

APRIL 19, 2004

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

- Douglas R. St. Cerny, Vice-Chairman
- Ray Judah
- Andrew Coy
- Robert P. Janes

COMMISSIONER ALBION WAS ABSENT FOR THE ENTIRE MEETING.

The Chairman called the meeting to order at 9:31 a.m.

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

CASE NUMBER: REZ2003-00026

NAME: Westmiller/Saint James Property

REQUEST: Rezone from the Mobile Home (MH-1) zoning district to the Residential Single-Family Conservation (RSC-1) zoning district, to allow the construction of a conventional single family residence on property located at 3907 Plumosa Drive.

LOCATION: The subject property is located at 3907 Plumosa Drive, Saint James City (from Pine Island Road northwest, left of Stringfellow Road, and left on York Road then right on Plumosa Drive), in Section 2, Township 46 South, Range 22 East, Lee County, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is:
02-46-22-10-00000.0510

SIZE OF PROPERTY: 5,760± square feet

PROPERTY OWNER'S REPRESENTATIVE: Mike Roeder
Knott Consoer
239-334-2722

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Judah moved the Hearing Examiner and Staff's recommendation, seconded by Commissioner Coy. The Applicant was available to respond to questions. There were no Participants of Record. The motion was called and carried with Commissioner Albion absent.

[RESOLUTION NO. Z-04-017](#)

CASE NUMBER: DCI2003-00071

NAME: SJB Development, LLC, in reference to Longwood Villas RPD

REQUEST: Rezone the 48.79 acre property from Residential Planned Development (RPD) and Agricultural (AG-2) to Residential Planned Development (RPD), to permit a total of 292 residential dwelling units (multiple-family, townhouse, single-family, zero-lot line, and single-family villas). The maximum height of buildings is to be 35 feet. No blasting is being requested.

LOCATION: The subject property is located at 20601 Three Oaks Parkway, Estero (approximately one mile north of the intersection of Three Oaks Parkway and Corkscrew Road, along the east side of Three Oaks Parkway), in Section 26, Township 45 South, Range 25 East, Lee County, Florida.

STRAP NUMBER: The applicant indicates the STRAP numbers are:

26-46-25-00-00001.5000
26-46-25-00-00001.4000

SIZE OF PROPERTY: 48.79± acres

PROPERTY OWNER'S REPRESENTATIVE: Mr. Greg Stuart
Stuart & Associates

239-337-7176

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Judah moved the Hearing Examiner's recommendation, seconded by Commissioner Coy. The Applicant was available to respond to questions. There were no Participants of Record. Commissioner Judah emphasized that there was an understanding that Three Oaks Parkway was going to be the delineation line; and asked whether there was a request for bonus density. Mr. Block stated that if the applicant wished to increase the number of units they would have to amend the project through the public hearing process to achieve the increase, and confirmed that there would be no blasting. The motion was called and carried with Commissioner Albion absent. [RESOLUTION NO. Z-04-020](#)

CASE NUMBER: DCI2003-00030

NAME: Silver 41 Rezone

REQUEST: Rezone the subject 6.80 acre property from the Residential Multiple-family (RM-2) zoning district to the Commercial Planned Development (CPD) zoning district, to permit, but not be limited to, the following uses: Automatic Teller Machine; Caretaker's Residence (for mini-warehouse); Hotel/Motel; Medical Office; and Mini-warehouse. The buildings are to be a maximum of 35 feet (two-stories) in height. No on-site blasting is proposed.

LOCATION: The subject property is located at 1994/2000 North Tamiami Trail and 1983 Queen Street, in S35, T43S, R24E, Lee County, FL.

STRAP NUMBER: The applicant indicates the STRAP numbers are:

35-43-24-00-00001.0010
35-43-24-00-00004.0000
35-43-24-00-00004.0010

SIZE OF PROPERTY: 6.80 acres±

PROPERTY OWNER'S REPRESENTATIVE: Mr. Thomas R. Lehnert, Jr.
Banks Engineering, Inc.
239-939-5490

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Coy moved the item, seconded by Commissioner Judah. The Applicant was available to respond to questions. There were no Participants of Record. The motion was called and carried with Commissioner Albion absent. [RESOLUTION NO. Z-04-006](#)

CASE NUMBER: REZ2003-00025

NAME: Robert Self, in reference to 8990 Laredo Avenue

REQUEST: Rezone a 5.09 acre parcel from the General Commercial (CG) zoning district to the Light Industrial (IL) zoning district.

LOCATION: The subject property is located at 8990 Laredo Avenue, Fort Myers (from Martin Luther King Boulevard, head north on Ortiz Avenue, and head east on Laredo Avenue), in Section 16, Township 44 South, Range 25 East, Lee County, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is:

16-44-25-00-00008.0070

SIZE OF PROPERTY: 5.09± acres

PROPERTY OWNER'S REPRESENTATIVE: Robert Self

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Judah moved the Hearing Examiner’s recommendation, seconded by Commissioner Coy. The Applicant was available to respond to questions. There were no Participants of Record. The motion was called and carried with Commissioner Albion absent.

[RESOLUTION NO. Z-04-024](#)

CASE NUMBER: DCI2003-00060

NAME: Alico Park

REQUEST: Rezone 14.47± acres from Agriculture (AG-2) to Industrial Planned Development (IPD), to permit a maximum of 200,000 square feet of industrial/commercial development, of which 20,000 square feet will be for commercial development, having a maximum building height of 35 feet or in accordance with Land Development Code (LDC) Section 34-2174.

LOCATION: The subject property is located at 7481 Bucks Lane (east on Alico from U.S. 41, left onto Gator Road to end, turn left, property at the end of ingress/egress easement), in Section 5, Township 46 South, Range 25 East, Lee County, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is:
05-46-25-00-00005.0030

SIZE OF PROPERTY: 14.47± acres

PROPERTY OWNER'S REPRESENTATIVE: Quattrone and Associates, Inc.
Al Quattrone
239-936-5222

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Judah moved the Hearing Examiner’s recommendation, seconded by Commissioner Coy. The Applicant was available to respond to questions. There were no Participants of Record. The motion was called and carried with Commissioner Albion absent.

[RESOLUTION NO. Z-04-023](#)

CASE NUMBER: DCI2003-00074

NAME: Page Field Medical Village

REQUEST: Rezone 3.97 acres from the Light Industrial (IL) zoning district to the Commercial Planned Development (CPD) zoning district, to allow a medical office development, with a maximum of 40,294 square feet of gross floor area and a maximum building height of 35 feet (two stories).

LOCATION: The subject property is located at 4771 South Cleveland Avenue (east of US 41 and south of North Airport Road, lying adjacent to and north of existing Lee Convenient Care and Pep Boys Auto Supply and Service Center), in Section 1, Township 45 South, Range 24 East, Lee County, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is:
01-45-24-00-00007.0000

SIZE OF PROPERTY: 3.97± acres

PROPERTY OWNER'S
REPRESENTATIVE:

Hole Montes, Inc.
Mr. Thomas W. McLean, P.E.
239-985-1200

Development Services Senior Planner Alvin (Chip) Block reviewed the request for the Board, and noted that the Hearing Examiner and staff recommend approval with conditions. Commissioner Judah moved the Hearing Examiner's recommendation, seconded by Commissioner Coy. The Applicant was available to respond to questions. There were no Participants of Record. The motion was called and carried with Commissioner Albion absent.

[RESOLUTION NO. Z-04-022](#)

Commissioner St. Cerny complimented the Hearing Examiners office and staff for making this process efficient.

The Chairman adjourned the meeting at 9:37 a.m.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

[Chairman, Lee County Commission](#)