

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

WHEREAS, Veronica Martin, TDM Consulting, Inc., filed an application on behalf of the property owner, Somerset Real Estate Holdings Fort Myers, LLC, to rezone a 4.25± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Somerset CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on February 6, 2020; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2019-00009 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on May 20, 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 rezone a 4.25± acre parcel from AG-2 to CPD to allow 30,000 square feet of commercial office and 20,000 square feet of mini-warehouse.

The property is located in the Tradeport 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. **Master Concept Plan/Development Parameters:**

- a. Master Concept Plan. Development must be substantially consistent with the three-page Master Concept Plan (MCP) entitled "13381 INTREPID LANE" stamped received May 20, 2020, (Exhibit C), except where modified by the conditions below.
- b. LDC and Lee Plan. Development must comply with the LDC and 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. Development Parameters. This CPD allows a maximum of 30,000 square feet of commercial office floor area and 20,000 square feet of mini-warehouse floor area.

2. **Schedule of Uses and Site Development Regulations:**

a. **Schedule of Uses**

Accessory Uses and Structures
Administrative Offices
Automotive Repair and Service, Group I (limited to automobile detailing)
Business Services, Group II (limited to aircraft food services and catering, packaging services, parcel and express services)
Car Wash (private, not open to public)
Essential Services
Essential Service Facilities, Group I
Fences, Walls
Freight and Cargo Handling Establishments
Non-Store Retailers, all groups
Parking Lot:
 Accessory
 Commercial
 Temporary
Processing and Warehousing
Rental or Leasing Establishments, Groups I, II, and III
Repair Shops, Groups I, II, and III
Schools, Commercial
Signs
Storage:
 Indoor
 Open
Temporary Uses
Transportation Services, Groups II and III
Warehouse: Mini-Warehouse, Private, Public

b. **Site Development Regulations:**

Minimum Lot Area and Dimensions

Lot Size:	4.25 acres
Lot Width:	338 feet
Lot Depth:	560 feet

Minimum Setbacks

Street, Public	25 feet
Street, Private	15 feet (Subject to deviations 5 and 8)
Side	15 feet
Rear	15 feet
Indigenous Preserve	20 feet

Maximum Lot Coverage: 40%

Minimum Open Space: 20%

Maximum Building Height: 35 feet

Minimum Building Separation: 20 feet

3. **Vehicular/Pedestrian Impacts**

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

4. **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 that result in a violation of state or federal law.

5. **Environmental**

Prior to development order approval, the development order application must include:

- a. Development order plans depicting: 0.81 acres of Wetland Enhancement; 0.28 acres of Wetland Restoration; 0.11 acres of Upland Buffer; 0.07 acres of Upland Buffer Restoration; 0.20 acres of Upland Preserve; and 0.14 acres of Upland Restoration.
- b. A restoration and enhancement planting plan substantially consistent with the Restoration Plan prepared by Boylan Environmental Consultants, Inc. dated July 2019 in addition to landscape plans.
- c. A restoration and enhancement preserve management plan that includes time-zero monitoring report, photo station photos, and a five year monitoring schedule that begins once the Certificate of Compliance is issued.
- d. A copy of the recorded conservation easement.
- e. A receipt of payment for offsite mitigation for the 1.49 acres of impacted forested wetlands.

SECTION C. DEVIATIONS:

1. Connection Separation. Deviation (1) seeks relief from the LDC §10-285 requirement to provide a 125-foot connection separation for local roads in future suburban areas, to allow a separation of 63 feet on Intrepid Lane. This deviation is APPROVED.
2. Planting Strip. Deviation (2) seeks relief from the LDC §10-296(e)(2), Table 15 requirement to provide a 6-foot planting facility along Intrepid Lane, to allow no planting strip along Intrepid Lane. This deviation is APPROVED.
3. Cul-de-sac. Deviation (3) seeks relief from the LDC §10-296(k) requirement to provide a cul-de-sac at the terminus of Intrepid Road, to allow a T- turnaround instead. This deviation is APPROVED.
4. Setback. Deviation (4) seeks relief from the LDC §34-1352(c)(l)(a) requirement of a 50-foot setback for display, sale, and storage of motor vehicles, boats, recreational vehicles, trailers, mobile homes and equipment, to allow a 15-foot setback to all buildings and structures on Intrepid Lane. This deviation is APPROVED.
5. Buffer. Deviation (5) seeks relief from the LDC §34-1352(g) requirement to provide a 25-foot wide buffer abutting rights-of-way and a 3:1 undulating berm, to allow 15-foot wide buffers abutting Intrepid Lane and Chana Court per LDC §10-416(d). This deviation is APPROVED SUBJECT TO the following condition:

Prior to development order approval for a use governed by LDC §34-1352, landscape plans must depict 15-foot right-of-way buffers abutting Intrepid Lane and Chana Court. The buffers must consist of:

- a. Five trees per 100 linear feet installed at 16-foot height, four inch caliper, and six inch canopy spread; and
 - b. Double hedgerow in seven gallon containers and a minimum 36 inch height; and
 - c. Dry detention swales planted with native one gallon grasses installed three feet on center.
6. Building Perimeter Plantings. Deviation (6) seeks relief from the LDC §10-416(b) requirement to provide building perimeter plantings abutting three sides with emphasis on the sides most visible to the public, to allow building perimeter plantings around storage units to be on two sides and around the perimeter of the site as additional plantings within the buffers to meet the 10% requirement. This deviation is APPROVED SUBJECT TO the following condition:

Prior to development order approval, landscape plans must depict five percent of the proposed building gross ground floor area as building perimeter planting area, and depict five foot building perimeter planting areas on two sides of each storage unit.

7. Street Setback. Deviation (7) seeks relief from the LDC §34-2192 requirement to provide a 20-foot building setback to the edge of right-of-way or street easement line for private roads, to allow a minimum building setback of 15-foot from Intrepid Lane. This deviation is APPROVED.

