

JANUARY 16, 2019

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

Brian Hamman, Vice-Chairman
John E. Manning
Cecil L Pendergrass
Franklin B. Mann

CHAIRMAN KIKER WAS ABSENT FOR THE ENTIRE MEETING.

The Chairman called the meeting to order at 9:30 a.m.

A COPY OF THE [HEARING EXAMINER’S RECOMMENDATION](#) IS ON FILE IN THE MINUTES OFFICE.

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| CASE NUMBER | DCI2018-00011 |
| NAME | MERCHANTS CROSSING |
| REQUEST | Request to amend the Merchants Crossing CPD for the addition of Temporary Uses to the Approved Schedule of Uses and a request for a deviation to LDC Section 34 3041 to allow more than four temporary use permits per year. |
| LOCATION | 15351 N Cleveland Ave., North Fort Myers Planning Community, Lee County, FL. |
| PROPERTY OWNER’S REPRESENTATIVE | Tina Eklad, MPA, AICP, LEED AP Morris-Depew Associates, Inc. 2914 Cleveland Ave. Fort Myers, FL 33901 |

Community Development Principal Planner Anthony Rodriguez reviewed the request, stated that Staff agrees with the Hearing Examiner’s recommendation of approval with conditions. There were no Participants of Record. Applicant’s representative Tina Eklad of Morris-Depew Associates, Inc., stated that she is in agreement with the Hearing Examiner, and requested for the approval of rezoning this item. Commissioner Manning moved approval, seconded by Commissioner Pendergrass, called and carried, with Commissioner Kiker absent.
[RESOLUTION NO. Z-18-035](#)

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| CASE NUMBER | DRI2018-10003 |
| NAME | ALICO INTERCHANGE PARK |
| REQUEST | Request for amendment to Alico Interchange Park DRI to allow a maximum residential density of 1,200 units with a maximum of 867 single family, and a revised Map H. |
| LOCATION | Located at Southeast Quadrant of intersection of Three Oaks Parkway and Alico Road, San Carlos Planning Community, Lee County, FL. |
| PROPERTY OWNER’S REPRESENTATIVE | Jennifer Sapen Barraco & Associates 2271 McGregor Blvd., Ste. 10 Fort Myers, FL 33901 |

Community Development Principal Planner Anthony Rodriguez reviewed the request, noted that Staff recommends approval of this DRI Amendment request. There were no Participants of Record. Land Planner Jennifer Sapen of Barraco and Associates, Inc. represented the applicant, Paul H. Freeman, Trustee of Alan C. Freeman Trust. Commissioner Manning moved approval, seconded by Commissioner Pendergrass, called and carried, with Commissioner Kiker absent.
[RESOLUTION NO. Z-19-001](#)

CASE NUMBER DCI2018-00003

NAME THE PINE ISLAND CENTER 7-11 CPD

REQUEST Rezone 5.77 ± acres from Commercial Planned Development, CPD and CPD to CPD to combine two developments into one planned development to permit up to 38,000 square feet of total floor area allowing for the development of a convenience food store with 17 self-service fuel pumps. The development proposes connection to potable water and sanitary sewer. The applicant indicates no blasting will be used in the excavation of any lakes or other site elements.

LOCATION 5431 Pine Island Road, Pine Island Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE Al Quattrone, P.E.
Quattrone & Associates
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Community Development Principal Planner Anthony Rodriguez reviewed the request, noted that Staff agrees with the Hearing Examiner's recommendation of approval with conditions. There were three (3) Participants of Record. Attorney Jeff Wright, representing the applicant Creighton Commercial Development. The Chairman called on the Participants of Record, and the following citizens came forward:

Noel Andress of Bokeelia, Florida
Dr. Michael Dreikorn of Bokeelia, Florida

Commissioner Manning moved approval, seconded by Commissioner Pendergrass, called and carried, with Commissioner Kiker absent.

[RESOLUTION NO. Z-18-028](#)

CASE NUMBER DCI2016-00018

NAME VERDANA MPD

REQUEST Rezone 1,460 ± acres from Agriculture Districts (AG-2) to Mixed-Use Planned Development (MPD) to permit the development of up to 1,460 dwelling units and 60,000 square feet of retail use. No blasting will be used as part of the development. The project will connect to potable water and central sewer.

LOCATION 19500 Corkscrew Road, Southeast Lee County Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE Dan DeLisi
DeLisi, Inc.
15598 Bent Creek Rd.
Wellington, FL 33414

Community Development Principal Planner Anthony Rodriguez reviewed the request, stated that Staff agrees with the Hearing Examiner's (HE) recommendation of approval with conditions as modified by the Staff Memorandum dated January 2, 2019. There were nine (9) Participants of Record. The Chairman called on the Participants of Record, and the following citizens came forward:

Chene Thompson representing Ray Blacksmith
Brian Farrar – Condition 1b ([handout](#))
Kelly McNab – Environmental Planning Specialist ([handout](#))

Commissioner Manning moved the Hearing Examiner's (HE) recommendation including Condition 17 of the recommendation, and Items 1, 2, and 3 of the Staff Memo. The applicant withdrew their request to move commercial floor area from the commercial parcel to the clubhouse. The Commissioner wants the staff and the developer to further work on the berm in Condition 17, seconded by Commissioner Pendergrass. Board discussion ensued with Commissioner Mann stating that he was not in favor as it needed a negotiation which they normally do and also a dialogue. The motion was called and carried, with Commissioner Mann objecting, and Commissioner Kiker absent.

[RESOLUTION NO. Z-18-010](#)

The Vice-Chairman adjourned the meeting at 11:03 a.m.

ATTEST:
LINDA DOGGETT, CLERK

Deputy Clerk

Vice-Chairman, Lee County Commission