Exhibit D

ADMINISTRATIVE AMENDMENT (PD) ADD2018-10044

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, John Ray filed an application for an administrative amendment to a Commercial Planned Development on a project known as Granada Lakes Commons (fka Alico Lakes Plaza) for to amend the master concept plan and schedule of uses to allow a warehouse, public and warehouse, mini with the following deviation requests:

1. Deviation (9) seeks relief from LDC Sec. 30-153(3)e. which requires signage to be set back a minimum of 10 feet from Rights-of-Way to allow for signage to be set back 5 feet.
2. Deviation (10) seeks relief from LDC Sec. 10-329(d)(1)a.1. which requires dry detention to be set back 25 feet from a property line adjacent to public right-of-way to allow 5 feet.
3. Deviation (11) seeks relief from LDC Sec. 10-329(d)(1)a.3. which requires dry detention to be set back 50 feet from property lines under separate ownership to 5 feet from all property lines.

The subject property is located at 6850 Granada Lakes Drive, STRAP Number: 07-46-25-00-00006.0060:

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned in case number Z-87-179 (with subsequent amendments in case number Z-91-113 (Attached as Exhibit B)); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is located in the Mixed Use Overlay, for which the Land Development Code provides relief for certain regulations; and

WHEREAS, the subject property was approved for Development Order Concurrency for 27,000 square feet of office space, 8,600 square feet of retail, and 3,000 square feet of restaurant, under case number CNC2001-00455, during a time when the Commercial Planned Development was expired; and

WHEREAS, the property was significantly impacted by a roadway realignment of Alico Road that separated the property from any major roadway; and

WHEREAS, the previously approved development, considered as part of the concurrency review, is no longer feasible without frontage on a major roadway; and

WHEREAS, Ordinance No. 13-01 extended the duration of all planned developments effective dates in perpetuity until vacated by Florida law. This ordinance also re-established planned developments that had previously expired; and

WHEREAS, the applicant has requested an amendment to the previously approved Master Concept Plan for this parcel, to allow for an 84,810 square feet Warehouse, mini and Warehouse, public, and an 18,900 square foot office building. The proposed plan will not exceed the roadway impacts beyond what was approved as the Concurrency review (Attached as Exhibit C); and

WHEREAS, properties within the mixed use overlay are subject to the landscaping requirements of LDC Sec. 10-425, which is a reduced standard than what is required for properties outside of the Mixed Use Overlay; and

WHEREAS, open space will not be reduced below the 30 percent required as part of this Planned Development; and

WHEREAS, the applicant has provided property development regulations through the proposed site plan; and

WHEREAS, the applicant has provided a letter of no objection from the adjacent property owner (Attached as Exhibit E); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED subject to the following conditions:**

DEVIATIONS:

1. **Deviation (9) seeks relief from LDC Sec. 30-153(3)e. which requires signage to be set back a minimum of 10 feet from Rights-of-Way to allow for signage to be set back 5 feet**

2. **Deviation (10) seeks relief from LDC Sec. 10-329(d)(1)a.1. which requires dry detention to be set back 25 feet from a property line adjacent to public right-of-way to allow 5 feet.**

3. **Deviation (11) seeks relief from LDC Sec. 10-329(d)(1)a.3. which requires dry detention to be set back 50 feet from property lines under separate ownership to 5 feet from all property lines.**

CONDITIONS:

1. **The terms and conditions of the original zoning resolutions, as amended, remain in full force and effect.**

2. **The Development for 6850 Granada Lakes Drive must be in compliance with the amended Master Concept Plan, dated 8-15-2018. Master Concept Plan for ADD2018-10044 is hereby APPROVED and adopted. A reduced copy is attached hereto (Attached as Exhibit D).**

3. **The following uses are hereby amended for 6850 Granada Lakes Drive in strike-through and underline:**

Banks and Financial Establishments – Group I
Bar or Cocktail Lounge
Business Services – All Groups
Cleaning and Maintenance Services
Clothing Stores, general
Convenience Food and Beverage Stores
Consumption on Premises (In accordance with Chapter 34)
Food and Beverage Service, Limited
Food Stores- Group I
Health Care Facilities – Group III
Hobby, Toy, and Game Shops
Household and Office Furnishings - Groups I, II and III
Recreation, Commercial - All Groups
Rental and Leasing Establishments – Groups I and II
Research and Development Laboratories – Groups II and IV
Specialty Retail – All Groups
Studios
Restaurants – Groups I, II, and III
Signs in Accordance with Chapter 30
Warehouse, Mini
Warehouse, Public

4. **The following property development regulations shall apply to 6850 Granada Lakes Drive:**

Minimum Lot Size – 10,000 square feet
Minimum Lot Width – 100 feet
Mimimum Lot Depth – 100 feet

Street Setback – 5 feet
Side Setback – 10 feet
Rear Setback - 5 feet
Waterbody Setback – 25 feet
Maximum Lot Coverage 45%
Maximum height - 45 feet

5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the**

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necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 1/18/2019 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:
Exhibit A – STRAP Number
Exhibit B – Z-91-113
Exhibit C – Request Statement
Exhibit D – Master Concept Plan
Exhibit E – Letter of No Objection

EXHIBIT A

CASE NUMBER: ADD2018-10044

STRAP NUMBER

07-46-25-00-00006.0060

REVIEWED
ADD2018-10044
Daniel Munt, Planner
Lee County DCD
1/16/2019

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Exhibit B

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Margaret Kesler, Trustee, et al, in reference to Alico Lakes, has properly filed an application for a reaffirmation of the vacated Master Concept Plan for one (1) year; and

WHEREAS, the subject property is located at 17481, 17321 and 17351 South Tamiami Trail and 6780 Alico Road, described more particularly as:

LEGAL DESCRIPTION: In Sections 07 and 08, Township 46 South, Range 25 East, Lee County, Florida:

COMMERCIAL PARCEL I

A parcel of land lying in the Northeast Quarter (NE1/4) of said Section 07 described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of said Section 07;
THENCE N78°24'17"W along the East/West Quarter (E/W1/4) section line for 1,050.34 feet to the Easterly line of US 41 (SR 45, Tamiami Trail, 200 feet wide) and a Point on a Curve;
THENCE 266.57 feet along said Easterly line along the arc of a curve concave to the Southwest having a radius of 8,662.37 feet and subtended by a chord having a length of 266.56 feet and bearing N23°24'28"W to a Point of Tangency;
THENCE N24°17'22"W along said Easterly line for 110.77 feet to the POINT OF BEGINNING;
THENCE continue N24°21'30"W for 399.52 feet to the intersection of the West line of the East Half (E1/2) of said Northeast Quarter (NE1/4) and said Easterly line;
THENCE N00°39'25"W along said West line for 511.39 feet;
THENCE S24°17'22"E for 719.02 feet;
THENCE S65°38'30"W for 205.00 feet to the POINT OF BEGINNING.
Tract contains 2.99 acres more or less.
SUBJECT TO all easements, setbacks, reservations, restrictions, riparian rights, and rights-of-way of record.

AND

COMMERCIAL PARCEL II

A parcel of land lying in the Northeast Quarter (NE1/4) of said Section 07 described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of said Section 07;
THENCE N78°24'17"W along the East/West Quarter (E/W1/4) section line for 1,050.34 feet to the Easterly line of US 41 (SR 45, Tamiami Trail, 200 feet wide) and a Point on a Curve;
THENCE 266.57 feet along said Easterly line along the arc of a curve concave to the Southwest having a radius of 8,662.37 feet and subtended by a chord having a length of 266.56 feet and bearing N23°24'28"W to a Point of Tangency;
THENCE N24°17'22"W along said Easterly line for 510.29 feet to the
continued...

