



Professional Engineers, Planners & Land Surveyors

May 20, 2022

Mr. Patrick Doty, AICP, CFM
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **CALUSA CAY CPD
DCI2022-00017**

Dear Mr. Doty:

This letter is written in response to your review comments dated April 20, 2022. With this letter we are submitting the following additional information you requested:

1. Public Information Meeting Summary
2. Revised Schedule of Uses
3. Revised MCP (24"x36" & 11"x17")
4. Revised Application
5. Revised Narrative of Request
6. Revised Property Development Regulations
7. Revised Legal Description
8. Boundary Survey from DCI2021-00018

Presented below are responses to each review comment:

ZONING

Minimum Required Information for Planned Development Zoning Applications Application materials for planned development zoning actions are specified in LDC Section 34-373. Please address the following comments based on the documents in the submission.

Comment a: LDC Section 33-1003(b) requires a publicly advertised informational session for planned development zoning actions within the Greater Pine Island Planning Community. Please provide a copy of the required documentation once the meeting has been completed, these can be found in LDC Section 33-1003(b).

Response: ***Please see attached Summary of Public Information Session.***

Comment b: LDC Section 34-373(a) (6)c. & d. Requires " the proposed use of the lots or parcels must be keyed to the list of proposed uses submitted with the application" and "Individual development areas (i.e., residential, retail, office, manufacturing, mixed use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located." Please clarify where the proposed Fire, EMS, Sheriff station is proposed to be located.

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Response: *Please see attached revised Schedule of Uses which further limits the use to Sheriff Station in the Retail Tract. The potential use falls within Social Services Group I which is already included in the Schedule of Uses but which will also have a police presence. The request for the addition of the Sheriff station use is to provide further clarification.*

Comment c: Please clarify the reference in the property development regulations regarding the specific use limitations for Outparcels 1 and 2 established in Z-21-015.

Response: *The Hearing Examiner added this language in her recommendation for DCI2021-00018 which resulted in its inclusion in Z-21-015. I believe it is just intended to note that the Schedule of Uses in condition 2 include notations that further limit uses.*

PLANNING

Comment a: In your Lee Plan narrative, please include discussion on the following:

- Coastal High Hazard, as the subject property is within the CHHA
- Policy 24.1.5
- As the subject property is within the Eagle Nest Buffer, please address policy 24.1.6

Response: *Please see the attached revised Narrative of Request.*

NATURAL RESOURCES

Comment a: EMS, fire or sheriff's station is being added to the schedule of uses. Will these uses be located on parcels 1 or 2? If so, please address how this will impact the bald eagle nest LE-081 and the existing bald eagle management plan.

Response: *Please see attached revised Schedule of Uses which further limits the use to Sheriff Station in the Retail Tract which is outside of the bald eagle buffer zones so there will be no impact to bald eagle nest LE-081 or the existing bald eagle management plan.*

DEVELOPMENT SERVICES

Comment a: No structure may be erected or altered so that the peak of the roof exceeds 38 feet above average grade or 45 feet above mean sea level, whichever is lower. Please revise the height request to include heights no greater than 45 feet above MSL.

Response: *Please see attached revised Application, Master Concept Plan, Property Development Regulations, and Narrative.*

LEGAL

Comment a: Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

- There is no specification as to what tracts within the platted subdivision of Calusa Cay (2022000058182) the proposed changes are applying to. Please specify what tracts are being subject to these changes.

Response: *Please see attached revised Legal Description which identifies Outparcel 3/Tract F-3 where the proposed self-storage use is proposed and the Retail Tract/Tract F-5 where the Sheriff's Office use is limited.*

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Comment b: Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- To waive the requirement of a boundary survey, please provide a copy of the boundary survey from DCI2021-00018, as conditioned in the approved waiver (GEN2021-00364).

Response: ***Please see attached Boundary Survey from DCI2021-00018.***

If you should have any questions or require additional information, please contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

Attachments

SEH:jms



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Calusa Cay CPD Minor Amendment

Request: Rezone from: _____ To: _____

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☒ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If **YES**, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Minor amendment to CPD to (1) add EMS, Fire or Sheriff's Station, limited to Sheriff's Station in the Retail Tract to the Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3, (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet above average grade or 45 feet above mean sea level, whichever is lower, and (6) update Master Concept Plan to reflect these changes.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lake Jefferson, LLC

Address: 3050 North Horseshoe Drive, Suite 105

City, State, Zip: Naples, FL 34104

Phone Number: c/o 239-770-2527/239-939-5490

E-mail Address: c/o shewitt@bankseng.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Banks Engineering

Contact Person: Stacy Ellis Hewitt

Address: 10511 Six Mile Cypress Parkway, Suite 101

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-770-2527/239-939-5490 Email: SHewitt@Bankseng.com

2. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Same as Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 2/28/2022

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

28-44-22-L2-12000.0F30 & 28-44-22-L2-12000.0F50

B. Street Address of Property: 5110/5120 Pine Island Road NW (F5) & Calusa Cay C/E/unassigned (F3)

C. Legal Description (must submit) [34-202(a)(5)]:

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☐ A Boundary survey, tied to the state plane coordinate system.

OR

☒ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: CPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant, Commercial and Development for shopping center

2. Intended uses of property are: Shopping center with self-storage parcel and vacant commercial

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>±2.58</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): +893 Feet
2. Depth (average if irregular parcel): +1,306 Feet
3. Total area: +26.77 Acres or square feet
4. Frontage on road or street: +912.50 Feet on Pine Island Road NW Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☒ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 TYPES OF LAND AREA ON PROPERTY

- A. Gross Acres (total area within described parcel)** ±2.58 **Acres**
1. Submerged land subject to tidal influence _____ Acres
 2. a. Preserved freshwater wetlands _____ Acres
 - b. Impacted wetlands _____ Acres
 - c. Preserved saltwater wetlands _____ Acres
 - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) _____ Acres
 3. R-O-W providing access to non-residential uses _____ Acres
 4. Non-residential use areas ^{(1) (2)} _____ Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** _____ **Acres**
- C. Gross residential acres. (A minus B) ⁽³⁾** _____ **Acres**
- D. Gross residential acres (by Land Use Category)**
1. a. Intensive Development – upland _____ Acres
 - b. Intensive Development – preserved freshwater wetlands _____ Acres
 - c. Intensive Development – impacted wetlands _____ Acres
 2. a. Central Urban – upland _____ Acres
 - b. Central Urban – preserved freshwater wetlands _____ Acres
 - c. Central Urban – impacted wetlands _____ Acres
 3. a. Urban Community or Suburban – upland _____ Acres
 - b. Urban Community or Suburban – preserved freshwater wetlands _____ Acres
 - c. Urban Community or Suburban – impacted wetlands _____ Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

_____ **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: N/A

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			_____
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			_____

Note:

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

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A. Commercial		*	*
1. Medical		*	*
2. General Office		*	*
3. Retail		35'	89,600 SF*
4. Other: Self-Storage		38'***	60,000 SF*
5. TOTAL FLOOR AREA			149,600 SF
*89,600 SF retail, medical or general office			
***38' above average grade or 45' above MSL, whichever is lower			
B. Industrial		Height	Total Floor Area (Square Feet)
1. Under Roof		N/A	N/A
2. Not Under Roof		N/A	N/A
3. TOTAL FLOOR AREA			N/A
C. Mining		Depth	Total Acres
1. Area to be excavated		N/A	N/A
D. Assisted Living Facilities		Height	Total Beds/Units
1. Dependent Living Units		N/A	N/A
2. Independent Living Units		N/A	N/A
3. TOTAL BEDS/UNITS			N/A
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1. < 425 sq. ft.		N/A	N/A
2. 426-725 sq. ft.		N/A	N/A
3. 725 < sq. ft.		N/A	N/A
4. TOTAL UNITS			N/A

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-373(a)(5)]
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. [34-373(a)(7)]
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. [34-373(a)(6)]
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. [34-373(a)(8)]

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
 See waiver
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
 See waiver
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 See waiver
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 See waiver
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.] **See waiver**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.] **See waiver**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.] **See waiver**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.] **See waiver**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:

 2. Quality of the effluent:

3. Expected life of the facility:
-

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

5. Receiving bodies or other means of effluent disposal:
-

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

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

2. Current water table conditions:
-

3. Proposed rate of application:
-

4. Back-up system capacity:
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant

community preservation requirement. [34-941(e)(5)f.iii.]

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]

G. **Flood Hazard:**

- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. **Excavations/Blasting:**

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. **Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

J. **Mobile Home Park:** [34-174(h)]

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☐	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☒	List of Zoning Resolutions and Approvals
3	☒	Summary of Public Informational Session (if applicable)
3	☒	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☐	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☐	Topography (if available) [34-373(a)(4)b.iv.]
3	☐	Soils Map [34-373(a)(4)b.9.]
3	☐	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☐	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]



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Calusa Cay CPD

Narrative of Request

DCI2022-00017 – Revised May 2022

Introduction/Request

The applicant is requesting approval of a minor amendment to the Calusa Cay CPD to (1) add EMS, Fire or Sheriff's Station, limited to Sheriff's Station in the Retail Tract to the Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3, (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet above average grade or 45 feet above mean sea level, whichever is lower, and (6) update Master Concept Plan to reflect these changes.

The Calusa Cay CPD is 26.77± acres located on the north side of Pine Island Road, 320± feet east of Betsy Parkway just east of Pine Island Elementary School. The site is currently developed with Calusa Cay Publix. The applicant owns the Retail Tract and outparcels 1, 2 and 3. The subject property's addresses are: 5130, 5140 & 5110/5120 Pine Island Road NW and Parcel 3 is not yet assigned an address.

The 26.77± acre Calusa Cay CPD was originally approved on June 17, 2013 by Resolution Z-13-007 and has been amended multiple times. The latest amendment and controlling document which codified and superseded all prior approvals is Resolution Z-21-015 approved December 8, 2021. The existing approved intensity is a maximum 96,500 square feet including commercial office and retail. The property is located in the Urban Community Future Land Use Category and within the Greater Pine Island Community Plan area.

The request is minor in nature as it results in a reduction of traffic and utility flows compared to the existing CPD approval. The requested EMS, Fire or Sheriff's Station use, limited to a Sheriff's Station in the Retail Tract is appropriate for the site and more intense uses such as standard restaurant with consumption on premises, convenience food and beverage store, food stores and fast food restaurants are currently approved for the site. The potential use falls within Social Services Group I which is already included in the Schedule of Uses but which will also have a police presence. The request for the addition of the Sheriff station use is to provide further clarification. The proposed self-storage public warehouse and/or mini-warehouse use is limited to Parcel 3 which is internal to the site and tucked behind the existing Publix building. Onsite preservation areas abut the east and a lake is proposed to the north. To the east is the internal access road and then property owned by the Lee County District School Board with some existing vegetation then the baseball field for Pine Island Elementary School. Parcel 3's lot line is 65 feet from the western property line. The self-storage use requests a minor height increase from existing maximum 35 feet to allow a maximum 38 feet above average grade or 45 feet above mean sea level, whichever is lower.

