

GIS Tracking Sheet

Case No.: DCI2007-00004

Intake Date: 1-12-07

Project Name: 511 Lec Blvd.

STRAP Number(s): See Attached List

Planner Name: Lisa

Ext.

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 1-19-2007

INTAKE: DCI07004

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: Cg

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐ Board of County Commissioner's Resolution

☐ Administrative Approval

☐ Blue Sheet

Zoning Notes:

MAP UPDATED

7/29/08 ☒ YES

☐ NO

Initials: CSJ

If not, give brief explanation:

ZONE : CPD: 501419

511 Lee Blvd

List of Strap Number – Ownership Disclosure

32-44-27-11-00054.0030

32-44-27-11-00054.0230

32-44-27-11-00054.0240

32-44-27-11-00054.0250

32-44-27-11-00054.0260

32-44-27-11-00054.0270

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OCI 2007-00004

Legal Description

Lot 3, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

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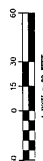
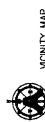
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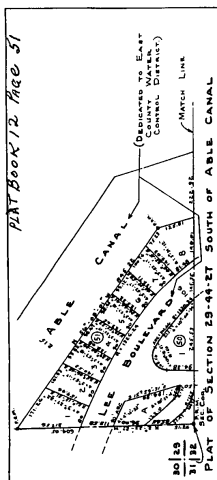
Applicant's Legal Checked
by CJS 1-19-2007

[illegible]

- 1) MARIJUANA SMOKING: IS BASED UPON THE SMOKING OF A MARIJUANA PIPE OR THE USE OF THE BULLWAGON HAVING A BURNING TIP. THE SMOKING IS SHOWN ON THE LILLIAN LEE RECORD AS RECORDED IN PD 13, PG 3 OF THE PUBLIC RECORDS OF LEE COUNTY, TEXAS.
- 2) PROPERTY APPROPRIATION TO LIE ON LONG INSURANCE RATE MAP COMPANY 1251A, 1251B, 1251C, 1251D, 1251E, 1251F, 1251G, 1251H, 1251I, 1251J, 1251K, 1251L, 1251M, 1251N, 1251O, 1251P, 1251Q, 1251R, 1251S, 1251T, 1251U, 1251V, 1251W, 1251X, 1251Y, 1251Z, 1251AA, 1251AB, 1251AC, 1251AD, 1251AE, 1251AF, 1251AG, 1251AH, 1251AI, 1251AJ, 1251AK, 1251AL, 1251AM, 1251AN, 1251AO, 1251AP, 1251AQ, 1251AR, 1251AS, 1251AT, 1251AU, 1251AV, 1251AW, 1251AX, 1251AY, 1251AZ, 1251BA, 1251BB, 1251BC, 1251BD, 1251BE, 1251BF, 1251BG, 1251BH, 1251BI, 1251BJ, 1251BK, 1251BL, 1251BM, 1251BN, 1251BO, 1251BP, 1251BQ, 1251BR, 1251BS, 1251BT, 1251BU, 1251BV, 1251BW, 1251BX, 1251BY, 1251BZ, 1251CA, 1251CB, 1251CC, 1251CD, 1251CE, 1251CF, 1251CG, 1251CH, 1251CI, 1251CJ, 1251CK, 1251CL, 1251CM, 1251CN, 1251CO, 1251CP, 1251CQ, 1251CR, 1251CS, 1251CT, 1251CU, 1251CV, 1251CW, 1251CX, 1251CY, 1251CZ, 1251DA, 1251DB, 1251DC, 1251DD, 1251DE, 1251DF, 1251DG, 1251DH, 1251DI, 1251DJ, 1251DK, 1251DL, 1251DM, 1251DN, 1251DO, 1251DP, 1251DQ, 1251DR, 1251DS, 1251DT, 1251DU, 1251DV, 1251DW, 1251DX, 1251DY, 1251DZ, 1251EA, 1251EB, 1251EC, 1251ED, 1251EE, 1251EF, 1251EG, 1251EH, 1251EI, 1251EJ, 1251EK, 1251EL, 1251EM, 1251EN, 1251EO, 1251EP, 1251EQ, 1251ER, 1251ES, 1251ET, 1251EU, 1251EV, 1251EW, 1251EX, 1251EY, 1251EZ, 1251FA, 1251FB, 1251FC, 1251FD, 1251FE, 1251FF, 1251FG, 1251FH, 1251FI, 1251FJ, 1251FK, 1251FL, 1251FM, 1251FN, 1251FO, 1251FP, 1251FQ, 1251FR, 1251FS, 1251FT, 1251FU, 1251FV, 1251FW, 1251FX, 1251FY, 1251FZ, 1251GA, 1251GB, 1251GC, 1251GD, 1251GE, 1251GF, 1251GG, 1251GH, 1251GI, 1251GJ, 1251GK, 1251GL, 1251GM, 1251GN, 1251GO, 1251GP, 1251GQ, 1251GR, 1251GS, 1251GT, 1251GU, 1251GV, 1251GW, 1251GX, 1251GY, 1251GZ, 1251HA, 1251HB, 1251HC, 1251HD, 1251HE, 1251HF, 1251HG, 1251HH, 1251HI, 1251HJ, 1251HK, 1251HL, 1251HM, 1251HN, 1251HO, 1251HP, 1251HQ, 1251HR, 1251HS, 1251HT, 1251HU, 1251HV, 1251HW, 1251HX, 1251HY, 1251HZ, 1251IA, 1251IB, 1251IC, 1251ID, 1251IE, 1251IF, 1251IG, 1251IH, 1251II, 1251IJ, 1251IK, 1251IL, 1251IM, 1251IN, 1251IO, 1251IP, 1251IQ, 1251IR, 1251IS, 1251IT, 1251IU, 1251IV, 1251IW, 1251IX, 1251IY, 1251IZ, 1251JA, 1251JB, 1251JC, 1251JD, 1251JE, 1251JF, 1251JG, 1251JH, 1251JI, 1251JJ, 1251JK, 1251JL, 1251JM, 1251JN, 1251JO, 1251JP, 1251JQ, 1251JR, 1251JS, 1251JT, 1251JU, 1251JV, 1251JW, 1251JX, 1251JY, 1251JZ, 1251KA, 1251KB, 1251KC, 1251KD, 1251KE, 1251KF, 1251KG, 1251KH, 1251KI, 1251KJ, 1251KK, 1251KL, 1251KM, 1251KN, 1251KO, 1251KP, 1251KQ, 1251KR, 1251KS, 1251KT, 1251KU, 1251KV, 1251KW, 1251KX, 1251KY, 1251KZ, 1251LA, 1251LB, 1251LC, 1251LD, 1251LE, 1251LF, 1251LG, 1251LH, 1251LI, 1251LJ, 1251LK, 1251LL, 1251LM, 1251LN, 1251LO, 1251LP, 1251LQ, 1251LR, 1251LS, 1251LT, 1251LU, 1251LV, 1251LW, 1251LX, 1251LY, 1251LZ, 1251MA, 1251MB, 1251MC, 1251MD, 1251ME, 1251MF, 1251MG, 1251MH, 1251MI, 1251MJ, 1251MK, 1251ML, 1251MM, 1251MN, 1251MO, 1251MP, 1251MQ, 1251MR, 1251MS, 1251MT, 1251MU, 1251MV, 1251MW, 1251MX, 1251MY, 1251MZ, 1251NA, 1251NB, 1251NC, 1251ND, 1251NE, 1251NF, 1251NG, 1251NH, 1251NI, 1251NJ, 1251NK, 1251NL, 1251NM, 1251NN, 1251NO, 1251NP, 1251NQ, 1251NR, 1251NS, 1251NT, 1251NU, 1251NV, 1251NW, 1251NX, 1251NY, 1251NZ, 1251OA, 1251OB, 1251OC, 1251OD, 1251OE, 1251OF, 1251OG, 1251OH, 1251OI, 1251OJ, 1251OK, 1251OL, 1251OM, 1251ON, 1251OO, 1251OP, 1251OQ, 1251OR, 1251OS, 1251OT, 1251OU, 1251OV, 1251OW, 1251OX, 1251OY, 1251OZ, 1251PA, 1251PB, 1251PC, 1251PD, 1251PE, 1251PF, 1251PG, 1251PH, 1251PI, 1251PJ, 1251PK, 1251PL, 1251PM, 1251PN, 1251PO, 1251PP, 1251PQ, 1251PR, 1251PS, 1251PT, 1251PU, 1251PV, 1251PW, 1251PX, 1251PY, 1251PZ, 1251QA, 1251QB, 1251QC, 1251QD, 1251QE, 1251QF, 1251QG, 1251QH, 1251QI, 1251QJ, 1251QK, 1251QL, 1251QM, 1251QN, 1251QO, 1251QP, 1251QQ, 1251QR, 1251QS, 1251QT, 1251QU, 1251QV, 1251QW, 1251QX, 1251QY, 1251QZ, 1251RA, 1251RB, 1251RC, 1251RD, 1251RE, 1251RF, 1251RG, 1251RH, 1251RI, 1251RJ, 1251RK, 1251RL, 1251RM, 1251RN, 1251RO, 1251RP, 1251RQ, 1251RR, 1251RS, 1251RT, 1251RU, 1251RV, 1251RW, 1251RX, 1251RY, 1251RZ, 1251SA, 1251SB, 1251SC, 1251SD, 1251SE, 1251SF, 1251SG, 1251SH, 1251SI, 1251SJ, 1251SK, 1251SL, 1251SM, 1251SN, 1251SO, 1251SP, 1251SQ, 1251SR, 1251SS, 1251ST, 1251SU, 1251SV, 1251SW, 1251SX, 1251SY, 1251SZ, 1251TA, 1251TB, 1251TC, 1251TD, 1251TE, 1251TF, 1251TG, 1251TH, 1251TI, 1251TJ, 1251TK, 1251TL, 1251TM, 1251TN, 1251TO, 1251TP, 1251TQ, 1251TR, 1251TS, 1251TT, 1251TU, 1251TV, 1251TW, 1251TX, 1251TY, 1251TZ, 1251UA, 1251UB, 1251UC, 1251UD, 1251UE, 1251UF, 1251UG, 1251UH, 1251UI, 1251UJ, 1251UK, 1251UL, 1251UM, 1

DCI 2007-00004

PLAT BOOK 12, PAGE 51



UNITS 5, 10, 11
OF
LEELEND HEIGHTS
A SUBDIVISION OF
LEHIGH ACRES

UNIT 5 BLOCKS 30, 31, 32, 33, 34
10 50, 51, 52, 53
11 54, 55, 56
12 57

SEC. 32 - T 44-S - R 27 E

LEE COUNTY, FLA.
DEC. 7, 1955

SCALE 1" = 200'

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED HEREBY CERTIFY: That this plat
as shown is a correct representation of the land
platted and that permanent reference monuments
have been placed as shown.

John B. Boyd, Inc. Fla.
FLORIDA REGISTERED LAND SURVEYOR NO. 213
JANUARY 1, 1956

All dimensions shown on this plat are identical to those dimensions
shown on the map recorded in Deed Book 250 page 184, Deed Book 310 page
624 and Deed Book 781 page 180 and all lots previously deeded out by reference
to such maps are shown herein
for reference only.

John B. Boyd, Inc. Fla.
FLORIDA REGISTERED LAND SURVEYOR NO. 213
JANUARY 1, 1956

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Elesandas I, Inc., to rezone 2.74± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD), in reference to 511 Lee Boulevard; and,

WHEREAS, a public hearing was advertised and held on December 19, 2007, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2007-00004; and

WHEREAS, a second public hearing was advertised and held on March 31, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 2.74 ± acres from RS-1 to CPD to permit a maximum of 25,000 square feet of commercial development with a height of 35 feet or two stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit "A." The request to permit a maximum of 25,000 square feet of commercial development DENIED, but the request to permit a maximum of 20,000 square feet of commercial development is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP) entitled "Master Concept Plan, Elesandae, Inc., 511 Lee Blvd., Lehigh Acres FL., 33936," dated 12-2007, last revised 03-13/08, date-stamped "Received APR 23 2008 Community Development," attached hereto as Exhibit "C," except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.



2. The following Limits apply to the project and uses:

a. Schedule of Uses*

Accessory Uses and Structures
Administrative Offices
ATM (Automatic teller machine) - walk-up only
Auto Parts Store, with no installation services
Banks and Financial Establishments, Group I only - without drive-through
Business Services, Group I only - including Real Estate and Property
Management Office
Clothing Stores, General
Drugstore, Pharmacy - with no drive-through, no stand-alone building
Essential Services
Essential Service Facilities, Group I only
Fences, Walls - Reflective of the architectural style of the commercial buildings
Food Stores, Group I only - excluding Supermarket
Hardware Store
Hobby, Toy and Games Shops
Insurance Companies
Medical Office
Non-store Retailers, Group I only
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services - no overnight boarding or outdoor runs
Personal Services, Group I only - excluding coin-operated laundries
and laundromats
Rental or Leasing Establishment, Group II only - limited to costumes, movies,
videotapes and similar home entertainment, party or banquet supplies
Repair Shops, Groups I and II - excluding Gunsmiths and Taxidermists
Restaurants, Group II only - no stand-alone buildings
Schools, Commercial
Signs - In accordance with LDC Chapter 30
Social Services, Group I only
Specialty Retail Shops, Groups I and II

*Outdoor storage or outdoor display of merchandise or materials is prohibited in conjunction with any approved use

b. Site Development Regulations

Maximum Floor Area	20,000 square feet - two (2) buildings with 10,000 square feet each
Perimeter Setback	25 feet
Setbacks	North (Lee Boulevard) 25 feet East (Maine Place) 25 feet South (RS-1 zoning) 25 feet West (Ohio Road) 25 feet
Minimum Building Separation	30 feet
Maximum Building Height	35 feet or 1 story
Lot Depth/Width	irregular shaped
Lot Area	2.74 acres
Open Space	28,743 square feet

3. **Environmental Conditions:** Prior to local development order approval, all development order plans must delineate a minimum of 28,743 square feet of open space.
4. **Utilities:** Any development of the subject property must connect to public water and wastewater services provided by Florida Governmental Utility Authority (FGUA).
5. **Vehicular and Pedestrian Traffic Impacts:** Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
6. **Development Order Approval:** Approval of this rezoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
7. **Concurrency:** Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. **LDC Requirements:** This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
9. **Removal of Vacant Single-family Dwelling:** The existing, vacant single-family dwelling may remain on the site until the local development order is obtained for the commercial development approved in this MCP, provided the structure remains vacant and is not used for either residential or commercial uses. Upon approval of the local development order, the dwelling must be demolished and removed from the site.
10. **Waste Areas:** The trash storage or dumpster area must be in compliance with §10-261 including screening on at least 3 sides with a 6-foot-high, 100 percent opaque fence or wall, with an opaque gate in an architectural style similar and complementary to the commercial planned development. The dumpster must be located as depicted on the MCP.
11. **Mechanical Equipment:** Mechanical equipment may be located on the roof of Buildings "A" and "B," however, an architectural parapet wall must be constructed on the rear of the roof of both buildings to shield the equipment from the adjacent residential dwellings.
12. **Lighting:** Parking lot areas must be illuminated with enough intensity to create secure areas, but without creating an overly intense intrusion into the adjacent residential uses. Parking lot lamps must be hooded or globed and must not exceed 15 feet in height. There must be no intrusion of the parking lot lighting into the nearby residential properties located to the west and south of the subject property.
13. **Maximum Building Height:** The maximum permitted building height within this planned development is 35 feet or 1 story, including architectural features. An increase in height may only be granted through a public hearing amendment of this planned development.
14. **Hours of Operation:** Hours of operation for all uses are limited to 8:00 a.m. to 8:00 p.m. Monday through Sunday in Building "A," and 8:00 a.m. to 6:00 p.m. Monday through Sunday in Building "B".
15. **Architectural Design:** The architectural style must be in strict compliance with the design standards for commercial buildings in LDC §10-600. The front and the rear of the proposed buildings must be designed with primary facade architectural features and all structures must share a common architectural theme. Emergency exits only will be permitted in the rear of Buildings "A" and "B".
16. **Signage:** Signage is prohibited from facing toward the adjacent residential dwelling and may not be located on the rear of the buildings.

17. **Open Storage Prohibited:** Open storage is prohibited regardless of the use designation, and the outdoor display of merchandise for sale, rent or other disposal is prohibited.
 18. **Landscaping:** All buffer and landscape requirements must utilize 100 percent native vegetative species.
-
19. **Parking:** Parking for this project must be in compliance with the requirements of the LDC; no reduction in parking is approved as part of this rezoning. Adequate parking must be substantiated upon submittal of a local development order in accordance with proposed uses.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-285, Table 1, Connection Separation, requirement of an intersection separation standard of 660 feet for an arterial road, to permit 237 feet between the proposed entrance to this project and Maine Place, an existing local road. This deviation is APPROVED.
2. Deviation (2) seeks relief from the §10-416(3), requirement of a minimum Type "C" or "F" buffer separating commercial development from existing single-family residential units, to permit a 14-foot-wide buffer utilizing the rear of Building "B" as the required wall with Type "F" plantings between the rear of the building and the single-family residential dwelling on the southern property perimeter. This deviation is APPROVED, SUBJECT TO the following conditions:
 1. The 14-foot-wide buffer must be landscaped with Type "F" native plantings in accordance with the §10-416(4).
 2. The rear of Building "B" must be designed with architectural features complementary to the front of the building and as required by §10-600.
 3. Emergency exits only, in conjunction with a minimum 5-foot-wide walkway, will be permitted in the rear of Building "B."

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is:
32-44-27-11-00054.0030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:

 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Tammara Hall made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Nay
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 31st day of March 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Patricia DeLeon*
Deputy Clerk

BY: *Ray Judah*
Ray Judah, Chair



Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
Lee County Attorney's Office

RECEIVED
MINUTES OFFICE

2008 MAY -5 AM 9:41

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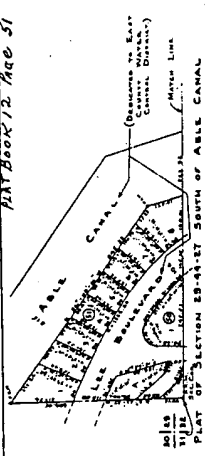
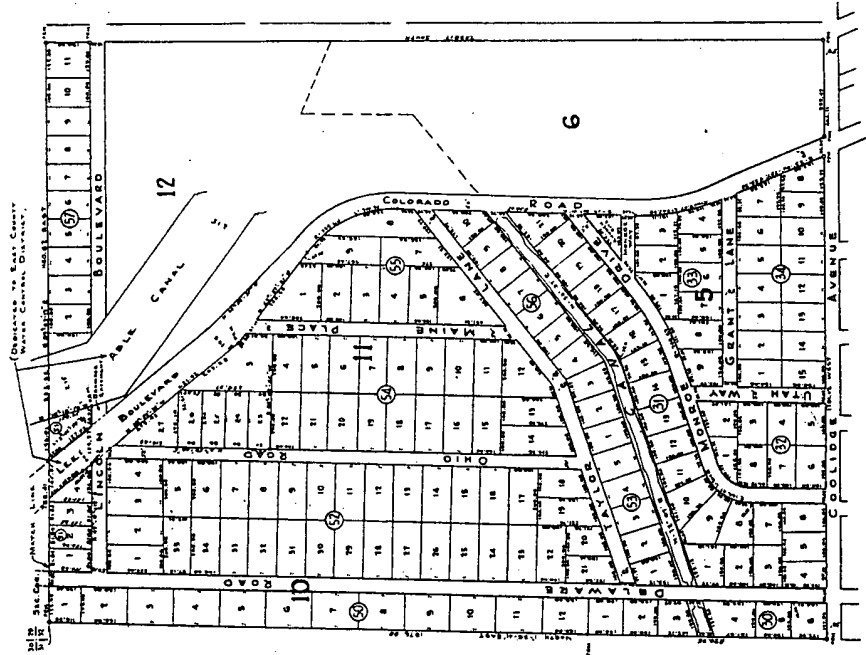
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Applicant's Legal Checked
by CSJ 1-19-2007

PLAT BOOK 12, Page 51



UNITS 5, 10, 11
OF
LEELEND HEIGHTS
A SUBDIVISION OF
LEHIGH ACRES

UNIT	5	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
ACRES	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51	10.51
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SEC 32 - T 44 - S - R 27 E

LEE COUNTY, FLA.

SCALE 1" = 200' DEC. 7, 1945

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY: That this plat
as shown is a correct representation of the land
platted and that permanent reference monuments
have been placed as shown.

John J. Boyer, Jr.
FLORIDA REGISTERED LAND SURVEYOR - 12345
TAMPA, FLORIDA

All dimensions shown on this plat are identical to those dimensions
shown on the map recorded in Plat Book 120 page 84, Plat Book 120 page
85 and Plat Book 120 page 86 and all lots previously deeded out by reference
to each map are shown hereon
for reference only.

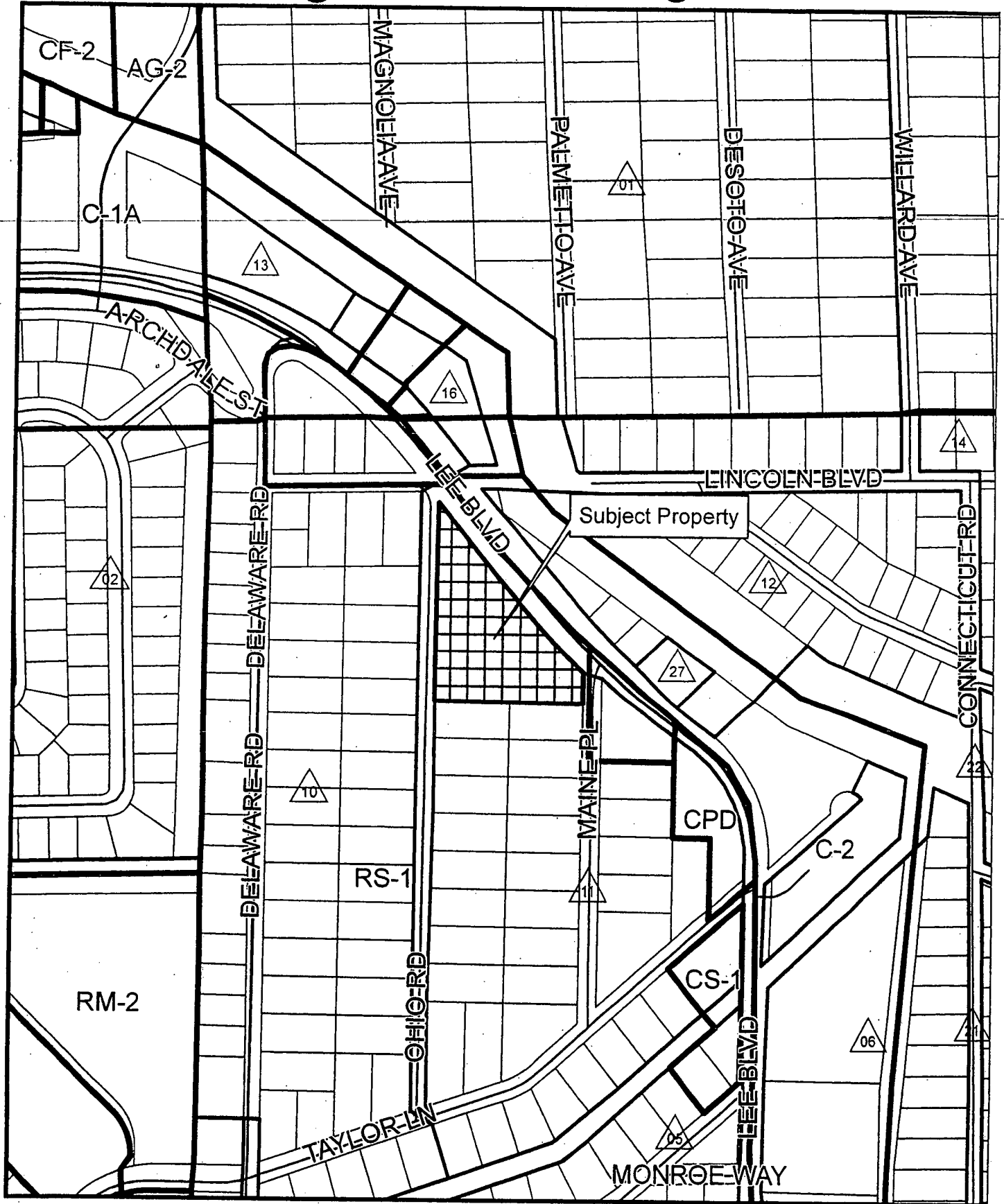


EXHIBIT "B"
(Zoning Map)



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

RECOMMENDATION ON REMAND BY BOARD OF COUNTY COMMISSIONERS

REZONING: DCI2007-00004
APPLICANT: ELESANDAS I, INC., in reference to 511 LEE BOULEVARD
HEARING DATE: DECEMBER 19, 2007

RECEIVED
MAR 03 2008

I. APPLICATION:

COMMUNITY DEVELOPMENT

This matter came before the Lee County Hearing Examiner as an Application for a Rezoning to a Commercial Planned Development (CPD) pursuant to Lee County Land Development Code (LDC).

Filed by JEROME REYNART, PRESIDENT, c/o ELESANDAS I, INC., 800 Cypress Creek Road 470, Fort Lauderdale, Florida 33309 (Applicant/Owner); AIM ENGINEERING & SURVEY, INC., c/o L. JOE LEWIS, 5300 Lee Boulevard, Lehigh Acres, Florida 33971 (Agent).

Request is to to Rezone 2.74 ± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a maximum of 25,000 square feet of commercial development with a height of 35 feet or two stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.

The subject property is located at 511 Lee Boulevard, in Section 32, Township 44 South, Range 27 East, Lee County, Florida (District #5).

II. STAFF REPORT AND RECOMMENDATION: DENIAL OF 25,000 SQUARE FEET; APPROVAL OF 20,000 SQUARE FEET, WITH CONDITIONS.

The Department of Community Development Staff Report was prepared by Lisa C. Hines. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request for the rezoning to CPD for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Elesandae, Inc.," stamped received October 26, 2007, last revised October 23, 2007, attached hereto as **Exhibit B**, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by

deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following Limits apply to the project and uses:

a. Schedule of Uses*

Accessory Uses and Structures
Administrative Offices
ATM (Automatic teller machine) - walk-up only
Auto Parts Store, with no installation services
Banks and Financial Establishments, Group I - Without drive-through
Business Services, Group I - Including Real Estate and Property
Management Office
Clothing Stores, General
Drugstore, Pharmacy - With no drive-through, no stand-alone building
Essential Services
Essential Service Facilities, Group I
Fences, Walls - Reflective of the architectural style of the commercial
buildings
Food Stores, Group I, Excluding Supermarket
Hardware Store
Hobby, Toy and Games Shops
Insurance Companies
Medical Office
Non-store Retailers, Group I
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services - No overnight boarding or outdoor runs
Personal Services, Group I - Excluding coin-operated laundries
and laundromats
Rental or Leasing Establishment, Group II - Limited to costumes,
movies, videotapes and similar home entertainment, party or
banquet supplies
Repair Shops, Groups I and II - Excluding Gunsmiths and
Taxidermists
Restaurants, Group II - No stand-alone buildings
Schools, Commercial
Signs - In accordance with the Land Development Code (LDC),
Chapter 30
Social Services, Group I
Specialty Retail Shops, Groups I and II

*Outdoor storage or outdoor display of merchandise or materials is prohibited in conjunction with any approved use

b. Site Development Regulations

Maximum Floor Area	20,000 square feet - two (2) buildings with 10,000 square feet each
Perimeter Setback	25 feet
Setbacks	North (Lee Boulevard) 25 feet East (Maine Place) 25 feet South (RS-1 zoning) 25 feet West (Ohio Road) 25 feet
Minimum Building Separation	30 feet
Maximum Building Height	35 feet or 1 story
Lot Depth/Width	irregular shaped
Lot Area	2.74 acres
Open Space	28,743 square feet

3. Environmental Conditions:

Prior to local development order approval, all development order plans must delineate a minimum of 28,743 square feet of open space.

4. Utilities: Any development of the subject property must connect to public water and wastewater services provided by Florida Governmental Utility Authority (FGUA).

5. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

6. Approval of this rezoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

7. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

9. The existing, vacant single-family dwelling may remain on the site until the local development order is obtained for the commercial development approved in this MCP,

provided the structure remains vacant and is not used for either residential or commercial uses. Upon approval of the local development order, the dwelling must be demolished and removed from the site.

10. **Waste Areas:** The trash storage or dumpster area must be in compliance with the LDC, Section 10-261 including screening on at least three (3) sides with a 6-foot-high, 100-percent opaque fence or wall with an opaque gate in an architectural style similar and complementary to the commercial planned development. The dumpster must be located as depicted on the MCP.

11. **Mechanical Equipment:** Mechanical equipment may be located on the roof of Buildings "A" and "B", however, an architectural parapet wall must be constructed on the rear of the roof of both buildings to shield the equipment from the adjacent residential dwellings.

12. **Lighting:** Parking lot areas must be illuminated with enough intensity to create secure areas, but without creating an overly intense intrusion into the adjacent residential uses. Parking lot lamps must be hooded or globed and must not exceed 15 feet in height. There must be no intrusion of the parking lot lighting into the nearby residential properties located to the west and south of the subject property.

13. **Height:** The maximum permitted building height within this planned development is 35 feet or one (1) story, including architectural features. An increase in height may only be granted through a public hearing amendment of this planned development.

14. **Hours of Operation:** Hours of operation for all uses are limited to 8:00 a.m. to 8:00 p.m. Monday through Sunday in Building "A" and 8:00 a.m. to 6:00 p.m. Monday through Sunday in Building "B".

15. **Architectural Design:** The architectural style must be in strict compliance with the design standards for commercial buildings in the Land Development Code, Section 10-600. The front and the rear of the proposed buildings must be designed with primary facade architectural features and all structures must share a common architectural theme. Emergency exits only will be permitted in the rear of Buildings "A" and "B".

16. **Signage:** Signage is prohibited from facing toward the adjacent residential dwelling and may not be located on the rear of the buildings.

17. **Storage:** Open storage is prohibited regardless of the use designation, and the outdoor display of merchandise for sale, rent or other disposal is prohibited.

18. **Landscaping:** All buffer and landscape requirements must utilize 100 percent native vegetative species.

19. **Parking:** Parking for this project must be in compliance with the requirements of the Land Development Code; no reduction in parking is approved as part of this rezoning. Adequate parking must be substantiated upon submittal of a local development order in accordance with proposed uses.

B. DEVIATIONS:

Deviation 1 requests relief from LDC, Section 10-285, Table 1, Connection Separation, which requires an intersection separation standard of 660 feet for an arterial road, to permit 237 feet between the proposed entrance to this project and Maine Place, an existing local road. The Hearing Examiner recommends **APPROVAL** of this deviation.

Deviation 2 requests relief from the LDC, Section 10-416(3), which requires a minimum Type "C" or "F" buffer separating commercial development from existing single-family residential units, to permit a 14-foot-wide buffer utilizing the rear of Building "B" as the required wall with Type "F" plantings between the rear of the building and the single-family residential dwelling on the southern property perimeter. The Hearing Examiner recommends **APPROVAL** of this deviation with the following conditions:

1. The 14-foot-wide buffer must be landscaped with Type "F" native plantings in accordance with the Land Development Code (LDC), Section 10-416(4).
2. The rear of Building "B" must be designed with architectural features complementary to the front of the building and as required by the Land Development Code (LDC), Section 10-600.
3. Emergency exits only, in conjunction with a minimum 5-foot-wide walkway, will be permitted in the rear of Building "B".

IV. HEARING EXAMINER DISCUSSION:

This is a request to rezone a triangularly-shaped parcel, located on Lee Boulevard, between Maine Place and Ohio Road, in Lehigh Acres, from RS-1 to CPD for development of two 1-story buildings, totaling 20,000 square feet of commercial uses. The property is abutted on the north side by Lee Boulevard, on the east by Maine Place, on the west by Ohio Road, and on the south by two single-family residences. On the north side of Lee Boulevard is a mix of office and small retail commercial uses. The subject property is designated Central Urban in the Lee Plan, but is not covered by the Lehigh commercial overlays.

Issues - Although Applicant initially requested 25,000 square feet of commercial development, they acquiesced with Staff's recommendation of 20,000 square feet. There were no issues between Staff and Applicant, but a couple of nearby residents attended the hearing to object to the commercial uses. Both residents indicated that they were told the subject property was intended, by Lehigh Corporation, to be a neighborhood park and they did not want it developed. They also expressed concerns about access points onto their streets (Ohio Road and Maine Place), but were assured that Applicant would be restricted to only one access point, which was to Lee Boulevard.

Background

Applicant desires to construct a small commercial complex on the irregularly-shaped parcel, which was created by the recombination of six single-family lots. The Master Concept Plan (MCP) depicts two long, narrow buildings on the site. Building "A" - a single-story 10,000 square-foot structure, is depicted on the west boundary (Ohio Road) and will have parking spaces at the north end of the building, and will share parking spaces on the east and south sides of this building. Building "B" - also a single-story 10,000-square-foot structure - will be

located toward the southeast corner of the site, with several parking spaces lying on the north side of the building and then the shared parking on the north and west.

To prevent commercial traffic from traversing the local roads (Maine Place and Ohio Street) and through the residential neighborhood located to the south of the site, the CPD will only have access onto Lee Boulevard. The parking areas in the southwest and northwest corners will be screened from the nearby residential uses by a wall and vegetative buffer. Those walls will be attached to the ends of the two buildings, and the back walls of Buildings A and B will form the rest of the "wall." Given those "walls," there will be no visibility into the commercial parcel from the nearby residential uses.

Acknowledging the proximity of the residential uses to the south, Applicant has limited the Schedule of Uses to predominantly office type uses, with some low impact retail uses, including a sandwich shop, a specialty food store (i.e., bakery), an auto parts store (no installation bays) and a small hardware store. No outdoor display or storage is allowed on the site. Hours of operation will be confined to 8 a.m. to 8 p.m. for the west building (abutting Ohio Street) and 8 a.m. to 6 p.m. on the south (abutting the two single-family residential parcels). They asserted that the hours of operation, types of uses and required screening will ensure that the surrounding mix of uses will receive minimal, if any, impacts from this development.

They advised that there will be no blasting on the site and that the buildings will hook into the existing potable water and sewer lines in the area. They have already received a letter of availability of service from the local water and sewer provider.

Applicant also requested two Deviations from Land Development Code provisions. The first Deviation related to the 237-foot separation between the proposed access point and Maine Place. They explained that they could not provide a 660-foot separation from both Maine Place and Ohio Road, as they only have about 600 feet of frontage on Lee Boulevard, which explains the need for the Deviation. The second Deviation related to the utilizing the rear wall of the Building B as part of the "8-foot-high wall" required between commercial and abutting residential property, and a 14-foot-wide vegetative buffer between the wall and the property line.

Staff recommended approval, with conditions, of the rezoning, finding that the request, as conditioned, was consistent with the Lee Plan and the Land Development Code, and was compatible with the mix of residential and commercial uses in the area. They also found that the proposed uses were appropriate for this site, and, as conditioned, would protect the nearby persons and properties. They noted that the site will be served with public water and sewer, having received a letter of availability from the Florida Governmental Utility Authority.

Staff also recommended approval of the two Deviations, finding that they met the criteria for approval, and would protect the public health, safety and welfare.

Public

As noted above, a couple of the residents of the surrounding neighborhood attended the public hearing to object to the commercial rezoning, citing concerns about traffic, safety, security in their neighborhoods, and property values.

Hearing Examiner Analysis

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval, with conditions, finding that the request, as conditioned, meets the criteria for approval set out in LDC Section 34-145, and is consistent with the intent of the Lee Plan and the Land Development Code. She finds that the requested uses, as conditioned, will be compatible with the mix of residential and commercial uses in the area, and will not be detrimental nor injurious to the nearby residential neighborhood. She also finds that the request, as conditioned, will keep its commercial traffic on Lee Boulevard, one of the main roadways through Lehigh Acres, and will be consistent with the requirements of Standard 11 in the use of public water and sewer service.

The Hearing Examiner understands the concerns expressed by the residents, but points out that this section of Lee Boulevard will eventually be widened and residential uses would be inappropriate on these lots. Although the site is not within one of the three Lehigh commercial overlays, it is across the street from existing commercial uses, which are within the "Commercial Overlay." In addition, the Lee Plan encourages the assembly of lots for commercial uses, which has occurred in this situation; thus, the request is consistent with the intent of those provisions.

She also concurs with Staff's recommendation of approval, with conditions, of the two Deviations, finding that the Deviations, as conditioned, meet the criteria for approval set out in LDC Section 34-377.

It is her opinion that the conditions recommended herein are reasonably related to the impacts anticipated from the proposed uses, and, with other regulations, will safeguard the public's interests.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

- A. That the Applicant has proved entitlement to this request, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes or regulations.
- B. That the requested development, as conditioned, will meet or exceed all performance and locational standards set forth for its specified uses.
- C. That the requested development, as conditioned, is consistent with the intensities and general uses set forth in the Lee Plan, and those uses, as conditioned, are compatible with the existing or planned uses in the surrounding area.
- D. That approval of the planned development, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

E. That the planned development, as conditioned, will not adversely affect environmentally critical areas and natural resources.

F. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

G. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

H. That the approved Deviations, as conditioned, will enhance the objective of the proposed development, and will promote the protection of the public health, safety and welfare.

I. That urban services, as defined in the Lee Plan, are available and adequate to serve the proposed uses.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

- 1 2005 Aerial photograph, mapped November 30, 2007 (color)(24" x 36")

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

- 1 Master Concept Plan, dated October 25, 2007, Sheet 1 of 3, by AIM Engineering & Surveying, Inc. (24" x 36")
- 2 Building Elevations, dated January 19, 2007, Sheet A1, by JR Rost Associates, Inc., (24" x 36")

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced herself and announced the case. Since there were public participants present at the hearing, the Assistant County Attorney, John Fredyma, introduced himself and explained the public participation process for the record. He advised the public that they must speak before the Hearing Examiner in order to speak before the Board of County Commissioners (BOCC). Once the hearing record was closed, no new or additional facts or testimony would be accepted by either the Hearing Examiner or BOCC.

Mr. Fredyma introduced the participants who were sitting at the desk: Lisa Hines representing the County, Joe Lewis and Rob James, representing the Applicant, and Jerome Reynaert, the property owner. At that time, the Hearing Examiner placed all the participants under an oath and asked the Applicant to proceed.

Mr. Lewis began the Applicant's presentation by describing the subject request to rezone approximately 2.74 acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD), to allow construction of two buildings containing a maximum of 25,000 square feet of commercial development. The buildings were to be two stories high, and would not exceed a maximum height of 35 feet. The property is located on Lee Boulevard in Lehigh Acres, and consists of six single-family residential lots.

The property is surrounded by roadways on three sides, and by two residential lots to the rear of the property, one of which is currently vacant. It was being rezoned with a list of uses found in a Specialized Commercial (CS-1 and CS-2) zoning district. The intended use for this property was a professional and medical office park. The proposed project has been approved by the Lehigh Acres planning council, which recommended a right turn lane into the project from Lee Boulevard. There would be only one entrance into the project, and it was on Lee Boulevard.

He had reviewed the letters included in the Staff Report regarding the surrounding neighbors' concerns, which seemed to be focused on not having an access on Ohio Road. The earlier conceptual plan had an access onto Ohio Road; however, after reviewing the access with Staff and speaking to the adjacent owners, that access was removed.

The proposed project is abutted by Lee Boulevard in the front, Ohio Road to the west, and another local street to the east of the project. The local road on the east side and Lee Boulevard will be buffered as per the Lee County Department of Transportation (DOT) recommendation. The two residential lots will be buffered by a 14-foot wide landscape buffer, a double hedge row, and an 8-foot high decorative wall. There will be no wall behind the two buildings, and the buildings will only have a rear access door on that side.

At this time, the Hearing Examiner requested that Mr. Reynaert point out on the aerial photograph the exact locations of the buffers. Mr. Reynaert explained there will be no visibility into the site, given the walls around the parking lot and the building walls. These walls will essentially close the site off from view to the west and the south.

The Hearing Examiner recalled that the Staff Report indicated there was a single-family dwelling unit on the property, and questioned if anyone was living there. Mr. Reynaert said that residence is now vacant and will be demolished in the future. The Hearing Examiner informed him that the building would have to remain vacant, if the commercial zoning was approved.

The Hearing Examiner then mentioned that Condition 14 sets the hours of operation for 8:00 a.m. through 8:00 p.m., Monday through Sunday in Building A, and 8:00 a.m. through 6:00 p.m., Monday through Sunday, in Building B. She wanted to know if the offices will be operating during the weekend. Mr. Reynaert advised the Hearing Examiner that he has not discussed that issue with the Applicant. Furthermore, he wanted to mention that the two buildings will be 1-story and will not exceed 35 feet in height.

He also wanted to mention that Staff has limited the buildings to a total of 20,000 square feet versus 25,000 square feet. Although the parking has been calculated for 25,000- square feet, some of the parking and landscaping islands are very tight. Staff feels that 20,000 square feet will suit the site much better. He discussed the reduction with the Applicant, who had no objections to the 5,000-square-foot reduction.

He changed the parking layout after realizing that they did not have the 10-foot-wide landscaping that is required. He then indicated an area that does not require the 10-foot-wide landscape area, per the Land Development Code (LDC), as long as he has landscape area where a canopy tree may be placed within 200 between the parking spaces. However, a 5-foot-wide grass isle at the end of each row has been provided to separate the driveway from the parking spaces.

In response to the Hearing Examiner's inquiries, Mr. Reynaert indicated that the islands located at the southwest corner of the site will be five feet wide, but the rest of the islands will be 10 feet wide. Additionally, he stated that the dry detention area is within the landscaped areas of the property.

Mr. Fredyma questioned if the Applicant had any objections to Staff's recommendation of the 1-story (35-foot-tall) buildings, and the reduction of the building square footage from 25,000 square feet to 20,000 square feet. Mr. Lewis reiterated that the Applicant preferred the total of 25,000 square feet.

Mr. Fredyma then inquired if the Applicant had any objections to Staff's recommendation to remove the following uses: Contractors and Builders Group 1, Household and Office Furnishings Group 1, Vehicle and Equipment Dealers Groups I and II, Wholesale Establishments Group III, Specialty Groups III and IV, and Rental of Leasing Establishment Group I. Mr. Lewis stated the Applicant did not object to the removal of those uses.

Mr. Reynaert, property owner, was the next speaker. He explained that the impact fee between 20,000 and 25,000 square feet did make a significant financial impact on the merits of the project, as a whole. They believed that 25,000 square feet will be far more beneficial in the long run. Since he was agreeing to the other conditions, he did not think there were any other issues, aside from the 20,000 versus 25,000 square feet.

At this point, Mr. Lewis noted that there was a letter from the utility company included in the Staff Report, that pertains to the availability of service based on a total of 20,000 square feet. This, however, was his fault because, when the application was initially submitted, the request was for the 20,000-square-foot building area. They had since increase the total area to 25,000 square feet. He has requested an updated letter from the utility company, but has not received it because the company has changed, and they have been very irresponsible in answering the request.

Ms. Hines, Senior Planner with the Department of Community Development, introduced herself as the County's first witness, noting that her resume has been filed with the Hearing Examiner's Office. She asked to be accepted as an expert witness in land use, planning and zoning matters, as she has been many times in the past. After hearing no objections from the Applicant's representatives, she was accepted as such by the Hearing Examiner.

Ms. Hines began by saying that the Applicant was requesting a rezoning from RS-1 to CPD to permit a commercial development with a total of 25,000 square feet within two separate buildings. The subject property consists of six single-family parcels that the Applicant has combined into one parcel. Each parcel was encumbered by a 6-foot-wide public utility easement; however, the Applicant has vacated all of those easements (approved by case #VAC2007-00018 by the BOCC on August 14, 2007).

Staff agrees and recognizes the need for commercial development in Lehigh Acres, but this parcel is not located in one of the designated Lehigh Commercial Overlays. However, the

Applicant has successfully assembled six parcels for commercial development, an action that is also recommended by the Lee Plan and by Staff.

The Applicant has requested two deviations, both of which Staff was recommending approval with conditions. Lee County Department of Transportation (LCDOT) could not attend today's hearing; however, it does support the Applicant's requested deviation from intersection separations standards from Lee Boulevard to Main Place. They also agree with the sole, proposed ingress/egress to the subject property, which is directly aligned with the access of the property across Lee Boulevard. There was no access that would draw commercial traffic into the existing adjacent residential areas, as that matter had been successfully been worked out prior to the public hearing.

Ms. Hines did receive a lot of communication from adjacent property owners, noting that Mr. Lewis had already addressed some of those issues and concerns. Some of the adjacent property owners indicated to her that they had been told that this property had been designated as a public park; however, she could not find any information that this property had been set aside or placed into an easement to be a public park.

She referred to the letter from the utility company, which noted the availability of service was for 20,000 square feet. In addition, Staff wanted to ensure there would be enough parking for the uses allowed in the Schedule of Uses. Although the Applicant had indicated that they were planning for medical and professional office uses, some of the uses in the Schedule of Use included retail, which raised concerns for Staff because of the amount of parking needed for retail uses. Staff wanted to make sure that this project included sufficient parking and would be able to meet the landscape requirements with Environmental Sciences.

Then, she mentioned that Staff did work with the Applicant with regard to the buffering requirements and the wall that would separate the property's parking from the existing and future residential uses. Staff felt it was more appropriate to use the rear of the buildings as a "barrier" instead of placing a wall around the entire development. By enhancing the rear of the buildings with architectural standards, the project will be more compatible with the nearby residential areas. Additionally, Staff feels that the additional landscaping would enhance the project.

She concluded her presentation by saying that Staff was recommending approval of the rezoning from RS-1 to CPD, but with a reduction in the total area; from 25,000 to 20,000 square feet

Mr. Fredyma wanted to know if Staff would approve the 25,000 square feet if the Applicant were to meet all of the site's buffer and parking requirements. Ms. Hines explained they would, provided the utility letter was updated and the buildings met all of the commercial design standards. Staff continues to recommend 1-story buildings because 2-story buildings will look over into the residential areas.

Mr. Fredyma wanted Conditions 11, 12, 16, and 17 to be clarified for the record, and Ms. Hines indicated that Condition 11 refers to mechanical equipment. Mechanical equipment may be located on the roof of the buildings, but an architectural/parapet wall would have to be constructed on the rear of the roof of both buildings to provide separation between the noise from the mechanical units and the nearby residential usage.

Condition 12 relates to the lighting of the parking lot areas. Staff included this condition so that the lighting fixtures would not exceed 15 feet in height, as not to intrude into the residential areas.

Next, she referred to Condition 16, which relates to signage and explained that any signs on the site are prohibited from facing the adjacent residential dwellings. Thus, there may not be any signs located on the rear of the buildings. Condition 17 addressed storage on the site, specifically, open storage (outdoor storage) is prohibited regardless of the uses contained in the Schedule of Uses or approved by the BOCC, which would allow outside storage. Further, there will be no display of merchandise for sale on the sidewalks or anywhere outdoors on the subject property.

At this point, the Hearing Examiner referred to Condition 9 that states "The existing single-family dwelling may not be utilized as a commercial building and must be demolished or removed upon approval of a local development order permitting commercial development in compliance with the MCP and the LDC." She stated that she may add additional language to Condition 9, e.g., since the structure is vacant at this point, it will remain vacant and should be removed prior to obtaining the development order. This will ensure that, if the Applicant does not obtain the development order immediately, the dwelling will not be used as a rental house.

Then, the Hearing Examiner mentioned that the "Single-Family Residential Dwelling" is listed under the Schedule of Uses, and Ms. Hines explained that, at the time that the Staff Report was written, she was under the impression that the home was occupied. Therefore, that use was being recommended as "existing only" and in compliance with Condition 9. Upon approval of a development order, the home would be removed.

Suzanne Derheimer, with Environmental Sciences, introduced herself, noting that her resume is on file with the Hearing Examiner's Office and then asked to be accepted as an expert witness in environmental planning, as she has been in the past. After hearing no objections from the Applicant's representative, she was accepted as such by the Hearing Examiner.

She stated that Environmental Staff had expressed concerns regarding the site design and possible issues pertaining to landscaping requirements. In the southwest corner of the project, the Applicant has proposed parking islands with minimum width of five feet, which is acceptable in the LDC, except when the islands are being used to meet the internal landscaping requirements. Although the entire site plan will be reviewed to meet the landscape requirement, Staff does not review these circumstances at the time of rezoning; it will be done during development order review.

She has reviewed the proposed trees for this project and found that only one island will be able to support a tree; all the other proposed islands will not. For that reason, Environmental Science will not approve this site plan at time of development order review. Reducing the amount of square footage in the buildings will allow the project to meet the landscaping requirement and increase the internal landscaping.

The Hearing Examiner inquired if there would be trees planted within the buffer and wall along the exterior of the property. Ms. Derheimer confirmed there would be trees planted to shade the parking areas and trees will be planted in the external side of the wall per code. However, her concern is not the tree count, but the green space for the internal landscaping requirements.

The Hearing Examiner wanted to know if one of the areas in the southwest corner met the 10-foot-wide requirement. Ms. Derheimer stated that this particular area does not have the minimum 10 feet width required to place a tree, which prompted the Hearing Examiner to assume that the southwest corner of the property was not 100% in compliance.

Ms. Derheimer explained that section of the property was in compliance because the code requires that a parking space be located within 200 feet of a tree, and the proposed tree will meet the requirement. However, the site also has to meet the internal landscaping square footage requirement, and a large area of the site was not able to be considered toward meeting the internal landscaping requirement.

The Applicant understood that the open areas will have to be increased in other parts of the site, in order for this plan to meet all of the requirements at time of development. However, he wanted to know if they could reduce the square footage of the buildings if the plan meets the other requirements for the 25,000 square feet but was short on the landscape matters. For example, could they reduce the square footage of the buildings to something like 23,000 square feet, which would allow an increase in the landscaping islands in the southwest corner. Ms. Derheimer noted that, if the buildings have to be reduced in order to meet the internal landscaping requirement, Environmental Sciences Staff would not have a problem with that occurring at the development order review stage.

At this time, the Hearing Examiner opened the floor for public participation, and Dolores Garlow was the first member of the public to speak. She indicated the location of her property on the aerial photograph, commenting that it was located directly across from Building A of the proposed project. She mentioned that she also had been told that this site was designated as a park when Lehigh Corporation was the owner.

