

# Planned Development Applications Under Review

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<u>Case # / Assigned To</u>	<u>Received</u>	<u>Project Name</u>	<u>Description</u>
<a href="#">DCI2022-00027</a>	05/02/2022	MIVO North Fort Myers	The proposed project is a multi-family development consisting of approximately 285 apartment units with parking garages. The project site is approximately 19.41 acres total with 0.99 acres of wetlands that would not be impacted. The applicant is requesting 95 of the 285 total units through the County's Bonus Density Program
<a href="#">DCI2022-00026</a> Dirk A Danley Jr	05/02/2022	River Hall	Subject Property STRAP#s: 27-43-26-00-00004.0000 27-43-26-00-00003.0110 27-43-26-00-00003.0120 36-43-26-00-00001.0000 36-43-26-00-00002.0000 36-43-26-L4-U3239.5209  Description: Rezone to add 9.98 acres and increase density by 489 dwelling units within specified unplatted areas of River Hall.
<a href="#">DCI2022-00025</a> Chahram Badamtchian	04/29/2022	Matlacha Pine Island Fire Station 152	Rezone from AG-2 to CFPD in order to expand the existing fire station, including the addition of a helicopter pad for emergency services.
<a href="#">DCI2022-00024</a> Adam D Mendez	04/29/2022	Gator Recreation	Rezone 7.1 acres from CPD (commercial planned development) to (MPD)Mixed-Use Planned Development To allow up to 60,000 sf of commercial, office and retail, 58,000 sf commercial-recreational, 160 hotel rooms, And 210 M/F residential units. The project is located on the northwest corner of Six Mile Cypress and Plantation Road, in the Intensive Development land use category and within the missed use overlay district.
<a href="#">DCI2022-00023</a>	04/21/2022	Mini Warehouse Facility	Approval of amendment to the approved Commercial Planned Development (CPD) to develop a 150,000 S.F., 3-story mini-warehouse facility with a small administrative office.
<a href="#">DCI2022-00021</a> Earl Hahn	04/08/2022	Corkscrew CPD	Rezone a 12.19+/- acre property from Community Commercial (CC) to Commercial Planned Development (CPD) to allow a shopping center with up to 66,400 square feet of commercial space for restaurants, retail and office uses

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<a href="#">DCI2022-00020</a> Patrick Doty	04/05/2022	WildBlue Commercial MPD Amendment	<p>Creighton Companies, LLC (“Applicant”) is requesting approval to amend the current zoning of the 9.11+/- acre parcel, identified as C-1 Commercial Tract in the WildBlue MPD (Tract D on the Plat), from Mixed Planned Development (MPD) to Mixed Planned Development (MPD). This MPD will include a Master Concept Plan, Schedule of Deviations, and Site Development Regulations.</p> <p>The proposed rezoning will seek to accommodate the desired development program which includes a convenience store with up to 16 self-service fuel pumps (with drive-thru) and/or car wash, retail store, and multi-tenant commercial/retail center. The primary focus of the request will include amending the schedule of uses by adding “kennels, beauty spas, health clubs, and pharmacy” and increasing the number of self-service fuel pumps from 8 to 16.</p>
<a href="#">DCI2022-00019</a> Adam D Mendez	04/01/2022	Resurgence Brewery & Rock Gym	<p>Rezone the subject properties (6090 to 6150 Exchange Lane) from General Commercial District (GC) to Industrial Planned Development (IPD) to permit industrial and commercial uses including but not limited to recreation and restaurant</p>
<a href="#">DCI2022-00018</a> Courtney Gordon	03/23/2022	Grand Bay Minor MPD	<p>Request to rezone 46.33± acres from Mobile Home District (MH-1) and General Commercial District (CG) to Minor Mixed Use Planned Development (MPD) to allow a maximum of 300 dwelling units (179 dwelling units, with 121 units of bonus density) and 30,000 square feet of commercial retail or office uses with a maximum height of 53 feet.</p>
<a href="#">DCI2022-00017</a> Patrick Doty	03/18/2022	Calusa Cay CPD	<p>Minor amendment to CPD to (1) add EMS, Fire or Sheriff’s Station to the overall Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3, (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet, and (6) update Master Concept Plan to reflect these changes.</p> <p>Additional STRAPs: 28-44-22-L2-12000.0F20; 28-44-22-L2-12000.0F30 &amp; 28-44-22-L2-12000.0F50</p>
<a href="#">DCI2022-00016</a> Dirk A Danley Jr	03/14/2022	Lee Health Metro Medical Park	<p>The proposed request will seek to amend the current CPD zoning to include an additional ±18-acres and allow for 126 additional beds and 150,000 of commercial uses.</p>
<a href="#">DCI2022-00015</a>	03/12/2022	SS Building	<p>Convert part of an existing office building to Public Warehouse.</p>

