))
Consumption on Premises (§34-1261 *et seq.*): limited to bowling alley and restaurant
Drive-Through Facility for any permitted use
Emergency Operations Center
Essential Services (Note 1, §§ 34-1611, 34-1741)
Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-
1741, 34-2141)
Fences, Walls
Food and Beverage Service, Limited (Note 1)
Gift and Souvenir Shop (ancillary to bowling alley)
Health Care Facilities (§34-622(c))(20)): Groups I (Note 28) and II (Note 28)
Hobby, Toy and Game Shops (§34-622(c))(21))
Parking lot: Accessory
Temporary (§34-2022)
Recreation Facilities:
Commercial (§34-622(c))(38)): Groups I, III and IV
Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel)
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted
principal use on the same premises (limited to Main Parcel - Recreational
Facilities, Commercial [(§34-622(c))(38)): Groups I, III and IV] uses)
Signs (in accordance with Chapter 30, Note 1)
Specialty Retail Shops (§34-622(c))(47)): Groups I, II, and III (ancillary to bowling
alley)
Storage: Indoor only (Note 1, §34-3001 *et seq.*)
Theater, Indoor (Note 32, §34-2471 *et seq.*)
Used Merchandise Stores (§34-622(c))(54)): Group I
Warehouse: Mini-warehouse
Private
Public
Wholesale Establishments (§34-622(c))(56)): Group III

Out Parcel

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106
Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11
 ATM (automatic teller machine)
 Auto Parts Store (no installation)
 Banks and Financial Establishments (§34-622(c))(3)): Groups I and II
 Bar or Cocktail Lounge limited to one per bowling alley and one per Restaurant
 Groups III and IV (§34-1261 *et seq.*) as ancillary use
 Boat Parts Store (no installation)
 Broadcast Studio, Commercial Radio and Television (§34-1141 *et seq.*)
 Business Services (§34-622(c))(5)): Groups I and II
 Cleaning and Maintenance Services (§34-622(c))(7))
 Clothing Stores, General (§34-622(c))(8))
 Clubs: Commercial
 Fraternal, Membership Organization (§34 2111 *et seq.*)
 Private (§34-2111 *et seq.*)
 Cultural Facilities (§34-622(c))(10))
 Consumption on Premises (§34-1261 *et seq.*): limited to Bowling Alley and
 Restaurant
 Day Care Center, Child, Adult (Note 28)
 Drive-Through Facility for any permitted use
 Drugstore, Pharmacy
 Emergency Operations Center
 Essential Services (Note 1, §§ 34-1611, 34-1741)
 Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-
 1741, 34-2141)
 Fences, Walls
 Food and Beverage Service, Limited (Note 1)
 Food Stores (§34-622(c))(16)): Group I
 Gift and Souvenir Shop
 Hardware Store
 Hobby, Toy and Game Shops (§34-622(c))(21))
 Household and Office Furnishings
 Insurance Companies (§34-622(c))(23))
 Laundry or Dry Cleaning (§34-622(c))(24)): Group I
 Medical Office
 Nonstore Retailers (§34-622(c))(30)), Groups I and II
 Paint, Glass and Wallpaper
 Parking Lot: Accessory
 Temporary (§34-2022)
 Personal Services (§34-622(c))(33)): Groups I (§34-3021), II and III (excluding
 Turkish baths and massage parlors)
 Pet Services
 Pet Shop
 Place of Worship (Note 28, §34-2051)
 Rental or Leasing Establishment (§34-622(c))(39)): Group I (§§ 34-1352, 34-3001
 et seq.), II (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*), III (§§ 34-1352,
 34-3001 *et seq.*), Group IV (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*)
 Repair Shops (§34-622(c))(40)): Groups I and II
 Restaurant, Fast Food (out parcel only)

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)
 Signs (in accordance with Chapter 30, Note 1)
 Social Services (§34-622(c))(46)): Groups I, II, III (Note 28), IV (Note 28)
 Specialty Retail Shops (§34-622(c))(47)): Groups I, II, III, IV
 Studios (§34-622(c))(49))
 Used Merchandise Stores (§34-622(c))(54)): Group I
 Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25 percent
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC §34-1171 *et seq.*

