

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

WHEREAS, an application was filed by the property owner, CLE FL RE Investment I LLC, in reference to Vintage Commerce Center Commercial Planned Development (CPD) to amend Lee County Zoning Resolution Z-05-019 to allow the following:

- 350,000 square feet of commercial/office/light industrial use;
- 300 hotel/motel units; and
- 308 multiple-family dwelling units by reducing non-residential floor area by 200 square feet for each dwelling unit developed.

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on November 22, 2019. On November 22, 2019, the Hearing Examiner continued the hearing until December 19, 2019. On December 19, 2019, the public hearing was held; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2018-10022 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on May 6, 2020 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 amend Lee County Zoning Resolution Z-05-019, Vintage Commerce Center CPD, to allow:

- 350,000 square feet of commercial/office/light industrial use;
- 300 hotel/motel units; and
- 308 multiple-family dwelling units by reducing non-residential floor area by 200 square feet for each dwelling unit developed.

The property is located in the General Interchange 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). The conditions and deviations represent a codification of prior approvals from Resolution Z-99-097, Z-05-019, and ADD2006-00225, hereby superseded by approval of this zoning action.

### 1. Master Concept Plan/Development Parameters

#### a. Master Concept Plan.

Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Vintage Commerce Center CPD," prepared by GradyMinor, date stamped received by the Lee County Hearing Examiner on December 16, 2019, 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 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.

#### b. LDC and Lee Plan.

Development and uses must comply with the LDC and the Lee County Comprehensive Plan (Lee Plan) at the time of local development order approval, except where deviations are approved herein. Subsequent amendments to the MCP, conditions, or deviations herein may require further development approvals.

#### c. Approved Development Parameters.

This CPD allows a maximum of 350,000 square feet of floor area and 300 hotel/motel units.<sup>1</sup>

#### d. Residential Development.

Residential development may be approved by local development order by reducing the maximum 350,000 square feet of floor area by 200 square feet for each dwelling unit. Residential development is limited to townhouse/multiple-family buildings and is permitted only in conjunction with at least 50,000 square feet of commercial or industrial uses. Residential uses must be developed at a minimum of 8 dwelling units per acre, up to 196 units under the standard density range. Bonus density units may be approved consistent with Chapter 2 of the LDC. Total density within the CPD, inclusive of bonus units, may not exceed 308 dwelling units.

#### e. Development Tracking.

If development occurs in phases, each local development order application must include a report itemizing the following:

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<sup>1</sup> Outdoor seating in conjunction with a restaurant counts toward the total floor area approved within this CPD.

i. Uses.

Intensity of non-residential uses (expressed in square feet), number of residential units, and number of hotel rooms proposed in the application;

ii. Cumulative Totals.

The cumulative density and intensity including prior local development order approvals for each use classification; and

iii. Remaining Density and Intensity.

The number of units, hotel rooms, or square footage available for future development for each use classification approved in this CPD.

2. Schedule of Uses and Property Development Regulations:

a. Schedule of Uses

Accessory uses and structures  
Administrative Office  
ATM (automatic teller machine)  
Auto Parts Store  
Auto Repair and Service: Groups I & II  
Automobile Service Station  
Banks and Financial Establishments: Groups I & II  
Bar or Cocktail Lounge  
Boats: Boat Sales  
Building material sales  
Business Services: Groups I & II  
Car wash  
Clothing stores, general  
Consumption on premises  
Contractor and Builders, Groups I & II  
Convenience Food and Beverage Store, limited to one (1) within the planned development  
Department Store  
Drive Through Facility for Any Permitted Use  
Drugstore  
Dwelling unit, multiple-family building (limited to Parcel A)  
Entrance Gates and Gatehouses  
Essential Services  
Essential Service Facilities, Group I  
Excavation, Water Retention  
Food stores, Group I  
Hardware Store  
Health Care Facility, Group III  
Hobby, Toy and Game Shops  
Hotel/motel (limited to Parcel C and any Outparcel)  
Household and Office Furnishings, Groups I & II  
Insurance Companies