3-16-92

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intersection of the West line of the East Half (E1/2) of said Northeast Quarter (NE1/4) and said Easterly line;
THENCE N00°39'25"W along said West line for 382.51 feet to the POINT OF BEGINNING;
THENCE N24°17'22"W for 173.18 feet to the North line of the South Half (S1/2) of said Northeast Quarter (NE1/4);
THENCE N84°26'44"W along said North line for 176.78 feet to the said Easterly line of US 41;
THENCE N24°17'22"W along said Easterly line for 93.81 feet to a Point of Curvature;
THENCE 396.52 feet along the arc of a curve concave to the Southwest having a radius of 1,564.40 feet and subtended by a chord having a length of 395.46 feet and bearing N31°33'03"W to a Point on said Curve;
THENCE N54°20'31"E for 205.27 feet to a Point on a Curve;
THENCE 437.18 feet along the arc of a curve concave to the Southwest having a radius of 1,769.40 feet and subtended by a chord having a length of 436.07 feet and bearing S31°22'05"E to a Point of Tangency;
THENCE S24°17'22"E for 236.89 feet to the said West line of the East Half (E1/2) of the Northeast Quarter (NE1/4);
THENCE S00°39'25"E along said West line for 128.88 feet to the POINT OF BEGINNING.
Tract contains 2.798 acres more or less.
SUBJECT TO all easements, setbacks, reservations, restrictions, riparian rights, and rights-of-way of record.

AND

COMMERCIAL PARCEL III

A parcel of land lying in the Northeast Quarter (NE1/4) of said Section 07 described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of said Section 07;
THENCE N89°16'17"E along the East/West Quarter (E/W1/4) section line of Section 08, Township 46 South, Range 25 East for 603.82 feet to the intersection of the Southwesterly line of the Atlantic Coast Line Railroad (as occupied) and said Quarter section line;
THENCE N32°31'35"W along said Southwesterly line for 3,060.44 feet to the intersection with the said Southwesterly line and the Southerly line of Alico Road (100 feet wide) and the POINT OF BEGINNING;
THENCE S89°20'31"W along said Southerly line for 591.97 feet;
THENCE S00°39'29"E for 150.00 feet to a line which lies parallel to and 150.00 feet Southerly (as measured at right angles) from the said South line of Alico Road;
THENCE N89°20'31"E along said parallel line for 607.81 feet;
THENCE N00°39'29"W for 124.52 feet to the said Southwesterly line of the Atlantic Coast Line Railroad;
THENCE N32°31'35"W along said Southwesterly line for 30.00 feet to the POINT OF BEGINNING.
Parcel contains 2.088 acres more or less.
SUBJECT TO all easements, setbacks, reservations, restrictions, riparian rights, and rights-of-way of record.

AND

RPD (Residential)

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of the Northeast Quarter (NE1/4) of Section 07 and the Northwest Quarter (NW1/4) of Section 08, Township 46 South, Range 25 East, and further bounded and described as follows:

BEGINNING at a wooden post marking the Southeast corner of said Northeast Quarter (NE1/4) of Section 07;
THENCE N78°24'17"W along the South line of said Northeast Quarter

continued...

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(NE1/4) for 1,050.34 feet to an intersection with the Easterly right- of-way line of US 41 (SR 45 - Tamiami Trail), said intersection being on a curve concave to the Southwest having a radius of 8,662.37 feet and to which intersection a radial line bears N67°28'25"E;
THENCE Northwesterly along said curve and said right-of-way line through a central angle of 01°45'47" for 266.57 feet;
THENCE N24°17'22"W along said right-of-way line for 510.29 feet;
THENCE N00°39'25"W along the West line of the Southeast Quarter (SE1/4) of said Northeast Quarter (NE1/4) for 382.51 feet;
THENCE N24°17'22"W for 173.18 feet;
THENCE N84°26'44"W along the South line of the Northwest Quarter (NW1/4) of said Northeast Quarter (NE1/4) for 176.78 feet to the aforesaid Easterly right-of-way line of US 41;
THENCE N24°17'22"W along said right-of-way line for 93.81 feet to the beginning of a curve concave to the Southwest having a radius of 1,564.40 feet;
THENCE Northwesterly along said curve through a central angle of 14°31'21" for 396.52 feet;
THENCE N54°20'31"E for 136.04 feet;
THENCE N00°39'29"W for 500.00 feet;
THENCE N89°20'31"E for 104.44 feet;
THENCE N00°39'29"W for 100.00 feet to the Southerly right-of-way line of Alico Road (100.00 feet wide);
THENCE N89°20'31"E along said right-of-way line for 270.08 feet to an intersection with the West line of the Northeast Quarter (NE1/4) of said Northeast Quarter (NE1/4);
THENCE continue N89°20'31"E along said right-of-way line for 321.89 feet to an intersection with the Southwesterly right-of-way line of the Atlantic Coast Line Railroad;
THENCE S32°31'35"E along said right-of-way line for 3,060.44 feet to an intersection with the South line of the aforesaid Northwest Quarter (NW1/4) of Section 08;
THENCE S89°16'17"W along the South line of said Northwest Quarter (NW1/4) for 232.22 feet;
THENCE N01°00'06"W for 50 feet more or less to the waters of a lake;
THENCE Westerly along said waters for 380 feet more or less to an intersection with a line bearing N00°58'42"W from the POINT OF BEGINNING;
THENCE S00°58'42"E along said line for 45 feet more or less to the POINT OF BEGINNING.

LESS & EXCEPT

COMMERCIAL PARCEL I, COMMERCIAL PARCEL II, & COMMERCIAL PARCEL III

AND LESS & EXCEPT OUT PARCEL

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of said Section 07;
THENCE N78°28'25"W, 550.34 feet, along the East/West Quarter (E/W1/4) section line to the true POINT OF BEGINNING;
THENCE N78°28'25"W, 500.00 feet, along said Quarter Section line to the Easterly line of US 41 (SR 45, 200 feet wide) to a point on the arc of a non-tangent curve to the left;
THENCE run 266.59 feet along the arc of said curve, with a radius of 8,662.37 feet, a central angle of 01°45'48", and a chord of N23°28'36"W, 266.58 feet, along said Easterly line to the tangent end of said curve;
THENCE N24°21'30"W, 110.77 feet;
THENCE N65°38'30"E, 205.00 feet;
THENCE S24°21'30"E, 110.77 feet, to the beginning of a tangent curve to the right;
THENCE run 259.77 feet along the arc of said curve, with a radius of 8,867.37 feet, a central angle of 01°40'43", and a chord of S23°31'09"E, 259.76 feet;
THENCE N78°28'25"W, 337.67 feet, along said Quarter Section line;
THENCE S11°31'35"W, 125.86 feet, to the true POINT OF BEGINNING.
CONTAINING a computed area of 2.962 acres of land.

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WHEREAS, the applicant has indicated the property's current STRAP numbers are: 07-46-25-00-00006.0050, 07-46-25-00-00006.0060, 08-46-25-00-00006.0000, 07-46-25-00-00006.0000, 07-46-25-07-00000.0010; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on December 17, 1991; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE with conditions a reaffirmation of the vacated Master Concept Plan for one (1) year.

The reaffirmation of the Master Concept Plan is subject to the following conditions:

1. The development of the property shall be in accordance with the two-page Master Concept Plan entitled "Alico Lakes," dated January 7, 1991 and received November 27, 1991, prepared by Morris-Depew Associates, Inc., except as may be modified by the conditions herein. This approval does not relieve the developer from compliance with the zoning regulations and all other applicable state or local regulations, except for those specifically approved as part of the development.

2. No commercial retail shall be developed on Phase 2C of Parcel I.

3. Prior to issuance of Development Orders for commercial Parcels II and III, the payments of $4,027.02 and $3,005.15 respectively should be made by the developer for the cost of signalization of U.S. 41 and Alico Road.

4. Prior to the issuance of a development order, the developer shall prepare, execute and record agreements, subject to the approval of the County Attorney's office for the shared access point.

5. There is no guarantee that the applicant will receive development authorization if the 2010 Overlay use is or would be exceeded.

6. The terms and conditions of the original zoning resolution shall remain in full force and effect, except as modified herein.

7. The banks of the excavation shall be to a slope at a ratio no greater than 6 (H) to 1 (V) to a water depth of 4 feet below dry season table, or a fence and/or guardrails shall be provided with regular maintenance assured by the Master Property Owners Association.

8. Deviation (1) was previously approved per Resolution Z-87-179, to allow the internal roadway to have a zero setback from the development perimeter, instead of the required 25 feet (Section 431.C.2.a.2). Deviation (1) is again hereby APPROVED but with the condition that the developer provide guardrails or other protection if deemed necessary at the Development Order stage.

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Deviation (2) was previously approved per Resolution Z-87-179, to allow structures to be setback zero feet from a waterbody, instead of the required 25 feet (Section 202.18.B.4.b). Deviation (2) is again hereby APPROVED.

