

NOVEMBER 3, 2021

The [Zoning Meeting](#) of the [Board of Lee County Commissioners](#) was held on this date with the following Commissioners present:

Kevin Ruane, Chairman
 Cecil Pendergrass, Vice-Chairman
 Ray Sandelli
 Brian Hamman
 Franklin B. Mann

The Chairman called the meeting to order at 9:01 a.m., followed by the Pledge of Allegiance.

<u>CASE NUMBER</u>	REZ2020-00017
<u>NAME</u>	Meadowbrook Estates REZ
<u>REQUEST</u>	To rezone from Single Family Residential (RS-1) to Multifamily Residential (RM-8) for a 3.04± acre tract of land in Lehigh Acres.
<u>LOCATION</u>	Located on lots 12 through 20, Block 63, Meadowbrook Estates at 701-717 Glenn Avenue and Lot 11, Block 63, Meadowbrook Estates at 1703 E 7 th Street, recorded in Plat Book 18 Page 167, Lehigh Acres Planning Community, Lee County, Florida.
<u>PROPERTY OWNER'S REPRESENTATIVE</u>	Alfred John Quattrone Quattrone & Associates, Inc. 4301 Veronica Shoemaker Blvd. Fort Myers, Florida 33916

Department of Community Development Zoning Section Manager Senior Planner Dirk Danley briefly recapped the request stating the Hearing Examiner (HEX) recommended approval. Staff agrees with the HEX recommendations and noted there were two (2) Participants of Record however, only Mr. Frank DiLonardo came forward to speak. Commissioner Mann inquired about the regulations on duplexes in Lehigh Acres. Mr. Danley stated that in Chapter 33 of the Land Development Code (LDC) there is an entire section that pertains to design standards for duplexes. He also stated that the state is coming out with new preemptions about architectural standards as it pertains to single family and multifamily dwelling units which may contradict what the LDC says to do for those type of requirements. Mr. Danley went on to say driveways and garages are required by the LDC. He said he believes there were also some landscaping requirements as well. Assistant County Manager Glen Salyer stated that the new state preemptions about architectural standards will be brought before the Board at a future Workshop. The Chairman then called on the Applicant and Sharon Hrabak, Permitting Manager at Quattrone & Associates, Inc. came forward for the Applicant and stated the Applicant is in agreement with the HEX recommendations.

Commissioner Pendergrass stated that these were the Hearing Examiners recommendations based upon the change of units and pointed out that some of the items Mr. DiLonardo brought up are items that the Board has no authority over. The items addressed will go through the development stage and will be permitted at a later date through the appropriate department.

Vote: Commissioner Mann moved approval, seconded by Commissioner Hamman, called and carried.

[RESOLUTION No. Z-21-013](#)

<u>CASE NUMBER</u>	DCI2021-00005
<u>NAME</u>	Orange River Blvd. RPD
<u>REQUEST</u>	To rezone 19.99± acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow for up to 120 residential dwelling units.
<u>LOCATION</u>	10311 & 10361 Orange River Blvd., Fort Myers Shores Planning Community, Lee County Florida.
<u>PROPERTY OWNER'S REPRESENTATIVE</u>	D. Brent Addison, P.E., Vice-President

Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

Department of Community Development Zoning Section Manager Senior Planner Dirk Danley briefly recapped the request stating the Hearing Examiner (HEX) recommended approval with conditions. Staff agrees with the HEX recommendations and noted there were three (3) Participants of Record however, only Arthur Levine came forward to speak. The Chairman called on the Applicant and the Applicant Representative Josh Philpott, Senior Planner for Stantec Consulting came forward and stated the Applicant is in agreement with the HEX recommendations.

Vote: Commissioner Mann moved approval, seconded by Commissioner Hamman, called and carried.

[RESOLUTION No. Z-21-014](#)

The Chairman adjourned the meeting at 9:52 a.m.

ATTEST:
LINDA DOGGETT, CLERK

By: _____
Deputy Clerk

Chairman, Lee County Commission