

ADMINISTRATIVE APPROVAL (ASV) ADD2022-00081

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, ATPHIL Holdings, LLC, in reference to Crystal Road Boat & RV Storage Facility, filed an application for administrative approval of a Caretaker's Residence in the Light Industrial District in accordance with Land Development Code (LDC) Section 34-903 on property located at 2330 Crystal Rd, described more particularly as:

LEGAL DESCRIPTION: In Section 13, Township 45 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 13-45-24-00-00010.0110; and

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

WHEREAS, the property is zoned Light Industrial (IL), as originally zoned; and

WHEREAS, pursuant to LDC Section 34-903 (Table 903), use regulations for conventionally-zoned industrial property, a caretakers' residence is permitted by administrative approval; and

WHEREAS, LDC Section 34-2 defines Caretaker's Residence as the living unit of the person taking care of property and its use; and

WHEREAS, the Central Urban Future Land Use Category is described in Lee Plan Policy 1.1.3 and contemplates caretaker's residences as a permitted land use; and

WHEREAS, the applicant proposes a 1,050-square-foot caretaker's residence in conjunction with the principal use of open storage on the subject property (see Exhibits "B" and "C"); and

WHEREAS, the property is not located within Airport Noise Zones, in compliance with Note 17 of Table 34-903; and

WHEREAS, the use is clearly incidental to the principal use of the property and appropriate in the context of its surroundings; and

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

WHEREAS, it is found that the proposed use does not adversely impact surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to permit a caretaker's residence within the Light Industrial (IL) district is **APPROVED**.

Approval is subject to the following conditions:

1. **This approval is limited to permitting the use of a caretaker's residence on the subject property.**
2. **The caretaker's residence may not exceed 1,050 square feet in floor area and must be in conjunction with the principal use of open storage.**
3. **The caretaker's residence may not be occupied until the required local development order receives a Certificate of Compliance and all other requisite approvals.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 6/15/2022

Anthony R. Rodriguez, AICP, Zoning Manager

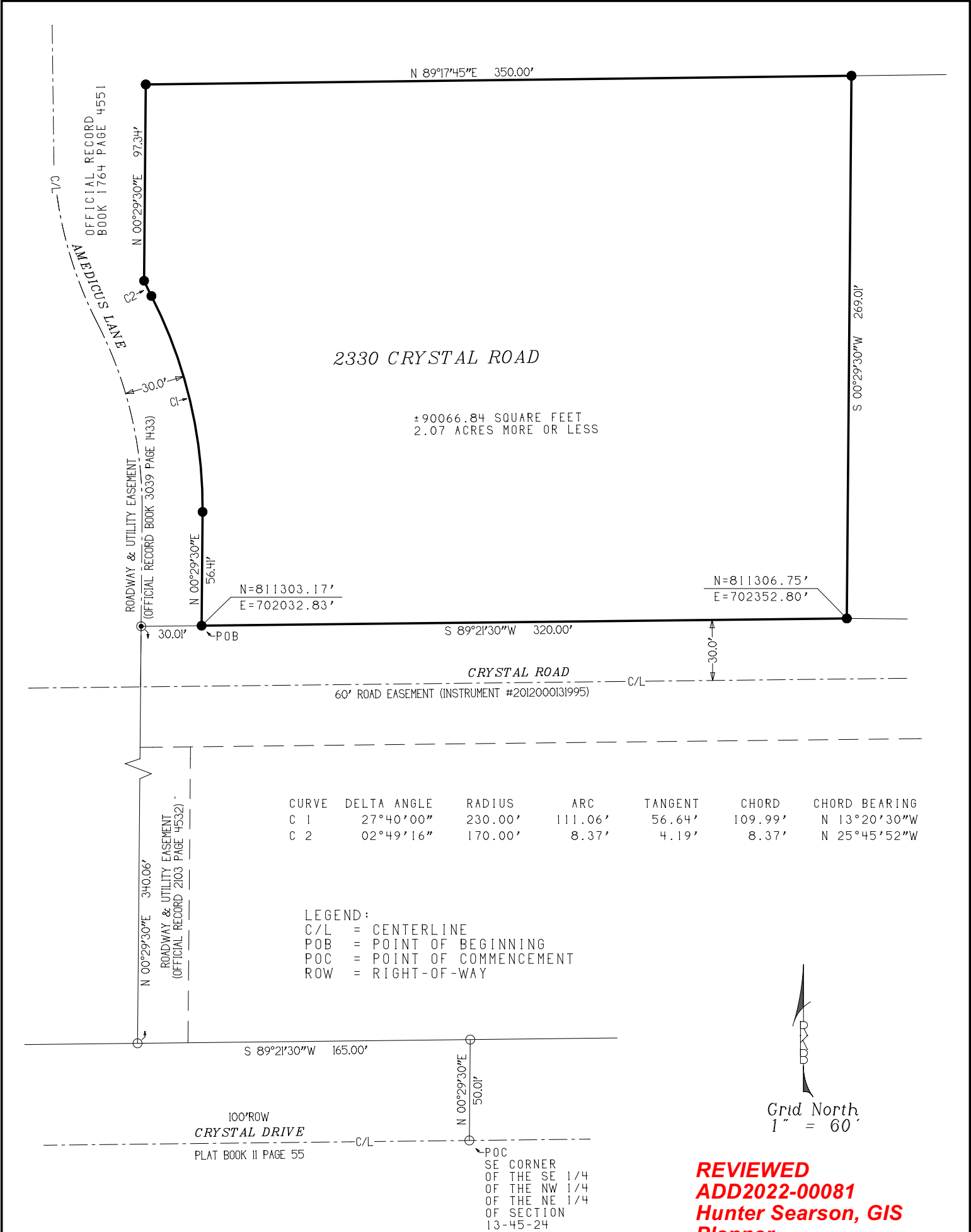
Exhibits

Exhibit A: Legal Description

Exhibit B: Applicant's Narrative

Exhibit C: Applicant's Conceptual Site Plan

Exhibit A



THIS IS NOT A BOUNDARY SURVEY

REVIEWED
ADD2022-00081
Hunter Searson, GIS
Planner
Lee County Government
5/18/2022

