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

WHEREAS, Creighton Companies, LLC filed an application on behalf of the property owners, Creative Corner, LLC and Colleen Ryan, to rezone a 5.77± acre parcel from two Commercial Planned Developments (CPD) to a single CPD in reference to The Pine Island Center 7-11 CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on August 9, 2018. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before August 30, 2018; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2018-00003 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on January 16, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 two CPDs to a single CPD to allow for the development of a Convenience Food and Beverage Store with a maximum floor area of 3,454 square feet and 16 self-service fuel pumps, and up to 15,000 square feet of commercial and office uses.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request 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. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Master Concept Plan," prepared by Quattrone & Associates, date stamped received August 24, 2018, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except where by deviation are approved in this resolution as part of this planned development. If changes to the MCP are subsequently

pursued, appropriate approvals will be necessary.

Development is permitted a maximum intensity of 18,454 square feet of floor area (restaurant gross floor area includes restaurant outdoor seating areas), of which the proposed convenience food and beverage store is limited to a maximum of 3,454 square feet. The convenience food and beverage store is limited to a maximum of 16 fuel pumps, with no additional fuel pumps allowed within the development.

2. Uses and Site Development Regulations

a. Schedule of Uses:

Accessory Uses and Structures
Administrative Offices
Animals: Clinic or Kennel (No Outdoor Runs)
Auto Parts Store (No Installation)
Banks and Financial Establishments: Groups I & II
Business Services: Groups I & II (excluding bail bonding and armored car services)
Car Wash
Clothing Stores, general
Clubs: Commercial
Fraternal, membership organizations
Private
Consumption on Premises (LDC §34-1261 *et seq.*)
Convenience Food and Beverage Store, limited to 16 fuel pumps & only on Parcel 1
Drug Store, Pharmacy, limited to 4,500 square feet
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention, not to include the removal of excavated material
Fences and Walls
Food Stores: Group I
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: Group I
Hobby, Toy and Game Shops
Household and Office Furnishings: Groups I & II, no outdoor display
Insurance Companies
Laundry or Dry Cleaning: Group I
Medical Office
Package Store (LDC §34-1261 *et seq.)*
Paint Glass and Wallpaper
Parking Lot: Accessory
Personal Services: Groups I, II, III, & IV (excluding massage establishments, massage parlors, steam or Turkish baths, dating services, escort services, palm readers, fortune tellers, card readers and tattoo parlors)
Pet Services, no outdoor runs
Pet Shop, no outdoor runs
Place of Worship

Post Office
Printing and Publishing
Real Estate Sales Offices
Recreation Facilities: Commercial - Groups I & IV
Religious Facilities
Rental or Leasing Establishment: Groups I, II & III (no Construction Equipment and Trucks)
Repair Shops: Groups I & II
Restaurants: Groups II & III; Group IV by Special Exception
Schools: Commercial & Non-commercial
Self-Service Fuel Pumps, limited to 16 pumps accessory to a Convenience Food and Beverage Store & only on Parcel 1
Signs (in accordance with Chapter 30)
Social Services: Groups I & II
Specialty Retail: All Groups
Storage: Indoor accessory only

b. The approved Property Development Regulations are:

Minimum Lot Dimensions
Lot Area: 20,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Minimum Setbacks:
Street: 25 feet / 50 feet (uses listed under LDC §34-1353)
Side Yard: 15 feet
Rear Yard: 20 feet
Water Body: 25 feet

Building Separation: One-half the sum of the heights of both buildings or 20 feet, whichever is greater, per LDC §34-935(e)(4)

Maximum Building Height: 35 feet

Maximum Lot Coverage: 40%

3. Blasting

Blasting is prohibited.

4. Vehicular/Pedestrian Impacts

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.

5. Vehicular Access

a. The developer must construct the roadway connecting Parcel 1 to Nikkis Lane at the time of initial development order approval; and

b. The developer must provide an access easement for the interconnection to the property to the east at the time of local development order approval. The developer must construct the interconnection at the time the property to the east develops.

6. Protected Species

Prior to the issuance of a development order, the developer must provide:

a. The protected species survey including onsite gopher tortoise protection within the indigenous preserve and supporting maps illustrating a protection diameter of 50 feet around each burrow within the indigenous preserve;

b. The indigenous management plan stating exotic vegetation will be completed by hand removal only; and

c. A point map illustrating the boundaries of the indigenous preserve and the location of the gopher tortoise fencing on the toe of slope of the preserve side of the water management berm.