The Hearing Examiner questioned if the parcel had ever been dedicated as a park use because the planner had indicated that she could not find any documentation that formally dedicated this site for that use. Ms. Garlow did not have that information, but mentioned that this site was designated as a park in their neighborhood map.

She bought her house in 1983, and does not want this site to be rezoned to a commercial use because it is directly in front of her house. A commercial use will devalue all of their homes in the neighborhood. She also wanted the Hearing Examiner to know that one of the intersections on Lee Boulevard has been closed because of the traffic danger in this area. There is an issue with vehicles not turning on their turning signal when turning into the Los Amigos grocery store that is located across the street from this site. Also, semi-trucks are parking in the middle turning lane to unload supplies for the grocery store.

The Hearing Examiner advised Ms. Hines that further investigation needed to be done regarding the use of the middle turn lane for delivery of supplies to the grocery store. She suggested that Hines inform LCDOT of the situation, for public safety concerns.

Mr. Fredyma stated the copy of the plat that shows the six lots that makes up the site was attached to the Staff Report. He reiterated that the Applicant had vacated the lots and the easements on them earlier this year, but they appear to be platted residential lots (Plat Book 12, Page 51) and not dedicated to any other use.

The second public participant to speak was Barbara Whaley, who resides at 306 Ohio Road, Lehigh Acres and is concerned with the development of the site. The proposed project includes a dumpster on the premises. She wanted the Hearing Examiner to know that there are two restaurants and a tavern across the street; where the dumpsters are being emptied at 5:00 a.m., and the trucks can be heard from their homes. The proposed project includes a dumpster that is even closer to their properties.

She then questioned if this project will include a retention pond, so that the water will runoff the site. Mr. Lewis advised the project includes a dry retention area that will not be surrounded by a fence. She realized that the retention area may be dry during this years, but that it will eventually retain water. She was concerned because of the children that live in the neighborhood. The Hearing Examiner wanted to know how deep the retention area was to be and Mr. Lewis stated it will be between one and one-and-a-half feet deep. It is shallower than the existing ditch on Lee Boulevard.

Ms. Whaley then wanted to know if a roadway will run behind the buildings, and if vehicles will be driving on that road. Mr. James introduced himself and explained that the rear entrance to the buildings will be used only for emergency exit. There will be no driveway or access for deliveries, only a small pad of concrete at the exit doors. Mr. Reynart mentioned that the 8-foot-high concrete wall will attach to the buildings, making it physically impossible for a vehicle to travel along the back side of the buildings.

Ms. Whaley then was concerned over how the truck will enter the property to empty the dumpster. Mr. Reynart explained it will enter the property through the main entrance, and will cross through the parking lot. The dumpster will be located inside the 8-foot-high wall, far away from any residential area.

Ms. Whaley concluded her statements by saying there was no need for any more businesses in Lehigh. Currently, there are buildings that have been built for businesses that are standing vacant. At this time, she wanted to know if the Applicant was planning on any taverns or restaurants at this location. Mr. Reynart responded that they cannot have those uses, but Mr. Fredyma pointed out that a Group II Restaurant is one of the permitted uses on the site. Mr. Reynart stated that the only type of eatery that would be allowed is a cafeteria type to be used by the people working in the plaza. It was his understanding that they have been required to exclude other restaurants; if that was not the case, then he was misinformed.

Mr. Lewis explained that, at the beginning, a sit-down restaurant had been considered. However, the parking spaces needed for such a restaurant interfered with the parking needed for the doctors' offices. Therefore, they reduced the use to a small sandwich shop to be used by the people that work in the center.

Ms. Hines offered that there were no provisions in the Schedule of Uses for Consumption on Premises, which is required for an alcohol license. A sandwich shop will service the people that work in the center, and the limited hours of operation for the center will also control the hours the sandwich shop will be open.

Ms. Whaley sought confirmation that the hours of operation for one building was from 8:00 a.m. through 8:00 p.m., and the second building was from 8:00 a.m. through 6:00 p.m. Mr. Lewis noted that the first building was where they were be locating the restaurant, which is why the hours of operation don't end until 8:00 p.m.

Ms. Whaley then complained that she could not understand why one building could be opened longer than the other one. The Hearing Examiner explained that the building that is in closer proximity to the residential uses will close earlier. In addition, one of the buildings has a street to barrier it, while the other one has only the buffer between it and the vacant residential property.

The Hearing Examiner explained that she will conduct a site visit, which will include reviewing the traffic on Lee Boulevard. If she decides to recommend approval, she may also decide to add additional conditions to ensure that the residential areas will not be adversely impacted.

Ms. Whaley stated they already have problems with their water wells and a commercial property at this location will use a lot of water. The Hearing Examiner wanted to know if commercial and industrial businesses have the same limited water restrictions as residential uses. Ms. Hines explained that Staff has recommended a condition that states that the project must connect to public water and sanitary sewer for this development; therefore, the development will not be using wells or septic. Mr. Lewis added that the South Florida Water Management District will not issue well permits; if they do issue one, it will be for a dry permit, which cannot be used until the water restrictions are lifted. The Hearing Examiner advised the witness that the Applicant will be using public water.

Mr. Fredyma mentioned that, to further supplement this issue, Condition 18 requires that 100 percent native vegetated species be planted on this site, which requires little or no water once the plants have been established.

In conclusion, the Hearing Examiner stated she would conduct a site visit prior to rendering her recommendation to the BOCC. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Rob James III, c/o Jerome Reynart, President, C/o Elesandas I, Inc., 800 Cypress Creek Road 470, Fort Lauderdale, Florida 33309

ADDITIONAL COUNTY STAFF:

1. John Fredyma, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against:

1. Dolores Garlow, 327 Ohio Road, Lehigh Acres, Florida 33936
2. Barbara Whaley, 306 Ohio Road, Lehigh Acres, Florida 33936

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 3rd day of March, 2008. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

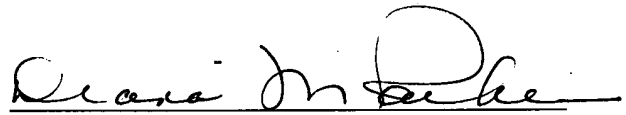
C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons

addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.



DIANA M. PARKER
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100
Facsimile: 239/485-8406

32-44-27-11-00054.0030
32-44-27-11-00054.0230
32-44-27-11-00054.0240
32-44-27-11-00054.0250
32-44-27-11-00054.0260
32-44-27-11-00054.0270

RECEIVED
JAN 12 2007

EXHIBIT A **OCI** 2007-00004

Legal Description

Lot 3, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 23, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 24, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

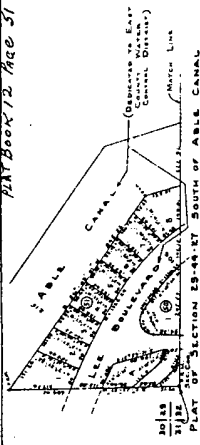
Lot 25, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 26, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 27, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Applicant's Legal Checked
by CJS 1-19-2007

PLAT BOOK 12, PAGE 31



UNITS 5, 10, 11
OF

LEELEND HEIGHTS

A SUBDIVISION OF

LEHIGH ACRES

UNIT 5 BLOCKS 30, 31, 32, 33, 34
UNIT 10 BLOCKS 50, 51, 52, 53
UNIT 11 BLOCKS 54, 55, 56
UNIT 12 BLOCKS 57

SEC. 32 - T. 44-S - R. 27 E

LEE COUNTY, FLA.

SCALE 1"=200'

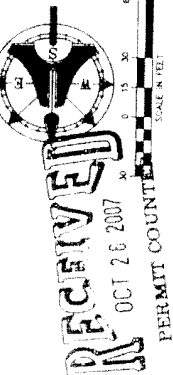
CERTIFICATE OF SURVEY

I THE UNDERSIGNED HEREBY CERTIFY THAT THE PLAT
AS SHOWN IS A CORRECT REPRESENTATION OF THE LOTS
PLATTED AND THAT PERMANENT REFERENCE MONUMENTS
HAVE BEEN PLACED AS SHOWN

John J. Pugh, Jr.
FLORIDA REGISTERED LAND SURVEYOR
NUMBER 1188

All dimensions shown on this plat are identical to those dimensions
shown on the map recorded in Deed Book 230 page 81, Deed Book 310 page
624 and Deed Book 281 page 180 and all lots previously deeded out by reference
to such map are shown hereon
for reference only.

SHEET 2 of 6



STRAP # 34-44-2711-00055 0010
ZONED CPD
USE COMMERCIAL

MADE POCKET

LOCAL RD

1/4 AC 2711-00004
USE COMMERCIAL

ABLE CANAL
200' R/W

STRAP # 34-44-2711-00054 0020
ZONED RS-1
USE SINGLE FAMILY

STRAP # 34-44-2711-00054 0020
ZONED RS-1
USE SINGLE FAMILY

PROPERTY DEVELOPMENT REGULATIONS TABLE

TOTAL LOT	2.74 AC
DEVELOPABLE AREA	23,870 SF
DEVELOPABLE AREA	23,870 SF
MINIMUM OPEN SPACE	
BUILDING ADJACENCY	
MINIMUM FRONT SETBACK	25.0' MIN
MINIMUM SIDE SETBACK	25.0' MIN
MINIMUM REAR SETBACK	25.0' MIN
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	15.0'
BUILDING COVERAGE	
MAXIMUM BUILDING COVERAGE	24.0% OF LOT AREA

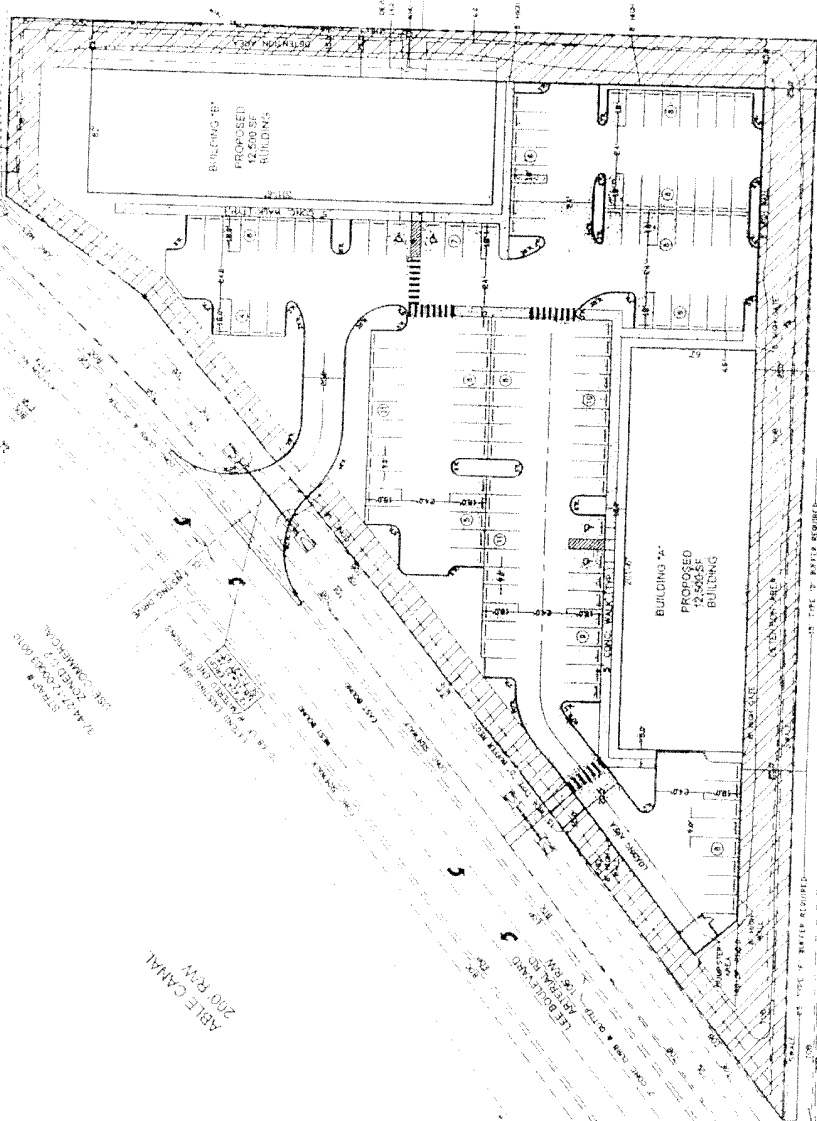
NOTES: 1. REQUEST A REGULATION FROM THE CITY ENGINEER'S OFFICE FOR THE INTERSECTION SEPARATION AND IMPROVEMENTS TO THE STREET TO THE CITY OF LOS ANGELES. 2. THE CITY OF LOS ANGELES WILL BE RESPONSIBLE FOR THE IMPROVEMENTS TO THE STREET TO THE CITY OF LOS ANGELES. 3. THE CITY OF LOS ANGELES WILL BE RESPONSIBLE FOR THE IMPROVEMENTS TO THE STREET TO THE CITY OF LOS ANGELES.

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STRAP # 34-44-2711-00052 0050
ZONED RS-1

STRAP # 34-44-2711-00052 0050
ZONED RS-1

STRAP # 34-44-2711-00052 0050
ZONED RS-1

<p>PROJECT: 34-44-2711-00052 0050</p> <p>PROJECT NAME: ELESANDAE, INC. MASTER CONCEPT PLAN</p> <p>PROJECT LOCATION: 34-44-2711-00052 0050</p> <p>PROJECT OWNER: ELESANDAE, INC.</p> <p>PROJECT ENGINEER: AIM Engineering & Surveying, Inc.</p> <p>PROJECT DATE: 10/26/07</p> <p>PROJECT SCALE: 1" = 40' (PLAN), 1" = 10' (SECTION)</p> <p>PROJECT SHEET: 1 OF 1</p>	
<p>DATE: 10/26/07</p> <p>BY: RLB JAMES</p> <p>CHECKED: LEE BING</p> <p>APPROVED: LEE</p>	<p>DATE: 10/26/07</p> <p>BY: RLB JAMES</p> <p>CHECKED: LEE BING</p> <p>APPROVED: LEE</p>

**LEE COUNTY, FLORIDA
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2007-00004
HEARING EXAMINER DATE: DECEMBER 19, 2007

I. APPLICATION SUMMARY:

- A. Applicant: Elesandae , Inc. in reference to 511 Lee Boulevard
- B. Request: Request to rezone 2.74 ± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a maximum of 25,000 square feet of commercial development with a height of 35 feet or 2 stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.
- C. Location: The subject property is located at 511 Lee Boulevard, in S32-T44S-R27E, Lee County, FL. (District #5)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property and Road Classification:

Future Land Use Plan Designation:	Central Urban
Current Zoning:	Residential Single-Family (RS-1)
Use of Subject Property:	Single-family and Vacant
Road Classification:	County-maintained arterial

E. Surrounding Land Use:

Existing Zoning & Land Use

Future Land Use Map

North: Lee Boulevard, then
Commercial (C-2)
International Plaza Condominium
Lehigh Commercial Overlay

Central Urban

East: Maine Place, then
Commercial Planned Development (CPD)
Lehigh Commercial Overlay
The Phebus Building CPD
(f/k/a Re/Max Center)

Central Urban

South: Residential Single-Family (RS-1)
Single-family residential

Central Urban

West: Ohio Road, then
Residential Single-family (RS-1)

Central Urban

F. Size of Property: 2.74 (±) acres

II. RECOMMENDATION:

Staff recommends **DENIAL** of the Applicant's request, as submitted, for rezoning from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of a maximum of 25,000 square feet of commercial uses; however, Staff recommends **APPROVAL** of the request for rezoning from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of a maximum of 20,000 square feet of commercial uses with the following conditions and deviations:

Conditions:

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Elesandae, Inc.," stamped received October 26, 2007, last revised October 23, 2007, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following Limits apply to the project and uses:

a. Schedule of Uses*

Accessory Uses and Structures
Administrative Offices
ATM (Automatic teller machine) - walk-up only
Auto Parts Store, with no installation services
Banks and Financial Establishments, Group I - Without drive-through
Business Services, Group I - Including Real Estate and Property
Management Office
Clothing Stores, General
~~Contractors and Builders, Group I~~
Drugstore, Pharmacy - With no drive-through, no stand-alone
Essential Services
Essential Service Facilities, Group I
Fences, Walls - Reflective of the architectural style of the commercial
buildings
Food Stores, Group I, Excluding Supermarket
Hardware Store

Hobby, Toy and Games Shops
~~Household and Office Furnishings, Group I~~
 Insurance Companies
 Medical Office
 Non-store Retailers, Group I
 Paint, Glass and Wallpaper
 Parking lot: Accessory, Commercial
 Pet Services - No overnight boarding or outdoor runs
 Personal Services, Group I - Excluding coin-operated laundries and
 laundromats
 Rental or Leasing Establishment, ~~Groups I and~~ Group II - Limited to
 costumes, movies, videotapes and similar home entertainment, party
 or banquet supplies
 Repair Shops, Groups I and II - Excluding Gunsmiths and Taxidermists
 Restaurants, Group II - No stand-alone
 Schools, Commercial
 Single-family residential dwelling - Existing only and in compliance with
 Condition number 9.
 Signs - In accordance with the Land Development Code (LDC), Chapter 30
 Social Services, Group I
 Specialty Retail Shops, Groups I, II, ~~III and IV~~
~~Vehicle and Equipment Dealers, Groups I and II~~
~~Wholesale Establishments, Group III~~

*Outdoor storage or outdoor display of merchandise for sale is prohibited in conjunction with any approved use

b. Site Development Regulations

Maximum Floor Area	25,000 square feet - two (2) buildings with 12,500 square feet each 20,000 square feet - two (2) buildings with 10,000 square feet each
Perimeter Setback	25 feet
Setbacks	North (Lee Boulevard) 25 feet East (Maine Place) 25 feet South (RS-1 zoning) 25 feet West (Ohio Road) 25 feet
Minimum Building Separation	30 feet
Maximum Building Height	35 feet or 1 story
Lot Depth/Width	irregular shaped
Lot Area	2.74 acres
Open Space	28,743 square feet

3. **Environmental Conditions:**

Prior to local development order approval, all development order plans must delineate a minimum of 28,743 square feet of open space.

4. **Utilities:** Any development of the subject property must connect to public water and wastewater services provided by Florida Governmental Utility Authority (FGUA).

5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

6. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

7. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

9. **Single-family dwelling.** The existing single-family dwelling may not be utilized as a commercial building and must be demolished or removed upon approval of a local development order permitting commercial development in compliance with the Master Concept Plan (MCP) and the Land Development Code (LDC).

10. **Waste Areas:** The trash storage or dumpster area must be in compliance with the Land Development Code (LDC), Section 10-261 including screening on at least three (3) sides with a six-foot high, 100-percent opaque fence or wall with an opaque gate in an architectural style similar and complementary to the commercial planned development. The dumpster must be located as depicted on the Master Concept Plan.

11. **Mechanical Equipment:** Mechanical equipment may be located on the roof of Building "A" and "B", however, an architectural parapet wall must be constructed on the rear of the roof of both buildings to shield the equipment from the adjacent residential dwellings.

12. **Lighting:** Parking lot areas must be illuminated with enough intensity to create secure areas; however, without creating an overly intense intrusion into the adjacent

residential uses. Parking lot lamps must be hooded or globed and must not exceed 15 feet in height. There must be no intrusion of the parking lot lighting into the nearby residences located to the west and south of the subject property.

13. **Height:** The maximum permitted building height within this planned development is 35 feet or one (1) story, including architectural features. An increase in height may only be granted through a public hearing amendment of this planned development.
14. **Hours of Operation:** Hours of operation for all uses are limited to 8:00 a.m. to 8:00 p.m. Monday through Sunday in Building "A" and 8:00 a.m. to 6:00 p.m. Monday through Sunday in Building "B".
15. **Architectural Design:** The architectural style must be in strict compliance with the design standards for commercial buildings in the Land Development Code, Section 10-600. The front and the rear of the proposed buildings must be designed with primary facade architectural features and all structures must share a common architectural theme. Emergency exits only will be permitted in the rear of Buildings "A" and "B".
16. **Signage:** Signage is prohibited from facing toward the adjacent residential dwellings; thus, may not be located on the rear of the buildings.
17. **Storage:** Open storage is prohibited regardless of the use designation and outdoor display or merchandise for sale or rent is prohibited.
18. **Landscaping:** All buffer and landscape requirements must utilize 100 percent native vegetative species.
19. **Parking:** The project must provide parking in compliance with the Land Development Code (LDC) for all permitted uses on the Planned Development site. No reduction in parking is approved as part of this rezoning. Adequate parking must be substantiated upon submittal of a local development order in accordance with proposed uses.

B. Deviations:

The applicant has requested two (2) Deviations as follows:

1. *Request for deviation from the Land Development Code, Section 10-285, Table 1. Connection Separation which requires an intersection separation standard of 660 feet for an arterial road to permit 237 feet between the proposed entrance to the commercial planned development and Maine Place, an existing local road.*

The applicant states that the subject property has approximately 600 linear feet of frontage on Lee Boulevard; therefore, a deviation would be required for any proposed driveway location based on the distance to the existing intersection of Maine Place, located to the east of the subject property and Lee Boulevard. The proposed driveway is existing as ingress to the single-family residence and is in

alignment with an existing driveway for commercial property across Lee Boulevard. Staff is in agreement that this is the best location for access to the proposed commercial development; thus, recommends **APPROVAL** of the deviation.

2. *Request for deviation from the Land Development Code (LDC), Section 10-416(3), which requires a minimum Type "C" or "F" buffer separating commercial development from existing single-family residential units to permit a 14-foot buffer utilizing the rear of Building "B" as the required wall with Type "F" plantings between the rear of the building and the single-family residential dwelling on the southern property perimeter.*

The southern property perimeter is adjacent to two (2) existing single-family residential dwellings. The applicant is proposing an eight (8)-foot high wall consisting of a Type "C" buffer between the parking area and the adjacent single-family residential dwelling, which is consistent with the Land Development Code (LDC), Section 10-416. The wall reduces negative impacts such as noise, glare and lights created by vehicular traffic. The applicant is requesting a deviation for the remainder of the southern property perimeter to permit a 14-foot wide buffer, utilizing the rear of Building "B" in lieu of an additional eight (8)-foot high wall with a 15-foot Type C" buffer.

Staff is in agreement that an additional wall is not applicable and the project will be better enhanced by additional landscaping and open space. The rear wall of Building "B", with proposed conditions, can be utilized in conjunction with Type "F" buffer plantings between the adjacent single-family residential parcels. There is also a six (6)-foot public utility easement along the southern property perimeter resulting in a total of 25 feet; 14 of which will be landscaped, between the building and the residential single-family property line. Staff recommends **APPROVAL** of the deviation subject to the following conditions:

- a. The 14-foot buffer must be landscaped with Type "F" native plantings in accordance with the Land Development Code (LDC), Section 10-416(4).
- b. The rear of Building "B" must be designed with architectural features complementary to the front of the building and as required by the Land Development Code (LDC), Section 10-600.
- c. Emergency exits only, in conjunction with a minimum five (5)-foot walkway, will be permitted in the rear of Building "B".

C. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the requested Commercial Planned Development rezoning by demonstrating compliance with the Lee Plan, the Central Urban future land use category, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning:
 - a) as conditioned, meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) as conditioned, is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c) as conditioned, is compatible with existing or planned uses in the surrounding area; and
 - d) as conditioned, will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. As conditioned, the proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviations granted will:
 - a) enhance the planned development; and
 - b) preserve and promote the general intent of the Land Development Code (LDC) to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The applicant is requesting a rezoning from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a commercial development at the intersection of Lee Boulevard and Maine Place in Lehigh Acres. The applicant has combined six (6) parcels bordered on the west by Ohio Road; on the east by Maine Place; on the north by Lee Boulevard and on the south by two (2) existing single-family dwellings.

The subject property, consisting of 2.74 (+) acres, is located at 511 Lee Boulevard in Lehigh Acres. The property was originally platted in the official records of Lee County in Plat

Book 12, Page 51 as six (6) individual residential parcels or Lots 3, 23, 24, 25, 26 and 27. The applicant has assembled the six (6) lots into one (1) parcel. The subject property has frontage on three (3) roads consisting of approximately 600 feet on Lee Boulevard, 534 feet on Ohio Road and 89 feet on Maine Place.

There is an existing single-family residential dwelling located on the former Lot 3. The applicant has submitted a notarized affidavit stating that all buildings and structures will be removed or the proposed use of the buildings, structures and land is or will be in compliance with the Land Development Code (LDC). The remainder of the subject property is vacant. The subject property is not located within the Lehigh Commercial Overlay; however, the designated overlay is located directly across Lee Boulevard to the north and across Maine Place to the east. This section of Lee Boulevard is primarily developed with commercial uses.

Each parcel was encumbered by six (6)-foot public utility easements on each perimeter; however, the applicant requested a vacation of the five (5) 12-foot wide internal public utility easements in Case Number VAC2007-00018. This request was approved by the Board of County Commissioners on August 14, 2007.

Master Concept Plan

The Master Concept Plan (MCP), included with this Staff Report as Attachment "C", depicts two (2) commercial buildings, labeled as Building "A" and Building "B", consisting of 12,500 square feet each for a total of 25,000 square feet. Building "A" is located along the western property perimeter adjacent to Ohio Road, a county-maintained local road. An eight (8)-foot high wall, with a 25-foot Type "F" buffer is proposed along the parking areas. A 15-foot wide Type "D" right-of-way buffer is proposed along the remainder of the commercial project. There is a six (6)-foot public utility easement along the entirety of the property perimeter. The area along the western perimeter is also proposed to be utilized for detention purposes.

Building "B" is located on the southern property perimeter adjacent to two (2) existing single-family residences. The Master Concept Plan proposes an eight (8)-foot high wall with a Type "C" buffer separating the parking area and the single-family residence. A deviation is requested to permit the rear of Building "B" to serve as a wall, with enhanced landscaping along the remainder of this property line providing separation between the existing single-family residential dwelling. The retention area continues along the southern property perimeter. A eight-foot high gate will be located between the walls and the buildings for emergency access to the rear of the buildings.

A Type "D" 15-foot right-of-way buffer is illustrated on the eastern and western property perimeters adjacent to Ohio road and Maine Place and the northern property perimeter fronting Lee Boulevard.

The Master Concept Plan indicates that loading and service areas will be located in the front of the development along Lee Boulevard. There is also parking proposed along the western perimeter adjacent to Ohio Road. There is a proposed dumpster area located on the western side of the property which will be enclosed and separated from the residential development across Ohio Road by an eight (8)-foot high wall.

There is one (1) proposed access located on Lee Boulevard permitting both ingress and egress with right and left turns. This access currently provides ingress to the existing single-family residential dwelling and is aligned with the existing access to commercial property across Lee Boulevard. The Master Concept Plan does not propose access from Ohio Road or Maine Place, local county-maintained roads.

Commercial Development in Lehigh Acres

In the mid 1950's, The Lee County Land & Title Company (later renamed Lehigh Acres Development Corporation), acquired the majority of property in Lehigh Acres and subdivided it into quarter-acre and half-acre lots, marketing the property as a retirement community. Some land was set aside along Homestead Road and Lee Boulevard for commercial uses; however, not enough to support an area of 100 (+) square miles with a proposed build-out of 150,000 housing units.

The lack of or shortage of commercial development reduces the local employment base as well as creates the need for vehicular trips out of Lehigh Acres for services; thereby, increasing the need for roadway improvements.

Recognizing that Lehigh Acres needs commercial development to support the rapidly growing residential base, on April 4, 2006, the Board of County Commissioners adopted Ordinance Number 06-04 which placed a moratorium on rezoning of property from a non-residential to a residential zoning district within the Lehigh Acres Community Planning area through September 30, 2007, to provide for development of a community plan and land development regulations. County Staff, through funds approved by the Board of County Commissioners, is currently working with consultant, Wallace, Roberts and Todd, LLC (WRT) and the Lehigh Acres Community Planning Corporation to prepare a community plan for the future development of Lehigh Acres. To date, WRT has neared completion of Phase I and has made progress on Phases II and III of the Community Plan. A brief presentation and progress report was made to the Board of County Commissioners on August 21, 2007.

Public hearings have been held before the Board of County Commissioners for presentation and adoption of an Ordinance extending the moratorium for a period of approximately 15 months through December 31, 2008 to permit completion of the community plan and land development regulations for the Lehigh Acres community. Although not required, Staff recommended that the applicant meet with the Lehigh Acres Community Planning Corporation and WRT to present the proposed rezoning. The applicant appeared before the Lehigh Acres Community Planning Corporation, Inc. (LACPC) on October 10, 2007. A copy of a Resolution from the LACPC in support of the commercial rezoning is included as Attachment "D"

Lee Plan Considerations

The subject property is located in the community of Lehigh Acres, described in the Lee Plan as *"development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/The Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public*

Facilities. The Lehigh Community will continue to grow through the year 2020 at a rate faster than the county average growth rate. This community, however, will not be close to build out by 2020. The Lehigh community will grow from a 1996 permanent population of 26,000 to over 71,000 permanent residents in the year 2020. The build out potential for the Lehigh Community is more than double the projected 2020 population. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows. (Added by Ordinance No. 99-15)"

The subject property is located within the Central Urban Future Land Use Category defined in Policy 1.1.3 of the Lee Plan as follows:

POLICY 1.1.3: *The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service - water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre). (Amended by Ordinance No. 94-30, 02-02)*

The subject property and adjacent properties located to the north, south, east and west are located within the Central Urban future land use category. The requested rezoning will permit a commercial development with access to Lee Boulevard, a county-maintained arterial. Water and wastewater services will be provided by Florida Governmental Utility Authority and public safety services are provided by the Lee County Sheriff's Department and the Lehigh Acres Fire District. There are existing commercial uses located south and east of the subject property. As conditioned, the requested rezoning is **CONSISTENT with Policy 1.1.3 of the Lee Plan.**

POLICY 1.7.6: *The Planning Communities Map and Acreage Allowance Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1 (b) to be exceeded.*

The subject property is located in the Planning Community of Lehigh Acres. The Planning Community Year 2020 Allocations indicate that 1,420 acres in the Planning Community of Lehigh Acres have been allocated for commercial uses. Of that acreage, 286 have been

developed with commercial uses; thus, 1,134 acres are currently available to support approval for commercial use in the Central Urban future land use category. Staff finds the request **CONSISTENT** with the current allocations for the Planning Community of Lehigh Acres. This finding is not a guarantee that there will be sufficient allocations for commercial development in the future. Such determination will be made at time of local development order.

POLICY 1.8.3: *Because of the shortage of suitable undivided tracts in Lehigh Acres (whose boundaries for the purposes of this plan are shown on Map 16), commercial uses may be appropriate on certain other lands that might otherwise be used for residential lots.*

2. *Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the normal zoning processes or by requesting a new conventional commercial zoning district that may be created to address Lehigh Acres conditions. Lands suitable for such rezoning would include:*
 - a. *Tracts that are assembled from vacant lots at the intersection of future collector or arterial roads in sparsely developed areas where there are very limited or no suitable commercial locations in any of the commercial overlays; or*
 - b. *Tracts that separate existing commercial and residential land uses where some commercial uses may be appropriate if they provide a substantial buffer and reasonably protect the privacy of existing dwellings. Land-owners seeking commercial zoning under this subsection should expect a minimal level of commercial uses and/or to provide extra levels of buffering.*

Decisions on the suitability of any proposal will be made by Lee County on a case-by-case basis in order to implement the intent of these regulations.

Commercial development in Lehigh Acres is challenging due to the dispersion of residential development and the road network. The majority of neighborhoods in Lehigh Acres are primarily designated for residential use; thus, there is no central commercial node or community centers. The existing parcelization and existing residential development has complicated efforts for new commercial development. The average parcel size in Lehigh Acres is less than one-half of an acre which does not support minimum development regulations for commercial development.

The subject property is not located within one of the three (3) Lehigh Acres commercial overlays (Lehigh Commercial overlay, Reclaimed Strip or Lot Assembly overlay); however, the applicant has assembled and combined six (6) residential parcels totaling 2.74 (+) acres. The property is located on Lee Boulevard, a county maintained arterial. The subject properties are located in close proximity to commercial development, across Maine Place to the east and across Lee Boulevard to the north. The Lehigh Commercial overlay is located directly east of the subject property across Maine Place and north across Lee Boulevard. Although there are existing residential uses adjacent to the subject property,

Staff is recommending conditions that will reduce impact and intrusion to the residential neighborhood located to the south and west such as buffers and a wall, combined with less intense commercial uses, lighting stipulations and limited hours of operation. As conditioned, the requested rezoning is **CONSISTENT with Policy 1.8.3 of the Lee Plan.**

GOAL 2: GROWTH MANAGEMENT. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities and other sources.*

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)*

POLICY 2.2.1: *Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network, central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety and welfare. (Amended by Ordinance No. 94-30, 00-22)*

The subject property is comprised of six (6) single-family zoned parcels combined into one (1) tract suitable for commercial development. The property is located near existing commercial development containing uses to serve the needs of the adjacent public. Lee Boulevard is developed with a mixture of residential and commercial uses in Lehigh Acres. Public services such as water and wastewater and transportation network are available to serve the proposed project. The proposed rezoning provides a contiguous growth pattern for commercial development and will limit the need for commercial development to locate in areas where there are not adequate, existing services to serve the proposed uses. Therefore, Staff finds the rezoning request, as conditioned, **CONSISTENT with Goal 2 and Objectives 2.1 and 2.2.1 of the Lee Plan.**

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)*

There are existing single-family residential neighborhoods located to the west and south of the subject property. The properties to the west are separated by Ohio Road. Buffers,

including landscaping and an eight (8)-foot high wall are proposed on the western and southern property perimeters to reduce impact and intrusion of the parking areas within the commercial development. The property will not have access to Ohio Road or Maine Place and has one (1) approved access from Lee Boulevard. The majority of the parking is proposed to be located to the front of the proposed buildings with the exception of two (2) areas which will be separated by eight (8)-foot high walls and a landscaped buffer.

Staff is recommending a reduction in the requested amount of square footage from 25,000 square feet to 20,000 square feet based on the limited area of the subject property. Staff is further proposing a Schedule of Uses that will provide necessary services to the public that will not be detrimental to the surrounding residential dwellings. Therefore, as conditioned, Staff finds the requested rezoning **CONSISTENT with Policy 5.1.5 of the Lee Plan.**

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the county. (Amended by Ordinance No. 94-30)*

POLICY 6.1.2.7: *The location standards specified in Subsections 1-4 will apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; gas stations; car washes; and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse or wholesale development; clubs, as defined in Chapter 34 of the Land Development Code (commercial clubs excepted); and other similar development. The distinction in this subsection between these two major types of commercial uses does not apply in Lehigh Acres, where commercial uses are permitted in accordance with Policies 1.8.1 through 1.8.3.*

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

As outlined in Policy 6.1.2.7, commercial development in Lehigh Acres is not subject to location criteria including site area and range of gross floor area. Development of the subject property will be required to comply with minimum commercial development standards established in the Land Development Code (LDC) as well as recommended conditions. As previously referenced, the proposed parking is located in front of the buildings or is separated from the adjacent residential dwellings by 25-foot buffers and an eight (8)-foot high wall.

The Master Concept Plan, as conditioned and with recommended deviations, depicts adequate buffers, screening and landscaping to enhance the proposed development as well as reduce impact to the adjacent residential neighborhood. The subject property is surrounded by developed property including residential to the south and west and commercial located to the north and east. Although there are existing residential uses adjacent to the subject property, Lee Boulevard has emerged as a commercial corridor throughout the Lehigh Acres community. The applicant has assembled six (6) lots to develop a commercial center with uses to serve the adjacent neighborhood community. As conditioned, Staff finds the requested rezoning **CONSISTENT with Goal 6, Policies 6.1.2.7, 6.1.6 and 6.1.7**.

GOAL 11. WATER, SEWER, TRAFFIC AND ENVIRONMENTAL REVIEW

STANDARDS. *To insure that appropriate water, sewer, traffic and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.*

STANDARD 11.1: WATER.

2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.*

STANDARD 11.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility. If there is existing infrastructure adequate to accept the effluents of the development within ½ mile from any part of the development.*

The applicant has provided a letter of availability and capacity for the provision of water and wastewater services from Florida Governmental Utility Authority (FGUA). Staff has recommended Condition Number 4 requiring that any development of the subject property must connect to public water and wastewater services; thus, the requested rezoning is **CONSISTENT WITH GOAL 11, STANDARDS 11.1 AND 11.2 of the Lee Plan.**

POLICY 39.1.4: *Main access points from new development will not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. multi-family access through single-family areas, or commercial access through residential areas) except where adequate mitigation can be provided. (Amended and Relocated by Ordinance No. 99-15)*

The Master Concept Plan illustrates the only access point to the proposed commercial development off of Lee Boulevard, which is recommended by Staff. This proposed access is directly aligned with an existing commercial driveway across Lee Boulevard. This location will prohibit traffic from exiting the proposed development directly into the established single-family residential neighborhoods located to the south and west of the subject property. Staff finds the requested rezoning, as conditioned, **CONSISTENT with Policy 39.1.4 of the Lee Plan.**

***POLICY 135.9.5:** New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character. (Amended by Ordinance No. 00-22)*

Staff agrees that commercial development is necessary to support growth in the Lehigh Acres community; however, the subject property is directly adjacent to two (2) existing single-family residential dwellings. Staff is recommending a reduction in the requested amount of square footage and conditions such as enhanced landscaped buffers, architectural walls, limited types of uses, lighting criteria and limited hours of operation so that the proposed commercial development will be compatible with the area's existing character. The addition of commercial uses will provide services, such as medical offices, retail and personal services to the residents of Lehigh Acres; thus, reducing the number of trips out of the community. There are existing commercial developments in close proximity to the subject property. As conditioned, the rezoning request is **CONSISTENT with Policy 135.9.5 of the Lee Plan.**

Neighborhood Compatibility

North - Lee Boulevard, then Commercial (C-2), International Plaza Condominium - a commercial development consisting of restaurants, coffee shop and sports bar.

South - Residential Single-Family (RS-1), two (2) single-family dwelling units constructed in 1966 and 1973.

East - Lee Boulevard, then Commercial Planned Development (CPD) and Commercial (C-2). The conventional commercial uses, located within the Lehigh Commercial Overlay, include a grocery store, professional offices, loan company, finance company, and the Lehigh Chamber of Commerce. The Commercial Planned Development (CPD) is located across Maine Place and consists of a Florist Shop, Administrative Offices, Business Services, Contractors and Builders, Group I (offices and indoor storage only), Insurance Companies, Medical Offices, Research and Development Laboratories, Group II (Medical and Dental laboratories only), Social Services, Group I, real estate office and travel agency.

West - Ohio Road, then Residential Single-Family (RS-1) consisting of five (5) single-family residences constructed between the years of 1963 and 1982.

Located further southwest of the subject property is a commercial node within the Lehigh Commercial Overlay consisting of Homestead Plaza and Sunshine Shopping Plaza with uses such as a post office, medical offices, senior living center, retail, fast food restaurants, grocery store, banks, pawn shop, auto dealer, professional offices and East Lee County High School.

The majority of the existing, adjacent residential uses on Ohio Road and Maine Place were constructed between the years of 1959 through 1989. The average lot size is .45 acre, which is larger than the majority of platted residential parcels in Lehigh Acres.

Staff has received numerous phone calls and letters from residents on Taylor Lane, Ohio Road and Maine Place. Their concerns include traffic, noise, hours of operation, access locations, height of buildings and the amount of commercial square footage. Some of the comments referenced the subject property, once owned by the Lehigh Corporation, as being reserved for a park; however, Staff's research could not locate this information. Staff is recommending conditions to reduce potential impacts of commercial development adjacent to residential dwellings and to provide compatibility. Copies of letters received by staff are included with this Staff Report as Attachment "E".

One of the main issues was a proposed access location from Ohio Road into the commercial development. At one time Ohio Road intersected with Lee Boulevard; however, in 2003 this access was closed during reconstruction of Lee Boulevard due to safety concerns based on the location of the curve. Guardrails were installed to prevent traffic access. The applicant has eliminated the originally requested ingress from Ohio Road based on concerns of adjacent residents and Staff recommendation.

The Master Concept Plan proposes landscaped buffers and eight (8)-foot high walls to separate the commercial development from the adjacent, existing single-family residences. There will not be access onto Ohio Road or Maine Place, which are developed with existing residential dwellings. The only approved access is onto Lee Boulevard, a county-maintained arterial. This access is in alignment with an existing commercial access across Lee Boulevard.

Staff is recommending a reduction in square footage to ensure adequate parking and limit excessive development on the subject property as well as further accommodate compatibility with the existing, adjacent residential dwellings. As conditioned, Staff finds the proposed Commercial Planned Development compatible with the surrounding neighborhood.

Utilities

The subject property is located within the Florida Governmental Utility Authority (FGUA) service area who will be the utility provider for the site as indicated in a letter dated February 15, 2007 and included with this Staff Report as Attachment "F". FGUA further indicates that there is availability of service for 20,000 (+) square feet of office/retail in two (2) buildings through the Lehigh Water and Wastewater treatment facilities. The design, permitting, construction and expense associated with the utility extensions are the responsibility of the developer.

Environmental

The Division of Environmental Sciences (ES) staff have reviewed the proposed 511 Lee Boulevard Commercial Planned Development (CPD) and offer the following comments and recommended condition.

Vegetation: The parcel contains previously cleared lands with scattered Slash Pine. No indigenous vegetative communities are existing on site.

Open Space: This is a small commercial project and is required to provide 20% or 23,870 square feet of open space per the Land Development Code (LDC), Section 10-415(a). The applicant is proposing 28,743 square feet of open space which exceeds the minimum LDC requirement.

The applicant submitted a revised Master Concept Plan stamped received October 26, 2007 depicting a relocation of Building "B" closer to Lee Boulevard and parking to the southwest corner of the project site adjacent to single-family residential. The relocation of the parking to the southwest corner has resulted in a cluster of five (5)-foot parking islands within this area. Per the Land Development Code (LDC), Section 10-416(c)(2)c, the minimum dimension of any required internal landscaped area must be ten feet for projects less than ten (10) acres. The applicant has provided one (1) ten foot island within the southwest parking area to meet Section 10-416(c)(2)a. no parking space may be more than 200 feet from a canopy tree planted in permeable island requirements. ES Staff identifies that given the clustering of five-foot islands there will be no other parking canopy trees planted within the southwest parking area. A copy of the ES Staff Report is included as Attachment "G".

Transportation

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located in the southwest corner of the intersection of Lee Boulevard and Maine Place and will generate 204 new trips in the P.M. peak hour. Access to the proposed development is shown on the Master Concept Plan (MCP) via a proposed access drive on Lee Boulevard.

Based on data from the 2006 Lee County Traffic Count Report, Lee Boulevard, from Homestead Road to Leeland Heights Boulevard operates at Level of Service (LOS) "C", or at 70 percent of capacity. The applicant's Traffic Impact Statement (TIS) indicates that Lee Boulevard from Homestead Road to Leeland Heights Boulevard is estimated to have 755 background trips in the P.M. peak hour peak direction with 116 additional project trips for a total of 871 estimated trips in year 2009 (build-out year). The Lee County Link-Specific Service Volume Tables identifies Lee Boulevard (Homestead Road to Leeland Heights Boulevard) with a maximum service volume at Level of Service (LOS) "E" (equivalent to capacity) at 1,040. At project build-out in 2009, Lee Boulevard is projected to operate at LOS "D", or at 84% of capacity. A copy of the Memo from the Lee County Department of Transportation is included as Attachment "H".

Conclusion

The applicant is requesting a rezoning from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a variety of commercial uses including general and medical office space and retail. Although the property is not located in a designated Lehigh Acres commercial overlay area, the applicant has assembled six (6) parcels creating a corner development with access to Lee Boulevard. The subject property is served by existing infrastructure and will provide services and employment to the existing,

adjacent residential community as well as increase the efficiency of vacant land to provide necessary commercial development in the Lehigh Acres community.

Staff supports a commercial use for the subject property; however, the property is adjacent to an existing residential neighborhood; thus, Staff is recommending a reduction in square footage and conditions to reduce potential negative impacts to the existing, adjacent residential neighborhood. The recommended reduction will further ensure compliance with commercial development standards, including but not limited to, buffering, landscaping and parking.

Staff has also provided a "strike-through" format for the requested uses, some of which are associated with increased parking requirements, outdoor storage and hours of operation that could be detrimental to the development and the adjacent residential uses. Furthermore, the letter from Florida Governmental Utility Authority indicates availability of water and sanitary services for 20,000 square feet of commercial office/retail in two buildings. As conditioned, and with the recommended reduction in square footage, Staff finds that the request meets the intent of the Land Development Code (LDC) and is consistent with the goals and objectives of the Lee Plan.

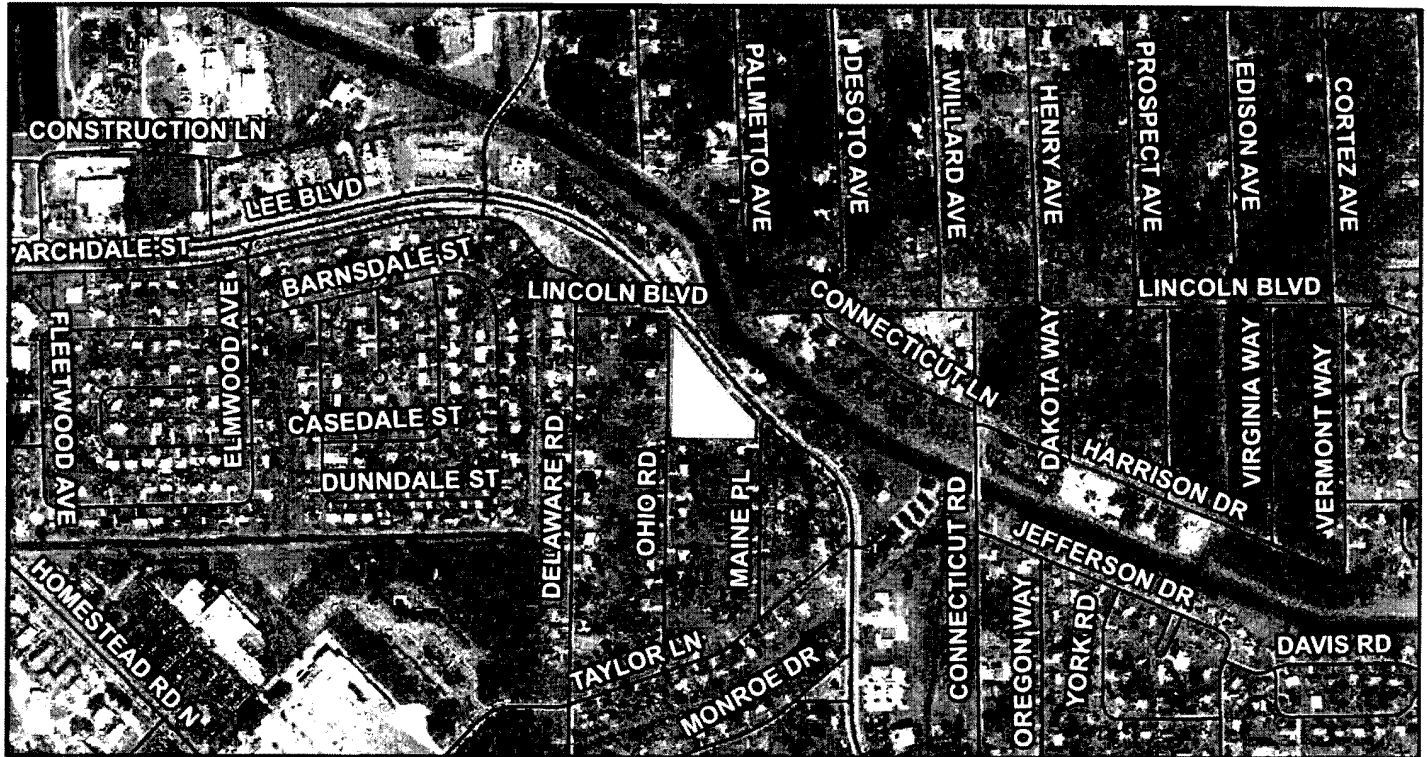
IV. SUBJECT PROPERTY:

- A. STRAP: The applicant indicates the STRAP number is: 32-44-27-11-00054.0030.