Laundromat  
 Laundry or Dry Cleaning, Group I  
 Lawn and Garden Supply Store  
 Medical Office  
 Night Clubs  
 Non-Store Retailers, All Groups  
 Package Store  
 Paint, Glass and Wallpaper  
 Parking Lot: Accessory and Temporary  
 Personal Services: Groups I through III  
 Pet Services  
 Pet Shop  
 Pharmacy  
 Place of worship  
 Printing and Publishing  
 Recreation facilities: commercial: Groups I through V  
 Religious facilities  
 Rental or Leasing Establishments: Groups II and III  
 Repair Shops: Groups I & II  
 Restaurants, Fast Food  
 Restaurants: Groups I through IV  
 Schools: commercial  
 Signs  
 Social Services: Group I  
 Specialty Retail Shops: Groups I through IV  
 Storage, Indoor  
 Studios  
 Temporary Uses (LDC §34-3041, *et seq.*):  
     Carnivals, fairs, circuses and amusement devices  
     Christmas tree sales  
     Temporary contractor's office and equipment storage shed  
     Seasonal farmers' market  
     Temporary storage facilities  
 Used Merchandise Store: Group I  
 Vehicle and equipment dealers: Groups I through V  
 Warehouse: Mini-warehouse and Public

b. Property Development Regulations

Minimum Lot Area and Dimensions:<sup>2</sup>

Lot Area: 10,000 square feet  
 Lot Width: 100 feet  
 Lot Depth: 100 feet

Minimum Building Setbacks:

Street: 25 feet  
 Side: 15 feet  
 Rear: 20 feet

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<sup>2</sup> Tracts A and B may be further subdivided through an administrative amendment to the planned development, provided all lots comply with the above minimum lot area and dimensions.

Water body: 25 feet

Maximum Building Height: 85 feet

Maximum lot coverage: 45 percent

Minimum Open Space:

Prior to development order approvals, development order plans must depict:

- i. 3.18 acres of indigenous open space (must include 2.55 acres of indigenous preserve with 125% indigenous credits);
- ii. Commercial development must provide 30% open space; and
- iii. Residential development must provide 40% open space.<sup>3</sup>

3. Airport Noise Notification.

The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC §34-1104(b).

4. Interconnection to Adjacent Property.

Development order plans must depict access to the adjacent property to the north consistent with the recorded Access Easement and MCP. The interconnection may be relocated if mutual written consent by the landowners is provided at the time of development order review.<sup>4</sup>

5. Development Permits.

County development permits do not establish a right to obtain permits from state or federal agencies. Further, county permits do not establish liability on the county if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies; or (b) undertakes actions resulting in violation of state or federal law.

6. Vehicular/Pedestrian Impacts.

This zoning approval does not address mitigation of the project's vehicular or pedestrian impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

7. Concurrency.

This zoning approval does not constitute a finding that the project meets concurrency requirements set forth in the LDC or Lee Plan. Developer must demonstrate compliance with regulatory concurrency requirements prior to issuance of a local development order.

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<sup>3</sup> Developer may reduce open space requirements consistent with LDC §2-152(c)(1)(b) if the project utilizes Pine Island TDU's.

<sup>4</sup> The Access Easement is recorded at Lee County Official Records Instrument #2008000082083.

## SECTION C. DEVIATIONS:

### 1. Setbacks

Deviation (1) seeks relief from the LDC §10-329(d)(1)a.3 requirement to provide a 50 foot setback from road rights-of-way and private property lines for water retention excavation, to allow a 25 foot setback. This deviation is APPROVED SUBJECT TO the following condition:

Developer must provide adequate protection for wayward vehicles along Alico Road and the property's eastern property line. The elements of protection will be reviewed during the development order process and are subject to approval of the Director of Development Services. Similarly, the setback along the eastern property line is approved with the condition the lake is adequately buffered from the adjoining property line with berms or landscaping to deter unauthorized access. These elements can also be reviewed during the development order process and are subject to the Director's approval.<sup>5</sup>

### 2. Signs

Deviation (2) seeks relief from the LDC §30-153(2)a.4 requirement that on-site identification signs be set back a minimum of 15 feet from any street right-of-way or easement and 10 feet from any other property line, to allow project identification signs in a median within the project's internal road right-of-way. This deviation is APPROVED SUBJECT TO the following condition:

Identification signs must be placed and constructed in accordance with LDC §30-93, visibility triangle safe sight distance requirements.<sup>6</sup>

## 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:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned herein, the proposed amendment to the Vintage Commerce Center CPD:
  - a. Complies with the Lee Plan. See, Lee Plan Vision Statement Paragraph 10 (Gateway/Airport Planning Community), Lee Plan Goals 2, 4, 5, 6, 7, Objectives 1.3, 2.1, 2.2, 4.1, 5.1, 47.2 and Policies 1.3.2, 2.2.1, 5.1.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4,

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<sup>5</sup> This deviation with condition was previously approved in Z-05-019 as Deviation 1.