- Ingress to project from Six Mile Cypress Parkway is limited to south-bound right-in and north-bound left-in, while egress is limited to right-out only (Controlled Access Resolution

93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

4. The out parcel is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant, the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces and will require an Administrative Amendment to the MCP.
5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced, doubling the required trees to 10 per 100 lineal feet. All trees must be 100 percent native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of the project at the Daniels Road and Six Mile Cypress Parkway intersection) requiring a 20-foot-wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot-wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
9. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
10. Blasting activities are not permitted a part of this action.
11. **AGRICULTURAL USES:** Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (1) the date the agricultural uses ceased;
 - (2) the legal description of the property subject to the development order approval;
 - (3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,
 - (4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.
 - ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
- 12. Prior to issuance of a local development order allowing vertical construction of either phase identified on the attached MCP, the developer must submit proof acceptable to Development Services, that the surrounding road system has sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level-of-service standards as set forth in the Lee Plan and the LDC.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a 330 feet connection separation between the project's two entrances onto Plantation Road, to allow a 238-foot

separation between the two ingress/egress points for the Gator Recreation Complex CPD. This deviation is APPROVED, as depicted on the MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Ag Use Affidavit

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. 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; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

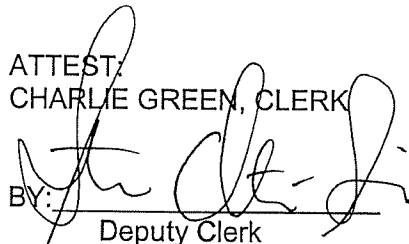
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

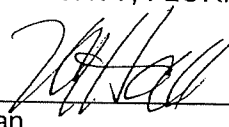
Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Nay
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of October 2005.

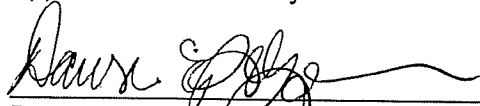
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


Dawn E. Perry-Lehnert
County Attorney's Office





January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of Intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI 2004-00087

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT A
Page 1 of 2

K:\JHS\044719-METES-BOUND-SKETCH.doc

Sheet 1 of 2

S:\044719\044719-METES-BOUND-SKETCH.dwg (Layout2-Layout1) JHS Jun 21, 2005 - 2:20pm

N88°55'40"E
50.00'
POC
NW CORNER
OF THE
SE 1/4

SOUTH LINE OF
LAND DESCRIBED
IN OR 3262, PG 2759

VACANT
(OR 3262 PG 2759)

N88°55'40"E 749.06'

POB

OR 4344, PG 2929

WEST LINE OF THE SOUTHEAST ONE-QUARTER
N01°10'06"W
PLANTATION ROAD
N01°10'06"W 748.82'

L=756.25 R=2739.79
I=15°48'54"
CB=S46°10'21"W
CH=763.85

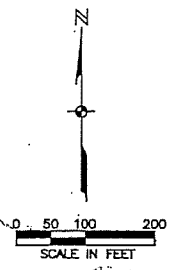
538°15'54"W
308.49'
BEN C. PRATT SIX MILE CYPRESS PARKWAY
A 250' PUBLIC RIGHT OF WAY

RECEIVED
FEB 10 2005

PERMIT COUNTER

Sketch of
Applicant's Survey Checked
By Lgm 2/23/2005

DCI2004-00087



METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929
PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

215B JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL "A"