V. ATTACHMENTS:

- A. Map of surrounding zoning
- B. LEGAL DESCRIPTION: See Exhibit A
- C. Master Concept Plan (MCP) stamped received October 26, 2007
- D. Copy of Resolution from the Lehigh Acres Community Planning Corporation, Inc. Dated November 26, 2007
- E. Copies of letters from concerned citizens
- F. Letter from Florida Governmental Utility Authority (FGUA) dated February 15, 2007
- G. Environmental Sciences Memorandum dated September 4, 2007
- H. Lee County Department of Transportation (LCDOT) Memorandum dated August 21, 2007

cc: Applicant
County Attorney
Zoning File



Attachment "A" Zoning Map

DCI2007-00004

11/6/2007

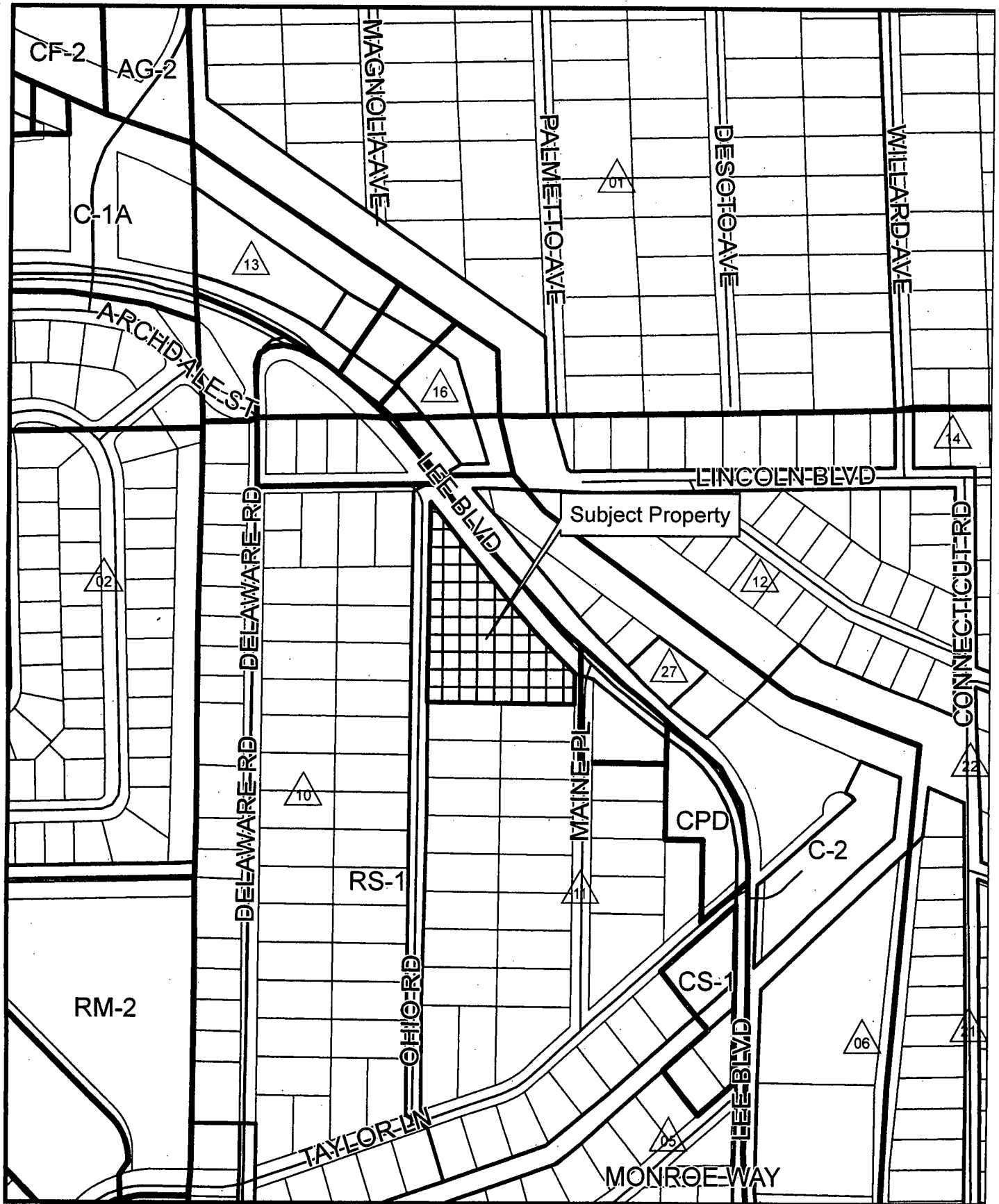
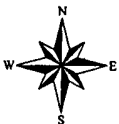
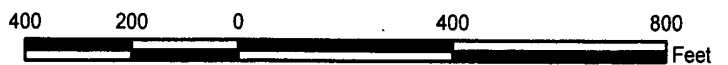


EXHIBIT A

Legal Description

Lot 3, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 23, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 24, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 25, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 26, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

Lot 27, Block 54, LEELAND HEIGHTS, Unit 11, Section 32, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof, recorded in Plat Book 12, Page 51, of the Public Records of Lee County, Florida.

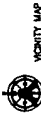
Applicant's Legal Checked
by CGJ 1-19-2007

511 Lee Blvd
List of Strap Number – Ownership Disclosure

32-44-27-11-00054.0030
32-44-27-11-00054.0230
32-44-27-11-00054.0240
32-44-27-11-00054.0250
32-44-27-11-00054.0260
32-44-27-11-00054.0270

RECEIVED
JAN 12 2007

OCI 2007-00004

[illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 10/16/98 BY SP-6 BJS/BJS

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 10/16/98 BY SP-6 BJS/BJS

LAST DATE OF FIELD WORK:	6/7 TO 6/8
MAY 31, 2009	

06/27/96	WILLIAMS	10-10-96	10-10-96
06/27/96	AMER	10-10-96	10-10-96
06/27/96	DE	10-10-96	10-10-96

[illegible]

3423-27	54
SECTION	NUMBER
32	44 SOUTH 27 EAST
SPECIALTY MAP	
LELAND MOORE'S SUBDIVISION	

PLATE BOOK	12	PAGES	5
COUNTY	LEE COUNTY		
AUGUST NAME			

FROM REYNARDI

[illegible]

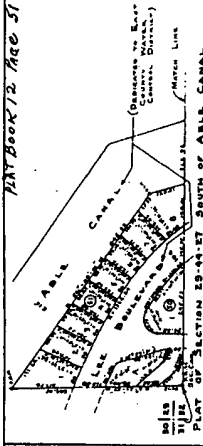
06-9092 002007-01

LEADS	DATE	TO	FROM	REMARKS	INITIALS	TIME	DATE	SIZE	EXTENSION
71	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
72	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
73	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
74	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
75	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
76	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
77	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
78	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
79	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
80	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
81	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
82	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
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99	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					
100	7/17/71	PAUL	PAUL	RECEIVED RECORD STRUCTURE					

RECORDS BOOKS 3 AND 23-27 OF THE LEELAND HEIGHTS SUBDIVISION, AS RECORDED IN PG 12, AND 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[illegible]

PLAT BOOK 12, PAGE 51



UNITS 5, 10, 11
OF

LEELEND HEIGHTS

A SUBDIVISION OF

LEHIGH ACRES

UNIT 5 BLOCKS 30, 31, 32, 33, 34
10 50 51, 52, 53
11 54, 55, 56
12 57

SEC. 32 - T. 44 - S. - R. 27 E

LEE COUNTY, FLA.

DEC. 7, 1955

SCALE 1" = 500'

CERTIFICATE OF SURVEY

1. THE UNDERSIGNED HEREBY CERTIFY: That this plat as shown is a correct representation of the land platted and that permanent reference monuments have been placed as shown.

John L. Davis, Jr., P.E.
FLORIDA REGISTERED LAND SURVEYOR No. 432
ENGINEER

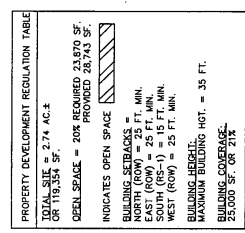
All dimensions shown on this plat are identical to those dimensions shown on the map recorded in Deed Book 130 page 81, Deed Book 130 page 824 and Deed Book 130 page 826 and all lots previously decided out by reference to each map are shown hereon for reference only.

John L. Davis, Jr., P.E.
FLORIDA REGISTERED LAND SURVEYOR No. 432
ENGINEER

SHEET 2 of 6

OCI 2007-00004

RECEIVED
OCT 26 2007
PERMIT COUNTS
SCALE IN FEET
0 15 30 60



REMARKS:

No. 1 REQUEST FOR DEVIATION FROM LDC REQUIREMENTS: 10'-24" MINIMUM ELEVATION REQUIRED FOR 600 FT. FOR ARTERIAL AND PROPOSED ENTRANCE TO SHOPPING CENTER.

No. 2 REQUEST FOR DEVIATION FROM THE LAND USE DISTRICT MAP: THE LAND USE DISTRICT MAP SHOWS A MINIMUM TYPE "C" OR "D" DEVELOPMENT. THE REQUESTOR WOULD LIKE TO PERMIT A 14'-00" BUFFER UTILIZING THE EXISTING 14'-00" BUFFER WITH TYPE "C" PLANTINGS BETWEEN THE REAR OF THE BUILDING AND THE SINGLE-FAMILY RESIDENCE. THE REQUESTOR WOULD LIKE TO REMOVE THE EXISTING SINGLE FAMILY RESIDENCE USE AND REPLACE WITH CONSTRUCTION OF SHOPPING CENTER.

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE WILL CEASE UPON COMMENCEMENT OF CONSTRUCTION OF SHOPPING CENTER.

EASEMENTS: ALL, SUBJECT TO A. UTILITY EASEMENT, BOTH SIDES, FRONT & BACK. TO BE WACATED PRIOR TO CONSTRUCTION

NOTE: EXISTING INTERIOR EASEMENTS TO BE WACATED PRIOR TO CONSTRUCTION

STRAP #
34-44-27-11-00054.0220
ZONED RS-1
USE: SINGLE FAMILY

STRAP #
34-44-27-11-00054.0040
ZONED RS-1
USE: SINGLE FAMILY

STRAP #
34-44-27-10-00052.0050

STRAP #
44-44-27-10-00052.0060

STRAP #
34-44-27-10-00052.0070

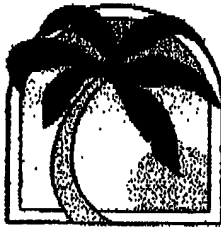
Surveying, Inc.
DEVELOPMENT • PROJECT MANAGEMENT
LEHIGH ACRES 219-332-4569
FORT MYERS 219-332-4568
FAX 219-332-8734
CERTIFICATION OF AUTHORIZATION NO. 00003114

ANY REVISIONS, ALTERATIONS, AND OR CHANGES

ELESANDAE, INC.

MASTER CONCEPT PLAN

DATE		BY	REVISION DESCRIPTION	DESIGN BY	DATE	QUANTITY
1	7/26/07	FW	ADD LANDSCAPE PLANTS TO PARKING AREA	LOU	12-2006	ROB JAMES
2	8/24/07	FW	REMOVED LANDSCAPE PLANTS TO PARKING AREA	PJM	12-2006	PROJECT
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Lehigh Acres
Community Planning
Corporation, Inc

CORPORATION NON-PROFIT 2004 FLORIDA



Resolution 2007 - 112007

A resolution of the Lehigh Acres Community Planning Corporation, supporting the proposed rezoning of 511 Lee Boulevard to a CPD designation from residential to accommodate the development of two (2) commercial buildings, 12,500 square feet each, with an intended use of medical office, general office and retail.

WHEREAS, the Lehigh Acres Community Planning Corporation ("LACPC"), was created to support the management, planning, and redevelopment of the unincorporated area of Lee County, Florida known as Lehigh Acres; and

WHEREAS, LACPC is desirous of supporting development projects which further the mission and purpose of the LACPC and provide a positive benefit to the Lehigh Acres Planning Community as a whole; and

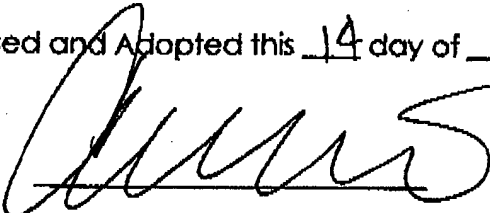
WHEREAS, the Applicant, AIM Engineering, met with the LACPC on Wednesday, October 10, 2001 to discuss the proposed project for Ross Investment; and

WHEREAS, the LACPC is desirous of having shade-providing trees used for landscaping, the LACPC requests that palm trees be only utilized for accent-purposes, and that canopies be added on the rear elevation; and

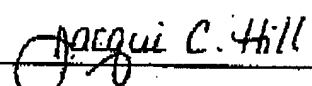
WHEREAS, the LACPC is desirous of having smooth and safe traffic flow along Lee Blvd., the LACPC requests the addition of a right turn, deceleration lane into the property.

NOW THEREFORE, be it resolved by the Lehigh Acres Community Planning Corporation, would like to notify Lee County staff, the Lee County Hearing Examiner, and the Lee County Board of County Commissioners of its support for the project proposed by AIM Engineering for the rezoning of 511 Lee Boulevard, Lehigh Acres, Florida, to a CPD designation.

Passed and Adopted this 14 day of NOVEMBER, 2007.

By: 

Edd Weiner, Vice President

By: 

Jacqui C. Hill, Secretary

Date: 26 Nov. 2007

Date: 26 Nov. 2007

Members:

11/26/2007 15:35
Liz Elf
Dewey Tyler

23926203

willard baker
Hon. Frank LaRosa
Chris Vaile

NAPLES REALTY SERVICE

Linda Carter
Damon Shelor

PAGE 03

ATTACHMENT E

Case Number DCI20007-000004

RE: Property Located at 511 lee boulevard, S32-T44S-R27E

Lisa C. Hines
Dept of Community Development
Po. Box 398
Ft. Myers, Fl. 33902-0398

RECEIVED
FEB 14 2007
COMMUNITY DEVELOPMENT

I received the proposed notice for rezoning of 511 Lee blvd.

This application should be denied. I do not want our residential area to become a commercial traffic zone.

This has been tried before with another piece of property and was denied.

I bought a house here to live in a quiet residential not a commercial business area. Traffic speeds up and down Ohio road now. I cannot imagine what would happen if this was allowed.

We do not need the pollution this traffic would bring us and there are no sidewalks on Ohio rd.

The only reason this is happening is this owner is trying to hit the lottery. They bought the 2.74 acres at residential prices. Now they want a windfall profit so they want to change the zoning to commercial. If the zoning were to change the commercial price for this land would be great.

There is plenty of commercial property available along lee blvd. This property should not be rezoned.

Finally the county is not the business to give property speculators high profits.

Thank you for your time and effort is this matter.

Anna Giaquinto

Anna Giaquinto
304 Ohio rd
Lehigh Acres, Fl. 33936

RECEIVED
2-13-2007 FEB 13 2007
COMMUNITY DEVELOPMENT

Untitled
Case #511 Lee Blvd. Case #DC12007-00004
Dept. of Comm.Development- Zoning Division

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Ohio Rd. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it would be very dangerous if the street was opened up again.

Thank you for letting us give you our input on this matter.

Sincerely,

Melvin L. Eby.

*and
Donnie M. Eby*



Mr. & Mrs. Melvin L. Eby
1003 Taylor Ln.
Lehigh Acres, FL 33936-4971

Untitled
Case #511 Lee Blvd. Case #DC12007-00004

Dept. of Comm. Development
Zoning Division

RECEIVED
FEB 12 2007

Dear Lisa,

COMMUNITY DEVELOPMENT

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Maine Ave. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it is very dangerous if the street was opened to more traffic.

Thank you for letting us give you our input on this matter.

Sincerely,

sign Gregorio Suarez

We at 315 main also just built our new home here because of the Residential location. we don't agree on our street to have Commercial usage. There are a lot of kids here riding bikes, we don't need any accidents.

Thank you.

Untitled
Case #511 Lee Blvd. Case #DC12007-00004

RECEIVED
FEB 12 2007

Dept. of Comm.Development
Zoning Division

COMMUNITY DEVELOPMENT

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Maine Ave.and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it is very dangerous if the street was opened to more traffic.

Thank you for letting us give you our input on this matter.

Sincerely,

*sign Eric
Maine St*

306 Ohio Rd.
Lehigh Acres, FL. 33936
Feb. 5, 2007

Lee County Development Services Division
1500 Monroe St.
Ft. Myers, FL. 33901
Attn. Lisa C. Hines

RECEIVED
FEB 06 2007

In reference to case # DC12007-00004
Case name- 511 Lee Blvd. , Lehigh Acres, FL.

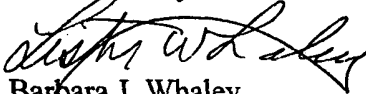
COMMUNITY DEVELOPMENT

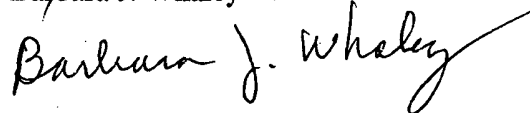
We are opposed to any entry or exit from the above property onto Ohio Rd. or Lincoln Ave.

These are residential streets and should not be used for business. There is plenty of room on the above property for 2 or 3 drives onto Lee Blvd.

Please notify us when the public hearings will be. Thank you.

Lester Whaley


Barbara J. Whaley



February 12, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

The notice, which was unclear to me, dated January 22 referred to one property, 511 Lee Blvd. When I checked the property online it showed multiple lots adjacent to it that was not included in the Courtesy notice. I checked again after January 31st and it showed all the properties combined into one parcel. Combining all the properties into one was not mentioned as a factor in the original letter.

I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,

Yvonne D Ambrosio

Ms. Yvonne D'Ambrosio
309 Ohio Rd
Lehigh Acres, FL 33936

Lee County Development Service Division
1500 Monroe Street
Fort Myers, Florida 33901
Attn. Ms. Lisa Hines

RECEIVED
FEB 12 2007

COMMUNITY DEVELOPMENT

February 8, 2007

Dear Ms. Hines,

This letter is in response to the letter we received regarding the property at 511 Lee Boulevard, Lehigh Acres. The case number is DC12007-00004.

It is our understanding that this property is being proposed to be rezoned from residential to commercial status. We are very much opposed to such a change. This piece of property is in the middle of a residential area with limited access to Lee Boulevard. It is our understanding that the developer is proposing an entrance from our street. This area cannot handle such a change and increase in traffic nor can Lee Boulevard sustain an entrance/exit from the property. The proposal would force traffic thru our street. This is within the same block as the light at Williams and Lee. The traffic flow is already very hazardous with frequent near misses and accidents. The traffic at the light from our side backs up onto the street as the light can only accommodate one or two cars. An entrance would be less than 50 feet from the current intersection, making it even more of a hazard.

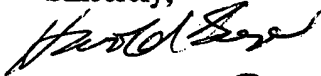
The delivery trucks for Los Amigos park in the turn lane on Lee Boulevard to deliver products as they cannot get into the parking lot. This is directly across the street from the proposed property change

A change in status also increases the risk for an increase in crime and noise if commercial property is approved.

I would suggest that someone from your office monitor this intersection to fully understand the problems and hazards that already exists.

We would be willing to speak further with you on this matter if you wish.

Sincerely,



Elizabeth Barger
Harold and Elizabeth Barger
310 Ohio Road
Lehigh Acres, Florida

February 13, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

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I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and myself, as an elderly resident, who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,

Katharina D'Ambrosio

Mrs. Katharina D'Ambrosio
311 Ohio Rd
Lehigh Acres, FL 33936

Untitled
Case #511 Lee Blvd. Case #DC12007-000048
Dept. of Comm.Development- Zoning Division

RECEIVED
FEB 14 2007
COMMUNITY DEVELOPMENT

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Ohio Rd. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it would be very dangerous if the street was opened up again.

Thank you for letting us give you our input on this matter.

Sincerely,

sign 

Jesus Issel Mena
312 Ohio Rd
Lehigh Acres Fl
(239) 369-5942

February 11, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

The notice, which was unclear to me, dated January 22 referred to one property, 511 Lee Blvd. When I checked the property online it showed multiple lots adjacent to it that was not included in the Courtesy notice. I checked again after January 31st and it showed all the properties combined into one parcel. Combining all the properties into one was not mentioned as a factor in the original letter.

I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,



Mr. Dale D'Ambrosio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

February 10, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

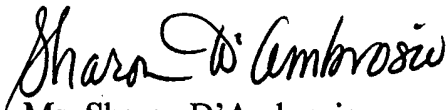
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Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,



Ms. Sharon D'Ambrosio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

February 9, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

The notice, which was unclear to me, dated January 22 referred to one property, 511 Lee Blvd. When I checked the property online it showed multiple lots adjacent to it that was not included in the Courtesy notice. I checked again after January 31st and it showed all the properties combined into one parcel. Combining all the properties into one was not mentioned as a factor in the original letter.

I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,



Mr. David D'Ambrosio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

Feb. 07, 2007

Dear Mrs. Hines,

I thank you for your courtesy notice to adjacent property owners informing me of a proposed rezoning to CPD of the property at 511 Lee Blvd. Case # DC 12007-00004. I am opposed to this occurring for several reasons.

Understanding there will be entry and exit onto this property from Ohio Road poses several problems. Ohio Road being not very wide is just sufficient to handle cars passing from opposite directions. Also, as with many small residential streets, numerous vehicles that service the homes in the area (lawn service, repair and delivery trucks and ambulances), use the street in front of these homes for parking, leaving roughly one lane for traffic flow. With an increase in this traffic caused by vehicles coming into and out of the proposed CPD a dangerous situation is created. Several school buses use Ohio Road and children are dropped off and picked up along this road and several close streets in the area. Many people, children to seniors also use Ohio Road as a route to the nearby Lehigh Community park. Again, I feel increased traffic on this road would place these people in jeopardy.

My last point of opposition is regarding the proposed entrance and exit from the proposed CPD on Lee Blvd. An existing business on Lee Blvd (Amigos Grocery, located directly across the street from the parcel to be rezoned) has inadequate entry for its delivery trucks, and as a result these trucks use the middle turn lane on Lee Blvd to park their vehicles and make their deliveries crossing the boulevard. This already creates a hazard and with the addition of traffic trying to enter and exit from the proposed CPD, a dangerous condition would become even worse.

These are my main concerns for the opposition to rezoning of the property at 511 Lee Blvd.

I myself had been a commercial property and business owner in Lehigh Acres for over 25 years and realize the need for more commercial space to accommodate the retail services and office space needed in our community, but I feel rezoning this parcel would be very detrimental to the residents of Ohio Road and the surrounding area.

Thank you for the opportunity to list these oppositions.

Janet M. Smith
314 Ohio Rd.
Lehigh Acres, FL 33936

(239) 369-2680

RECEIVED
FEB 14 2007
COMMUNITY DEVELOPMENT

February 9, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

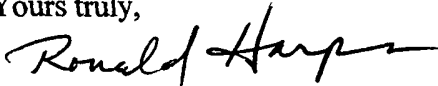
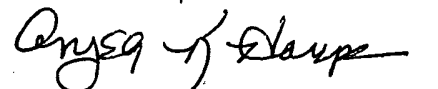
Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

We are opposed to the rezoning of 511 Lee Blvd. to CPD. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Yours truly,

Ronald and Angela K. Harps
315 Ohio Rd
Lehigh Acres, FL 33936
239-368-8130

RECEIVED
FEB 09 2007

COMMUNITY DEVELOPMENT

February 8, 2007

Ms. Lisa Hines
Lee County Development Services Division
1500 Monroe Street
Ft. Myers, Fl. 33901

Re: Case Number: DC12007-00004
Case Name: 511 Lee Blvd.

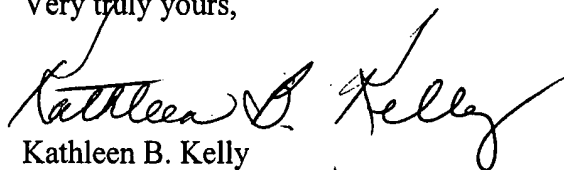
Dear Ms. Hines:

I am writing in protest of the proposed request to rezone 2.74 (+/-) acres from Residential Single Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 s/f of commercial uses with a height of 35 feet or 2 stories at 511 Lee Blvd. in S32-T44S-R27E. This is a highly congested area, close to a very sharp curve and additional in/out will create serious safety issues on a road that is already overburdened.

We live near the north end of a street that faces this proposed change. This change would destroy the property values of this entire area, especially those on our street (Ohio Road). How would you like to look out your front windows to see a two story commercial building, a parking lot full of cars and all that goes with it – the noise and exhaust fumes, and a tall concrete block fence sitting on your front lawn? I don't believe you would find that appealing, nor would anyone else. People who built/ purchased homes on this street have undoubtedly made their largest investment, believing they would be able to enjoy their lives either in raising families or in retirement, and that their homes would appreciate in value not be devalued by a commercial property and all that accompanies this sort of thing.

I believe you would better serve Lehigh by approving property for commercial use in areas already established and flourishing, not in older, established, residential neighborhoods. Feel free to contact me at 239/849-8107.

Very truly yours,



Kathleen B. Kelly

319 Ohio Rd.

Untitled

Dolores A. Garlow
327 Ohio Rd.
Lehigh Acres, FL
33936
239-36807183

Dept. of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED
JAN 26 2007

Attn: Lee County Planner: Lisa C Hines

COMMUNITY DEVELOPMENT

Case#DC12007-00004
Case Name: 522 Lee Blvd.

Dear Lisa,

I have owned the property at 327 Ohio Rd. since 10/1983. The house was built with the knowledge that across the street would be a park forever. Then Lehigh Corporation sold it to Mr. Sullivan & Mr. McWilliams.

We purchased our property of 1/2 acre for privacy reasons. Nothing could be built behind our home. Now, they want to build commercial across the street.

i am one hundred percent against rezoning this 2.72 acres to commercial property at 511 Lee Blvd. Many nights we have to put up with loud music and loud voices. But, to have a commercial building right on our residential street is wrong. Our view from our front porches would be ugly to look at.

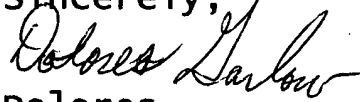
We sit on our front porches and hear car wheels screeching and horns honking at cars trying to turn into the Los Amegos Grocery Store on Lee Blvd. From west to east is a turn lane, but not east to west.

This store has many parties outside with loud music playing at night. Sometimes it tries our patience. A few years ago they shut our access road off of Lee Blvd. It is basicly a dead end street now. We do not want a

Untitled
a commercial building causing us a bad problem with
our street, or Lee Blvd.

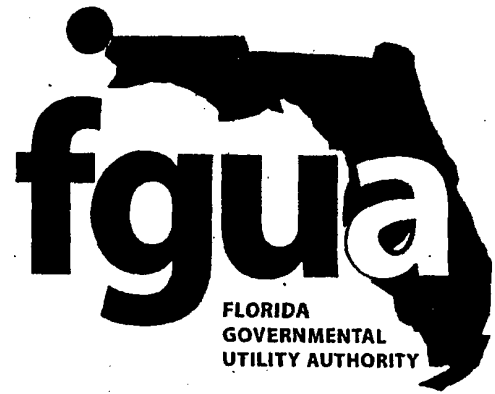
I am writing this letter in protest of changing
residential to commercial property at 511 Lee Blvd.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dolores".

Dolores

P.S. I will await the date
for a public hearing.



February 15, 2007

Mr. Joe Lewis
AIM Engineering & Surveying
5330 Lee Blvd
Lehigh Acres, FL 33971

RE: Availability of Service for 82 Commercial, +/- 20,000 SF office/retail in two buildings, FGUA project # 4465 / Lehigh Water & Wastewater treatment facilities located in Lee County, Florida

Dear Mr. Lewis,

This letter confirms that the referenced property lies within the Florida Governmental Utility Authority (FGUA) service area and, the FGUA will be the Water and Wastewater utility provider for the site.

Plan review is required for all commercial projects or those projects involving a main extension. Construction shall meet FGUA's Standards and Specifications. The design, permitting, construction and expense of the extension are the responsibility of the developer/contractor.

When you are ready to proceed, submit four sets of signed/sealed engineering plans for review. Provide one copy of the FDEP.HRS permit applications (if applicable) via email or fax. FGUA will "red-line" the Operating Utility Information, and return, for you to incorporate onto the Applications. You should then provide the number of completed, signed/sealed original applications you require, plus one for our files

Fees are to be paid prior to plan approval and will be based on the following:

Plan review fee: \$300.00, plus \$25.00 per sheet for plans over 9 sheets.

Inspection fee: 1.5% of the construction costs for the new facility based on Engineers Opinion of Probable Construction Costs (EOPCC). The EOPCC MUST be provided at the time of your submittal.

Capacity fee:

Water - \$1,885.43.00 per ERC

Wastewater - \$2,495.89.00 per ERC

The FGUA stands ready to serve upon the acceptance of a signed Request for Service and Executed Service Agreement, payment of appropriate fees and charges, and the approval of all State and Local Regulatory Agencies, as required.

Sincerely,

Clara S. Dozier
Developer Specialist

DCI 2007-00004

RECEIVED

APR 03 2007

COMMUNITY DEVELOPMENT

FGUA OPERATIONS OFFICE

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2000
Longwood FL 32779

877/552-3482 Toll Free
407/629-6900 Tel
407/629-6963 Fax

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: September 4, 2007

To: Lisa C. Hines, Senior Planner
From: Susie Derheimer, Environmental Planner
Phone: (239) 533-8158
E-mail: sderheimer@leegov.com

Project: 511 Lee BLVD
Case: DCI2007-00004
STRAP: 32-44-27-11-00054.0030 and others

The Division of Environmental Sciences (ES) staff have reviewed the revised 511 Lee BLVD Commercial Planned Development (CPD) Master Concept Plan (MCP) dated October 26, 200 and offer the following analysis:

The applicant has revised the MCP to relocate Building "B" closer to Lee Blvd. and parking to the southwest corner of the project site adjacent single-family residential. The relocation of the parking to the southwest corner has resulted in a cluster of five (5) foot parking islands within this area. Per the Land Development Code (LDC) Section 10-416(c)(2)c. the minimum dimension of any required internal landscaped area must be ten feet for projects less than ten acres. The applicant has provided one (1) ten foot island within the southwest parking area to meet Section 10-416(c)(2)a. no parking space may be more than 200 feet from a canopy tree planted in permeable island requirement. ES staff identifies that given the clustering of five foot island there will be no other parking canopy trees planted within the southwest parking area.

Memo

To: Lisa Hines, Senior Planner
Zoning Division

From: Lili Wu^{Wu}
Sr. Transportation Planner

Date: August 21, 2007

Subject: 511 Lee Blvd (DCI2007-00004)

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located in the southwest corner of the intersection of Lee Blvd and Maine Place and will generate 204 new trips in the P.M peak hour. Access to the proposed development is shown on the Master Concept Plan via a proposed access drive on Lee Blvd.

Based on data from the 2006 Lee County Traffic Count Report, Lee Blvd from Homestead Road to Leeland Heights Blvd operates at Level of Service "C", or at 70 percent of capacity. The applicant's TIS indicates that Lee Blvd from Homestead Road to Leeland Heights Blvd is estimated to have 755 background trips in the P.M peak hour peak direction with 116 additional project trips for a total of 871 estimated trips in Year 2009 (build-out year). The Lee County Link-Specific Service Volume Tables identifies Lee Blvd (Homestead Road to Leeland Heights Blvd) the Maximum service volume at Level of Service "E" (equivalent to capacity) at 1,040. At project build-out in 2009, Lee Blvd is projected to operate at LOS "D", or at 84% of capacity.

LW/dn

cc: File

INSTRUCTIONS
(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case #DCI2007-00004 must be posted by **Tuesday, December 4, 2007**.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

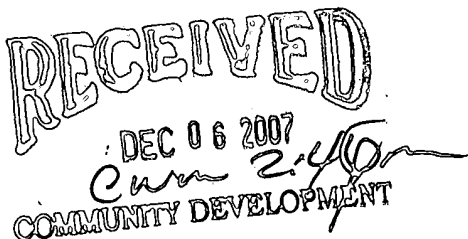
NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PHILLIP MIRASOLO
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:



Phillip Mirasolo
SIGNATURE OF APPLICANT OR AGENT
PHILLIP MIRASOLO
NAME (TYPED OR PRINTED)
5408 BERRYMAN ST.
ST. OR PO BOX
LEHIGH ACRES, FL 33971
CITY, STATE & ZIP

#DCI2007-00004/511 LEE BLVD/12/19/2007/CAK

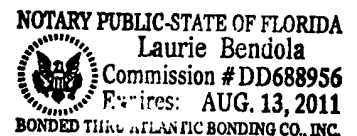
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 3 day of December
2007 by Phillip Mirasolo, personally known to me or who produced Personally known
as identification and who did/did not take an oath. none

Laurie Bendola
Signature of Notary Public

Laurie Bendola
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)





LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING
FOR ZONING ACTION
UNINCORPORATED AREAS ONLY

Applicant's Name: Jerome Reynart

Project Name: Elesandea, Inc

STRAP Number(s): 34-44-27-11-00054.0030

RECEIVED
APR 03 2007

COMMUNITY DEVELOPMENT

TYPE OF APPLICATION

- ☐ Special Exception (attach Supplement A)
☐ Variance (attach Supplement B)
☐ Conventional Zoning (attach Supplement C)
☒ Planned Development (not PRFPD) (attach Supplement D)
☐ Amendment to built Planned Development (Supplement D may be required)
☐ Private Recreational Facilities Planned Development (attach Supplement D)
☐ Extension of a Master Concept Plan (attach Supplement E)
☐ Reinstatement of a Master Concept Plan (attach Supplement F)
☐ N/A DRI - with rezoning (submit completed DRI Application Form {do not use this form} and Supplement D)
☐ N/A DRI - without rezoning (submit completed DRI Application Form {do not use this form})

Is this project located in the Estero Planning Community, or the Captiva Planning Community, or in the Caloosahatchee Shores Planning Community?

☐ YES* ☒ NO *If YES, please note PARTS 4G, 4.H, and 4.I below for meeting summary document requirements.

STAFF USE ONLY

Case Number: DCI 2007-00004 Commission District: 5
Current Zoning: RS-1 Fee Amount: \$ 5,000
Land Use Classification: Intake by: NFR
Planning Community: Lehigh Acre

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585PART 1

DCI 2007-00004

PART 1
APPLICANT/AGENT INFORMATION

A. Name of applicant: Jerome Reynart

Address: Street : PO Box 1059

City: Alva State: FL Zip: 33920

Phone: Area Code: 239 Number: 368-9722 Ext: _____

Fax: Area Code: _____ Number: _____

E-mail address: _____

B. Relationship of Applicant to owner (check one):

____ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

____ Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

X Applicant has been authorized by the owner(s) to represent them for this action.

X Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

____ Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

____ Application is County initiated. BOCC authorization is attached as Exhibit PH-1.B.3

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: AIM Engineering & Survey, Inc.

Contact Person: L. Joe Lewis

Address: Street : 5300 Lee Blvd

City: Lehigh Acres State: FL Zip: 33971

Phone: Area Code: 239 Number: 332-4569 Ext: _____

Fax: Area Code: 239 Number: 332-8734

E-mail address: jlewis@aimengr.com

C.2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit PH-1.C.2. [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

A.	Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]					
A.1.	Name: Elesandas I, Inc					
	Mailing Address:		Street:	800 Cypress Creek Rd. 470		
			City:	Ft. Lauderdale	State:	FL
				Zip:	33309	
	Phone:		Area Code:	239	Number:	368-9722
	Fax:		Area Code:		Number:	
	E-mail:					
B.	Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].					
B.1.	☒	Disclosure of (Ownership) Interests Form is attached as Exhibit PH-2.B.1. [34-201(b)2]				
C.	Multiple parcels					
C.1.	☒	Property owners list is attached as Exhibit PH-2.C.1. [34-202(a)(5)]				
C.2.	☒	Property owners map is attached as Exhibit PH-2.C.2. [34-202(a)(5)]				
D.	Date property was acquired by present owner(s):				2005	

**PART 3
PROPERTY INFORMATION**

RECEIVED
JAN 12 2007

A.	STRAP Number(s):	32-44-27-11-00054.0030	32-44-27-11-00054.0250
		32-44-27-11-00054.0230	32-44-27-11-00054.0260
		32-44-27-11-00054.0240	32-44-27-11-00054.0270
B.	Street Address of Property: 511 Lee Blvd & 318-326 Ohio Road		
C.	Legal Description		
	☒	Legal description (on 8 1/2" by 11" paper) is attached as Exhibit PH-3.C.1. [34-202(a)(1)]	
	☒	Sealed sketch of the legal description is attached as Exhibit PH-3.C.2. [34-202(a)(1)]	
	☒	Electronic version of the legal description is attached as Exhibit PH-3.C.3.	
D.	Boundary Survey		
	☒	A Boundary survey, tied to the state plane coordinate system, is attached as Exhibit PH-3.D.1. [34-202(a)(2)].	
	☒	The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as Exhibit PH-3.D.2. [34-202(a)(2)]	
E.	Planning Community: Lehigh Acres		
F.	General Location of Property:		
F.1.	Area location map (for all applications other than Planned Developments) is attached as Exhibit PH-3.F. [34-202(a)(4)] (NOTE: For Planned Development Applications see Supplement D [34-373(a)(4)b.])		

F.2.	Directions to property:	From Fort Myers travel CR 884 to Lehigh. Project is located on south side of				
		Lee Blvd (CR 884) @ 511				
G.	Surrounding property owners:					
G.1.	X	List of surrounding property owners is attached as Exhibit PH-3.G.1. [34-202(a)(6)]				
G.2.	X	Map of surrounding property owners is attached as Exhibit PH-3.G.2. [34-202(a)(7)]				
G.3.	X	2 sets of mailing labels are attached as Exhibit PH-3.G.3. [34-202(a)(6)]				
H.	Current Zoning of Property:	RS-1				
I.	Current use of property:	Residential and Vacant				
I.1.		Current use(s) of the property are:				
		Single Family Home on Lot 3				
		Vacant on remainder of lots.				
I.2.	X	If buildings or structures exist on the property, an affidavit is required stating that buildings & structures will be removed or that the proposed use of buildings, structures and land is or will be in compliance with all requirements of the LCLDC. Attach as Exhibit PH-3.I.2. and entitle "Affidavit Regarding Proposed Use". [34-202(b)(3)]				
I.3.	NA	If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit is attached as Exhibit PH-3.I.3. and entitled "Agricultural Uses at Time of Zoning Application". [34-202(b)(7)]				
J.	Land Use Classification:					
		Central Urban	2.74	Acres	100	% of total
				Acres		% of total
				Acres		% of total
				Acres		% of total
K.	Flood Hazard (write NA if not applicable) [34-202(a)(8)]					
	NA	The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.				
	NA	The minimum elevation required for the first habitable floor is				NGVD (MSL)
L.	Deed Restrictions [34-202(b)(2)]					
L.1.	X	There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]				
L.2.		Deed restrictions\ covenants that may affect this request are attached as Exhibit PH-3.L .2. [34-202(b)(2)]				
L.3.		A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached				

	as Exhibit PH-3.L.3 [34-202(b)(2)]					
M.	Property Dimensions [34-202(a)(8)]					
	1.	Width (average if irregular parcel):	300	Feet (Irregular)		
	2.	Depth (average if irregular parcel):	160	Feet (Irregular)		
	3.	Total area:	2.74	Acres or square feet		
	4.	Frontage on road or street:	600	Feet on	Lee Blvd	Street
		2 nd Frontage on road or street:	534 89.81	Feet on	Ohio Road Maine Place	Street

**PART 4
ACTION REQUESTED**

A.	Action Requested: [check applicable action(s)]				
	Special Exception for		Attached is Supplement A		
	Variance for		Attached is Supplement B		
	Conventional Rezoning from:		to		Attached is Supplement C
	☒ X	Planned Development Rezoning from	RS-1	to	CPD (Elesandae, Inc)
		DCI - Major: Attached is Supplement D			
	☒ X	DCI - Minor: Attached is Supplement D			
		Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area. Attached is Supplement D			
	☒ X	Planned Development Amendment. Attached is Supplement D			
B.	Excavations:				
	☒ X	No blasting will be used in the excavation of lakes or other site elements.			
		If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the general location of the proposed blasting, and other required information) is attached as Exhibit PH-4.B [34-202(b)(6)]			
C.	Bonus Density: (put NA if not applicable)				
	NA	Bonus density will be used. Attached is Exhibit PH-4.C showing calculations. [34-202(b)(5)]			
D.	Hazardous materials: (put NA if not applicable)				
	NA	A Hazardous materials emergency plan is attached as Exhibit PH-4.D [34-202(b)(4)]			
E.	Mobile Home Park: (put NA if not applicable)				
	NA	Request includes rezoning of a Mobile Home Park. Attached is Exhibit PH-4.E [34-203(d)]			

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F.	Aviation Hazard: (put NA if not applicable)		
NA	Property is subject to Airport Hazard District regulations. Attached is Exhibit PH-4.F [34-1001 et seq]		
NA	A tall structures permit will be required.		
NA	Property is located within Noise zone:		

G.	Estero Planning Community (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.G [34-373(a)(10); Lee Plan Policy 19.5.3]		
H.	Captiva Planning Community (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.H [Lee Plan Policy 13.1.7]		
I.	Caloosahatchee Shores Community Plan (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.I [Lee Plan Policy 21.6.3]		
J.	Waivers from Application Submission Requirements: The following waivers, approved by the Director of Zoning Services, are attached as Exhibit PH-4.J [Section 34-202(a)]		
	Section Number	Name of Item	
K.	Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property? <u> X </u> YES. <u> </u> NO.		
	If the answer is NO , please explain why the connection to potable water and/or central sewer is not planned. Label explanation as Exhibit PH 4-K .		
	If the answer is YES , please indicate the name of the Utility to which the connection(s) are proposed. <u> FGUA </u> [BOCC POLICY]		

PART 1 AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Jerome Reynaud as President of Elesandes I Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Elesandes I Inc.

*Name of Entity (corporation, partnership, LLP, LC, etc)

[Signature] President
Signature

Jerome Reynaud
(Type or printed name)

President
(title of signatory)

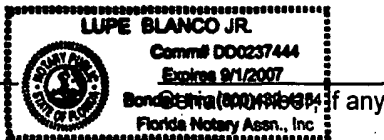
STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Jan. 10, 2007 (date) by Jerome Reynaud (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of person taking oath or affirmation

Lupe Blanco
Name typed, printed or stamped

Notary Public
Title or rank



*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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DCI 2007-00004

PERMIT COUNTER

DCI 2007-00004

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EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR: PERMIT COUNTER

STRAP NO. See Attached List CASE NO. DCI 2007-00004

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
<u>Jerome Reynaert</u>	<u>100%</u>

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

[Signature]
(Applicant)

Joanne Reynant
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this

10th day of January 20 07

by

Joanne Reynant

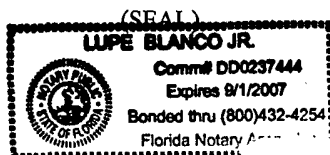
who is personally known to me or who has produced

as identification.

Signature of Notary Public

Lupe Blanco Jr.

Printed Name of Notary Public



511 Lee Blvd

List of Strap Number – Ownership Disclosure

32-44-27-11-00054.0030

32-44-27-11-00054.0230

32-44-27-11-00054.0240

32-44-27-11-00054.0250

32-44-27-11-00054.0260

32-44-27-11-00054.0270

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AFFIDAVIT FOR PUBLIC HEARING

I, Jerome Reynart, swear or affirm under oath, that I am the owner of the property located at 511 Lee Boulevard, Lehigh Acres, FL.

All buildings and structures will be removed or the proposed use of the buildings, structures, and land is or will be in compliance of the Land Development Code.

The use of the structure as a residential dwelling unit will cease upon rezoning to CPD.

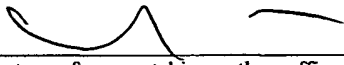

Signature

Jerome Reynart
(Type or printed name)

STATE OF FLORIDA

COUNTY OF LEE

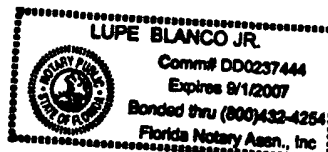
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2nd day of April 2007 (date) by Jerome Reynart (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of person taking oath or affirmation

Lupe Blanco Jr.
Name typed, printed or stamped

Title or rank

DD0237444
Serial number, if any



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DCI 2007-000004

COMMUNITY DEVELOPMENT

**PART 1 AFFIDAVIT A1
(EXHIBIT PH-1.B.2)**

**AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT**

I, _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

(Type or printed name)

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me this _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of person taking oath or affirmation

Name typed, printed or stamped

Title or rank

Serial number, if any

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs		
1	1	14 ✓		Completed application for Public Hearing [34-201(b)]
1	1	1 ✓		Filing Fee - [34-202(a)(9)]

Var.	Conv. Rez. or Spe. Exc.	PDs	SUP	SUPPLEMENTAL FORMS (select applicable request/form)
0	1	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	1	0	SUP C	Conventional Rezoning request
0	0	14 ✓	SUP D	Planned Development Rezoning request
0	0	14	SUP D	Planned Development Amendment request
0	0	14	SUP D	PRFPD in in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request

Var.	Conv. Rez. or Spe. Exc.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	1	3 ✓	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	14	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	1	3 ✓	PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1	1	3 ✓	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	3 ✓	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	1	14 ✓	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5 ✓	PH-3.C.1	Legal Description [34-202(a)(1)]
2	2	5	PH-3.C.2	Sealed Sketch of the Legal Description [34-202(a)(1)]
1	1	1 ✓	PH-3.C.2	Electronic version of legal description (if available)
1	1	5 ✓	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D for that requirement)} [34-373(a)(4)a.]}
1	1	N/A	PH-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to LCLDC Section 34-202(a)(4). (Non Planned Developments)
0	0	14 ✓		Area Location Map for Planned Developments - see Supplement D [34-373(a)(4)b.]
1	1	3 ✓	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs		
1	1	3 ✓	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2 ✓	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.I.2.	Affidavit Regarding Proposed Use (if applicable) [34-202(b)(3)]
1	1	3	PH-3.I.3.	Affidavit entitled " <u>Agricultural Uses at Time of Zoning Application</u> " (if applicable) [34-202(b)(7)]
1	1	3	PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	1	14		Completed Supplement Form appropriate to the action requested (see Supplemental Forms above)
1	1	14	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
0	0	4	PH-4.G	Summary of Public Informational Session for Planned Development Applications located within Estero Planning Community [34-373-(a)(10; Lee Plan Policy 19.5.3]
1	1	4	PH-4.H	Summary of Public Informational Session for rezoning, special exception and variance applications located within Captiva Planning Community [Lee Plan Policy 13.1.7)
0	0	4	PH-4.I	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Planning Community [Lee Plan Policy 21.6.3]
1	1	14	PH-4.J	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.K	Potable Water & Central Sewer. If the answer to Item 6.D was NO, an explanation must be attached providing the reason(s) why connection to potable water and central sewer system is not proposed as part of any development of the parcel subject to the rezoning request. [BOCC POLICY]

* At least one copy must be an original.



**PUBLIC HEARING
SUPPLEMENT D**

**ADDITIONAL REQUIRED INFORMATION FOR
A PLANNED DEVELOPMENT APPLICATION
UNINCORPORATED LEE COUNTY**

Case Number: _____

Project Name: Elesandae, Inc

Applicant's Name: Jerome Reynart.

STRAP Number(s): 32-44-27-11-00054.0030

Select one application type only

- ☐ DRI (rezoning required)
- ☐ DCI-Major
- ☒ DCI-Minor
- ☐ DCI-Minor - Existing Development ⁽¹⁾
- ☐ DCI-Minor - Amendment to approved Master Concept Plan ⁽²⁾
- ☐ Amendment to built Planned Development meeting DCI threshold ⁽³⁾
- ☐ PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2))]

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Notes:

- (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a Planned Development classification. It will be reviewed in the same manner as a minor Planned Development except that a Traffic Impact Statement will not be required. [34-341(b)(2)d.1.]
- (2) Amendments to approved Master Concept Plan. Application to amend an approved major or minor Master Concept Plan or its attendant documentation, or for the extension of a vacated Master Concept Plan originally approved prior to December 2, 1991 will be treated procedurally as minor Planned Developments. These applications will require only as much information, as deemed necessary by the Director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

DCI 2007 0004



LEE COUNTY
SOUTHWEST FLORIDA

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PUBLIC HEARING
SUPPLEMENT D

DCI 2007-00004

ADDITIONAL REQUIRED INFORMATION FOR
A PLANNED DEVELOPMENT APPLICATION
UNINCORPORATED LEE COUNTY

Case Number:

Project Name: 511 Lee Blvd

Applicant's Name: Jerome Reynart.

STRAP Number(s): 32-44-27-11-0054.0220

32-44-27-11-0054.0250

32-44-27-11-0054.0230

32-44-27-11-0054.0260

32-44-27-11-0054.0240

32-44-27-11-0054.0270

Select one application type only

- ☐ DRI (rezoning required)
☐ DCI-Major
☒ DCI-Minor
☐ DCI-Minor - Existing Development ⁽¹⁾
☐ DCI-Minor - Amendment to approved Master Concept Plan ⁽²⁾
☐ Amendment to built Planned Development meeting DCI threshold ⁽³⁾
☐ PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2))]

Notes:

(1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a Planned Development classification. It will be reviewed in the same manner as a minor Planned Development except that a Traffic Impact Statement will not be required. [34-341(b)(2)d.1.]