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 Somerset CPD:
 - a. Complies with the Lee Plan. See, Lee Plan Vision Statement Paragraph 10 (Gateway/Airport Planning Community), Lee Plan Goals 2, 4, 6, Objectives 2.1, 2.2, 4.1, 47.2 and Policies 1.1.13, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.7; 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 1.1.13, 2.1.1, 2.1.2, 2.2.1; LDC §§ 34-411(c), (i), and (j).
 - d. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goal 77, Objective 4.1, 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; Policy 2.2.1, 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 Policy 6.1.5; LDC §34-411(d).
3. The proposed mix of uses is appropriate at the proposed location. See, Lee Plan Policies 1.1.13, 2.1.1, 6.1.4.
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 20th day of May 2020.

ATTEST:
LINDA DOGGETT, CLERK

BY: Melina Butler
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

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

RECEIVED
MINUTES OFFICE
MB
2020 JUN 17 PM 3:14

LEGEND:

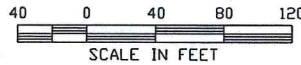
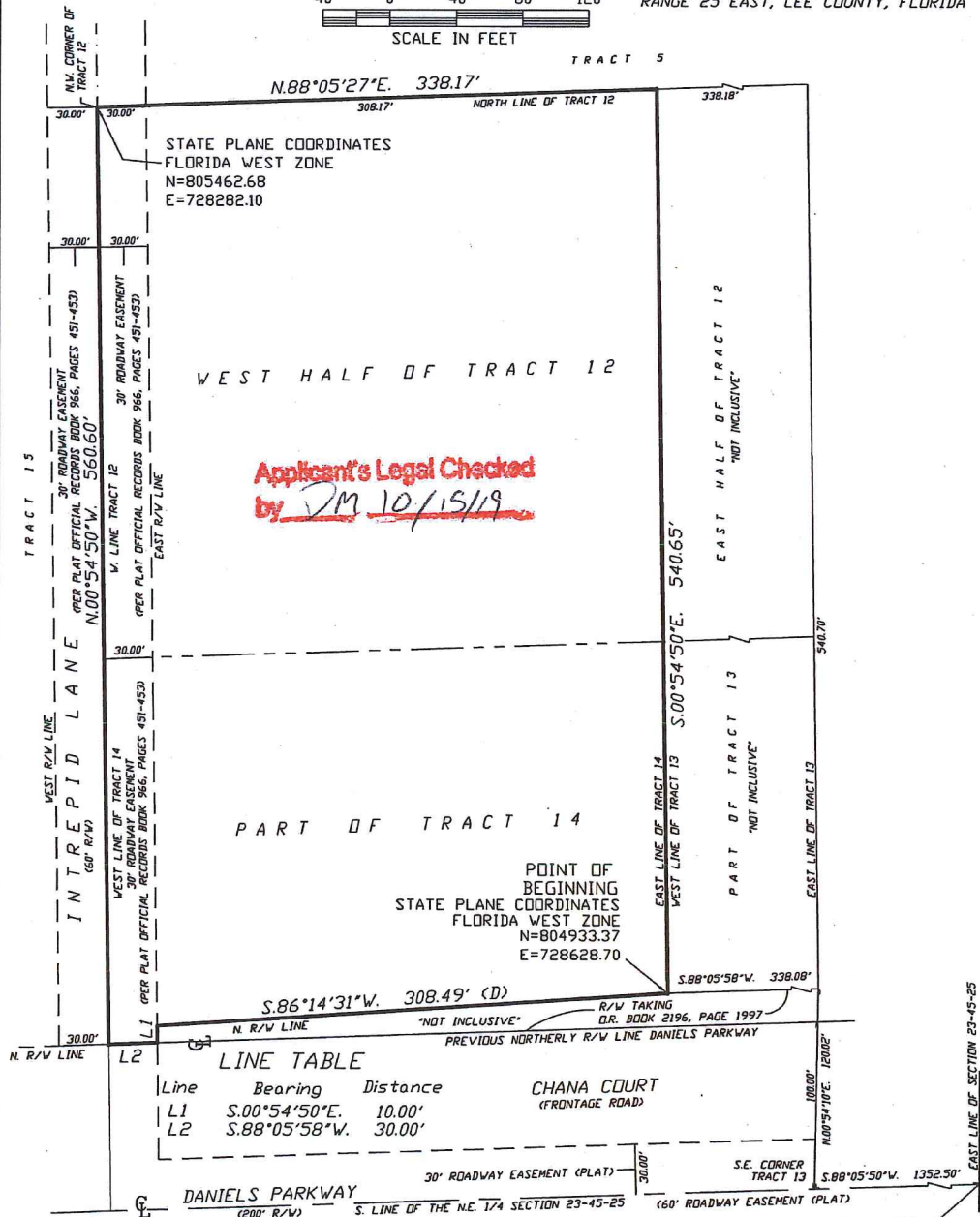
O.R. OFFICIAL RECORDS BOOK
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
C CENTERLINE
P.U.E. PUBLIC UTILITY EASEMENT

SKETCH TO ACCOMPANY DESCRIPTION:

WEST HALF TRACT 12 AND PART OF TRACT 14, SABAL RIDGE,

(UNRECORDED)

(OFFICIAL RECORDS BOOK 966, PAGES 451-453)
IN SECTION 23, TOWNSHIP 45 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA



SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH LINE OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
2. FIELD NOTES IN SABAL RIDGE.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 80 SCALE DRAWING.

