

**CITY OF FORT MYERS  
PLANNING BOARD MEETING  
(LOCAL PLANNING AGENCY)  
MINUTES OF JANUARY 8, 2020 MEETING**

The Planning Board of the City of Fort Myers, Florida, met in regular session at Oscar M. Corbin, Jr. City Hall, 2200 Second Street, its regular meeting place in the City of Fort Myers, Florida, on Wednesday, January 8, 2020, at 1:00 p.m.

**CALL TO ORDER** – Chair, Justin Stockman, called the meeting to order at 1:02 p.m.

**ROLL CALL**

Recording Secretary Monique John completed roll call.

Members Present

Jonathan Hart  
Charles Timmons  
Darlene Mitchell  
William Keene  
James Ink  
Matt Leger  
Justin Stockman  
Mariah Bakke

Members Absent

None

**Community Development Staff Present**

Nicole DeVaughn, Planning Manager  
Laura Tefft, Senior Planner  
Monique John, Senior Administrative Assistant

**Other City Staff Present**

Steven Belden, Community Development Director  
Grant Alley, City Attorney  
William Porter, Engineering Division, Staff Engineer  
Sherri Enright, Assistant Administrative Attorney  
Anthony Palermo, Assistant Community Development Director

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The Oath of Office was administered to Charles Timmons and Mariah Bakke by Mary Hageman, representing the City Clerk’s office, before the meeting commenced.

**Pledge of Allegiance to the Flag of the United States of America**

City Attorney Grant Alley swore in all present who wished to speak on any public hearing item.

**PUBLIC INPUT – NON-PUBLIC HEARING AGENDA ITEMS:** None

**ITEM NO. 1 PUBLIC HEARING: CONSIDER A REQUEST TO REZONE 153.8 ACRES, MORE OR LESS, FOR A PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW AN INDUSTRIAL DEVELOPMENT INCLUDING 150,000 SQUARE FEET OF COMMERCIAL USES, 1,100,000 SQUARE FEET OF INDUSTRIAL USES AND 23 ACRES OF OPEN SPACE LOCATED AT 5990 LUCKETT RD., FORT MYERS, FL. WARD 2 (QUASI-JUDICIAL)**

**EX PARTE COMMUNICATION:** None

Jennifer Sapen, AICP (Barraco & Associates), and John Wojdak, Professional Engineer, proceeded to present a PowerPoint presentation which included the proposed rezoning and considerable uses allowed.

Laura Tefft, Senior Planner, Planning Division, Community Development Department, stated that staff findings were as follows:

**STAFF REPORT**

**AGENDA ITEM #1: Public Hearing to consider a request for a Planned Unit Development (PUD) to be known as the Tri-County Commerce Park, to allow an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on property located at 5990 Lucket Road and identified by STRAP Numbers 15-44-25-P2U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25P3-U2077.4781. The 153.9 acre, more or less, parcel is currently zoned Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON). (Quasi-judicial)**

<b>1. Application Information</b>	
Owner:	Lucket Industrial, LLC
Agent:	Jennifer Sapen, AICP (Barraco & Associates) & Jenna Persons, P.L. (Strayhorn & Persons
Address:	5990 Lucket Road, Fort Myers, FL
Location:	Southeast Quadrant of I-75 and Lucket Road
Size:	153.87 +/- acres

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STRAP No.:	15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, 15-44-25-P3-U2077.4781
Zoning:	Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON)
Future Land Use:	Industrial (IND), Corridor Commercial (C/C) and Conservation (CON)
Request:	A Planned Unit Development (PUD) on property located at 5990 Lockett Road to allow the construction of an industrial development.
Case Number:	19PUD03

**2. Request**

Jennifer Sapen, AICP, of Barraco & Associates, representing the owner, requests the approval of a Planned Unit Development (PUD) to allow for future development of an industrial development consisting of 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on property located at 5990 Lockett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781.

The current zoning of property consists of Commercial Intensive (CI), Mixed Use (MU) and Conservation (CON).

Along with the proposed PUD rezoning, the applicant is seeking a companion Future Land Use Map Amendment, the request is to change the portion of the property designated as Commercial Corridor to the Industrial Future Land Use Category, to be consistent with the balance of the subject property. It is anticipated that both applications will be presented to City Council for public hearings on the same date for final adoption.