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<a href="#">DCI2022-00013</a> Courtney Gordon	03/02/2022	Gladiolus Commercial Project	Requesting to amend the current CPD on this site (Resolution Z-86-81) to permit the allowable building coverage permitted by the Lee Development Code. The Schedule of Uses, which are included with this application request approval of a convenience store and all the permitted use in the County's Community Commercial (CC) Zoning District. A Development Plan Exhibit has been provided which includes the buffer yard dimensions and the maximum building coverage.
<a href="#">DCI2022-00011</a> Earl Hahn	02/15/2022	Tibbetts Lumber Co. Truss Plant Expansion IPD	A rezoning from Commercial Planned Development (CPD) to Industrial Planned Development (IPD) for six lots totaling 8.5+ acres to allow a 60,000 square-foot truss assembly and storage expansion of the existing Tibbetts Lumber Company's Truss assembly plant located on adjoining lots to the south.
<a href="#">DCI2022-00010</a> Patrick Doty	02/10/2022	Daniels Tractor Supply	Rezone 7.7 acres from CPD to CPD to allow for 50,000 SF of commercial retail uses.
<a href="#">DCI2022-00009</a> Adam D Mendez	02/01/2022	Golden Palms Motor Coach Estates	A rezoning of four platted lots within Golden Palms RV Resort (Z-19-010) from RPD to RVPD to permit one additional RV lot.
<a href="#">DCI2022-00008</a> Anthony R Rodriguez	01/31/2022	Saint Raphael Multi-Family	Rezoning of 9 acres of property to RPD for three 3-story multi-family buildings with bonus density.
<a href="#">DCI2022-00007</a> Courtney Gordon	01/24/2022	8523 Stringfellow Rd CPD	Request to rezone approximately 0.59 acres from General Commercial (CG) district to Commercial Planned Development (CPD) to permit a lawn and garden center, with deviations.
<a href="#">DCI2022-00006</a> Adam D Mendez	01/18/2022	San Carlos Man Caves	Rezone ±9.20 acres from C-1A and C-2 to Commercial Planned Development (CPD) to allow up to 110, 000 SF Storage Facilities and 25,000 Sf Office/Retail uses. /or 160,000 SF Storage Facilities. Project located on the northeast corner of US 41 and Babcock Road
<a href="#">DCI2022-00005</a> Dirk A Danley Jr	01/17/2022	Alico Crossing	Rezone from CPD to MPD to allow for the development of a mixed retail, office and residential development.
<a href="#">DCI2022-00004</a> Chahram Badamtchian	01/10/2022	Eagle's Nest	Rezone 15/75 +/- acres from AG-2 to MPD to allow for 10,000 square feet of commercial uses, Commercial Recreational Uses and 96 residential dwellings. The applicant is also requesting 32 Bonus Density Units.
<a href="#">DCI2022-00002</a> Patrick Doty	01/07/2022	Daniels Parkway South	Mixed Use Planned Development for 350,000 SF of Commercial Uses and 1,600 residential dwelling units.

