

JANUARY 22, 2020

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

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

The Chairman called the meeting to order at 9:30 a.m. and requested all to join him in the Pledge of Allegiance.

A COPY OF THE HEARING EXAMINER’S RECOMMENDATION IS ON FILE IN THE MINUTES OFFICE.

<u>CASE NUMBER</u>	DCI2019-00010
<u>NAME</u>	HOPE PRESERVE TRACT F-2
<u>REQUEST</u>	To amend Lee County Zoning Resolution Z-12-012 (Center for Hope Mixed-Use Planned Development) to modify a portion of the Master Concept Plan, to increase the number of hotel rooms, decrease the square footage of general and medical office, warehousing and storage, and ancillary uses.
<u>LOCATION</u>	14760 Hope Center Loop, South Fort Myers Planning Community, Lee County, FL
<u>PROPERTY OWNER’S REPRESENTATIVE</u>	David Douglas David Douglas Associates, Inc. 1821 Victoria Ave. Fort Myers, FL 33901

Department of Community Development Principal Planner Brandon Dunn summarized the item, indicating Staff agrees with the Hearing Examiner’s (HEX) recommendation for approval, and provided clarification to a question by Commissioner Mann. The Chairman called on the Applicant who indicated concurrence with the recommendations as stated by Mr. Dunn. There were no Participants of Record.
Vote: Commissioner Pendergrass moved approval, seconded by Commissioner Sandelli, called and carried.
[RESOLUTION No. Z-19-031](#)

<u>CASE NUMBER</u>	DCI2018-10019
<u>NAME</u>	GLADIOLUS STORAGE FACILITY
<u>REQUEST</u>	To amend 11.29 acres of the Master Concept Plan in the Commercial Plan Development (CPD) of Commercial Corners (Lee County Zoning Resolution Number Z-92-030) to increase the total commercial square footage in the CPD and amend the approved Schedule of Uses to include Warehouse Uses (Private, Public and Mini-warehouse) along with Storage, open, a Caretakers Residence and an Administrative Office(s).
<u>LOCATION</u>	8381 Gladiolus Drive, Iona/McGregor Planning Community, Lee County, FL
<u>PROPERTY OWNER’S REPRESENTATIVE</u>	Brendan Sloan, P.E. Avalon Engineering 2503 Del Prado Blvd., S., Ste. 200 Cape Coral, FL 33904

Department of Community Development Principal Planner Brandon Dunn reviewed the request, stated that the Hearing Examiner (HEX) recommended approval but requested an updated Master Concept Plan and the case comes back to the Board today with the updated MCP reflecting commercial interconnection with the CPD

located to the west of the subject property and stated Staff’s agreement with the HEX recommendations. The Chairman called on the Applicant and Avalon Engineering Senior Planner Linda Miller stated Applicant’s agreement with the recommendations of Staff and the Hearing Examiner (HEX). The Chairman called on the Participant of Record; however, no one came forward.
Vote: Commissioner Manning moved approval, seconded by Commissioner Pendergrass, called and carried.
[RESOLUTION No. Z-19-022](#)

<u>CASE NUMBER</u>	REZ2018-10011
<u>NAME</u>	16581 McGREGOR REZONE
<u>REQUEST</u>	To rezone from Mobile Home (MH-1) to Commercial (CN-3) for 0.6 acres at 16581 McGregor Boulevard.
<u>LOCATION</u>	16581 McGregor Blvd., Iona/McGregor Planning Community, Lee County, FL
<u>PROPERTY OWNER’S REPRESENTATIVE</u>	Carolyn Williams 16581 McGregor Blvd. Fort Myers, FL 33908

Department of Community Development Principal Planner Brandon Dunn summarized the request and stated that Staff agreed with the recommendations of the Hearing Examiner (HEX), and at Commissioner Mann’s request, pointed out the property on an aerial map. The Chairman called on the Applicant who noted agreement with the recommendations as stated by Staff. The Chairman called on the Participant of Record and no one came forward.
Vote: Commissioner Manning moved approval, seconded by Commissioner Pendergrass, called and carried.
[RESOLUTION No. Z-19-032](#)

<u>CASE NUMBER</u>	REZ2018-00003
<u>NAME</u>	BEST CHOICE NURSERY
<u>REQUEST</u>	To rezone 5.2 ± acres Single Family Residential (RS-1) to Agricultural (AG-2).
<u>LOCATION</u>	7252 Kreamers Dr. and 7224 Kreamers Dr., Pine Island Planning Community, Lee County, FL
<u>PROPERTY OWNER’S REPRESENTATIVE</u>	Beverly Grady Roetzel and Andress 2320 First St., Ste. 1000 Fort Myers, FL 33901