**3. Staff Review**

The Planned Unit Development Application is being considered with a companion Future Land Use Map Amendment. The companion amendment was presented to this Planning Board at its August 7, 2019 meeting. At such time, the Board voted unanimously to recommend approval of the Future Land Use Map Amendment to City Council for transmittal to the Florida Department of Economic Opportunity with the condition that the final adoption for the Future Land Use Map amendment be scheduled concurrently with the adoption of the proposed Planned Unit Development.

The Future Land Use Map Amendment was transmitted for review to the Florida Department of Economic Opportunity and review agencies including the Florida Department of Environmental Protection, Florida Department of State, Florida Department of Transportation District 1, Lee County Community Development,

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Southwest Florida Regional Planning Council, and South Florida Water Management on October 21, 2019 (DEO Amendment No. 19-O2ESR).

The Planned Unit Development Application has been reviewed by the Fire Marshal, Public Works Department, Engineering Division, Planning & Zoning staff. Staff supports the rezoning of the 153.9 acres, more or less, from Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON) to a Planned Unit Development (PUD) pursuant to the terms and conditions listed below in Section III.

A community meeting was held by the applicant's team on November 18, 2019 at the Cypress Woods RV Resort Clubhouse. At which time the Cypress Woods RV Resort residences required the elimination of truck stops and batch plants from the list of permitted uses. The applicant agreed, and the uses have been removed from the schedule of uses presented below.

**I. Schedule of Uses**

**Parcel A, B, C and D**

Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).

Animal hospital, veterinary clinic (See 118.3.3.C.2).

Art studio, gallery (See 118.3.3.C.3).

Bank.

Billboard. (adjacent to I-75 only and in compliance with Section 126-105 Off-Premise Advertising Signs)

Brewery, winery, bulk mailing service, movie production facility.

Bus and train passenger terminal, taxi dispatch, limo service.

Call center.

Car wash full or self-service. Contractors and builders.

Convenience store with or without gas pumps, gas stations (See 118.3.3.C.5).

Truck stop prohibited.

Copy, print, pack and ship, publishing, post office, and other office type services.

Fabrication and manufacturing of fabrics and materials (See 118.3.3.D).

Freight terminal and service facility

Greenhouse or nursery, commercial, garden center.

Hotel, motel.

Health club.

Indoor athletic, tennis, swim club.

Indoor commercial recreation.

Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.

Lodge, membership club (See 118.3.3.C.1).

Machine shop, light manufacturing or assembly; indoor only.

Manufactured housing sales.

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Medical and dental laboratory.  
Offices, general, administrative, governmental or operational. Outdoor recreation  
Park, recreation field  
Parking: surface or garage, as accessory or primary use.  
Police, fire, EMS substation.  
Radio, TV or recording studio.  
Religious institutions.  
Repair services: automotive (See 118.3.3.C.11) and non-automotive, all types, including RV and boat repair and service. Heavy equipment repair prohibited on Parcels A and B, not to exclude RV repair.  
Research, testing, and development laboratory; excluding primates and venomous snakes.  
Retail, wholesale, or rental store, including building materials, service vehicles and large equipment (See 118.3.3.C.12).  
Self-storage: fully enclosed indoor multi-story or mini storage (See 118.3.3.C.9).  
Stone, clay, concrete products; heavy remanufacturing operations and batch plants prohibited.  
Trade schools, enrichment classes such as dance or martial arts.  
Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D).  
Water management structures, wells, reservoirs.

**Parcel E and F**

Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).  
Animal hospital, veterinary clinic (See 118.3.3.C.2).  
Armory, brewery, winery, bottling plant, bulk mailing service, movie production facility.  
Art studio, gallery (See 118.3.3.C.3).  
Auction room, auction house: including automotive  
Auditorium, Arena, stadium, indoor athletic, tennis, swim club.  
Bank.  
Billboard. (adjacent to I-75 only and in compliance with Section 126-105 Off-Premise Advertising Signs)  
Bus and train passenger terminal, taxi dispatch, limo service.  
Call center.  
Carpentry, lumberyard and wood products.  
College/university, trade schools, enrichment classes such as dance or martial arts.  
Commercial packing for fruits and vegetables.  
Contractor storage (indoor/outdoor) perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (See 118.3.3.D).  
Contractors and builders.

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Copy, print, pack and ship, publishing, post office, and other office type services.

Fabrication and manufacturing of fabrics and materials (See 118.3.3.D).