Deviation (3) was previously approved per Resolution Z-87-179, to allow 50% of the open space to consist of the existing lake, instead of the required maximum of 25% (Section 431.C.4.b). Deviation (3) is again hereby APPROVED.

Deviation (4) was previously approved per Resolution Z-87-179, to allow the water excavation lake to be set back 10 feet from the south property line, instead of the required 50 feet (Section 509.C.4). Deviation (4) is again hereby APPROVED.

Deviation (5) was previously approved per Resolution Z-87-179, to allow the existing lake depth of 35 feet, instead of the required maximum lake depth of 12 feet (Section 509.B). Deviation (5) is again hereby APPROVED but with the following conditions:

a. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, shall be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location(s) and number of pumps necessary to obtain adequate aeration shall be subject to approval by the Division of Environmental Sciences prior to installation. The aeration system shall be used to provide for proper oxygenation and destratification of the lake; and

b. Chemical control methods shall not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

Deviation (6) was previously approved per Resolution Z-87-179, to allow a minimum roadway width of 40 feet, instead of the required 45 feet, for privately maintained local streets (Development Standards Ordinance Table C-2). This deviation was requested to allow the existing roadway to serve the Granada Lakes R.V. Park and the proposed Residential Planned Development. Deviation (6) is hereby APPROVED but with the condition that the technical specifications of the Development Standards Ordinance are met including proper alignment, cross section and swales (or closed drainage).

Deviation (7) was previously approved per Resolution Z-87-179, to eliminate the requirement for a frontage road (Development Standards Ordinance Section C.3.o). Deviation (7) is hereby APPROVED but with the condition that access be provided through the parking lot aisles with stubouts as shown on the revised Master Concept Plan.

Deviation (8) is a new request to only provide one access point, instead of the required two access points (Section C.2.d.4 of the Development Standards Ordinance). Deviation (8) is hereby APPROVED.

Site Plan 91-113 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this reaffirmation of the vacated Master Concept Plan:

A. That the reaffirmed Master Concept Plan, as conditioned, will not create or result in an adverse impact on the intent of the Zoning Ordinance.

B. That the reaffirmed Master Concept Plan, as conditioned, is consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities and general uses set forth in the Lee Plan.

C. That the reaffirmed Master Concept Plan, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.

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D. That the reaffirmed Master Concept Plan, as conditioned, will protect, conserve or preserve environmentally critical areas and natural resources.

E. That the reaffirmed Master Concept Plan, as conditioned, will be compatible with existing or planned uses and not cause damage, hazard, nuisance or other detriment to persons or property.

F. That the reaffirmed Master Concept Plan, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the uses as set forth elsewhere in the Zoning Ordinance.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Ray Judah and, upon being put to a vote, the result was as follows:

John E. Manning	aye
Douglas R. St. Cerny	aye
Ray Judah	aye
Vicki Lopez-Wolfe	absent
Donald D. Slisher	absent

DULY PASSED AND ADOPTED this 16th day of March, A.D., 1992.

ATTEST:
CHARLIE GREEN, CLERK

BY: Clare J. Wenck, Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____ Chairman

Approved as to form by:

_____
County Attorney's Office

FILED

APR 3 1992

CLERK CIRCUIT COURT
BY Clare J. D.C.

ADD2020-00024 Lee County ePlan

DEVELOPMENT DATA

A. RESIDENTIAL PLANNED DEVELOPMENT–
PHASE 1R P.D.O. TO BE FILED WITHIN 48 MONTHS
GROSS ACRES = 59.17
LAND AREA = 5.41 ACRES
WATER AREA = 48.61 ACRES
WETLANDS = 5.3 ACRES

OPEN SPACE = 40% OF GROSS ACRES

REQUIRED PARKING = 70 UNITS X 1.75 = 123
.10 X 123 = 12
TOTAL REQUIRED PARKING = 135 SPACES

B. COMMERCIAL PLANNED DEVELOPMENT

PARCEL 1– PHASE 2C P.D.O. TO BE FILED WITHIN 36 MONTHS

GROSS ACRES = 3.02
LAND AREA = 2.16 ACRES
WATER AREA = .86 ACRES

OPEN SPACE = 30 % OF GROSS ACRES

REQUIRED PARKING TO BE DETERMINED BY USE

PARCEL 2– PHASE 3C P.D.O. TO BE FILED WITHIN 60 MONTHS

GROSS ACRES = 2.59
LAND AREA = 1.82 ACRES
WATER AREA = .93 ACRES

OPEN SPACE = 30% OF GROSS ACRES

REQUIRED PARKING TO BE DETERMINED BY USE

PARCEL 3– PHASE 1C P.D.O. TO BE FILED WITHIN 24 MONTHS
PHASE 4C P.D.O. TO BE FILED WITHIN 60 MONTHS

GROSS ACRES = 1.99
LAND AREA = 1.24 ACRES
WATER AREA = .68 ACRES
WETLANDS = .07 ACRES

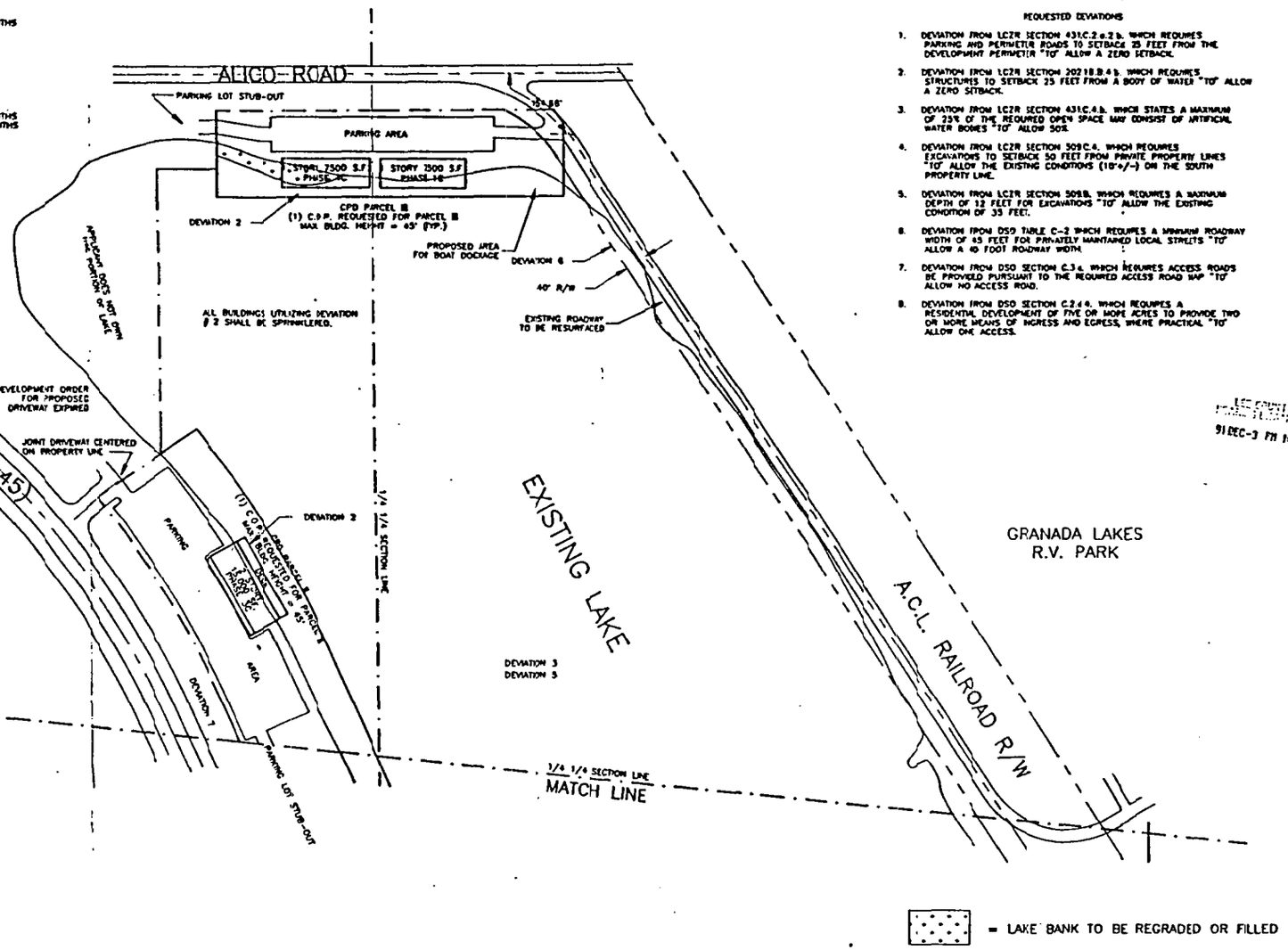
OPEN SPACE = 30% OF GROSS ACRES

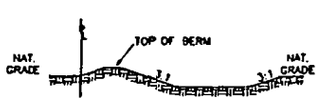
REQUIRED PARKING TO BE DETERMINED BY USE

TIME FRAMES ASSOCIATED WITH PHASES BEGIN UPON RESOLUTION APPROVAL DATE



TYPICAL LAKE SECTION "A–A"
N.T.S.