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<a href="#">DCI2022-00001</a> Anthony R Rodriguez	01/06/2022	LEHIGH 6 CPD	Rezone 1.5± acres from Residential RS-1 to Commercial Planned Development (CPD) to allow for up to 30,000 square feet of commercial retail and office uses.
<a href="#">DCI2021-00053</a> Earl Hahn	12/18/2021	RaceTrac at Bayshore CPD	Rezone to allow for the development of a convenience food and beverage store.
<a href="#">DCI2021-00052</a> Adam D Mendez	12/16/2021	Lehigh Acres Self Storage	Rezoning from a retail and office Commercial Planned Development (CPD) to a self-storage warehouse CPD
<a href="#">DCI2021-00051</a> Elizabeth A Workman	12/10/2021	31 Oaks RPD	Amending Marina Del Lago RPD to add approximately 37 +/- acres of AG-2 zoned properties for 265 dwelling units.
<a href="#">DCI2021-00050</a> Patrick Doty	12/10/2021	Greenwell SR31	A request to rezone 76.82 ± acres of land from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to allow for up to 400,000 SF of commercial development and up to 125 residential dwelling units.
<a href="#">DCI2021-00049</a> Dirk A Danley Jr	11/24/2021	Bayshore 65 MPD	REZONE FROM AG-2 TO MPD TO ALLOW UP TO 357 DWELLING UNITS WITH A MAXIMUM OF 250 SINGLE FAMILY UNITS AND 80,000 SF OF COMMERCIAL ON 66.5 ACRES
<a href="#">DCI2021-00048</a> Patrick Doty	11/23/2021	Creel Tractor CPD	A requested amendment to a CPD to add “Farm equipment, sales, storage, rental, or service” and “Vehicle and Equipment Dealers, Groups II and V” to the Schedule of Uses, modify the development standards and to modify the Master Concept Plan.
<a href="#">DCI2021-00047</a> Brandon D Dunn	11/22/2021	FFD	Case created to house the terms and conditions of the FFD settlement agreement.
<a href="#">DCI2021-00046</a> Chahram Badamtchian	11/18/2021	Center for Hope (Hope Preserve)	Amend Resolution Z-19-031, as amended, to revise the Schedule of Uses and adjust the floor area allocations.
<a href="#">DCI2021-00043</a> Earl Hahn	11/15/2021	Mini Warehouse Facility	Requesting to amend the current CPD on this site (Resolution Z-08-17) to permit a five-story mini-warehouse facility with a maximum of 148,395 square feet. The Schedule of Uses, which are included with this application will remain the same, but the Master Concept Plan has been modified to demonstrate the site improvements necessary for the functionality of this facility.
<a href="#">DCI2021-00042</a> Anthony R Rodriguez	11/03/2021	CenterPlace MPD Amendment	Request to amend Resolution Z-17-014, as amended, to rezone 40± acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) and incorporate into the existing CenterPlace MPD. No additional residential dwelling units are being requested with this application.

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<a href="#">DCI2021-00041</a> Earl Hahn	10/25/2021	Apaloosa Lane CPD	<p>Viorel Toader (“Applicant”) is requesting a rezone from Special Commercial (CS-1) to a Commercial Planned Development for the 5.17+/- acre property located on Apaloosa Lane in unincorporated Lee County, Florida. The property was once occupied by the De LaSalle School with existing infrastructure such as parking areas, buffers and utility connections still in place.</p> <p>The proposed CPD zoning is requesting development up to 30,000 sf of commercial and a 140-room hotel or up 60,000 sf commercial if a hotel is not built. The request is consistent with surrounding zoning and will meet ongoing market demand for hotel, commercial, office, and retail space in the Daniels Parkway corridor.</p>
<a href="#">DCI2021-00040</a> Courtney Gordon	10/19/2021	Fort Myers RV & Marine CPD	Request to rezone approximately 7.4 acres along North Cleveland Avenue, Judd Road, and West Mariana Avenue from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit Auto/Boat/RV sales and service, with deviations.
<a href="#">DCI2021-00039</a> Dirk A Danley Jr	10/13/2021	Plantation/Idlewild RPD	Rezone 17.14± acres on the southeast corner of Plantation Road and Idlewild Street from Agricultural (AG-2) to Residential Planned Development (RPD) to allow for up to 60 single-family residential dwelling unit subdivision with accessory uses.
<a href="#">DCI2021-00038</a> Adam D Mendez	10/12/2021	SPRING LAKE II RPD 60 UNITS	<p>Requesting to rezone the subject site from CT to Residential Planned Development (RPD) to permit the development of 60 dwelling units on the 5.64+/- acre parcel or approximately 10.64 dwelling units per acre.</p> <p>The intent is to build a residential community with a variety of dwelling unit types such as triplex or quadplex, duplex, two family attached, and multiple family buildings.</p>
<a href="#">DCI2021-00037</a> Patrick Doty	10/12/2021	CALOOSA PALMS RPD	Rezone to combine an existing Mixed Use Planned Development (MPD) and an existing Residential Planned Development (RPD) into a single Residential Planned Development (RPD) with a maximum of 219 dwelling units, allowing density equivalents for continuing care facilities.
<a href="#">DCI2021-00036</a> Chahram Badamtchian	10/05/2021	Three Oaks Commerce Park, IPD	Request to amend Resolution #Z-06-095, an existing 58.9± acres Industrial Planned Development (IPD) known as Three Oaks Commerce Park, to amend the Master Concept Plan, Schedule of Uses, Site Development Regulations, and conditions.
<a href="#">DCI2021-00034</a> Earl Hahn	10/01/2021	Oriole Road IPD	Alico 73, LLP (Applicant) is seeking approval for the rezoning of a 32.31+/- acre parcel (Property) from Agricultural (AG-2) to Industrial Planned Development (IPD) to allow up to 1,000,000 sf of industrial, commercial and retail.