Land Development Code Analysis

The property qualifies for the amendment to the CPD and meets the applicable required findings/review criteria set forth in Land Development Code (LDC) Section 34-145(d)(4)a.1. as follows:

(a) Complies with the Lee Plan

The CPD has been approved for a 96,500 SF shopping center including a grocery store, retail square footage and outparcels since 2013. The CPD just received approval for an amendment in December of 2021. The CPD has been found by staff, the Hearing Examiner and the Board of County Commissioners to be consistent with the Lee Plan, the LDC, including the Pine Island Community Plan, and any other applicable code or regulation and the requested minor amendments remain consistent. The Publix parcel has been constructed as approved by the existing Development Order.

The Subject Property is designated Urban Community which is defined by Policy 1.1.4 as follows:

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The requested minor amendments remain consistent with Policy 1.1.4 and expand the allowable uses on the site promoting infill development on the outparcels where adequate infrastructure and public services are available for connection. The request results in a reduction of traffic and utility usage from that which is currently approved by the site. The proposed uses are consistent with the mixture of relatively intense commercial and residential uses that characterize this future land use category.

POLICY 24.1.5: New development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands. This requirement will not apply to existing subdivided lots...

The placement and width of the 50-foot vegetated buffer can be modified to accommodate development; however, the development must meet all of the following criteria:

- impact less than 1.5 acres of the associated wetlands; and,*
- the impacted area must consist primarily of exotic vegetation; and,*
- avoid all impacts to mangrove swamps and tidal flats (FLUCCS Code 612 and 651); and,*
- be in the Urban Community Future Land Use Category; and,*
- be a planned development.*

In addition to the listed criteria, the development must create an onsite wetland area. The created wetland area must meet the following:

- must be a minimum of 1.5 square feet for each square foot of impacted associated wetlands; and,*
- consist of 100% native wetland species; and,*
- consist of 6' wetland trees to be planted 15' on center and 3-gallon wetland shrubs planted*

3' on center; and,

- maintain a hydrologic connection with the remaining preserved associated wetlands; and,
- the wetland creation area may be comprised of planted dry detention, filter marsh or other similar green infrastructure techniques; and,
- the created wetlands are not intended to replace any state or federal required offsite mitigation for permitted impacts to wetlands.

The requested minor amendment remains consistent with Policy 24.1.5. The MCP demonstrates the 50-foot native vegetated buffer and the requested amendment does not proposed any changes to this previously approved buffer. The preservation areas were previously permitted and are within an existing conservation easement with no proposed changes.

POLICY 24.1.6: The county will continue to encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological and historic sites on Greater Pine Island in accordance with the priorities set out in this Plan.

The requested minor amendment remains consistent with Policy 24.1.6. The preservation areas were previously permitted and are within an existing conservation easement with no proposed changes. Eagle nest LE-081 and associated buffer zones are identified on the existing MCP and no changes are proposed to the existing approved bald eagle management plan.

POLICY 24.4.1: The future urban areas in Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential developments within Pine Island Center are encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.

The requested minor amendment remains consistent with Policy 24.4.1. The proposed additional uses expand the ability to provide employment opportunities and the proposed uses of EMS, Fire or Sheriff's Station, limited to Sheriff's Station in the Retail Tract or self-storage public warehouse or mini-warehouse uses will serve the day to day needs of residents and visitors. The request results in a reduction of traffic impacts when compared to the existing zoning approval, demonstrating a positive impact on traffic patterns within Greater Pine Island and reducing the number of potential vehicle trips through Matlacha.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

The requested minor amendment is consistent with Policy 101.1.1. The site is located within the Coastal High Hazard Area. There are no changes to the previously approved and permitted site design which has been found consistent with the Lee Plan. All environmental considerations associated with development of the subject property were addressed in existing zoning approvals, South Florida Water Management District permitting and development order case number DOS2019-00130. There is an existing conservation easement that was recorded in 2014 and no changes are proposed to the preservation areas shown on the existing approved MCP. The existing approval includes a bald eagle management plan with no changes proposed. The requested amendment adds uses to Parcel 3 and the Retail Tract which are both outside of the eagle nest buffer zones.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The site will be developed in compliance with the Comprehensive Plan and the Land Development Code. No additional deviations are included with the request and the existing approved deviations are proposed to remain which have previously been determined to qualify for approval by staff, Lee County Hearing Examiner and the Board of County Commissioners. The requested increase in height meets the requirements of LDC Section 33-1087 which states that no building can have a peak of roof that exceeds 38 feet above the average grade of the lot or 45 feet above mean sea level, whichever is lower. The average grade of the lot is $4\pm \text{ feet} + 38 \text{ feet} = 42 \text{ feet}$ or $45 - \text{Base Flood Elevation of } 7 = 38 \text{ feet}$. The requested height of 38 feet above average grade or 45 feet above mean sea level, whichever is lower, for any self-storage use on Parcel 3 meets this requirement. Compliance with design-related provisions of the Land Development Code will be demonstrated at the time of Local Development Order.

c) Is compatible with existing and planned uses in the surrounding area;

The CPD has been found by staff, the Hearing Examiner and the Board of County Commissioners to be compatible with the existing and planned uses in the surrounding area and the proposed minor amendments remain compatible. No changes are proposed to the existing approved layout of the Master Concept Plan. The minor height increase of 3 feet will have no change on the existing compatibility.

d) Will provide access sufficient to support the proposed development intensity;

There are no changes proposed to the existing approved access points and site layout on the approved MCP. Access to the site has been constructed and includes a right-in/right-out access and a full access to Pine Island Road (C.R. 78), a two-lane arterial roadway. The submitted Traffic Impact Statement concludes the requested amendment REDUCES the transportation related impacts the project could have on the surrounding road network. Pine Island Road and Stringfellow Road will continue to operate within the parameters established by the Lee Plan and LDC and will have remaining capacity. The additional uses requested with this minor amendment will serve the residents and visitors to Pine Island, thus limiting the amount of "new" traffic.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Any expected impacts on transportation facilities will be adequately addressed during the development order application process by existing county regulations. The submitted Traffic Impact Statement concludes the requested amendment REDUCES the transportation related impacts the project could have on the surrounding road network. Pine Island Road and Stringfellow Road will continue to operate within the parameters established by the Lee Plan and LDC and will have remaining capacity. The additional uses requested with this minor amendment will serve the residents and visitors to Pine Island, thus limiting the amount of "new" traffic.

b) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

All environmental considerations associated with the subject property were addressed in existing zoning approvals, South Florida Water Management District permitting and development order case number DOS2019-00130. There is an existing conservation easement that was recorded in 2014 and no changes are proposed to the preservation areas shown on the existing approved MCP.

c) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The site is located within a Future Urban Area and the CPD has been found by the staff, the Hearing Examiner and the Board of County Commissioners to be served by adequate urban services. The request results in a reduction of traffic and utility usage from that which is currently approved by the site.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.2 as follows:

a) The proposed use or mix of uses is appropriate at the proposed location;

The request is minor in nature as it results in a reduction of traffic and utility flows compared to the existing CPD approval. The requested EMS, Fire or Sheriff's Station use, limited to a Sheriff's Station in the Retail Tract is appropriate for the site and more intense uses such as standard restaurant with consumption on premises, convenience food and beverage store, food stores and fast food restaurants are currently approved for the site. The proposed self-storage public warehouse and/or mini-warehouse use is limited to Parcel 3 which is internal to the site and tucked behind the existing Publix building. Onsite preservation areas abut the east and a lake is proposed to the north. To the east is the internal access road and then property owned by the Lee County District School Board with some existing vegetation then the baseball field for Pine Island Elementary School. Parcel 3's lot line is 65 feet from the western property line. The self-storage use requests a minor height increase from existing maximum 35 feet to allow a maximum 38 feet above average grade or 45 feet above mean sea level, whichever is lower.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

The existing and proposed modified conditions of approval will require the CPD to be consistent with the MCP and existing conditions of approval which provides sufficient safeguards to the public interest.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

***1)Enhances the achievement of the objectives of the planned development;
and***

2)Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The request does not include any additional deviation requests and no changes are proposed to the existing approved deviations. The existing approved deviations were found to enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

In conclusion, the proposed minor amendment to the Calusa Cay CPD allows for infill development in an existing shopping center that results in a reduction of potential traffic and utility impacts expected from the project. The request is in compliance with the Lee County Comprehensive Plan, the Land Development Code and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development

intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan. The proposed use is appropriate at the proposed location; conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. For these reasons, the applicant respectfully submits that the minor amendment to the CPD should be approved.



Professional Engineers, Planners & Land Surveyors

CALUSA CAY CPD ADMINISTRATIVE AMENDMENT SUMMARY OF PUBLIC INFORMATION SESSION DCI2022-00017

Consistent with Lee County Land Development Code Section 33-1003, a Public Information Session within the Greater Pine Island Planning Community was held on May 3, 2022, at 6:30 p.m. along with the Greater Pine Island Civic Association at the Pine Island Methodist Church, 5701 Pine Island Rd. NW, Bokeelia, FL 33922. The applicant provided a general overview of the request and the process. Attached please find the following backup documentation:

- Public Notice - Copy of notice placed in the Pine Island Eagle
- PowerPoint Presentation
- Sign-in sheets

The following questions were received, followed by the applicant's response:

QUESTIONS/COMMENTS:

Question/comment: A sheriff's department is going into one of these retail stores?

Response: **Proposed is a use that could have a Sheriff presence. The use defined in Lee County code includes EMS/Fire/Sheriff station together and the revised request further limits the use to sheriff station limited to the Retail Tract.**

Question/comment: Sheriff's department will be paying rent to whoever, correct? At anytime whoever owns it is and is collecting rent can decide, we don't want a sheriff department here anymore, were going to have whatever store here now, where the rent's going to be this, correct?

Response: **There would be an agreed upon lease agreement just like any other property.**

Question/comment: For how long? I mean a year. *Someone else steps in:* I believe what he's asking is, if the Sheriff's department left would there be retail at that location?

Response: **Yes, the schedule of uses outlines the permitted uses.**

Question/comment: Well not only if they leave, but they could also be asked to leave, right?

Response: I don't presume that would happen, but it will be agreed upon lease between the owner and any user.

Question/comment: And if I understand the retail space is going to shrink by what, 6,600 square feet? They're asking for an increase of space for the storage facility of what was it, like 60,000?

Response: There is a reduction of 6,900 SF of retail space and addition of 60,000 SF of self-storage space which includes all 3 floors.

Question/comment: Where is the proposed residential development in reference to this map?

