Lee County Community Development

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Writer's Direct Dial Number: 239.533.8372

March 24, 2025

Margaret Emblidge
LJA Engineering
7400 Trail Blvd., Ste. 200
Naples, FL 34108

Re: Arthrex at Plantation
DCI2024-00034 - Major PD

Dear Margaret Emblidge:

The Zoning Section has reviewed the information provided and supplemented for the request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

> Request to rezone 37.7± acres from Industrial Planed Development (IPD) and Residential Planned Development (RPD) to Mixed-Use Planned Development (MPD) to allow for up to 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office or 80,000 square feet of retail commercial and general office, or alternatively, 464 residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses.
>
> NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by April 07, 2025 whether or not this wording is satisfactory. The staff report is now being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on May 22, 2025. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 3/24/2025 by
Chahram Badamtchian, Planner, Senior