DRY RETENTION
N.T.S.

SCHEDULE OF USES
COMMERCIAL PLANNED DEVELOPMENT

1. BANKS AND FINANCIAL ESTABLISHMENTS–GROUP I (1001.03)
2. BAR OR COCKTAIL LOUNGE (202.03)
3. BUSINESS SERVICES–ALL GROUPS (1001.05)
4. CLEANING AND MAINTENANCE SERVICES (1001.07)
5. CLOTHING STORES, GENERAL (1001.08)
6. CONVENIENCE FOOD AND BEVERAGE STORES
7. CONSUMPTION ON PREMISES
8. FOOD AND BEVERAGE SERVICE, LIMITED
9. FOOD STORES–GROUP I (1001.18)
10. HEALTH CARE FACILITIES–GROUP III (1001.20)
11. HOBBY, TOY, AND GAME SHOPS (1001.21)
12. HOUSEHOLD AND OFFICE FURNISHINGS–GROUPS I ,II & III (1001.22)
13. INSURANCE COMPANIES (1001.23)
14. NIGHT CLUB
15. RECREATION COMMERCIAL–ALL GROUPS (1001.38)
16. RENTAL ESTABLISHMENTS–GROUPS I & II (1001.39)
17. REPAIR SHOPS–GROUPS I & II (1001.40)
18. RESEARCH AND DEVELOPMENT–GROUPS I & IV (1001.41)
19. SPECIALTY RETAIL–ALL GROUPS (1001.42)
20. STUDIOS (1001.49)
21. RESTAURANT, STANDARD–GROUPS I, II & III (1001.44)
22. SIGNS, IN CONFORMANCE WITH THE SIGN ORDINANCE

REQUESTED DEVIATIONS

1. DEVIATION FROM LCZR SECTION 431.C.2.a.2.b. WHICH REQUIRES PARKING AND PERIMETER ROADS TO SETBACK 25 FEET FROM THE DEVELOPMENT PERIMETER "TO" ALLOW A ZERO SETBACK.
2. DEVIATION FROM LCZR SECTION 202.1B.B.4.b. WHICH REQUIRES STRUCTURES TO SETBACK 25 FEET FROM A BODY OF WATER "TO" ALLOW A ZERO SETBACK.
3. DEVIATION FROM LCZR SECTION 431.C.4.b. WHICH STATES A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE MAY CONSIST OF ARTIFICIAL WATER BODIES "TO" ALLOW 50%.
4. DEVIATION FROM LCZR SECTION 509.C.4. WHICH REQUIRES EXCAVATIONS TO SETBACK 50 FEET FROM PRIVATE PROPERTY LINES "TO" ALLOW THE EXISTING CONDITIONS (10'+/–) ON THE SOUTH PROPERTY LINE.
5. DEVIATION FROM LCZR SECTION 509.B. WHICH REQUIRES A MAXIMUM DEPTH OF 12 FEET FOR EXCAVATIONS "TO" ALLOW THE EXISTING CONDITION OF 33 FEET.
6. DEVIATION FROM DSO TABLE C-2 WHICH REQUIRES A MINIMUM ROADWAY WIDTH OF 45 FEET FOR PRIVATELY MAINTAINED LOCAL STREETS "TO" ALLOW A 40 FOOT ROADWAY WIDTH.
7. DEVIATION FROM DSO SECTION 6.3.a. WHICH REQUIRES ACCESS ROADS BE PROVIDED PURSUANT TO THE REQUIRED ACCESS ROAD MAP "TO" ALLOW NO ACCESS ROAD.
8. DEVIATION FROM DSO SECTION 6.2.d.6. WHICH REQUIRES A RESIDENTIAL DEVELOPMENT OF FIVE OR MORE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, WHERE PRACTICAL "TO" ALLOW ONE ACCESS.

N

APPROVED
Master Concept Plan
Site Plan # 92-113 Part 1 of 1
Subject to conditions in Resolution 2-92-113
Zoning Case # 87-9-14.02(4)

91 DEC-3 PM 1:45

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NOV 27 1991
ZONING COUNTER

DATE	REVISIONS
10/29/91	1ST SUFFICIENCY RESP.

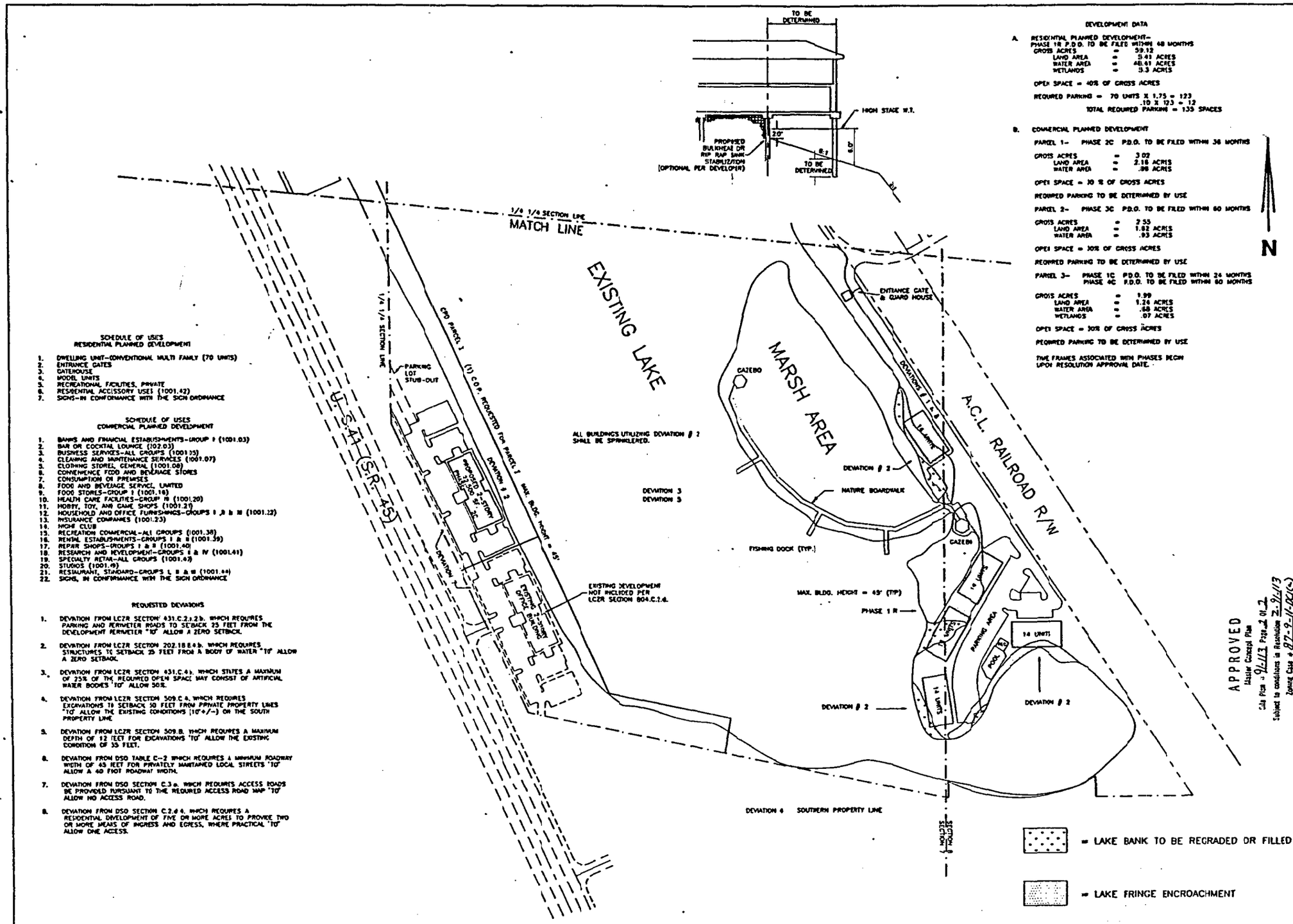
ENGINEER
DATE

ALICO LAKES
MASTER CONCEPT PLAN
SAXON PROPERTIES

MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
1940 MARAVILLA AVENUE
FORT MYERS, FLORIDA 33901
(813)275-0900