POINT OF
COMMENCEMENT
S.E. CORNER OF THE NE 1/4
SECTION 23-45-25

SKETCH TO ACCOMPANY DESCRIPTION
SEE EXHIBIT 'A' FOR DESCRIPTION
TO ACCOMPANY THIS SKETCH
'NOT A BOUNDARY SURVEY'

DRAWN: PMM	CHECK: FBH	SCALE: 1"=80'	PROJ. # 13381 INTREPID LANE	HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE (239) 257-8624 FAX (239) 257-2921
SKETCH DATE 4/1/19	FILE NO. 45-25-23	SHT.- 1 OF - 2	FLORIDA CERTIFICATE OF AUTHORIZATION # R6921	

EXHIBIT A

COMMUNITY DEVELOPMENT
DCI 2019-00009

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH:

**WEST HALF TRACT 12
AND
PART OF TRACT 14,
SABAL RIDGE,**

(UNRECORDED) (OFFICIAL RECORDS BOOK 966, PAGES 451-453)
IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: (AS PROVIDED)

THE WEST HALF (W 1/2) OF TRACT 12 & PART OF TRACT 14, SABAL RIDGE (UNRECORDED) SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 966, PAGES 451 THROUGH 453 (INCLUSIVE), LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE S.E. CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°05'50"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF SAID TRACT 13 SABAL RIDGE (UNRECORDED) FOR 1352.50 FEET; THENCE RUN N.00°54'10"E, ALONG THE EAST LINE OF SAID TRACT 13 TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 2196, PAGE 1997, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 120.02 FEET; THENCE RUN S.88°05'58"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY FOR 338.08 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 14 TO THE POINT OF BEGINNING; THENCE RUN S.86°14'31"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY FOR 308.49 FEET; THENCE RUN S.00°54'50"E, TO A POINT ON THE PREVIOUS NORTH RIGHT OF WAY LINE OF SAID DANIELS PARKWAY (PER SABAL RIDGE PLAT (UNRECORDED)) FOR 10.00 FEET; THENCE RUN S.88°05'58"W, ALONG SAID NORTH RIGHT OF WAY LINE OF DANIELS PARKWAY FOR 30.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 14; THENCE RUN N.00°54'50"W, FOR 560.60 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE RUN N.88°05'27"E, ALONG THE NORTH LINE OF SAID TRACT 12 FOR 338.17 FEET; THENCE RUN S.00°54'50"E, FOR 540.65 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID DANIELS PARKWAY AND THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A ROADWAY EASEMENT OVER AND ACROSS THE WEST 30 FEET THEREOF.

CONTAINING: 184,936.04 SQ. FT, OR 4.24 ACRES, MORE OR LESS.

Applicant's Legal Checked

by DM 10/15/19

Phillip M. Mould

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
#6515 - STATE OF FLORIDA
4/1/2019

SHEET 2 OF 2

RECEIVED

SEP 30 2019
COMMUNITY DEVELOPMENT

13381 INTREPID LANE

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

DCI 2019-00009

SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST
CLER. BOOK 956, PAGES 452)
LEE COUNTY, FLORIDA

SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST
CLER. BOOK 956, PAGES 452)
LEE COUNTY, FLORIDA



THE WEST HALF OF 1/4 OF TRACT 12 A PART OF TRACT 1A, SARAL RIDGE (UNRECORDED SECTION 08, TOWNSHIP 43 SOUTH, RANGE 46 EAST, AS RECORDED IN DEED BOOK 43 PAGE 49) AND THE NORTH-NEAST CORNER OF LEE COUNTY, FLORIDA, HERE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NORTHEAST QUARTER ONE 1/4 OF TRACT 1A, SARAL RIDGE; THENCE S 75° E 1/4 MILE TO THE CORNER OF THE NORTHERN TRINEX RUN SUBDIVISION, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER TRINEX RUN SUBDIVISION TO THE SOUTHEAST CORNER OF SAID TRACT 1A, SARAL RIDGE; THENCE S 75° E 1/4 MILE TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF THE EAST LINE OF SAID TRACT 12 AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF THE EAST LINE OF SAID TRACT 1A; THENCE S 75° E 1/4 MILE TO THE POINT OF BEGINNING.

1997, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 10256 FEET; THENCE RUN S 75° W 1/4 MILE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DANIELS PARKWAY TO THE POINT OF BEGINNING ON THE EAST LINE OF SAID TRACT 1A TO THE POINT OF BEGINNING.

THENCE RUN S86°14'31"W, ALONG SAID NORTH-RIGHT-OF-WAY LINE OF SAID DANIELS PARKWAY FOR 208.4 FEET; THENCE RUN S-50°45'10"E TO A POINT ON THE PREVIOUS NORTH-RIGHT-OF-WAY LINE OF SAID DANIELS PARKWAY OVER SABA RIDGE PLAT (UNRECORDED) FOR 10.50 FEET; THENCE RUN S-68°55'50"W, ALONG SAID NORTH-RIGHT-OF-WAY LINE OF DANIELS PARKWAY FOR 25.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 14; THENCE RUN S-84°45'50"W, FOR 55.65 FEET TO THE NORTH CORNER OF SAID TRACT 14; THENCE RUN S-22°02'27"E, ALONG THE NORTH LINE OF SAID TRACT 12 FOR 328.17 FEET; THENCE RUN S-05°45'30"E, FOR 54.63 FEET TO A POINT ON THE NORTH-RIGHT-OF-WAY LINE OF SAID DANIELS PARKWAY AND THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH A HIGHWAY EASEMENT OVER AND ACROSS THE WEST 30 FEET THEREOF;

0	STC 86 1026 1036 (CAP 18 86292)	RW3	RECLAIM WATER BOX
1	FOUND BENCH RUN (13)	RW4	RAIN WATER
2	CONCRETE MONUMENT (CH)	VW	VALVE
3	CONCRETE MONUMENT (CH)	VW	VALVE
4	PERMANENT CONTROL POINT	D/H	DIVIDED ROAD
5	PERMANENT CONTROL POINT	D/H	DIVIDED ROAD
6	BRANNING CASSEMENT	GA5W	5/8" GALVANIZED & W/RC
7	BRANNING CASSEMENT	GA5W	5/8" GALVANIZED & W/RC
8	POINT OF CURVATURE	C/L	CUTB. TELEVISION BOX
9	POINT OF CURVATURE	C/L	CUTB. TELEVISION BOX
10	OFFICIAL RECORDS BOX	LEV	ELEVATION
11	AS MEASURED	LEV	ELEVATION
12	AS PER DEED	LEV	ELEVATION
13	AS PER DEED	LEV	ELEVATION
14	RIGHT OF WAY	LEV	ELEVATION
15	RIGHT OF WAY	LEV	ELEVATION
16	CENTERLINE	LEV	ELEVATION
17	CENTERLINE	LEV	ELEVATION
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98	CENTERLINE	LEV	ELEVATION
99	CENTERLINE	LEV	ELEVATION
100	CENTERLINE	LEV	ELEVATION