Response: This project is a commercial planned development and the residential development is to the north, but not part of this request. It has conventional residential zoning and we are not here on that project tonight.

Question/comment: This is a vacant lot, why don't you build what complies? Why should they give you a variance at all, just build what permitted?

Response: The request is not a variance, it is a request for an amendment to the schedule of uses. As projects move forward, it is common for uses to come up that may not have been contemplated.

Question/comment: Could this structure be built to the three stories without the deviation to get the extra three feet.

Response: This is not a deviation it's an amendment to the zoning but the request is to allow the 38 feet as part of storage use. The request is in compliance with the Pine Island plan and going through a public hearing amendment requesting this change.

Question/comment: Just curious, most of the storage that I've seen is a single story for self-storage. three levels seem unusual, can you clarify that? Is there a difference between the self-storage and the warehouse?

Response: The indoor storage, this is a typical development that you'll see that the single story storage is typically a mini warehouse, with the overhead garage doors. This is anticipated to be more of an indoor storage or a combination of both on the first floor. The multiple stories is to allow more storage space for individuals to use.

Question/comment: Question regarding the warehouse, is that a Publix warehouse? Like for their storage or is it a rentable warehouse?

Response: The request is for a potential public self-storage facility to be located behind the Publix.

Question/comment: Again, we're going to subtract retail space by 7,000 feet but increase the storage by 60,000 feet and you said that would lower traffic going through Matlacha, did I hear that correctly? Is this just thought up? Any chance anybody can get a copy of this study?

Response: Traffic Impact Statement notes that a storage facility has extremely less traffic than a retail store does, resulting in a reduction in traffic from the existing zoning intensities. The traffic expert prepared a Traffic Impact Statement based on the Institute of Transportation Engineers model and studies that are in place for this very purpose. The submitted documents are online with Lee County on the website link that the GPICA has provided.

Question/comment: I'm guessing this study was paid for by whoever wants to build this garage.

Response: Any developer that comes in hires a traffic expert and then Lee County staff has traffic experts that review it and have to agree on the analysis before it moves forward.

Question/comment: So when the Publix was first built, Pine Island elementary was flooded for months and months. What is to say that you're about to build now which is twice as big as the tiny little Publix dumping more on that elementary school? Causing effect to the surrounding areas including the wetlands to the north and south, our river flow, there's a bridge just north of there. Who's going to clean up their garbage with a self-storage unit and how many jobs is this going to create for Pine Island because I don't see many. We already have storage units here that are not full, we also have home structures here that have not been filled that have been permitted year after year for the last 6-8 years. 153 developments under development currently so why do we need this major one when we have 153 that have not been developed yet. And another thing lighting how is that going to effect mother nature? Extreme because you're lighting at Publix now, looks like an airport. So, you get a warehouse how much lighting is going to be needed for that? How much security is going to be needed for that and what kind of security are you providing to the neighborhood?

The kids at the school couldn't use the playground, it was underwater. They had to play in the parking lot where the parents pick up the kids and drop them off because of the flooding in there and all this is going to do is increase that.

Response: The development is required to have South Florida Water Management District approval of the site stormwater management system which works as a whole and is approved as part of the development order.

It should be noted that the Publix site was filled several years ago. After Hurricane Elsa in July of 2021, the project engineer was contacted by the School District of Lee County and immediately met with them and started coordinating with their consultant. The drainage issues at the school are not a result of this development, they are a result of how long ago the school was built with inadequate onsite drainage. The applicant and the engineer have been coordinating with Pine Island Elementary School and their consultants and have incorporated and permitted a pipe through the Orchid Cove property which will remain to allow for better drainage for the school site.

Garbage will be required to be maintained just as any other use on the site. The lighting will be required to comply with code requirements.

Question/comment: But that is a whole lot more pavement then was originally planned, a lot harder surface then was originally planned for. The lot size hasn't but what is being covered with hard surface has.

Response: There are no changes to the parcel configuration or property development regulations except for the 3' height increase. A retail building would require more parking than self-storage.

Question/comment: What was planned for that lot originally?

Response: There are a large schedule of uses that are allowed on this site, and it could have been any of those uses that are in the schedule of uses today.

Question/comment: I have one more question about the fire station, okay so we have a fire station in there. Who pays the fire fighter or police officer in the substation?

Response: We are amending the request to remove the fire station.

Question/comment: So, what you're doing is pulling the wool over somebody's eyes and say oh we're going to have this. We have a substation at Philips Park, and we also have a sub station at the center already. So, some people are going to look at it and go "oh this is a beautiful thing" but it's really nothing.

Response: It is very typical to be approached by a potential user and if not included on the schedule of uses, you can request an amendment which any property is allowed to do. The applicant has received interest in these uses and that is why we are going through this process.

Question/comment: Money interest, not Pine Island interest. Nobody is calling you guys asking you to put up warehouses I promise you that. Is this proposal, currently an approved use for that site?

Response: The applicant is going through the public hearing process to request the use changes.

Question/comment: This is the second town hall meeting that I've been to about this proposed development, and it seems to me that the first one was asking for variances as well and changes to the original plan and the second one is now asking for more changes. So, I just think every time you open another door to these changes like the ones that are approved and then we come along, and we say "oh were going to change it" so you open another door. So, I guess I'm just kind of confused as why all the changes.

Response: If somebody approaches the owner and wants to be located on a site and it is not on the schedule of uses, then you can come forward and ask for changes for uses that weren't contemplated originally. There is review criteria that has to be passed as part of the process, which we will be required to demonstrate that it meets the criteria.

Question/comment: In the Pine Island Comprehensive land use plan, we've had a 35-foot height restriction on the island.

Response: The requirement is 38 feet above average grade or 45 feet above mean sea level, whichever is lower. The request is in compliance with the Pine Island plan regulations.

Question/comment: And if the sub station were to go in, would that cause our taxes to go up? Would we be paying for that? The residents of Pine Island on a new sheriff's substation.

Response: The application will not cause taxes to go up.

Question/comment: We're talking about the allowable uses of parcel 3 and right now its proposed for self-storage but that's a beautiful building and you can see it someday being used for something else, could you tell use what the allowable uses are? Could it be a hotel?

Response: There are several uses provided in the approved Schedule of Uses with the proposed minor additions. A hotel is not allowed on this site.

Question/comment: We have a public storage facility and that's not full, so why do we need more?

Response: The applicant has been approached with interest in this use, so we are going through this process.

Question/comment: Okay, where do we go? Any of us who want to go and be a part of the review and speak out about how we feel about these reviews?

Response: The application is available for review online and as we get closer to the public hearing, public notice will be mailed to property owners within 500 feet of the property. Once the application is determined complete, it will be scheduled for public hearing before the Lee County Hearing Examiner who will make a recommendation and then it will be scheduled before the Board of County Commissioners for the final hearing. You have to speak before the Hearing Examiner to be able to speak at the Board of County Commissioners.

Question/comment: The 38 feet, is that the height of the building or is that with land built up? Because most houses that are going in now bring the land up to a certain height before they can build on it and if the land gets built up to create those 38 feet that's going to cause even more drainage issues and again to the elementary school being flooded. The land won't drain properly, and I know that, if they have to build land up that's what's going to happen.

Response: No changes are proposed to the site layout and existing parcels. The finished floor elevation has already been established with the South Florida Water Management District, along with the approved stormwater management system. So, there's no change in where its going to be built up from for the currently approved uses that could be built today.

Question/comment: If this doesn't go through, the developer has the right to use the parcel for any other uses that you pointed out. Are there any limited factors on square footage of those other uses this is 60,000 sq feet? If they want to put in some other retail that's approved, what's the limiting factor on the amount of square feet that can go in there?

Response: 30,000 square feet of retail can be placed on the out parcels.

Question/comment: Okay so potentially what we're giving up is another 30,000, is what they're asking for in addition to what they can legal do today or what they're approved to do today.

Response: The request is to incorporate an option for a different use on outparcel 3 to allow the option for a 60,000 SF storage facility.

Question/comment: The 500 feet of notification, are you going by the center of the parcel or what are you actually going by the location of?

Response: 500 feet from the boundary of the Commercial Planned Development. The list can be found in the application materials at the Lee County link the GPICA has been providing.

Question/comment: Could you explain to me how this is a coastal rural land use.

Response: The site is not located in the Coastal Rural future land use category.

Question/comment: Are they required to do any type of environmental impact study with this?

Response: The environmental impacts for this site have been established since the original zoning approval and permitted and we are not proposing any changes. There is already a conservation easement over the preserve lands.

Question/comment: I've already heard about the light pollution that's happening with Publix and I was wondering if there was like, I mean are you bound by any environmental like light pollution and you know they were talking about the middle school getting flooded. I mean who over sees that? See were talking about a developer that's coming in and he wants to put a big building in and so its not really serving us at all and then the problem is we have environmental impact. We have light pollution, we have flooding, you're taking away wetlands which absorbs water.

Response: The proposed amendment does not include any changes to the layout of the site which has been previously permitted, including the environmental preservation areas.

Question/comment: But my question is, we heard already that there's light pollution from Publix, is there any, in other words, is there any kind of governing that we can go to and say this isn't working. This is an environmental impact because you know you're paving over wetlands and so my thing is, is I'm just wondering who, you have to adhere to it but already it's not being adhered to so.

Response: I'm representing the application for this project, which is Lake Jefferson, but I do understand that there were some complaints with the lighting at Publix, which is being looked into and coordinated with Lee County.

Question/comment: But Publix sold this property to somebody else, is that right?

Response: There been quite a few real estate transactions with it but it's the original owner that I'm representing tonight. In regard to lighting impacts, there are Lee County codes in place regarding the lighting that must be complied with. The zoning also included an approved Bald Eagle management plan and the development needs to demonstrate compliance with these.

Question/comment: But you've just heard two complaints, I mean the light pollution and the flooding of the elementary school and I'm saying my biggest worry is, in other words you're disturbing wetlands, you're disturbing environment. There is going to be impact and I was just wondering if that is even study, even though the proposal was passed. Has anyone come up with an environmental impact, because obviously it is impacting it. But it's not working, already there's two things, do you see what I'm saying?

Response: There is a permitted stormwater management system that is being installed on this site that had to demonstrate it would not discharge more than it was before to obtain the permit. The site has to comply with permit approvals from SFWMD and Lee County and applicable codes.

Question/comment: The last thing I want to say is there's no building that looks like that on Pine Island, there's no big building and you know its nice on the outside, but it really doesn't function anything and I've got a feeling people are coming into to put storage in there. I don't see it reducing traffic.

Response: The requested uses result in a reduction of traffic when compared to the existing zoning approved retail intensities.

Question/comment: Increase height on parcel 3 for self-storage use ONLY from 35 feet to 38 feet. Asking for the 3 additional feet, see I don't have the Pine Island land use plan in front of me but I always though it was 35 feet and that you were asking for 3 additional feet over the height restriction that we have.