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2

ZONING INTAKE MAP

4/27/2005

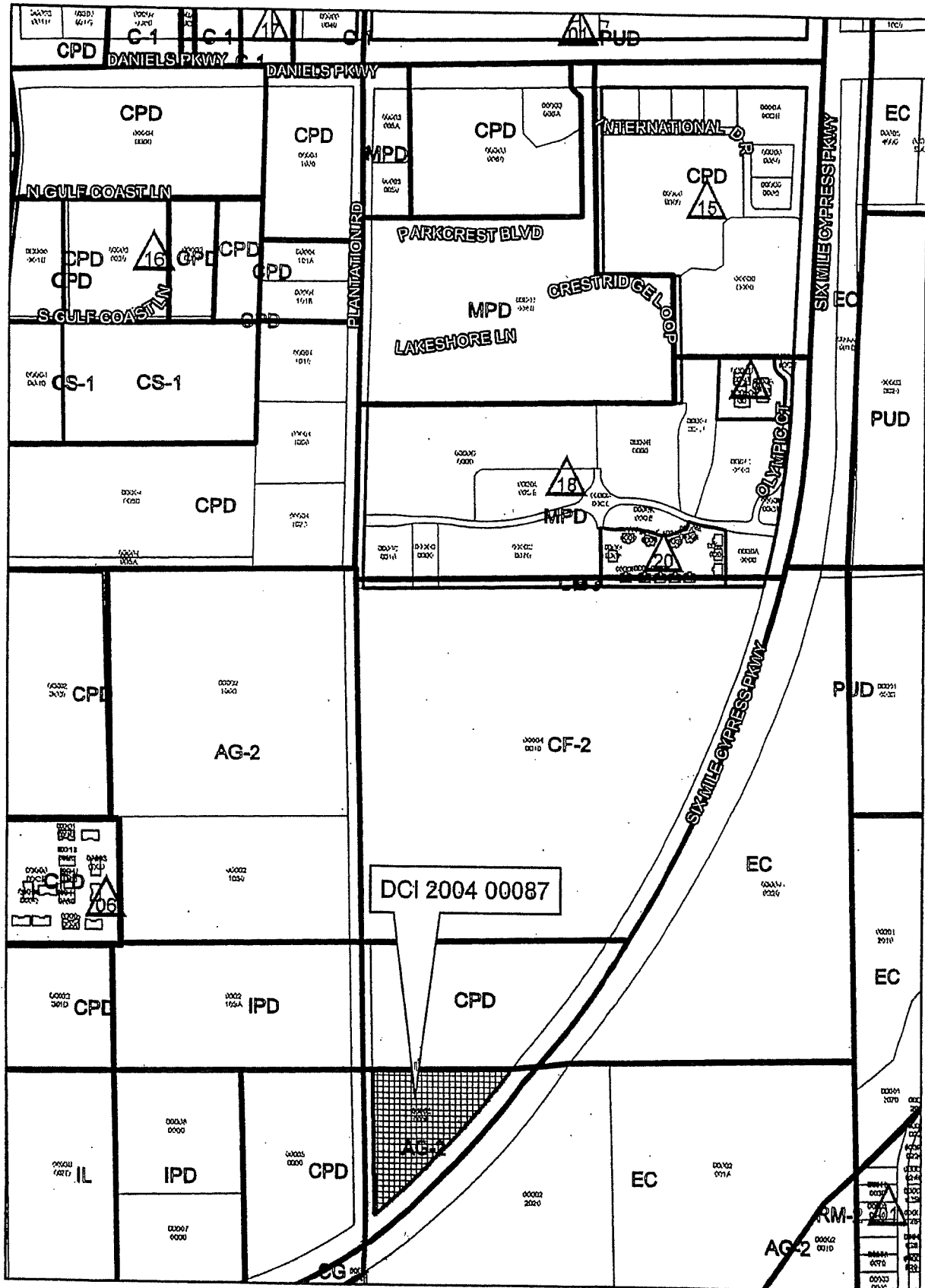


EXHIBIT B

870. 435 0

870 Feet

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

K. J. Walsh
Signature of Owner or Owner-authorized Agent

May 16 2005

Date

Kevin J. Walsh, Managing Member of
Gator Complex LLC.

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 16th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability
company who is personally known to me or who has
produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Iniavette Ramirez
Signature of notary public

Iniavette Ramirez

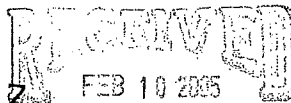
Printed name of notary public

DCI2004-00087

RECEIVED
MAY 16 2005



DCI 2004 00087



PERMIT COUNTER

January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

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All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesterly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