<sup>6</sup> This deviation with condition was previously approved in Z-05-019 as Deviation 5.

6.1.5, 6.1.7, 7.1.1, 7.1.2, 7.1.9, 47.2.1, 135.1.9; Lee Plan Maps 1, 16.

- b. Complies with the LDC and other County regulations. See, LDC Chapters 10 and 34;
  - c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.3.2, 2.1.1, 2.1.2, 2.2.1, 5.1.5; LDC §§ 34-411(c), (i), and (j).
  - d. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals 77, Objectives 4.1, 77.1, and LDC §34-411(h).
  - e. Will be served by urban services. See, Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, 5.1.3, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).
- 2. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Objective 39.1; LDC §34-411(d).
  - 3. The proposed mix of uses is appropriate at the proposed location. See, Lee Plan Policies 1.3.2, 2.1.1, 5.1.3, 5.1.5.
  - 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See, LDC Chapters 10 and 34.
  - 5. As conditioned herein, the deviations:
    - a. Enhance the objectives of the planned development; and
    - b. Promote the intent of the LDC to protect the public health, safety and welfare. See, LDC §34-377(b)(4).

#### 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
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 6<sup>th</sup> day of May 2020.

ATTEST:  
LINDA DOGGETT, CLERK

BY: Theresa King  
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

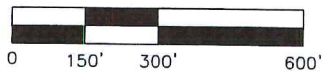
BY: Brian Hamman  
Brian Hamman, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

Richard Kehlisch  
County Attorney's Office

RECEIVED  
MINUTES OFFICE  
TK  
2020 MAY 13 AM 10:16





SCALE: 1" = 300'

THIS PLAN MAY HAVE BEEN ENLARGED OR  
REDUCED FROM INTENDED DISPLAY SCALE FOR  
REPRODUCTION REASONS

NORTHING: 786164.776  
EASTING: 721321.000

N 89°21'13" E 1160.00'

ACCESS EASEMENT  
(INSTRUMENT # 2008000082083)

RECORDED  
APR 02 2019  
COMMUNITY DEVELOPMENT

DCI 2018-10022

POB  
NORTHING: 785018.058  
EASTING: 721333.928

C4 N 89°42'13" W 588.14'

S 88°59'35" W  
94.81'

S 89°21'52" W 1037.52'

ALICO ROAD

(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

N 0°37'51" W  
143.16'

POC  
NORTHING: 784886.414  
EASTING: 722372.980  
SOUTH QUARTER CORNER  
OF 3-46-25

N 89°21'04" E 507.47'

N 0°38'45" W  
351.31'

(OR 4272, PG 1135)

(OR 4164, PG 547)

INTERSTATE 75  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

## LEGEND

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
OR OFFICIAL RECORDS BOOK  
PG PAGE(S)

Applicant's Legal Checked  
by J.M. 9/15/19

## PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SOUTH 89°21'52" WEST, A DISTANCE OF 1,037.52 FEET; THENCE NORTH 00°37'51" WEST, A DISTANCE OF 143.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY EXTENSION AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°38'45" WEST, A DISTANCE OF 1,146.79 FEET; THENCE NORTH 89°21'13" EAST, A DISTANCE OF 1,160.00 FEET; THENCE NORTH 00°38'45" WEST, A DISTANCE OF 351.31 FEET; THENCE NORTH 89°21'04" EAST, A DISTANCE OF 507.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 75, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHWESTERLY 206.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,668.95 FEET, A CENTRAL ANGLE OF 07°05'42", (CHORD BEARING SOUTH 29°36'32" WEST, A DISTANCE OF 206.54 FEET); 2) THENCE SOUTH 33°09'23" WEST, A DISTANCE OF 550.05 FEET TO A POINT ON A CURVE TO THE LEFT; 3) THENCE SOUTHWESTERLY 335.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,048.93 FEET, A CENTRAL ANGLE OF 18°17'57", (CHORD BEARING SOUTH 24°00'24" WEST, A DISTANCE OF 333.59 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; 4) THENCE SOUTHERLY 565.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,731.09 FEET, A CENTRAL ANGLE OF 18°43'28", (CHORD BEARING SOUTH 05°30'01" WEST, A DISTANCE OF 563.21 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALICO ROAD; THENCE ALONG SAID RIGHT-OF-WAY FOR ALL OF THE REMAINING COURSES AND DISTANCES BACK TO THE POINT OF BEGINNING, NORTH 89°42'13" WEST, A DISTANCE OF 588.14 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 375.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11,317.00 FEET, A CENTRAL ANGLE OF 01°53'59", (CHORD BEARING SOUTH 88°02'36" WEST, A DISTANCE OF 375.19 FEET); THENCE SOUTH 88°59'35" WEST, A DISTANCE OF 94.81 FEET TO THE POINT OF BEGINNING.