Department of Community Development Principal Planner Brandon Dunn reviewed the request and stated the Hearing Examiner (HEX) recommended approval, finding that the evidence in the case reflected a mixture of residential and agricultural uses co-existing. Mr. Dunn noted eight (8) Participants of Record. The Chairman called on the Applicant and Attorney Beverly Grady (Roetzel & Andress Law Firm) on behalf of the owner and utilizing a PowerPoint Presentation stated that Applicant’s objective was seeking to allow the operation of a tree farm. She detailed the findings of the Hearing Examiner and referenced four (4) pages from the PowerPoint ([Handout of Pages 13-16](#)) indicating several existing tree farms in Kreamers Subdivision and added that Pine Island looks favorably on the co-existence of Agricultural and Residential zoning classifications. Commissioner Mann asked about the nature of the wetlands and Ms. Grady called on Kreamers Subdivision resident/Participant of Record Margery Runyon to respond. The Chairman called on the Participants of Record and there were three (3) speakers.
Vote: Commissioner Mann moved approval, seconded by Commissioner Sandelli, called and carried.
RESOLUTION No. Z-19-011

LEE COUNTY COMPREHENSIVE PLAN AMENDMENTS – *Transmittal*
EEPCO TEXT AMENDMENTS
CPA2019-00008

REQUEST: Amend language in Lee Plan Goals 1, 6, and 33, to establish provisions for allowing neighborhood commercial uses, increased residential density, and to clarify timing of

agricultural use cessation and recording of conservation easements for certain residential and mixed-used developments located in Southeast Lee County.

Department of Community Development Principal Planner Brandon Dunn briefly summarized the request and responded to questions by Commissioners Pendergrass and Hamman with input provided by Community Development Operations Manager Mikki Rozdolski. The Chairman called on the Applicant and Morris-Depew Associates, Inc., Tina M. Ekblad, MPA, AICP, LEED AP, on behalf of Verdana Land Investments, LLC, narrated a PowerPoint presentation discussing Applicant’s request to increase the residential density by 15% and justification for the increase. The Applicant proposes that Environmental Enhancement and Preservation Communities (EEPCs) provide an additional 5% open space for the entire project, increase surface water storage and flood attenuation to assist with the implementation of the County’s regional flood mitigation efforts and provide surface water connections to adjacent flowways. Continuing the presentation, Maxwell-Hendry-Simmons Appraiser/Consultant Matt Caldwell, discussing a Commercial Needs Analysis for the project, and J.R. Evans Engineering Professional Engineer Josh Evans with a comprehensive analysis/discussion on Restoration and Flood Control. Ms. Ekblad briefly discussed traffic for the project, advising that no improvements would be necessary for Corkscrew Road, briefly reviewing the proposed text changes. **Board Discussion:** Comments from the individual Commissioners consisted of compliments to the Applicant for what Commissioner Mann described as an award-winning project, remarks by Commissioner Pendergrass about the beauty of the project, stating “This is the right way to do things!”, and a statement of support by Commissioner Hamman. The Chairman called for public comment and two [speakers](#) came forward:

Kelly McNab, Environmental Planning Specialist, representing the Conservancy of SWFL-
Spoke in opposition
Joseph Cameratta, Cameratta Companies

Vote: Commissioner Pendergrass moved approval for transmittal, seconded by Commissioner Manning, called and carried.

Assistant County Manager Glen Salyer acknowledged and expressed gratitude to Staff from the Departments of Community Development and Natural Resources for their joint efforts in this endeavor and remarked that their work and the amount of time they have put into this project is reflective of the importance they place on achieving these enhanced benefits.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENTS – *Transmittal*
CONSERVATION LANDS UPDATE
CPA2019-00006

REQUEST: Amend the Future Land Use Map series, Map 1, by adding County-owned property to the Conservation Lands (Upland and Wetlands) land use category.

Department of Community Development Principal Planner Brandon Dunn introduced the item describing it as a map amendment to redesignate County-owned properties to the Conservation Lands (Uplands and Wetlands) land use category, which includes the Bob Janes Preserve, Estero Marsh Preserve and Olga Shores Preserve. Staff recommends approval as this will remove 1,525 dwelling units from the Future Land Use Map. There were no Participants of Record. The Chairman called for public comment and there were no speakers. **Vote:** Commissioner Manning moved approval for transmittal, seconded by Commissioner Sandelli, called and carried.

The Chairman adjourned the meeting at 10:50 a.m.

ATTEST:
LINDA DOGETT, CLERK

By: _____
Deputy Clerk

Chairman, Lee County Commission