Response: If Parcel 3 is developed for a retail use, it will not include the 3 additional feet. If the self-storage use goes in on parcel 3, we are asking for that 3 additional feet. Lee County staff has provided a comment and the applicant has amended the language to state the verbatim language in the code, compliant with the Pine Island community regulations. 38 feet above the average grade of the lot equates to 42 feet but code states either 38 feet above average grade or 45 feet above mean sea level and the finished floor is 7. If you subtract that from the 45 that's where you get the 38. And that's why were choosing the lower of the two the 42 or the 38.

Question/comment: Okay so out of those 60,000 square feet you're going to have a warehouse public and a mini warehouse. Who is coming to use that? Is that coming from

people from Matlacha, or do they believe people from Pine Island are going to use all that?

Response: **The self-storage facility would be open to the public. Typically people get storage facilities near their home, but there is no limitation on who could use it, just like any storage facility.**

Question/comment: Who decides on this, Lee County decides on this? Anyone from Pine Island have a decision on this?

Response: **Lee County Board of County Commissioners makes the final decision. We are going to take your feedback and submit a document summarizing your feedback.**

Question/comment: Can I contact somebody from Lee County. Put an objection in this?

Response: **There is a case number to reference and staff member contact information for the reviewer for Lee County. The request will go through the public hearing process that was outlined where the public hearing is opened and people that speak at the first public hearing, that will be scheduled on a set date. It will get a recommendation and go to the Board of County Commissioners and if you spoke at the first hearing, you're able to speak at the second hearing.**

Question/comment: How far away are you before we see reality in this, if it all happens the way you're hoping it happens.

Response: **I don't know the end user's time frame, but this process going back and forth with staff can take a month or two more with answering questions from the county staff . Once the application is deemed complete, it will be approximately 60 days before the hearing date.**

Question/comment: So, I have to get in touch with Lee County planning community and find out who represents us from Pine Island, is that it? We're having it built in our own town and have nothing to say about it?

Response: **That is why we are having the public information meeting and going through the public hearing process, so you can come and let you voice be heard.**

Question/comment: I'm asking who can I get in touch to object to this?

Response: **You could contact the staff reviewer at Lee County Community Development. Then you can attend the Lee County Hearing Examiner hearing and voice**

your concerns and if you speak at the Hearing Examiner hearing, you can voice your concerns at the Board of County Commissioners hearing.

Question/comment: So, this is certainly not detrimental to your position and your case but if the Lee County Commissioners and the people who represent the Lee County here continue to disregard the wants and the welfare of this Pine Island their going to force us to incorporate and they don't want it and we don't want it. So, they better start paying attention to what we're doing.

Response: This public hearing process allows your voices to be heard.

Question/comment: Is there paperwork somewhere that I can get a packet so people who do not go online or cell phone can all read it as a family and understand all this because nobody, you know we need it in writing.

Response: The County staff has copies of it available to you too and you can request copies from Lee County.

Question/comment: I happened to check with the local fire department, and their tallest ladder is 35 feet. So, I wouldn't want to be in the other three feet.

Response: The applicant had a follow up meeting with the Pine Island Fire Chief who was present at the meeting. It should be noted that the third floor, floor level will only be at 20'± and only the roof that will be at the maximum height. The applicant has committed to include as a requisite in any sale of the property that exceeds the maximum height that there will be an exterior access to the third floor so the ladder will reach.

Question/comment: It looks like a hotel; it looks like a trojan horse that's being built because it's easier to put a storage unit in than other things. You change it later, 2, 3, 5 years later down the road it's going to be something else. That will attract more people, it will create more traffic. We're getting a soft sell now. As far as putting a police station there, that's a little hook for people to say, "Oh it'll give it a warm fuzzy feeling, maybe we'll have more cops", I don't know if we need more cops or not but you know they've got plenty of stations to go. Everyone's mentioned the environment, the water, and things along those lines but its an industrial type thing, lets put it back in the industrial area. I don't think we'd have too many complaints on that here but hey there's main street, it looks just like Cape Coral, and I don't think anyone here wants to live in Cape Coral. We moved here for what the Pine Island is.

Response: The parcel 2 is located behind the Publix and the building is going to be oriented towards the internal spine road, so this isn't going to be up on Pine Island Road. There are no industrial uses proposed. The self-storage uses

are included in the allowable uses for a commercial planned development. The colors are proposed to match the Publix which adjusted its colors to match the Fire Station in response to comments received at public information meetings.

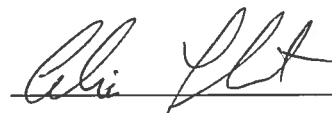
Question/comment: The Greater Pine Island Civic Association took votes on the requested items:

- Add sheriff use: 60 opposed; 10 in favor
- Reduce retail from 95,000 SF to 89,600 SF: 44 opposed; 26 in favor
- Add 60,000 SF self-storage use on Parcel 3: 67 opposed; 3 in favor
- Add warehouse, public & mini-warehouse to the schedule of uses for Parcel 3: 67 opposed; 3 in favor
- Increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet above average grade or 45 feet above mean sea level, whichever is lower: 70 opposed
- Update Master Concept Plan to reflect these changes: 67 opposed; 3 in favor

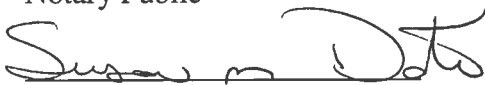
Response: The LDC specifically states that the applicant is not required to receive an affirmative vote or approval of citizens present at the meeting.

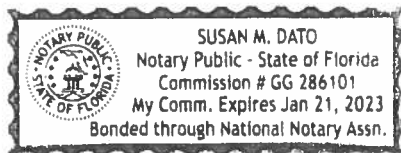
**PINE ISLAND EAGLE
PUBLISHED WEEKLY
LEE COUNTY, FLA
Affidavit of Publication
State of Florida
County of Lee**

Before the undersigned authority personally appeared Cecilia Yndart who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Pine Island Eagle newspaper, published at Lee County, Florida that the attached copy of advertisement, being a Display Ad 3x6.5, in the matter of Public Information Meeting, published in said newspaper in the issues of April 20, 2022. Affiant further says that the said Pine Island Eagle is a newspaper published at Lee County, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, weekly, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
May 12, 2022
Notary Public





Cat of the Week

Liberty

Out of all the kitties that took a turn on the bunny's lap, Liberty was the only one that cuddled right in. She's a natural born lap cat that will take affection from anyone willing to give it - even a giant stuffed bunny! Liberty is a special girl. She was diagnosed with cerebellar ataxia. To put it simply, she has a neurological disorder that affects her ability to walk. She has had it from birth and although she wobbles and appears uncoordinated, she gets around fine and is improving with age. When Liberty arrived at the shelter a year ago, she was barely able to walk. She's almost 2 years old now, and can run and play with the other cats. Liberty doesn't notice that she's different, and she certainly doesn't let it stop her. If you have room in your heart for this sweet girl, please call Helping Paws Animal Sanctuary at 239-283-9100 or if you'd rather just donate, our address is 10060 Mallory Parkway, E., Unit D, St. James City, FL, 33956 or there's always our web-site www.helpingpawsanimalsanctuary.com.



PUBLIC INFORMATION MEETING Greater Pine Island Planning Community

The public is invited to attend a Public Information Meeting presentation within the Pine Island Planning Community by Banks Engineering, along with the Greater Pine Island Civic Association at a meeting held on: **Tuesday, May 3, 2022 at 6:30 pm at Pine Island Methodist Church, 5701 Pine Island Rd. NW, Bokeelia, FL 33922.**

Calusa Cay CPD is 26.77± acres located at the Publix Shopping Center at 5100 Pine Island Road NW, Bokeelia, FL 33922, on the north side of Pine Island Road 320± east of Betsy Pkwy and is proposing a minor amendment to the Commercial Planned Development (CPD) zoning to (1) add EMS, Fire or Sheriff's Station to the overall Schedule of Uses, (2) reduce retail square footage from 96,500 square feet to 89,600 square feet, (3) add 60,000 square feet of self-storage use on Parcel 3 (located behind the Publix building), (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3, (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet, and (6) update Master Concept Plan to reflect these changes (Lee County Case No. DCI2022-00017).

During the meeting, developer representative will provide a general overview of the project. All interested citizens are encouraged to attend the presentation and ask questions regarding the proposed development in person or online via live-stream on the GPICA's Facebook page <https://www.facebook.com/PineIslandCivicAssociation>.

Questions or comments can be directed to: Stacy Ellis Hewitt, Banks Engineering (shewitt@bankseng.com), (239) 770-2527; 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966

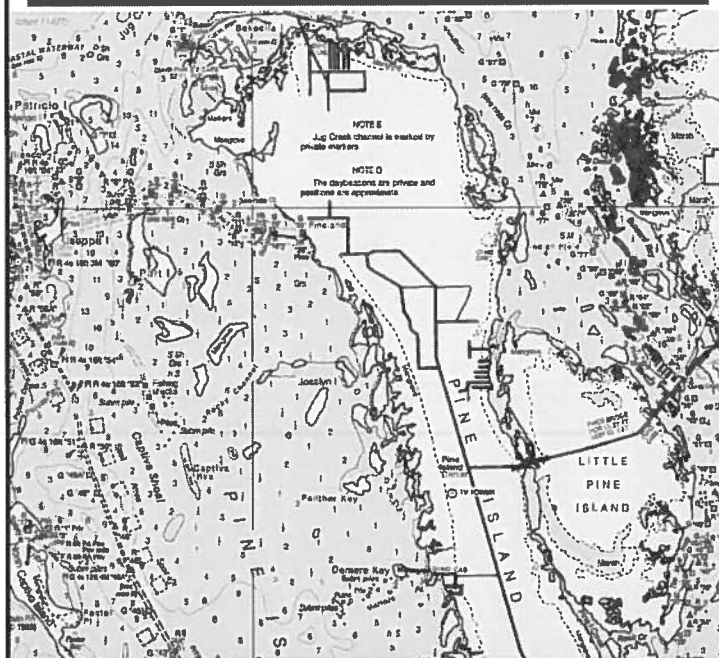


Main: 239-425-7667
Cell: 239-872-3472

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LICENSED & INSURED
Pine Island Native Owned

CALUSA CAY CPD AMENDMENT

DCI2022-00017

GPICA Public Information Meeting

May 3, 2022

PROJECT LOCATION



Existing Publix at Calusa Cay - North side of Pine Island Road, 320' ±
east of Betsy Pkwy – east of Pine Island Elementary School