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<a href="#">DCI2021-00032</a> Adam D Mendez	09/24/2021	Bayshore 22 CPD	Rezone approximately 22.23 acres from CT to CPD to allow for general commercial and residential multiple-family uses
<a href="#">DCI2021-00031</a> Patrick Doty	09/17/2021	Panda Express Lehigh Acres	A request to amend the Master Concept Plan (MCP) to create an additional outparcel with a fast food restaurant, amend and establish a new schedule of uses including fast food restaurants, and to request three (3) deviations.
<a href="#">DCI2021-00030</a> Earl Hahn	09/03/2021	Moody River Estates (aka Moody Ranch) RPD Amendment	The applicant is seeking approval of a Minor Planned Development Amendment to modify the Master Concept Plan specific to Tract M. The amendment is to specifically allow for the relocation of the internal access drive, provide for an additional access point onto Moody Road and request deviations to reduce the required right-of-way width from 40' to 23', to allow for integrated utility easements within the right-of-way, and to remove the buffer requirement along the southern portion of the access drive.
<a href="#">DCI2021-00029</a> Anthony R Rodriguez	08/24/2021	3640 SW Pine Island Road CPD	<p>Property owner Ted Allen ("Applicant") is requesting to rezone a 1.4+/- acre parcel on the south side of SW Pine Island Road approximately ½ mile west of the SW Pine Island Road and Veteran's Parkway intersection from AG-2 to Commercial Planned Development (CPD).</p> <p>The intent is to zone it for office, small retail and similar uses but the primary use will be a vehicle dealership to sell used cars and rent vehicles for tourist use. The intent is to use the existing structure for the sales and administrative office and allow for slight expansion requesting 2,000 sf maximum building.</p> <p>The request is to be accompanied by a Comprehensive Plan Amendment (CPA) to change the land use category from Rural to Commercial in order to permit the office, retail and vehicle dealership.</p>
<a href="#">DCI2021-00026</a> Patrick Doty	07/22/2021	Homes at 81 West RPD	Rezone 10+/- acres from AG-2 to RPD to allow a maximum of 90 single family detached and attached homes.
<a href="#">DCI2021-00025</a> Earl Hahn	07/13/2021	Bayshore Ranch	Rezone of 109.67+/- acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow for up to 130 dwelling units and amenities.
<a href="#">DCI2021-00023</a> Chahram Badamtchian	06/21/2021	Hampton Inn & Suites	Request to rezone 2.02± acres from Commercial (C-1) to Commercial Planned Development (CPD) to allow for a hotel with up to 131 rooms with accessory and ancillary uses.
<a href="#">DCI2021-00019</a> Dirk A Danley Jr	05/17/2021	Oak Park Village MHPD	This application seeks to bring the current Oak Park Village that is zoned Mobile Home Conservation Residential (MHC-1) into a unified MHPD with the two additional parcels zoned MHPD, which are zoned as undeveloped single-family lots and outdoor storage, all of which are under common ownership of the Oak Park Village Cooperative, Inc. Additionally, this request intends to codify past zoning conditions into the unified MHPD.