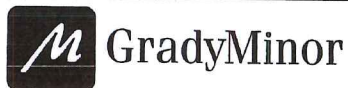
CONTAINING 33.95 ACRES, MORE OR LESS.

## NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING SOUTH 89°21'52" WEST
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

\* NOT A SURVEY \*

Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

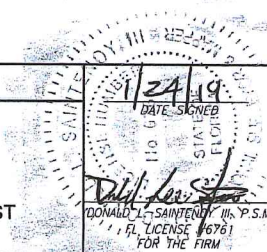


Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151  
Business LC 26000266  
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

## SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN  
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



EXHIBIT

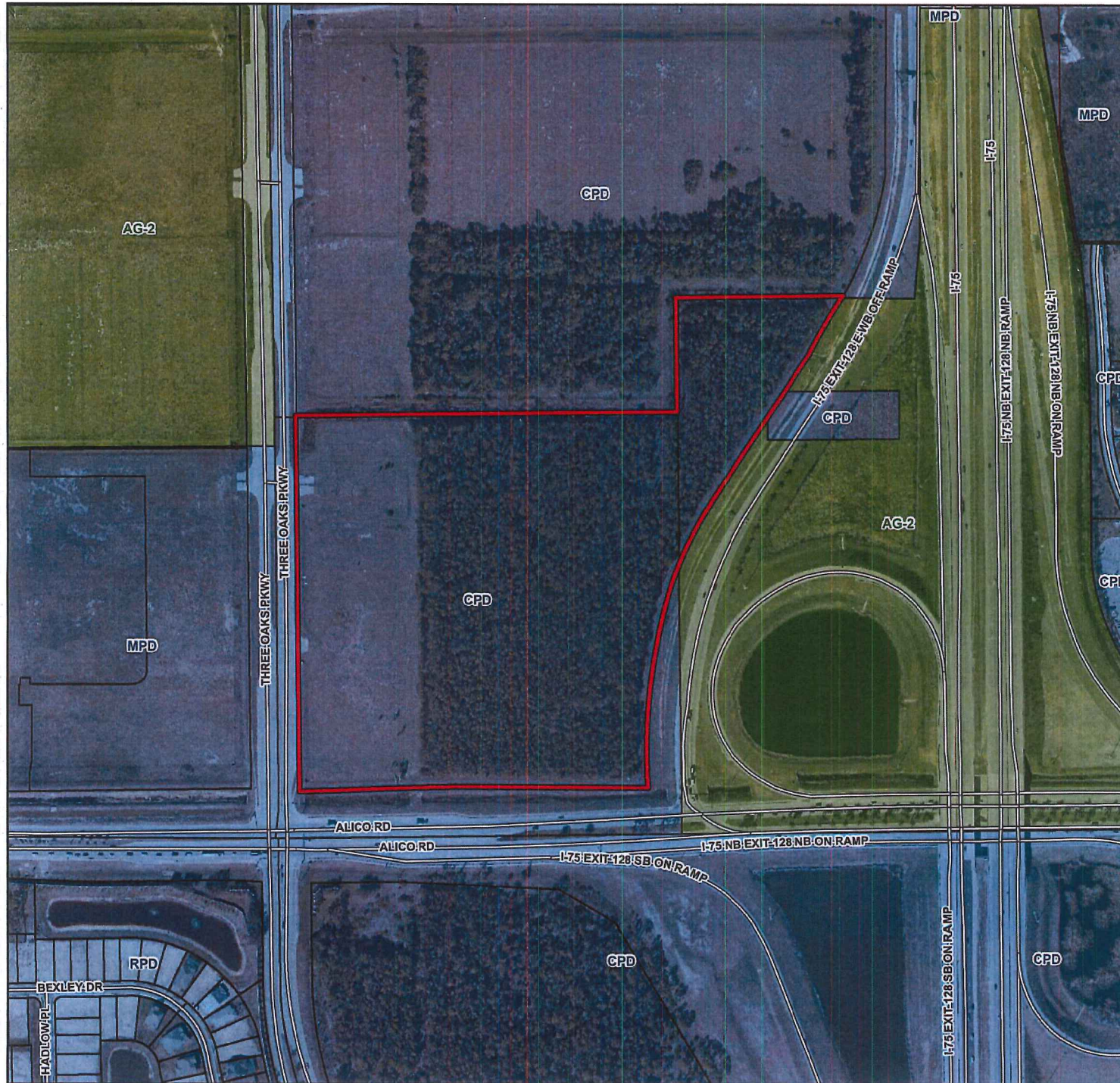
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\\GCM-GUFS-PROD1\SURVEY\PROJECT SURVEY 2019\18 - VINTAGE COMMERCE CENTER\SURVEY\19-18-L&S.DWG