7. Surface Water Management

Prior to the issuance of a development order:

a. All plans must show a detention area outside of the indigenous preserve with the water management berm proposed along the western and northern preserve limits. No berm may be proposed along the southern or eastern indigenous preserve limits.

b. The surface water management system must not utilize the indigenous preserve for pre-treatment and attenuation.

c. The landscape plans must illustrate one gallon native grasses within the detention area planted 3-foot on center. The general tree requirement may be reduced by one 10-foot general tree for every 400 square feet of detention planted.

8. Indigenous Area

a. Material required by the Type 'F' Buffer along the southern portion of the eastern property line must be planted outside of the Indigenous Area and may not disturb the Indigenous Area.

b. Removal of gopher tortoises and exotic vegetation from the Indigenous Area must not disturb the existing native vegetation understory or trees.

9. Lot Split

If the property is divided into separate parcels:

a. Each parcel must contain a prorated share of indigenous area, open space, and drainage, and provide buffers in accordance with the MCP and LDC.

b. The developer must form and provide documentation to the County of a legal entity providing for unified control and perpetual maintenance of common elements such as the indigenous area, surface water management system, utilities, and internal roadway.

SECTION C. DEVIATIONS:

1. Deviation (1) Access seeks relief from the LDC §34-2013(b)(3), requirement to provide a distinct parking lot entrance with a maximum width at the property line of 35 feet, to allow a width at the property line of 55 feet. This deviation is APPROVED.

2. Deviation (2) Street Stubs to Adjoining Properties seeks relief from the LDC §10-295, requirement to provide interconnections to adjoining areas, to eliminate the requirement to interconnect to the seven western adjacent parcels along Nikkis Lane which do no front Pine Island Road. This deviation is APPROVED SUBJECT TO Condition 5 requiring interconnection to adjoining parcels fronting Pine Island Road.

SECTION D. EXHIBITS:

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The request for CPD zoning complies with the Lee Plan. See Lee Plan Goals 2, 4, 6, and 24; Objectives 2.1, 2.2, 17.3, 24.4, and Policies 1.1.4, 1.7.6, 2.1.1, 2.2.1, 4.1.1, 4.1.2, 6.1.4, 6.1.7, 24.4.1; Lee Plan Vision Statement Paragraph 16, Map 1, Map 16, Table 1(b);

2. As conditioned, the CPD zoning designation:

a. Will meet the standards set forth in the LDC and other applicable County regulations. See Lee Plan Goals 2, 4, 6, 24; Objectives 2.1, 2.2 and Policies 2.1.1, 6.1.1, 24.4.3; LDC §§ 34-411 *et seq.*, 33-1001 *et seq.;*

b. Is compatible with existing and planned uses in the surrounding area. See Lee Plan Objectives 2.1, 2.2, and Policies 1.7.6, 2.1.1, 6.1.4; and LDC §34-411(i);

c. Will not adversely affect environmentally critical or sensitive areas or natural resources. See Lee Plan Objective 24, Policy 24.1; LDC §34-411(h);

d. Will be served by urban services including public water and sewer, paved streets, and public transit. See Lee Plan Objectives 2.1, 2.2, and 4.1; Policies 2.2.1, 6.1.4; and Standards 4.1.1, 4.1.2;

e. Will provide sufficient access to support the proposed development intensity. See Lee Plan Policies 6.1.1, 39.2.1; and LDC §34-411(d);

f. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval. See LDC §34-411(d)-(e);

g. The proposed uses are appropriate at the proposed location. See Lee Plan Policies 2.1.1, 2.2.2, 6.1.4, 6.1.7; and LDC §34-411(j);

h. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. See LDC §§ 34-932 (b-c); 34-83(a)(4)(a)(3); and

i. The deviations, as conditioned:

   i. Enhance the objectives of the planned development; and

   ii. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

Adopted by unanimous consent.