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<a href="#">DCI2021-00017</a> Earl Hahn	04/16/2021	Packinghouse Road Event Center	Rezone from Agricultural (AG-2) to Commercial Planned Development (CPD) district to permit development of a commercial event center.
<a href="#">DCI2021-00014</a> Adam D Mendez	04/07/2021	Williams Avenue CPD	Rezone approximately 4.8 acres from RS-1 to CPD to permit a convenience food and beverage store with self-service fuel pumps and for other commercial uses.
<a href="#">DCI2021-00012</a> Dirk A Danley Jr	04/06/2021	Brightwater RPD	Amend an existing Residential Planned Development (RPD) to amend the Master Concept Plan (MCP) & schedule of uses to 1) reconfigure tracts within the development, 2) relocate dwelling units to the interior of the development, 3) add townhouse use, 4) add Brightwater Country Club to allow limited public access to the residential amenities, 5) increase the total approved dwelling units from a maximum of 1,275 to 1,500 (an increase in 225 units), 6) convert ±590 single-family dwellings to senior adult housing, 7) incorporate voluntary enhancements, and 8) allow fill material to cross Pritchett Parkway.
<a href="#">DCI2021-00011</a> Dirk A Danley Jr	03/24/2021	Owl Creek Minor RPD	Rezoning of ±342.68 acres from Agricultural (AG-2) to minor Residential Planned Development (RPD) to allow development of a clustered residential community containing up to 380 dwelling units consisting of single-family and two-family attached with associated amenities. Maximum building height is 35 feet.
<a href="#">DCI2021-00009</a> Brian Roberts	03/02/2021	CEMEX Alico Quarry Extension Phase 3D	The request is to extend an existing approved construction materials mine into an area herein called "Phase 3D," totaling approx. 205± acres and encompassing lands previously approved for "general excavation" in 1986 (ZAB-86-82) and 1993 (Special Exception #93-01-28-EXC-02). The request will rezone the entirety of the existing approved mine including all previous phases, which are currently zoned both AG-2 with a special exception for excavation and MEPD, to MEPD, while identifying and memorializing existing, vested approvals.
<a href="#">DCI2021-00007</a> Brandon D Dunn	02/23/2021	Safe Harbor Burnt Store Marina	Proposed rezoning from CM to CPD (Commercial Planned Development) to permit the addition of three new commercial building structures in accordance with the requirements of the Burnt Store Marina Village special treatment area per Lee Plan policy 1.7.11 and goal 14.
<a href="#">DCI2021-00004</a> Dirk A Danley Jr	02/05/2021	Pine Lakes Country Club II (AKA French Property)	Rezone approximately 83± acres from Agricultural (AG-2) to Mobile Home Planned Development (MHPD) to allow for a manufactured home community with a maximum of 400 units and accessory uses adjacent to an existing manufactured home community.
<a href="#">DCI2021-00001</a> Chahram Badamtchian	01/05/2021	ORANGE RIVER RPD	Request to rezone 129.6± acres from Residential Planned Development (RPD) to RPD to increase the number of residential dwelling units from 160 to 259.
<a href="#">DCI2020-00012</a> Brian Roberts	08/10/2020	Titan Corkscrew Mine	Rezoning from Industrial Planned Development to Mine Excavation Planned Development to allow an excavation depth of 110 feet, amend the hours of operation and implement indigenous restoration standards.

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<a href="#">DCI2020-00005</a> Chahram Badamtchian	04/22/2020	Red Jacket Country Lakes CPD	Request to rezone 6.43± Acres from Agricultural zoning, AG-2 to Commercial Planned Development, CPD, to allow for 95,300 square feet of warehousing, including mini-warehouses with associated accessory and ancillary uses.
<a href="#">DCI2019-00005</a> Anthony R Rodriguez	03/21/2019	ONOFRIO D. ORO MATLACHA SHOPS	Request to rezone 0.33± acres from Commercial (C-1) to Commercial Planned Development (CPD) to permit a maximum of 3,683 square feet of commercial uses including a caretaker's residence.
<a href="#">DCI2018-10023</a> Dirk A Danley Jr	12/06/2018	South County Public Facilities - Community Facilities Planned Development (CFPD)	Request to rezone 112.21± acres from Agricultural (AG-2) to Community Facilities Planned Development (CFPD) to allow a wastewater treatment plant and solid waste transfer station.
<a href="#">DCI2016-00026</a> Anthony R Rodriguez	12/16/2016	EDEN OAK	Rezone +/- 306 acres from Agricultural (AG-2) to Residential Planned Development (RPD) to permit a maximum of 55 single-family homes. Maximum building height is 35 feet.

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