PROJECT AERIAL



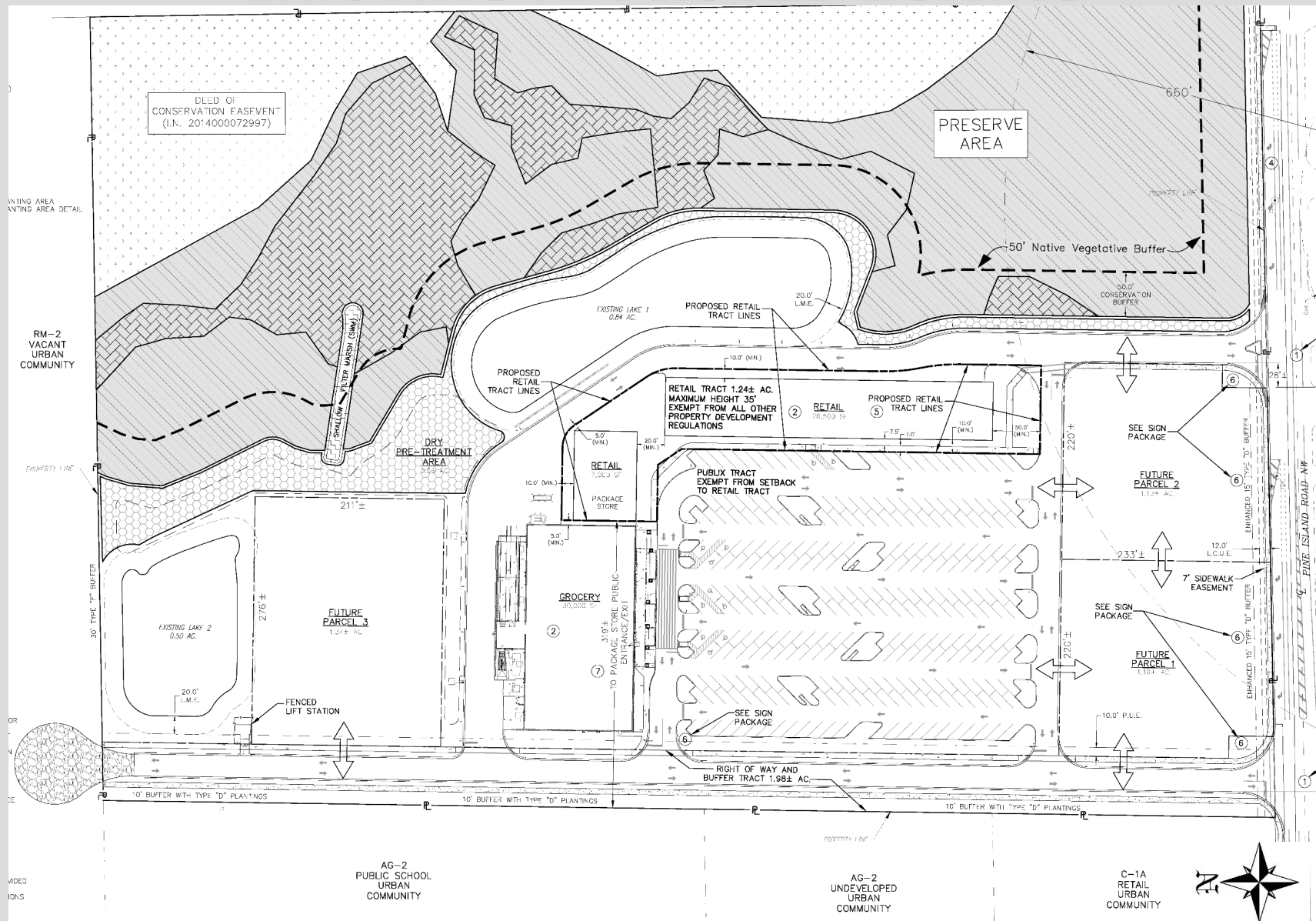
±26.77 ac on North side of Pine Island Road, ±320' east of Betsy Pkwy – east of Pine Island Elementary School

INTRODUCTION

Request: Amend Commercial Planned Development (CPD) to:

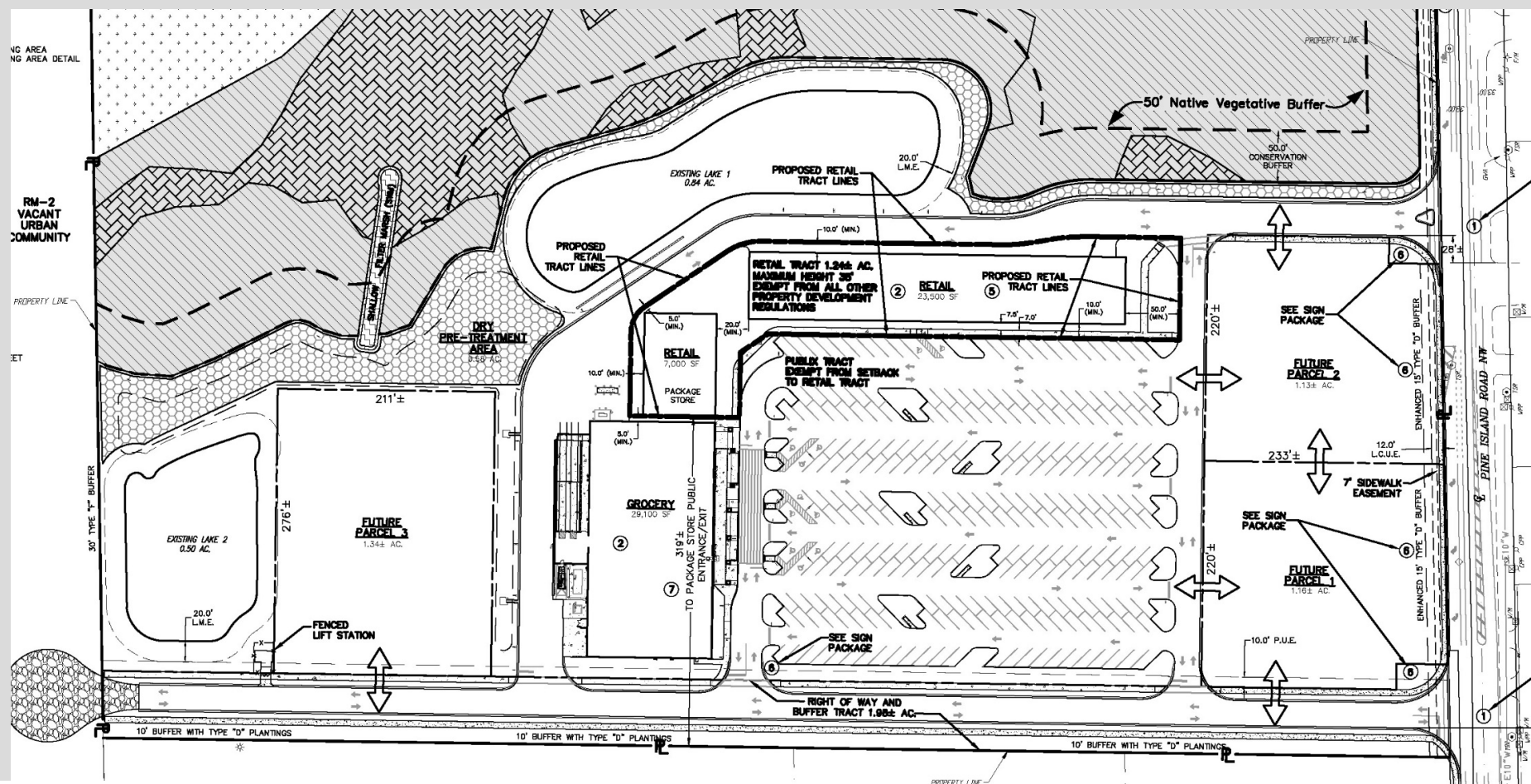
- (1) add EMS, Fire or Sheriff's Station, **limited** to **Sheriff's Station on Retail Tract** ~~the overall~~ Schedule of Uses,
- (2) reduce retail square footage from 96,500 square feet to 89,600 square feet,
- (3) add 60,000 square feet of self-storage use on Parcel 3,
- (4) add warehouse, public and mini-warehouse to the schedule of uses for Parcel 3,
- (5) increase height on Parcel 3 for self-storage use only from 35 feet to 38 feet above average grade **or 45 feet above mean sea level, whichever is lower**, and
- (6) update Master Concept Plan to reflect these changes.

EXISTING APPROVED ZONING



- Z-21-015 approved 12/8/21 – 96,500 SF (66,500 SF shopping center and 30,000 SF on 3 outparcels)

PROPOSED MINOR PUBLIC HEARING AMENDMENT



SITE DATA

TOTAL SITE AREA:	26.77 ACRES
R.O.W. AND BUFFER TRACT:	1.98 ACRES
PROPOSED LAKE AREA:	1.34 ACRES
PRESERVE AREAS	10.55 ACRES
COMMERCIAL FLOOR AREA:	89,600 SF. ¹
SELF STORAGE (PARCEL 3)	60,000 SF.
MAXIMUM BUILDING HEIGHT:	35 FEET ²

AG-2
PUBLIC SCHOOL
URBAN
COMMUNITY

AG-2
UNDEVELOPED
URBAN
COMMUNITY

C-1A
RETAIL
URBAN
COMMUNITY

- Reduce Retail from 96,500 SF to 89,600 SF
- Add 60,000 SF Self-Storage to Parcel 3 and increase height to maximum allowed by Pine Island (38 feet above grade or 45 feet above mean sea level)
- Add EMS, Fire or Sheriff Station use

¹ 59,600 S.F. FOR GROCERY AND RETAIL TRACTS
30,000 S.F. FOR OUTPARCELS 1 & 2.

² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET

GREATER PINE ISLAND

Complies with Lee Plan Policy 24.4.1. – Commercial Land Uses

- Uses that serve the day to day needs of residents and visitors
- Positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha
 - TIS demonstrates REDUCTION in traffic as result of request

Will Comply with LDC Sec. 33-1087. - Maximum height of buildings and structures.

No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower.