Applicant's Survey Checked
by DM 10/15/19

POINT OF COMMENCEMENT
S.E. CORNER OF THE NE 1/4
SECTION 23-45-25

SURVEY NOTES:
1. BASIS OF BEARING SHOWN TAKEN FROM THE EAST RIGHT-OF-WAY LINE OF INTERIOR LANE, AS BEING N04°34'34"W.
2. THIS CERTIFICATION IS ONLY FOR THE PURPOSES DESCRIBED HEREIN. IF IT IS NOT A CERTIFICATION OF TITLE, ADDRESS, OR ENCUMBRANCE.
3. THIS SURVEY IS BASED ON THE TITLE EXAMINATION OF THE PUBLIC RECORDS. I HAVE CERTIFIED THE FOLLOWING RESTRICTIONS, CONDITIONS, EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS THAT MAY EXIST ON THIS PROPERTY PER REQUIREMENT MAY 26, 2019.
4. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
5. THIS SURVEY IS NOT VALID UNTIL THE SURVEYOR AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY IS INTENDED TO BE VIEWED AS A PLOT, SO SAVING BACKSIGHTS DERIVED FROM GPS FIRST RATE NETWORK PATTERN OF 1990.
7. ELEVATIONS ARE NORTH AMERICAN DATUM, DATUM OF 1980 (N.A.D.83).

FLOOD ZONE: "X" ELEVATION N/A
COMMUNITY No: 125124 PANEL No: 0445
SUFFIX --- F REVISION DATE: 3/28/06
MAP NUMBER: 1871C0445F

THIS SURVEY IS CERTIFIED TO:
SOMERSET REAL ESTATE HOLDINGS LLC
SC, PENNSYLVANIA

DATE	DESCRIPTION	BY
8/16/18	PER DIVISION POLICY	FBI
6/19/19	PER EXAMINATION OF TITLE	FBI
DATE OF LAST FIELD WORK: 7/6/18		
DRAWN RLB	CHECKED PHE	SCALE 1"=3'
		PROJ # 13201
		INTRODUCED BY
SURVEY DATE 6/14/18	FILE NO 45-25-23	DWT - 1 OF - 1

PHILIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA - STATE OF FLORIDA

MARIE-TERESA GREGG, LLC
3046 DEL PRADO BLVD S 2A
CAPE CORRAL, FLORIDA 33924
TEL: 239-248-1175
WWW.MTGREGG.COM

FLORIDA CERTIFICATE OF AUTHORITY - 13-0001

JUL 11 2019

COMMUNITY DEVELOPMENT
DCI2019-00009

[illegible]

LINE TABLE

Line	Bearing	Distance
L1	S.00°54'50"E.	10.00'
L2	S.88°05'58"W.	30.00'



DCI2019-00009 Zoning

Legend

-  Subject Parcel
-  City Limits



0 100
Feet

STREET ADDRESS

13381 INTREPID LN
FORT MYERS, FL 33913

STRAP NUMBER

23-45-25-L2-U2234.3668

PROJECT INFORMATION

CURRENT ZONING = AGRICULTURAL (AG-2)
PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE = TRADEPORT
PROPOSED USE = COMMERCIAL, MINI-WAREHOUSE
TOTAL ACREAGE = 4.25 AC (184,944 SF)
PROPOSED INTENSITY = 30,000 SF COMMERCIAL
EXIST. SOIL TYPES = #6 - HALLANDALE FINE SAND
= #13 - BOCA FINE SAND
IRRIGATION SERVICE = WELL
ARCHAEOLOGICAL = 2
SENSITIVITY LEVEL

TRADEPORT FUTURE LAND USE ACREAGE CALCULATIONS

TOTAL ACREAGE = 4.25 AC
EX. WETLANDS = 1.49 AC (PER SFWM)
DEVELOPABLE AREA = 2.76 AC

ZONING/ACTUAL USE

NORTH = AG-2 / VACANT
SOUTH = AG-2 / CHANA COURT ROW
EAST = AG-2 / VACANT
WEST = AG-2 / INTREPID LANE ROW

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS:
MIN. LOT AREA = 4.25 AC
MIN. LOT WIDTH = 338 FEET
MIN. LOT DEPTH = 560 FEET

MINIMUM BUILDING SETBACKS:

STREET = 25 FEET
SIDE = 15 FEET
REAR = 15 FEET
INDIGENOUS PRESERVE = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET
MIN. OPEN SPACE = 20%
MIN. BUILDING SEPARATION = 20 FEET

LANDSCAPE BUFFERS

NORTH = COM TO AG: NO BUFFER REQUIRED
SOUTH = COM TO ROW: 25' WIDE BUFFER PER LDC SEC. 34-1352(C)*
EAST = COM TO AG: NO BUFFER REQUIRED
WEST = COM TO ROW: 25' WIDE BUFFER PER LDC SEC. 34-1352(C)*
* SEE DEVIATION #5

OPEN SPACE REQUIREMENTS

PROPOSED IMPERVIOUS: 84,271 SF / 1.93 AC = SMALL PROJECT
SMALL PROJECTS:
REQUIRED: 20% X 184,944 SF = 36,989 SF (0.85 AC)
PROVIDED: BUFFERS (25,773 SF) + INDIGENOUS PRESERVE (48,756 SF)
+ DETENTION AREA (9,445 SF) = 83,974 SF / 1.93 AC