# DCI2018-10022 Zoning

## Legend

 Subject Parcel



0 500  
Feet

ATTACHMENT B





LEE COUNTY  
HEARING EXAMINER  
2019 DEC 16 PM 3:55

ZONED: CPD (ALICO CROSSROADS CENTER CPD)  
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE  
UNDEVELOPED

Approved as Exhibit C  
MCP Page 1 of 1  
Resolution # 2-19-035

ZONED: CPD (ALICO CROSSROADS CENTER)  
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE  
UNDEVELOPED

PRESERVE  
(2.55 AC.)

PROPERTY BOUNDARY

25' MINIMUM  
SETBACK

WATER  
MANAGEMENT

ZONED: AG-2 AND CPD (ALICO ROAD BILLBOARD)  
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE  
INTERSTATE ENTRANCE AND EXIT RAMP

25' MINIMUM  
SETBACK

15' WIDE TYPE 'D'  
LANDSCAPE  
BUFFER

INTERSTATE 75

PARCEL A  
(C/R)

PARCEL B  
(C)

PARCEL C  
(C,  
HOTEL/MOTEL)

ZONED: AG-2  
FLU: INDUSTRIAL COMMERCIAL INTERCHANGE  
INTERSTATE ENTRANCE AND EXIT RAMP

#### PROJECT NOTES

1. WATER MANAGEMENT AREAS ARE CONCEPTUAL IN NATURE AND WILL BE DEVELOPED CONSISTENT WITH ERP AND SHOWN IN MORE DETAIL AT THE TIME OF DEVELOPMENT (D.O.) UNDER APPROVAL.
2. THE DEVELOPER INTENDS TO PURCHASE OFFSITE TDU'S TO ACCOUNT FOR 2.55 ACRES OF ONSITE INDIGENOUS PRESERVE REQUIREMENTS.
3. ULTIMATE OUTPARCEL CONFIGURATION AND ACCESS POINTS TO BE DETERMINED AT THE TIME OF D.O. MCP WILL COMPLY WITH LDC SECTIONS 34-411(e) AND 10-442 AS APPLICABLE FOR TRANSIT FACILITIES AT THE TIME OF D.O. APPROVAL.

#### SITE SUMMARY

PLAN DESIGNATION: GENERAL INTERCHANGE  
EXISTING ZONING: VINTAGE COMMERCE CENTER CPD  
PROPOSED ZONING: VINTAGE COMMERCE CENTER CPD  
EXISTING LAND USE: UNDEVELOPED  
GROSS AREA: ± 33.95  
STRAP NUMBER: 03-46-25-00-00001.1100, 03-46-25-00-00001.1090  
STREET ADDRESS: 9401 ALICO ROAD, FT MYERS, FL

#### PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL / RETAIL / LIGHT INDUSTRIAL (C): 350,000 SF (THIS CAN BE COMPRISED OF A COMBINATION OF ALL USES)\*\*  
HOTEL/MOTEL: 300 ROOMS  
MULTI-FAMILY RESIDENTIAL (R): 308 UNITS  
\*\*SUBJECT TO ZONING RESOLUTION