(2) Amendments to approved Master Concept Plan. Application to amend an approved major or minor Master Concept Plan or its attendant documentation, or for the extension of a vacated Master Concept Plan originally approved prior to December 2, 1991 will be treated procedurally as minor Planned Developments. These applications will require only as much information, as deemed necessary by the Director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

- (3) Amendments to built Planned Developments (PD). Any part or all of a Planned Development which is built may be the subject of an application for a variance or other approval covered by the provisions of the Lee County Land Development Code (LCLDC) wherein the subject property is the only part of the original Planned Development for which the approval is sought. If the subject property meets the threshold for a Development of County Impact (DCI), it will be reviewed in accordance with the provisions in the LCLDC which apply to Developments of County Impact. If the subject property is not a Development of County Impact, it will be reviewed in accordance with the provisions in the LCLDC which apply to conventional zoning districts. In either case, the applicant will be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved Master Concept Plan have been constructed and acknowledged by the County as complete. In the case of Residential Planned Developments or Mixed Developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots. [34-373(c)]

**LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585**

**PART 1
GENERAL INFORMATION**

A.	Comprehensive Plan Amendments (check one):			
	☒	There are NO LEE Plan Amendments pending that could affect the future use of this property.		
	☐	The following LEE Plan Amendments ARE pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):		
B.	Archaeological/Historical (check one):			
	☒	There are NO known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. [34-373(a)(4)h.]		
	☐	There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. Attached as Exhibit D-1-B is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)h.]		
C.	Public Transit (check one):			
	☒	Property is NOT within the Lee Tran public transit service area.		
	☐	Property is within the Lee Tran public transit service area. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops must be provided. Label as Exhibit D-1-C.		
D.	Density			
	☒	There are no residential dwelling units proposed for this development.		
	☐	The property is located within one or more Future Land Use categories. Density has been calculated in Part 3 of this application and is summarized below:		
				Proposed dwelling units
		Intensive Development		Proposed dwelling units
		Central Urban		Proposed dwelling units
		Urban Community		Proposed dwelling units
		Suburban		Proposed dwelling units
		Outlying Suburban		Proposed dwelling units
		TOTAL		Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)				2.74	Acres
1.		Submerged land subject to tidal influence:	Acres	0	
2.		Other non-freshwater Wetlands:	Acres	0	
3.		R-O-W providing access to non-residential uses:	Acres	0	
4.		Non-residential use areas ⁽¹⁾	Acres	2.74	
B. Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.				2.74	Acres
C. Gross residential acres. (A minus B) ⁽²⁾					Acres
D. Gross residential acres by Land Use Category					
1.	a.	Intensive development - upland	Acres		
	b.	Intensive development - freshwater wetland	Acres		
2.	a.	Central Urban - upland	Acres		
	b.	Central Urban - freshwater wetland	Acres		
3.	a.	Urban Community or Suburban - upland	Acres		
	b.	Urban Community or Suburban freshwater wetland	Acres		
4.	a.	Outlying Suburban - upland	Acres		
	b.	Outlying Suburban - freshwater wetland	Acres		
5.	a.	Rural, Outer Island, Rural Community Preserve - upland	Acres		
	b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland	Acres		
6.	a.	Open Lands - upland	Acres		
	b.	Open Lands - freshwater wetland	Acres		
7.	a.	DR/GR - upland	Acres		
	b.	DR/GR - freshwater wetland	Acres		
8.	a.	Wetlands - freshwater	Acres		
	b.	Wetlands - not freshwater	Acres		
9.	a.	New Community - Upland	Acres		
	b.	New Community - freshwater wetland	Acres		
10.	a.	University Community - upland	Acres		
	b.	University Community - freshwater wetland	Acres		
11.		TOTAL (should equal "C" above)	Acres		

NOTES:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
- (2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

PART 3

**RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS***

- * Note: i. Complete only if living units are proposed in a Future Land Use Category.
 ii. If more than one classification, calculations for each classification must be submitted.
 iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category				
1.	Preliminary Standard Units		Maximum standard density	Units
	a.	Total upland Acres (from Part 2, D.1.a.)	times 14 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.1.b.)	times 14 equals	
	c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units		Maximum permitted	Units
	a.	Total upland Acres (from Part 2, D.1.a.)	times 18 equals	
3.	Total allowed standard units (A.1.c. or A.2.a., whichever is less)			
4.	Bonus Units ⁽²⁾			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (A.4.a. plus A.4.b.)		
5.	Total Permitted Units (A.3. plus A.4.c.): ⁽¹⁾			

B. Central Urban Category				
1.	Preliminary Standard Units		Maximum standard density	Units
	a.	Total upland Acres (from Part 2, D.2.a.)	times 10 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.2.b.)	times 10 equals	
	c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units		Maximum permitted	Units
	a.	Total upland Acres (from Part 2, D.2.a.)	times 12.5 equals	
3.	Total allowed standard units (B.1.c. or B.2.a., whichever is less)			
4.	Bonus Units ⁽²⁾			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (B.4.a. plus B.4.b.)		
5.	Total Permitted Units (B.3. plus B.4.c.): ⁽¹⁾			

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
 (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

1.	Preliminary Standard Units	Maximum standard density	Units
a.	Total upland Acres (from Part 2, D.3.a.)	times 6 equals	
b.	Total freshwater wetland Acres (from Part 2, D.3.b.)	times 6 equals	
c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
a.	Total upland Acres (from Part 2, D.3.a.)	times 8 equals	
3.	Total allowed standard units (C.1.c. or C.2.a, whichever is less)		
4.	Bonus Units ⁽²⁾		
a.	Low-moderate housing density:		
b.	TDR units:		
c.	Sub-total (D.4.a. plus D.4.b.)		
5.	Total Permitted Units (C.3. plus C.4.c.): ⁽¹⁾		

Notes:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category			
1.	Preliminary Standard Units	Maximum standard density	Units
a.	Total upland Acres (from Part 2, D.3.a.)	times 6 equals	
b.	Total freshwater wetland Acres (from Part 2, D.3.b.)	times 6 equals	
c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
a.	Total upland Acres (from Part 2, D.3.a.)	times 8 equals	
3.	Total allowed standard units (D.1.c. or D.2.a., whichever is less)		

E. Outlying Suburban Category			
1.	Preliminary Standard Units	Maximum standard density	Units
a.	Total upland Acres (from Part 2, D.4.a.)	times 3 equals	
b.	Total freshwater wetland Acres (from Part 2, D.4.b.)	times 3 equals	
c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
a.	Total upland Acres (from Part 2, D.4.a.)	times 4 equals ⁽¹⁾	
3.	Total allowed standard units (E.1.c. or E.2.a., whichever is less)		

Notes:

(1) Outlying Suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the LEE Plan): the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

PART 4 COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES,

**HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A.	Commercial		Habitable Stories	Height	Total Floor Area	
A.1.		Medical				Sq. Ft.
A.2.		General Office	2	35	25,000	Sq. Ft.
A.3.		Retail	2	35	25,000	Sq. Ft.
A.4.		Other	2	35	25,000	Sq. Ft.
A.5.		TOTAL FLOOR AREA	2			Sq. Ft.
B.	Industrial		Habitable Stories	Height	Total Floor Area	
B.1.		Under Roof				Sq. Ft.
B.2.		Not under Roof	NA			Sq. Ft.
B.3.		TOTAL FLOOR AREA				Sq. Ft.
C.	Mining			Depth	Total Acres	
C1.		Area to be excavated	NA			Acres
D.	Assisted Living Facilities					
			Habitable Stories	Height	Total Number of Beds/Units	
D.1.		Dependent Living Units				Beds/Units
D.2.		Independent Living Units				Beds/Units
D.3.		TOTAL BEDS/UNITS				Beds/Units
E.	Hotels/Motels					
		Room Size	Habitable Stories	Height	Number of Rental Units	
E.1.		< 425 sq. ft.				Units
E.2.		426-725 sq. ft.				Units
E.3.		725 < sq. ft.				Units
E.4.		TOTAL UNITS				Units

**PART 5
ENVIRONMENTAL ISSUES**

A. **Topography:** Describe the range of surface elevations of the property:

Elevation of property varies from 22.3 to 24.1 around an existing house.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].

There are no sensitive lands on this land.

continued

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 4.B. above will be protected by the completed project:

PART 6
SANITARY SEWER & POTABLE WATER FACILITIES

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

Owner

5. Receiving bodies or other means of effluent disposal:

N/A

continued

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

10" to 30" Below N.G.

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

PART 7 - SUBMITTAL REQUIREMENTS

Copies* Required	Exhibits	Item
PUBLIC HEARING APPLICATION FORM		
14		Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]
1		Application Fee. [34-373(a)(2)]
DESCRIPTION OF EXISTING CONDITIONS		
4	D-1-B	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]
14	D-1-C	Public Transit. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
5	D-7-A	A Boundary Survey , prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 61G-17-6, F.A.C. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. [34-373(a)(4)a.]
14	D-7-B	Area Location Map (on 8.5" x 11" paper). A map marked to show the location of the property to be developed in relation to arterial and collector streets <u>as well as the location of existing easements and rights-of-way on or abutting the property.</u> [34-373(a)(4)b.]
14	D-7-C	Existing Zoning and Current Land Uses. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
14	D-7-D	Aerial Photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies are not acceptable.
4	D-7-E	Soils Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)e.i.]
4	D-7-F	FLUCCS Map. A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)e.ii.]
4	D-7-G	Rare & Unique Upland Habitat Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)e.iii.]
4	D-7-H	Topographic Map. A County topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)e.iv.]
4	D-7-I	Existing and Historic Flow-Ways Map. Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)e.v.]

NARRATIVE COMPLIANCE STATEMENTS		
14 ✓	D-7-J	LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan. [34-373(a)(5)]
3 ✓	D-7-K	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411. [34-373(a)(5)]
3 ✓	D-7-L	Decision-Making Compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in LCLDC Sections 34-145(c)(2)a & e. and 34-145(d)(3). [34-373(a)(5)]
MASTER CONCEPT PLAN		
2 & 14 ✓	D-7-M.1 (24X 36) & D-7-M.2 (11 X 17)	Master Concept Plan, Non-PRFPD. A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a - i. Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - 2 originals required) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} [34-373(a)(6)]
14	D-7-N	Master Concept Plan, PRFPD: A clearly legible drawing, no less than 24" x 36" in size and drawn at a scale sufficient to adequately show and identify the information required by LCLDC Section 34-941(g). {See Instructions, Part 7, below.} [34-941(g)]
5 ✓	D-7-O	Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]
14 ✓	D-7-P	Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8). [34-373(a)(8)]
14 ✓	D-7-Q	Schedule of Deviations and Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan. The location of each requested deviation must be located/shown on the Master Concept Plan. Deviation documentation and detail drawings including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-373(a)(9); 34-412(a)]
ADDITIONAL REQUIREMENTS FOR MAJOR PDs		
4 ✓	D-7-R	Surface Water Management Plan A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1)a. - e. [34-373(b)(1)]
14 ✓	D-7-S	Phasing program. If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS		
4 ✓	D-7-T	Protected species survey. A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. [34-373(b)(2)]
ADDITIONAL REQUIREMENTS FOR AMENDMENTS TO BUILT PLANNED DEVELOPMENTS		
4 ✓	D-7-U	Proof of Notice to Other Property Owners. The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]

ADDITIONAL REQUIREMENTS FOR DRIs		
14	D-7-V	Binding letter of Interpretation from DCA or a complete and sufficient ADA (See also Application for Public Hearing for DRI Form) [34-373(d)(2)]
ADDITIONAL EXHIBITS - PRFPDs		
4	D-7-W	Conceptual Surface Water Management Plan. A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. [34-941(d)(3)b.i.1)]
14	D-7-X	Well Drawdown Information. If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. [34-941(d)(3)d.]
14	D-7-Y	Preliminary Indigenous Restoration Plan. A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. [34-941(e)(5)f.iii.]
14	D-7-Z	Environmental Assessment. An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
14+	D-7-AA	Demonstration of Compatibility. Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

* At least one copy must be an original.



AIM Engineering & Surveying, Inc.

Corporate Office:
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
239-678-3696
800-226-4569
Fax: 239-332-8734

Consultants in General Civil, Transportation, Land Planning, Site Development, Utilities, Stormwater Management, Permitting, Project Management, Land Surveying & Platting

Lee County
Southwest Florida
Lisa C. Hines
Zoning Division
P.O. Box 398

Re: 511 Lee Blvd.
DCI2007-00004 – PDS Application (Minor PD)

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am KW
COMMUNITY DEVELOPMENT

Dear Ms. Hines,

The following information is in response to you RAI letter dated February 2, 2007 regarding the above referenced location.

Sincerely,

L.J. Lewis
Senior Project Manager
AIM Engineering and Surveying Inc.

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- 4) Public Transit. If the property is located within the Lee Tran public transit service area, a map or other depiction of the property in relation to existing and proposed public transit routes. As well as to bus stops, must be provided. Please provide is applicable.

Response: This site is not listed on the Lee Tran Transmit Route

- 9) Potable Water & Central Sewer. The applicant must indicate if the project will be connected to potable water and central sewer as part of any development of the property. Please provide a letter of availability and capacity based on the proposed type of development and uses from the applicable utilities provider. This letter will need to include an estimate based on proposed uses and the gallons per day usage.

Response: This site will be connected to public water and public sewer see letter herewith from FGUA the local utility provider.

Please provide a map and detail showing the location of the water and sanitary sewer lines proposed for connection, in relation to the subject property.

Response: A water main will be extended from Coolidge Ave to the site and waste water will be pumped into a force main along Lee Blvd. See attached sketch of utilities.

- 10e) Existing Zoning and Current Land Uses. A map or other depiction of the existing zoning and current land uses. (i.e. single-family residence, multiple-family building, retail commercial. Office building, etc.) surrounding the tract or parcel to a distance of 500 feet must be submitted. Please include on revised Master Concept Plan.

Response: Please see revised Exhibit D7-C "Existing Zoning & Current Land Uses"

- 101) Narrative Compliance Statements. Narrative explanations as to how the proposed development complies with several elements must be submitted (see below);

101) Lee Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan must be submitted.

Please provide narrative justifying compliance with the following Lee Plan Goals, Objectives and Policies. Policy 1.1.3, Policy 1.1.3, Objective 1.8, Policy 1.8.1, Policy 1.8.2. Policy 1.8.3, Goal 2, Objective 2., Objective 2.2, Policy 2.2.1, Policy 2.2.2, Policy 2.2.3, Policy 5.1.5, Goal 11, Standards, 11.1 and 11.2, Policy 39.1.4 and Policy 139.9.5 of the Lee Plan.

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Response: See revised Exhibit D7-J

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1012) Design Standards Compliance. A Narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411 must be submitted. Please provide.

Response: See attached Exhibit D7-K

- 11a) Easements. The exact location and explanation of all existing easements whether or not those easements are recorded, must be shown on the Master Concept Plan.

Please show the existing public utility easements (PUE's) on the Master Concept Plan. Has an application for vacation of easements been submitted? There will be a condition that the existing PUE's must be vacated, released and a license granted by all entities having the right to use the easements prior to approval and issuance of a Development Order.

***Response: Existing easements and widths are shown on the Master Concept Plan.
Owner is in process of vacating the interior easements.***

- 11e6) Commercial/Industrial Floor Area. IF commercial or industrial, the type(s) of commercial and industrial and the total floor areas of each type must be shown on the Master Concept Plan.

Please provide the proposed amount of square footage for each requested use such as medical office, retail, general office space.

***Response: Medical Office; up to 25000 s.f.
General Office; up to 25000 s.f.
Retail; up to 25000 s.f.***

- 11f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the Master Concept Plan.

Please provide the location of all service areas for delivery of goods or services on the Master Concept Plan (MCP).

Response: The service/loading area is shown on the MCP.

- 11m) Deviations. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan.

Response: The deviations are shown on the Master Concept Plan.

DCI 2007-00004

- 11m1) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest.
Please provide justification for and how the requested deviation will benefit and not be a detrimental to the public interest.

Response: See Exhibit D7-Q

- 13) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan (see item 11d above) as well as a summary for the entire property including the following information must be submitted (see 13a thru item 13 below):
Please refer to attached Schedule of Uses.

- 13a) Types of Proposed Uses-Entire Site. The types of uses proposed for the entire site must be submitted. For projects with residential uses, the summary must include the types of proposed dwelling units.

Response: See revised Schedule of Uses, Exhibit D7-P

Are specific uses proposed for individual building,s, i.e. Building A and Building B? The proposed development may be conditioned as such to reduce or eliminate negative impact to the surrounding, adjacent, existing residential neighborhood.

Response: Medical office and less intense uses would be located in Building "B" which is nearest to the residential lots and the restaurant and more intense uses would be located in Building "A".

- 14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan. (see item 11m above)

Please provide written justification of the requested deviation and how this request will enhance the project for the betterment of public welfare and safety.

Response: See attached justification D7-Q

- 21) Application Information. The Project name, Applicant's name, and STRAP Numbers must be the same as those shown on the LC Public Hearing for Zoning Action Application Form. (See Planned Development Supplement D Form Cover Sheet & LC Public Hearing for Zoning Action Application Form Cover Sheet)

Please revise application (page 5 of 12) to include language for rezoning to Commercial Planned Development (CPD) including the proposed name of the development.

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Response: Application cover sheets and 5 of 12 have been changed to read "Elesandae, Inc."

ADDITIONAL ZONING COMMENTS:

1. Upon preliminary review. Staff is not supportive of the proposed access onto Ohio Road located at the western perimeter of the proposed project based on the intrusion into an existing, established residential neighborhood. Based on the LDC, there is not a requirement for the Commercial Planned Development (CPD) to have more than one (1) access.

Response: The drive to Ohio Road has been removed.

2. Please show the proposed drive-through locations on the Master Concept Plan (bank, pharmacy, etc.)

Response: The drive thrus have been removed from the lists of uses.

3. Please show the proposed location for the restaurant use.

Response: A restaurant would be located in Building "A"

4. Please see attached Proposed Schedule of Uses for Staff comments. Please consider less intense commercial uses such as those permitted in conventional uses such as those permitted in the conventional zoning districts in CN-1, CN-2, and CN-3 (neighborhood commercial uses) for the subject property based on the adjacent, existing, established single-family residential neighborhood.

Response: See Exhibit D7-P, schedule of uses. The uses for this project are those in CN-1, CN-2, & CN-3

5. Has the applicant met with the Lehigh Acres Community Planning Corporation, Inc?

Response: NO

Although not a requirement, Staff highly recommends that a presentation be made to this group. The contact information is: Lehigh Acres Community Planning Corporation Inc. P.O. Box 339 Lehigh Acres, Fl 33970, Bo Turbeville, President. Minutes or notes from this meeting will be appreciated.

Response: The applicant plans to meet with community planning corporation

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6. Please provide property development regulations under separate cover including applicable Setbacks, Building Height, Lot Width, Lot Depth, Lot Area, Maximum Lot Coverage, Open Space Required and Open Space Provided.

Response: Property development regulations are provided on sheet 2 of the MCP plans

7. Will Consumption on Premises (COP) be requested in conjunction with the proposed Restaurant use? If so, what are the proposed hours of operation? Will outdoor seating in conjunction with a restaurant be requested?

Response: A COP could be requested for a quality restaurant. Hours of operation would be from 8am to 11pm

8. What are the proposed hours of operation for the retail, office and banking uses? As a note, the property located across Maine Place. To the east, is zoned CPD and was approved with limited uses and hours of operation due to the close proximity of the existing residential neighborhood and the potential impact of commercial development.

Response: Hour of operation should be from 8am to 11pm

9. The building setback on the southern property perimeter should be 25 feet.

Response: The building on the south is set back 25 feet.

10. The TIS is based on Land Use Code 820 (Shopping Center); however, the schedule of uses includes intense commercial uses that generate higher traffic generation rates such as drive-through facilities, vehicle and equipment dealers, supermarkets, etc. The TIS will be based on the worst case scenario for trip generation.

***Response: the intense commercial uses have been removed from the list of uses
See revised TIS***

11. Is the proposed access onto Lee Boulevard a right-in/right-out only?

Response: The access onto Lee Blvd can not be right in/right out since it is the only access to the project.

COMMENTS FROM COUNTY ATTORNEY:

1. Please provide a structure affidavit in accordance with the Land Development Code (LDC), Section 34-202(b) (3):

Response: See attached structure affidavit

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2. Please revise application to depict the request for rezoning from Residential Single-Family (RS-1) to a Commercial Planned Development (CPD).

Response: The application has been revised as stated above.

3. The Master Concept Plan (MCP) must be revised to eliminate the aerial background. The MCP should include the existing structures and a reference as to the plan for the structure subject to approval of zoning. The MCP should reflect a correct scale with the 24 x 36 and 11 x 17 sizes.

Response: The aerial background has been removed from the MCP

4. Please provide a sketch of the legal description suitable for attachment to the zoning solution. A reduced copy of the survey is not acceptable.

Response: Please see attached legal description and sketch

- 12f) Project Name. The name that you wish to have assigned to this project must be provided. The name is limited to 30 characters and spaces. Please provide a project name for the CPD.

Response: The project name is Elesandae, Inc

- 15a) Affidavit Regarding Proposed Use. If building or structures exist on the property, an affidavit is required stating that building & structures will be removed or that the proposed use of buildings, structures & land is/will be in compliance with all requirements of the LCLDC. Please Provide.

Response: Please see attached affidavit regarding existing residential structure.

LC Environmental Sciences PD Application Sufficiency Checklist

- 12) Master Concept Plan, Non-PRFPD. A graphic illustration of the proposed development, showing and identifying the following information required by LCLDC Section 34-373 (a)(6)a – (a)(6)i. must be submitted in both 24"x36" size and 11"x17" size. Please provide a 24 x 36 MCP.

Response: the location and description of all; easements are shown on MCP. The location of all requested deviations, key to a schedule are depicted on MCP.

According to the MCP, 28,870 sq. ft. of open space is required. Please revise the MCP to include the amount of open space that will be provided for this project.

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Response: The total open space to be provided is shown in the property development regulation table on the MCP.

- 12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the master Concept Plan.

Please include a cross-section with details delineating the 25 foot buffer along Ohio Rd.

Response: A detail of the 25 foot buffer is provided on the MCP.

LCZTIS PD Application Sufficiency Checklist

- 2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained.

Response: Please see revised TIS

- 2a1) Trip generation must be based on regression equations, where available.

Response: Please see revised TIS

- 7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.

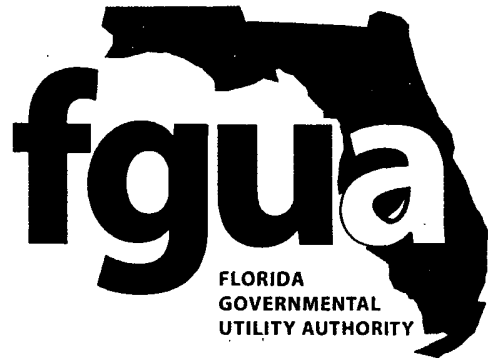
The full range of data for Count Station #311 yields a compound growth rate of only 3.61%.

Response: Please see revised TIS

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DCI 2007-00004



February 15, 2007

Mr. Joe Lewis
AIM Engineering & Surveying
5330 Lee Blvd
Lehigh Acres, FL 33971

RE: Availability of Service for 82 Commercial, +/- 20,000 SF office/retail in two buildings, FGUA project # 4465 / Lehigh Water & Wastewater treatment facilities located in Lee County, Florida

Dear Mr. Lewis,

This letter confirms that the referenced property lies within the Florida Governmental Utility Authority (FGUA) service area and, the FGUA will be the Water and Wastewater utility provider for the site.

Plan review is required for all commercial projects or those projects involving a main extension. Construction shall meet FGUA's Standards and Specifications. The design, permitting, construction and expense of the extension are the responsibility of the developer/contractor.

When you are ready to proceed, submit four sets of signed/sealed engineering plans for review. Provide one copy of the FDEP.HRS permit applications (if applicable) via email or fax. FGUA will "red-line" the Operating Utility information, and return, for you to incorporate onto the Applications. You should then provide the number of completed, signed/sealed original applications you require, plus one for our files

Fees are to be paid prior to plan approval and will be based on the following:

Plan review fee: \$300.00, plus \$25.00 per sheet for plans over 9 sheets.

Inspection fee: 1.5% of the construction costs for the new facility based on Engineers Opinion of Probable Construction Costs (EOPCC). The EOPCC MUST be provided at the time of your submittal.

Capacity fee:

Water - \$1,885.43.00 per ERC
Wastewater - \$2,495.89.00 per ERC

The FGUA stands ready to serve upon the acceptance of a signed Request for Service and Executed Service Agreement, payment of appropriate fees and charges, and the approval of all State and Local Regulatory Agencies, as required.

Sincerely,

Clara S. Dozier
Developer Specialist

DCI 2007-00004

LEA ANN THOMAS, CHAIR
Polk County

BRIAN WHEELER
Osceola County

JIM LAVENDER
Lee County

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COMMUNITY DEVELOPMENT

FGUA OPERATIONS OFFICE

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2000
Longwood FL 32779

877/552-3482 Toll Free
407/629-6900 Tel
407/629-6963 Fax

Exhibit D-7-J
Project Narrative, Lee Plan Compliance

Goal 1 – Future Land Use Map

Policy 1.1.3

The proposed CPD of Elesandae, Inc lies within the central urban land use area of Lehigh Acres which can be best characterized as the “Urban Core” of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban services—water, sewer, roads, schools, ect..

Residential, commercial, public and quasi-public and limited light industrial land uses will continue to predominate in the central urban area.

Objective 1.8 – Lehigh Acres Commercial Uses

Policy 1.8.3

Because of the shortage of suitable undivided tracts in Lehigh Acres, commercial uses may also be appropriate on certain other lands that might be used otherwise for residential lots.

This proposed CPD is an assembly of single family lots that separate existing commercial and residential and will provide a substantial buffer that will reasonable protect the privacy of any existing dwellings; therefore meeting the policy of 1.8.3.

Goal 2 – Growth Management

Policy 2.1

The subject site is located on an arterial road within the central urban portion of Lehigh Acres. Water and sewer are presently available, supplied by FGUA, the local utility provider, therefore meeting the plan objective 2.1 development location.

The applicant is proposing to connect public utilities. The rezoning is consistent with objective 2.2. The applicant is providing the appropriate buffers from the new development meeting the objective of policy 5.15.

Goal 11 – Water, Sewer, Traffic, and Environmental Review

The new project lies within the service area of Florida Governmental Utility Authority (FGUA) and is proposing to connect to sewer and water. The objective if policy 11.1 & 11.2 is met.

The Project will have one access point onto Lee Boulevard, an arterial road therefore meeting the objective of policy 39.1.4

Policy 135.9.5

The proposed development will consist of medical offices and less intense commercial uses such as those permitted in conventional zoning districts CN-1, CN-2 and CN-3. The site is bounded on two sides by commercial developments.

This proposed development is compatible with the surrounding neighborhood.

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Exhibit D-7-K

Design Standards Compliance
Lee Plan Design Standards Section 34-411

The proposed master concept plan of 511 Lee Boulevard has been designed to minimize the negative effects of a commercial development abutting residential property by creating landscape buffers and decorative walls to separate the two uses. The site will maintain a minimum of 20% open space and the main egress will be from Lee Blvd. A county maintained roadway.

This project as designed will meet all of the requirements of the above referenced design section.

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DCI 2007 00004

Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Auto Parts Store with no installation services
Banks and Financial Establishments: Groups I
Business Services: Groups I
Clothing Stores General
Contractors and Builders: Groups I
Drugstores, Pharmacy
Essential Services
Essential Service Facilities: Groups I
Fences, Walls
Food Stores: Groups I Excluding Supermarkets
Hardware Store
Hobby, Toy and Games Shops
Household and Office Furnishings (34-622(c)(22)): Groups I
Insurance Companies
Medical Office
Nonstore Retailers: Groups I
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services
Personal Services, Group I
Rental or Leasing Establishment: Groups I
Repair Shops: Groups I
Restaurants: Groups I, II and III No stand alone/drive-thru. No outdoor seating
Schools: Commercial
Signs (in accordance with Chapter 30)
Social Services: Groups I
Specialty Retail Shops: Groups I

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Exhibit D-7-Q
Schedule of Deviations

No. 1) Request deviation from LDC Section 10-285, intersection separation requirement of 660 feet for an arterial road to 237 feet to allow for an existing drive and proposed entrance to a shopping center.

Justification

Lee Boulevard is an arterial road with driveway spacing at 660 Feet. There is an existing local road intersection with Lee Blvd at the east end of this project. The project has approximately 600 l.f. of frontage on Lee Boulevard, therefore any where they would place their drive, they would need a deviation from the separation requirements. There is an existing drive where the proposed access to this project is proposed. There is also an existing commercial project on the north side of Lee Blvd of which the driveway was required to align with this proposed access point. Moving the access point would only add more confusion to Lee Blvd with traffic entering the highway at two locations with in 600 Ft.

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COMMUNITY DEVELOPMENT

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Exhibit D-7-Q
Schedule of Deviations

No. 1) Request deviation from LDC Section 10-285, intersection separation requirement of 660 feet for an arterial road to 237 feet to allow for an existing drive and proposed entrance to a shopping center.

Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 et seq., 34-3106
Administrative Offices: Note (1)
Auto Parts Store
Banks and Financial Establishments (34-622(c)(3)): Groups I (Including Banking Drive Thru facility)
Business Services (34-622(c)(5)): Groups I
Clothing Stores General
Contractors and Builders (34-622(c)(9)): Groups I (34-1352, 34-3001)
Drugstores, Pharmacy (Including Pharmacy Drive Thru facility)
Essential Services (Note 1, 34-1611, 34-1741)
Essential Service Facilities (34-622(c)(13)): Groups I (Note 1, 34-1611, 34-1741, 34-2141)
Fences, Walls (Note 1, 34-1741)
Food Stores (34-622(c)(16)): Groups I
Hardware Store
Hobby, Toy and Games Shops (34-622(c)(21))
Household and Office Furnishings (34-622(c)(22)): Groups I
Insurance Companies (34-622(c)(23))
Medical Office
Nonstore Retailers (34-622(c)(5)): Groups I, II and III
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services
Personal Services, Group I
Rental or Leasing Establishment (34-622(c)(39)): Groups I (34-1352, 34-3001, et seq.) and II (34-1201 et seq., 34-1352, 34-3001 et seq.)
Repair Shops (34-622(c)(40)): Groups I and II
Restaurants (34-622(c)(43)): Groups I, II and III
Schools: Commercial (34-622(c)(5)) (34-2381)
Signs (in accordance with Chapter 30 Note I)
Social Services (34-622(c)(46)): Groups I, II, III (Note 28) and IV (Note 28)
Specialty Retail Shops (34-622(c)(5)): Groups I, II, III and IV
Vehicle and Equipment Dealers (34-622(c)(55))(34-1352): Groups I and II
Wholesale Establishments (34-622(c)(56)): Groups III

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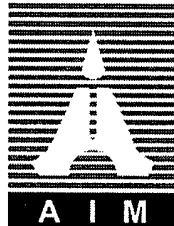
TRAFFIC IMPACT STATEMENT

PERMIT COUNTER

FOR

511 INC.

CPD Zoning



PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
LEHIGH ACRES, FL 33971

December 15, 2006

TRAFFIC IMPACT STATEMENT FOR 511 INC

1. Purpose of Report

This report is being prepared to fulfill the requirements set forth by the Lee County Traffic Impact Statement Guidelines for Development seeking approval of a Lee County Commercial Planned Development. This report will investigate the traffic characteristics and adverse impacts, if any, associated with this rezoning.

2. Scope of Project

The 511 Inc., a 2.74 acre parcel, is located in Lehigh Acres and is a Commercial Planned Development consisting of two buildings containing 12,500 square feet each, total 25,000 S.F. ~~linear feet.~~
L-2

Construction of this project is expected to be completed in the year 2008. The project is located on the east bound side of Lee Blvd, at the intersection of Main Place, a County maintained local road.

The project has access onto Lee Boulevard and access to Ohio Road, a Local Access road located on the west side of the property.

Exhibit One depicts the site location and surrounding roadway infrastructure.

3. Vehicular Trip Ends

Trip ends generated for this project were based on the methodology provided by THE TRIP GENERATION MANUAL OF THE INSTITUTE OF TRANSPORTATION ENGINEERS, 7TH Edition, and Version 5 Trip Generation Software by Microtrans.

LAND USE CODE 820 (Shopping Center) was used for this project.

The attached tables provide the details of the project's trip generation totals by ITE rates. It was determined that the project can be expected to generate a total of 26 peak hour trips in the AM hours and 94 peak hour trips in the PM hours to and from the site on an average weekday.

4. Trip Distribution (See Attached Exhibit One & Two)

5. Existing Traffic Conditions

Lee Boulevard is currently a 3-lane divided Highway with a continuous left and right center turn lane. The road is County maintained and classified as an arterial road. The posted speed limit is 35 M.P.H. in this section.

6. Site Access Analysis

Access to the new shopping center will be from Lee Boulevard and by a County maintained access road that intersects with Lee Boulevard at the signalized intersection of Williams Ave. It has been estimated that local residents using this Center will arrive 60% from the west with approximately 10% using the access roads and 40% from the east on Lee Blvd.

7. Turn Lane Analysis

An analysis was completed for Lee Boulevard and the ingress/egress point to the proposed center with the results as follows: Hours 7 – 9 a.m. generated 6 left turns and 8 right turns. Hours of 4 – 6 p.m. generated 18 left turns and 22 right turns.

There is a center turn lane on Lee Blvd. in this section and the right turns do not warrant a right turn lane.

Peak hour turning movements on Ohio Road are as follows: 7 – 9 a.m. generated 2 left turns and 0 right turns. 4 – 6 p.m. generated 5 left turns and 0 right turns.

No turn lanes are warranted for this intersection.

LEVEL OF SERVICE

Count Location 311 was used to determine the level of service for Lee Boulevard,
2005 AADT = 11,700 (North of Leeland Heights).

Highest Peak Hour = 579 VPH (Highest Estimated Direction in 2006 Peak Season)
Compound Growth Rate = 9.25% over the past 7 years

2009 peak hour, peak season, peak direction, without project = $579(0.0925^3) = 755$ VPH

Project Traffic

	Enter	Exit	Total
AM peak hour =	16	10	26
PM peak hour =	45	49	94

NOTE: PM Peak Hour has most significant impact (Use for calculations)

Total Peak Season Peak Hour, Peak Direction at Build-out

= Background Traffic + Project Traffic (Highest Turning Movement)
 $755 \text{ VPH} + (24) = 779 \text{ VPH}$

Level of Service

Lee Boulevard = "C" (Existing) & "C" (At Build-out)

The Level of Service, "C", will remain as a result of this project.

Conclusion

Based on the analysis detailed above, left turn lanes are not warranted. No other off-site roadway improvements are warranted at this time.

511 , Inc.
 Summary of Trip Generation Calculation
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	1074
7-9 AM Peak Hour Enter	0.63	0.00	1.00	16
7-9 AM Peak Hour Exit	0.40	0.00	1.00	10
7-9 AM Peak Hour Total	1.03	1.40	1.00	26
4-6 PM Peak Hour Enter	1.80	0.00	1.00	45
4-6 PM Peak Hour Exit	1.95	0.00	1.00	49
4-6 PM Peak Hour Total	3.75	2.75	1.00	94
Saturday 2-Way Volume	49.97	22.62	1.00	1249
Saturday Peak Hour Enter	2.58	0.00	1.00	65
Saturday Peak Hour Exit	2.39	0.00	1.00	60
Saturday Peak Hour Total	4.97	3.11	1.00	124

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

511 , Inc.
 Summary of Average Vehicle Trip Generation
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	1074	16	10	45	49

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	1249	65	60
Sunday	631	38	40

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

511 , Inc.
Summary of Trip Generation Calculation
For 25 T.G.L.A. of Shopping Center
December 13, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	1074
7-9 AM Peak Hour Enter	0.63	0.00	1.00	16
7-9 AM Peak Hour Exit	0.40	0.00	1.00	10
7-9 AM Peak Hour Total	1.03	1.40	1.00	26
4-6 PM Peak Hour Enter	1.80	0.00	1.00	45
4-6 PM Peak Hour Exit	1.95	0.00	1.00	49
4-6 PM Peak Hour Total	3.75	2.75	1.00	94
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	49.97	22.62	1.00	1249
Saturday Peak Hour Enter	2.58	0.00	1.00	65
Saturday Peak Hour Exit	2.39	0.00	1.00	60
Saturday Peak Hour Total	4.97	3.11	1.00	124
Sunday 2-Way Volume	25.24	17.23	1.00	631
Sunday Peak Hour Enter	1.53	0.00	1.00	38
Sunday Peak Hour Exit	1.59	0.00	1.00	40
Sunday Peak Hour Total	3.12	2.78	1.00	78

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

511 , Inc.
Summary of Pass-By Trips
For 25 T.G.L.A. of Shopping Center
December 13, 2006

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
<hr/>			
Average Weekday			
7-9 AM Peak Hour Enter	16	0	16
7-9 AM Peak Hour Exit	10	0	10
7-9 AM Peak Hour Total	26	0	26
4-6 PM Peak Hour Enter	45	26	19
4-6 PM Peak Hour Exit	49	29	20
4-6 PM Peak Hour Total	94	55	39
Saturday			
Saturday Peak Hour Enter	65	25	40
Saturday Peak Hour Exit	60	23	37
Saturday Peak Hour Total	124	47	77

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Handbook, March, 2001

TRIP GENERATION BY MICROTRANS.

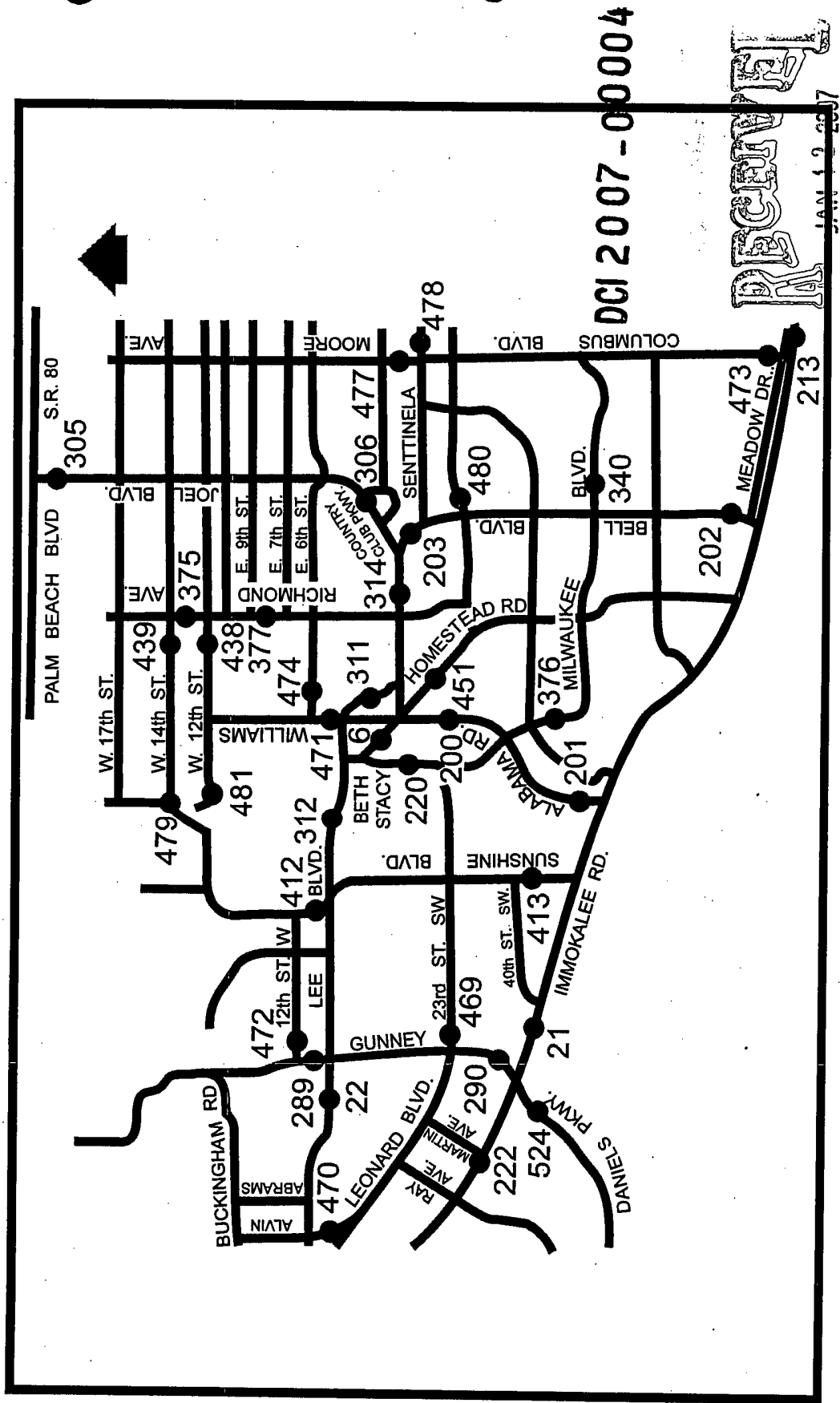
ROAD LINK VOLUMES Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LAUREL DR.	BUSINESS 41	GAGE WAY	2LU	E	860	C	371	C	371	C	371		14500
LEE BLVD.	IMMOKALEE RD. (S.R. 82)	ALVIN AVE.	6LD	E	3,140	B	2,168	B	2,168	B	2,394		14600
LEE BLVD.	ALVIN AVE.	GUNNERY RD.	6LD	E	3,140	B	1,446	B	1,638	B	1,643		14700
LEE BLVD.	GUNNERY RD.	HOMESTEAD RD.	6LD	E	3,140	B	1,940	B	2,261	B	2,285		14800
LEE BLVD.	HOMESTEAD RD.	LEELAND HTS. BLVD.	2LD	E	1,040	C	589	C	579	C	652		14900
LEE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	C	279	C	296	C	296		15000
LEELAND HTS.	HOMESTEAD RD.	BELL BLVD.	4LN	E	2,080	C	947	C	967	C	970		15100
LEONARD BLVD.	GUNNERY RD.	LEE BLVD.	2LN	E	860	C	176	D	587	E	672		15200
LITTLETON RD.	NE 24th AVE	U.S. 41	2LN	E	860	C	356	C	359	C	359		15300
LITTLETON RD.	U.S. 41	BUSINESS 41	2LN	E	860	C	416	C	416	C	418		15400
LUCKETT RD.	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	910	E	708	E	711	E	762	4 Ln const prop in 09/10	15500
LUCKETT RD.	I-75	COUNTRY LAKES DR.	2LN	E	860	C	219	C	219	C	245		15600
MAPLE DR.	SUMMERLIN RD.	2ND AVE.	2LU	E	860	C	251	C	251	C	251		15700
MCGREGOR BLVD. (C.R. 867)	TOLL PLAZA	JONATHAN HARBOR DR.	4LD	E	2,050	B	749	B	753	B	753		15800
MCGREGOR BLVD. (C.R. 867)	JONATHAN HARBOR DR.	SUMMERLIN RD. (C.R. 869)	4LD	E	2,050	B	951	B	959	B	959		15900
MCGREGOR BLVD. (C.R. 867)	SUMMERLIN RD. (C.R. 869)	KELLY RD.	4LD	E	2,050	B	525	B	551	B	598		16000
MCGREGOR BLVD. (C.R. 867)	KELLY RD.	GLADIOLUS DR.	4LD	E	2,050	B	860	B	897	B	974		16100
MCGREGOR BLVD. (S.R. 867)	GLADIOLUS DR.	IONA LOOP RD.	4LD	E	1,990	C	1,134	C	1,155	C	1,156		16200

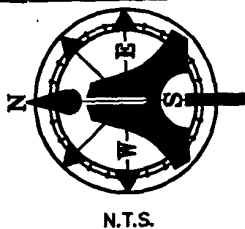
PERIODIC COUNT STATION DATA

Daily Traffic Volume (AADT)															
STREET	LOCATION	Sta- tion #	M A P	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERM- ANENT STATION
ISLAND PARK RD	W OF US 41	304	G	8000	8000	10300	10800	10000	8100	10900	10300	10300	10300		9
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F	11600	12600	12000	12700	11700	12500	12900	13500	13600	14300		11
	S OF PALM BEACH BLVD	305	F	4300	4600	4900	5100	4900	5100	5600	5500	6000	6800		11
JOHN MORRIS RD	S OF SUMMERLIN RD	497	G	700	700	800	900	1200	1200	800	1300	1200	1700		36
	N OF SUMMERLIN RD	498	G	2900	2900	3400	3300	3200	3300	2900	3100	3200	3800		36
KELLY RD	W OF SAN CARLOS BLVD	308	G	3200	3500	3700	4100	3600	3400	3300	3800	3900	4000		38
	E OF SAN CARLOS BLVD	307	G	1900	1600	1600	3000	2500	2100	2000	2000	2100	2500		38
KORESHAN BLVD	E OF US 41			SEE ESTERO PARKWAY											
LAUREL DR	E OF BUSINESS 41	309	C	7100	7300	8100	7300	7300	6600	6500	6600	8200	7200		41
LEE BLVD (CR 884)	E OF IMMOKALEE RD	310	E	18200	16900	15500	22100	23600	21800	25900	26300	33000	40200		22
	W OF GUNNERY RD	22	F	16400	15500	14000	20100	20900	21400	21900	20600	23300	26800	✓	
	E OF SUNSHINE BLVD	312	E	19500	17800	14500	21500	22900	23700	25600	25800	30600	38500		22
	N OF LEELAND HEIGHTS	311	F	8500	7100	6300	8800	8900	9200	9400	10000	11100	11700		22
LEE RD	S OF ALICO RD	313	H	6700	6300	6400	7800	7200	7200	6900	6700	6200		1	10
LEELAND HEIGHTS BLVD (CR 884)	E OF RICHMOND AVE	314	F	13500	13500	10500	13500	13200	13800	15600	15100	17000	18800		22
LEONARD BLVD	S OF WESTGATE BLVD		F		1600	2100	1500		2900	2900	3200				
LEINHART AVE	W OF US 41	615	B					1200	1300	1200	1400	1500			28
LITTLETON RD	W OF US 41	316	C	6700	6200	6100	5600	5400	6000	5700	6200	7300	7300		34
	W OF BUSINESS 41	315	C	5200	5200	5200	5200	5600	5500	5500	6000	7000	6500		41
LUCKETT RD	W OF I-75	317	E	8600	9100	9700	9700	9000	10200	11600	12400	12900	14200		22
	E OF I-75	506	E		2200	2700	2700	2100	3100	3300	4100	4500	4400		22

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	950	0	880	1,500	1,590	1,590
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
HICKORY BLVD	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
HOMESTEAD RD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
IMPERIAL ST	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	SR 82	LEELAND HEIGHTS	3	5.6	2LN	0	140	340	550	990	0	270	660	1,050	1,900
I-75	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	1,200	1,790	1,880	1,920	0	2,310	3,440	3,610	3,690
	COUNTRY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
LEE BLVD	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
JOEL BLVD	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
LEE BLVD	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
LUCKETT RD	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,900
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,900
JOEL BLVD	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,900
	SR 78	COUNTRY LINE	2	5.7	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,900
LEE BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
LEE BLVD	16TH ST	SR 80	3	3.1	2LN	0	150	350	550	1,010	0	280	660	1,040	1,910
	SR 82	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
LEE BLVD	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	0	410	870	1,010	1,040	0	680	1,450	1,680	1,730
LEE BLVD	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	600	910	0	0	990	1,510	1,510
	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
LEE BLVD	KELLY RD	THORNTON RD	4	0.3	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
LEE BLVD	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	GRIFFIN BLVD	A & W BULE RD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
LEE BLVD	A & W BULE RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750





WILLIAMS AVE.
SIGNALIZED
INTERSECTION

ARCHDALE ST.

ACCESS
ROAD

BARNSDALE AVE.

BARNSDALE AVE.

CRESTWOOD AVE.

ALLENWOOD

DELAWARE RD.

LINCOLN AVE

OHIO RD.

MAINE PL.

LEE BOULEVARD
(ARTERIAL)

511 INC.
2.74 AC.

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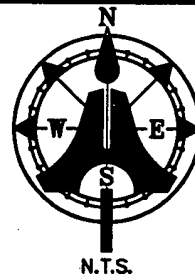
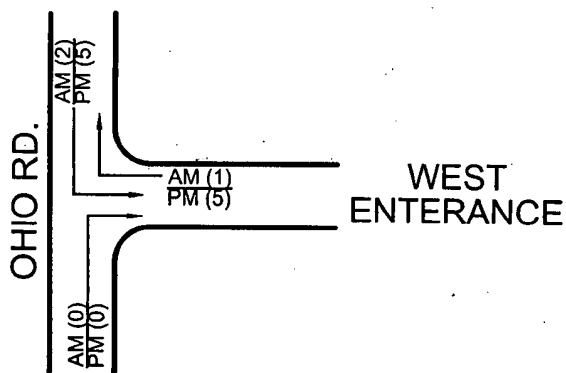
PERMIT COUNTER
EXHIBIT ONE



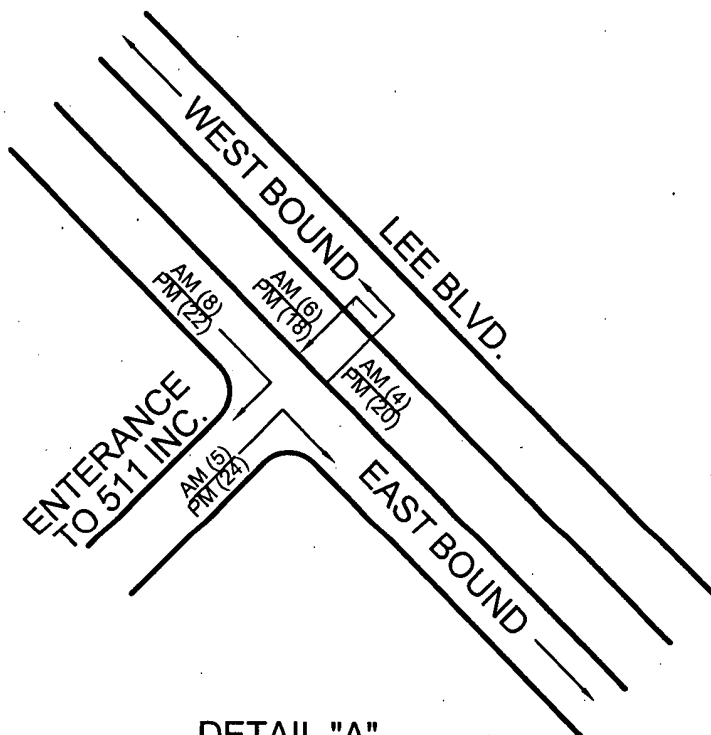
AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
PH: (239) 332-4569
1-800-226-4569
Fax: (239) 332-8734

JOB NUMBER: 06-9092	CLIENT: 511 INC.	DRAWING:
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT	
REVISED	DATE: 12-2006	SEC. 32-44-27
	COUNTY: LEE	



DETAIL "B"



DETAIL "A"

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PERMIT COUNTER

DCI 2007-00004

EXHIBIT TWO



AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
PH: (239) 332-4569
1-800-226-4569
Fax: (239) 332-8734

JOB NUMBER: 06-9092	CLIENT: 511 INC.		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT	DRAWING:	
REVISED	DATE: 12-2006	SEC. 32-44-27	COUNTY: LEE

Exhibit D-7-L

Decision Making Compliance

The proposed CPD of 511 Lee Blvd is a 2.74 acre parcel of land consisting of six single family platted lots in Lehigh Acres. The property and the surrounding area is located within the central urban future land use, which is characterized as the "urban core" of the county.

The site is located on an arterial road and within a ¼ mile of the intersection of a collector via an arterial access road, which would allow the development of a neighborhood commercial center with a range of gross floor areas of 30,000 to 100,000 s.f. The project 511 is requesting 25,000 total s.f.

Urban services are in place or will be in place to serve this project.

The project will not intrude into adjoining residential property

The property to the north is right-of-way, then commercial. To the east is right-of-way the CPD. To the south is RS-1. Protective buffers will be installed as per the current LDC to protect the RS-1 area. To the west is right-of-way, then RS-1.

Exhibit D-7-K

Design Standards Compliance
Lee Plan Design Standards Section 34-411

The proposed master concept plan of 511 Lee Boulevard has been designed to minimize the negative effects of a commercial development abutting residential property by creating landscape buffers and decorative walls to separate the two uses. The site will maintain a minimum of 20% open space and the main egress will be from Lee Blvd. A county maintained roadway.

This project as designed will meet all of the requirements of the above referenced design section.

Exhibit D-7-J

Project Narrative, Lee Plan Compliance

The proposed CPD of 511 Lee Boulevard and the surrounding properties lies within the central urban land use area of the future land use district

The central urban future land use category allows commercial uses within this designation.