John Manning	Aye
Cecil Pendergrass	Aye
Larry Kiker	Absent
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 16th day of January 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Chris Du
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
FOR Larry Kiker, Chair

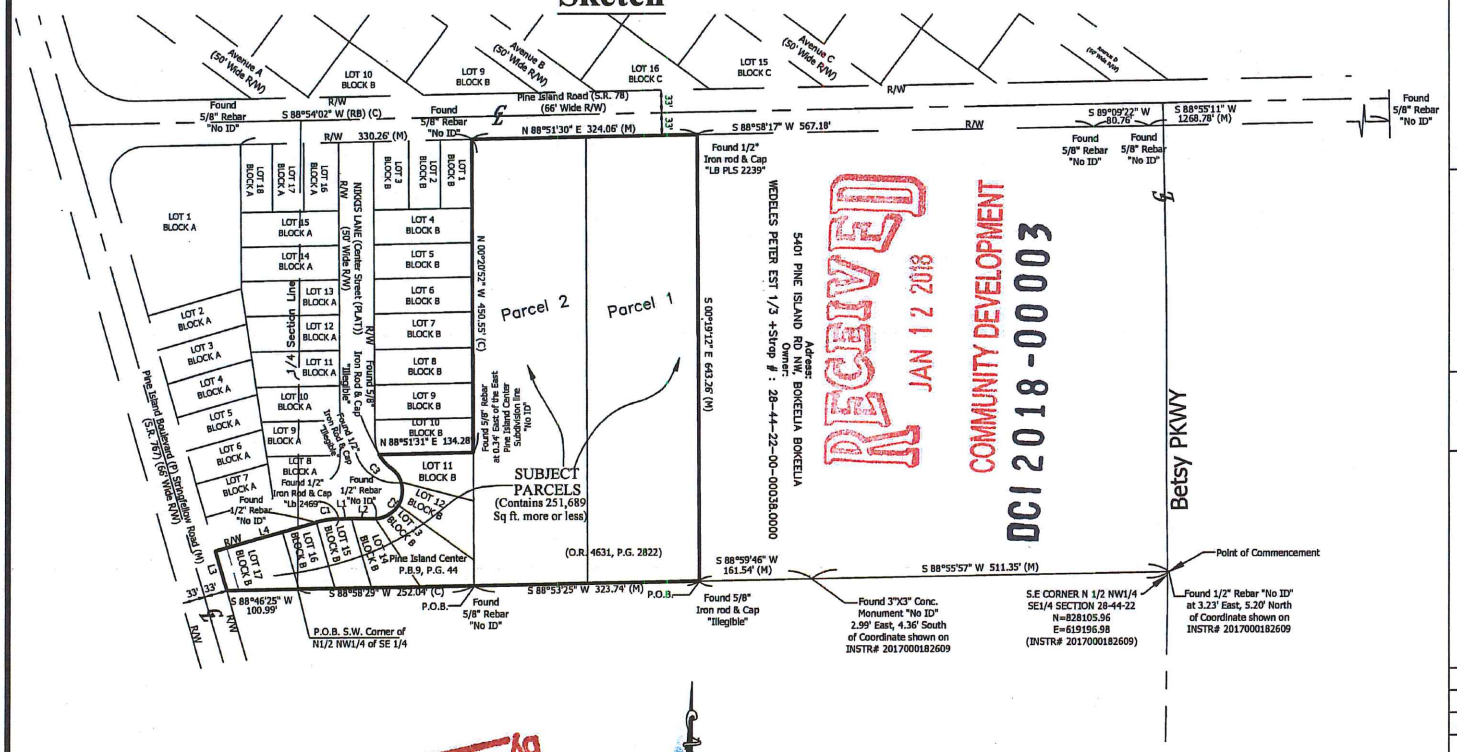
BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob
Deputy County Attorney
County Attorney's Office

EXHIBIT A

Sketch



RECEIVED
JAN 12 2018
COMMUNITY DEVELOPMENT
DCI 2018-00003

Applicants Legal Checked by MJL 8/6/18 1-2

SCALE
1" = 200'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	33.38'	122.00'	15°40'33"	N 81°51'13" E	33.27'
C2	100.27'	40.82'	140°45'20"	N 17°24'57" E	76.89'
C3	26.41'	55.00'	27°30'49"	N 41°05'33" W	26.16'

LINE	BEARING	DISTANCE
L1	S 87°58'58" W	18.03'
L2	S 89°18'34" E	33.79'
L3	N 16°00'12" W	60.00'
L4	N 74°09'42" E	149.55'

P.O.B. : Point of Beginning

SURVEY NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE OF NORTH 1/2 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST. BEING S 88°54'02" W (C) (RB).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2017, KING ENGINEERING, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF KING ENGINEERING, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

Sheet 1 of 2

Sketch to Accompany Description

Subject Parcel

A Tract of Land lying in a Portion of Section 28, Township 44 South, Range 22 East, Lee County, Florida