Flea market (See 118.3.3.C.6).

Freight terminal and service facility Funeral home or mortuary, crematorium.

General manufacturing, processing, construction, and utility uses; excluding water and sewer treatment plants or other prohibited uses listed in Section 118.3.3.D.4

Greenhouse or nursery, commercial, garden center.

Health club.

Hotel, motel.

Indoor commercial recreation.

Machine shop, light manufacturing or assembly.

Major utilities; excluding water and sewer treatment plants.

Manufactured housing sales.

Medical and dental laboratory.

Offices, general, administrative, governmental or operational.

Outdoor recreation.

Outdoor storage and bulk storage: nonflammable, including tow truck storage (See 118.3.3.D).

Park, recreation field

Parking: surface or garage, as accessory or primary use.

Police, fire, EMS substation.

Radio, telephone and television transmission towers and facilities (commercial).

Radio, TV or recording studio.

Religious institutions.

Repair services: automotive (See 118.3.3.C.11) and non-automotive, all types, including boat repair and service.

Research, testing, and development laboratory; excluding primates and venomous snakes.

Retail, wholesale, or rental store, including building materials, service vehicles and large equipment (See 118.3.3.C.12).

Self-storage: fully enclosed indoor multi-story or mini storage (See 118.3.3.C.9).

Stone, clay, concrete products; heavy remanufacturing operations and batch plants prohibited.

Truck, bus, rail or motor freight terminal, service facility, drop yard.

Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D).

Water management structures, wells, reservoirs.

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**II. Deviations:** The list of deviations are as follows:

1. **City Code Requirement:** Land Development Code Section 126-93(b)(1) A commercial center may have one main sign not exceeding a total of 250 square feet to identify the center. One additional sign not exceeding 125 square feet, identifying the center may be permitted on each additional public street frontage. Tenants may also be listed on these signs if the square footage is not exceeded and each tenant is the same size.

**Deviation:** Allow one (1) additional project identification sign (in addition to the main sign) not to exceed 250 sf.

2. **City Code Requirement:**

**Deviation:** Deviation from LDC Chapter 126-93(b)(1) to allow the existing billboard to remain.

Comment: This deviation is not required due to billboards being included in the Schedule of Uses and regulated through the Land Development Code Sec. 126-105.

**III. Terms and Conditions**

The terms and conditions for the planned unit development are as follows:

1. This Planned Unit Development (PUD) known as the Tri-County Commerce Center Planned Unit Development (PUD) is for the construction of an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space.

2. The areas within the Future Land Use designation of Conservation (CON) shall remain as such and shall not be allowed to be developed, except in accordance with the regulation for the Conservation (CON) zoning district.

3. Roads must be platted in accordance with Land Development Code Chapter 130.

4. The Tri-County Commerce Center Planned Unit Development shall be developed in accordance with the Master Concept Plan prepared by Barraco and Associates, Inc. with a revision date of January 02, 2020; and the landscaping plan, prepared Bonnett Design Group, LLC dated October 29, 2019 and on file in the City Clerk's Office, set forth in this ordinance shall be binding on the Developer, its successors or assigns.

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5. The Planned Unit Development (PUD) shall be in effect for five (5) years from the date of this approval. Vertical construction of principal structure(s) must commence prior to five (5) years from the date of this approval. Upon expiration or voiding of the PUD, the property will revert to the Commercial Intensive (CI) and Conservation (CON) zoning districts.

6. The approval of the Tri-County Commerce Center Planned Unit Development is contingent upon the approval of the Future Land Use Map Amendment for the subject property. (Case No. 18-MAP-04/DEO Amendment No. 19-O2ESR).

**4. Comprehensive Plan Compliance**

The Comprehensive Plan policies, actions and standards that apply **are Industrial (IND) Policy 1.8 and Conservation Lands (CON) Policy 1.11** as follows:

**Policy 1.8) Industrial (IND)** contains areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Action 1.8.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

Standard 1.8.1.1) Industrial areas shall be designated after consideration of the following criteria:

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- a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;
- b) Rail frontage;
- c) Immediate access to or frontage on an arterial roadway;
- d) Useable lot sizes-typically 200 feet or deeper;
- e) Distance from residences, schools, and historic districts or sites;
- f) Easy access for employees;
- g) Optimum minimum size of 10 acres; and,
- h) Located so as to avoid routing industrial traffic through residential areas.