SHEET OF
PROJECT NUMBER 91038
SCALE: 1" = 1
CHECKED BY: S
DRAWN BY: SDL
DESIGNED BY:
DATE: 01-07-91

ADD2018-00024 Lee County ePlan



SCHEDULE OF USES
RESIDENTIAL PLANNED DEVELOPMENT

1. DWELLING UNIT–CONVENTIONAL MULTI FAMILY (70 UNITS)
2. ENTRANCE GATES
3. GATEHOUSE
4. MODEL UNITS
5. RECREATIONAL FACILITIES, PRIVATE
6. RESIDENTIAL ACCISSORY USES (1001.42)
7. SIGNS–IN CONFORMANCE WITH THE SIGN ORDINANCE

SCHEDULE OF USES
COMMERCIAL PLANNED DEVELOPMENT

1. BANKS AND FINANCIAL ESTABLISHMENTS–GROUP I (1001.03)
2. BAR OR COCKTAIL LOUNGE (102.03)
3. BUSINESS SERVICES–ALL GROUPS (1001.05)
4. CLEANING AND MAINTENANCE SERVICES (1001.07)
5. CLOTHING STORES, GENERAL (1001.08)
6. CONVENIENCE FOOD AND BEVERAGE STORES
7. CONSUMPTION ON PREMISES
8. FOOD AND BEVERAGE SERVICE, LIMITED
9. FOOD STORES–GROUP I (1001.16)
10. HEALTH CARE FACILITIES–GROUP III (1001.20)
11. HOBBY, TOY, AND GAME SHOPS (1001.21)
12. HOUSEHOLD AND OFFICE FURNISHINGS–GROUPS I ,II & III (1001.22)
13. INSURANCE COMPANIES (1001.23)
14. MOTEL CLUB
15. RECREATION COMMERCIAL–ALL GROUPS (1001.38)
16. RENTAL ESTABLISHMENTS–GROUPS I & II (1001.39)
17. REPAIR SHOPS–GROUPS I & II (1001.40)
18. RESEARCH AND DEVELOPMENT–GROUPS I & IV (1001.41)
19. SPECIALTY RETAIL–ALL GROUPS (1001.43)
20. STUDIOS (1001.49)
21. RESTAURANT, STANDARD–GROUPS I, II & III (1001.44)
22. SIGNS, IN CONFORMANCE WITH THE SIGN ORDINANCE

REQUESTED DEVIATIONS

1. DEVIATION FROM LCZR SECTION 431.C.2.a.2.b. WHICH REQUIRES PARKING AND PERIMETER ROADS TO SETBACK 25 FEET FROM THE DEVELOPMENT PERIMETER "TO" ALLOW A ZERO SETBACK.
2. DEVIATION FROM LCZR SECTION 202.18.E.6.b. WHICH REQUIRES STRUCTURES TO SETBACK 25 FEET FROM A BODY OF WATER "TO" ALLOW A ZERO SETBACK.
3. DEVIATION FROM LCZR SECTION 431.C.4.b. WHICH STATES A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE MAY CONSIST OF ARTIFICIAL WATER BODIES "TO" ALLOW 50%.
4. DEVIATION FROM LCZR SECTION 509.C.6. WHICH REQUIRES EXCAVATIONS TO SETBACK 50 FEET FROM PRIVATE PROPERTY LINES "TO" ALLOW THE EXISTING CONDITIONS (10'+/-) ON THE SOUTH PROPERTY LINE.
5. DEVIATION FROM LCZR SECTION 509.B. WHICH REQUIRES A MAXIMUM DEPTH OF 12 FEET FOR EXCAVATIONS "TO" ALLOW THE EXISTING CONDITION OF 35 FEET.
6. DEVIATION FROM DSO TABLE C–2 WHICH REQUIRES A MINIMUM ROADWAY WIDTH OF 45 FEET FOR PRIVATELY MAINTAINED LOCAL STREETS "TO" ALLOW A 40 FOOT ROADWAY WIDTH.
7. DEVIATION FROM DSO SECTION C.3.a. WHICH REQUIRES ACCESS ROADS BE PROVIDED PURSUANT TO THE REQUIRED ACCESS ROAD MAP "TO" ALLOW NO ACCESS ROAD.
8. DEVIATION FROM DSO SECTION C.2.d.4. WHICH REQUIRES A RESIDENTIAL DEVELOPMENT OF FIVE OR MORE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, WHERE PRACTICAL "TO" ALLOW ONE ACCESS.

DEVELOPMENT DATA

A. RESIDENTIAL PLANNED DEVELOPMENT–
PHASE 1R P.D.O. TO BE FILED WITHIN 48 MONTHS
GROSS ACRES = 59.12
LAND AREA = 9.43 ACRES
WATER AREA = 48.61 ACRES
WETLANDS = 1.3 ACRES

OPEN SPACE = 40% OF GROSS ACRES

REQUIRED PARKING = 70 UNITS X 1.75 = 123
.10 X 123 = 12
TOTAL REQUIRED PARKING = 135 SPACES

B. COMMERCIAL PLANNED DEVELOPMENT

PARCEL 1– PHASE 2C P.D.O. TO BE FILED WITHIN 36 MONTHS

GROSS ACRES = 3.02
LAND AREA = 2.18 ACRES
WATER AREA = .99 ACRES

OPEN SPACE = 30 % OF GROSS ACRES

REQUIRED PARKING TO BE DETERMINED BY USE

PARCEL 2– PHASE 3C P.D.O. TO BE FILED WITHIN 60 MONTHS

GROSS ACRES = 2.55
LAND AREA = 1.62 ACRES
WATER AREA = .93 ACRES

OPEN SPACE = 30% OF GROSS ACRES

REQUIRED PARKING TO BE DETERMINED BY USE

PARCEL 3– PHASE 1C P.D.O. TO BE FILED WITHIN 24 MONTHS
PHASE 4C P.D.O. TO BE FILED WITHIN 60 MONTHS

GROSS ACRES = 1.99
LAND AREA = 1.24 ACRES
WATER AREA = .68 ACRES
WETLANDS = .07 ACRES

OPEN SPACE = 30% OF GROSS ACRES

REQUIRED PARKING TO BE DETERMINED BY USE

TIME FRAMES ASSOCIATED WITH PHASES BEGIN UPON RESOLUTION APPROVAL DATE.

APPROVED
Master Concept Plan
Date Plan = 9/1/13 Page 1 of 2
Subject to conditions in Resolution Z-9-1/13
Zoning Case # DCI-2013-00015

DATE	REVISIONS	ENGINEER
10/18/91	1ST SUFFICIENCY RESP	
		DATE

ALICO LAKES
MASTER CONCEPT PLAN
SAXON PROPERTIES

MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
1340 MANATEE AVENUE
POST OFFICE BOX 2205
FORT MYERS, FLORIDA 33902
(813)275-1015

SHEET
OF

PROJECT NUMBER
91038

SCALE: 1" = 100'

CHECKED BY:

DRAWN BY:
SDL

DESIGNED BY:

DATE: 07-01-91

RECEIVED
NOV 27 1991
ZONING COUNTER

Exhibit C

Schedule OF Deviations – Section 34-373

STRAP - 07-46-25-00-00006-0060

Address - 6850 Granada Lakes Dr. Ft. Myers, FL 33912

Owner – Jody Development Corporation

Applicant Name – John Ray

Date – 08.15.2018

Previous Project Name – Alico Lakes Plaza

Proposed Project Name – Granada Lakes Commons

Proposed Deviations – See Below

D1 Change of Use – As discussed in the Narrative of Request, the Change of Use was necessitated by the re-routing of the road. Retail and restaurants are most successful and viable when in close proximity to a high volume traffic road. Visibility is also a very important aspect for these uses. With Alico Road re-routed which resulted in my property being offset from this high volume road to a low volume road I needed to find another use that wouldn't be negatively impacted. Self Storage is ideal because it is a use that doesn't have a high volume of use as renters only access their storage unit on infrequent occasions.