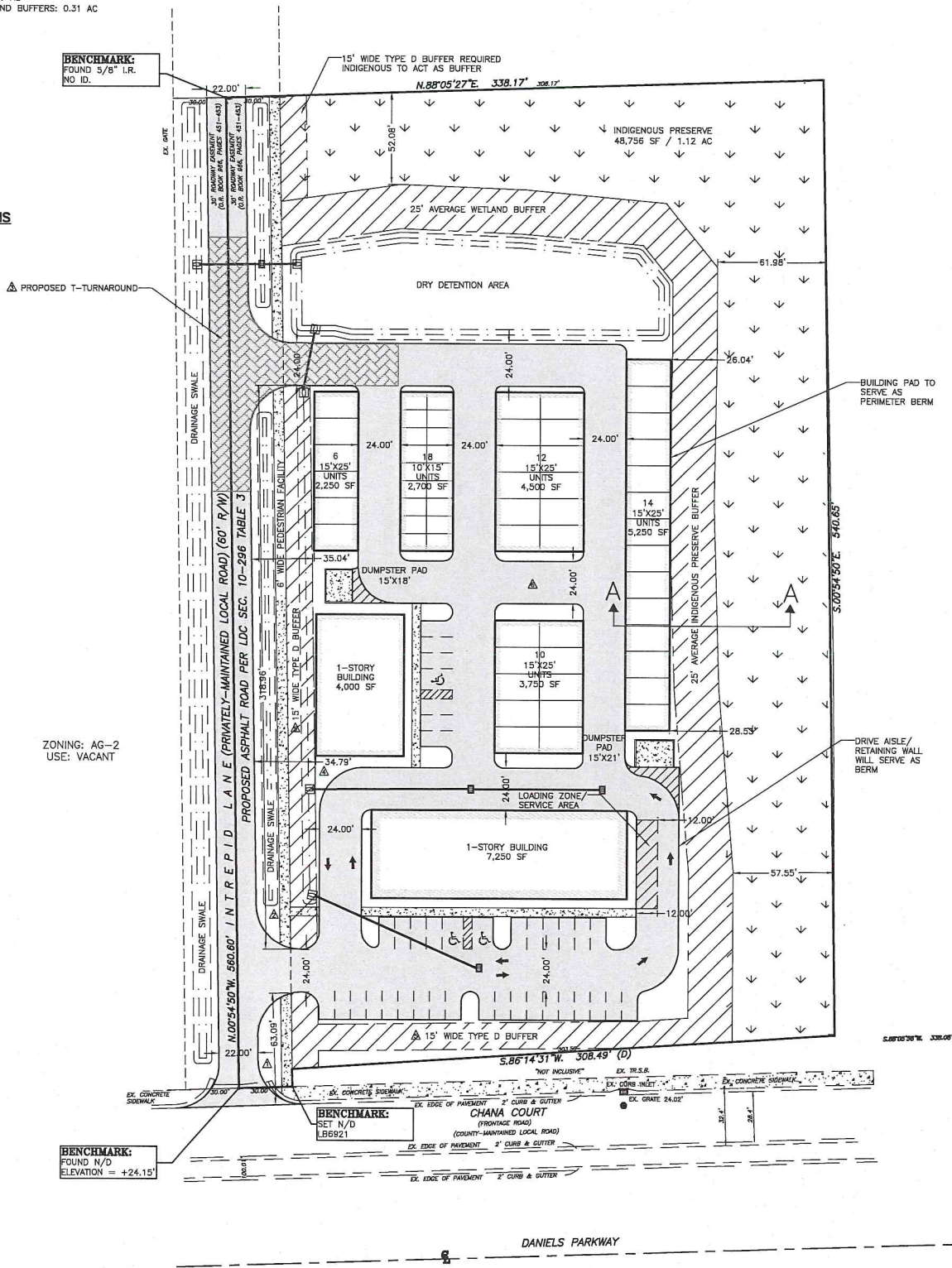
INDIGENOUS REQUIREMENTS

REQUIRED: NONE REQUIRED FOR SMALL DEVELOPMENTS
PROVIDED PER RESTORATION PLAN:
PRESERVE/ENHANCE EX. WETLANDS: 0.81 AC
PRESERVE/ENHANCE EX. UPLANDS/UPLAND BUFFERS: 0.31 AC
RESTORE EX. WETLANDS: 0.28 AC
RESTORE EX. UPLANDS/UPLAND BUFFERS: 0.21 AC
TOTAL INDIGENOUS PRESERVE PROVIDED: 1.61 AC

CODE VIOLATION INFORMATION

CASE NO: VIO2018-12262
VIOLATION ACREAGE: 1.49 ACRES
RESTORE EX. WETLANDS: 0.28 AC
RESTORE EX. UPLANDS/UPLAND BUFFERS: 0.21 AC
PRESERVE/ENHANCE EX. WETLANDS: 0.81 AC
PRESERVE/ENHANCE EX. UPLANDS/UPLAND BUFFERS: 0.31 AC

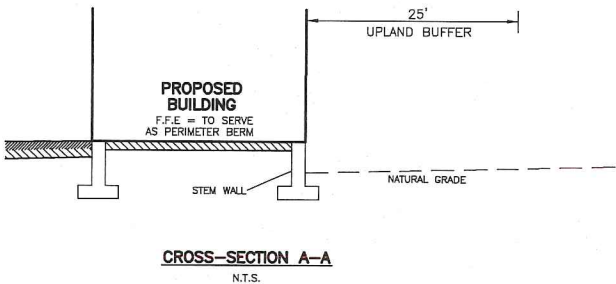
ZONING: AG-2
USE: VACANT



LEGEND

- R RADIUS (5' UNLESS OTHERWISE NOTED)
EX. EXISTING
R/W RIGHT-OF-WAY
E.O.P. EDGE OF PAVEMENT
CONC. CONCRETE
TYP. TYPICAL
PROP. PROPOSED
SF SQUARE FEET
LF LINEAR FEET
E.O.P. EDGE OF PAVEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
L.C. LEE COUNTY
L.P. LIGHT POLE
CLF EXISTING CHAIN LINK FENCE
10SP NUMBER OF PARKING SPACES IN LOT
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED STABILIZED GRASS
EX. WETLANDS PER SFWM
LAND DEVELOPMENT CODE
N.T.S. NOT TO SCALE
C.P. CONCRETE PAD
DEVIATION