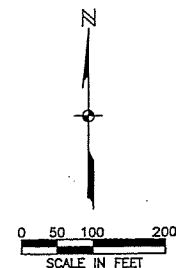
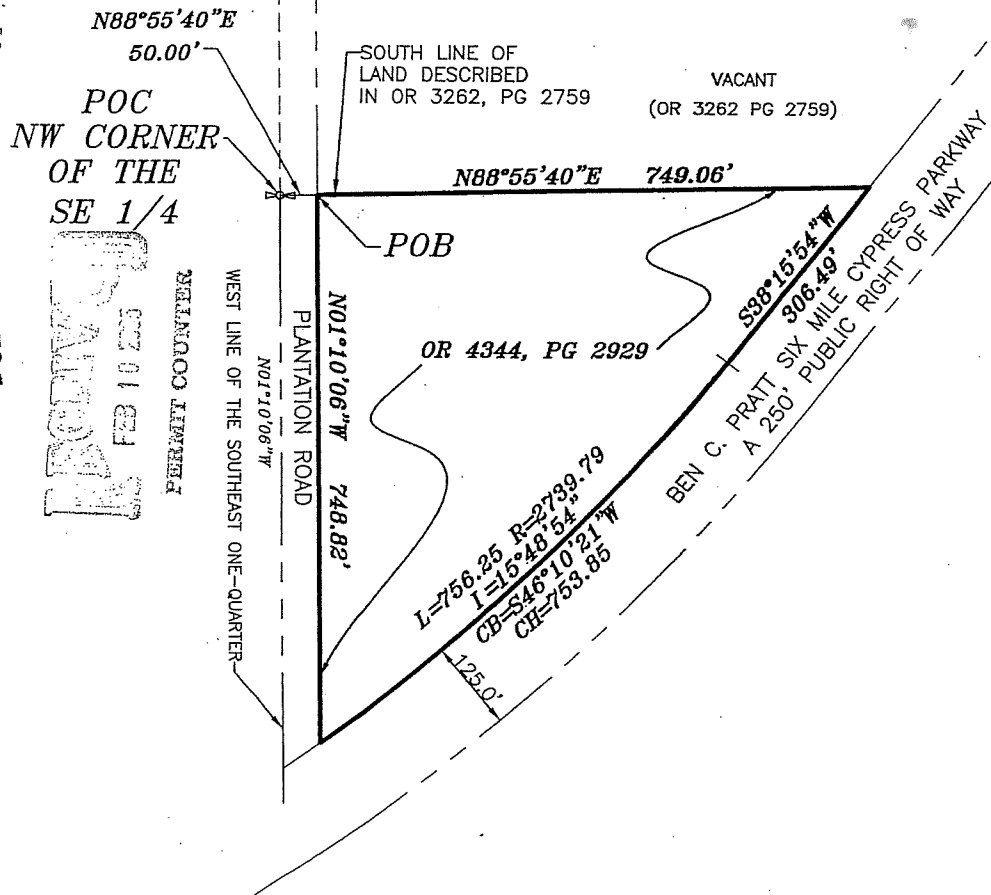
Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 1/24/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

