

OCTOBER 3, 2011

The Zoning Meeting of the Board of Lee County Commissioners was held this date with the following Commissioners present:

- Frank B. Mann, Chairman
- John Manning, Vice-Chairman
- Tammara Hall
- Ray Judah
- A. Brian Bigelow

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.

CASE NUMBER: DCI2011-00004

NAME: TOLLES IPD

REQUEST: Amend Zoning Resolution Z-07-029 to allow a rezone 0.72 +/- acres from Industrial Planned Development (IPD) to Commercial Planned Development (CPD) to allow up to 7,200 square feet of commercial and light industrial uses. The remaining 3.41 +/- acres in the IPD will not be changed. The subject property is connected to City of Cape Coral Utilities for water and sewer.

LOCATION: Property is located at 1173 Pondella Road, Cape Coral Planning Community, Lee County, Florida.

PROPERTY OWNER’S REPRESENTATIVE: Beverly Grady, Roetzel & Andress Law Firm, LPA
239-337-0970

Community Development Principal Planner Alvin “Chip” Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval with conditions, and stated there were no Participants of Record. Referring to the Staff memorandum of September 27, 2011, Mr. Block noted a correction to the Schedule of Uses, under Condition 2(a) on both Area A-CPD and Area B-IPD. Commissioner Judah moved approval of the Hearing Examiner’s recommendation, including the September 27th memorandum, seconded by Commissioner Manning. Attorney Beverly Grady, of Roetzel & Andress Law Firm, on behalf of the applicant, provided a history of the property; and noted it was consistent with the uses already approved in the surrounding community. The motion was called and carried.

RESOLUTION NO. Z-11-015

CASE NUMBER: DCI2010-00014

NAME: OLD CORKSCREW GOLF CLUB PRFPD

REQUEST: Amend the Old Corkscrew Golf Club Private Recreational Facility Planned Development (PRFPD) to add Bed and Breakfast, Fractional Ownership and Timeshare units to the Schedule of Uses and Master.

LOCATION: Property is located at 17310-320 Corkscrew Road SE Lee County Planning Community, Lee County, Florida.

PROPERTY OWNER’S REPRESENTATIVE: Dan Delisi, Delisi & Associates, LLC
239-418-0691

Community Development Principal Planner Alvin “Chip” Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval with conditions, and stated there were no Participants of Record. Mr. Block noted that on Condition 27 of the September 27, 2011 Staff memorandum, the 1st Paragraph should be stricken; and responded to Board questions. Commissioner Manning moved approval inclusive of the September 27, 2011 Staff memorandum, seconded by Commissioner Hall. Attorney Charles Basinait, of Henderson, Franklin Law Firm,

representing the applicant and Local Land Planner Dan Delisi of Delisi & Associates, LLC, responded to Board questions. Following further discussion, the motion was called and carried, with Commissioner Bigelow voting nay. [RESOLUTION NO. Z-11-014](#)

CASE NUMBER: DCI2010-00019

NAME: PAGE FIELD GENERAL AVIATION AIRPORT AOPD

REQUEST: Rezone 563.65 acres from IL, MPD, and CPD to AOPD to allow aviation and non aviation uses on the Page Field Airport property not to exceed 395,000 square feet of office; 250,000 square feet of light industrial; and 552,000 square feet of Aviation related use. Maximum building height will not exceed 50 feet and aviation facility towers will not exceed 100 feet. Development blasting is not proposed. Connection to utilities will comply with Chapter 10 of the LDC.

LOCATION: Property is located at 4741-4771 Cleveland Avenue, South Fort Myers Planning Community, Lee County, Florida.

PROPERTY OWNER'S REPRESENTATIVE: Laura DeJohn, Johnson Engineering, Inc.
239-334-0046

Community Development Principal Planner Alvin “Chip” Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval with conditions, and stated there were two Participants of Record. He further noted a September 27, 2011 memorandum from Staff requesting changes to Condition 3(b) and Conditions 6(f) and 8(b) (copy on file). The Chairman called on the Participants of Record; however, no one came forward. Board discussion ensued with Johnson Engineering representative Laura DeJohn, on behalf of the applicant, responding to Commissioner Judah’s comments regarding the use of sinuous shorelines. Commissioner Hall moved approval of Staff’s recommendation and asked the Port Authority staff to go back to the design to make sure all of the pedestrian visual opportunities for ambiance are in place, seconded by Commissioner Manning. Commissioner Judah noted that if the Board accepts deviations 7 and 8 there will be linear shorelines. Mr. Block suggested “taking the two deviations pointed out by Commissioner Judah and say that it has been approved for the existing lakes or ponds on the sight” and any future ponds will be subject to review and approval by Lee County Port Authority. The maker and seconder agreed. Following further questions and comments by Commissioner Bigelow, the maker and seconder agreed with the Complete Street rules and regulations adopted at this time, the motion was called and carried.

[RESOLUTION NO. Z-11-013](#)

The Chairman adjourned the meeting at 10:09 a.m.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

[Chairman, Lee County Commission](#)