THIS IS NOT A SURVEY

STOUTENCRAMER
A KING ENGINEERING COMPANY
King ENGINEERING ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION: LB2610
324 Nicholas Parkway West, Suite F, Cape Coral, FL 33991
Phone: (239) 673-9541 Fax: (239) 424-8181
www.kingengineering.com

JOB # 17-6511	PREPARED FOR: Creighton Companies, LLC
SECTION 28, TOWNSHIP 44S, RANGE 22E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **December 11th, 2017** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Jeffrey D. Stouten License Number LS 6584 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Jeffrey Stouten
DN: cn=Jeffrey Stouten, o=Stouten Cramer, Inc., ou, email=jeff@scisurvey.com, c=US
Date: 2017.12.19 09:03:19 -05'00'

JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STATE OF FLORIDA

Description

Subject Parcel Description:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 28; THENCE S 88°55'57" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28 FOR 511.35 FEET TO CONCRETE MONUMENT; THENCE S 88°59'46" W ALONG THE SOUTH LINE OF SAID FRACTION OF SECTION 28, FOR 161.54 FEET TO THE SOUTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 AND THE POINT OF BEGINNING; THENCE S 88°53'25" W ALONG THE SOUTH LINE OF SAID FRACTION A DISTANCE OF 323.74 FEET TO SOUTH EAST CORNER OF PINE ISLAND CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 9 AT PAGE 44; THENCE S 88°58'29" W ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION 28 AND SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 252.04 FEET TO THE POINT OF SOUTH WEST CORNER OF NORTH 1/2 OF NORTH 1/4 OF SOUTH EAST 1/4 OF SAID SECTION 28 (ALSO POINT OF BEGINNING AT SAID PINE ISLAND CENTER SUBDIVISION); THENCE S 88°46'25" W ALONG THE SOUTH LINE OF SAID PINE ISLAND CENTER SUBDIVISION, FOR 100.99 FEET TO AN INTERSECTION WITH EAST RIGHT OF WAY LINE PINE ISLAND BOULEVARD (STRINGFELLOW ROAD(S.R. 767)) ALSO BEING THE SOUTH WEST CORNER OF LOT 17 BLOCK B OF SAID PINE ISLAND SUBDIVISION; THENCE N 16°00'12" W ALONG THE WEST RIGHT OF WAY LINE OF STRINGFELLOW ROAD (S.R. 767) , 60.00 FEET TO THE NORTH WEST CORNER OF LOT 17 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION; THENCE N 74°09'42" E ALONG THE NORTH WEST LINE OF LOT 17 AND 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION, 149.55 FEET TO THE NORTH EAST CORNER OF LOT 16 OF BLOCK B SAID PINE ISLAND SUBDIVISION; THENCE 33.38 FEET, ALONG NORTH WEST CURVE OF LOT 15 BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, WITH DELTA ANGLE 15°40'33" (HAVING RADIUS 122.00 FEET, CHORD BEARING N 81°51'13" E, CHORD LENGTH 33.27 FEET); THENCE N 87°58'58" E ALONG NORTH LINE OF LOT 15, BLOCK B OF SAID PINE ISLAND SUBDIVISION, 18.03 FEET TO THE NORTH EAST CORNER OF LOT 15 OF BLOCK B SAID PINE ISLAND CENTER SUBDIVISION; THENCE S 89°18'34" E ALONG NORTH LINE OF LOT 14, BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, 33.79 FEET TO THE NORTH EAST CORNER OF SAID LOT 14, BLOCK B OF PINE ISLAND CENTER; THENCE 100.27 FEET ALONG A CURVE AT NORTH WEST LOTS 11,12 AND SOUTH EAST LOT 13, BLOCK B OF SAID PINE ISLAND CENTER, DELTA ANGLE 140°45'20" (HAVING 40.82 FEET RADIUS, CHORD BEARING N 17°24'57 E, CHORD LENGTH 76.89 FEET); THENCE 26.41 FEET ALONG WEST CURVE OF LOT 11 OF BLOCK B OF SAID PINE ISLAND CENTER SUBDIVISION, DELTA ANGLE 27°30'49' (HAVING 55 FEET RADIUS, CHORD BEARING N 41°05'33 W, CHORD LENGTH 26.16 FEET); THENCE N 88°51'31' E ALONG NORTH LINE LOT 11, BLOCK B OF PINE ISLAND CENTER SUBDIVISION, 134.28 FEET TO THE NORTH EAST CORNER OF SAID LOT 11 OF BLOCK B OF PINE ISLAND CENTER SUBDIVISION; THENCE N 00°20'52" W ALONG EAST LINE OF SAID PINE ISLAND CENTER SUBDIVISION A DISTANCE OF 450.55' TO THE SOUTH RIGHT OF WAY LINE PINE ISLAND ROAD (S.R. 78) AND NORTH EAST CORNER OF SAID PINE ISLAND CENTER SUBDIVISION, THENCE N 88°51'30" E ALONG PINE ISLAND ROAD (S.R. 78) SOUTH RIGHT OF WAY LINE, A DISTANCE OF 324.06 FEET TO THE NORTH EAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822 OF THE STATE OF FLORIDA, LEE COUNTY; THENCE S 00°19'12" E ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4631 AT PAGE 2822, LEE COUNTY, A DISTANCE OF 643.26 FEET TO THE POINT OF BEGINNING.