Renderings

Calusa Cay Self Storage Building



Artist's Conception



SW 7757



SW 7561



SW 6736



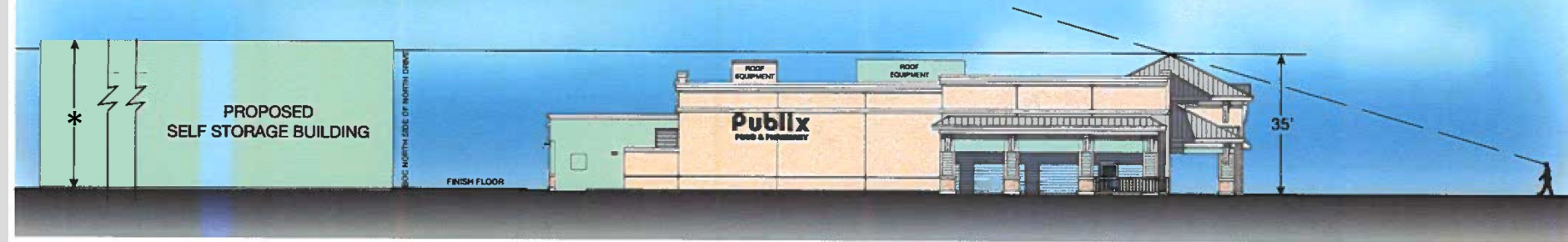
SW 6799



Pearl White

Renderings

Calusa Cay Self Storage Building



Artist's Conception

WEST ELEVATION (SIDE)



SW 7757



SW 7561



SW 6736



SW 6799



Pearl White

*** Will Comply with LDC Sec. 33-1087. - Maximum height of buildings and structures.**

No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower.

Questions?

Public Information Meeting: May 3, 2022 @ 6:30 PM

Please Sign In

Thank you for coming! Please leave your name and contact information.

NAME	EMAIL	PHONE
John Doe	email@email.com	(123) 456-7890
Shirley Noble	Shirley.noble@hotmail.com	330-718-7072
Susan Schroeder	SchroederTEAM@gmail.com	484-368-2294
William M. Kemp	BUSHWACK2@comcast.net	609-408-4463
Narady Hall		440-3826573
DALE & Shanda Herboff		239-283-3136
Betty Ziegler	Bzigler05@gmail.com	239-789-8668
Chad Fromm		239 283 2792
TRACY HELIN		239 283 2794
Samantha Grisso	sam-grisso@hotmail.com	
Donna TrushK	dcray25@yahoo.com	314-560-5074
John VanDyk	JoBurb@ol.com	332-330-6931
Sara Brinks		
Diane Cooper	dizzgdi46@gmail.com	601-426-4194
Michael Smith	mike.flambay@comcast.net	607-426-4194
DEBORAH HERBOTH BLOM	IAKEBREEZE11@aol.com	239-565-5375
Trish Wente	etiawp@gmail.com	239-699-9674
Mandy McMahon	mcmahona1@hotmail.com	813 732 4588
Barbara Keiper	barbarakeiper@mac.com	717-341-0812
Thomas Keiper		717-330-1048
MARK CARGILL	07Ducky@gmail.com	7068972819
JOHN POLEK	JPOLEK55@gmail.com	443 992 3770
Susan Johnson	susanhj1082@gmail.com	239-398-3761
CLAUDIO PEGALLIO	CLAUDIO P 1394@gmail.com	610 952 9270
LINDA P BROWN	BoATAWAY@aol.com	410-212-4133
DOROTHY ENG	DJ ENG @.com	239-222-5367
Deisee Holbrook	dehproperties@gmail.com	
DAVID BUCILLEY	BUCILLEY@GMAIL.COM	508 737-6381
BARB GRIMM	msbagrimm@yahoo.com	518. 929. 4767
BECKY VOSBECK	bebeck@comcast.net	412-280-2504
Martha Howard	mhoward@umich.edu	734 998 0026
Shonda Keesler		
Nadine Slimah		
Mike Sweeney		
SUE DAKOTA		

Public Information Meeting: May 3, 2022 @ 6:30 PM

Please Sign In

Thank you for coming! Please leave your name and contact information.

[illegible]



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD - Property Development Regulations

DCI2022-00017 – Revised May 2022

Z-21-015 Condition 1: Development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Calusa Cay CPD," prepared by Banks Engineering, date stamped received ~~July 8, 2021~~ **March 18, 2022**, 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.

Development Parameters. The CPD is limited to a maximum floor area of 89,600 square feet, including commercial office and retail **and a maximum 60,000 square feet of self storage use on Parcel 3**. The ~~anchor center/shopping center~~ **grocery and retail tract** buildings are limited to a maximum of ~~66,500~~ **59,600** square feet. ~~The three~~ **Outparcels 1 and 2** are limited to a maximum 30,000 square feet of commercial square feet (see Condition 2 for specific use limitations).

Z-21-015 Condition 2.b. Site Development Regulations:

Minimum Lot Area and Dimensions

Lot Size:	10,000 SF
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks*

Public Street:	25 feet
Private Street:	20 feet
Side:	10 feet
Rear:	15 feet
Water body:	20 feet
Preserve:	25 feet

Maximum Lot Coverage: 40 percent**

Building/Structure Height: 35 feet***

Accessory use and structure setbacks must comply with LDC §34-1171 *et seq.* and LDC §34-2194.

*Setbacks for the "Retail Tract" may be reduced as shown on the MCP. No setback required for the Grocery building from the Retail Tract.

**The Maximum Lot Coverage requirement does not apply to the Retail tract.

***Buildings/structures must also comply with building height restrictions on Pine Island per LDC §33-1087. **Self storage use on Parcel 3 Maximum Height: 38 feet above average grade or 45 feet above mean sea level, whichever is lower.**



Professional Engineers, Planners & Land Surveyors

Calusa Cay CPD

Schedule of Uses

DCI2022-00017 – Revised May 2022

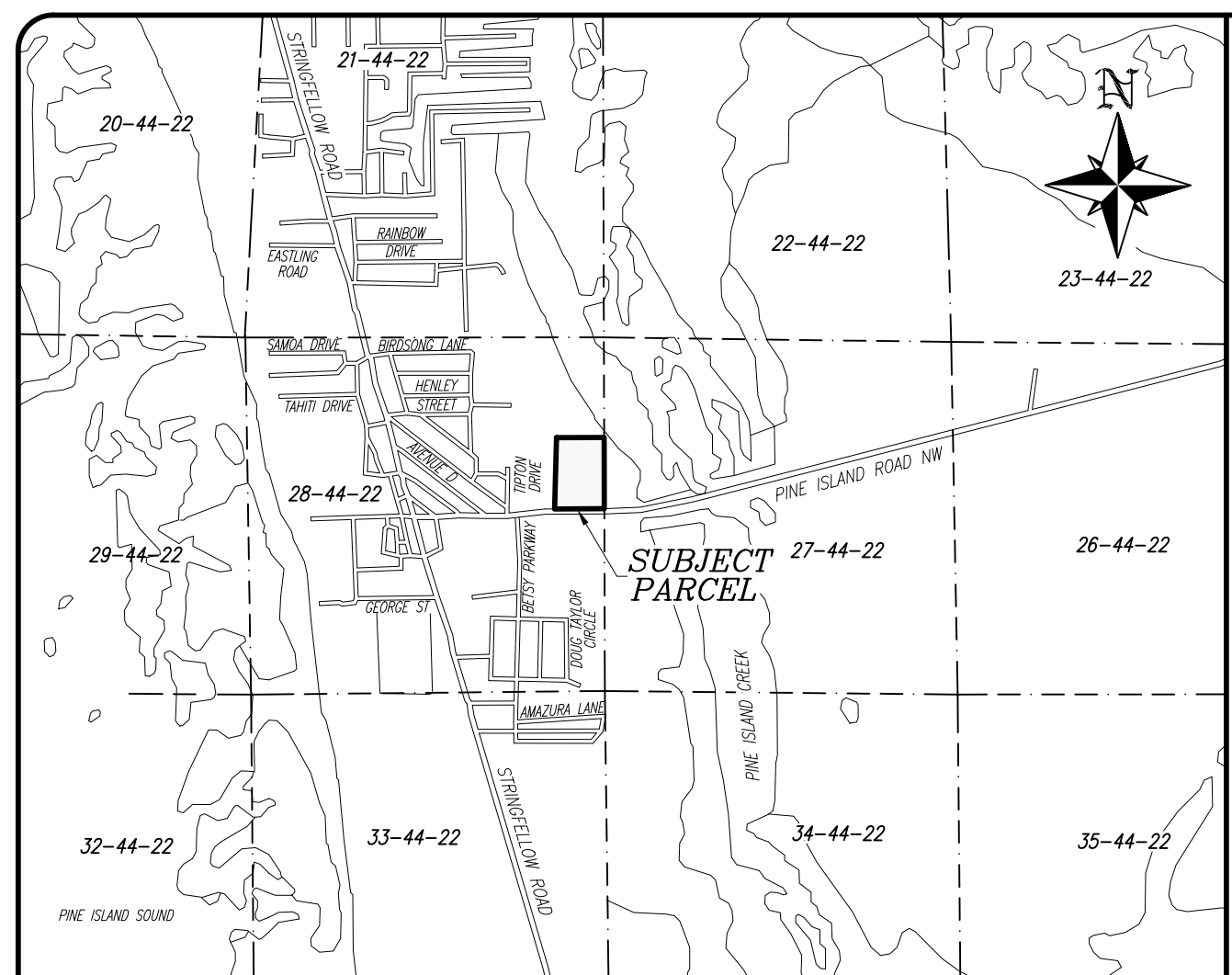
Accessory Uses and Structures
Administrative Offices
Animals: Clinic or Kennel (no outdoor runs)
ATM (automatic teller machine)
Auto Parts Store
Bait and Tackle Shop
Banks and Financial Establishments, Group I
Boats: Boat Parts Store
Business Services, Group I
Car Wash (limited to 1 for the CPD, and must be on an outparcel)
Cleaning and Maintenance Services
Clothing Stores, General
Computer and Data Processing Services
Consumption on Premises: Indoor only in conjunction with a Group III Restaurant, restricted to a 4-COP-SRX license (see Condition 17). Outdoor consumption on premises requires a public hearing amendment to the planned development.
Contractors and Builders, Group I
Convenience Food and Beverage Store (limited to 1 for the CPD and must be on an outparcel) (see Self-Service Fuel Pumps)
Day Care Center: Child, Adult
Drive-Through Facility for any permitted use (except Group III Restaurants)
Drugstore, Pharmacy
EMS, fire or sheriff's station (limited to Sheriff's station in Retail Tract)
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I only
Excavation: Water Retention, no blasting (does not include removal of excavated material from site)
Fences, Walls
Food and Beverage Service
Food Stores: Groups I and II
Gift and Souvenir Shop
Hardware Store
Laundry and Dry Cleaning, Group I
Lawn and Garden Supply Stores (no outdoor display or storage)
Non-store Retailers, All Groups
Package Store, Limited to one within the CPD
Paint, Glass and Wallpaper (no outdoor display or storage)
Parcel and Express Services