1" = 40'



Approved as Exhibit C
MCP Page 1 of 3
Resolution # E-20-004

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COMMUNITY DEVELOPMENT

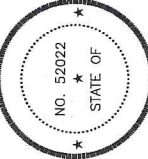
DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
06/20/18	JAM	JAM	JAM	TDM
REVISIONS	DATE	BY	DESCRIPTION	APPROVED BY
1	07/20/19	JAM	REVISIONS PER LEE COUNTY COMMENTS	
2	08/20/19	JAM	REVISIONS PER LEE COUNTY COMMENTS	
3	10/20/19	JAM	REVISIONS PER LEE COUNTY COMMENTS	
4	08/20/20	JAM	REVISIONS PER LEE COUNTY COMMENTS	
5	05/20/20	JAM	REVISIONS PER LEE COUNTY COMMENTS	

13381 INTREPID LANE
MASTER CONCEPT PLAN
OPTION 1



Civil Engineering
and
Planning
dean@tdmconsulting.com
www.tdmconsulting.com

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 25086



DATE:
Dean Martin, P.E.
Florida #52022

SHEET # 1 of 3
SCALE: AS NOTED

DCI 2019-00009

ZONING: CT
USE: VACANT

STREET ADDRESS

13381 INTREPID LN
FORT MYERS, FL 33913

STRAP NUMBER

23-45-25-L2-U2234.3668

PROJECT INFORMATION

CURRENT ZONING = AGRICULTURAL (AG-2)
PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE = TRADEPORT
PROPOSED USE = COMMERCIAL, MINI-WAREHOUSE
TOTAL ACREAGE = 4.25 AC (184,944 SF)
PROPOSED INTENSITY = 30,000 SF COMMERCIAL
EXIST. SOIL TYPES = #6 - HALLANDALE FINE SAND
#13 - BOCA FINE SAND
IRRIGATION SERVICE = WELL
ARCHAEOLOGICAL = 2
SENSITIVITY LEVEL

TRADEPORT FUTURE LAND USE ACREAGE CALCULATIONS

TOTAL ACREAGE = 4.25 AC
EX. WETLANDS = 1.49 AC (PER SFWMD)
DEVELOPABLE AREA = 2.76 AC

ZONING/ACTUAL USE

NORTH = AG-2 / VACANT
SOUTH = AG-2 / CHANA COURT ROW
EAST = AG-2 / VACANT
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SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS:
MIN. LOT AREA = 4.25 AC
MIN. LOT WIDTH = 338 FEET
MIN. LOT DEPTH = 560 FEET

MINIMUM BUILDING SETBACKS:

STREET = 25 FEET
SIDE = 15 FEET
REAR = 15 FEET
INDIGENOUS PRESERVE = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET
MIN. OPEN SPACE = 20%
MIN. BUILDING SEPARATION = 20 FEET

LANDSCAPE BUFFERS

NORTH = COM TO AG: NO BUFFER REQUIRED
SOUTH = COM TO ROW: 25' WIDE BUFFER PER LDC SEC. 34-1352(G)*
EAST = COM TO AG: NO BUFFER REQUIRED
WEST = COM TO ROW: 25' WIDE BUFFER PER LDC SEC. 34-1352(G)*
* SEE DEVIATION #5

OPEN SPACE REQUIREMENTS

PROPOSED IMPERVIOUS: 84,271 SF / 1.93 AC = SMALL PROJECT
SMALL PROJECTS:
REQUIRED: 20% X 184,944 SF = 36,989 SF (0.85 AC)
PROVIDED: BUFFERS (25,773 SF) + INDIGENOUS PRESERVE (48,756 SF)
+ DETENTION AREA (9,445 SF) = 83,974 SF / 1.93 AC