D2 Site Layout – Once the Use was changed and Restaurant and Retail were replaced with Self Storage, it required re-thinking the Site Layout as the building footprints for the Restaurant and Retail were very different than the Self Storage building.

D3 Retention Area Locations – Along with a general modification of the Site Layout, the Retention Area will most likely change as building and parking locations create different locations of available land for the retention.

D4 Site Access – The Western Site Access has been shifted as there is no longer a roadway fronting the Western Portion of the site. This portion of road was removed by the State.

D5 Building Footprint – The Building Footprint for the previously approved Restaurant was 3,000 sf. The Building Footprint for the previously approved Retail was 8,600 sf. The Building Footprint for the proposed Self Storage is 28,270 sf. Modification from 2 buildings to one and the change is size has therefore necessitated a modification of the Building Footprint.

The Deviations highlighted above enhance the achievement of the objectives of the previously approved planned development without causing a detriment to public interests as follows:

The CPD was established in 1987. 31 years later the sites remain vacant with no development progress to enhance the community or county. Administrative Amendment of this proposed request will finally produce development results with the Self Storage building constructed in Phase 1 and the Office building constructed in Phase 2.

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Transitioning from high traffic uses like Restaurant and Retail to a low traffic use like Self Storage is better suited to a low traffic road like Granada Lakes Drive. It benefit nearby property owners as well as they will not be overrun by vehicles.

The development of the project will increase the county tax base which in turn can be put toward infrastructure and other public improvements and services.

Self Storage building can be an amenity for local residents and business owners, preventing them from relocating due to lack of storage capacity in their home or business.

Approved Administrative Amendment would be one of the first projects developed after adoption of Mixed Use overlay, of which this property is part of the MUO district.

ADD2018-00024 Lee County ePlan

Narrative of Request – Section 34-204

STRAP - 07-46-25-00-00006-0060

Address - 6850 Granada Lakes Dr. Ft. Myers, FL 33912

Owner – Jody Development Corporation

Applicant Name – John Ray

Date – 08.15.2018

Previous Project Name – Alico Lakes Plaza

Proposed Project Name – Granada Lakes Commons

Proposed Changes – Building Footprint, Change of Use, Site Layout, Site Access

Reason for Proposed Changes – See Below

My name is John Ray and I am the owner of Jody Development Corporation and 6850 Granada Lakes Drive. I purchased the property on June 26, 1995. At the time of purchase the property had an Alico Road address. Alico Road, which is a high traffic arterial roadway, was ideal for certain building uses. I prepared, submitted and received approval via CNC2001-00455 for 27,000 sf Office, 8,600 sf Retail and 3,000 sf Restaurant. Those 3 uses were appropriate adjacent uses for a high volume road like Alico Road.

Subsequent to my approval the State began and eventually concluded with a roadway expansion which included re-routing Alico Road away from my property. This roadway re-route not only resulted in the address of my property changing from Alico Road to Granada Lakes Drive, but also made it so the road immediately in front of my property was a low volume collector roadway not suitable for the success of a restaurant or retail. For that reason it's necessary to revise my design concept to replace the approved Restaurant and Retail with a use that doesn't require immediate proximity to a high volume of traffic. Self Storage would be an ideal replacement use as it is a business that generates very little vehicular traffic while also being a service that people within the nearby community need.

There are numerous benefits of my proposed revised design concept which include:

Meeting the service needs of the community

Reducing the trip generation and traffic along Granada Lakes Drive which would be appreciated by adjacent property owners

Creation of a Mixed Use project which coincides with the recent adoption of the Mixed Use Overlay

Increasing the Tax Base of Lee County

The previously approved project included 3 uses that all generated a high volume of traffic which in turn required a significant amount of on site parking. The previously approved design had 122 parking spaces. The new concept has 68 parking spaces with 24 required and provided for the Self Storage and

ADD2028-00024 Lee County ePlan

44 provided for the Office. Per Standard Code 54 spaces are required and therefore I am 10 spaces deficient. I am requesting the County deem the deficiency acceptable for several reasons including:

The previously approved concept had 27,000 sf Office. I have reduced the Office are to only 18,900 sf to minimize my parking deficiency.

The project is a mixed use project that would share spaces with an access use and parking agreement. It is highly likely the Self Storage will not require or use 24 spaces at a single time. Lee County requires 1 space per 25 storage units which is very conservative. Other municipalities require as little as 1 space per 100 storage units. Tampa is one such municipality. I believe at least half the spaces required by code for the Self Storage will not be used and as such available to Office users.

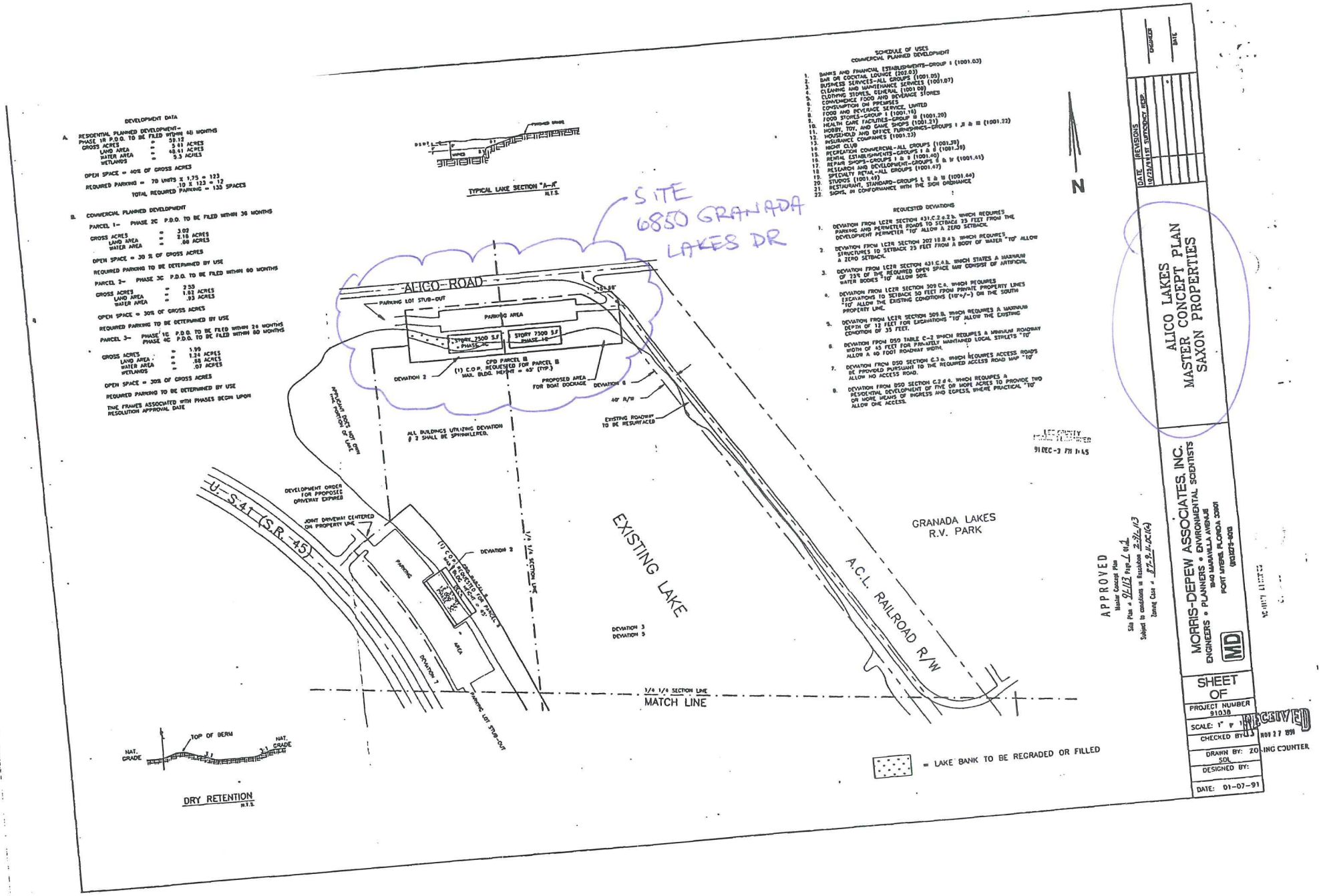
My property is located within the Mixed Use Overlay Area. Per Table 34-202C, a 60% reduction in the required parking is allowed. If that reduction were applied to the proposed concept, I would only need 42 total spaces. I have 68. I believe it makes sense to take into consideration that this property is within the Mixed Use Overlay district, even though it is currently zoned CPD.