70000 20000

Soils & Vegetation - 511 Lee Blvd



Tax Map Legend

Aerial Image

Lehigh County Soils

Road Centerlines

Parcel

Aerial Image Set	2005 (Color)	Map Currency Date	6/12/2006 2:33:51 PM
Selected Parcel	32-44-27-11-00054.0030	Legal Description	LEELAND HTS. UNIT 11 BLK 54 PB 12 PG 51 LOT 3
Parcel Owner	MCWILLIAMS JOHN B + PO BOX 967 LEHIGH ACRES FL 33970	Property Address	511 LEE BLVD Lehigh Acres FL 33936

X:\BEC00\Project\511 - 511 Lee Boulevard\FLUCFCS Map.dwg, Made At: 9/19/2006 11:17am, Plotted by: bawyer



Boylan Environmental Consultants, Inc. <i>Nature & Wildlife Surveys, Environmental Permitting, Impact Assessments</i> <small>11000 Merit Parkway, Suite 400, Marietta, GA 30067 (770) 426-1100</small>	Drawn By:	Date:	Category:	511 LEE BOULEVARD FLUCFCS MAP	Page:
	BWS	7/14/06	FLUCFCS		Exhibit
	Job Number	2006-99	Scale		
	S/TH	32/44S/27E	1" = 75'		
			County		
			LEE		

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Zoning and Land Use - 511 Lee Blvd



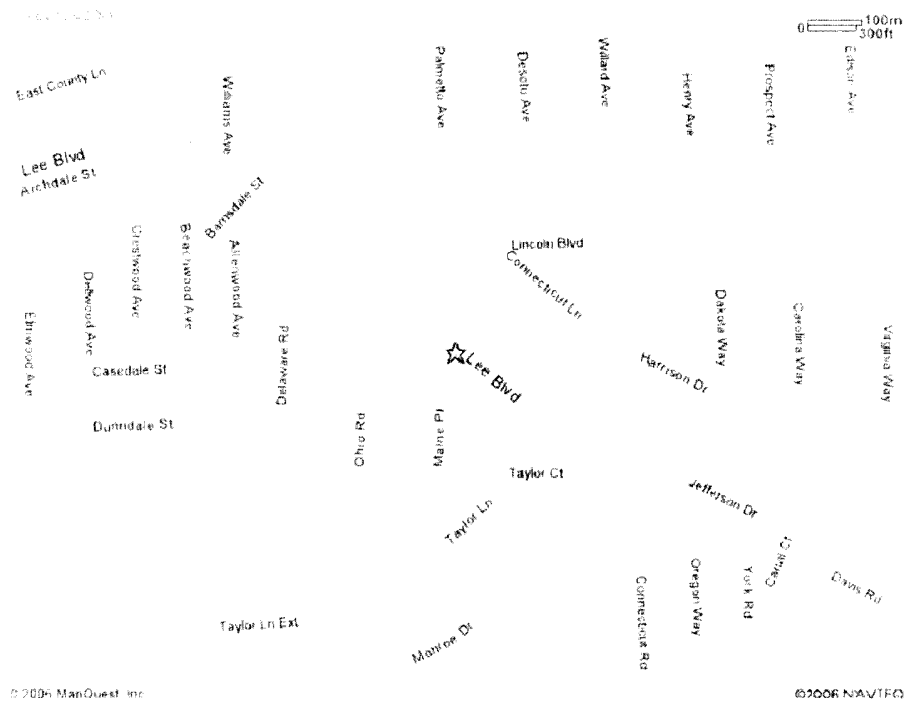
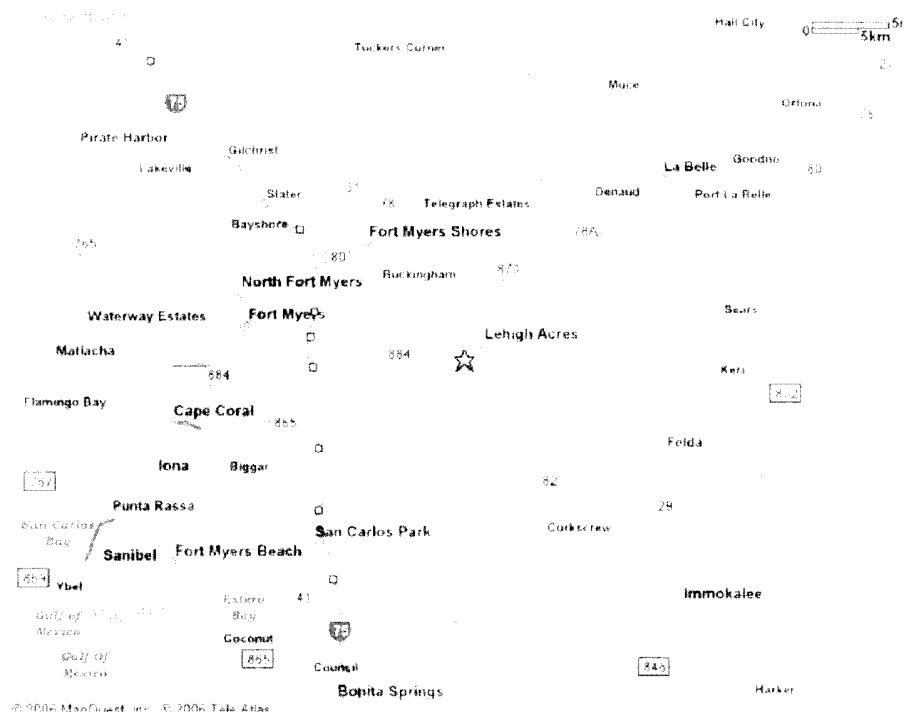
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Tax Map Legend

Selected Parcel	New Community	Industrial	Barren
Lee County Future Land Use	Open Lands	Intending Commercial	
Ag Forest	Outer Island	Low Den SF Res	
Ag Forest	Outlying Suburban	Med Den MF Res	
Ag Forest	Public Facilities	Med Den SF/DUP Res	
Ag Forest	Rural	Med Den MU/PE	
Ag Forest	Rural Community	Med Den SF Res	
Ag Forest	Preserve	Public Semi-Public	
Ag Forest	Suburban	Recreation	
Ag Forest	University Community	Resource Protection	
Ag Forest	University Village Interchanges	Boulevard	
Ag Forest	Urban Community	Low Density	
Ag Forest	Wetlands	Marina	
Ag Forest	Conservation	Mixed Residential	
Ag Forest	DRGR	Pedestrian Commercial	
Ag Forest	General Commercial	Road Center Use	
Ag Forest	High Den MF Res	County Zoning	
Ag Forest	High Den MU Village Res		
Ag Forest	Low Density		

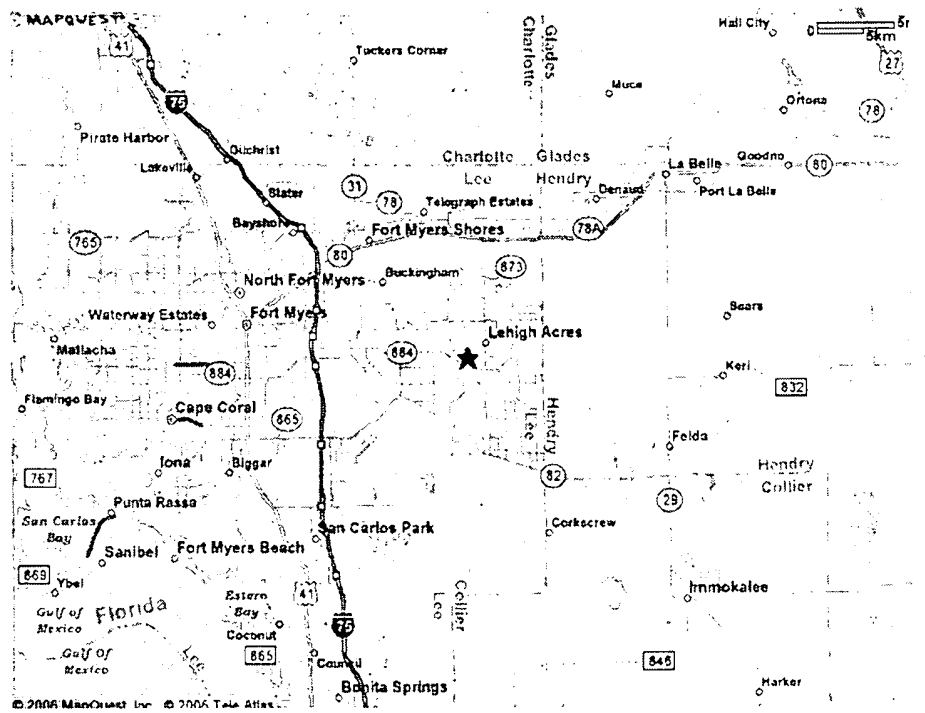
Aerial Image Set	2005 (Color)	Map Currency Date	6/12/2006 2:32:42 PM
Selected Parcel	32-44-27-11-00054.0030	Legal Description	LEELAND HTS UNIT 11 BLK 54 PB 12 PG 51 LOT 3
Parcel Owner	MCWILLIAMS JOHN B + PO BOX 967 LEHIGH ACRES FL 33970	Property Address	511 LEE BLVD Lehigh Acres FL 33936

LOCATION MAP



DCI 2007-00004

A detailed street map from MapQuest showing the area around Lee Blvd and Archdale St. A black triangle highlights a specific location at the intersection of Lee Blvd and Archdale St. The map includes various streets such as East County Ln, Lee Blvd, Archdale St, Elmwood Ave, Cascadale St, Dymondale St, Delaware Rd, Ohio Rd, Maine Pl, Taylor Ln, Taylor Ct, Monroe Dr, Taylor Ln Est, Wiggins Ave, Burnside St, Bessebrook Ave, Crestwood Ave, Delwood Ave, Virginia Way, Carefree Way, Dakota Way, Harrison Dr, Jefferson Dr, Oregon Way, Connecticut Rd, York Rd, Dana Rd, Prospect Ave, Merry Ave, Villed Ave, Desoto Ave, Palmetto Ave, Edison Ave, and Easton Ave. A scale bar indicates distances up to 300m.



100

Tidemark Advantage [Natale F Reale - NFR]

File Edit Options Window Help

Plan New Copy Text List GBE GIS

Check Edit Project Group Add Close Parcel Activity People Fees Yards Look Conditions Case Notes Tags Documents GIS Data

Planned Development -- DCI2007-00004 @ Status REC

Name: ELESANDAEI INC Updated: 1/12/2007 NFR

Address: 511 LEE BLVD LEHIGH ACRES 33936

Mstr #: DCI2007-00004 Project: 511 LEE BLVD

APPLICATION FOR minor planned development

STRAP #: B2442711000540030 Staff Contact: NFR

Request From: RS-1 Community: Lehigh Acres

Request To: CPD Code Violation:

Option: Jurisdiction: Lee County Box #:

Type of Request: Minor PD DRI:

Lee Plan Amendment:

Current Zoning: RS-1

Dates:

Received: 1/12/2007

Expired:

Due:

General

Target Desc

Denial & Use

Current Land Use

Sign Off the Selected Activity

Start Microsoft Outlook... Tidemark Advan... Lee County Geogr... A Guide to Watchl... Ending at Insuln's... Folio Views - (Vas... Spatial District Que... 4:11

TRAFFIC IMPACT STATEMENT

FOR

511 INC.

CPD Zoning



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COMMUNITY DEVELOPMENT

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
LEHIGH ACRES, FL 33971

December 15, 2006
Revised April 2nd 2007

DCI 2007 00004

**TRAFFIC IMPACT STATEMENT
FOR
511 INC**

1. Purpose of Report

This report is being prepared to fulfill the requirements set forth by the Lee County Traffic Impact Statement Guidelines for Development seeking approval of a Lee County Commercial Planned Development. This report will investigate the traffic characteristics and adverse impacts, if any, associated with this rezoning.

2. Scope of Project

The 511 Inc., a 2.74 acre parcel, is located in Lehigh Acres and is a Commercial Planned Development consisting of two buildings containing 12,500 square feet each, total 25,000 S.F. feet.

Construction of this project is expected to be completed in the year 2008. The project is located on the east bound side of Lee Blvd, at the intersection of Main Place, a County maintained local road.

The project has access onto Lee Boulevard and access to Ohio Road, a Local Access road located on the west side of the property.

Exhibit One depicts the site location and surrounding roadway infrastructure.

3. Vehicular Trip Ends

Trip ends generated for this project were based on the methodology provided by THE TRIP GENERATION MANUAL OF THE INSTITUTE OF TRANSPORTATION ENGINEERS, 7TH Edition, and Version 5 Trip Generation Software by Microtrans.

LAND USE CODE 820 (Shopping Center) was used for this project.

The attached tables provide the details of the project's trip generation totals by ITE rates. It was determined that the project can be expected to generate a total of 26 peak hour trips in the AM hours and 94 peak hour trips in the PM hours to and from the site on an average weekday.

4. Trip Distribution (See Attached Exhibit One & Two)

5. Existing Traffic Conditions

Lee Boulevard is currently a 3-lane divided Highway with a continuous left and right center turn lane. The road is County maintained and classified as an arterial road. The posted speed limit is 35 M.P.H. in this section.

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6. Site Access Analysis

Access to the new shopping center will be from Lee Boulevard. It has been estimated that local residents using this Center will arrive 50% from the west 50% from the east on Lee Blvd.

7. Turn Lane Analysis

An analysis was completed for Lee Boulevard and the ingress/egress point to the proposed center with the results as follows: Hours 7 – 9 a.m. generated 5 left turns and 5 right turns. Hours of 4 – 6 p.m. generated 25 left turns and 25 right turns.

There is a center turn lane on Lee Blvd. in this section and the right turns do not warrant a right turn lane.

No turn lanes are warranted for this intersection.

LEVEL OF SERVICE

Count Location 311 was used to determine the level of service for Lee Boulevard,
2005 AADT = 11,700 (North of Leeland Heights).

Highest Peak Hour = 579 VPH (Highest Estimated Direction in 2006 Peak Season)

Compound Growth Rate = 9.25% over the past 7 years

2009 peak hour, peak season, peak direction, without project = $579(0.0925^3) = 755$ VPH

Project Traffic

	Enter	Exit	Total
AM peak hour =	16	10	26
PM peak hour =	45	49	94

NOTE: PM Peak Hour has most significant impact (Use for calculations)

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Total Peak Season Peak Hour, Peak Direction at Build-out

= Background Traffic + Project Traffic (Highest Turning Movement)
755 VPH + (24) = 779 VPH

Level of Service

Lee Boulevard = "C" (Existing) & "C" (At Build-out)

The Level of Service, "C", will remain as a result of this project.

Conclusion

Based on the analysis detailed above, left turn lanes are not warranted. No other off-site roadway improvements are warranted at this time.

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511 , Inc.
 Summary of Trip Generation Calculation
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	1074
7-9 AM Peak Hour Enter	0.63	0.00	1.00	16
7-9 AM Peak Hour Exit	0.40	0.00	1.00	10
7-9 AM Peak Hour Total	1.03	1.40	1.00	26
4-6 PM Peak Hour Enter	1.80	0.00	1.00	45
4-6 PM Peak Hour Exit	1.95	0.00	1.00	49
4-6 PM Peak Hour Total	3.75	2.75	1.00	94
Saturday 2-Way Volume	49.97	22.62	1.00	1249
Saturday Peak Hour Enter	2.58	0.00	1.00	65
Saturday Peak Hour Exit	2.39	0.00	1.00	60
Saturday Peak Hour Total	4.97	3.11	1.00	124

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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511 , Inc.
 Summary of Average Vehicle Trip Generation
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	1074	16	10	45	49
	24 hour Two-Way Volume	Peak Hour			
		Enter	Exit		
Saturday	1249	65	60		
Sunday	631	38	40		

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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COMMUNITY DEVELOPMENT

511 , Inc.
 Summary of Trip Generation Calculation
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	1074
7-9 AM Peak Hour Enter	0.63	0.00	1.00	16
7-9 AM Peak Hour Exit	0.40	0.00	1.00	10
7-9 AM Peak Hour Total	1.03	1.40	1.00	26
4-6 PM Peak Hour Enter	1.80	0.00	1.00	45
4-6 PM Peak Hour Exit	1.95	0.00	1.00	49
4-6 PM Peak Hour Total	3.75	2.75	1.00	94
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	49.97	22.62	1.00	1249
Saturday Peak Hour Enter	2.58	0.00	1.00	65
Saturday Peak Hour Exit	2.39	0.00	1.00	60
Saturday Peak Hour Total	4.97	3.11	1.00	124
Sunday 2-Way Volume	25.24	17.23	1.00	631
Sunday Peak Hour Enter	1.53	0.00	1.00	38
Sunday Peak Hour Exit	1.59	0.00	1.00	40
Sunday Peak Hour Total	3.12	2.78	1.00	78

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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511 , Inc.
 Summary of Pass-By Trips
 For 25 T.G.L.A. of Shopping Center
 December 13, 2006

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
Average Weekday			
7-9 AM Peak Hour Enter	16	0	16
7-9 AM Peak Hour Exit	10	0	10
7-9 AM Peak Hour Total	26	0	26
4-6 PM Peak Hour Enter	45	26	19
4-6 PM Peak Hour Exit	49	29	20
4-6 PM Peak Hour Total	94	55	39
Saturday			
Saturday Peak Hour Enter	65	25	40
Saturday Peak Hour Exit	60	23	37
Saturday Peak Hour Total	124	47	77

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation Handbook, March, 2001

TRIP GENERATION BY MICROTRANS

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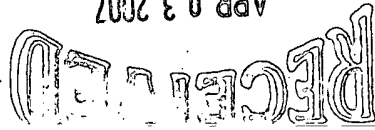
APR 03 2007

ROAD LINK VOLUMES Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LAUREL DR.	BUSINESS 41	GAGE WAY	2LU	E	860	C	371	C	371	C	371		14500
LEE BLVD.	IMMOKALEE RD. (S.R. 82)	ALVIN AVE.	6LD	E	3,140	B	2,188	B	2,188	B	2,394		14600
LEE BLVD.	ALVIN AVE.	GUNNERY RD.	6LD	E	3,140	B	1,446	B	1,638	B	1,643		14700
LEE BLVD.	GUNNERY RD.	HOMESTEAD RD.	6LD	E	3,140	B	1,940	B	2,261	B	2,285		14800
LEE BLVD.	HOMESTEAD RD.	LEELAND HTS. BLVD.	2LD	E	1,040	C	589	C	579	C	652		14900
LEE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	C	279	C	298	C	298		15000
LEELAND HTS.	HOMESTEAD RD.	BELL BLVD.	4LN	E	2,080	C	947	C	987	C	970		15100
LEONARD BLVD.	GUNNERY RD.	LEE BLVD.	2LN	E	860	C	176	D	587	E	672		15200
LITTLETON RD.	NE 24th AVE	U.S. 41	2LN	E	860	C	356	C	359	C	359		15300
LITTLETON RD.	U.S. 41	BUSINESS 41	2LN	E	860	C	416	C	416	C	418		15400
LUCKETT RD.	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	910	E	708	E	711	E	762	4 Ln const prop In 09/10	15500
LUCKETT RD.	I-75	COUNTRY LAKES DR.	2LN	E	860	C	219	C	219	C	245		15600
MAPLE DR.	SUMMERLIN RD.	2ND AVE.	2LU	E	860	C	251	C	251	C	251		15700
MCGREGOR BLVD. (C.R. 867)	TOLL PLAZA	JONATHAN HARBOR DR.	4LD	E	2,050	B	749	B	753	B	753		15800
MCGREGOR BLVD. (C.R. 867)	JONATHAN HARBOR DR.	SUMMERLIN RD. (C.R. 869)	4LD	E	2,050	B	861	B	959	B	959		15900
MCGREGOR BLVD. (C.R. 867)	SUMMERLIN RD. (C.R. 869)	KELLY RD.	4LD	E	2,050	B	525	B	551	B	598		16000
MCGREGOR BLVD. (C.R. 867)	KELLY RD.	GLADIOLUS DR.	4LD	E	2,050	B	860	B	897	B	974		16100
MCGREGOR BLVD. (S.R. 867)	GLADIOLUS DR.	IONA LOOP RD.	4LD	E	1,990	C	1,134	C	1,155	C	1,156		16200

DCI 2007-00004

COMMUNITY DEVELOPMENT

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PERIODIC COUNT STATION DATA															
STREET LOCATION		DATE		TIME		DAILY TRAFFIC VOLUME (AADT)		DATE		TIME		DAILY TRAFFIC VOLUME (AADT)			
STREET	LOCATION	Month	Day	M	A	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
ISLAND PARK RD	W OF US-41	10	11	G		3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F			11600	12600	12000	12700	11700	12500	12900	13500	13600	14300
	S OF PALM BEACH BLVD	305	F			1900	1800	1900	1900	1900	1900	1900	1900	1900	1900
JOHN HOPKINS RD	S OF SUMMERLIN RD	497	G			2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
	N OF SUMMERLIN RD	498	G			2800	3400	3300	3200	3300	3200	3100	3200	3200	3800
KELLY RD	W OF SAN CARLOS BLVD	308	G			3200	3500	3700	4100	3600	3400	3300	3800	3900	4000
	E OF SAN CARLOS BLVD	307	G			1900	1900	1900	1900	2000	2100	2000	2000	2100	2500
KORESHAN BLVD	E OF US-41														
LAUREL DR	E OF BUSINESS 41	309	G			7100	7300	8100	7500	7200	7600	6500	6800	8200	7200
LEE BLVD (CR 884)	E OF INNOVATION RD	310	E			8200	8000	8500	22100	20600	21900	21900	26300	33000	40200
	W OF GUNNERY RD	22	F			16400	15500	14000	20100	20900	21400	21900	20600	23300	26800
	E OF SUNSHINE BLVD	312	F			19500	17800	14500	24500	22400	25700	23500	28000	30600	35000
	N OF LEE LAND HEIGHTS	311	F			8500	7100	6300	8800	8900	9200	9400	10000	11100	11700
LEER RD	S OF ALICO RD	313	H			6700	6300	6400	7800	7200	7200	6900	6700	6200	1
	E OF RICHMOND AVE	314	F			13500	13500	10500	13500	13200	13800	15600	15100	17000	18800
LEONARD BLVD	S OF WEST GATE BLVD														
LEONARD AVE	W OF US-41	316	E			1500	2100	1800		2400	2300	2300			
LITTLETON RD	W OF US-41	318	G			6700	6200	6100	6800	5400	6000	5700	6200	7500	7000
	W OF BUSINESS 41	315	C			5200	5200	5200	5200	5600	5500	5500	6000	7000	6500
LUCKETT RD	W OF I-75	317	E			8600	9100	9700	9700	9000	10200	11600	12400	12900	14200
	E OF I-75	316	E			2200	2700	2700	2400	3800	3100	3200	3100	4500	4400

DCI 2007-00004

APR 03 2007

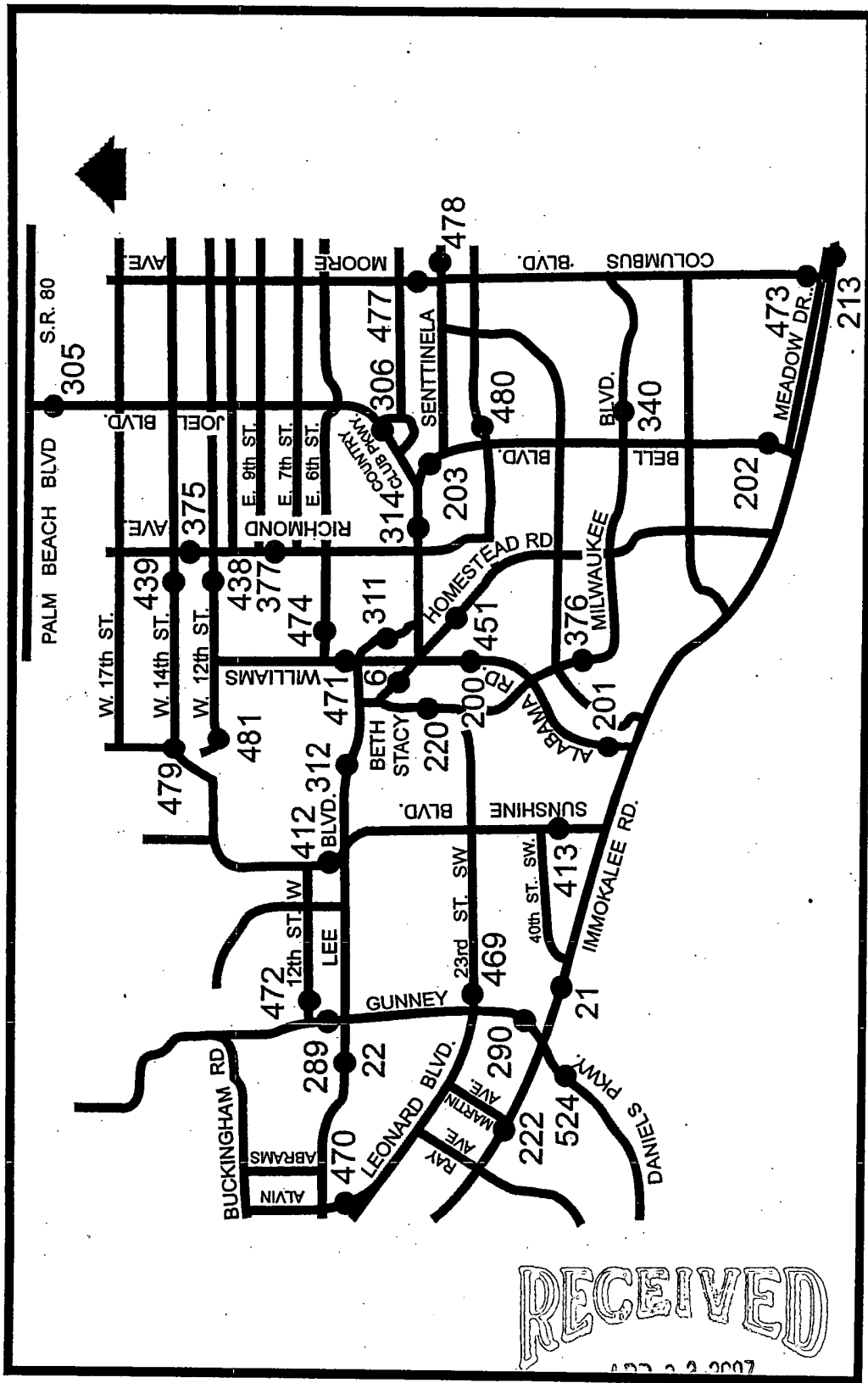
2007

Sept. 2005

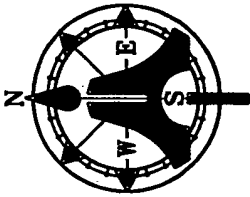
PAGE 3

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

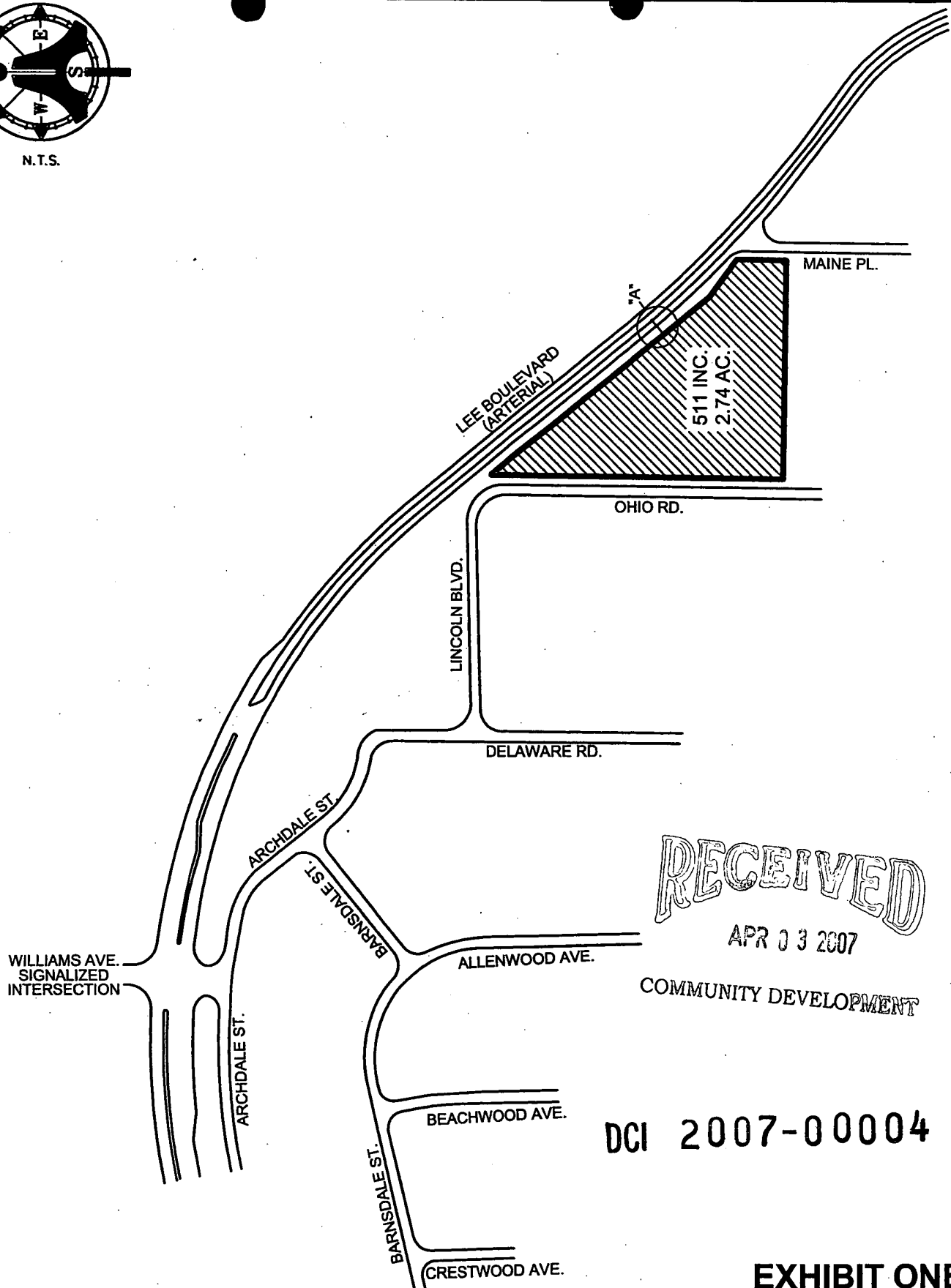
ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR, PEAK DIRECTION)				SERVICE VOLUMES (PEAK HOUR, BOTH DIRECTIONS)			
						A	B	C	D	A	B	C	D
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	950	0	880	1,500
HANCOCK BRIDGE PKW	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	680	850	0	560	930
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	680	850	0	560	930
HOMESTEAD RD	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	680	850	0	560	930
	SR 82	LEE AND HEIGHTS	3	5.6	2LN	0	140	340	550	990	0	270	660
IMPERIAL ST	LEE AND HEIGHTS	LEE BLVD	3	1.1	4LN	0	1,200	1,790	1,850	1,920	0	2,310	3,440
	COUNTRY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250
	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250
	SR 78	COUNTRY LINE	2	5.7	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250
	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630
JOEL BLVD	16TH ST	SR 80	3	3.1	2LN	0	150	350	550	1,010	0	280	660
	SR 82	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100
LEE BLVD	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100
	HOMESTEAD RD	LEE AND HEIGHTS	3	1.6	2LN	0	410	870	1,010	1,040	0	680	1,450
LEE AND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	540	1,780	2,030	2,080	0	890	2,960
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	2,030	2,080	0	890	2,960
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	600	910	0	0	990
	SANBELL TOLL PLAZA	HARBOR DR	4	0.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760
McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760
	KELLY RD	THORNTON RD	4	0.3	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760
	SAN CARLOS BLVD	GRIFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560
	GRIFIN BLVD	A & W BULB RD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560
	COLLEGE PKWY		4			0					0		
			4			0					0		



Insert "F"



N.T.S.



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APR 03 2007

COMMUNITY DEVELOPMENT

DCI 2007-00004

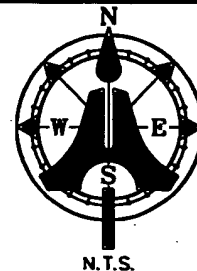
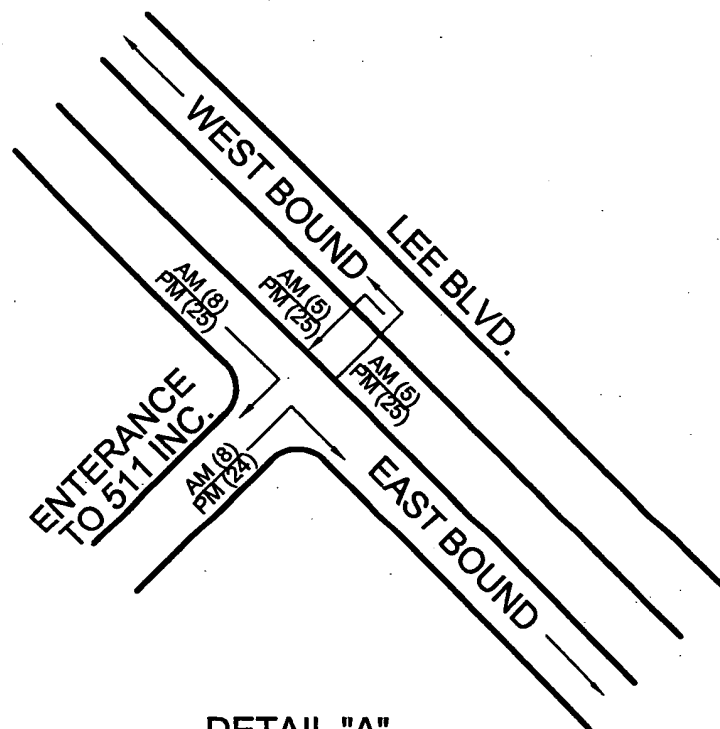
EXHIBIT ONE



AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
 LEHIGH ACRES, FLORIDA 33970
 PH: (239) 332-4569
 1-800-226-4569
 Fax: (239) 332-8734

JOB NUMBER: 06-9092	CLIENT: 511 INC.		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT	DRAWING:	
REVISED	DATE: 12-2006	SEC. 32-44-27	COUNTY: LEE



DETAIL "A"

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APR 03 2007

COMMUNITY DEVELOPMENT

DCI 2007-00004

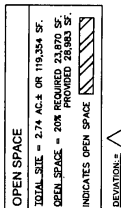
EXHIBIT TWO



AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
PH: (239) 332-4569
1-800-226-4569
Fax: (239) 332-8734

JOB NUMBER: 06-9092	CLIENT: 511 INC.		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT		DRAWING:
REVISED	DATE: 12-2006	SEC. 32-44-27	COUNTY: LEE



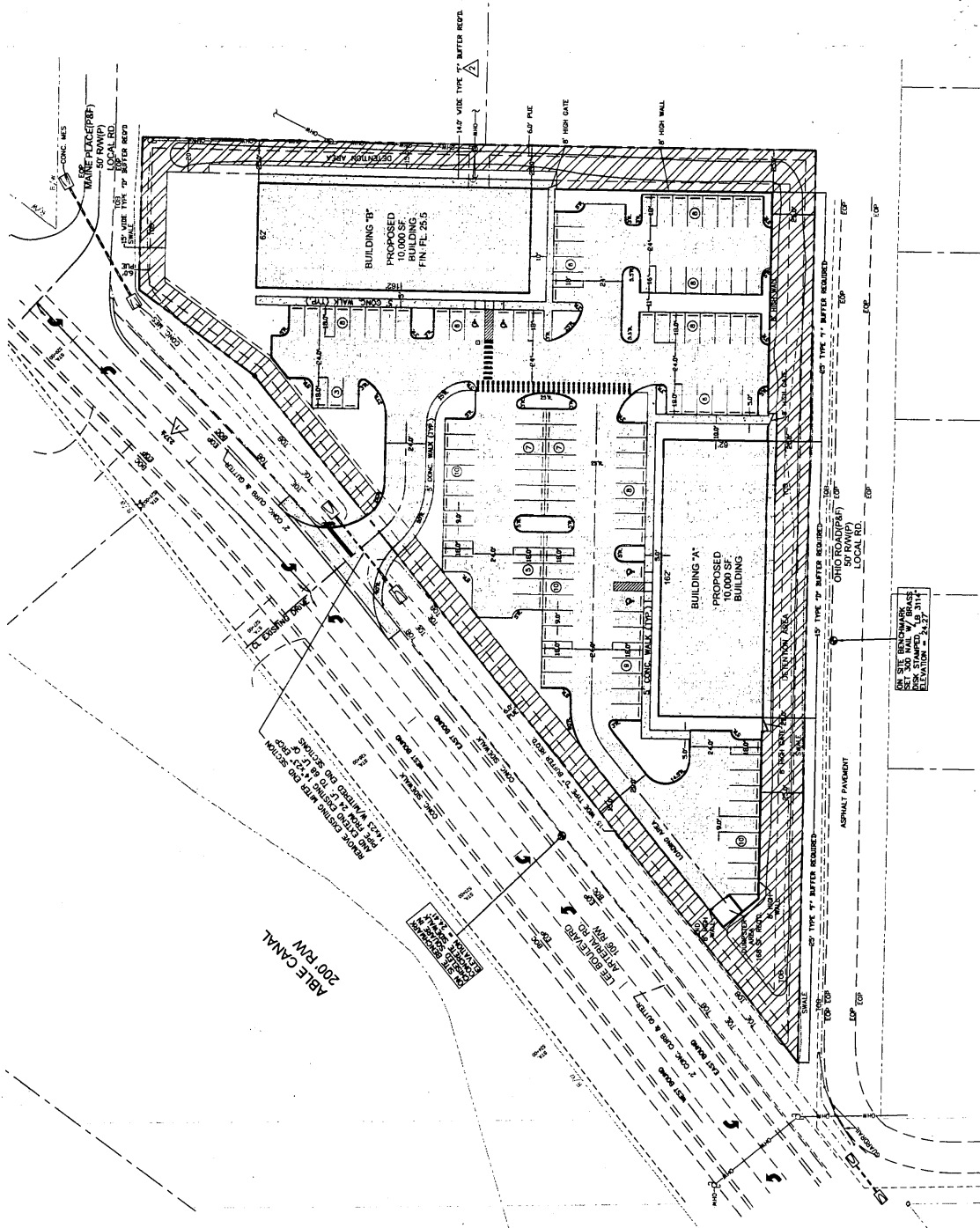
Approved as Exhibit
MCP Page 1 of 1
Resolution # Z-07-076

REVISED

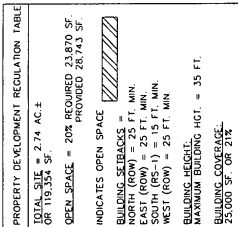
APR 23 2008

COMMUNITY DEVELOPMENT

DCI 2007-00004

[illegible]

No	Date
1	7/18
2	
3	
4	
5	



DEVIATION:
No. 1 REQUEST A DEVIATION FROM LDC
SEC. 10-285 INTERSECTION SEPARATION
REQUIREMENT OF 660 FT. FOR ARTERIAL
STREET TO 237 FT. TO EXISTING DRIVE
AND PROPOSED ENTRANCE TO SHOPPING
CENTER.

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE
WILL CEASE UPON COMMENCEMENT OF
CONSTRUCTION OF SHOPPING CENTER

EASEMENTS: ALL LOTS SUBJECT TO A 6' UTILITY
EASEMENT, BOTH SIDES, FRONT & BACK

NOTE: EXISTING INTERIOR EASEMENTS
TO BE VACATED PRIOR TO CONSTRUCTION

STRAP #
34-44-27-11-00055.0010
ZONED CPD
USE: COMMERCIAL

STRAP #
34-44-27-11-00054.0040
ZONED RS-1
USE SINGLE FAMILY

STRAP #
34-44-27-11-00054.0220
ZONED R\$-1
USE: SINGLE FAMILY

**ELESANDAE, INC.
MASTER CONCEPT PLAN**

ALM Engineering & Surveying, Inc.
CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
200 LEE BOULEVARD
SUITE 100
FORT MYERS, FLORIDA 33901
TEL 239-337-4569
FAX 239-337-8734
E-MAIL info@alm-engr.com
CERTIFICATION OF AUTHORIZATION NO. 00003114

A

DATE	12-2006	CLIENT	ROB JAMES
DATE	12-2006	PROJECT	511 LEE BLVD.
DATE	12-2006	COUNTY	LEE

DESIGN BY	LJL
DRAWN	PJM
CHECKED:	BLF

AREA

CRIP TION
TEO PARKING

SECTION D
NAPE ISLAND

104

BY				
P.M.				

No	DATE
1	7/18/0
2	
3	
4	
5	

[illegible]

NO.	DATE	BY	REVISION DESCRIPTION	DESIGN BY	DATE	CLIENT	PROJECT	DATE	PROJECT NUMBER	SHEET
1	7/7/07	FAM	ADDED LANDSCAPE ISLANDS TO PARKING AREA	ROB JAMES	12-2006	AIM Engineering & Surveying, Inc.	ROB JAMES	12-2006	06-9092	1
2										
3										
4										
5										

AIM Engineering & Surveying, Inc.
 CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
 5300 LEE BOULEVARD
 FORT MYERS, FL 33905
 PHONE: 888.888.8888
 FAX: 239.332.4273
 E-MAIL: info@aimeng.com

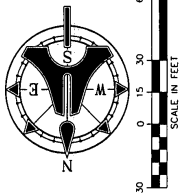
ELESANDAE, INC.
 MASTER CONCEPT PLAN

LEIGH AGES 239-332-4869
 TONY AGES 239-332-4869
 TONY AGES 239-332-4873
 1-800-444-4444
 CERTIFICATION OF AUTHORIZATION NO. 00003114

FLORIDA REG. NO. 63907
 EXPIRATION DATE 03/09/07

REVISIONS: 1. ADDED LANDSCAPE ISLANDS TO PARKING AREA
 2. ADDED LANDSCAPE ISLANDS TO PARKING AREA
 3. ADDED LANDSCAPE ISLANDS TO PARKING AREA
 4. ADDED LANDSCAPE ISLANDS TO PARKING AREA
 5. ADDED LANDSCAPE ISLANDS TO PARKING AREA

PROJECT NUMBER: 06-9092
 PROJECT LOCATION: 3744 S. 27th E.
 DATE: 12-2006
 CLIENT: ROB JAMES
 PROJECT: 3744 S. 27th E.
 DATE: 12-2006
 CLIENT: ROB JAMES
 PROJECT: 3744 S. 27th E.



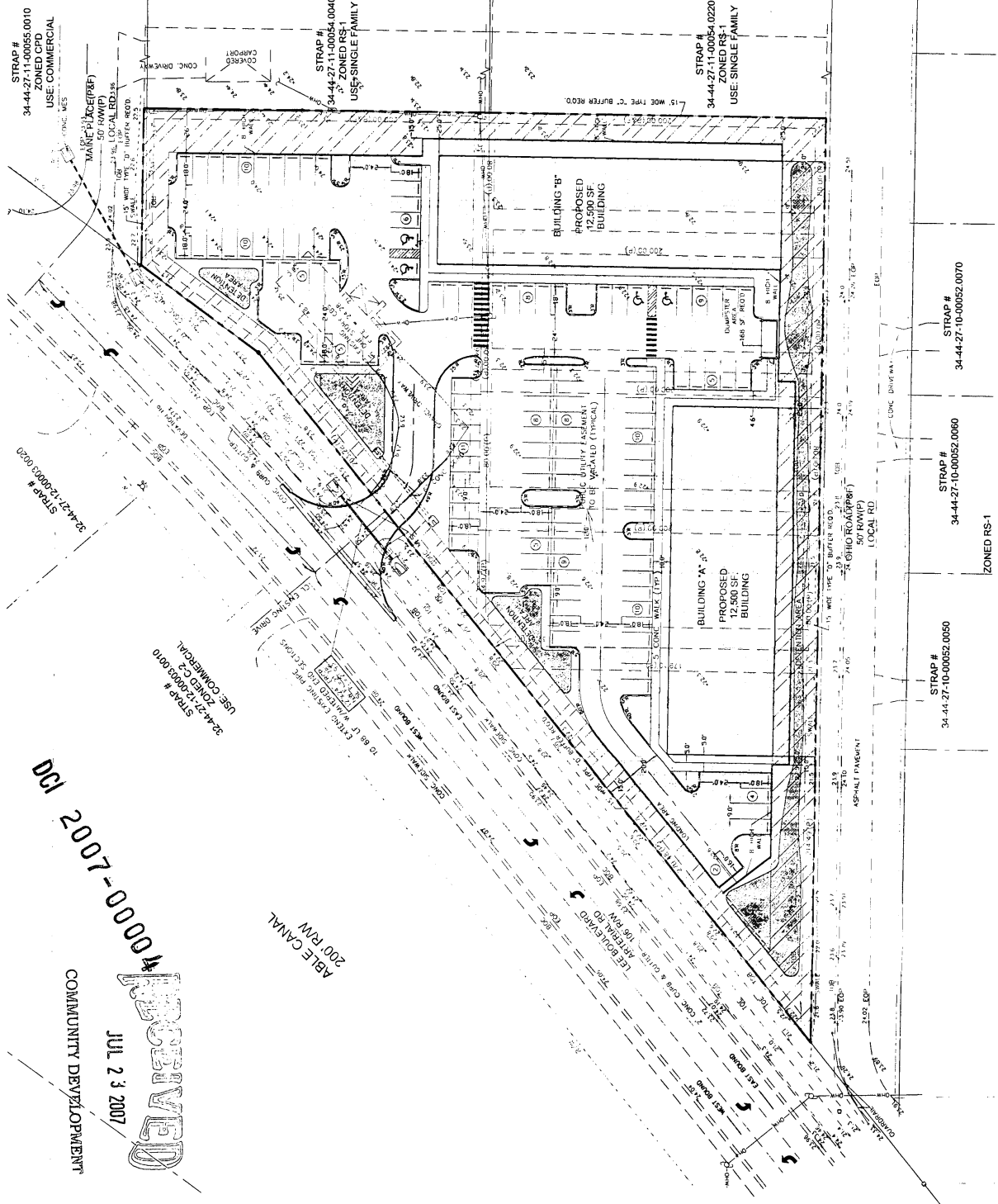
PROPERTY DEVELOPMENT REGULATION TABLE	
TOTAL SITE = 2.74 AC ±	
OR 119,354 SF	
OPEN SPACE = 20% REQUIRED 23,870 SF	
PROVIDED 28,743 SF	
INDICATES OPEN SPACE	
BUILDING SETBACKS =	
NORTH (ROW) = 25 FT. MIN.	
EAST (ROW) = 25 FT. MIN.	
SOUTH (ROW) = 25 FT. MIN.	
WEST (ROW) = 25 FT. MIN.	
BUILDING HEIGHT:	
MAXIMUM BUILDING HGT. = 35 FT.	
BUILDING COVERAGE:	
25,000 SF OR 21%	

DEVIATION:
No. 1 REQUEST A DEVIATION FROM LDC
REQUIREMENT OF 660 FT. FOR ARTERIAL
DRIVEWAY TO ADJACENT EXISTING DRIVEWAY
AND PROPOSED ENTRANCE TO SHOPPING
CENTER

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE
WILL CEASE UPON COMMENCEMENT OF
CONSTRUCTION OF SHOPPING CENTER

EASEMENTS: ALL LOTS SUBJECT TO A UTILITY
EASEMENT, BOTH SIDES FRONT & BACK

NOTE: EXISTING INTERIOR EASEMENTS
TO BE VACATED PRIOR TO CONSTRUCTION



RECEIVED
JUL 23 2007
COMMUNITY DEVELOPMENT
DOI 2007-0004

AIM Engineering & Surveying, Inc. CIVIL • SURVEY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT 1500 LEE BOULEVARD FORT MYERS, FLORIDA 33911 TEL: 888-888-8888 FAX: 888-888-8888 WWW.AIM-ENGINEERING.COM		ELESANDAE, INC. MASTER CONCEPT PLAN	
DATE: 12-2006 DRAWN: P.J.M. CHECKED: B.L.F.	BY: GIBB JAMES PROJECT: 17-2006 DATE: 12-2006	STRAP # 34-44-27-10-00052.0050 STRAP # 34-44-27-10-00052.0060 STRAP # 34-44-27-10-00054.0020	SHEET 1 OF 3 BERNARD LEE FLYING III, P.E. 32744 S 27 E FILE NAME: 03-09-07 MASTER CONCEPT 03.09.07



RECEIVED

JUL 23 2007

COMMUNITY DEVELOPMENT

DCI 2007-00004

Untitled
Case #511 Lee Blvd. Case #DC12007-00004

RECEIVED
FEB 12 2007

Dept. of Comm.Development
Zoning Division

COMMUNITY DEVELOPMENT

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Maine Ave.and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it is very dangerous if the street was opened to more traffic.

Thank you for letting us give you our input on this matter.

Sincerely,

*sign Eric
Maine St*

Untitled
Case #511 Lee Blvd. Case #DC12007-00004

Dept. of Comm. Development
Zoning Division

RECEIVED
FEB 12 2007

Dear Lisa,

COMMUNITY DEVELOPMENT

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Maine Ave. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it is very dangerous if the street was opened to more traffic.

Thank you for letting us give you our input on this matter.

Sincerely,

sign Gregorio Suarez

we at 315 main also just built our new home here because of the Residential location. we don't agree on our street to have commercial usage. There are a lot of kids here riding bikes, we don't need any accidents.

Thank you.

Dept. of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398



LEE COUNTY
SOUTHWEST FLORIDA

**COURTESY NOTICE TO ADJACENT PROPERTY OWNERS
OF RECEIPT OF ZONING APPLICATION**

Attn: Lisa C. Hines
Lee Cty. Planner

Date: January 22, 2007

Case Number: DCI2007-00004

Case Name: 511 LEE BLVD

Request: Request to rezone 2.74 (+/-) acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. The applicant indicates the project will be connected to central water and wastewater services. No blasting is proposed as any part of this development.

Location: The subject property is located at 511 Lee Boulevard, in S32-T44S-R27E, Lee County, FL.

PROPERTY OWNER'S
REPRESENTATIVE: AIM ENGINEERING
239-332-8734

Lee County Planner: Lisa C Hines
(239) 479-8777

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH

RECEIVED
2-9-2007 FEB 13 2007
COMMUNITY DEVELOPMENT

Untitled
Case #511 Lee Blvd. Case #DC12007-00004
Dept. of Comm.Development- Zoning Division

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Ohio Rd. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it would be very dangerous if the street was opened up again.

Thank you for letting us give you our input on this matter.