Said Parcel Contains 251,689 sq. ft. (more or less)

Bearings are based on the North line of North 1/2 of Northwest 1/4 of Southeast 1/4 of Section 28, Township 44 South, Range 22 east, Being S 88°54'02" W.

Applicant's Legal Checked by MJL 3/6/18 2-2

THIS IS NOT A SURVEY	Description to Accompany Sketch **Subject Parcel** *A Tract of Land lying in Portion of Section 28, Township 44 South, Range 22 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	STOUTENCRAMER A KING ENGINEERING COMPANY King ENGINEERING ASSOCIATES, INC.	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on December 11th, 2017 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-6511 | PREPARED FOR: Creighton Companies, LLC SECTIONS 28, TOWNSHIP 44S, RANGE 22E	CERTIFICATE OF AUTHORIZATION: LB2610 324 Nicholas Parkway West, Suite F, Cape Coral, FL 33991 Phone: (239) 673-9541 Fax: (239) 424-8181 www.kingengineering.com	JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

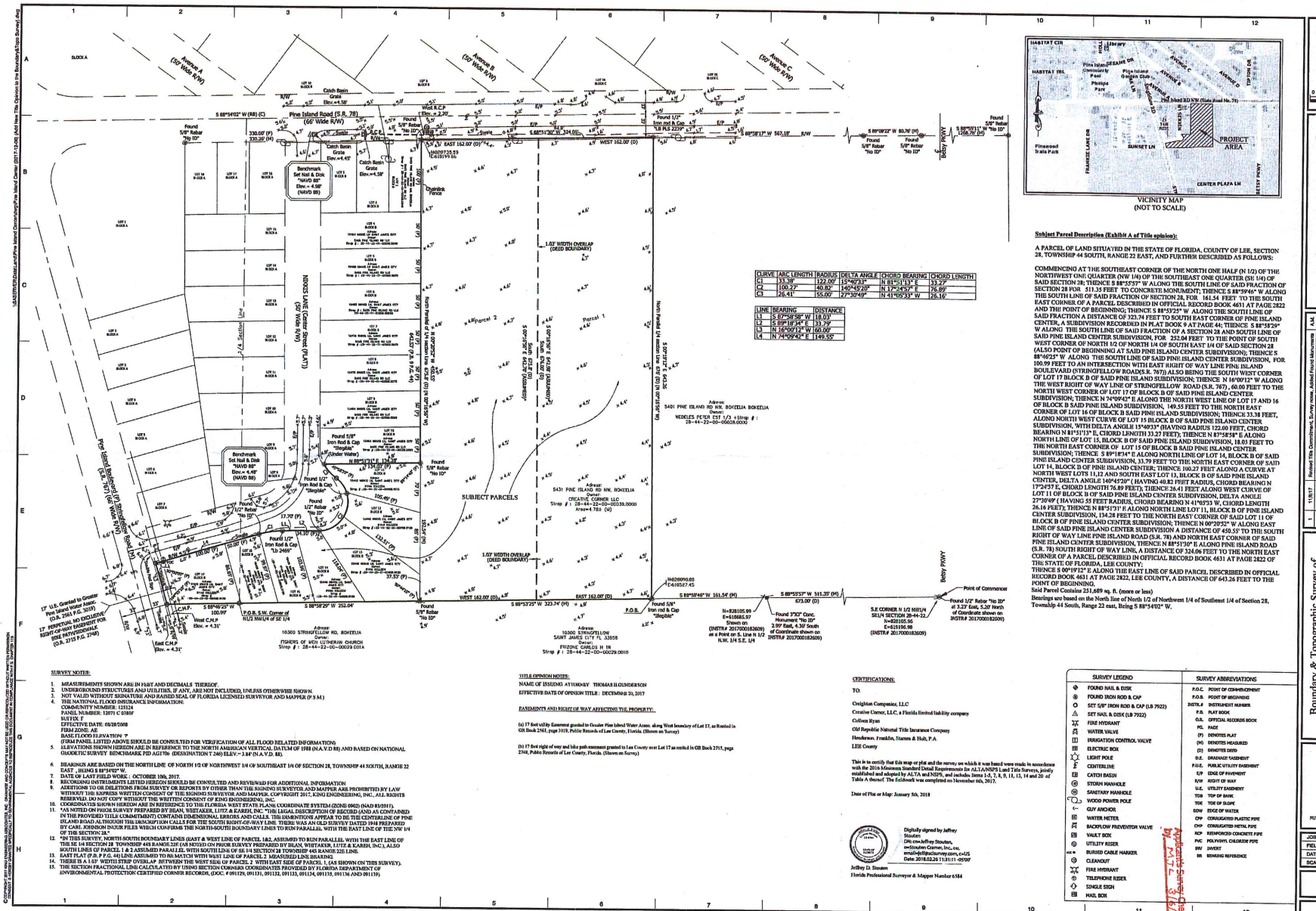
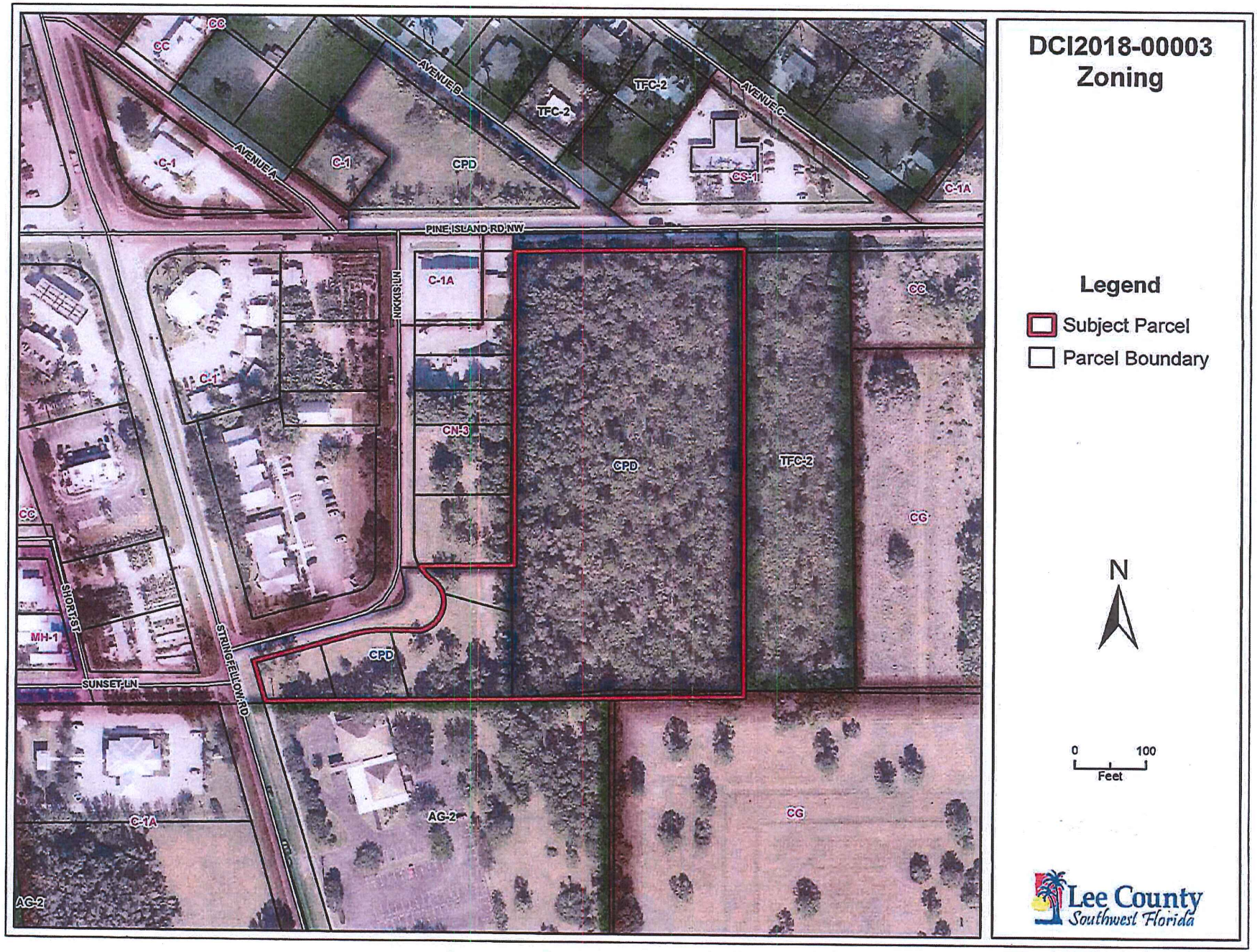