#### MINIMUM AREA DIMENSIONS:

LOT SIZE 10,000 SQUARE FEET  
LOT DEPTH 100 FEET  
LOT WIDTH 100 FEET

#### MINIMUM SETBACKS:

STREETS INTERNAL OR EXTERNAL: 25 FEET  
SIDE: 15 FEET  
REAR: 20 FEET  
WATERBODY: 25 FEET  
MAXIMUM BUILDING HEIGHT: 85 FEET  
MAXIMUM LOT COVERAGE: 45 PERCENT  
MINIMUM INDIGENOUS PRESERVE: 5.1 ACRES (10.18 ACRES x 0.5). A MINIMUM OF 2.55± ACRES SHALL BE PRESERVED ON-SITE, THE REMAINING 2.55± ACRES SHALL BE PRESERVED THROUGH OFF-SITE MITIGATION.

MINIMUM OPEN SPACE: A MINIMUM OF 30% (33.95 AC. X 0.30 = 10.18± ACRES) OF GENERAL OPEN SPACE MUST BE PROVIDED WITHIN THE OVERALL DEVELOPMENT SITE IF DEVELOPED WITH ALL NON-RESIDENTIAL USES. IF RESIDENTIAL IS DEVELOPED, A MINIMUM 40% (14 AC. X 0.40 = 5.6± ACRES) OPEN SPACE MUST BE PROVIDED AT TIME OF D.O. FOR THE RESIDENTIAL USE. EACH DEVELOPMENT TRACT MAY CONTAIN A MINIMUM OF 10 PERCENT OPEN SPACE PER LDC §34-414(C) PROVIDED THE DEVELOPER DEMONSTRATES THE OVERALL OPEN SPACE REQUIREMENT WILL BE MET WITH EACH LOCAL DEVELOPMENT ORDER SUBMITTAL. A 35% REDUCTION IN OPEN SPACE MAY BE TAKEN IF PROJECT UTILIZES PINE ISLAND TDU'S CONSISTENT WITH LDC 2-152(c)(1)b.

#### SCHEDULE OF DEVIATIONS

1. RELIEF FROM THE LDC §10-329(D)(1)A.3 REQUIREMENT TO PROVIDE A 50-FOOT-WIDE SETBACK FROM ROAD RIGHTS-OF-WAY AND PRIVATE PROPERTY LINES FOR WATER RETENTION EXCAVATION, TO ALLOW A 25-FOOT-WIDE SETBACK.
2. RELIEF FROM THE LDC §30-153(2)A.4. REQUIREMENT THAT ON-SITE IDENTIFICATION SIGNS BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY OR EASEMENT, AND 10 FEET FROM ANY OTHER PROPERTY LINE, TO ALLOW PROJECT IDENTIFICATION SIGNS IN A MEDIAN WITHIN THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED WITH THE CONDITION THAT THE IDENTIFICATION SIGNS ARE PLACED AND CONSTRUCTED IN ACCORDANCE WITH LDC §30-93, VISIBILITY TRIANGLE SAFE SIGHT DISTANCE REQUIREMENTS.

DCI 2018-10022

\*HOTEL/MOTEL COULD BE A USE ON ANY OUTPARCEL.

#### LEGEND

#	DEVIATION	(C)	COMMERCIAL
	PRESERVE	(C/R)	COMMERCIAL/ RESIDENTIAL

Revision	Date	Description	By
6	11/2019	REVISED DEVIATIONS #1 AND #3, REQUESTED BY STAFF	S.U.
6	11/2019	REVISED TO REMOVE ALICO ROAD ACCESS	S.U.
5	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
3	06/2019	REVISED PER REVIEW #3 COMMENTS	S.U.
2	03/2019	REVISED PER REVIEW #2 COMMENTS	S.U.
1	01/2019	REVISED PER REVIEW #1 COMMENTS	S.U.

DESIGNED BY:	O.G.M.A.
DRAWN BY:	D.C.R.
APPROVED:	D.W.A.
JOB CODE:	CRMLPDD
SCALE:	1" = 100'

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151  
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, Florida 34134

VINTAGE COMMERCE CENTER CPD

MASTER CONCEPT PLAN

MUNICIPALITY:	LEE COUNTY
SEC./TOWNSHIP/RNG	03/465/25E
DATE:	NOVEMBER 21, 2019
SUBMITTAL TYPE:	PD AMENDMENT
SHEET	1 OF 1