Sincerely,

Melvin L. Eby.

*and
Donnie M. Eby*



Mr. & Mrs. Melvin L. Eby
1003 Taylor Ln.
Lehigh Acres, FL 33936-4971

Case Number DCI20007-000004

RE: Property Located at 511 lee boulevard, S32-T44S-R27E

Lisa C. Hines
Dept of Community Development
Po. Box 398
Ft. Myers, Fl. 33902-0398



I received the proposed notice for rezoning of 511 Lee blvd.

This application should be denied. I do not want our residential area to become a commercial traffic zone.

This has been tried before with another piece of property and was denied.

I bought a house here to live in a quiet residential not a commercial business area. Traffic speeds up and down Ohio road now. I cannot imagine what would happen if this was allowed.

We do not need the pollution this traffic would bring us and there are no sidewalks on Ohio rd.

The only reason this is happening is this owner is trying to hit the lottery. They bought the 2.74 acres at residential prices. Now they want a windfall profit so they want to change the zoning to commercial. If the zoning were to change the commercial price for this land would be great.

There is plenty of commercial property available along lee blvd. This property should not be rezoned.

Finally the county is not the business to give property speculators high profits.

Thank you for your time and effort is this matter.

Anna Giaquinto
304 Ohio rd
Lehigh Acres, Fl. 33936



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: January 22, 2007

Case Number: DCI2007-00004

Case Name: 511 LEE BLVD

Request: Request to rezone 2.74 (+/-) acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. The applicant indicates the project will be connected to central water and wastewater services. No blasting is proposed as any part of this development.

Location: The subject property is located at 511 Lee Boulevard, in S32-T44S-R27E, Lee County, FL.

PROPERTY OWNER'S
REPRESENTATIVE: AIM ENGINEERING
239-332-8734

Lee County Planner: Lisa C Hines
(239) 479-8777

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH

306 Ohio Rd.
Lehigh Acres, FL. 33936
Feb. 5, 2007

Lee County Development Services Division
1500 Monroe St.
Ft. Myers, FL. 33901
Attn. Lisa C. Hines

RECEIVED
FEB 06 2007

In reference to case # DC12007-00004
Case name- 511 Lee Blvd. , Lehigh Acres, FL.

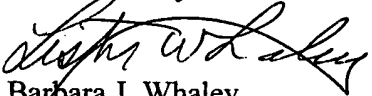
COMMUNITY DEVELOPMENT

We are opposed to any entry or exit from the above property onto Ohio Rd. or Lincoln Ave.

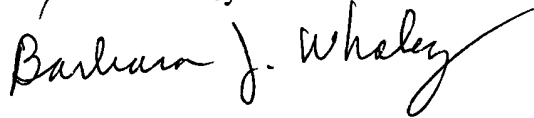
These are residential streets and should not be used for business. There is plenty of room on the above property for 2 or 3 drives onto Lee Blvd.

Please notify us when the public hearings will be. Thank you.

Lester Whaley



Barbara J. Whaley



February 12, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

The notice, which was unclear to me, dated January 22 referred to one property, 511 Lee Blvd. When I checked the property online it showed multiple lots adjacent to it that was not included in the Courtesy notice. I checked again after January 31st and it showed all the properties combined into one parcel. Combining all the properties into one was not mentioned as a factor in the original letter.

I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,

Yvonne D'Ambrosio

Ms. Yvonne D'Ambrosio
309 Ohio Rd
Lehigh Acres, FL 33936

Lee County Development Service Division
1500 Monroe Street
Fort Myers, Florida 33901
Attn. Ms. Lisa Hines

RECEIVED
FEB 12 2007

COMMUNITY DEVELOPMENT

February 8, 2007

Dear Ms. Hines,

This letter is in response to the letter we received regarding the property at 511 Lee Boulevard, Lehigh Acres. The case number is DC12007-00004.

It is our understanding that this property is being proposed to be rezoned from residential to commercial status. We are very much opposed to such a change. This piece of property is in the middle of a residential area with limited access to Lee Boulevard. It is our understanding that the developer is proposing an entrance from our street. This area cannot handle such a change and increase in traffic nor can Lee Boulevard sustain an entrance/exit from the property. The proposal would force traffic thru our street. This is within the same block as the light at Williams and Lee. The traffic flow is already very hazardous with frequent near misses and accidents. The traffic at the light from our side backs up onto the street as the light can only accommodate one or two cars. An entrance would be less than 50 feet from the current intersection, making it even more of a hazard.

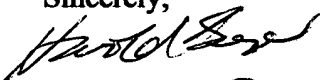
The delivery trucks for Los Amigos park in the turn lane on Lee Boulevard to deliver products as they cannot get into the parking lot. This is directly across the street from the proposed property change

A change in status also increases the risk for an increase in crime and noise if commercial property is approved.

I would suggest that someone from your office monitor this intersection to fully understand the problems and hazards that already exists.

We would be willing to speak further with you on this matter if you wish.

Sincerely,



Elizabeth Barger
Harold and Elizabeth Barger
310 Ohio Road
Lehigh Acres, Florida

February 13, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398



Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

The notice, which was unclear to me, dated January 22 referred to one property, 511 Lee Blvd. When I checked the property online it showed multiple lots adjacent to it that was not included in the Courtesy notice. I checked again after January 31st and it showed all the properties combined into one parcel. Combining all the properties into one was not mentioned as a factor in the original letter.

I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and myself, as an elderly resident, who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,

Mrs. Katharina D'Ambrosio
311 Ohio Rd
Lehigh Acres, FL 33936

Untitled
Case #511 Lee Blvd. Case #DC12007-0000548
Dept. of Comm. Development- Zoning Division

RECEIVED
FEB 14 2007
COMMUNITY DEVELOPMENT

Dear Lisa,

I wanted you to know that I am against our residential single family (RS-1) to Commercial Planned Development (CPO).

to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. I have

a nice quiet street on Ohio Rd. and do not want to have our street to be turned into a open street for commercial use.

We bought our property because of the way our street is, and not what it could be inturned into. That would not be a very good thing for our children or our older residents that walk our street. There are no sidewalks, and, it would be very dangerous if the street was opened up again.

Thank you for letting us give you our input on this matter.

Sincerely,

Sign 

Jesus Issel Mena
312 Ohio Rd
Lehigh Acres Fl
(239) 369-5942

February 11, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

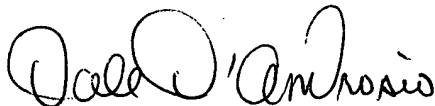
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I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,



Mr. Dale D'Ambrosio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

February 10, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

RECEIVED
FEB 20 2007

Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

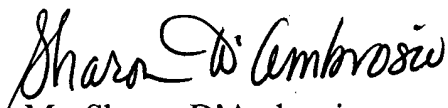
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I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

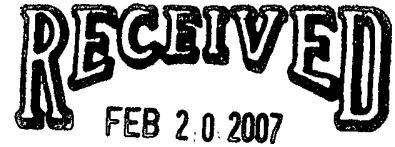
Sincerely,



Ms. Sharon D'Ambrasio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

February 9, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398



Re: Case number DCI2007-00004

COMMUNITY DEVELOPMENT

Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

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I am opposed to the rezoning of 511 Lee Blvd. to Commercial Planned Development. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street. I am also concerned for the children and older residents who walk on our street, since there are no sidewalks for them to use. The requested changes would make the street dangerous for pedestrians and increase the potential for accidents.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Sincerely,

A handwritten signature in black ink that reads "David D'Ambrosio". The signature is fluid and cursive.

Mr. David D'Ambrosio
313 Ohio Rd
Lehigh Acres, FL 33936
239-369-0153

Feb. 07, 2007

Dear Mrs. Hines,

I thank you for your courtesy notice to adjacent property owners informing me of a proposed rezoning to CPD of the property at 511 Lee Blvd. Case # DC 12007-00004. I am opposed to this occurring for several reasons.

Understanding there will be entry and exit onto this property from Ohio Road poses several problems. Ohio Road being not very wide is just sufficient to handle cars passing from opposite directions. Also, as with many small residential streets, numerous vehicles that service the homes in the area (lawn service, repair and delivery trucks and ambulances) use the street in front of these homes for parking, leaving roughly one lane for traffic flow. With an increase in this traffic caused by vehicles coming into and out of the proposed CPD a dangerous situation is created. Several school buses use Ohio Road and children are dropped off and picked up along this road and several close streets in the area. Many people, children to seniors also use Ohio Road as a route to the nearby Lehigh Community park. Again, I feel increased traffic on this road would place these people in jeopardy.

My last point of opposition is regarding the proposed entrance and exit from the proposed CPD on Lee Blvd. An existing business on Lee Blvd (Amigos) Grocery, located directly across the parcel to be rezoned has inadequate entry for its delivery trucks, and as a result these trucks use the middle turn lane on Lee Blvd to park their vehicles and make their deliveries crossing the boulevard. This already creates a hazard and with the addition of traffic trying to enter and exit from the proposed CPD, a dangerous condition would become even worse.

These are my main concerns for the opposition to rezoning of the property at 511 Lee Blvd.

I myself had been a commercial property and business owner in Lehigh Acres for over 25 years and realize the need for more commercial space to accommodate the retail services and office space needed in our community, but I feel rezoning this parcel would be very detrimental to the residents of Ohio Road and the surrounding area.

Thank you for the opportunity to list these oppositions.

Janet M. Smith
314 Ohio Rd.
Lehigh Acres, FL 33936

(239) 369-2680

RECEIVED
FEB 14 2007
COMMUNITY DEVELOPMENT

February 9, 2007

Ms. Lisa C Hines
Dept. of Community Development and Zoning Division
P.O. Box 398
Ft. Myers, FL 33902-0398

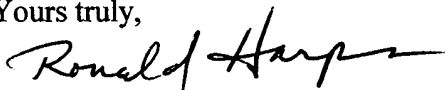
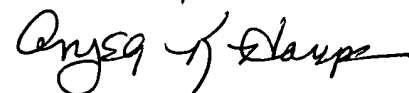
Ms. Hines:

This letter is in reference to the Courtesy notice sent to me on January 22, 2007 related to a request to rezone the property at 511 Lee Blvd., Lehigh Acres. Case number DCI2007-00004.

We are opposed to the rezoning of 511 Lee Blvd. to CPD. A zoning change as requested, will result in an increase in traffic and noise on our now quiet street.

Many of our Ohio Road neighbors share our opinion and will voice those opinions at any public hearing that is held to rezone the 511 Lee Blvd. property.

Yours truly,

Ronald and Angela K. Harps
315 Ohio Rd
Lehigh Acres, FL 33936
239-368-8130

RECEIVED
FEB 09 2007

COMMUNITY DEVELOPMENT

February 8, 2007

Ms. Lisa Hines
Lee County Development Services Division
1500 Monroe Street
Ft. Myers, Fl. 33901

Re: Case Number: DC12007-00004
Case Name: 511 Lee Blvd.

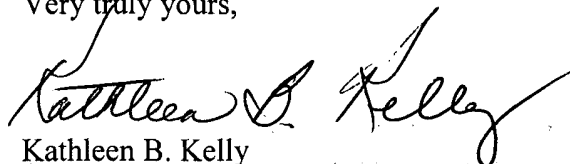
Dear Ms. Hines:

I am writing in protest of the proposed request to rezone 2.74 (+/-) acres from Residential Single Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 s/f of commercial uses with a height of 35 feet or 2 stories at 511 Lee Blvd. in S32-T44S-R27E. This is a highly congested area, close to a very sharp curve and additional in/out will create serious safety issues on a road that is already overburdened.

We live near the north end of a street that faces this proposed change. This change would destroy the property values of this entire area, especially those on our street (Ohio Road). How would you like to look out your front windows to see a two story commercial building, a parking lot full of cars and all that goes with it – the noise and exhaust fumes, and a tall concrete block fence sitting on your front lawn? I don't believe you would find that appealing, nor would anyone else. People who built/ purchased homes on this street have undoubtedly made their largest investment, believing they would be able to enjoy their lives either in raising families or in retirement, and that their homes would appreciate in value not be devalued by a commercial property and all that accompanies this sort of thing.

I believe you would better serve Lehigh by approving property for commercial use in areas already established and flourishing, not in older, established, residential neighborhoods. Feel free to contact me at 239/849-8107.

Very truly yours,


Kathleen B. Kelly

319 Ohio Rd.

Untitled

Dolores A. Garlow
327 Ohio Rd.
Lehigh Acres, FL
33936
239-36807183

Dept. of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED
JAN 26 2007

Attn: Lee County Planner: Lisa C Hines

COMMUNITY DEVELOPMENT

Case#DC12007-00004
Case Name: 522 Lee Blvd.

Dear Lisa,

I have owned the property at 327 Ohio Rd. since 10/1983. The house was built with the knowledge that across the street would be a park forever. Then Lehigh Corporation sold it to Mr. Sullivan & Mr. McWilliams.

We purchased our property of 1/2 acre for privacy reasons. Nothing could be built behind our home. Now, they want to build commercial across the street.

i am one hundred percent against rezoning this 2.72 acres to commercial property at 511 Lee Blvd. Many nights we have to put up with loud music and loud voices. But, to have a commercial building right on our residential street is wrong. Our view from our front porches would be ugly to look at.

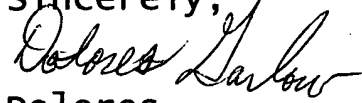
We sit on our front porches and hear car wheels screeching and horns honking at cars trying to turn into the Los Amegos Grocery Store on Lee Blvd. From west to east is a turn lane, but not east to west.

This store has many parties outside with loud music playing at night. Sometimes it tries our patience. A few years ago they shut our access road off of Lee Blvd. It is basicly a dead end street now. We do not want a

Untitled
a commercial building causing us a bad problem with
our street, or Lee Blvd.

I am writing this letter in protest of changing
residential to commercial property at 511 Lee Blvd.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dolores".

Dolores

P.S. I will await the date
for a public hearing.

Lisa

MEMORANDUM
FROM
THE OFFICE OF
COMMISSIONER FRANK MANN
DISTRICT #5

RECEIVED
MAR 16 2007
COMMUNITY DEVELOPMENT

To:

Pam Houch

DATE:

3-15-07

FROM:

Frank Mann, District #5

RE:

See Attachment

☒

For Your Information Only.

☐

Please provide this office with an update on this issue.

☐

Please provide a response for my signature.

☐

Please respond directly to constituent on my behalf and provide a copy of your response to this office.

☐

Please provide my office with a copy of your response to the constituent

☐

Please prepare a Blue Sheet for the next BOCC Agenda.

☐

Please prepare a Resolution from the Board of County Commissioners.

☐

Please provide the necessary information being requested:

☒

Other comments:

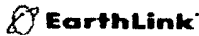
*Please place this in the file as
part of the record*

Thank you
FB

Ms. Garlow: Thank you for forwarding your e-mail to our office regarding the former Lehigh Corp. property on Ohio Road. Please be assured that Commissioner Mann will be made aware of your position on this issue when it comes before him at the Board rezoning meeting which will follow the Hearing Examiner hearings on this issue. Because this is coming up for rezoning, it may not be reviewed by the Board members prior to their decision. However, your letter along with all other opposition to this issue will be among the material given to all the Board members immediately prior to the rezoning hearing. In meantime, I will also forward your note to the zoning department to make sure your opposition to this rezoning case is properly registered and becomes part of the record. Again, thank you for contacting our office with your concerns.

Chris Berry
Executive Assistant
District #5
(239) 335-2225

327 Ohio Rd.



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Support

powered by Google



Choose Degree Program More programs >>

University of Phoenix Earn a degree and get ahead in your career.	Associate's Degree	Bachelor's Degree	Master's Degree
	Business	Criminal Justice	Nursing

WEB MAIL

daglid27@earthlink.net

22% of 100 MB used. Empty Trash

- Check Mail
- Write Message

spamBlocker (MED)

- Folders
 - Known spam [0]
 - INBOX [57] new
 - Drafts [10] new
 - Sent [39]
 - Trash (95) [Empty]
 - Dolores Garlow [1]
 - Larry Decker [5]

ProtectionPack

- Address Book
- Preferences
- Search for Message
- Web Mail Help
- Feedback
- Sign Out

University of Phoenix

BACHELOR'S DEGREES
 BS in Business/Accounting
 BS in Business/Admin.
 BS in Business/Marketing
 BS in Criminal Justice Admin.
 BS in Health Administration
 RN to BS in Nursing

MASTER'S DEGREES
 Master of Arts in Education
 Master of Business Admin.
 Programs vary by Campus location

LEARN MORE

Previous | Next | Back to INBOX

Printable View | View All Headers | View Email Source

Delete Reply Reply All inline text Forward Select Folder Move

From: Mail Delivery System <Mailer-Daemon@elasmtp-kukur.atl.sa...> [Add to Address Book] Flag Message | Mark Unread
 [This is spam]

To: daglid27@earthlink.net

Subject: Mail delivery failed: returning message to sender

Date: Mar 13, 2007 8:41 AM

This message was created automatically by mail delivery software.

A message that you sent could not be delivered to one or more of its recipients. This is a permanent error. The following address(es) failed:

dis5@leegov.com
 SMTP error from remote mailer after RCPT TO:<dis5@leegov.com>:
 host mailsan.leegov.com [209.26.126.86]: 550 5.1.1 <dis5@leegov.com>
 is not a valid mailbox

----- This is a copy of the message, including all the headers. -----

Return-path: <daglid27@earthlink.net>

Received: from [209.86.224.47] (helo=elwamui-rubis.atl.sa.earthlink.net)
 by elasmtp-kukur.atl.sa.earthlink.net with asmtmp (Exim 4.34)
 id 1HR7Fj-0002TY-1N
 for dis5@leegov.com; Tue, 13 Mar 2007 09:41:23 -0400

Received: from 71.54.22.242 by webmail.embarq.earthlink.net with HTTP; Tue, 13 Mar.
 2007 09:41:22 -0400

Message-ID: <22472353.1173793283008.JavaMail.root@elwamui-rubis.atl.sa.earthlink.net>

Date: Tue, 13 Mar 2007 08:41:22 -0500 (GMT-05:00)

From: Dolores Garlow <daglid27@earthlink.net>

Reply-To: Dolores Garlow <daglid27@earthlink.net>

To: dis5@leegov.com

Subject: residential property

Mime-Version: 1.0

Content-Type: text/plain; charset=UTF-8

Content-Transfer-Encoding: 7bit

X-Mailer: EarthLink Zoo Mail 1.0

DEAR MR. MANN,

I LIVE AT 327 OHIO RD., LEHIGH ACRES. ACROSS THE STREET FROM MY FRONTAGE IS A PARCEL OF LAND THAT WAS OUR GREEN AREA.

LEHIGH CORP. OWNED THIS LAND UNTIL IT WAS SOLD TO MC WILLIAMS & SULLIVAN, OWNER OF PREFERRED PROPERTY AT THE TIME. THEY TRIED TO TURN THIS PROPERTY INTO COMMERCIAL PROPERTY.

NOW, THEY HAVE SOLD IT TO SOMEONE IN MIAMI WHO WANTS TO BUILD A MEDICAL BLDG., RESTAURANT, AND ETC.

WE AS, HOME OWNERS, DO NOT WANT THAT TO HAPPEN. THAT WOULD LEAD TO US LOSING EVERYTHING WE HAVE OWNED FOR MORE THAN TWENTY YEARS. IT WOULD MAKE THE VALUE OF OUR PROPERTY TAKE A SERIOUS DIVE.

WE NEED YOUR HELP ON THIS. OUR STREET OHIO RD. IS NOW A CLOSED OFF STREET, AND WE WANT TO KEEP IT THAT WAY. WE DO NOT NEED TRAFFIC OPENED UP THAT WOULD BE A HAZARD TO US HOMEOWNERS.

THE MENTION OF A HIGH FENCE ON THAT PROPERTY, WOULD BE WHAT A NUMBER OF US NEIGHBORS WOULD HAVE TO LOOK AT OUT OUR FRONT DOOR. THAT IS UNACCEPTABLE TO US. CHILDREN WOULD BE IN DANGER WALKING OUR STREET, AND ALSO ADULTS. MANY CHILDREN CATCH THE SCHOOL BUS ON OUR STREET.

WHAT I AM LOOKING FOR FROM YOU, IS, HELP US RETAIN OUR STREET AS A RESIDENTIAL STREET ONLY.

WILL BE LOOKING FORWARD TO HEARING FROM YOU.

SINCERELY,

Dolores

THE CITY OF

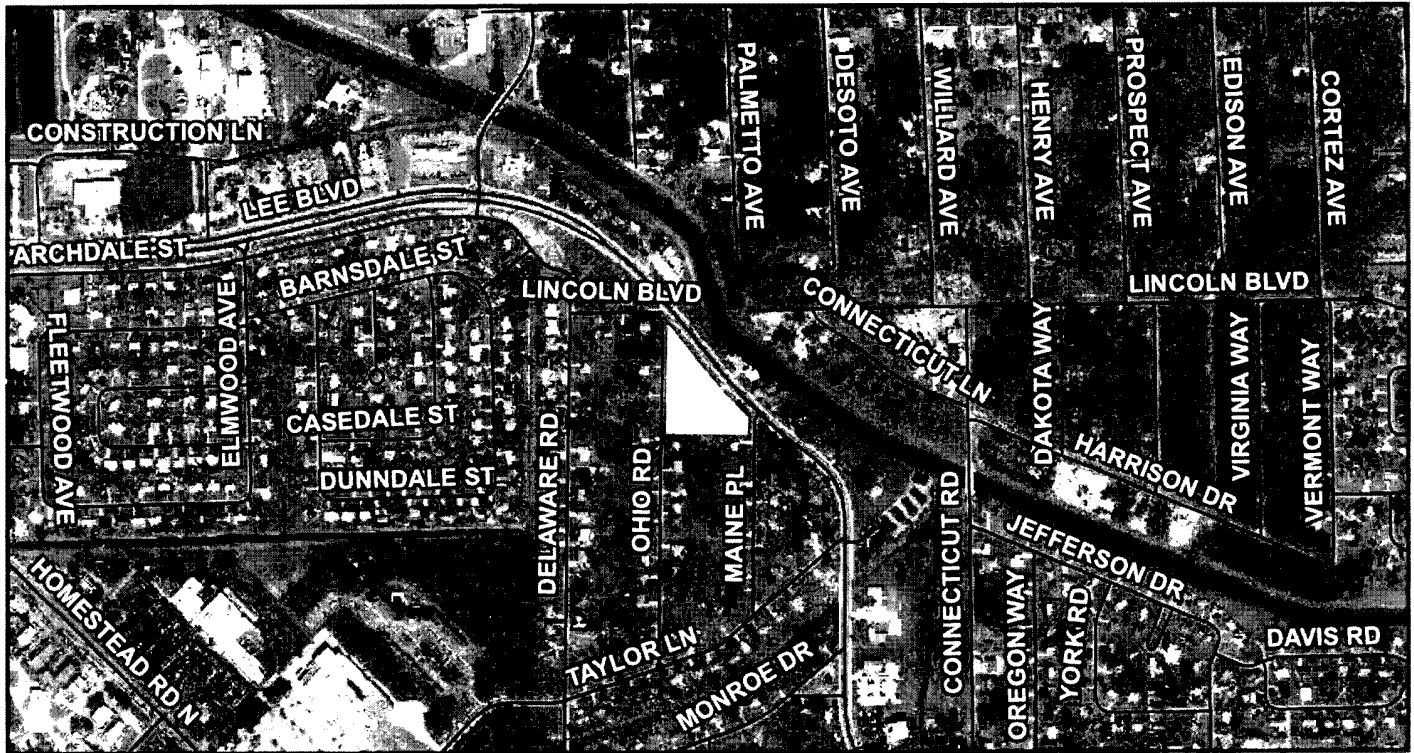
Department of Community Development



This map drawn for visual purposes only.
Not to be used for official zoning map.

2005 Aerial Photography
Printed Nov. 30, 2007

511 Lee Blvd.
DCI2007-00004



LEGAL AND SKETCH OF LOTS 03 & 23 THRU 27, UNIT 11, BLOCK 54
LEHIGH ACRES SUBDIVISION,
SECTION 32 TOWNSHIP 44 SOUTH RANGE 27 EAST
LEE COUNTY, FLORIDA

EXHIBIT "A"
Legal Description

Beginning at the south east corner of Lot No. 03, Unit 11, Block 54,
Leeland Heights Subdivision as recorded in Plat Book 12, page 51 of the
Public Record of Lee County, Florida, thence N. 89° 15' 08" W. 400 feet
to the south west corner of Lot No. 23 and a point on the east right-of-
way of Ohio Road (50 foot wide) thence N. 00° 52' 08" E., 532.88 feet to
a point on the south westerly right-of-way line of Lee Boulevard, thence
S. 39° 08' 37" E, along said right-of-way line 203.48 feet, thence continue
along said right-of-way line, S. 54° 01' 15" E., 85.28 feet to the west right-
of-way line of Maine Place, (50 feet wide). Thence S. 00° 42' 14" E.,
89.91 feet to the point of beginning containing therein, 2.74 acres more
or less.

RECEIVED
APR 03 2007

COMMUNITY DEVELOPMENT

DCI 2007-00004

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

JAMES D. HULL, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2123

DATE

AIM Engineering & Surveying, Inc.



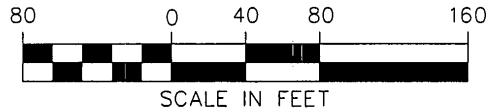
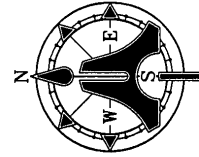
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX: 239/332-8734

THIS IS NOT A SURVEY

SHEET 1 OF 2

PROJECT NUMBER: 06-9092		DESCRIPTION: LEGAL & SKETCH	
DRAWN BY: PJM		CLIENT: 82 COMMERCIAL, LLC.	
DATE: 02-2007	SEC-TWP-RGE 32-44S-27E	FILE: EXHIBIT A & B.DWG	COUNTY: LEE COUNTY, FLORIDA

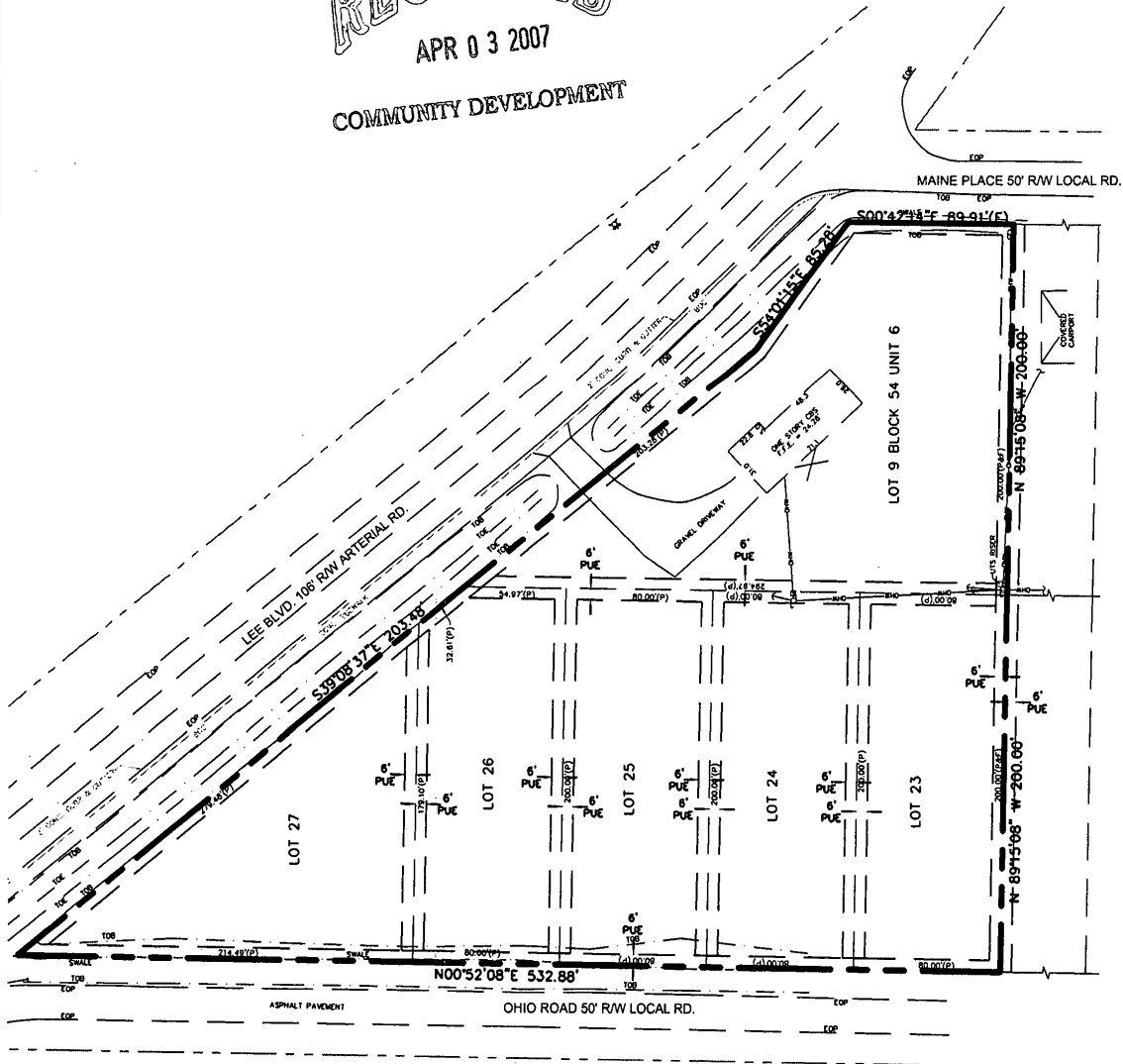
**LEGAL AND SKETCH OF LOTS 03 & 23 THRU 27, UNIT 11, BLOCK 54
LEHIGH ACRES SUBDIVISION,
SECTION 32 TOWNSHIP 44 SOUTH RANGE 27 EAST
LEE COUNTY, FLORIDA**



RECEIVED
APR 03 2007

COMMUNITY DEVELOPMENT

N.T.S.



DCI 2007-00004

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

JAMES D. HULL, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2123

DATE

AIM Engineering & Surveying, Inc.

THIS IS NOT A SURVEY

SHEET 2 OF 2



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX: 239/332-8734

PROJECT NUMBER: 06-9092	DESCRIPTION: LEGAL & SKETCH
DRAWN BY: PJM	CLIENT: 82 COMMERCIAL, LLC.
DATE: 02-2007	SEC-TWP-RGE 32-44S-27E
FILE: EXHIBIT A & B.DWG	COUNTY: LEE COUNTY, FLORIDA



AIM Engineering & Surveying, Inc.

Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

Successfully providing our clients and the community with quality planning, engineering and surveying services since 1980.

April 23, 2008

Ms. Lisa Hines
Department
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED

APR 23 2008

OB
COMMUNITY DEVELOPMENT

Re: Zoning Case DCI 2007-00004
Resolution No. Z-07-076

Dear Ms. Hines,

Transmitted herewith are 11 full size and 3 – 11 x 17 sheets of the Master Concept Plan for Elesandae, Inc. as per the request in the attached letter from John J. Fredyma.

Please contact me if you have any questions.

Sincerely,

L. J. Lewis
Project Manager

CC: File

DCI 2007-00004



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 533-2236

Facsimile (239) 485-2106

Bob Janes
District One

March 10, 2008

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Mr. L. Joe Lewis
AIM ENGINEERING & SURVEY, INC.
5300 Lee Boulevard
Lehigh Acres, FL 33971 1

Re: 511 Lee Boulevard
Zoning Case #DCI2007-00004
Resolution No. Z-07-076

Dear Mr. Lewis:

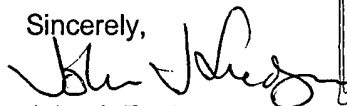
Enclosed is the current draft resolution pertaining to a project known as 511 Lee Boulevard. It is based on the Hearing Examiner's recommendation with the understanding that changes may be made by the Commissioners at the final hearing. Please review this draft and let me know if any changes are necessary to accurately reflect the Hearing Examiner's recommendation. County staff will also review the draft resolution.

The Hearing Examiner recommendation encompasses a number of changes to the MCP. These changes are indicated in handwriting on the enclosed MCP. A revised MCP consistent with the resolution adopted by the Board will be required for attachment to the zoning resolution prior to Board execution of the resolution. If you would like to meet to discuss any necessary changes after the final hearing, please contact the Planner at 533-8585. The revised MCP, including the required 11 full-size and three 11" by 17" sheets, must be delivered to County Staff at the first floor zoning counter at the Department of Community Development (1500 Monroe Street).

We have found that the legal description submitted with the zoning application often does not truly represent the property intended to be rezoned. Therefore, to prevent potential errors in the resolution, please review the attached legal description to confirm that all of the property intended to be rezoned is accurately described. Please advise my office in writing regarding the results of your review. If the property to be rezoned is not completely and correctly described, necessary changes must be made before the final hearing so that the resolution can be signed promptly after the hearing.

Please contact me if you have any questions.

Sincerely,


John J. Fredyma
Assistant County Attorney

RECEIVED

APR 23 2008

COMMUNITY DEVELOPMENT

JJF/mms
Enclosure

cc via email only:

Pam Houck, Director, Zoning Division
Lisa Hines, Planner, Development Services Division
Susie Derheimer, Planner, Environmental Sciences, DCD
Billie Jacoby, Administrative Support Supervisor, DCD

DCI 2007-QQQQ4



AIM Engineering & Surveying, Inc.

Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

September 26th, 2007 clients and the community with quality planning, engineering and surveying services since 1980.

Lisa C. Hines
Zoning Division
P.O. Box 398
Fort Myers Florida 33902-0398

Re: 511 Lee Blvd.
DCI2007-00004 – PDS Application (Minor PD)

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OCT 26 2007

PERMIT COUNTER

DCI 2007-00004

Dear Ms. Hines,

Transmitted herewith please find (4) 24x36" and (14) 11x17" copies of the master concept plan revised as per our discussion to change the landscape islands to a minimum of 10 feet wide. I do have some islands less than 10 feet however they will not be required as islands requiring plantings, only 5 foot separations between the end parking and the drive.



Sincerely,

Leonard Joe Lewis
Project Manager/Principal Planner

Aim Engineering and Surveying, Inc.

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

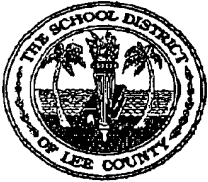
Date: September 4, 2007

To: Lisa C. Hines, Senior Planner
From: Susie Derheimer, Environmental Planner
Phone: (239) 533-8158
E-mail: sderheimer@leegov.com

Project: 511 Lee BLVD
Case: DCI2007-00004
STRAP: 32-44-27-11-00054.0030 and others

The Division of Environmental Sciences (ES) staff have reviewed the revised 511 Lee BLVD Commercial Planned Development (CPD) Master Concept Plan (MCP) dated October 26, 200 and offer the following analysis:

The applicant has revised the MCP to relocate Building "B" closer to Lee Blvd. and parking to the southwest corner of the project site adjacent single-family residential. The relocation of the parking to the southwest corner has resulted in a cluster of five (5) foot parking islands within this area. Per the Land Development Code (LDC) Section 10-416(c)(2)c. the minimum dimension of any required internal landscaped area must be ten feet for projects less than ten acres. The applicant has provided one (1) ten foot island within the southwest parking area to meet Section 10-416(c)(2)a. no parking space may be more than 200 feet from a canopy tree planted in permeable island requirement. ES staff identifies that given the clustering of five foot island there will be no other parking canopy trees planted within the southwest parking area.



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ TTD/TTY (239) 335-1512
WWW.LEESCHOOLS.NET

August 29, 2007

Ms. Lisa C. Hines
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

VIA

Re: 511 Lee Blvd
Case #: DCI2007-00004

Dear Ms. Hines:

Thank you for the opportunity to review the proposed 511 Lee Blvd project for substantive comments with regard to educational impacts. This proposed development is in the East Choice Zone of the District. This letter is in response to your request dated August 29, 2007.

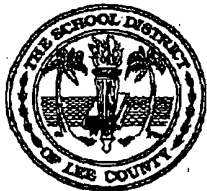
This development should have no impact on classroom needs based on the applicant's indication that this is commercial project only and will not have any residential units.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 479-5661.

Sincerely,

Susan Teston, Community Development Planner
Planning, Growth & School Capacity

Jeanne S. Dozier
Chairman, District 2
Jane E. Kuckel, Ph.D.
Vice Chairman, District 3
Robert D. Chilmonik
District 1
Steven K. Teuber, J.D.
District 4
Elinor C. Scricca, Ph.D.
District 5
James W. Browder, Ed.D.
Superintendent
Keith B. Martin, Esq.
Board Attorney
Julie B. Nieminski
Board Internal Auditor



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

JEANNE S. DOZIER
CHAIRMAN • DISTRICT 2

JANE E. KUCKEL, PH.D.
VICE CHAIRMAN • DISTRICT 3

ROBERT D. CHILMONIK
DISTRICT 1

STEVEN K. TEUBER, J.D.
DISTRICT 4

ELINOR C. BORICCA, PH.D.
DISTRICT 5

JAMES W. BROWDER, Ed.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

JULIE B. NIEMINSKI
BOARD AUDITOR

January 29, 2007

Ms. Lisa C. Hines
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 511 Lee Blvd
Case #: DCI2007-00004

VIA FAX

FAXED
1/29/07
479 8313 8

Dear Ms. Hines:

Thank you for the opportunity to review the proposed 511 Lee Blvd project for sufficiency comments with regard to educational impacts. This proposed development is in the East Choice Zone of the District. This letter is in response to your request dated January 12, 2007.

This development should have no impact on classroom needs based on the applicant's indication that this is commercial project only and will not have any residential units.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Susan Teston, Community Development Planner
Planning, Growth & School Capacity

Memo

To: Lisa Hines, Senior Planner
Zoning Division

From: Lili Wu^{Wu}
Sr. Transportation Planner

Date: August 21, 2007

Subject: 511 Lee Blvd (DCI2007-00004)

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located in the southwest corner of the intersection of Lee Blvd and Maine Place and will generate 204 new trips in the P.M peak hour. Access to the proposed development is shown on the Master Concept Plan via a proposed access drive on Lee Blvd.

Based on data from the 2006 Lee County Traffic Count Report, Lee Blvd from Homestead Road to Leeland Heights Blvd operates at Level of Service "C", or at 70 percent of capacity. The applicant's TIS indicates that Lee Blvd from Homestead Road to Leeland Heights Blvd is estimated to have 755 background trips in the P.M peak hour peak direction with 116 additional project trips for a total of 871 estimated trips in Year 2009 (build-out year). The Lee County Link-Specific Service Volume Tables identifies Lee Blvd (Homestead Road to Leeland Heights Blvd) the Maximum service volume at Level of Service "E" (equivalent to capacity) at 1,040. At project build-out in 2009, Lee Blvd is projected to operate at LOS "D", or at 84% of capacity.

LW/dn

cc: File

June 15, 2007

Lee County
Southwest Florida
Lisa C. Hines
Zoning Division
P.O. Box 398

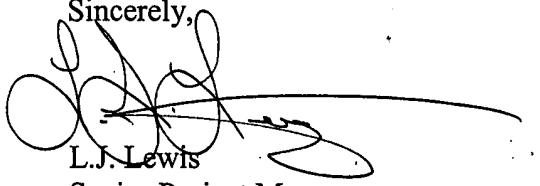
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JUN 19 2007
an kw
COMMUNITY DEVELOPMENT

Re: 511 Lee Blvd.
DCI2007-00004 – PDS Application (Minor PD)

Dear Ms. Hines,

The following information is in response to you RAI letter dated April 24th, 2007
regarding the above referenced Application.

Sincerely,


L.J. Lewis
Senior Project Manager
AIM Engineering and Surveying Inc.

DCI 2007-00004

June 15, 2007

Lee County Community Development
Zoning Division
1500 Monroe St
Fort Myers, FL 33901

RE: 511 LEE BLVD
DCI2007-00004 – PDS Application (Minor PD)

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Dear Ms Hines,

Please find attached our response to your RAI dated April 24, 2007.

9) Potable Water & Central Sewer. The applicant must indicate if the project will be connected to potable water and central sewer as part of any development of the property (see Supplement D, Part 6. D.). [BOCC Policy]

Thank you for the utility information; however, Staff could not locate the sketch of utilities as indicated in the resubmittal. Please provide a map showing the connection locations for central water and wastewater. Also, the letter from FGUA is for 20,000 square feet of commercial development; however, the application is for a maximum of 25,000 square feet (two buildings consisting of 12,500 square feet each).

RESPONSE: The sketch of the existing utilities received from FGUA and is attached herewith. As to the letter from FGUA, I have requested the change two times. FGUA has replaced many of the persons that have been there for some time and it is very difficult to get anything from them now. I will keep trying to get this letter revised.

22) Miscellaneous items.

ADDITIONAL ZONING COMMENTS:

1. Two commercial permits have been submitted to Lee County for the subject property, COM2007-00611 and COM2007-00613. These permits cannot be processed without approval of the requested rezoning and an approved Development Order.

RESPONSE: So noted.

2. Please note, the commercial parcel located across Maine Place, to the east of the subject property is zoned Commercial Planned Development. Please revise the Master Concept Plan (MCP) accordingly. This CPD was approved with limited uses and hours of

DCI 2007-00004

operation due to the close proximity of the existing residential neighborhood and the potential impact of commercial development.

RESPONSE: *The master concept plan has been revised as noted.*

3. As indicated in the resubmittal, if the applicant meets with the Lehigh Acres Community Planning Corporation, which is highly encouraged, copies of minutes or notes from this meeting will be appreciated.

RESPONSE: *I have sent copies of the plan to the Lehigh Acres Planning Community Corp. for their input. See attached letter*

4. Based on the proposed schedule of uses, the site does not appear to meet minimum parking requirements. Would the applicant be willing to propose an alternative design pattern to better suit the subject properties?

RESPONSE: *We have revised the parking to satisfy the requirements for a 12,500 S.F. medical in building "B" however there may be some office and retail in building "A".*

NOTE: Additional comments may be forthcoming under separate cover from the County Attorney's Office, Development Services, etc.

23) Contact the Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist. Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

I) Sufficiency Comments.

1. The trip generation calculation shall be based on the regression equation of LUC 820 of ITE.

RESPONSE: *The TIS has been revised using the regression equations for 12,500 S.F. shopping center and 12,500 S.F. of medical office space which should be the worst case scenario.*

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Lili Wu 479-8580 ext 5395

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**LC Environmental Sciences PD Application Sufficiency Checklist
(Ord 05-29)**

12) Master Concept Plan, Non-PRFPD. A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the following information required by LCLDC Section 34-373(a)(6)a. - (a)(6)i must be submitted in both 24" X 36" size and 11 "X 17" size. [34-373(a)(6)] (see Supplement D, Part 7)

Please submit a complete MCP in both 11 X 17" and 24"x 36" size. The item below was found inaccurate on the MCP submitted.

RESPONSE: THE MCP is being submitted herewith in both 11" X 17" and 24" X 36"size.

12el) Boundaries. The boundary of each development area within which buildings, parking or other uses will be located must be shown on the Master Concept Plan. 134-373(a) (6)d.i.]

ES staff identified a conflict in the MCP proposed parking layout and a land development code amendment requiring small projects to have no more than ten parking spaces occurring in an uninterrupted row unless divider medians are used. This code is currently being reviewed for and required at DO review.

Please revise MCP to illustrate a 10' parking island per no more than 10 spaces.

RESPONSE: The landscape code for small projects allows for parking up to an average of 20 spaced in a row. I have revised the plan to have a 10' island in the row that has 20 spaces. Thus giving an average of 14 per row for the remainder

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]

The MCP as submitted depicts a 6' PUE within the landscape buffer required along all property lines. As the project pertains to plantable area it must meet LDC Sec 10-421(a)(2), (5) & (8). If landscaping is planted in the retention area along the west property line it can not be placed where they interfere with site drainage (LDC Sec 10-421 (a)) and required heights of all trees and shrubs must be measured from final grade of project site (LDC Sec. 10-420(f)).

ES staff requests the applicant acknowledge the requirements. These requirements and others will be reviewed for at development order.

RESPONSE: The above requirements are acknowledged and the landscaping will meet said requirements.

DCI 2007-00004

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20) Miscellaneous items.

MCP as submitted offers opportunity to preserve existing native pine trees within the southeast corner of the site. ES staff recommends preserving native trees for credit as per LDC Sec. 10-420(j).

RESPONSE: *Most of the tress in the S.E. corner are not native, however they will try to save any large native pines, if any.*

21) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist. Susie Derheimer, Environmental Planner
239-479-81 58
sderheimer@leegov.com

LC ZTIS PD Application Sufficiency Checklist (Ord 05-29)

2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i. e. ITE TRIP GENERA TION, current edition).
[AC-13-77]

RESPONSE: *Please see revised TIS attached herewith.*

2a1) Trip generation must be based on regression equations, where available.
[AC-13-77]

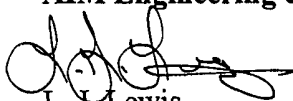
RESPONSE: *Please see revised TIS attached herewith.*

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P. M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.
[AC-13-17]

RESPONSE: *Please see revised TIS attached herewith.*

11) Contact. The Staff reviewer may be contacted with any questions relative to this LCTIS PD Application Sufficiency Checklist.

Sincerely,
AIM Engineering & Survey, Inc.


L. J. Lewis
Project Manager

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JUN 19 2007

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DCI 2007-00004



AIM Engineering & Surveying, Inc.

Corporate Office:
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

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239-678-3696
800-226-4569
Fax: 239-332-8734

Consultants in General Civil, Transportation, Land Planning, Site Development, Utilities, Stormwater Management, Permitting, Project Management, Land Surveying & Platting

June 15, 2007

Mr. Bo Turbenville, President
Lehigh Acres Planning Corporation, Inc.
P.O. 330
Lehigh Acres, FL 33970

Dear Mr. Turbenville,

Transmitted herewith please find two sets of plans for a Master Concept Plan for a 0.57 acre site on Lee Blvd. lying between Ohio Road and Main Place. The site is a recombination of six single family lots. The site will be rezoned to CPD with the attached list of possible uses. The owner intends to have medical offices as the highest use.

I have submitted the plans and application to the County for the Public Hearing and sending you copies as a courtesy.

We would appreciate a reply in waiting with your comments and support in this rezoning.

Sincerely,

L. J. Lewis
Project Manager

Cc: Rob James

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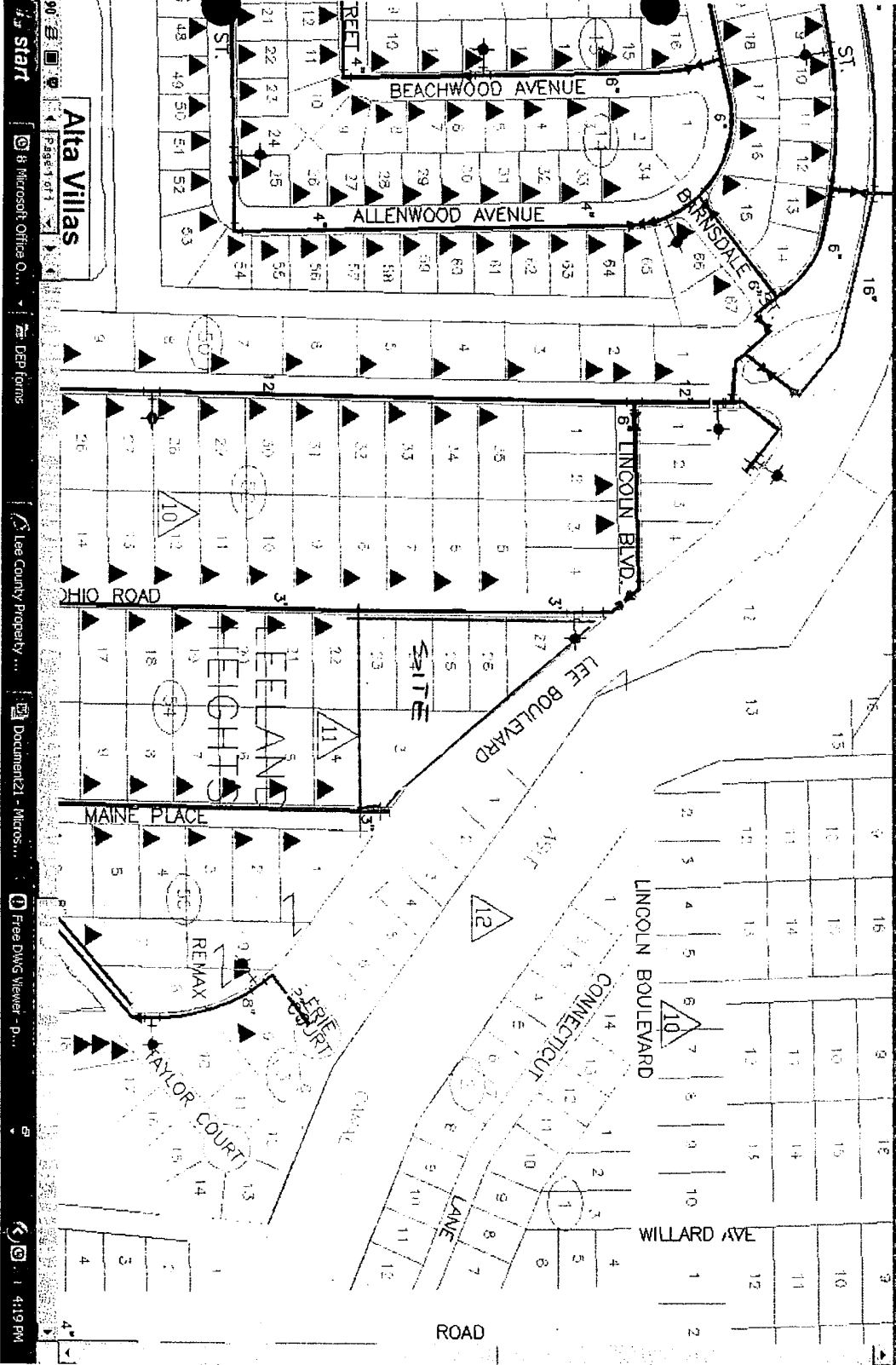
DCI 2007-00004

Water system map

Free DWG Viewer - powered by Bravai

File Edit View Measure Options Help

Lehigh-SystemModel - c:\d\makup.dwg



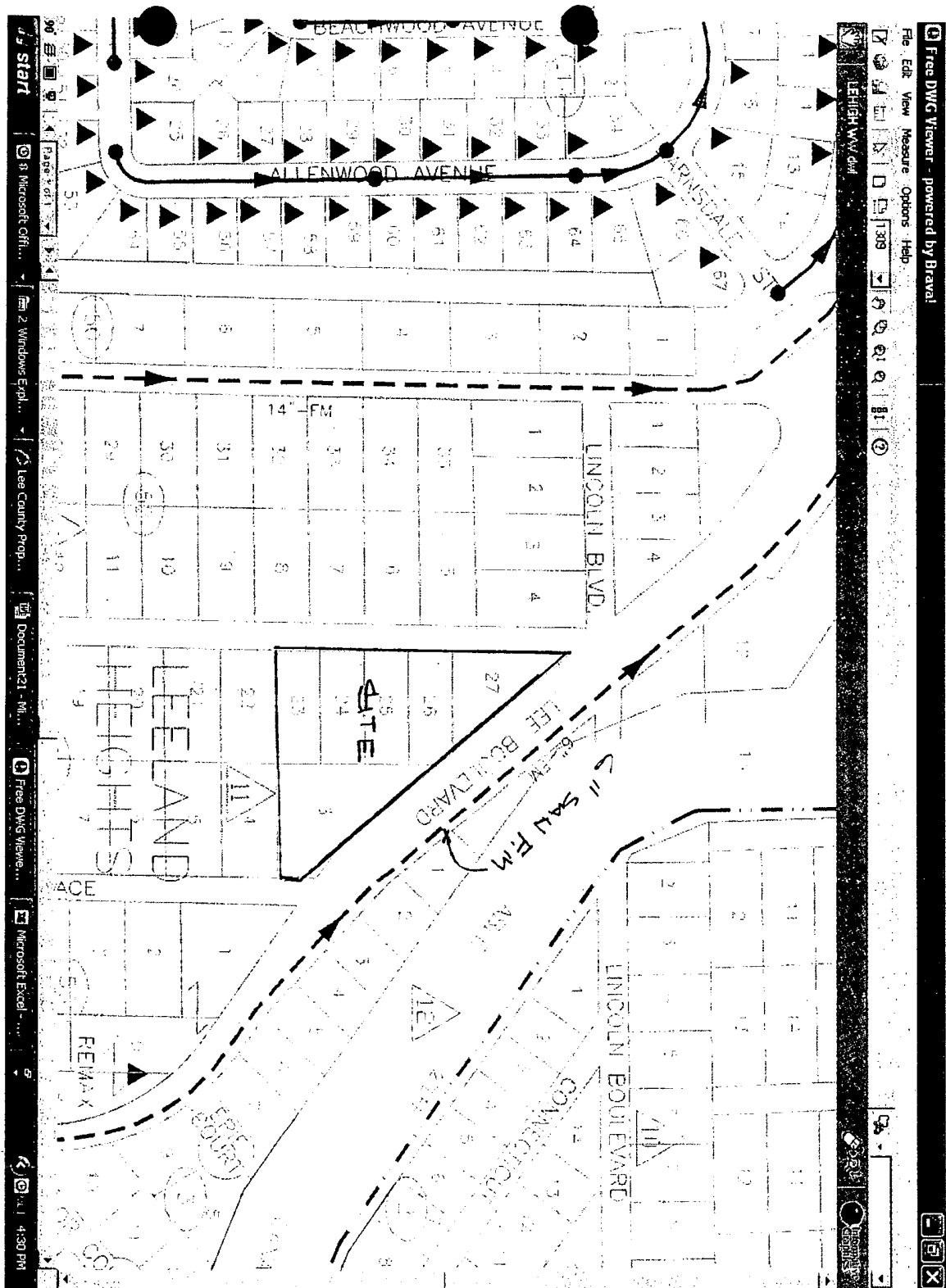
DEINING WATER

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JUN 19 2007

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DCI 2007-00004



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Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

Successfully providing our clients and the community with quality planning, engineering and surveying services since 1980.