Other than a small parking deficiency it is my belief the project complies with all other requirements of the Land Development Code, Approved Development Order and Approved Master Concept Plan.

It's my hope you will take all the reasons and information above into consideration and Approve my Administrative Amendment request for a Self Storage and Office Mixed Use Project.

Thank you for your time and consideration of this matter,

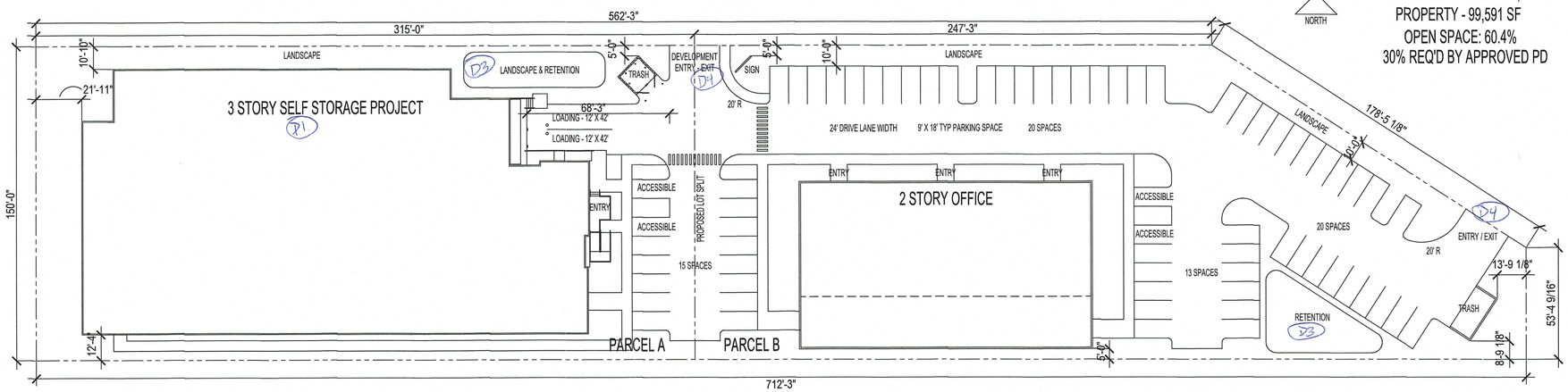
John Ray


DEVELOPMENT DATA
A. RESIDENTIAL PLANNED DEVELOPMENT—
PHASE 1A P.D.O. TO BE FILED WITHIN 48 MONTHS
GROSS ACRES = 59.17
LAND AREA = 9.41 ACRES
WATER AREA = 40.61 ACRES
WETLANDS = 9.3 ACRES
OPEN SPACE = 40% OF GROSS ACRES
REQUIRED PARKING = 78 UNITS X 1.75 = 123
.10 X 123 = 12
TOTAL REQUIRED PARKING = 135 SPACES
B. COMMERCIAL PLANNED DEVELOPMENT
PARCEL 1— PHASE 2C P.D.O. TO BE FILED WITHIN 36 MONTHS
GROSS ACRES = 3.02
LAND AREA = 2.18 ACRES
WATER AREA = .84 ACRES
OPEN SPACE = 30 % OF GROSS ACRES
REQUIRED PARKING TO BE DETERMINED BY USE
PARCEL 2— PHASE 3C P.D.O. TO BE FILED WITHIN 60 MONTHS
GROSS ACRES = 2.55
LAND AREA = 1.82 ACRES
WATER AREA = .93 ACRES
OPEN SPACE = 30% OF GROSS ACRES
REQUIRED PARKING TO BE DETERMINED BY USE
PARCEL 3— PHASE 1C P.D.O. TO BE FILED WITHIN 24 MONTHS
PHASE 4C P.D.O. TO BE FILED WITHIN 60 MONTHS
GROSS ACRES = 1.99
LAND AREA = 1.24 ACRES
WATER AREA = .68 ACRES
WETLANDS = .07 ACRES
OPEN SPACE = 30% OF GROSS ACRES
REQUIRED PARKING TO BE DETERMINED BY USE
TIME FRAMES ASSOCIATED WITH PHASES BEGIN UPON RESOLUTION APPROVAL DATE
TYPICAL LAKE SECTION "A-A"
N.T.S.
SCHEDULE OF USES
COMMERCIAL PLANNED DEVELOPMENT
1. BANKS AND FINANCIAL ESTABLISHMENTS—GROUP I (1001.03)
2. BAR OR COCKTAIL LOUNGE (1001.05)
3. BUSINESS SERVICES—ALL GROUPS (1001.07)
4. CLEANING AND MAINTENANCE SERVICES (1001.09)
5. CLOTHING STORES, GENERAL (1001.09)
6. CONVENIENCE FOOD AND BEVERAGE STORES
7. CONSUMPTION ON PREMISES
8. FOOD AND BEVERAGE SERVICE, LIMITED
9. FOOD STORES—GROUP I (1001.19)
10. FOOD STORES—GROUP III (1001.20)
11. HEALTH CARE FACILITIES—GROUP II (1001.21)
12. HOBBY, TOY, AND GAME SHOPS (1001.22)
13. HOUSEHOLD AND OFFICE FURNISHINGS—GROUPS I, II & III (1001.23)
14. INSURANCE COMPANIES (1001.23)
15. NIGHT CLUB (1001.29)
16. RECREATION COMMERCIAL—ALL GROUPS (1001.39)
17. RENTAL ESTABLISHMENTS—GROUPS I & II (1001.40)
18. REPAIR SHOPS—GROUPS I & II (1001.41)
19. RESEARCH AND DEVELOPMENT—GROUPS I & II (1001.43)
20. SPECIALTY RETAIL—ALL GROUPS (1001.47)
21. STUDIOS (1001.49)
22. RESTAURANT, STANDARD—GROUPS I & II (1001.44)
23. SIGNS, IN CONFORMANCE WITH THE SIGN ORDINANCE
REQUESTED DEVIATIONS
1. DEVIATION FROM LCDR SECTION 431.C.2.a.3.b. WHICH REQUIRES PARKING AND PERIMETER ROADS TO SETBACK 25 FEET FROM THE DEVELOPMENT PERIMETER "TO" ALLOW A ZERO SETBACK.
2. DEVIATION FROM LCDR SECTION 202.18.B.4.b WHICH REQUIRES STRUCTURES TO SETBACK 25 FEET FROM A BODY OF WATER "TO" ALLOW A ZERO SETBACK.
3. DEVIATION FROM LCDR SECTION 431.C.4.b. WHICH STATES A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE MAY CONSIST OF ARTIFICIAL WATER BODIES "TO" ALLOW 50%.
4. DEVIATION FROM LCDR SECTION 309.C.4. WHICH REQUIRES EXCAVATIONS TO SETBACK 50 FEET FROM PRIVATE PROPERTY LINES "TO" ALLOW THE EXISTING CONDITIONS (10'+/-) ON THE SOUTH PROPERTY LINE.
5. DEVIATION FROM LCDR SECTION 309.B. WHICH REQUIRES A MAXIMUM DEPTH OF 12 FEET FOR EXCAVATIONS "TO" ALLOW THE EXISTING CONDITION OF 35 FEET.
6. DEVIATION FROM DSO TABLE C-2 WHICH REQUIRES A MINIMUM ROADWAY WIDTH OF 45 FEET FOR PRIVATELY MAINTAINED LOCAL STREETS "TO" ALLOW A 40 FOOT ROADWAY WIDTH.
7. DEVIATION FROM DSO SECTION C.3.a. WHICH REQUIRES ACCESS ROADS BE PROVIDED PURSUANT TO THE REQUIRED ACCESS ROAD MAP "TO" ALLOW NO ACCESS ROAD.
8. DEVIATION FROM DSO SECTION C.2.d.4. WHICH REQUIRES A RESIDENTIAL DEVELOPMENT OF FIVE OR MORE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, WHERE PRACTICAL "TO" ALLOW ONE ACCESS.
SITE
6850 GRANADA LAKES DR
N
ALICO ROAD
PARKING LOT STUB-OUT
PARKING AREA
185.86'
STORY 7500 S.F. • PHASE 4C
STORY 7300 S.F. PHASE 4B
CPD PARCEL B
(1) C.O.P. REQUESTED FOR PARCEL B
MAX. BLDG. HEIGHT = 45' (TYP.)
DEVIATION 2
PROPOSED AREA FOR BOAT DOCKAGE
DEVIATION 6
40' R/W
EXISTING ROADWAY TO BE RESURFACED
APPLICANT DOES NOT OWN THIS PORTION OF LAKE
ALL BUILDINGS UTILIZING DEVIATION # 2 SHALL BE SPRINKLERED.
DEVELOPMENT ORDER FOR PROPOSED DRIVEWAY EXPIRES
JOINT DRIVEWAY CENTERED ON PROPERTY LINE
U.S. 41 (S.R. 45)
101 FOOT WIDE ACCESS EASEMENT REQUESTED FOR PARCEL 3
DEVIATION 2
PARKING
AREA
DEVIATION 7
PARKING LOT STUB-OUT
1/4 1/4 SECTION LINE
EXISTING LAKE
DEVIATION 3
DEVIATION 5
GRANADA LAKES R.V. PARK
A.C.L. RAILROAD R/W
1/4 1/4 SECTION LINE
MATCH LINE
= LAKE BANK TO BE REGRADED OR FILLED
TOP OF BERM
NAT. GRADE
NAT. GRADE
DRY RETENTION
N.T.S.
LEE COUNTY
91 DEC -3 PM 1:45
APPROVED
Master Concept Plan
Site Plan # 91-12 Rev-1 dtd 2-22-13
Subject to conditions in Resolution
Zoning Case # 87-9-A.2(4)
DATE
DESIGNER
DATE REVISIONS
10/29/91 1ST SUFFICIENCY RESP.
ALICO LAKES
MASTER CONCEPT PLAN
SAXON PROPERTIES
MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
3440 MARAVILLA AVENUE
FORT MYERS, FLORIDA 33901
(813)278-3090
MD
SHEET
OF
PROJECT NUMBER
91038
SCALE: 1" = 1
CHECKED BY:
DRAWN BY: SOL
DESIGNED BY:
DATE: 01-07-91
RECEIVED
NOV 27 1991
ZONING COUNTER

