

## Summary of Hearing Examiner Recommendation

# **KIMBERLY REGENISIS & MOURACADE**

## **REGENERATIVE MEDICINE CENTER**

Request:	AG-2 to CFPD to redevelop site as a holistic medicine center to provide social and health-related services.
Location:	6401 Winkler Road South Fort Myers Planning Community (District 2)
Size:	5.15± acres
Recommendation:	Approve, with conditions.
Deviations:	6 <sup>1</sup>
Conditions of Note:	None
Public Concerns:	Safety and property values

### **Hearing Examiner Remarks:**

As modified by this recommendation, the request meets the criteria set forth in the Lee Plan and LDC and is compatible with surrounding development. A brief summary of the factors contributing to this conclusion are set forth below:

The medical office use is similar to, and compatible with existing uses in the area.

The proposed group quarters for residents in the treatment program are analogous to established congregate living uses in the area.

The nine multi-family units proposed for the site are similar to the condominium, and multi-family dwellings in the neighborhood.

The proposed substance abuse treatment and counseling services are similar to uses already integrated into the fabric of the community.

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<sup>1</sup> The Hearing Examiner recommended an additional deviation.



The proposed development intensity is within the scale anticipated in the Central Urban category.<sup>2</sup>

The exterior of the project will in many respects maintain the appearance of a residential estate.

The proposed use will serve as a transition from the intensity of the busy Winkler Road/College Parkway intersection and commercial uses north of the site.

Development of the property enables infill of underutilized and blighted land.

The LDC imposes no special separation requirements for the requested use from schools or day care centers.

Residential treatment facilities located within residential communities are commonplace as evidenced by several similar facilities in both Lee and Collier County.

No evidence demonstrating that the residential treatment facility would pose a special threat to the County's interest in the health, safety and welfare of its citizens.

The existing character of the area is one of mixed use, medical and community facility type uses, including schools, colleges, assisted living facilities, senior housing, medical offices, clinics, retail, etc. The proposed use is compatible with and appropriate in, an intensely developed neighborhood within the County's urban core.

The appropriate density/intensity of the site is 6.4 units per acre, resulting in the following recommended development parameters: 72 bed facility, 9 multi-family units, and 9,000 sq feet of medical office. The height of the Retreat building proposed for the north east corner of the site should be limited to three stories/45 feet in height.

*Detailed recommendation follows*

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<sup>2</sup> Pursuant to LDC 34-1494(b), the residential component of the project translates to a recommended density equivalent of 6.12 dwelling units per acre. This is on the lower end of midrange for the category whose standard density may range from 4 to 10 units per acre. Limiting density on the site to the 4 dwelling units per acre minimum would not be reasonable given the property's proximity to intense commercial development and its opportunity to serve as a transition from more intense uses to the north.