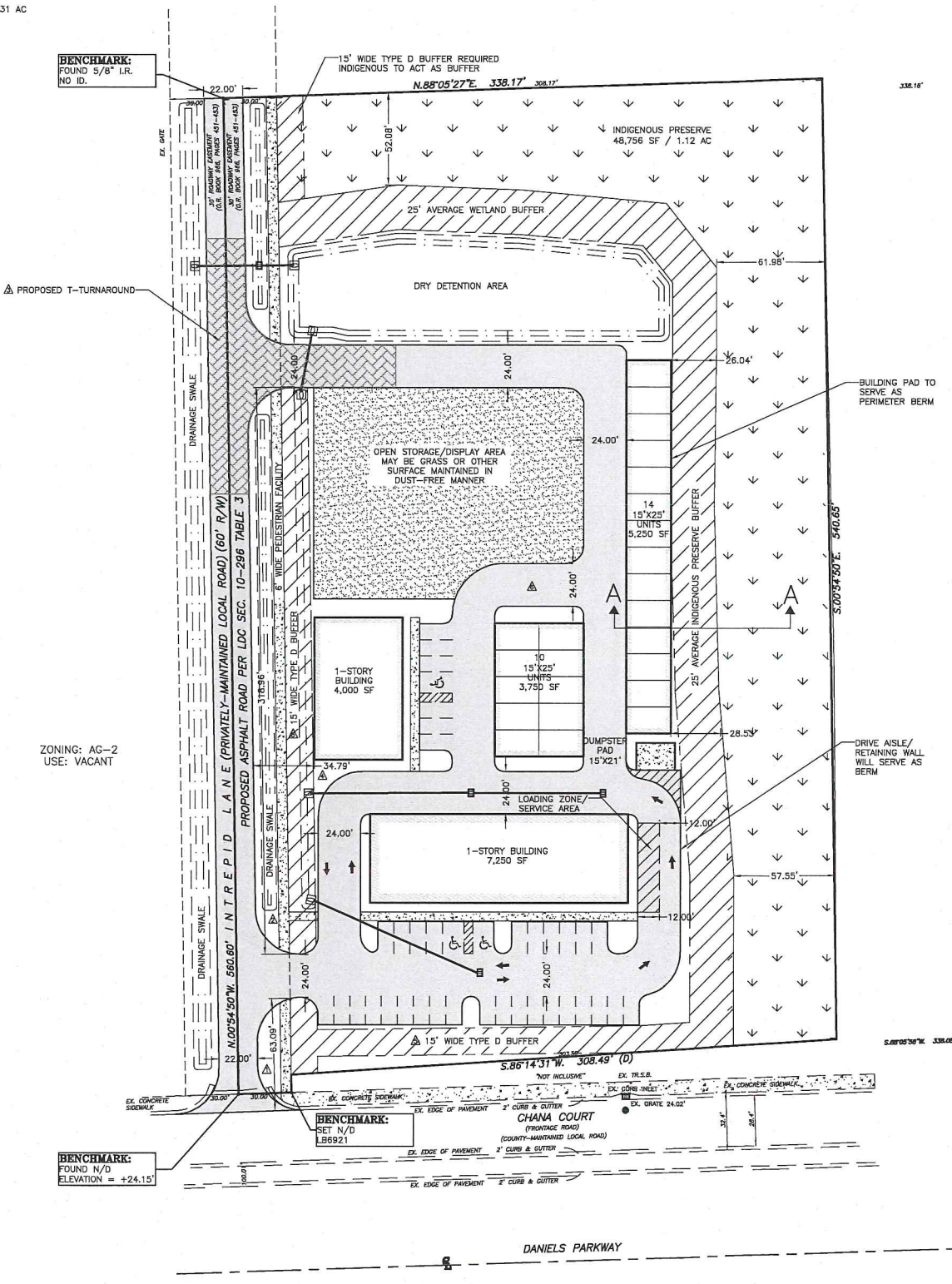
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REQUIRED: NONE REQUIRED FOR SMALL DEVELOPMENTS
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PRESERVE/ENHANCE EX. UPLANDS/UPLAND BUFFERS: 0.31 AC
RESTORE EX. WETLANDS: 0.28 AC
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CODE VIOLATION INFORMATION

CASE NO: VIO2018-12262
VIOLATION ACREAGE: 1.49 ACRES
RESTORE EX. WETLANDS: 0.28 AC
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PRESERVE/ENHANCE EX. UPLANDS/UPLAND BUFFERS: 0.31 AC

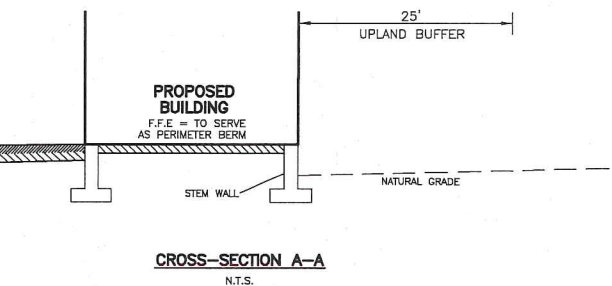
ZONING: AG-2
USE: VACANT



LEGEND

- RADIUS (5' UNLESS OTHERWISE NOTED)
- R EX. EXISTING
 - R/W RIGHT-OF-WAY
 - E.O.P. EDGE OF PAVEMENT
 - CONC. CONCRETE
 - TYP. TYPICAL
 - PROP. PROPOSED
 - SF SQUARE FEET
 - LF LINEAR FEET
 - E.O.P. EDGE OF PAVEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - LC LEE COUNTY
 - L.P. LIGHT POLE
 - EXISTING CHAIN LINK FENCE
 - NUMBER OF PARKING SPACES IN LOT
 - PROPOSED PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED STABILIZED GRASS
 - EX. WETLANDS PER SFWMD
 - LAND DEVELOPMENT CODE
 - NOT TO SCALE
 - CONCRETE PAD
 - DEVIATION

ZONING: AG-2
USE: VACANT



Approved as Exhibit C
MCP Page 2 of 3
Resolution # 2-20-004

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MAY 20 2020

COMMUNITY DEVELOPMENT

DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
9/24/2018	VJM	VJM	VJM	TDM
REVISIONS	DATE	BY	DESCRIPTION	DATE
1	07/20/19	VJM	REVISIONS PER LEE COUNTY COMMENTS	
2	09/20/19	VJM	REVISIONS PER LEE COUNTY COMMENTS	
3	10/20/19	VJM	REVISIONS PER LEE COUNTY COMMENTS	
4	2/6/2020	VJM	REVISIONS PER LEE COUNTY COMMENTS	
5	5/20/20	VJM	REVISIONS PER LEE COUNTY COMMENTS	

13381 INTREPID LANE
MASTER CONCEPT PLAN
OPTION 2

Civil Engineering and Planning

dean@tdmconsulting.com
www.tdmcivilengineering.com

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 23086

NOT VALID WITHOUT EMBOSSED SEAL SIGNATURE, AND DATE.