Parking Lot: Accessory, Temporary
Personal Services, Groups I, II and III (excluding massage parlors)
Pet Services (no outdoor runs)
Pet Shop (no outdoor runs)
Post Office
Printing and Publishing
Real Estate Sales Office
Repair Shops, Groups I and II (excluding gunsmiths)
Restaurant, Fast Food (limited to the multi-occupancy plaza and 1 stand-alone fast food restaurant limited to an outparcel)
Restaurant, Groups I, II and III (Group III restaurants limited to a maximum of one on the anchor parcel and one on the outparcels, with no drive-through)
Retail and Wholesale Sales, when clearly incidental and subordinate to a principal permitted use on the same premises
Schools: Commercial
Self Service Fuel Pumps, only in conjunction with Convenience Food and Beverage Store, 12 pumps maximum
Signs
Social Services, Groups I and II
Specialty Retail Shops, Groups I, II, III and IV (excluding ammunition, firearms, hunters equipment, tobacco stores. Groups I and II uses limited to three establishments in the anchor parcel, with a maximum of 1,500 square feet of floor area for each of the three uses)
Storage, indoor only Studios
Temporary Uses
Used Merchandise Stores, Groups I and II (no outdoor storage/display)
Variety Store
Warehouse: Mini-warehouse, Public (limited to Parcel 3)

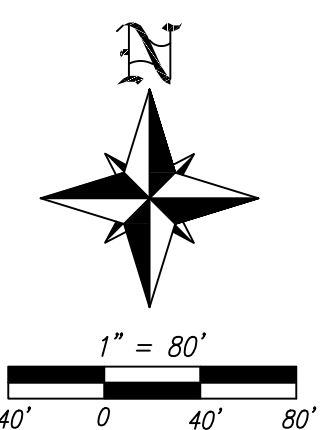
LEGAL DESCRIPTION

DCI2022-00017 – Revised May 2022

TRACT "F-3" (OUTPARCEL 3) AND TRACT "F-5" (RETAIL TRACT), CALUSA CAY,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER
2022000058182 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE



CONSERVATION EASEMENT
LINE TABLE

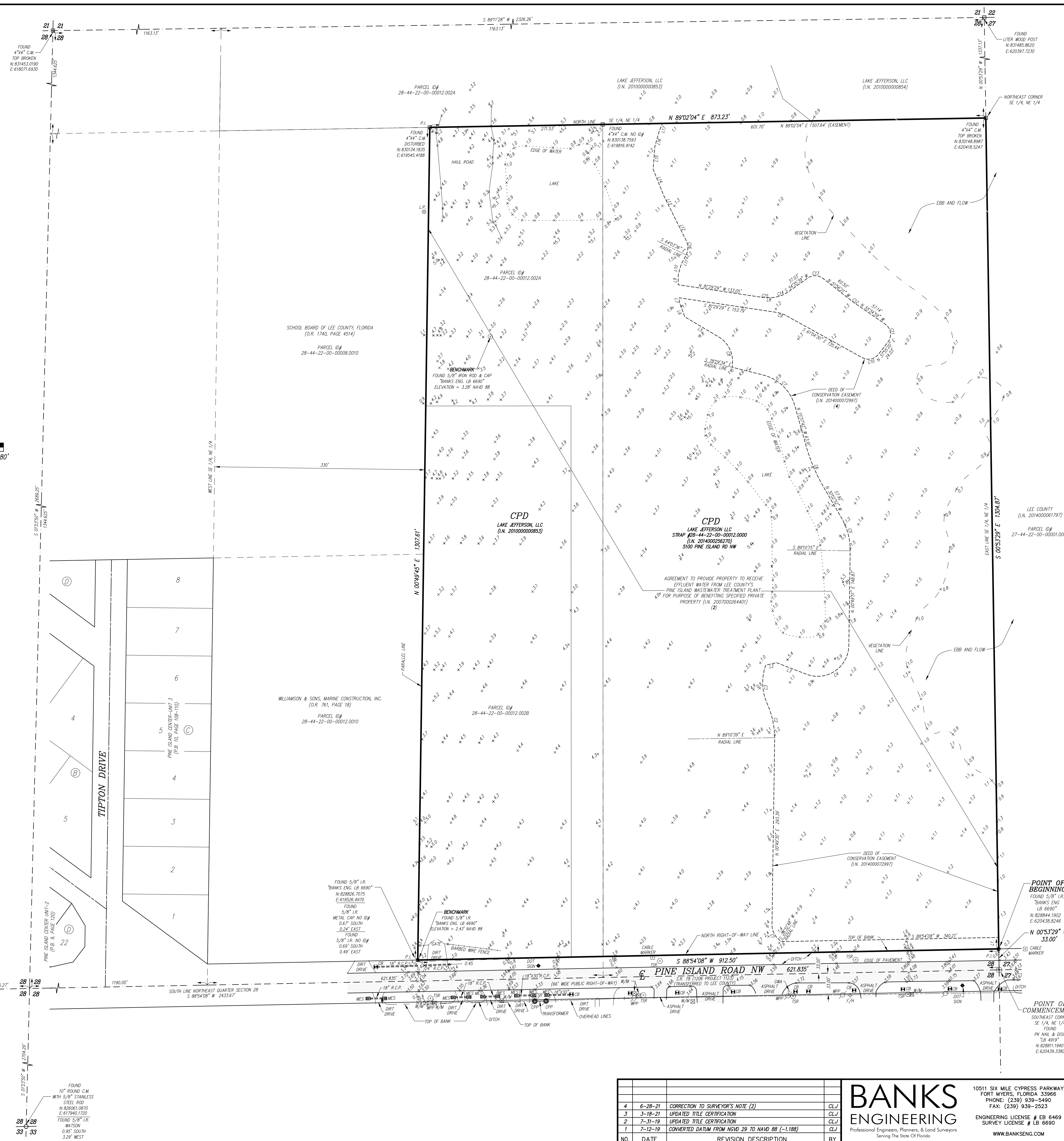
LINE	BEARING	DISTANCE
L1	N 00°53'29" W	17.97'
L2	N 77°06'34" E	17.21'
L3	S 68°59'06" E	50.65'
L4	N 75°55'34" W	50.46'
L5	N 57°19'19" W	61.69'
L6	N 20°13'37" W	21.60'
L7	N 04°56'02" W	7.64'
L8	S 88°41'22" W	5.31'
L9	N 00°00'00" E	15.70'
L10	N 10°16'56" E	11.91'
L11	N 28°23'36" E	15.72'
L12	N 26°34'55" W	41.83'
L13	N 26°31'14" W	35.50'
L14	N 21°59'47" W	45.71'
L15	N 04°19'35" E	36.22'
L16	N 16°13'35" E	27.11'
L17	N 24°43'34" E	10.86'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	62°16'57"	32.61'	31.03'	N 30°18'44" W
C2	136.43'	23°17'25"	55.47'	55.08'	S 12°19'03" E
C3	60.20'	44°12'29"	61.72'	60.20'	N 02°02'56" W
C4	48.90'	110°11'03"	94.04'	80.20'	S 55°53'25" W
C5	98.00'	30°52'37"	53.35'	52.71'	S 14°36'34" E
C6	281.00'	1°25'10"	70.72'	283.51'	N 2°50'17" W
C7	69.00'	60°17'52"	72.62'	69.31'	S 45°46'58" E
C8	45.00'	70°49'45"	55.63'	52.15'	S 23°54'28" E
C9	50.00'	20°25'00"	17.82'	17.72'	S 71°16'59" E
C10	20.00'	61°01'00"	26.28'	25.86'	S 78°25'29" W
C11	20.00'	93°30'20"	32.64'	28.14'	S 08°49'49" E
C12	50.00'	03°38'36"	3.18'	3.18'	N 51°45'40" W
C13	20.00'	7°28'00"	25.64'	23.92'	S 88°40'21" E
C14	50.00'	34°02'43"	29.75'	29.32'	S 71°38'50" W
C15	50.00'	09°45'09"	6.57'	6.56'	N 86°24'04" W
C16	26.00'	52°30'00"	23.82'	23.00'	S 00°18'36" E

LEGEND:

- IR: INDICATES IRON ROD
- P.B: INDICATES PLAT BOOK
- C: INDICATES CENTERLINE
- S.R: INDICATES STATE ROAD
- L.P: INDICATES LIGHT POST
- ENG: INDICATES ENGINEERING
- CB: INDICATES CATCH BASIN
- W/M: INDICATES WATER METER
- IND: INDICATES FINE INDRANT
- PK: INDICATES PARKER KALON
- GWA: INDICATES GUY WIRE ANCHOR
- WPP: INDICATES WOOD POWER POLE
- LB: INDICATES LICENSED BUSINESS
- LN: INDICATES INSTRUMENT NUMBER
- C.M: INDICATES CONCRETE MONUMENT
- IND: INDICATES INTERIOR END SECTION
- IND: INDICATES IDENTIFICATION NUMBER
- IND: INDICATES POINT OF INTERSECTION
- IND: INDICATES CONCRETE POWER POLE
- IND: INDICATES OFFICIAL RECORDS BOOK
- L1: INDICATES LINE 1 FROM LINE TABLE
- TSR: INDICATES TELEPHONE SERVICE RISER
- R.C.P: INDICATES REINFORCED CONCRETE PIPE
- DOT: INDICATES DEPARTMENT OF TRANSPORTATION
- C1: INDICATES CURVE NUMBER 1 FROM CURVE TABLE
- IR: INDICATES IRON ROD
- PSM: INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- CORS: INDICATES CONTINUOUSLY OPERATING REFERENCE STATION
- IND: INDICATES "STATE PLANE COORDINATES" FLORIDA ZONE WEST
- IND: INDICATES "STATE PLANE COORDINATES" FLORIDA ZONE WEST
- IND: INDICATES ITEM 9 OF TITLE COMMITMENT (SEE SURVEYOR'S NOTES)



SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(REFERENCED IN EXHIBIT "A" OF THAT CERTAIN OPINION OF TITLE PREPARED BY C. LANE WOOD, ESQ. EFFECTIVE DATE OF MARCH 1, 2021.)

A TRACT OR PARCEL OF LAND SITUATE IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 00°53'29" W ALONG THE EAST LINE OF SAID FRACTION FOR 33.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NW, STATE ROAD 78 (66.00 FEET WIDE) AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 88°54'08" W ALONG SAID NORTH LINE FOR 912.50 FEET TO AN INTERSECTION WITH A LINE 330 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID FRACTION; THENCE N 00°49'45" E ALONG SAID PARALLEL LINE FOR 1,307.61 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N 89°02'04" E ALONG SAID NORTH LINE FOR 873.23 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 00°53'29" E ALONG THE EAST LINE OF SAID FRACTION FOR 1,304.87 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

- (1) THE SUBDIVISION PLAT OF PINE ISLAND CENTER-UNIT 3 AS RECORDED IN PLAT BOOK 10, AT PAGE 108 THROUGH 110, PINE ISLAND CENTER-UNIT 2 AS RECORDED IN PLAT BOOK 9, AT PAGE 120, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- (2) OPINION OF TITLE PREPARED BY C. LANE WOOD, ESQ. EFFECTIVE DATE OF MARCH 1, 2021.
- (3) STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 78 PROJ. 1123.
- (4) CERTIFIED CORNER RECORDS FOR SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA.
- (5) EXISTING MONUMENTATION.