ADD2018-00024 Lee County ePlan

Exhibit D

6850 GRANADA LAKES DRIVE - STRAP # 07462500000060060



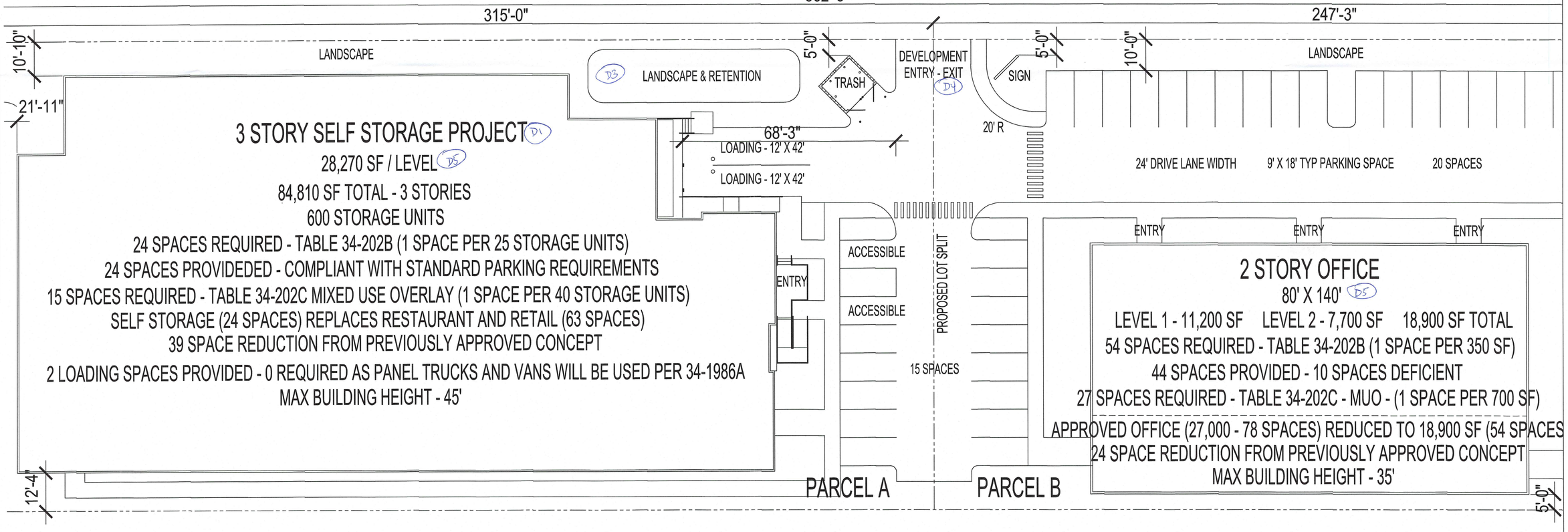
DO APPROVED CONCEPT - CNC 2001-00455
SITE PREVIOUSLY APPROVED FOR THE FOLLOWING:
OFFICE - 27,000 SF
RETAIL - 8,600 SF
RESTAURANT - 3,000 SF

GRANADA LAKES COMMONS - SELF STORAGE & OFFICE PROJECT
68 PARKING SPACES TOTAL - 24 SPACES FOR SELF STORAGE - 44 SPACES FOR OFFICE
RAY DESIGN DEVELOPMENT - 08.15.2018
DO A LOT SPLIT TO SUBDIVIDE INTO PARCEL "A" AND "B" - ACCESS USE AGREEMENT TO BE ESTABLISHED FOR VEHICULAR USE
IF LOT SPLIT NOT ALLOWED WILL HAVE 2 BUILDINGS ON SEPARATE PADS ON THE SAME LOT. PADS MAY HAVE DIFFERENT OWNERSHIP

STANDARD CODE PARKING REQUIREMENTS
OFFICE - 1 PER 350 SF
RETAIL - 1 PER 350 SF
RESTAURANT - 12.5 PER 1000 SF
SELF STORAGE - 1 PER 25 STORAGE UNITS

MUO PARKING REQUIREMENTS
OFFICE - 1 PER 700 SF
SELF STORAGE - 1 PER 40 STORAGE UNITS

1 PROPOSED SITE PLAN D2
SCALE: 1/32" = 1'-0"



2 PROPOSED ENLARGED SITE PLAN D2
SCALE: 1/16" = 1'-0"

RAY DESIGN DEVELOPMENT
Brian Ray 407.421.5605
724 Lake Davis Drive
Orlando, FL 32806
brian@raydesigndevelopment.com

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6850 GRANADA LAKES DRIVE
SELF STORAGE AND OFFICE - MIXED USE CONCEPT

ISSUED FOR:	DATE:
CPD AMINISTRATIVE AMENDMENT	8.15.18

6850 GRANADA LAKES DRIVE
CPD ADMINISTRATIVE AMENDMENT

PROJECT NUMBER:	201801
DATE:	8.15.18
DRAWN BY:	BMR
CHECKED BY:	BMR
SHEET TITLE:	
SHEET NUMBER:	A1.0

ADD2020-00084 Lee County ePlan

Exihibit E

November 19, 2019

To Whom It May Concern

RE: No Objection to Proposed Administrative Amendment for Self Storage & Office Use

I own the acreage to the North of the proposed project, with the street address of 6750 Alico Road and more fully described as STRAP 06-46-25-00-00010.0100, FOLIO ID 10584966.

I have reviewed the attached site plan for the proposed Self Storage and Office facility and I have no objection to the project as planned.

Respectfully

Patrick Hayes

Manager – Bentco Holdings LLC

239.851.4717

Attachment