NO. 52022
STATE OF FLORIDA

DATE: _____

DCI 2019-00009

STREET ADDRESS

13381 INTREPID LN.
FORT MYERS, FL 33913

STRAP NUMBER

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SIDE = 15 FEET
REAR = 15 FEET
INDIGENOUS PRESERVE = 20 FEET

MINIMUM BUILDING SETBACKS FOR OPEN STORAGE:
STREET (CHANA COURT) = 50 FEET
STREET (INTREPID LANE) = 40 FEET
SIDE = 40 FEET
REAR = 40 FEET
DISPLAY AREA = 20 FEET FROM PROPERTY LINE

MAX. BUILDING HEIGHT = 35 FEET
MIN. OPEN SPACE = 20%
MIN. BUILDING SEPARATION = 20 FEET

LANDSCAPE BUFFERS

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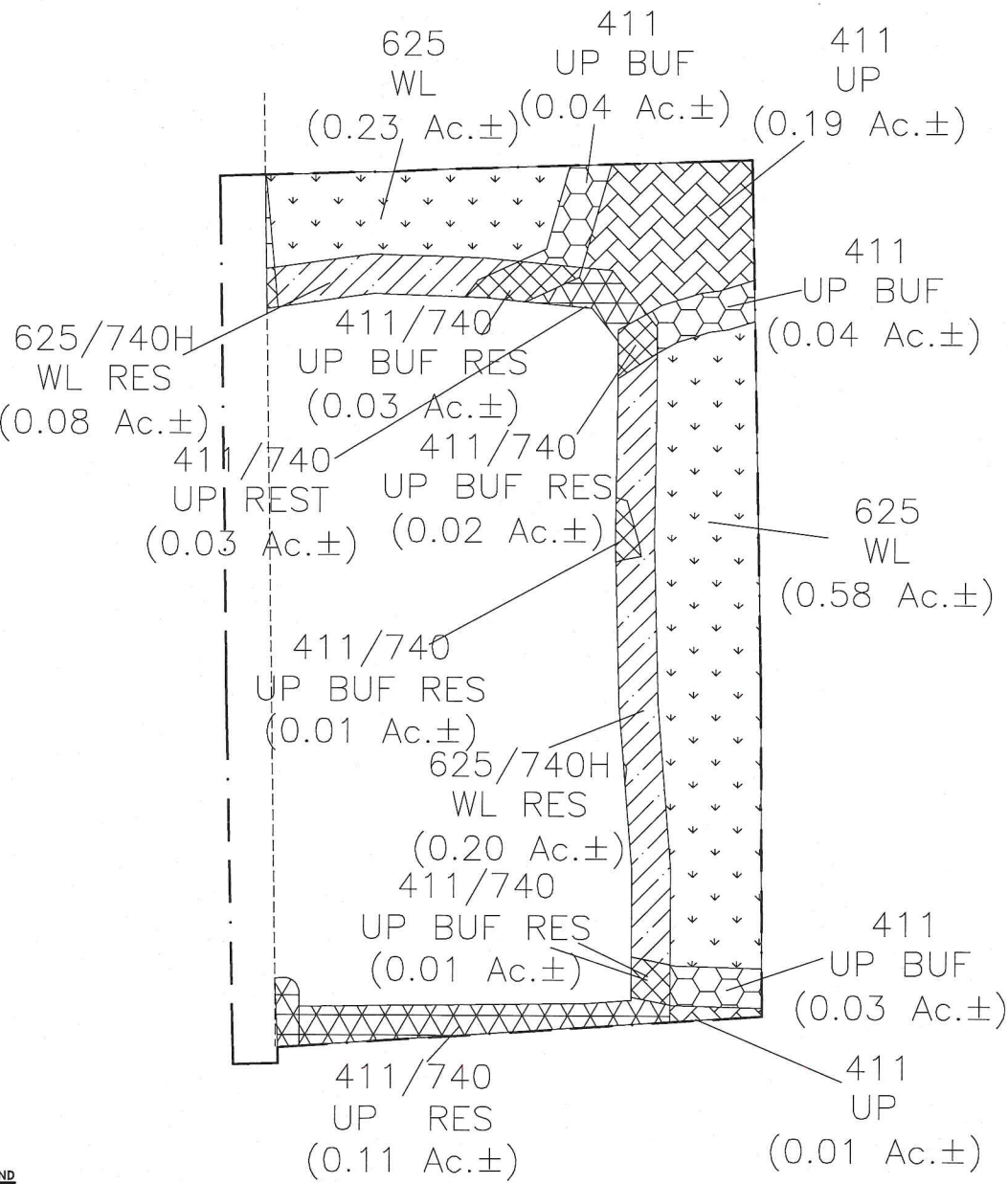
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RESTORE EX. WETLANDS: 0.28 AC
RESTORE EX. UPLANDS/UPLAND BUFFERS: 0.21 AC
TOTAL INDIGENOUS PRESERVE PROVIDED: 1.61 AC

LEGEND

	Wetlands Enhance(0.81± Ac.)
	Wetland Restoration(0.28± Ac.)
	Upland Buffer (0.11± Ac.)
	Upland Buffer Restoration (0.07± Ac.)
	Upland Preserve (0.20± Ac.)
	Upland Restoration (0.14± Ac.)

Preserve by FLUCFCS							
FLUCFCS Code	Wetland Preserve	Wetland Restoration	Upland Preserve	Upland Buffer	Upland Buffer Restoration	Upland Restoration	Total
411			0.20± Ac	0.11± Ac			0.31± Ac
411/740					0.07± Ac	0.14± Ac	0.21± Ac
625	0.81± Ac						0.81± Ac
625/740H		0.28± Ac					0.28± Ac
	0.81± Ac	0.28± Ac	0.20± Ac	0.07± Ac	0.07± Ac	0.14± Ac	1.61± Ac



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MAY 20 2020

COMMUNITY DEVELOPMENT

Approved as Exhibit C
MCP Page 3 of 3
Resolution # 2-20-004



DATE: 02/2018	DESIGNED BY: JAM	DRAWN BY: JAM	CHECKED BY: JAM	APPROVED BY: TDM
REVISIONS	REVISIONS PER LEE COUNTY COMMENTS	REVISIONS PER LEE COUNTY (DEVIATIONS)		
1	10/2019	2	5/2020	
DRAWING NAME: J:\05\Schmitt\Job-Drawings\CA\1818				

13381 INTREPID LANE

PRESERVE AND RESTORATION PLAN

Civil Engineering and Planning

dean@tdmconsulting.com
www.tdmcivilengineering.com

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 23086

NO. 52022
STATE OF FLORIDA

DATE: _____
Dean Martin, P.E.
Florida #52022

SHEET # 3 of 3

SCALE: AS NOTED

DCI 2019-00009