Action 1.8.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

Standard 1.8.2.1) Existing industrial areas are designated as contiguous areas of industrial use at least eight (8) acres in size, with no more than half of the area being vacant.

Standard 1.8.2.2) Existing industrial areas which do not meet the criteria contained in Standard 1.8.2.1 may still be designated for continued industrial use considering the following:

- a) Impacts on adjacent uses;
- b) Condition of structures;
- c) Economic feasibility of relocating the industries.

Standard 1.8.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process

**Policy 1.11) Conservation Lands (CON)** are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the

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conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.11.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

Standard 1.11.1.1) Regionally significant wetlands are those wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system which due to the location, size, quality, hydrological value, and environmental value have a significance. Regionally significant lands are areas where the South Florida Water Management requires the conservation of the wetlands or uplands through easements, dedications, or restrictions. Regionally significant wetlands are those wetlands identified on the FLUM as conservation lands.

Standard 1.11.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

Standard 1.11.1.3) Residential density transfer from CON lands to any other Future Land Use classification (east of Interstate 75) for adjacent uplands shall not exceed 1.33 times ( $1.33 * X$ ) the maximum allowable gross density of the adjacent uplands. (e.g. If the gross residential density on the adjacent uplands is three (3) dwelling units per acre then the maximum upland (net) density of the overall site shall be 3.99 dwelling units per acre. Net upland shall include land not designated by the Water Management District, Army Corp of Engineers, or the City as Conservation Lands through easements, dedications or restrictions.)

Standard 1.11.1.4) Wetlands that are not regionally significant will be designated as CON if required by the South Florida Water Management or Army Corp of Engineers.

Standard 1.11.1.5) All undeveloped City owned property along Billy's Creek shall be designated

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**5. *Public Notice***

A total of 37 public notice letters were sent to property owners within 300 feet of the parcel. The property was posted with signs alerting the general public about the case; an ad ran in the News-Press; and, the case was posted in City Hall. All actions occurred at least 10 days prior to the January 8, 2020, meeting.

**6. *Recommended Action***

Recommend approval of the Tri-County Commerce Center Planned Unit Development to be located at 5990 Lockett Road identified by STRAP Numbers 15-44-25-P2U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3U2077.4781 to allow an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on 153.9 acres, more or less, in accordance with the Master Concept Plan prepared by Barraco and Associates, Inc. with a revision date of January 2, 2020, and the landscaping plan, prepared Bonnett Design Group, LLC dated October 29, 2019, and terms and conditions; and find the request internally consistent with the Comprehensive Plan and the Land Development Code; recommend approval of the project to the City Council.

**END OF STAFF REPORT**

Mr. Timmons asked the applicant if the water overflow from the proposed project would be directed away from the residents' home. Mr. Wojdak stated that the runoff water from the applicant's proposed project would not flow into the swale.

Mr. Keene asked the applicant, regarding the swale, what the details were of the proposed swale. For example, how deep the swale was or what were the bottom dimensions and how tall the berm was. Mr. Wojdak stated that the swale was not designed to that level of detail yet. Mr. Keene asked what the relevant difference of the applicant's berm to the adjacent grate to the east at the property line. Mr. Wojdak stated that it was a 25-year berm and it was approximately three (3) feet above the existing adjacent grade.

Mr. Stockman asked if there will be a new revision for the application. Ms. Tefft advised that the plan that was presented in the applicant's slideshow presentation had not yet been provided to staff and once it was provided it would be reviewed. Mr. Stockman asked for clarification on what the revision was. Ms. Tefft advised the revision included a widening of the buffer on the East side and changed to a type C if the uses were industrial and the proposed swale that would be on the outside of the buffer on the East side.

**PUBLIC INPUT:** Sharon Hogg, 6190 Holstein Drive, stated that she hoped the proposed project will help with the water flow onto her property.

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Mark Ebelini, Knott Ebelini Hart Law Firm, representing 5551 Lockett Inc., which is the owner of undeveloped Phase V of Cypress Woods, stated that he appreciates the lengths to which the owners have gone to address their concerns regarding the uses and buffering. Mr. Ebelini believes that the amendment for the type C buffer from the entrance road to the east is beneficial and supports the change as presented today. Mr. Ebelini believes the proposed item should be approved as presented with the buffer amendment.