Avenue A (50' Wide R/W)
Avenue B (50' Wide R/W)
Avenue C (50' Wide R/W)
Pine Island Road (S.R. 78) (66' Wide R/W)
Pine Island Boulevard (F/K/A Stringfellow Road) (S.R. 767) (66' Wide R/W)
N00°05'13"E (Grantor Basis) (M.N.)
SUBJECT PARCELS
Parcel 1
Parcel 2
1.03' WIDTH OVERLAP (DEED BOUNDARY)
Benchmark Set Nail & Disk "NAVD 88" Elev.= 4.48' (NAVD 88)
Found 5/8" Rebar "No ID"
Found 1/2" Iron Rod & Cap "Illegible"
Found 1/2" Rebar "No ID"
Found 5/8" Iron Rod & Cap "Illegible" (Under Water)
Found 1/2" Iron Rod & Cap "LB 2460"
Found 5/8" Iron rod & Cap "Illegible"
Found 1/2" Iron rod & Cap "LB 6525"
Found 5/8" Rebar "No ID" & 0.23' East
Found 5/8" Rebar "No ID" & 0.23' West
Found 5/8" Rebar "No ID" & 0.23' North
Found 5/8" Rebar "No ID" & 0.23' South

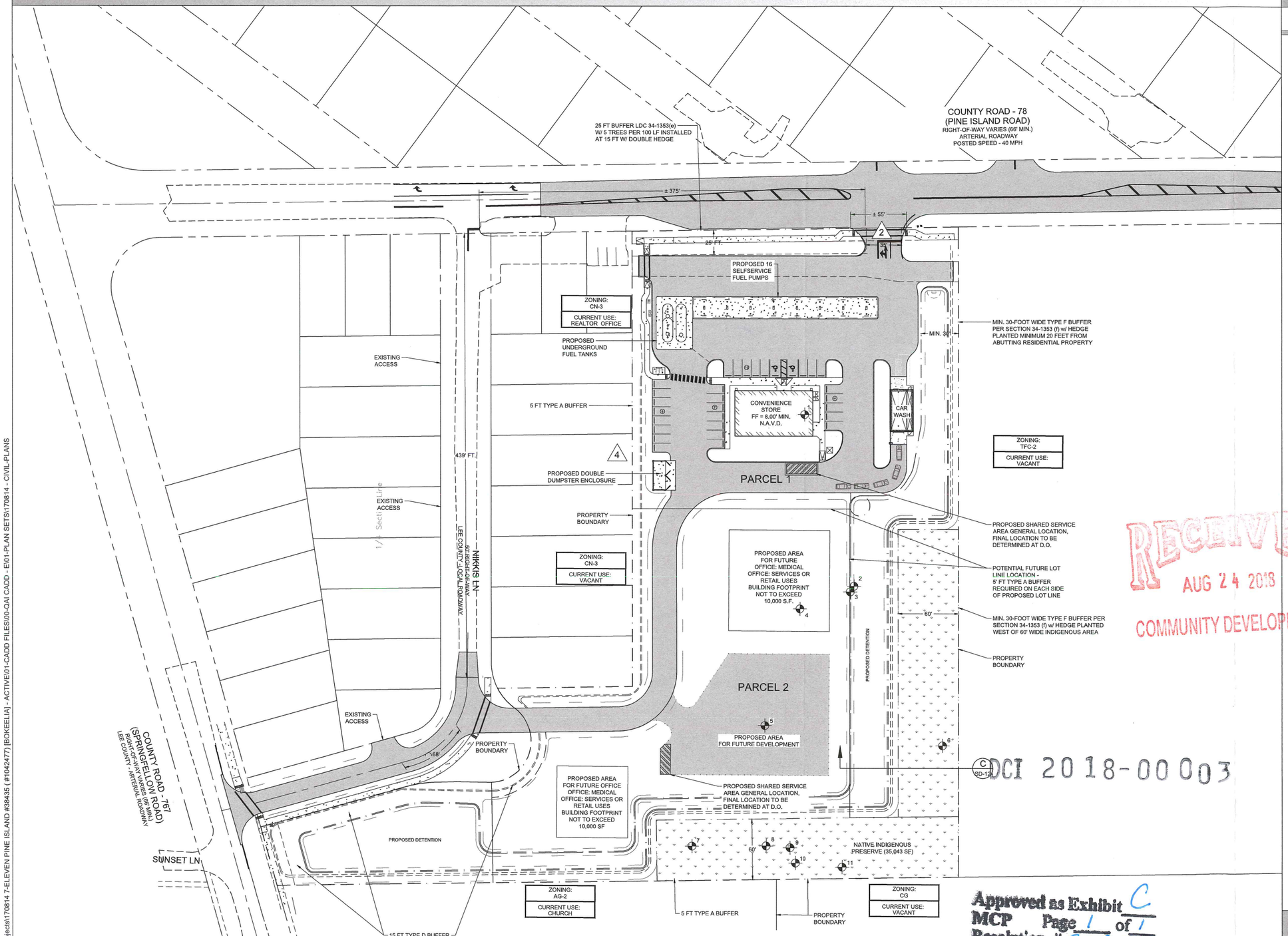
EXHIBIT B


DCI2018-00003
Zoning
Legend
Subject Parcel
Parcel Boundary
N
0
100
Feet
Lee County
Southwest Florida
PINE ISLAND RD NW
AVENUE A
AVENUE B
AVENUE C
HUISKEN LN
SHORT ST
STRINGFELLOW RD
SUNSET LN
CC
C-1
C-1A
CPD
CN-3
TFC-2
CS-1
CG
MH-1
AG-2

THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN



PROJECT SUMMARY:

EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT

LAND BREAKDOWN:

TOTAL AREA	= 5.78 AC.
COMMERCIAL INTENSITY	= 18,454 S.F.