DCI 2004 00087

EXHIBIT D
Page 3 of 3

METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929

PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

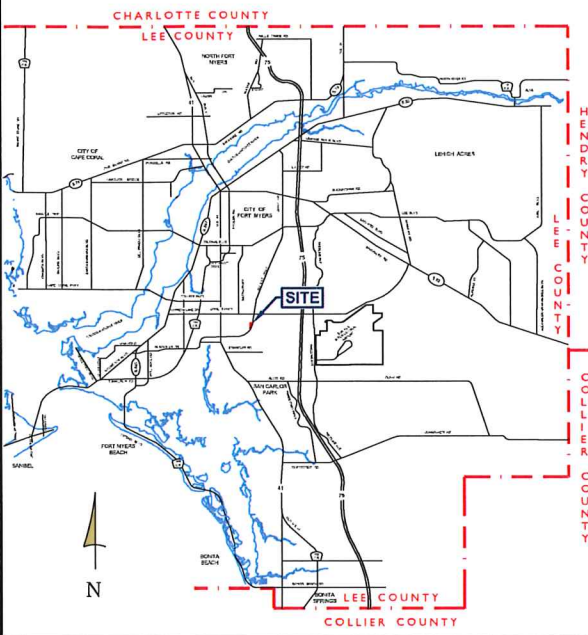
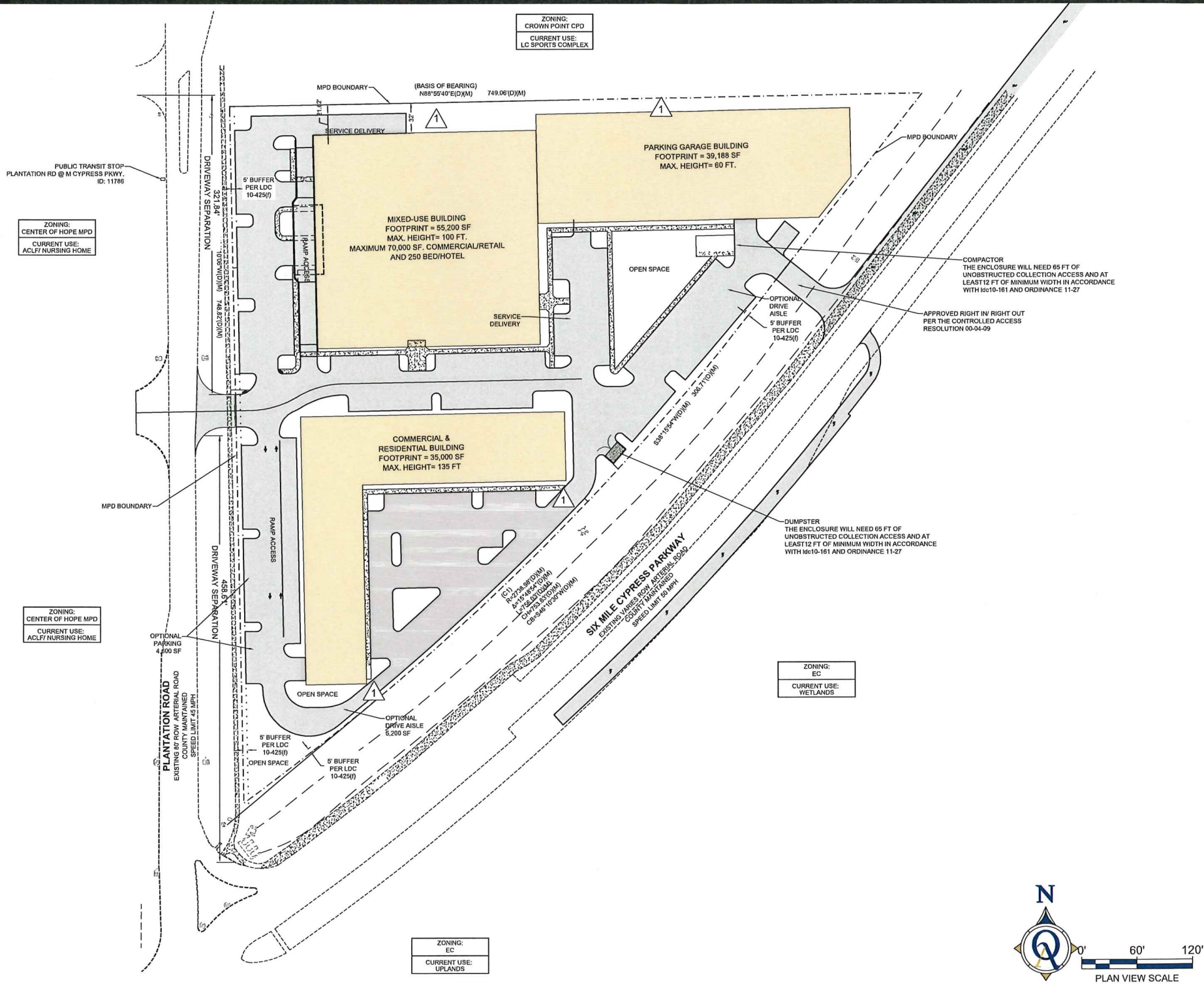
SKETCH TO ACCOMPANY DESCRIPTION
PARCEL "A"

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2

GATOR RECREATION COMPLEX

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

MASTER CONCEPT PLAN



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

ZONING
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 INTENSITY
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

