

DECEMBER 19, 2011

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

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

Commissioner John Manning, was absent from meeting.

The Vice 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: REZ2011-00011

NAME: SHADY ACRES MOBILE HOME SUBDIVISION

REQUEST: A) Correct legal description in Resolution Z-76-153 (Case No. 76-8-7); and
 B) Revise zoning map to reflect RV-3 zoning on the easterly 3.54± acres of the Shady Acres Mobile Home

LOCATION: Property is located at Shady Acres Mobile Home Subdivision located on San Michel St., San Eduardo St., San Susa St., and Santa Elena, in the San Carlos Planning Community, Lee County FL.

PROPERTY’ OWNER’S REPRESENTATIVE: MATTHEW UHLE, KNOTT CONSOER 239-334-2722

Community Development Principal Planner Alvin “Chip” Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval, and stated that there were no participants of record. Commissioner Judah moved approval, seconded by Commissioner Mann, called and carried with Commissioner Manning-absent. RESOLUTION NO. Z-11-033

CASE NUMBER: DCI2010-00025

NAME: GULF SHRIMP IPD

REQUEST: Amend the existing Gulf Shrimp IPD (Industrial Planned Development) (DCI2001-00016, Resolution # Z-01-045) to decrease the site area from 5.62± acres to 4.99± acres by removing a 0.75± acre area of land from the subject IPD and by adding and rezoning a 0.11± acre parcel of land from AG-2 to IPD. Schedule of uses will remain the same.

LOCATION: Property is located at 1100 Shrimp Boat Ln. & 750 Oak St., Iona/McGregor Planning Community, Lee County FL.

PROPERTY’ OWNER’S REPRESENTATIVE: TIM KEENE, P.E., KEENE ENGINEERING, INC. 239-939-0524

Community Development Principal Planner Alvin “Chip” Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval, and stated that there were no participants of record. Commissioner Judah moved approval, seconded by Commissioner Hall, called and carried with Commissioner Manning absent. RESOLUTION NO. Z-11-024

CASE NUMBER: DCI2010-00024

NAME: KEY WEST EXPRESS

REQUEST: Amend the existing Key West Express IPD (Industrial Planned Development) (DCI2005-00087, Resolution # Z-06-047) to increase the site area from 2.64± acres to

3.84± acres by adding and rezoning a 0.45± acre parcel of land from AG-2 (Agricultural) and a 0.75± acre parcel of land from IPD to IPD in order to reconfigure and increase the parking lot area of the development. Schedule of uses will remain the same.

LOCATION: Property located at 1200 Main St., Iona/McGregor Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: TIM KEENE, P.E., KEENE ENGINEERING, INC. 239-939-0524

Community Development Principal Planner Alvin "Chip" Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval, and stated that there were no participants of record. Commissioner Judah moved approval, seconded by Commissioner Hall, called and carried, Commissioner John Manning, was absent.

[RESOLUTION NO. Z-11-023](#)

CASE NUMBER: DCI2007-00078

NAME: CYPRESS WOODS RV RESORT

REQUEST: Amend the existing RVPD/MHPD zoning for Cypress Woods R.V. Resort to include an additional 2.102 acres that will be rezoned from Agriculture District (AG-2) to Recreational Vehicle Planned Development/Mobile Home Planned Development (RVPD/MHPD) to allow an additional 18 lots within the resort.

LOCATION: Property is located at 5468 Tice St. and 5551 Lockett Rd. (Countywood Dr.) Ft. Myers Shore Planning Community, Lee County FL.

PROPERTY OWNER'S REPRESENTATIVE: KENNETH C NOTTURNO, HARP MANAGEMENT LLC 239-333-3238

Community Development Principal Planner Alvin "Chip" Block reviewed the request, noted that Staff and Hearing Examiner (HE) both recommended approval, and stated that there were two participants of record. The Chairman noted that the Applicants were not in attendance. Commissioner Hall moved approval, seconded by Commissioner Judah, called and carried, Commissioner John Manning, was absent.

[RESOLUTION NO. Z-11-021](#)

CASE NUMBER: DCI2009-00014

NAME: KENORA HOLDINGS RVPD

REQUEST: Request to rezone 95.7+/- acres from Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD), to permit a maximum of 499 lots with accessory uses, including but not limited to food stores, personal services, recreation facilities, and open storage. Potable water and sanitary sewer services will be provided by Lee County Utilities. No development blasting is proposed.

LOCATION: Property is located at 5468 Tice St. Ft. Myers Shores Planning Community, Lee County FL.

PROPERTY OWNER'S REPRESENTATIVE: KENNETH C NOTTURNO, HARP MANAGEMENT LLC 239-333-3238

Community Development Principal Planner Alvin "Chip" Block reviewed the request, stated that the HE and Staff both recommend approval and noted there were 11 participants of record. The Chairman called for the participants of record and the following came forward in opposition to the placement of an additional emergency exit:

[RESOLUTION NO. Z-11-022](#)

Cypress Woods resident L. Kent Landry
Cypress Woods resident John P. Baker
Community Manager Steven Pigman, on behalf of the Board of Directors of Cypress Woods RV Resort.

Cypress Woods resident Bruce F. Young

Harp Development Vice President Kenneth Notturmo addressed the Board noting full agreement with the HE’s recommendation and expressed that the proposed emergency exit with access to Lockett Rd. would be a suitable exit for both RV Parks following clarification by Mr. Block concerning the emergency access and Mr. Notturmo’s confirmation that the gate would be accessed by a “Key Pad Code”, Commissioner Hall moved approval, seconded by Commissioner Bigelow, called and carried, with Commissioner Mann voting nay and Commissioner Manning, absent.

The Chairman adjourned the meeting at 10:27am.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

Chairman, Lee County Commission