THE FOLLOWING INSTRUMENTS, EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY TO BE PLATTED, WHETHER RECORDED OR UNRECORDED AS REFERENCED IN THE OPINION OF TITLE PREPARED BY C. LANE WOOD, ESQ. EFFECTIVE MARCH 1, 2021 ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:

1. NOTICE OF COMMENCEMENT RECORDED DECEMBER 4, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 2020000301406, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY IS THE SAME LANDS DESCRIBED IN EXHIBIT "A" OF NOTICE OF COMMENCEMENT).
2. AGREEMENT TO PROVIDE PROPERTY TO RECEIVE EFFLUENT WASTEWATER FROM LEE COUNTY'S PINE ISLAND WASTEWATER TREATMENT PLANT FOR PURPOSE OF BENEFITING SPECIFIED PRIVATE PROPERTY RECORDED AUGUST 23, 2007 IN OFFICIAL RECORDS INSTRUMENT NO. 2007000026401, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON).
3. NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED OCTOBER 15, 2008 IN OFFICIAL RECORDS INSTRUMENT NO. 2008000272764, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTION OF THE SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN NOTICE OF DEVELOPMENT ORDER APPROVAL).
4. DEED OF CONSERVATION EASEMENT RECORDED APRIL 9, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014000072987, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON).
5. NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED FEBRUARY 4, 2015 IN OFFICIAL RECORDS INSTRUMENT NO. 2015000022382, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY IS THE SAME LANDS AS DESCRIBED IN ATTACHMENT "A" OF NOTICE OF DEVELOPMENT ORDER APPROVAL).
6. POSSIBLE EASEMENT FOR ACCESS BY WAY OF NECESSITY FOR PARCELS TO THE NORTH THAT MAY BECOME LANDLOKED.
7. NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED JUNE 30, 2020, IN OFFICIAL RECORDS INSTRUMENT NUMBER 202000148319, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY IS THE SAME LANDS DESCRIBED IN ATTACHMENT "A" OF NOTICE OF DEVELOPMENT ORDER).
8. USE RESTRICTIONS CONTAINED IN THE UNRECORDED RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RESOLUTION NUMBER 2-13-007 DATED JUNE 17, 2013. (SUBJECT PROPERTY IS THE SAME LANDS DESCRIBED IN EXHIBIT "A" OF UNRECORDED RESOLUTION).

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST BEARS N 00°53'29" W. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA. BASED AT PAGE 72 OF THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION-FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011.

UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A SURVEY DISC SET IN THE TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS F 241 STAMPED F 241 1965, ELEVATION = 5.54' NAVD 88.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 12071C0380F, EFFECTIVE DATE AUGUST 28, 2009 THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" HAVING A NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASE FLOOD ELEVATION OF 7.

PARCEL CONTAINS 26.77 ACRES, MORE OR LESS.

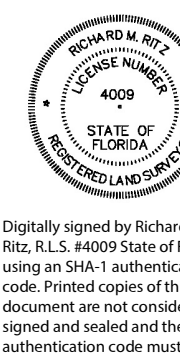
DATE OF LAST FIELD WORK: 12-28-2018.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF THE SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 6-28-2021

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN OPINION OF TITLE PREPARED BY C. LANE WOOD, ESQ. EFFECTIVE DATE OF MARCH 1, 2021.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.



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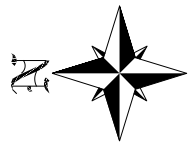
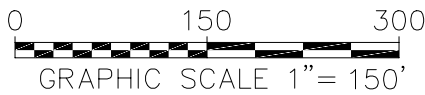
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5480
FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6649
SURVEYING LICENSE # LB 6680
WWW.BANKS-ENG.COM

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-01-08	1585P	188P-SF-MANOR	JDW/CLJ	RMR	1"=80'	1	1	28-44-22

NO.	DATE	REVISION DESCRIPTION	BY
4	6-28-21	CORRECTION TO SURVEYOR'S NOTE (2)	CLJ
3	3-18-21	UPDATED TITLE CERTIFICATION	CLJ
2	7-31-19	UPDATED TITLE CERTIFICATION	CLJ
1	7-12-19	CONVERTED DATUM FROM NAVD 89 TO NAVD 88 (F-1188)	CLJ

S:\JOBS\15X\1585CAY-CALUSA CAY\DOCUMENTS\ZONING\MASTER CONCEPT PLAN.DWG 5/19/2022 10:52 AM JORGE SANCHEZ



LEGEND

- PRESERVED INDIGENOUS WETLAND (2.65 AC.)
- ENHANCED INDIGENOUS WETLAND (5.74 AC.)
- CREATED INDIGENOUS WETLAND (2.08 AC.)
- FILTER MARSH (0.08 AC.)
- TREE AND SHRUBS COUNTING AREA FOR MITIGATION PLANTINGS (7.82 AC.)
- POTENTIAL ADDITIONAL TREE AND SHRUB PLANTING AREA SEE INDIGENOUS MANAGEMENT PLAN FOR PLANTING AREA DETAIL
- REQUESTED DEVIATION
- CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA

TOTAL SITE AREA: 26.77 ACRES
R.O.W. AND BUFFER TRACT: 1.98 ACRES
PROPOSED LAKE AREA: 1.34 ACRES
PRESERVE AREAS: 10.55 ACRES
COMMERCIAL FLOOR AREA: 89,600 SF.¹
SELF STORAGE (PARCEL 3): 60,000 SF.
MAXIMUM BUILDING HEIGHT: 35 FEET²

¹ 59,600 S.F. FOR GROCERY AND RETAIL TRACTS
30,000 S.F. FOR OUTPARCELS 1 & 2.

² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET ABOVE AVERAGE GRADE OR 45 FEET ABOVE MEAN SEA LEVEL, WHICHEVER IS LOWER.

OPEN SPACE REQUIRED
26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED
OUTPARCELS (10%) 0.36 ACRES
SHOPPING CENTER 12.93 ACRES
TOTAL 13.29 ACRES

INDIGENOUS VEGETATION REQUIRED
8.03 ACRES X 50% = 4.02 ACRES

INDIGENOUS VEGETATION PROVIDED
SHALLOW FILTER MARSH 0.08 ACRES
ENHANCED INDIGENOUS WETLAND 5.74 ACRES
CREATED INDIGENOUS WETLAND 2.08 ACRES
PRESERVE INDIGENOUS WETLAND 2.65 ACRES
TOTAL 10.55 ACRES

NOTES:

- INGRESS AND EGRESS FOR OUTPARCELS IS DEPICTED FOR CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION OF THE OUTPARCEL ACCESS POINTS WILL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-285 DURING THE DEVELOPMENT ORDER PROCESS.
- INTERNAL BUFFERING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-416 (D)3.
- NO PERIMETER BUFFERING IS PROPOSED WHERE THE PRESERVE AREA ABUTS THE ADJACENT PROPERTIES TO THE NORTH AND EAST.
- ADDITIONAL BUFFERING FOR OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTIONS 34-1352 AND 34-1353, IF APPLICABLE.
- PARKING FOR THE OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 33-1083(C).
- THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN COMPLIANCE WITH LDC SECTION 10-261.

PREPARED FOR:

LAKE JEFFERSON, LLC

3050 NORTH HORSESHOE DRIVE, SUITE 105
NAPLES, FL. 34104

NO.	DATE	REVISION DESCRIPTION	BY
6	5/19/2022	DOI 2022-00017 SUFFICIENCY RESPONSE	SEH
5	3/17/2022	UPDATE SF. & PARCEL 3 HEIGHT	SEH
4	4/30/2021	REVISED PER COUNTY COMMENTS	SEH
3	4/1/2021	PACKAGE STORE SEPARATION DEVIATION	SEH
2	3/29/2021	ADD INTERNAL RETAIL TRACT LINES AND SIGN PACKAGE	SEH
1	4/17/2020	SUFFICIENCY RESPONSE	SEH

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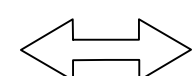
MASTER CONCEPT PLAN
CALUSA CAY - CPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=150'	1



- ⌘

REQUESTED DEVIATION



► CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA

RM-2
VACANT
URBAN
COMMUNITY

- ¹ 59,600 S.F. FOR GROCERY AND RETAIL TRACTS
30,000 S.F. FOR OUTPARCELS 1 & 2.

- ² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET ABOVE AVERAGE GRADE OR 45 FEET ABOVE MEAN SEA LEVEL, WHICHEVER IS LOWER.

OPEN SPACE REQUIRED

26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED

OUTPARCELS (10%)	0.36 ACRES
SHOPPING CENTER	<u>12.93 ACRES</u>
TOTAL	13.29 ACRES

INDIGENOUS VEGETATION REQUIRED

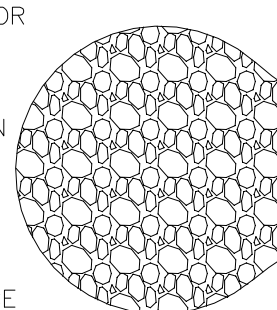
$$8.03 \text{ ACRES} \times 50\% = 4.02 \text{ ACRES}$$

INDIGENOUS VEGETATION PROVIDED

SHALLOW FILTER MARSH	0.08 ACRES
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- 6) THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK-UP IN COMPLIANCE WITH LDC SECTION 10-261.



DEED OF
CONSERVATION EASEMENT
(I.N. 2014000072997)

PRESERVE
AREA

50' Native Vegetative Buffer

50 FOOT NATIVE
VEGETATIVE BUFFER

C-1A
BANK
URBAN
COMMUNITY

CG
CONVENIENCE STORE
URBAN
COMMUNITY

CG
OFFICE
URBAN
COMMUNITY

CG
WAREHOUSE
URBAN
COMMUNITY

WAYS OVERLAP NEGATIVE
TANCE FROM EOP TO EOP

TFC-2
SINGLE-FAMILY
URBAN
COMMUNITY

AG-2
PUBLIC SCHOOL
URBAN
COMMUNITY

AG-2
UNDEVELOPED
URBAN
COMMUNITY

C-1A
RETAIL
URBAN
COMMUNITY

PREPARED FOR:

LAKE JEFFERSON LLC

3050 NORTH HORSESHOE DRIVE, SUITE 105
NAPLES, FL. 34104

6	5/19/2022	DCI 2022-00017 SUFFICIENCY RESPONSE				
5	3/17/2022	UPDATE SF & PARCEL 3 HEIGHT				
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1	4/17/2020	SUFFICIENCY RESPONSE				
NO.		REVISION DESCRIPTION				

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ENGINEERING LICENSE # EB 6469

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LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=60'	1