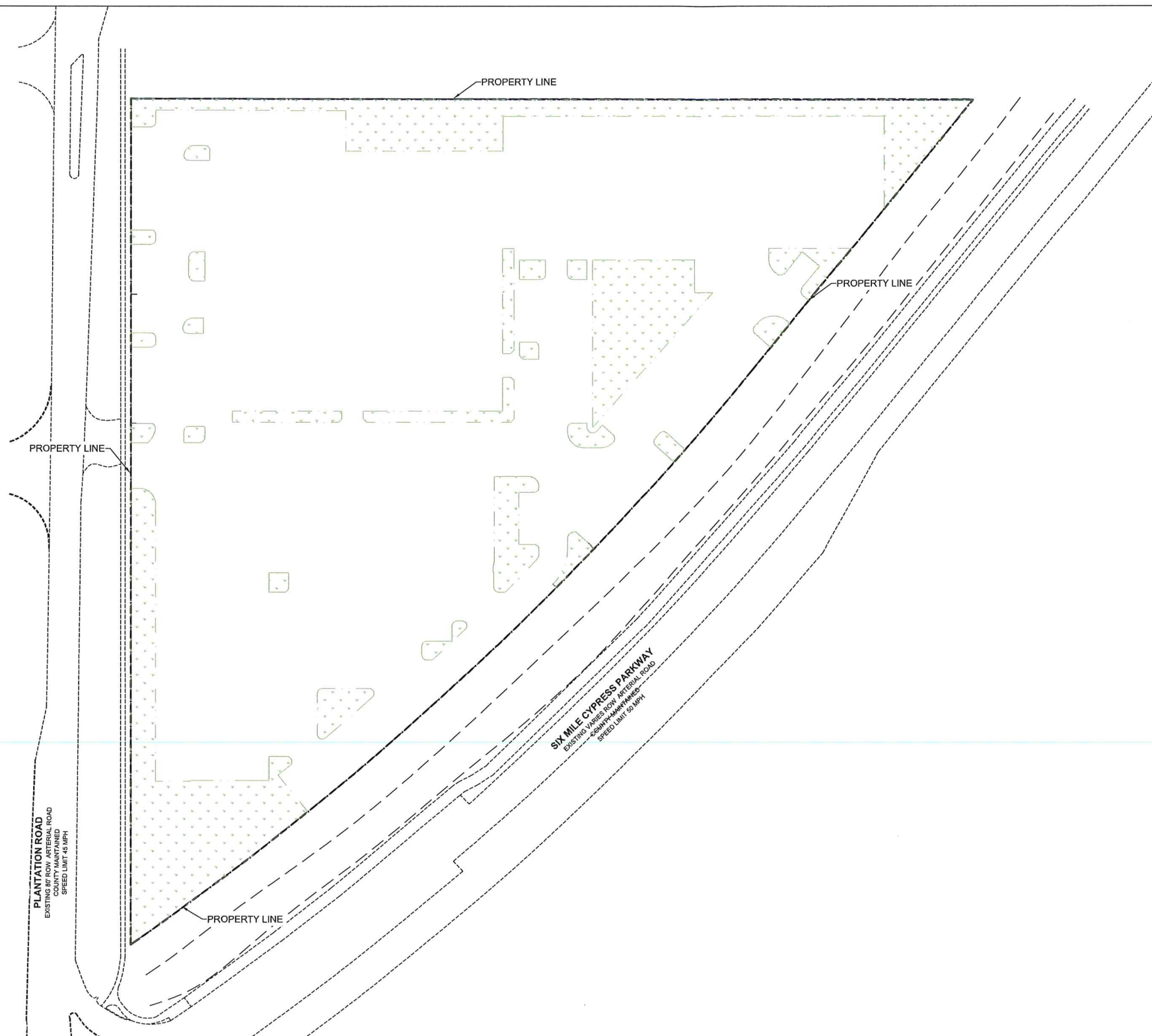
* (BOWLING / CONVENTION CENTER)

OPEN SPACE:
MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE OF GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDU'S) IN ACCORDANCE WITH 10-425(a)(2)

DEVIATIONS
PERIMETER SETBACKS

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

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

[illegible]

LOCATION MAP

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 = 1.42 AC. (61,855.2 SF) APPLICANT MAY REDUCE OPEN SPACE REQUIREMENTS TO 15% THROUGH THE USE GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDUs)	

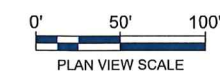
PLAN LEGEND

OPEN SPACE



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.



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