July 23, 2007

Ms. Lisa C. Hines
Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 511 Lee Blvd.
DCI2007-00004

Dear Ms. Hines,

Transmitted herewith please find (2) 24" x 36" and (15) 11" x 17" copies of the Master Concept Plan for the above referenced.

The Plans has been revised to reduce the number of parking spaces to 10 in the parking rows by adding landscape islands.

It is the intent of the owner to develop this project as 100% medical offices. Other uses have been added as a second choice if the center does not fully develop as medical. We have deleted the restaurants (except for Group II) from the list of uses in order to meet the parking ratio of 1 space per every 200 s.f. of leaseable area.

Also enclosed is the revised TIS.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

L.J. Lewis
Project Manager

Cc: Rob James

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JUL 23 2007

DCI 2007-00004

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Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 et seq., 34-3106
Administrative Offices: Note (1)
Auto Parts Store
Banks and Financial Establishments (34-622(c)(3)): Groups I (Including Banking Drive Thru facility)
Business Services (34-622(c)(5)): Groups I
Clothing Stores General
Contractors and Builders (34-622(c)(9)): Groups I (34-1352, 34-3001)
Drugstores, Pharmacy (Including Pharmacy Drive Thru facility)
Essential Services (Note 1, 34-1611, 34-1741)
Essential Service Facilities (34-622(c)(13)): Groups I (Note 1, 34-1611, 34-1741, 34-2141)
Fences, Walls (Note 1, 34-1741)
Food Stores (34-622(c)(16)): Groups I
Hardware Store
Hobby, Toy and Games Shops (34-622(c)(21))
Household and Office Furnishings (34-622(c)(22)): Groups I
Insurance Companies (34-622(c)(23))
Medical Office
Nonstore Retailers (34-622(c)(5)): Groups I, II and III
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services
Personal Services, Group I
Rental or Leasing Establishment (34-622(c)(39)): Groups I (34-1352, 34-3001, et seq.) and II (34-1201 et seq., 34-1352, 34-3001 et seq.)
Repair Shops (34-622(c)(40)): Groups I and II
Restaurant (34-622(c)(43) Group II
Schools: Commercial (34-622(c)(5)) (34-2381)
Signs (in accordance with Chapter 30 Note I)
Social Services (34-622(c)(46)): Groups I, II, III (Note 28) and IV (Note 28)
Specialty Retail Shops (34-622(c)(5)): Groups I, II, III and IV
Vehicle and Equipment Dealers (34-622(c)(55))(34-1352): Groups I and II
Wholesale Establishments (34-622(c)(56)): Groups III

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**HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A.	Commercial		Habitable Stories	Height	Total Floor Area	
A.1.		Medical		35	23,000	Sq. Ft.
A.2.		General Office	2	35		Sq. Ft.
A.3.		Retail	2	35		Sq. Ft.
A.4.		Other	2	35	2,000	Sq. Ft.
A.5.		TOTAL FLOOR AREA	2		25,000	Sq. Ft.
B.	Industrial		Habitable Stories	Height	Total Floor Area	
B.1.		Under Roof				Sq. Ft.
B.2.		Not under Roof	NA			Sq. Ft.
B.3.		TOTAL FLOOR AREA				Sq. Ft.
C.	Mining			Depth	Total Acres	
C1.		Area to be excavated	NA			Acres
D.	Assisted Living Facilities					
			Habitable Stories	Height	Total Number of Beds/Units	
D.1.		Dependent Living Units				Beds/Units
D.2.		Independent Living Units				Beds/Units
D.3.		TOTAL BEDS/UNITS				Beds/Units
E.	Hotels/Motels					
		Room Size	Habitable Stories	Height	Number of Rental Units	
E.1.		< 425 sq. ft.				Units
E.2.		426-725 sq. ft.				Units
E.3.		725 < sq. ft.				Units
E.4.		TOTAL UNITS				Units

DCI 2007-00004

PART 5
ENVIRONMENTAL ISSUES

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JUL 23 2007

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TRAFFIC IMPACT STATEMENT

FOR

511 INC.

CPD Zoning



PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
LEHIGH ACRES, FL 33971

December 15, 2006
Revised April 2nd 2007
Revised June 2, 2007

DCI 2007-00004

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**TRAFFIC IMPACT STATEMENT
FOR
511 INC**

1. Purpose of Report

This report is being prepared to fulfill the requirements set forth by the Lee County Traffic Impact Statement Guidelines for Development seeking approval of a Lee County Commercial Planned Development. This report will investigate the traffic characteristics and adverse impacts, if any, associated with this rezoning.

2. Scope of Project

The 511 Inc., a 2.74 acre parcel, is located in Lehigh Acres and is a Commercial Planned Development consisting of two buildings containing 12,500 square feet each, total 25,000 S.F. feet.

Construction of this project is expected to be completed in the year 2008. The project is located on the east bound side of Lee Blvd, at the intersection of Main Place, a County maintained local road.

The project has one access point onto Lee Boulevard, an arterial road, located on the west side of the property.

Exhibit One depicts the site location and surrounding roadway infrastructure.

3. Vehicular Trip Ends

Trip ends generated for this project were based on the methodology provided by THE TRIP GENERATION MANUAL OF THE INSTITUTE OF TRANSPORTATION ENGINEERS, 7TH Edition, and Version 5 Trip Generation Software by Microtrans.

LAND USE CODE 820 (Shopping Center) and 720 (Medical Building) was used for this project.

The attached tables provide the details of the project's trip generation totals using regression equations. It was determined that the project can be expected to generate a total of 27 peak hour trips in the AM hours and 116 peak hour trips in the PM hours to and from the site on an average weekday.

4. Trip Distribution (See Attached Exhibit One & Two)

5. Existing Traffic Conditions

Lee Boulevard is currently a 3-lane divided Highway with a continuous left and right center turn lane. The road is County maintained and classified as an arterial road. The posted speed limit is 35 M.P.H. in this section.

DCI 2007-00004

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JUL 23 2007

6. Site Access Analysis

Access to the new shopping center will be from Lee Boulevard. It has been estimated that local residents using this Center will arrive 50% from the west 50% from the east on Lee Blvd.

7. Turn Lane Analysis

An analysis was completed for Lee Boulevard and the ingress/egress point to the proposed center with the results as follows: Hours 7 – 9 a.m. generated 13.5 left turns and 13.5 right turns. Hours of 4 – 6 p.m. generated 44 left turns and 44 right turns.

This project meets only one of the five warrants for a right or left turn lane. Therefore given there is a continuous center turn lane on Lee Blvd. this project does not warrant additional off site work.

LEVEL OF SERVICE

Count Location 311 was used to determine the level of service for Lee Boulevard, 2005 AADT = 11,700 (North of Leeland Heights).

Highest Peak Hour = 579 VPH (Highest Estimated Direction in 2006 Peak Season)
Compound Growth Rate = 9.25% over the past 7 years

2009 peak hour, peak season, peak direction, without project = $579(0.0925^3) = 755$ VPH

Project Traffic

	Enter	Exit
AM peak hour =	27	18
PM peak hour =	88	116

NOTE: PM Peak Hour has most significant impact (Use for calculations)

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Total Peak Season Peak Hour, Peak Direction at Build-out

= Background Traffic + Project Traffic (Highest Turning Movement)
755 VPH + (116) = 871 VPH

Level of Service

Lee Boulevard = "C" (Existing) & "C" (At Build-out)

The Level of Service, "C", will remain as a result of this project.

Conclusion

Based on the analysis detailed above, left turn lanes are not warranted. No other off-site roadway improvements are warranted at this time.

DCI 2007-00004

P:\JOBS\9000-9999\06-9092(82COMMERCIAL-511LEEBLVD-RJ)\Administrative\Traffic Impact Statement (CPD) 12-15-06.doc

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COMMUNITY DEVELOPMENT

511 Incorporated.
 Summary of Average Vehicle Trip Generation
 For 12.5 T.G.L.A. of Shopping Center
 June 09, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	Exit	4-6 PM Pk Hour Enter	Exit
Average Weekday	1758	27	18	76	83

	24 hour Two-Way Volume	Peak Hour Enter	Exit
Saturday	2493	116	108
Sunday	4410	0	0

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
 7-9 AM Peak Hr. Total: $LN(T) = .6LN(X) + 2.29$
 $R^2 = 0.52, 0.61$ Enter, 0.39 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .66LN(X) + 3.4$
 $R^2 = 0.81, 0.48$ Enter, 0.52 Exit
 AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit
 Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
 Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.77$
 $R^2 = 0.84, 0.52$ Enter, 0.48 Exit
 Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0$ Enter, 0 Exit

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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COMMUNITY DEVELOPMENT

511 Incorporated.
 Summary of Average Vehicle Trip Generation
 For 12.5 Th.Gr.Sq.Ft. of Medical-Dental Office Building
 June 09, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	296	0	0	12	33

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $T = 40.89(X) + -214.97, R^2 = 0.9$
 7-9 AM Peak Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
 4-6 PM Peak Hr. Total: $LN(T) = .93LN(X) + 1.47$
 $R^2 = 0.77, 0.27 \text{ Enter}, 0.73 \text{ Exit}$
 AM Gen Pk Hr. Total: $T = 3.49(X) + 5.25$
 $R^2 = 0.85, 0.66 \text{ Enter}, 0.34 \text{ Exit}$
 PM Gen Pk Hr. Total: $T = 4.43(X) + .48$
 $R^2 = 0.92, 0.4 \text{ Enter}, 0.6 \text{ Exit}$
 Sat. 2-Way Volume: 0, $R^2 = 0$
 Sat. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
 Sun. 2-Way Volume: 0, $R^2 = .0$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

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COMMUNITY DEVELOPMENT

511 Incorporated.
 Summary of Multi-Use Trip Generation
 Average Weekday Driveway Volumes
 June 09, 2007

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour		PM Pk Hour	
			Enter	Exit	Enter	Exit
Medical-Dental Office Building						
	12.5 Th.Gr.Sq.Ft.	296	0	0	12	33
Shopping Center	12.5 T.G.L.A.	1758	27	18	76	83
Total		2054	27	18	88	116

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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COMMUNITY DEVELOPMENT

511 Incorporated.
Summary of Pass-By Trips
For 12.5 T.G.L.A. of Shopping Center
June 09, 2007

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
Average Weekday			
7-9 AM Peak Hour Enter	27	0	27
7-9 AM Peak Hour Exit	18	0	18
7-9 AM Peak Hour Total	45	0	45
4-6 PM Peak Hour Enter	76	54	22
4-6 PM Peak Hour Exit	83	59	24
4-6 PM Peak Hour Total	159	113	46
Saturday			
Saturday Peak Hour Enter	116	44	72
Saturday Peak Hour Exit	108	41	67
Saturday Peak Hour Total	224	86	138

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Handbook, March, 2001

TRIP GENERATION BY MICROTRANS

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COMMUNITY DEVELOPMENT

JUL 23 2007



PERIODIC COUNT STATION DATA

Daily Traffic Volume (AADT)

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Sept. 2005

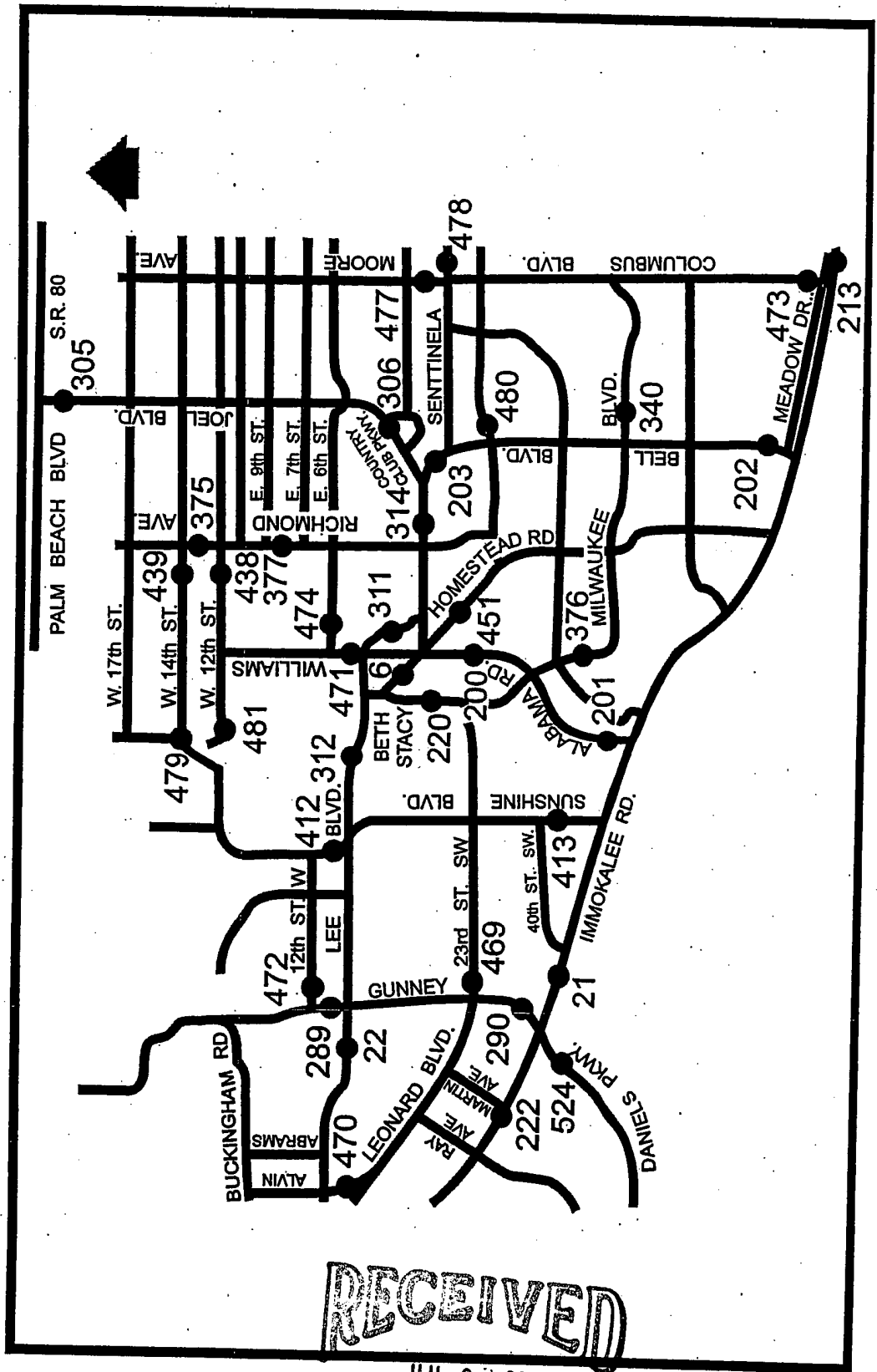
LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA) COMMUNITY DEVELOPMENT PAGE 3

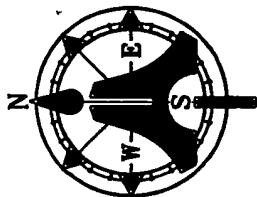
ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)				SERVICE VOLUMES (PEAK HOUR BOTH DIRECTIONS)			
						A	B	C	D	A	B	C	D
GUNNERY RD	SR 82	LEB BLVD	3	2.5	4LD	450	1,630	1,900	1,950	840	3,020	3,510	3,600
	LEB BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	0	880	1,500	1,590
	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	5	1.1	4LD	0	1,340	1,980	2,070	0	2,440	3,600	3,760
HICKORY BLVD	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	0	2,440	3,600	3,760
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	0	2,440	3,600	3,760
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	0	2,440	3,600	3,760
HOMESTEAD RD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	680	0	560	930	1,250
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	680	0	560	930	1,250
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	680	0	560	930	1,250
IMPERIAL ST	SR 82	LEELAND HEIGHTS	3	5.6	2LN	0	140	340	550	0	270	660	1,050
	LEELAND HEIGHTS	LEB BLVD	3	1.1	4LN	0	1,200	1,790	1,880	0	2,310	3,440	3,690
	COUNTRY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,950	840	3,020	3,510	3,600
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
LEB BLVD	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
LUCKETT RD	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
JOEL BLVD	SR 78	COUNTRY LINE	2	5.7	4LF	1,290	2,130	2,890	3,420	2,350	3,870	5,250	6,220
	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,850	1,110	1,830	2,630	3,480
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,850	1,110	1,830	2,630	3,480
LEB BLVD	16TH ST	SR 80	3	3.1	2LN	0	150	350	550	0	280	660	1,040
	SR 82	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,140	1,030	4,340	5,100	5,240
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,140	1,030	4,340	5,100	5,240
LEELAND HEIGHTS	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	0	410	870	1,010	0	680	1,450	1,730
	HOMESTEAD RD	LEB BLVD	3	0.4	4LN	0	540	1,780	2,030	0	890	2,960	3,380
	LEB BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	2,030	0	890	2,960	3,380
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	600	0	0	0	990
	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	240	1,630	1,990	2,050	440	3,080	3,760	3,870
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	240	1,630	1,990	2,050	440	3,080	3,760	3,870
McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4	1.7	4LD	240	1,630	1,990	2,050	440	3,080	3,760	3,870
	KELLY RD	THORNTON RD	4	0.3	4LD	240	1,630	1,990	2,050	440	3,080	3,760	3,870
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	240	1,630	1,990	2,050	440	3,080	3,760	3,870
LEB BLVD	SAN CARLOS BLVD	GRIFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750
	GRIFIN BLVD	A & W BLVD RD	4	1.0	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750
	A & W BLVD RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750
LUCKETT RD	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750
	COLLEGE PKWY		4	0.8	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750
			4	0.8	4LD	0	1,110	1,890	1,990	0	2,090	3,560	3,750

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ARCHDALE ST.
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BARNSDALE ST.

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DELAWARE RD.

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MAINE PL.

511 INC.
2.74 AC.

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CRESTWOOD AVE.

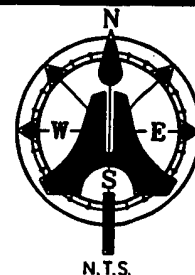
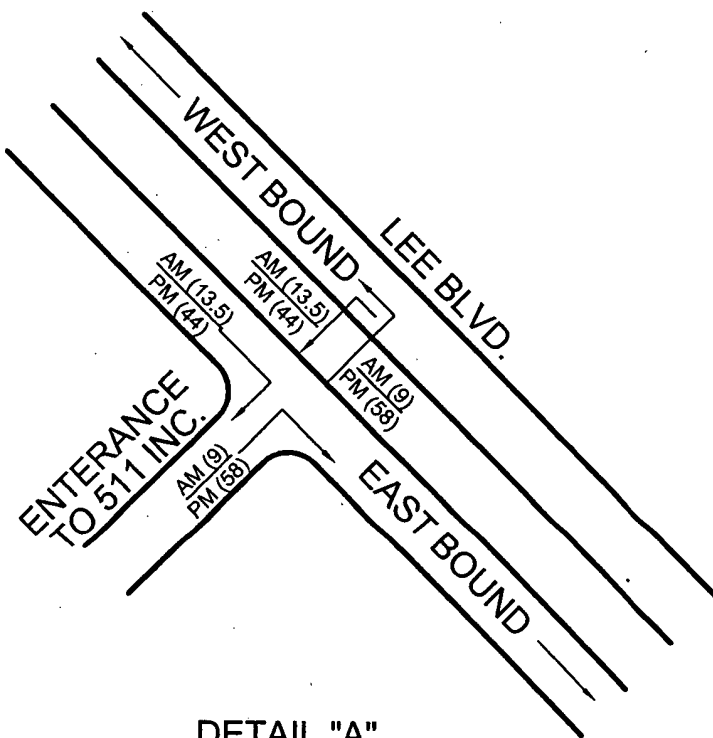
EXHIBIT ONE



AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
PH: (239) 332-4569
1-800-226-4569
Fax: (239) 332-8734

JOB NUMBER: 06-9092	CLIENT: 511 INC.		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT	DRAWING:	
REVISED 06/07	DATE: 12-2006	SEC. 32-44-27	COUNTY: LEE



DETAIL "A"

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EXHIBIT TWO



AIM Engineering & Surveying, Inc.

5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
PH: (239) 332-4569
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Fax: (239) 332-8734

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DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT	DRAWING:	
REVISED	DATE: 12-2006	SEC. 32-44-27	COUNTY: LEE



AIM Engineering & Surveying, Inc.

Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

Successfully providing our clients and the community with quality planning, engineering and surveying services since 1980.

July 23, 2007

Ms. Lisa C. Hines
Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 511 Lee Blvd.
DCI2007-00004

Dear Ms. Hines,

Transmitted herewith please find (2) 24" x 36" and (15) 11" x 17" copies of the Master Concept Plan for the above referenced.

The Plans has been revised to reduce the number of parking spaces to 10 in the parking rows by adding landscape islands.

It is the intent of the owner to develop this project as 100% medical offices. Other uses have been added as a second choice if the center does not fully develop as medical. We have deleted the restaurants (except for Group II) from the list of uses in order to meet the parking ratio of 1 space per every 200 s.f. of leaseable area.

Also enclosed is the revised TIS.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

L.J. Lewis
Project Manager

Cc: Rob James

DCI 2007-00004

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JUL 23 2007

COMMUNITY DEVELOPMENT

Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 et seq., 34-3106
Administrative Offices: Note (1)
Auto Parts Store
Banks and Financial Establishments (34-622(c)(3)): Groups I (Including Banking Drive Thru facility)
Business Services (34-622(c)(5)): Groups I
Clothing Stores General
Contractors and Builders (34-622(c)(9)): Groups I (34-1352, 34-3001)
Drugstores, Pharmacy (Including Pharmacy Drive Thru facility)
Essential Services (Note 1, 34-1611, 34-1741)
Essential Service Facilities (34-622(c)(13)): Groups I (Note 1, 34-1611, 34-1741, 34-2141)
Fences, Walls (Note 1, 34-1741)
Food Stores (34-622(c)(16)): Groups I
Hardware Store
Hobby, Toy and Games Shops (34-622(c)(21))
Household and Office Furnishings (34-622(c)(22)): Groups I
Insurance Companies (34-622(c)(23))
Medical Office
Nonstore Retailers (34-622(c)(5)): Groups I, II and III
Paint, Glass and Wallpaper
Parking lot: Accessory, Commercial
Pet Services
Personal Services, Group I
Rental or Leasing Establishment (34-622(c)(39)): Groups I (34-1352, 34-3001, et seq.) and II (34-1201 et seq., 34-1352, 34-3001 et seq.)
Repair Shops (34-622(c)(40)): Groups I and II
Restaurant (34-622(c)(43) Group II
Schools: Commercial (34-622(c)(5)) (34-2381)
Signs (in accordance with Chapter 30 Note I)
Social Services (34-622(c)(46)): Groups I, II, III (Note 28) and IV (Note 28)
Specialty Retail Shops (34-622(c)(5)): Groups I, II, III and IV
Vehicle and Equipment Dealers (34-622(c)(55))(34-1352): Groups I and II
Wholesale Establishments (34-622(c)(56)): Groups III

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COMMUNITY DEVELOPMENT

**HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A.	Commercial	Habitable Stories	Height	Total Floor Area	
A.1.	Medical		35	23,000	Sq. Ft.
A.2.	General Office	2	35		Sq. Ft.
A.3.	Retail	2	35		Sq. Ft.
A.4.	Other	2	35	2,000	Sq. Ft.
A.5.	TOTAL FLOOR AREA	2		25,000	Sq. Ft.
B.	Industrial	Habitable Stories	Height	Total Floor Area	
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	TOTAL FLOOR AREA				Sq. Ft.
C.	Mining		Depth	Total Acres	
C1.	Area to be excavated	NA			Acres
D.	Assisted Living Facilities				
		Habitable Stories	Height	Total Number of Beds/Units	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	TOTAL BEDS/UNITS				Beds/Units
E.	Hotels/Motels				
	Room Size	Habitable Stories	Height	Number of Rental Units	
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	TOTAL UNITS				Units

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PART 5
ENVIRONMENTAL ISSUES

COMMUNITY DEVELOPMENT



AIM Engineering & Surveying, Inc.

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L.J. Lewis
Project Manager

Cc: Rob James

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JUL 23 2007

COMMUNITY DEVELOPMENT

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Vehicle and Equipment Dealers (34-622(c)(55))(34-1352): Groups I and II
Wholesale Establishments (34-622(c)(56)): Groups III

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COMMUNITY DEVELOPMENT

**HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A.	Commercial	Habitable Stories	Height	Total Floor Area	
A.1.	Medical		35	23,000	Sq. Ft.
A.2.	General Office	2	35		Sq. Ft.
A.3.	Retail	2	35		Sq. Ft.
A.4.	Other	2	35	2,000	Sq. Ft.
A.5.	TOTAL FLOOR AREA	2		25,000	Sq. Ft.
B.	Industrial	Habitable Stories	Height	Total Floor Area	
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	TOTAL FLOOR AREA				Sq. Ft.
C.	Mining		Depth	Total Acres	
C1.	Area to be excavated	NA			Acres
D.	Assisted Living Facilities				
		Habitable Stories	Height	Total Number of Beds/Units	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	TOTAL BEDS/UNITS				Beds/Units
E.	Hotels/Motels				
	Room Size	Habitable Stories	Height	Number of Rental Units	
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	TOTAL UNITS				Units

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PART 5
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July 23, 2007

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Department of Community Development
Zoning Division
P.O. Box 398
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**PART 5
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Re: 511 Lee Blvd.
DCI2007-00004

Dear Ms. Hines,

Transmitted herewith please find (2) 24" x 36" and (15) 11" x 17" copies of the Master Concept Plan for the above referenced.

The Plans has been revised to reduce the number of parking spaces to 10 in the parking rows by adding landscape islands.

It is the intent of the owner to develop this project as 100% medical offices. Other uses have been added as a second choice if the center does not fully develop as medical. We have deleted the restaurants (except for Group II) from the list of uses in order to meet the parking ratio of 1 space per every 200 s.f. of leaseable area.

Also enclosed is the revised TIS.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

L.J. Lewis
Project Manager

Cc: Rob James

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JUL 23 2007

COMMUNITY DEVELOPMENT

DCI 2007-00004

Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures: Note (1), 34-1171 et seq., 34-2441 et seq., 34-1863 et seq., 34-3106
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COMMUNITY DEVELOPMENT

**HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A.	Commercial	Habitable Stories	Height	Total Floor Area	
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B.2.	Not under Roof	NA			Sq. Ft.
B.3.	TOTAL FLOOR AREA				Sq. Ft.
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C1.	Area to be excavated	NA			Acres
D.	Assisted Living Facilities				
		Habitable Stories	Height	Total Number of Beds/Units	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	TOTAL BEDS/UNITS				Beds/Units
E.	Hotels/Motels				
	Room Size	Habitable Stories	Height	Number of Rental Units	
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	TOTAL UNITS				Units

DCI 2007-00004

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PART 5
ENVIRONMENTAL ISSUES

COMMUNITY DEVELOPMENT



AIM Engineering & Surveying, Inc.

Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

Successfully providing our clients and the community with quality planning, engineering and surveying services since 1980.

July 23, 2007

Ms. Lisa C. Hines
Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 511 Lee Blvd.
DCI2007-00004

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Cc: Rob James

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COMMUNITY DEVELOPMENT

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DCI 2007-00004

PART 5
ENVIRONMENTAL ISSUES

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DCI 2007-00004

PART 5
ENVIRONMENTAL ISSUES

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COMMUNITY DEVELOPMENT



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
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March 12, 2008

533-8585

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District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
5300 LEE BLVD
LEHIGH ACRES, FL 33971

RE: **Agenda Schedule for 511 LEE BLVD**
Case No. DCI2007-00004

Dear MR. JOE LEWIS :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, March 31, 2008. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Catherine Keller

Catherine A Keller
Administrative Assistant

cc: MR. JEROME REYNART
ELESANDAE I INC
Lisa C Hines, Senior Planner
Zoning File



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

November 16, 2007

533-8585

MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
5300 LEE BLVD
LEHIGH ACRES, FL 33971

RE: Agenda Schedule for 511 LEE BLVD
Case No. DCI2007-00004

Dear MR. JOE LEWIS :

Your zoning request has been scheduled before the Hearing Examiner on Wednesday, December 19, 2007, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Wednesday, November 21, 2007, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, December 4, 2007, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Catherine A Keller
Administrative Assistant

cc: MR. JEROME REYNART
ELESANDAE I INC
Lisa C Hines, Senior Planner
Zoning File



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8777

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

September 10, 2007

MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
5300 LEE BLVD
LEHIGH ACRES, FL 33971

Re: 511 LEE BLVD
DCI2007-00004 - PDS Application (Minor PD)

Dear MR. JOE LEWIS :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Request to rezone 2.74 (+) acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of a maximum of 25,000 square feet of commercial development with a height of 35 feet or 2 stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by September 24, 2007 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on December 19, 2007. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
RE: 511 LEE BLVD
DCI2007-00004
September 10, 2007
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

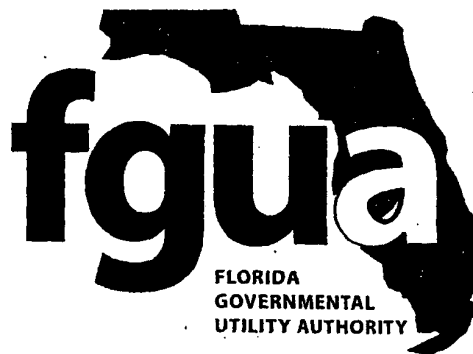
A handwritten signature in cursive script, appearing to read "Lisa C Hines".

Lisa C Hines
Senior Planner

copy w/o attachments

John Fredyma, Assistant County Attorney
DS Reviewer - Susan L Hollingsworth
Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Susan Teston, Lee County School District
Jamie Prancing, DCD Administration

DCI Zoning File
DCI Working File



February 15, 2007

Mr. Joe Lewis
AIM Engineering & Surveying
5330 Lee Blvd
Lehigh Acres, FL 33971

RE: Availability of Service for 82 Commercial, +/- 20,000 SF office/retail in two buildings, FGUA project # 4465 / Lehigh Water & Wastewater treatment facilities located in Lee County, Florida

Dear Mr. Lewis,

This letter confirms that the referenced property lies within the Florida Governmental Utility Authority (FGUA) service area and, the FGUA will be the Water and Wastewater utility provider for the site.

Plan review is required for all commercial projects or those projects involving a main extension. Construction shall meet FGUA's Standards and Specifications. The design, permitting, construction and expense of the extension are the responsibility of the developer/contractor.

When you are ready to proceed, submit four sets of signed/sealed engineering plans for review. Provide one copy of the FDEP.HRS permit applications (if applicable) via email or fax. FGUA will "red-line" the Operating Utility information, and return, for you to incorporate onto the Applications. You should then provide the number of completed, signed/sealed original applications you require, plus one for our files

Fees are to be paid prior to plan approval and will be based on the following:

Plan review fee: \$300.00, plus \$25.00 per sheet for plans over 9 sheets.

Inspection fee: 1.5% of the construction costs for the new facility based on Engineers Opinion of Probable Construction Costs (EOPCC). The EOPCC MUST be provided at the time of your submittal.

Capacity fee:

Water - \$1,885.43.00 per ERC
Wastewater - \$2,495.89.00 per ERC

The FGUA stands ready to serve upon the acceptance of a signed Request for Service and Executed Service Agreement, payment of appropriate fees and charges, and the approval of all State and Local Regulatory Agencies, as required.

Sincerely,

Clara S. Dozier
Developer Specialist

DCI 2007-00004

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APR 03 2007

COMMUNITY DEVELOPMENT

FGUA OPERATIONS OFFICE

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2000
Longwood FL 32779

877/552-3482 Toll Free
407/629-6900 Tel
407/629-6963 Fax



LEE COUNTY
SOUTHWEST FLORIDA

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February 2, 2007

AIM ENGINEERING
5300 LEE BLVD
LEHIGH ACRES, FL 33971

Re: 511 LEE BLVD
DCI2007-00004 - PDS Application (Minor PD)

Dear AIM ENGINEERING :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Lisa C Hines
Senior Planner

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Jamie Prancing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan L Hollingsworth, Development Review
DCI Zoning File
DCI Working File

4) Public Transit. If the property is located within the Lee Tran public transit service area, a map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, must be provided. [34-373(a)(4)h.] (see Supplement D, Part 1.C).

Please provide, if applicable.

9) Potable Water & Central Sewer. The applicant must indicate if the project will be connected to potable water and central sewer as part of any development of the property (see Supplement D, Part 6.D.). [BOCC Policy]

Please provide a letter of availability and capacity based on the proposed type of development and uses from the applicable utilities provider. This letter will need to include an estimate based on proposed uses and the gallons per day usage.

Please provide a map and detail showing the location of the water and sanitary sewer lines proposed for connection, in relation to the subject property.

10e) Existing Zoning and Current Land Uses. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet must be submitted. [34-373(a)(4)c].

Please include on revised Master Concept Plan.

10l) Narrative Compliance Statements. Narrative explanations as to how the proposed development complies with several elements must be submitted (see Items #10l1, #10l2, & 10l3 below). [34-373(a)(5)]

10l1) LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan must be submitted. [34-373(a)(5)]

Please provide narrative justifying compliance with the following Lee Plan Goals, Objectives and Policies: Policy 1.1.3, Policy 1.7.5, Objective 1.8, Policy 1.8.1, Policy 1.8.2, Policy 1.8.3, Goal 2, Objective 2.1, Objective 2.2, Policy 2.2.1, Policy 2.2.2, Policy 2.2.3, Policy 5.1.5, Goal 11, Standards 11.1 and 11.2, Policy 39.1.4 and Policy 139.9.5 of the Lee Plan.

10l2) Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411 must be submitted. [34-373(a)(5)]

Please provide.

11a) Easements. The exact location and explanation of all existing easements, whether or not those easements are recorded, must be shown on the Master Concept Plan. [34-373(a)(6)a.]

Please show the existing public utility easements (PUE's) on the Master Concept Plan. Has an application for vacation of easements been submitted? There will be a condition that the existing PUE's must be vacated, released and a license granted by all entities having the right to use the easements prior to approval and issuance of a Development Order .

11e6) Commercial/Industrial Floor Area. If commercial or industrial, the type(s) of commercial and industrial and the total floor area of each type must be shown on the Master Concept Plan. [34-373(a)(6)d.vi.]

Please provide the proposed amount of square footage for each requested use such as medical office, retail, general office space.

11f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the Master Concept Plan. [34-373(a)(6)e.]

Please provide the location of all service areas for delivery of goods or services on the Master Concept Plan (MCP).

11m) Deviations. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

11m1) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

Please provide justification for and how the requested deviation will benefit and not be detrimental to the public interest.

13) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan {see item #11d, above} as well as a summary for the entire property including the following information must be submitted {see Item #13a thru Item #13 below}: [34-373(a)(8)]

Please refer to attached Schedule of Uses.

13a) Types of Proposed Uses-Entire Site. The types of uses proposed for the entire site must be submitted. For projects with residential uses, the summary must include the types of proposed dwelling units. [34-373(a)(8)a.]

Are specific uses proposed for individual buildings, i.e. Building A and Building B? The proposed development may be conditioned as such to reduce or eliminate negative impact to the surrounding, adjacent, existing residential neighborhood.

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 5

14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan {see Item #11m above}. [34-373(a)(9)]

Please provide written justification of the requested deviation and how this request will enhance the project for the betterment of public welfare and safety.

21) Application Information. The Project name, Applicant's name, and STRAP Numbers must be the same as those shown on the LC Public Hearing for Zoning Action Application Form. {See Planned Development Supplement D Form Cover Sheet & LC Public Hearing for Zoning Action Application Form Cover Sheet.}

Please revise application (page 5 of 12) to include language for rezoning to Commercial Planned Development (CPD) including the proposed name of the development.

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 6

22) Miscellaneous items.

ADDITIONAL ZONING COMMENTS:

1. Upon preliminary review, Staff is not supportive of the proposed access onto Ohio Road located at the western perimeter of the proposed project based on the intrusion into an existing, established residential neighborhood. Based on the LDC, there is not a requirement for a Commercial Planned Development (CPD) to have more than one (1) access.
2. Please show the proposed drive-through locations on the Master Concept Plan (bank, pharmacy, etc.)
3. Please show the proposed location for the restaurant use.
4. Please see attached Proposed Schedule of Uses for Staff comments. Please consider less intense commercial uses such as those permitted in the conventional zoning districts of CN-1, CN-2 and CN-3 (neighborhood commercial uses) for the subject property based on the adjacent, existing, established single-family residential neighborhood.
5. Has the applicant met with the Lehigh Acres Community Planning Corporation, Inc.?
Although not a requirement, Staff highly recommends that a presentation be made to this group. The contact information is: Lehigh Acres Community Planning Corporation, Inc., P. O. Box 339, Lehigh Acres, FL 33970, Bo Turbeville, President. Minutes or notes from this meeting will be appreciated.
6. Please provide property development regulations under separate cover including applicable Setbacks, Building Height, Lot Width, Lot Depth, Lot Area, Maximum Lot Coverage, Open Space Required and Open Space Provided.
7. Will Consumption on Premises (COP) be requested in conjunction with the proposed Restaurant use? If so, what are the proposed hours of operation? Will outdoor seating in conjunction with a restaurant be requested?
8. What are the proposed hours of operation for the retail, office and banking uses? As a note, the property located across Maine Place, to the east, is zoned CPD and was approved with limited uses and hours of operation due to the close proximity of the existing residential neighborhood and the potential impact of commercial development.
9. The building setback on the southern property perimeter should be 25 feet.
10. The TIS is based on Land Use Code 820 (Shopping Center); however, the schedule of uses includes intense commercial uses that generate higher traffic generation rates such as drive-through facilities, vehicle and equipment dealers, supermarkets, etc. The TIS will be based on the worst case scenario for trip generation.
11. Is the proposed access onto Lee Boulevard a right-in/right-out only?

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 8

COMMENTS FROM COUNTY ATTORNEY:

1. Please provide a structure affidavit in accordance with the Land Development Code (LDC), Section 34-202 (b) (3);
2. Please revise application to depict the request for rezoning from Residential Single-Family (RS-1) to a Commercial Planned Development (CPD).
3. The Master Concept Plan (MCP) must be revised to eliminate the aerial background. The MCP should include the existing structures and a reference as to the plan for the structure subject to approval of zoning. The MCP should reflect a correct scale with the 24 x 36 and 11 x 17 sizes.
4. Please provide a sketch of the legal description suitable for attachment to the zoning resolution. A reduced copy of the survey is not acceptable.

Please note that there may be additional insufficiency comments forthcoming from other Divisions under separate cover at a later date.

23) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

2f) Project Name. The name that you wish to have assigned to this project must be provided. The name is limited to 30 characters and spaces. [DCD Policy]

Please provide a project name for the CPD.

15a) Affidavit Regarding Proposed Use. If buildings or structures exist on the property, an affidavit is required stating that buildings & structures will be removed or that the proposed use of buildings, structures & land is/will be in compliance with all requirements of the LCLDC {see LC Public Hearing Application Form, Part 3.1.2.}. [34-202(b)(3)]

Please provide.

32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

**LC Environmental Sciences PD Application Sufficiency Checklist
(Ord 05-29)**

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 9

12) Master Concept Plan, Non-PRFPD . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the following information required by LCLDC Section 34-373(a)(6)a. - (a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {see Supplement D, Part 7}

Please provide a 24 X36 MCP.

12i) Open Space Percentage. The percentage of open space must be shown on the Master Concept Plan unless the proposed development consists solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)h.]

According to the MCP, 28,870 sq. ft. of open space is required. Please revise the MCP to include the amount of open space that will be provided for this project.

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]

Please include a cross-section with details delineating the 25 foot buffer along Ohio Rd.

18b1) LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan must be submitted. [34-941(g)(3)]

Please address Policy 6.1.6 of the Lee Plan in Exhibit D-7-J.

21) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

Brent Cunningham, Environmental Planner
239-479-8337
bcunningham@leegov.com

LC ZTIS PD Application Sufficiency Checklist (Ord 05-29)

2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition). [AC-13-17]

2a1) Trip generation must be based on regression equations, where available. [AC-13-17]

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
February 2, 2007
Page 10

*7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.
[AC-13-17]*

The full range of data for Count Station #311 yields a compound growth rate of only 3.61%.

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.

Contact Bob Rentz @ 479-8587, OR rentzrg@leegov.com



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8777

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

April 24, 2007

AIM ENGINEERING
5300 LEE BLVD
LEHIGH ACRES, FL 33971

Re: 511 LEE BLVD
DCI2007-00004 - PDS Application (Minor PD)

Dear AIM ENGINEERING :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Lisa C Hines
Senior Planner

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
April 24, 2007
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Jamie Princing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan L Hollingsworth, Development Review
DCI Zoning File
DCI Working File

9) Potable Water & Central Sewer. The applicant must indicate if the project will be connected to potable water and central sewer as part of any development of the property (see Supplement D, Part 6.D.). [BOCC Policy]

Thank you for the utility information; however, Staff could not locate the sketch of utilities as indicated in the resubmittal. Please provide a map showing the connection locations for central water and wastewater.

Also, the letter from FGUA is for 20,000 square feet of commercial development; however, the application is for a maximum of 25,000 square feet (two buildings consisting of 12,500 square feet each).

22) Miscellaneous items.

ADDITIONAL ZONING COMMENTS:

1. Two commercial permits have been submitted to Lee County for the subject property, COM2007-00611 and COM2007-00613. These permits cannot be processed without approval of the requested rezoning and an approved Development Order.
2. Please note, the commercial parcel located across Maine Place, to the east of the subject property is zoned Commercial Planned Development. Please revise the Master Concept Plan (MCP) accordingly. This CPD was approved with limited uses and hours of operation due to the close proximity of the existing residential neighborhood and the potential impact of commercial development.
3. As indicated in the resubmittal, if the applicant meets with the Lehigh Acres Community Planning Corporation, which is highly encouraged, copies of minutes or notes from this meeting will be appreciated.
4. Based on the proposed schedule of uses, the site does not appear to meet minimum parking requirements. Would the applicant be willing to propose an alternative design pattern to better suit the subject properties?

NOTE: Additional comments may be forthcoming under separate cover from the County Attorney's Office, Development Services, etc.

23) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

32) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

1) Sufficiency Comments.

1. The trip generation calculation shall be based on the regression equation of LUC 820 of ITE.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Lili Wu 479-8580 ext 5395

**LC Environmental Sciences PD Application Sufficiency Checklist
(Ord 05-29)**

12) Master Concept Plan, Non-PRFPD . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the following information required by LCLDC Section 34-373(a)(6)a. - (a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {see Supplement D, Part 7}

Please submit a complete MCP in both 11"x 17" and 24"x 36" size. The item below was found inaccurate on the MCP submitted.

12e1) Boundaries. The boundary of each development area within which buildings, parking or other uses will be located must be shown on the Master Concept Plan. [34-373(a)(6)d.i.]

ES staff identified a conflict in the MCP proposed parking layout and a land development code amendment requiring small projects to have no more than ten parking spaces occurring in an uninterrupted row unless divider medians are used. This code is currently being reviewed for and required at DO review.

Please revise MCP to illustrate a 10' parking island per no more than 10 spaces.

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]

The MCP as submitted depicts a 6' PUE within the landscape buffer required along all property lines. As the project pertains to plantable area it must meet LDC Sec 10-421(a)(2), (5) & (8). If landscaping is planted in the retention area along the west property line it can not be placed where they interfere with site drainage (LDC Sec 10-421(a)) and required heights of all trees and shrubs must be measured from final grade of project site (LDC Sec. 10-420(f)).

ES staff request the applicant acknowledge the requirements. These requirements and others will be reviewed for at development order.

20) Miscellaneous items.

MCP as submitted offers opportunity to preserve existing native pine trees within the southeast corner of the site. ES staff recommends preserving native trees for credit as per LDC Sec. 10-420(j).

21) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

Susie Derheimer, Environmental Planner
239-479-8158
sderheimer@leegov.com

LC ZTIS PD Application Sufficiency Checklist (Ord 05-29)

2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition). [AC-13-17]

2a1) Trip generation must be based on regression equations, where available. [AC-13-17]

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8777

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

August 14, 2007

AIM ENGINEERING
5300 LEE BLVD
LEHIGH ACRES, FL 33971

Re: 511 LEE BLVD
DCI2007-00004 - PDS Application (Minor PD)

Dear AIM ENGINEERING :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Request to rezone 2.74 (+) acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 square feet of commercial uses with up to 23,000 square feet of medical offices and 2,000 square feet of retail uses with a height of 35 feet or 2 stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by August 28, 2007 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on October 17, 2007. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
August 14, 2007
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Lisa C Hines
Senior Planner

copy w/o attachments

John Fredyma, Assistant County Attorney
DS Reviewer - Susan L Hollingsworth
Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Susan Teston, Lee County School District
Jamie Princing, DCD Administration

DCI Zoning File
DCI Working File



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8777

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Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

July 10, 2007

**AIM ENGINEERING
5300 LEE BLVD
LEHIGH ACRES, FL 33971**

**Re: 511 LEE BLVD
DCI2007-00004 - PDS Application (Minor PD)**

Dear AIM ENGINEERING :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

**DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division**

**Lisa C Hines
Senior Planner**

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
July 10, 2007
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Sam Lee, Natural Resources
Lili Wu, LCDOT
Jamie Princing, DCD Administration
John Fredyma, Assistant County Attorney
Susan L Hollingsworth, Development Review
DCI Zoning File
DCI Working File

AIM ENGINEERING
RE: 511 LEE BLVD
DCI2007-00004
July 10, 2007
Page 3

22) Miscellaneous items.

ADDITIONAL ZONING COMMENTS:

1. Based on the proposed Master Concept Plan (MCP) design, required landscaping and the schedule of uses, the site does not appear to meet minimum parking requirements. There is a proposed LDC Amendment to clarify the required landscaped islands located within commercial parking lots that will be adopted prior to submittal of a development order for the subject property; thus, Staff recommends removal of the parking spaces. Environmental Sciences Staff currently reviews parking areas in accordance with this proposal. A copy of this proposed amendment is available for review on Lee County's website, www.lee-county.com.

2. Based on the limited area of the subject property and the proposed scope of uses, please identify a specific amount of square footage for each proposed use medical, general and retail uses. By proposing a maximum of 25,000 square feet for each use, the MCP does not comply with the minimum LDC regulations for parking.

23) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

Please contact Lisa Hines, Senior Planner at 239-479-8777 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.

1) Sufficiency Comments.