Mr. Strayhorn stated that he feels most of the concerns stated by the Board had been resolved in the revision of the proposal. Mr. Stockman asked Mr. Strayhorn if there was any objection to the request of the buffer at entrance location. Mr. Strayhorn stated there was an objection, the intent of the ordinance is to protect the residential not the storage area and that the developer is already losing developable area to provide the buffer. Mr. Strayhorn stated that he feels the lesser setback on the storage area is more reasonable.

Mr. Ink asked the applicant if the east property line on Holstein Drive was in the center of the road. Mr. Wojdak advised that was correct. Mr. Ink stated that the Master Concept Plan did not show that detail and recommended providing a cross section of how the property line would be constructed with the road and the buffer and a roadside swale as needed. Mr. Wojdak stated that would not be a problem.

Mr. Hart asked for clarification if the swale will start at Lockett Road. Mr. Wojdak advised that where the property meets in the middle of Holstein, there would be a swale in the roadway easement adjacent to the physical road.

Mr. Ink and Mr. Keene expressed concern that there was no cross section in the E-1 buffer. Mr. Wojdak advised that the E-1 buffer would be the typical 40ft buffer and that the swale was within the roadway easement. Mr. Ink asked how wide the current easement was? Ms. Sapen advised that the easement had not been thoroughly designed as of yet, however that the applicant would work with staff to create a cross section that is appropriate and add it to the Master Concept Plan and take the subject to City Council.

Ms. Mitchell asked if there any concerns sent in from residents regarding the project. Ms. Tefft advised that she had received a letter that morning from a resident only asking for a copy of the agenda and that was the only response sent in from any residents.

Ms. Bakke asked if the buffer being proposed is double the size of the buffer required in Lee County so that a wall would not have to be constructed as it would in Lee County. Ms. Sapen explained that a community meeting held at Cypress Woods, a wall was suggested to which, a large part of the community did not approve the suggestion of constructing a wall.

Mr. Timmons stated that at a prior hearing, a resident from Cypress Woods expressed concern about the entrance to the lots and the traffic and asked if there had been any meetings on how to accommodate the residents regarding that matter. Ms. Sapen

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advised that the proposed entrance aligned with the industrial entrance across Luckett Road and that no additional industrial traffic is expected further east of the entrance than there is currently.

**DISCUSSION:** No further discussion.

**MOTION:** Mr. Ink moved to recommend approval of the PUD to be located at Luckett Road Tri County Commerce Center identified by STRAP Number 15-44-25-P2U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25P3-U2077.4781 to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on property consisting of 153.9 acres more or less, in accordance with the Master Concept Plan prepared by Barraco and Associates with the following add-on:

1. Prepare revised Master Concept Plan and landscape plans as needed and as revised per a new revised date showing the revised buffers, swales, and a cross section of Holstein Street in the discussed area.

Ms. Mitchell seconded the motion.

Mr. Keene stated that he would prefer that the Holstein Road swale from Luckett Road down to where the buffer turns west all to be connected so that the water will go north to Luckett Road or south to the conveyance road. Mr. Ink amended his motion to include the modification requested by Mr. Keene.

Ms. Mitchell seconded the amended motion.

Mr. Stockman suggested adding the condition that, regarding SFMWD and who is liable, it should be clearly stated in the Planned Unit Development that the Developer/Tri County Commerce Center would be responsible for the maintenance and upkeep of the swale.

Mr. Ink asked the applicant if the property was going to be platted. Mr. Wojdak advised that it would be platted.

Mr. Ink amended the motion to include the modification request made by Mr. Stockman.

Ms. Mitchell seconded the motion and the motion passed unanimously, 8-0.

**OTHER BUSINESS:** Kevin Anderson, City of Fort Myers Ward 4 Council, thanked the Board for their service to the city and welcomed the new member onto the board.

Hearing no other business Mr. Stockman adjourned the meeting at 2:07 p.m.

Note: For detailed information on the presentations and discussions held at the January 8, 2020, Planning Board Meeting, a recording of the meeting can be

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purchased from the City Clerk's Office or the meeting could be viewed at the City of Fort Myers Website at [www.cityftmyers.com](http://www.cityftmyers.com).

(Instructions: Go to City of Fort Myers Website; open Government and Officials meetings; select City Meetings; select 2020 City Board Meetings; scroll down and select Planning Board; and select the date of the Planning Board meeting.)