• OPEN SPACE REQUIRED (30%)	= 1.73 AC.
• OPEN SPACE PROVIDED: BUFFERS, DRY DETENTION INDIGENOUS AREA, OTHER	= 1.73 AC,
• INDIGENOUS AREA REQ. (15%)	= 0.87 AC.
• INDIGENOUS AREA PROVIDED:	= 0.80 AC.
10% INDIGENOUS CREDIT	= 0.08 AC.
• TOTAL INDIGENOUS OPEN SPACE	= 0.88 AC.

1 DEVIATION #1 - WITHDRAWN

2 DEVIATION #2 - LDC:34-2013(b)(3) ACCESS, TO INCREASE MAXIMUM DRIVEWAY WIDTH AT THE PROPERTY LINE FROM 35 FEET TO 55 FEET.

3 DEVIATION #3 - WITHDRAWN

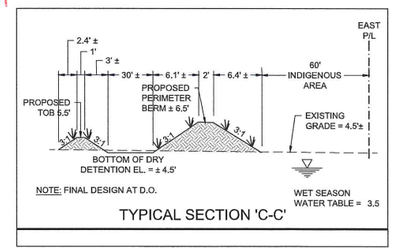
4 DEVIATION #4 - LDC:10-295 STREET STUBS TO PROVIDE INTERCONNECTION TO PARCELS ADJACENT TO PINE ISLAND ROAD BUT NOT COMMERCIAL LOTS ON NIKKIS ROAD.

IN ACCORDANCE WITH SECTIONS 34-411(e), 10-442 & 10-443, APPLICANT SHALL PROVIDE THE REQUIRED IMPROVEMENTS OR PROVIDE A FEE-IN-LIEU AS DIRECTED BY LEE TRAN

RECEIVED
AUG 24 2018
COMMUNITY DEVELOPMENT

INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW



TYPICAL SECTION 'C-C'

DCI 2018-00003

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-18-028

N

50' 100'

PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

PLOTTED BY: AL
WED. 8-15-2018 11:47 AM
170814 - CIVIL-PLANS.DWG

P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #38435 (#10424777) [BOKEELIA] - ACTIVE\01-CADD FILES\00-QAI CADD - E\01-PLAN SETS\170814 - CIVIL-PLANS