1. The applicant indicated that the TIS has been revised, but there is no revised TIS provided for review.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Lili Wu 479-8580 ext 5395

12) Master Concept Plan, Non-PRFPD . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the following information required by LCLDC Section 34-373(a)(6)a. - (a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {see Supplement D, Part 7}

Please submit a complete MCP in both 11"x 17" and 24"x 36" size. The item below was found inaccurate on the MCP submitted.

12e1) Boundaries. The boundary of each development area within which buildings, parking or other uses will be located must be shown on the Master Concept Plan. [34-373(a)(6)d.i.]

A detailed parking layout has been provided and therefore was reviewed by ES staff for compliance with Sec 10-416 landscape standards. The parking layout does not comply with (2) internal landscaping (d) No more than an average of 10 parking spaces must occur in an uninterrupted row when 10 foot wide landscape island are used or no more than an average of 20 parking spaces must occur in an uninterrupted row when 18 foot landscape islands are used (language will be adopted in next code amendments but is a policy utilized by Development Order review staff at the present time). Please either revise parking layout to comply, remove detailed parking layout from MCP, or ES staff will condition that parking layout is not part of the MCP approval.

LC ZTIS PD Application Sufficiency Checklist (Ord 05-29)

2) Trip End Rates or Equations. The TIS must contain the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition). [AC-13-17]

2a1) Trip generation must be based on regression equations, where available. [AC-13-17]

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Frank Mann
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Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

(239) 533-2236

Facsimile (239) 485-2106

March 19, 2008

L.J. Lewis
Project Manager
AIM Engineering & Surveying, Inc.
5300 Lee Boulevard
Lehigh Acres, FL 33971-1026

Re: 511 Lee Blvd.
Zoning Case DCI2007-00004
Resolution Z-07-076

Dear Mr. Lewis:

Thank you for your e-mail of March 17, 2008, concerning 511 Lee Blvd. (Draft Resolution Z-07-076). In your letter, you stated "... I have reviewed the draft resolution and legal description for the above-referenced case and find them to be correct."

The County's purpose in requesting that you verify the legal description is part of the County's effort to avoid potential errors in the Resolution. Accordingly, the County will consider the above statement your verification that the legal description attached to the draft resolution accurately and correctly describes no more or no less the parcel your client intends to rezone under the pending action.

If this was not the intent of your statement as quoted above, please notify our office. Should you have any questions concerning the above, please do not hesitate to contact me.

Very truly yours,

John J. Fredyma
Assistant County Attorney

JJF/mms

via e-mail only: Jamie Prancing, Administrative Assistant, DCD - Administration

S:\LUMMS\Legal Verification Reply (L.J. Lewis).wpd



AIM Engineering & Surveying, Inc.

Corporate Office:
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
239-678-3696
800-226-4569
Fax: 239-332-8734

Consultants in General Civil, Transportation, Land Planning, Site Development, Utilities, Stormwater Management, Permitting, Project Management, Land Surveying & Plotting

March 17, 2008

Mr. John J. Fredyma
Assistant County Attorney
P.O. Box 398
Fort Myers, FL 33902-0398

Re: 511 Lee Blvd.
Zoning Case No. DC12007-00004

Dear Mr. Fredyma,

I have reviewed the draft resolution and legal description for the above referenced case and find them to be correct.

Sincerely,

L.J. Lewis
Project Manager

CC: Jerome Reynaert

STATE OF FLORIDA

LEE COUNTY PROPERTY APPRAISER

KENNETH M. WILKINSON, C.F.A.

Mailing Address:

P.O. Box 1546

Fort Myers, Florida 33902-1546

Telephone: (239) 533-6100 Extension: 88

www.leepa.org

Physical Address:

2480 Thompson Street

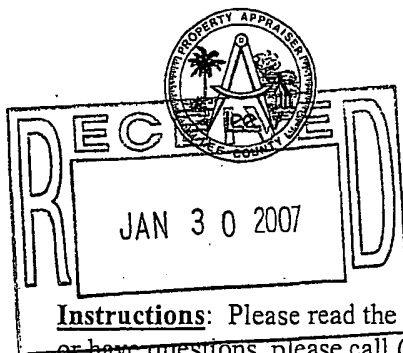
Fort Myers, Florida 33901-3074

Facsimile: (239) 533-6107

MEMBER



International Association
of Assessing Officers



Application for Combination of Existing Parcels

Instructions: Please read the requirements, complete the form, sign, date and return to our office. If you need assistance or have questions, please call (239) 533-6100 press 88.

General Requirements: This form is a request to combine parcels per the owner's request. Our office will only combine parcels that meet the following:

- Title to and ownership of the parcels is identical.
- The parcels are contiguous. Lots of a plat separated by a public easement or thoroughfare are not considered contiguous.
- Proof that all taxes on the parcels have been paid.
- **ALL REQUESTS MUST HAVE OWNER'S SIGNATURE. PHOTO ID REQUIRED.**

We reserve the right to request additional information as necessary to complete the request. Additional information may include items such as a copy of a survey or a letter from the governing jurisdiction regarding the request etc.

Additional Notes and Information: For a condominium request, the owner must obtain a letter from the condominium association acknowledging the request and the property's physical status as one living unit. Please be advised that this request does not imply suitability or authorize development of the parcel. Please contact the appropriate land development or planning and zoning department for your jurisdiction for questions concerning development of the parcel. No rights are being granted by this action that are reserved to any regulatory agency. This action does not nullify or alleviate any existing liens or encumbrances on the property. You agree by submitting this application that the Lee County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request.

***SPECIAL NOTE FOR IMPROVED PARCELS:** In the event we receive a request to split this property at a later date, a survey will be required designating the location of all improvements.

Print or type parcel (STRAP) numbers into the boxes below to be combined into one new parcel:

32-44-27-11-00054.0030 - IMP	32-44-27-11-00054.0260
32-44-27-11-00054.0230	32-44-27-11-00054.0270
32-44-27-11-00054.0240	
32-44-27-11-00054.0250	

Owner Name: ELESANDAE I INC

Date: 1/30/07

Owner

Signature:

Telephone Number: 368-9297

Facsimile Number: 368-9305 ROB JAMES

Email:

For Office Use Only:

New Parcel Number: 32-44-27-11-00054.0030 - IMP

FolioID: 10391398

Paid Tax Bill: Yes ☒ No ☐

City/County Approval: Yes ☐ No ☐ N/A ☒

ID Verified ☒

Abstractor:

Date:

PLS FAX WHEN COMPLETE

MEMORANDUM
From The
Department Of
Community Development
Development Services Division

Date: March 18, 2008

To: DCI2007-00004

FROM: Cathy Keller

RE: Notice of Public Hearing - March 31, 2008
 Lee County Board of County Commissioners Meeting

I, Cathy Keller, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2007-00004

NAME: 511 LEE BLVD

REQUEST: Request to rezone 2.74 ± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a maximum of 25,000 square feet of commercial development with a height of 35 feet or 2 stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.

LOCATION: The subject property is located at 511 Lee Boulevard, Lehigh Acres, in S32-T44S-R27E, Lee County, FL.

**PROPERTY OWNER'S
REPRESENTATIVE:** MR. JOE LEWIS
239-332-4569

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Monday, March 31, 2008, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Catherine A Keller at 533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



DCI2007-00004

511 Lee Blvd

ELESANDAE I INC
800 W CYPRESS CREEK RD 470
FORT LAUDERDALE FL 33309

MR. JEROME REYNART
PO BOX 1059
ALVA FL 33920

MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
5300 LEE BLVD
LEHIGH ACRES FL 33971

BO TURBEVILLE
LEHIGH ACRES PLANNING CORP.
516 LAKE AVE
LEHIGH ACRES FL 33972

Ms. Dolores Garlow
327 Ohio Road
Lehigh Acres, FL 33936

Ms. Barbara Whaley
306 Ohio Road
Lehigh Acres, FL 33936

**MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: December 4, 2007

TO: File - DCI2007-00004 **FROM:** Cathy Keller
Secretary, Internal Services

RE: Notice of Public Hearing - December 19, 2007 HEX

I, Cathy Keller, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2007-00004

CASE NAME: 511 LEE BLVD

REQUEST: Request to rezone 2.74 ± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit a maximum of 25,000 square feet of commercial development with a height of 35 feet or 2 stories. Water and wastewater services will be provided by Florida Governmental Utility Authority. No blasting is proposed as any part of this development.

LOCATION: The subject property is located at The subject property is located at 511 Lee Boulevard, Lehigh Acres, in S32-T44S-R27E, Lee County, FL.

SIZE OF PROPERTY: 2.74 Acres ±

STAFF REPORT: Direct inquiries to Lisa C Hines, Senior Planner, at (239) 533-8777, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: MR. JOE LEWIS
AIM ENGINEERING & SURVEYING, I
239-332-4569

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 12/19/2007 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Catherine A Keller at 239/533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

29-44-27-01-00003.0110
HERNANDEZ JUAN + MARTIZA
761 WEBBER BLVD S
NAPLES, FL 34117

29-44-27-01-00003.0120
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AVE
LEHIGH ACRES, FL 33972

29-44-27-01-00050.0010
DORAH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

29-44-27-14-00000.00CE
ROYAL PLAZA CONDOMINIUM ASSN
PO BOX 1105
LEHIGH ACRES, FL 33970

29-44-27-14-00000.1010
PFUND-FESTERLING W + BAERBEL
PO BOX 0358
LEHIGH ACRES, FL 33970

29-44-27-14-00000.1020
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1030
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1040
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1050
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1060
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1070
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1080
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1090
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1100
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-14-00000.1110
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AVE N
LEHIGH ACRES, FL 33971

29-44-27-16-00000.0010
GUENTHER INC OF LEHIGH ACRES
PO BOX 1047
LEHIGH ACRES, FL 33970

29-44-27-16-00000.0020
PUGLIESE JERRY + VERA
1325 SE 19TH TER
CAPE CORAL, FL 33990

29-44-27-16-00000.00CE
INTERNATIONAL PLAZA CNDO ASSOC
902 LEE BLVD
LEHIGH ACRES, FL 33936

32-44-27-00-00003.0080
CHRISTIAN SCIENCE SOCIETY
390 LEE BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0010
ZISCHKAU TODD H
367 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0020
TORRES SARA +
365 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.002A
GREER PHILP MICHELLE
363 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0030
TANSKI CLARA S
361 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.003A
CAMARA ALDINA J + CARLOS A
359 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0040
CARLSEN LEWIS E
1658 COUNTRY CLUB PKWY
LEHIGH ACRES, FL 33972

32-44-27-10-00050.004A
DIXON XIOMARA D +
357 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0050
IMMESBERGER N P + MARY L
353 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.005A
LU YUN Q +
351 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0060
HARING JOHN L
347 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00051.0010
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00051.0020
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00051.0030
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00051.0040
ABAS INC
PO BOX 1262
FORT MYERS, FL 33902

32-44-27-10-00052.0010
GARTON ENTERPRISES INC
11661 HAMPTON GREENS DR
FORT MYERS, FL 33913

32-44-27-10-00052.001A
GARTON ENTERPRISES INC
11661 HAMPTON GREENS DR
FORT MYERS, FL 33913

32-44-27-10-00052.0020
MILA ANTONIO + MARTA
1104 LINCOLN BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0030
LONGORIA PATRICIA +
1102 LINCOLN BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0040
SMITH TRACY + TIMOTHY
2031 GOLFSIDE VILLAGE
LEHIGH ACRES, FL 33972

32-44-27-10-00052.0050
GARLOW DOLORES A
327 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0060
SUMMERS PAMELA S
325 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0070
SHARPE JANIS BELL
323 OHIO ROAD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0090
KELLY KATHLEEN B
319 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0110
HARPS RONALD + ANGELA
315 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0130
DAMBROSIO JOSEPH + KATHARINA
313 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0290
WILLIAMS ROBERT M III + VIVIAN
PO BOX 2277
LABELLE, FL 33975

32-44-27-10-00052.0310
STAPLETON RICHARD + JOYCE L/E
348 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0330
TROIANO CHRISTINE R
8110 BLUE DAZE CT
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0350
WALL JAMES T + DELIA T
137 RUSSELL ST
WOBBURN, MA 01801

32-44-27-10-00057.0020
NARAIN ANDY +
9950 SW 153RD ST
MIAMI, FL 33157

32-44-27-11-00054.0040
HANK ANN MARIE
801 ALLEN AV
MINERVA, OH 44657

32-44-27-10-00052.0080
PLEASANT KAREN I +
321 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0100
SHUPP GREGORY L + SHERRY L
317 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0120
DAMBROSIO DALE +
313 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0280
ORSINI LAVONNIE +
342 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0300
KOLOVICH DONALD F + LINDA R
346 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0320
ESPINOSA JESUS + CELIA C
80 E 44TH ST
HIALEAH, FL 33013

32-44-27-10-00052.0340
BONILLA ALEJANDRO
356 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00057.0010
NARAIN ANDY +
9950 SW 153 ST
MIAMI, FL 33157

32-44-27-10-00057.0030
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AVE
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0050
SUAREZ GREGORIO D + NORMA P
315 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0060
TABLE PATRICK J + SUSAN C
313 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0080
DESAMOURS JEAN-MARC + AMI
309 MAIN PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0170
WHALEY LESTER + BARBARA J
306 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0190
BARGER HAROLD W + ELIZABETH A
310 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0210
SMITH JANET M
314 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0010
PHEBUS JAMES O +
1413 CAYWOOD CIR S
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0030
SYKES RANDY E + MARIA A
306 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0050
MCPHAIL WILLIAM + FERM E
302 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0080
RITZERT LINDA L TR
24820 HOLLYBRIER LN
BONITA SPRINGS, FL 34134

32-44-27-12-00002.0020
JUNG BERND + ANGELIKA
PO BOX 1101
LEHIGH ACRES, FL 33970

32-44-27-11-00054.0070
CLIMIE TERRY LEE + VIVIAN M
311 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0090
FINLEY KENNETH D
307 MAINE PLACE
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0180
CROSSWINDS DEVELOPMENT GRP LLC
3949 EVANS AVE STE 301B
FORT MYERS, FL 33901

32-44-27-11-00054.0200
MENA JESUS + ISSEL
312 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0220
HOWELL PATT + JOY
4099 SKATES CIR
FORT MYERS, FL 33905

32-44-27-11-00055.0020
LAM GUO YING L/E
308 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0040
MORALES MARCO A + DIANA S
304 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0070
ESQUIVEL QUIRINO C + NICOLASA
703 TAYLOR LN
LEHIGH ACRES, FL 33936

32-44-27-12-00002.0010
FLORIDA INTERNATIONAL BUISNESS
PO BOX 1101
LEHIGH ACRES, FL 33970

32-44-27-12-00002.0030
DERKSEN REINHARD + ANGELIK
1010 NW 117TH AVE
CORAL SPRINGS, FL 33071

32-44-27-12-00002.0040	STERR KARL + INGE PO BOX 1101 LEHIGH ACRES, FL 33970
32-44-27-12-00003.0010	ROLON ERNESTO JR + OLGA I 123 OAKSIDE ST LEHIGH ACRES, FL 33936
32-44-27-12-00003.0030	RAPHAEL PROPERTIES 470 LEE BLVD LEHIGH ACRES, FL 33936
32-44-27-12-00003.0060	WALLACE ROBERT V + BARBARA TR 318 FIFTH AVE LEHIGH ACRES, FL 33972
32-44-27-12-00003.0020	TRULY NOLAN OF AMERICA INC PO BOX 43550 TUCSON, AZ 85733
32-44-27-12-00000.0002	ROYAL PALM INV OF SW FL INC PO BOX 687 LEHIGH ACRES, FL 33970
32-44-27-27-00000.0003	ROYAL PALM CONDO ASSOC 410 LEE BLVD LEHIGH ACRES, FL 33971

Mr. Jerome Reynart
PO Box 1059
Alva, FL 33920

Robert Anderson
Lehigh Acres Watchdog Inc.
PO Box 1778
Lehigh Acres, FL 33970

Lehigh Acres Community Planning Assoc.
536 Whispering Wind Bend
Lehigh Acres, FL 33936

Mr. Joe Lewis
Aim Engineering & Survey
5300 Lee Blvd
Lehigh Acres, FL 33971

Charlie DiFelice
Lehigh Acres Community Planning Assoc.
702 Willow Drive
Lehigh Acres, FL 33936

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DCI 2007-000004

Spatial District Query Report

JAN 12 2007

STRAP Number: 32-44-27-11-00054.0030

PERMIT COUNTER

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification		NOT FOUND	
Census Tract	Tract ID	403.05 100.02%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Lehigh Acres 088	
Flood Insurance Zone	Flood Zone	B	
FIRM Floodway		NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0375 B	
DNR Flood Zones		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Lighting District	Lighting District Taxing Authority	Lehigh Acres 055	
Planning Community	ID Plan Community	17 Lehigh Acres	
Planning Land Use 2010		NOT FOUND	
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.	
School Choice Zone	Choice Zones	East Zone	
	Choice Zones	East Zone 3	
Solid Waste District	District Area	Area 4	
Storm Surge	Category	4/5	
Subdivisions	Subdivision No. Subdivision Name Book Page 1 Book Page 2 Book Page 3	32442711 LEELAND HEIGHTS UNIT 11	
Traffic Analysis Zone			
Archaeological Sensitivity		NOT FOUND	
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID	Orange River	
FLUCCS1995	Code Landuse	121 Fixed single family units	
Vegetation Permit Required		NOT FOUND	
Soil	Map Symbol Soil Name	6 HALLANDALE FINE SAND	
Panther Habitat		NOT FOUND	

Eagle Nesting Site Buffer		NOT FOUND
Commissioner District	District Commissioner	5 Frank Mann
Unincorporated Lee County Zoning	Zoning Designation	RS-1
Development Orders		NOT FOUND
Road Impact Fee Districts	District Tidemark ID Name	53 53 CENTRAL
Water Franchise	Franchise Name	Florida Governmental Utility Authority
Wastewater Franchise	Franchise Name	Florida Governmental Utility Authority
Res. Garbage Collection Day	Hauling Day	Tuesday
Res. Recycling Collection Day	Hauling Day	Thursday
Res. Horticulture Collection Day	Hauling Day	Friday

[[Modify Report Settings](#)]

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
Susie Derheimer, Environmental Sciences

FROM: Lisa C Hines

DATE: 04/23/2008

PROJECT NAME: 511 LEE BLVD
INFORMATION SUMMARY:

CASE #: DCI2007-00004

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 05/07/2008

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BoCC on March 31, 2008 in accordance with LDC 34-377 (b)(6)

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 04/24/2008

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

John Fredyma, Asst County Attorney

DS Reviewer - Susan L Hollingsworth

Susie Derheimer, Environmental Sciences

Lili Wu, LCDOT

Mike Pavese, Public Works

FROM: Lisa C Hines

DATE: 10/26/2007

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

To update your file
X Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 11/09/2007

Additional Comments:

Please note this case is scheduled for hearing on 12-19-07. If possible, all comments are due no later than 11-5-07. This is a revised MCP.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 10/29/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Lisa C Hines

DATE: 09/10/2007

John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Susan Teston, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 09/20/2007

Additional Comments:

Sufficiency Letter Distribution.

cc: DCI planner/working file
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 09/10/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Lisa C Hines

DATE: 08/14/2007

John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Susan Teston, Lee County School District
Sam Lee, Natural Resources
Chick Jackaki, Zoning
Mike Pavese, Public Works

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

To update your file
X Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 08/24/2007

Additional Comments:

Sufficiency Letter Distribution.

cc: DCI planner/working file
DCI Zone File

Distributed by: Vicky S Tatlock

Date: 08/14/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Lisa C Hines DATE: 07/23/2007

John Fredyma, Asst County Attorney
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences (Susie Derheimer)
Lili Wu, LCDOT

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 08/06/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file

DCI Zone File

Distributed by: Catherine A Keller

Date: 07/24/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Lisa C Hines

DATE: 06/19/2007

John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Sam Lee, Natural Resources
Chick Jackaki, Zoning

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 07/03/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Catherine A Keller

Date: 06/19/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Chick Jackaki, Zoning

FROM: Lisa C Hines

DATE: 04/03/2007

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 511 LEE BLVD
INFORMATION SUMMARY:

CASE #: DCI2007-00004

RESUBMITTAL

To update your file
X Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 04/17/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Brady X Proctor

Date: 04/04/2007

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Lisa C Hines

DATE: 01/12/2007

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Lili Wu, LCDOT
Ellen Lindblad, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 511 LEE BLVD

CASE #: DCI2007-00004

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
X Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 01/26/2007

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

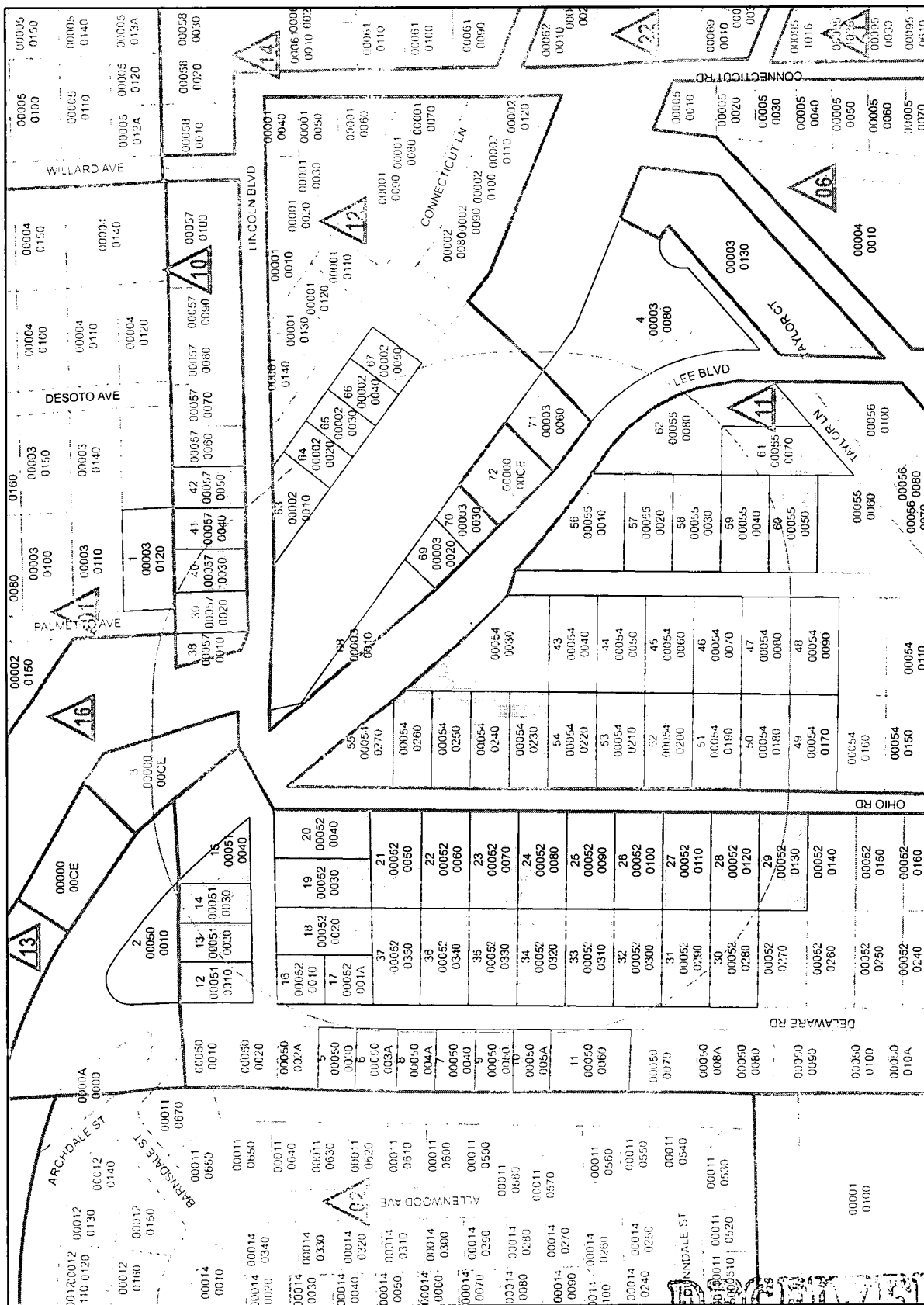
cc: DCI planner/working file
DCI Zone File

Distributed by: Donna M Hock

Date: 01/19/2007

6/19/2006

Subject Parcels : 5 Affected Parcels : 72 Buffer Distance : 500 ft



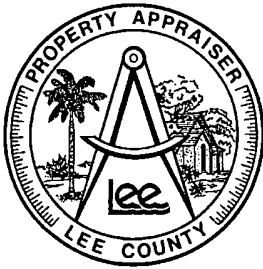
DCI 2007-00004

RECEIVED
IAN 12 2007

PERMIT COUNTER

350	175	0	350 Feet
350	175	0	

32-44-27-11-00054.0260 et al.



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: June 19, 2006
Buffer Distance: 500 ft
Parcels Affected: 72
Subject Parcel: 32-44-27-11-00054.0260, 32-44-27-11-00054.0250,
 32-44-27-11-00054.0240, 32-44-27-11-00054.0230,
 32-44-27-11-00054.0030

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
ZANGARI JOSEPH G + SHERRY L 401 DESOTO AV LEHIGH ACRES FL 33936	29-44-27-01-00003.0120 400 PALMETTO AVE LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 1 BLK.3 DB 254 PG 20 LOT 12
DORAH PETE TR PO BOX 60259 FORT MYERS FL 33906	29-44-27-01-00050.0010 905 LEE BLVD LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 1 BLK 50 PB 12 PG 51 LOT 1
INTERNATIONAL PLAZA CNDO ASSOC 902 LEE BLVD LEHIGH ACRES FL 33936	29-44-27-16-00000.00CE COMMON ELEMENTS LEHIGH ACRES FL 33936	INTERNATIONAL PLAZA CONDO COMMON ELEMENTS DESC OR 2050 PG 3784
CHRISTIAN SCIENCE SOCIETY 390 LEE BLVD LEHIGH ACRES FL 33936	32-44-27-00-00003.0080 390 LEE BLVD LEHIGH ACRES FL 33936	PAR IN NW 1/4 DESC IN OR 502 PG 771 + PT VACATED TAYLOR CT DESC 1765 PG2532
TANSKI CLARA S 361 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.0030 361 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK 50 PB 12 PG 51 LOT 3 N 1/2
CAMARA ALDINA J + CARLOS A 359 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.003A 359 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK 50 PB 12 PG 51 S 1/2 OF LOT 3
CARLSEN LEWIS E 1658 COUNTRY CLUB PKWY LEHIGH ACRES FL 33972	32-44-27-10-00050.0040 355 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.50 PB 12 PG 51 THE S1/2 OF LT 4
DIXON XIOMARA D + 357 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.004A 357 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK 50 PB 12/51 THE NORTH 80FT OF LT 4
IMMESBERGER N P + MARY L 353 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.0050 353 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK 50 PB 12 PG 51 N 1/2 OF LOT 5
LU YUN Q + 351 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.005A 351 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UT 10 BLK 50 BP 12 PG 51 S 1/2 OF LOT 5
HARING JOHN L 347 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00050.0060 347 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.50 PB 12 PG 51 LOT 6
DORAGH PETE TR PO BOX 60259 FORT MYERS FL 33906	32-44-27-10-00051.0010 1107 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HTS.UNIT 10 BLK.51 PB 12 PG 51 LOT 1
DORAGH PETE TR PO BOX 60259 FORT MYERS FL 33906	32-44-27-10-00051.0020 1105 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HTS.UNIT 10 BLK.51 PB 12 PG 51 LOT 2

OWNER NAME AND ADDRESS**STRAP AND LOCATION****LEGAL DESCRIPTION**

DORAGH PETE TR PO BOX 60259 FORT MYERS FL 33906	32-44-27-10-00051.0030 1103 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HTS.UNIT 10 BLK.51 PB 12 PG 51 LOT 3
ABAS INC PO BOX 1262 FORT MYERS FL 33902	32-44-27-10-00051.0040 1101 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HTS.UNIT 10 BLK.51 PB 12 PG 51 LOT 4
GARTON ENTERPRISES INC 11661 HAMPTON GREENS DR FORT MYERS FL 33913	32-44-27-10-00052.0010 1106 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.52 PB 12 PG 51 N 1/2 OF LOT 1
GARTON ENTERPRISES INC 11661 HAMPTON GREENS DR FORT MYERS FL 33913	32-44-27-10-00052.001A 360 DELAWARE RD LEHIGH ACRES FL 33936	LEELANDHEIGHTS UNIT NO 10 BLK 52 PB 12 PG 51 S 1/2 OF LOT 1
KELLY MICHAEL D + SYLVIA C 10801 POND RIDGE DR FORT MYERS FL 33913	32-44-27-10-00052.0020 1104 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO 10 BLK 52 PB 12 PG 51 LOT 2
LONGORIA PATRICIA + 1102 LINCOLN BLVD LEHIGH ACRES FL 33936	32-44-27-10-00052.0030 1102 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.52 PB 12 PG 51 LOT 3
SMITH TIM 1100 LINCOLN BLVD LEHIGH ACRES FL 33936	32-44-27-10-00052.0040 1100 LINCOLN BLVD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK.52 PB 12 PG 51 LOT 4
GARLOW DOLORES A 327 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0050 327 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK.52 PB 12 PG 51 LOT 5
SUMMERS PAMELA S 325 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0060 325 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK 52 PB 12 PG 51 LOT 6
SHARPE JANIS BELL 323 OHIO ROAD LEHIGH ACRES FL 33936	32-44-27-10-00052.0070 323 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.52 PB 12 PG 51 LOT 7
PLEASANT KAREN I + 321 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0080 321 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.52 PB 12 PG 51 LOT 8
KELLY KATHLEEN B 319 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0090 319 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK.52 PB 12 PG 51 LOT 9
SHUPP GREGORY L + SHERRY L 317 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0100 317 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK.52 PB 12 PG 51 LOT 10
HARPS RONALD + ANGELA 315 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0110 315 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK.52 PB 12 PG 51 LOT 11
DAMBROSIO DALE + 313 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0120 313 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK 52 PB 12 PG 51 LOT 12
DAMBROSIO JOSEPH + KATHARINA 313 OHIO RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0130 311 OHIO RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT 10 BLK 52 PB 12 PG 51 LOT 13
ORSINI LAVONNIE + 342 DELAWARE RD LEHIGH ACRES FL 33936	32-44-27-10-00052.0280 342 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK 52 PB 12 PG 51 LOT 28
WILLIAMS ROBERT M III + VIVIAN PO BOX 2277 LABELLE FL 33975	32-44-27-10-00052.0290 344 DELAWARE RD LEHIGH ACRES FL 33936	LEELAND HEIGHTS UNIT NO.10 BLK.52 PB 12 PG 51 LOT 29

OWNER NAME AND ADDRESS**STRAP AND LOCATION****LEGAL DESCRIPTION**

KOLOVICH DONALD F + LINDA R
346 DELAWARE RD
LEHIGH ACRES FL 33936

32-44-27-10-00052.0300
346 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO 10
BLK 52 PB 12 PG 51
LOT 30

STAPLETON RICHARD + JOYCE L/E
348 DELAWARE RD
LEHIGH ACRES FL 33936

32-44-27-10-00052.0310
348 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.10
BLK 52 PB 12 PG 51
LOT 31

ESPINOSA JESUS + CELIA C
80 E 44TH ST
HIALEAH FL 33013

32-44-27-10-00052.0320
350 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.10
BLK.52 PB 12 PG 51
LOT 32

TROIANO CHRISTINE R
352 DELAWARE ST
LEHIGH ACRES FL 33936

32-44-27-10-00052.0330
352 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.10
BLK.52 PB 12 PG 51
LOT 33

BONILLA ALEJANDRO
356 DELAWARE RD
LEHIGH ACRES FL 33936

32-44-27-10-00052.0340
356 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.10
BLK.52 PB 12 PG 51
LOT 34

WALL MARION J TR EST
137 RUSSELL ST
WOBURN ME 01001

32-44-27-10-00052.0350
358 DELAWARE RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.10
BLK.52 PB 12 PG 51
LOT 35

NARAIN ANDY +
9950 SW 153 ST
MIAMI FL 33157

32-44-27-10-00057.0010
723 LINCOLN BLVD
LEHIGH ACRES FL 33936

LEELAND HTS UNIT 12
BLK 57 PB 12 PG 51
LOT 1

NARAIN ANDY +
9950 SW 153RD ST
MIAMI FL 33157

32-44-27-10-00057.0020
721 LINCOLN BLVD
LEHIGH ACRES FL 33936

LEELAND HGTS UNIT 12
BLK 57 PB 12 PG 51
LOT 2

ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES FL 33936

32-44-27-10-00057.0030
719 LINCOLN BLVD
LEHIGH ACRES FL 33936

LEELAND HGTS UNIT 12
BLK 57 PB 12 PG 51
LOT 3

ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES FL 33936

32-44-27-10-00057.0040
717 LINCOLN BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UT 12
BLK 57 PB 12 PG 51
LOT 4

ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES FL 33936

32-44-27-10-00057.0050
715 LINCOLN BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UT 12
BLK 57 PB 12 PG 51
LOT 5

HANK ANN MARIE
801 ALLEN AV
MINERVA OH 44657

32-44-27-11-00054.0040
317 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK.54 PB 12 PG 51
LOT 4

HOLIDAY BUILDERS INC
211 HANCOCK BRIDGE PKWY #1-3
CAPE CORAL FL 33990

32-44-27-11-00054.0050
315 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK.54 PB 12 PG 51
LOT 5

TABLE PATRICK J + SUSAN C
313 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00054.0060
313 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.54 PB 12 PG 51
LOT 6

CLIMIE TERRY LEE + VIVIAN M
311 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00054.0070
311 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK 54 PB 12 PG 51
LOT 7

DESAMOURS JEAN-MARC + AMI
309 MAIN PL
LEHIGH ACRES FL 33936

32-44-27-11-00054.0080
309 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK.54 PB 12 PG 51
LOT 8

FINLEY KENNETH D
307 MAINE PLACE
LEHIGH ACRES FL 33936

32-44-27-11-00054.0090
307 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK 54 PB 12 PG 51
LOT 9

WHALEY LESTER + BARBARA J
306 OHIO RD
LEHIGH ACRES FL 33936

32-44-27-11-00054.0170
306 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.54 PB 12 PG 51
LOT 17

CHRISTOPHER MANCARE FAMILY LP
2507 SE 25TH PL
CAPE CORAL FL 33904

32-44-27-11-00054.0180
308 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.54 PB 12 PG 51
LOT 18

OWNER NAME AND ADDRESS**STRAP AND LOCATION****LEGAL DESCRIPTION**

BARGER HAROLD W + ELIZABETH A
310 OHIO RD
LEHIGH ACRES FL 33936

32-44-27-11-00054.0190
310 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.54 PB 12 PG 51
LOT 19

MENA JESUS + ISSEL
312 OHIO RD
LEHIGH ACRES FL 33936

32-44-27-11-00054.0200
312 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK 54 PB 12 PG 51
LOT 20

SMITH JANET M
314 OHIO RD
LEHIGH ACRES FL 33936

32-44-27-11-00054.0210
314 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK.54 PB 12 PG 51
LOT 21

HOWELL PATT + JOY
4099 SKATES CIR
FORT MYERS FL 33905

32-44-27-11-00054.0220
316 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT NO.11
BLK.54 PB 12 PG 51
LOT 22

MCWILLIAMS JOHN B +
PO BOX 362
LEHIGH ACRES FL 33970

32-44-27-11-00054.0270
326 OHIO RD
LEHIGH ACRES FL 33936

LEELAND HTS.UNIT 11
BLK.54 PB 12 PG 51
LOT 27

PHEBUS JAMES O +
1413 CAYWOOD CIR S
LEHIGH ACRES FL 33936

32-44-27-11-00055.0010
411 LEE BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK 55 PB 12 PG 51
LOT 1

LAM GUO YING L/E
308 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00055.0020
308 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.55 PB 12 PG 51
LOT 2

SYKES RANDY E + MARIA A
306 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00055.0030
306 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.55 PB 12 PG 51
LOT 3

MORALES MARCO A + DIANA S
304 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00055.0040
304 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK 55 PB 12 PG 51
LOT 4

MCPHAIL WILLIAM + FERM E
302 MAINE PL
LEHIGH ACRES FL 33936

32-44-27-11-00055.0050
302 MAINE PL
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK 55 PB 12 PG 51
LOT 5

ESQUIVEL QUIRINO C + NICOLASA
703 TAYLOR LN
LEHIGH ACRES FL 33936

32-44-27-11-00055.0070
703 TAYLOR LN
LEHIGH ACRES FL 33936

LEELAND HTS.UNIT 11
BLK 55 PB 12 PG 51
LOT 7

RITZERT LINDA L TR
24820 HOLLYBRIER LN
BONITA SPRINGS FL 34134

32-44-27-11-00055.0080
391 LEE BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 11
BLK.55 PB 12 PG 51
LOTS 8 + 9

FLORIDA INTERNATIONAL BUISNESS
PO BOX 1101
LEHIGH ACRES FL 33970

32-44-27-12-00002.0010
722 CONNECTICUT LN
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 2 DB 314 PG 150
LOT 1

JUNG BERND + ANGELIKA
PO BOX 1101
LEHIGH ACRES FL 33970

32-44-27-12-00002.0020
720 CONNECTICUT LN
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 2 DB 314 PG 150
LOT 2

DERKSEN REINHARD + ANGELIK
1010 NW 117TH AVE
CORAL SPRINGS FL 33071

32-44-27-12-00002.0030
718 CONNECTICUT LN
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 2 DB 314 PG 150
LOT 3

STERR KARL + INGE
PO BOX 1101
LEHIGH ACRES FL 33970

32-44-27-12-00002.0040
716 CONNECTICUT LN
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 2 DB 314 PG 150
LOT 4

STERR KARL + INGEBORG
PO BOX 1101
LEHIGH ACRES FL 33970

32-44-27-12-00002.0050
714 CONNECTICUT LN
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 2 DB 314 PG 150
LOT 5

ROLON ERNESTO JR + OLGA I
123 OAKSIDE ST
LEHIGH ACRES FL 33936

32-44-27-12-00003.0010
550 LEE BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 3 DB 314 PG 150
LOTS 1 + A

OWNER NAME AND ADDRESS

GLENN DENNIS A + DEBRA J
1120 RUSHMORE AVE S
LEHIGH ACRES FL 33936

STRAP AND LOCATION

32-44-27-12-00003.0020
500 LEE BLVD
LEHIGH ACRES FL 33936

LEGAL DESCRIPTION

LEELAND HEIGHTS UNIT 12
BLK 3 DB 314 PG 150
LOT 2

RAPHAEL PROPERTIES
470 LEE BLVD
LEHIGH ACRES FL 33936

32-44-27-12-00003.0030
470 LEE BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 3 DB 314 PG 150
LOT 3

WALLACE ROBERT V + BARBARA TR
318 FIFTH AVE
LEHIGH ACRES FL 33972

32-44-27-12-00003.0060
400 LEE BLVD
LEHIGH ACRES FL 33936

LEELAND HEIGHTS UNIT 12
BLK 3 DB 314 PG 150
LOT 6 + WLY 50 LOT 7

ROYAL PALM CONDO ASSOC
410 LEE BLVD
LEHIGH ACRES FL 33971

32-44-27-27-00000.00CE
COMMON ELEMENT
FL

ROYAL PALM CONDO
DESC IN OR 3689 PG 1042
COMMON ELEMENTS

72 RECORDS PRINTED



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: January 22, 2007

Case Number: DCI2007-00004

Case Name: 511 LEE BLVD

Request: Request to rezone 2.74 (+/-) acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to permit development of 25,000 (+/-) square feet of commercial uses with a height of 35 feet or 2 stories. The applicant indicates the project will be connected to central water and wastewater services. No blasting is proposed as any part of this development.

Location: The subject property is located at 511 Lee Boulevard, in S32-T44S-R27E, Lee County, FL.

PROPERTY OWNER'S
REPRESENTATIVE: AIM ENGINEERING
239-332-8734

Lee County Planner: Lisa C Hines
(239) 479-8777

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH

29-44-27-01-00003.0120
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES, FL 33936

29-44-27-16-00000.00CE
INTERNATIONAL PLAZA CNDO ASSOC
902 LEE BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0030
TANSKI CLARA S
361 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0040
CARLSEN LEWIS E
1658 COUNTRY CLUB PKWY
LEHIGH ACRES, FL 33972

32-44-27-10-00050.0050
IMMESBERGER N P + MARY L
353 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.0060
HARING JOHN L
347 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00051.0020
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00051.0040
ABAS INC
PO BOX 1262
FORT MYERS, FL 33902

32-44-27-10-00052.001A
GARTON ENTERPRISES INC
11661 HAMPTON GREENS DR
FORT MYERS, FL 33913

32-44-27-10-00052.0030
LONGORIA PATRICIA +
1102 LINCOLN BLVD
LEHIGH ACRES, FL 33936

29-44-27-01-00050.0010
DORAH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-00-00003.0080
CHRISTIAN SCIENCE SOCIETY
390 LEE BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.003A
CAMARA ALDINA J + CARLOS A
359 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.004A
DIXON XIOMARA D +
357 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00050.005A
LU YUN Q +
351 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00051.0010
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00051.0030
DORAGH PETE TR
PO BOX 60259
FORT MYERS, FL 33906

32-44-27-10-00052.0010
GARTON ENTERPRISES INC
11661 HAMPTON GREENS DR
FORT MYERS, FL 33913

32-44-27-10-00052.0020
KELLY MICHAEL D + SYLVIA C
10801 POND RIDGE DR
FORT MYERS, FL 33913

32-44-27-10-00052.0040
SMITH TIM
1100 LINCOLN BLVD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0050
GARLOW DOLORES A
327 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0070
SHARPE JANIS BELL
323 OHIO ROAD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0090
KELLY KATHLEEN B
319 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0110
HARPS RONALD + ANGELA
315 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0130
DAMBROSIO JOSEPH + KATHARINA
313 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0290
WILLIAMS ROBERT M III + VIVIAN
PO BOX 2277
LABELLE, FL 33975

32-44-27-10-00052.0310
STAPLETON RICHARD + JOYCE L/E
348 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0330
TROIANO CHRISTINE R
352 DELAWARE ST
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0350
WALL MARION J TR EST
137 RUSSELL ST
WOBURN, ME 01001

32-44-27-10-00057.0020
NARAIN ANDY +
9950 SW 153RD ST
MIAMI, FL 33157

32-44-27-10-00052.0060
SUMMERS PAMELA S
325 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0080
PLEASANT KAREN I +
321 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0100
SHUPP GREGORY L + SHERRY L
317 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0120
DAMBROSIO DALE +
313 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0280
ORSINI LAVONNIE +
342 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0300
KOLOVICH DONALD F + LINDA R
346 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00052.0320
ESPINOSA JESUS + CELIA C
80 E 44TH ST
HIALEAH, FL 33013

32-44-27-10-00052.0340
BONILLA ALEJANDRO
356 DELAWARE RD
LEHIGH ACRES, FL 33936

32-44-27-10-00057.0010
NARAIN ANDY +
9950 SW 153 ST
MIAMI, FL 33157

32-44-27-10-00057.0030
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES, FL 33936

32-44-27-10-00057.0040
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES, FL 33936

32-44-27-10-00057.0050
ZANGARI JOSEPH G + SHERRY L
401 DESOTO AV
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0040
HANK ANN MARIE
801 ALLEN AV
MINERVA, OH 44657

32-44-27-11-00054.0050
HOLIDAY BUILDERS INC
211 HANCOCK BRIDGE PKWY #1-3
CAPE CORAL, FL 33990

32-44-27-11-00054.0060
TABLE PATRICK J + SUSAN C
313 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0070
CLIMIE TERRY LEE + VIVIAN M
311 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0080
DESAMOURS JEAN-MARC + AMI
309 MAIN PL
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0090
FINLEY KENNETH D
307 MAINE PLACE
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0170
WHALEY LESTER + BARBARA J
306 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0180
CHRISTOPHER MANCARE FAMILY LP
2507 SE 25TH PL
CAPE CORAL, FL 33904

32-44-27-11-00054.0190
BARGER HAROLD W + ELIZABETH A
310 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0200
MENA JESUS + ISSEL
312 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0210
SMITH JANET M
314 OHIO RD
LEHIGH ACRES, FL 33936

32-44-27-11-00054.0220
HOWELL PATT + JOY
4099 SKATES CIR
FORT MYERS, FL 33905

32-44-27-11-00054.0270
MCWILLIAMS JOHN B +
PO BOX 362
LEHIGH ACRES, FL 33970

32-44-27-11-00055.0010
PHEBUS JAMES O +
1413 CAYWOOD CIR S
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0020
LAM GUO YING L/E
308 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0030
SYKES RANDY E + MARIA A
306 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0040
MORALES MARCO A + DIANA S
304 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0050
MCPHAIL WILLIAM + FERM E
302 MAINE PL
LEHIGH ACRES, FL 33936

32-44-27-11-00055.0070
 ESQUIVEL QUIRINO C + NICOLASA
 703 TAYLOR LN
 LEHIGH ACRES, FL 33936

32-44-27-12-00002.0010
 FLORIDA INTERNATIONAL BUISNESS
 PO BOX 1101
 LEHIGH ACRES, FL 33970

32-44-27-12-00002.0030
 DERKSEN REINHARD + ANGELIK
 1010 NW 117TH AVE
 CORAL SPRINGS, FL 33071

32-44-27-12-00002.0050
 STERR KARL + INGEBORG
 PO BOX 1101
 LEHIGH ACRES, FL 33970

32-44-27-12-00003.0020
 GLENN DENNIS A + DEBRA J
 1120 RUSHMORE AVE S
 LEHIGH ACRES, FL 33936

32-44-27-12-00003.0060
 WALLACE ROBERT V + BARBARA TR
 318 FIFTH AVE
 LEHIGH ACRES, FL 33972

32-44-27-11-00055.0080
 RITZERT LINDA L TR
 24820 HOLLYBRIER LN
 BONITA SPRINGS, FL 34134

32-44-27-12-00002.0020
 JUNG BERND + ANGELIKA
 PO BOX 1101
 LEHIGH ACRES, FL 33970

32-44-27-12-00002.0040
 STERR KARL + INGE
 PO BOX 1101
 LEHIGH ACRES, FL 33970

32-44-27-12-00003.0010
 ROLON ERNESTO JR + OLGA I
 123 OAKSIDE ST
 LEHIGH ACRES, FL 33936

32-44-27-12-00003.0030
 RAPHAEL PROPERTIES
 470 LEE BLVD
 LEHIGH ACRES, FL 33936

32-44-27-27-00000.00CE
 ROYAL PALM CONDO ASSOC
 410 LEE BLVD
 LEHIGH ACRES, FL 33971

LEHIGH ACRES, FLORIDA 33971
 5300 LEE BLVD
 AIM ENGINEERING

Jim Fleming
 Lehigh Acres Community Planning Assoc.
 536 Whispering Wind Bend
 Lehigh Acres, FL 33936

Charlie DiFelice
 Lehigh Acres Community Planning Assoc.
 702 Willow Drive
 Lehigh Acres, FL 33936

Robert Anderson
 Lehigh Acres Watchdog Inc.
 PO Box 1778
 Lehigh Acres, FL 33970



LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED

SEP - 7 2007

APPLICATION FOR REQUEST FOR CONTINUANCE,
DEFERRAL, WITHDRAWAL, OR REHEARING
FOR UNINCORPORATED LEE COUNTY

REQUEST IS FOR: (refer to back of sheet for special notes)

CONTINUANCE ☒ DEFERRAL ☐ WITHDRAWAL
REHEARING ☐ WITHDRAWAL OF ADMINISTRATIVE APPEAL

RECEIVED

SEP 07 2007

COMMUNITY DEVELOPMENT

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time: 30 DAYS
From: Hearing Examiner BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: TENTATIVELY OCT. 17th, 2007
2. Applicant/Project Name: 511 LEE BLVD.
3. Tracking/Hearing/Application Number: DCI 2007-00004
4. Date Decision was Rendered (if applicable):
5. Type of Application (check appropriate type):
☒ Rezoning ☐ Special Exception ☐ Variance ☐ Other
6. Reason for request (If rehearing is requested, see Special Notes on reverse side):

RELOCATED BUILDING AND PARKING ON MCP.
CONTINUANCE IS TO ALLOW STAFF AMPLE TIME TO
REVIEW CHANGE.

[Signature]
Signature of applicant or property owner

09-07-07
Date

LEONARD JOE LEWIS
Name (typed or printed legibly)

5300 LEE BLVD. LEHIGH ACRES, FL. 33971
Address

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7 day of Sept
2007 by Joe Lewis who is personally known to me or who produced
as identification.



[Signature]
Signature of Notary Public

Dana Orlando
Printed Name of Notary Public

FEE \$ RECEIPT NUMBER:
DATE PAID: INTAKE BY:

Dec. 19
healing.

RECEIVED

SEP - 7 2007

**APPLICATION FOR REQUEST FOR CONTINUANCE,
DEFERRAL, WITHDRAWAL, OR REHEARING
FOR UNINCORPORATED LEE COUNTY**

REQUEST IS FOR: (refer to back of sheet for special notes)

☒ CONTINUANCE ☐ DEFERRAL ☐ WITHDRAWAL
☐ REHEARING ☐ WITHDRAWAL OF ADMINISTRATIVE APPEAL

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Length of time: 30 DAYS

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1. Date of Scheduled Hearing: TENTATIVELY OCT. 17th, 2007
2. Applicant/Project Name: 511 LEE BLVD.
3. Tracking/Hearing/Application Number: DC1 2007-00004
4. Date Decision was Rendered (if applicable): _____
5. Type of Application (check appropriate type):
☒ Rezoning _____ Special Exception _____ Variance _____ Other
6. Reason for request (If rehearing is requested, see Special Notes on reverse side): _____

RELOCATED BUILDING AND PARKING ON MCP.
CONTINUANCE IS TO ALLOW STAFF AMPLE TIME TO
REVIEW CHOICE.

Signature of applicant or property owner

09-07-04
Date

LEONARD JOE LEXIS
Name (typed or printed legibly)

5300 LEE BLVD. LEHIGH ACRES, FL. 33971
Address

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7 day of Sept
2007 by Joe Lewis who is personally known to me or who produced
as identification.

Signature of Notary Public

Printed Name of Notary Public



FEE \$

DATE PAID: _____

RECEIPT NUMBER:

INTAKE BY: _____