

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00265

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, RESPEC Company LLC, filed an application for an administrative amendment to a Commercial Planned Unit Development (CPD) known as Gulf Coast Health Park to modify the development parameters on property located at 14131 Metro Parkway, Fort Myers, FL 33912; and

WHEREAS, the applicant has indicated that the property's current STRAP number is 30-45-25-L1-32000.0020, and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-11-018, and was subsequently amended by ADD2014-00196 and ADD2022-00208; and

WHEREAS, the subject property is located in the Intensive Development Future Land Use Category as designated by the Lee Plan and is also located in the Mixed-Use Overlay as delineated on Map 1-C and described in Objective 11.2 of the Lee Plan; and

WHEREAS, Resolution Z-11-018 approved the site to be developed for a maximum square-footage of 160,000 square feet of commercial uses, including a maximum of 60,000 square feet of retail uses, 130 hotel rooms, and the equivalency of a maximum of 125 residential dwelling units consisting of assisted living facility units, continuing care facility, and independent living units (see Exhibit "E"); and

WHEREAS, the development parameters were subsequently amended by ADD2022-00208, which reduced the approved commercial development intensity from 160,000 square feet to 50,000 square feet and removed "Hotel" from the list of permitted uses, to permit 155 multiple family dwelling units, in addition to the approved 125 assisted living units; and

WHEREAS, the applicant seeks to amend the development parameters that were approved by ADD2022-00208 to re-establish the hotel use in the schedule of uses and permit 130 hotel rooms and reduce the total number of residential multi-family dwelling units from 155 to 88 units, to allow a total equivalent of 118 dwelling units (see Exhibit "B"); and

WHEREAS, the northern parcel, with an address of 14001 Metro Parkway, is part of the Commercial Planned Development (CPD) approved by Resolution Z-11-018 and has been developed for an Assisted Living Facility consisting of 120 beds through Development Order, DOS2014-00089; and

WHEREAS, the applicant has provided TIS Memorandum and an analysis on how this request will affect the trip generation, and a utility analysis of approved and proposed water and sewer demand, which demonstrates that this request will not result in an increase in intensity with respect to traffic or utility demand (see Exhibits "C" and "D"); and

WHEREAS, Lee County Utilities and the Lee County Department of Transportation have reviewed the request and offered no objection to the proposed amendments sought by this request; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development (CPD) to modify the development parameters is **APPROVED, subject to the following conditions:**

1. **Condition 1 of Resolution Z-11-018, as amended by ADD2022-00208, is hereby further amended as follows:**

The Development must be in compliance with the Master Concept Plan, dated March 18, 2026, a copy of which is attached hereto as Exhibit "B".

This development must comply with all requirements of the 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 in accordance with the LDC.

The planned development is limited to a maximum of 50,000 square feet of commercial uses, 130 hotel rooms, and the equivalency of a maximum of 118 residential dwelling units consisting of a maximum of 88 multifamily dwelling units and 120 assisted living facility units, continuing care facility, and independent living units as provided for in LDC §§34-1414 and 34-1493.

Prior to approval of a local development order for Assisted Living Facility units, Continuing Care Facility, or Independent Living units, the Applicant must demonstrate compliance with the standard density range of the Future Land Use category of the Lee County Comprehensive Plan.

All areas on the above noted MCP identified as "Typical drainage/surface water management areas" are considered dry retention areas. As provided for in the approved Schedule of Uses, any proposed "Excavation, water retention " use will require approval of an administrative amendment of this planned development before approval of a local development order.

2. **Condition 2.a of Resolution Z-11-018, is hereby further amended as follows:**

**Dwelling unit, multiple family (limited to 88 multifamily dwelling units)
Hotel**

3. **Approval of this request supersedes the development parameters approved by ADD2022-00208.**
4. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
5. **If it is determined that inaccurate or misleading information was provided to the County**

or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 07/17/2026
Anthony Rodriguez, Zoning Manager
Community Development

List of Exhibits

Exhibit A: Legal Description
Exhibit B: Master Concept Plan
Exhibit C: Applicant's Narrative
Exhibit D: TIS Memorandum
Exhibit E: Resolution Z-11-018