W0#: 2I-0580SK

NOTES:
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF EXCEPT AS SHOWN.
2) NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED EXCEPT AS SHOWN.
3) ONLY THOSE IMPROVEMENTS WHICH ARE SHOWN WERE LOCATED. THERE MAY BE OTHER IMPROVEMENTS OR ITEMS OF INTEREST ON THE SUBJECT PROPERTY WHICH WERE NOT OBSERVED OR LOCATED.
4) NO TITLE RESEARCH WAS DONE BY THIS COMPANY. NO ABSTRACT OF TITLE WAS PROVIDED EXCEPT AS STATED.
5) PARCEL MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, OR RESERVATIONS. THE EXISTENCE OF WHICH WERE NOT PROVIDED TO THIS COMPANY.

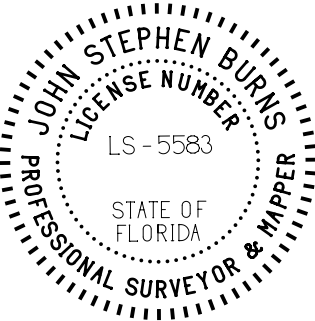
R . K . BURNS SURVEYING , INC .

3507 LEE BLVD. # 230
LEHIGH ACRES, FL. 33971
239-303-0764
239-303-0832 (FAX)
INFO@BURNSSURVEYING.COM

SKETCH
TO ACCOMPANY
LEGAL DESCRIPTION SHEET 2 OF 2

John S.
Burns Sr.
LS 5583
State of
Florida

Digitally signed
by John S. Burns
Sr. LS 5583 State
of Florida
Date:
2022.04.04
15:15:50 -04'00'



By: *[Signature]*

PARCEL DESCRIPTION:

A TRACT OF PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE NORTHEAST QUARTER (NE-1/4) AND THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW- 1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION RUN N 00°29'30"E ALONG THE EAST LINE OF SAID FRACTION FOR 50.01 FEET TO THE NORTHERLY LINE OF CRYSTAL DRIVE (100 FEET WIDE); THENCE RUN S 89°21'30"W ALONG SAID NORTHERLY LINE FOR 165.00 FEET; THENCE RUN N 00°29'30"E PARALLEL WITH THE EAST LINE OF SAID FRACTION ALONG THE CENTERLINE OF A ROADWAY EASEMENT (50 FEET WIDE) FOR 340.06 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A ROADWAY EASEMENT (60 FEET WIDE); THENCE RUN N 89°21'30"E FOR 30.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF DARTMOUTH STREET (60 FEET WIDE) AS SHOWN ON PLAT OF CRYSTAL INDUSTRIAL PARK AND THE POINT OF BEGINNING

FROM SAID POINT OF BEGINNING RUN N 00°29'30"E ALONG SAID EASTERLY LINE FOR 56.41 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 230.00 FEET (CHORD BEARING N 13°20'30"W) (CHORD 109.99 FEET) (DELTA 27°40'00") FOR 111.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 170.00 FEET (CHORD BEARING N 25°45'52"W) (CHORD 8.37 FEET) (DELTA 02°49'16") FOR 8.37 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 1764, AT PAGE 4551 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°29'30"E ALONG SAID WESTERLY LINE FOR 97.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE RUN N 89°17'45"E ALONG SAID NORTH LINE FOR 350.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN S 00°29'30"W ALONG THE EASTERLY LINE OF SAID LANDS FOR 269.01 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID 60 FOOT ROADWAY EASEMENT; THENCE RUN S 89°21'30"W FOR 320.00 FEET TO THE POINT OF BEGINNING.

THIS IS NOT A BOUNDARY SURVEY

W0#: 2I-0580SK

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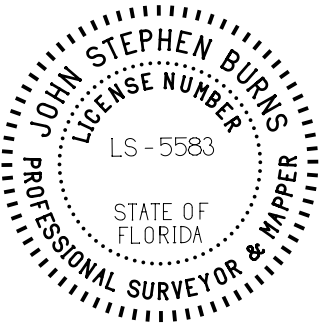
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LEGAL DESCRIPTION
TO ACCOMPANY
SKETCH

John S.
Burns Sr.
LS 5583
State of
Florida

Digitally signed
by John S. Burns
Sr. LS 5583
State of Florida
Date:
2022.04.04
15:16:19 -04'00'



By:

Exhibit B



NARRATIVE

3-15-22

CRYSTAL RD RV & BOAT STORAGE FACILITY
ADMINISTRATIVE AMENDMENT TO DOS2021-00201
STRAP # 13-44-24-00-00010.0110
2330 CRYSTAL ROAD, FORT MYERS, FL

The proposed Administrative Amendment to DOS2021-00201 includes the addition of "Caretaker's Residence" as an allowable use for the proposed "Crystal Rd Boat & RV Storage Facility". Section 34-903 of the Land Development Code, Table 34-903, allows for the "Caretaker's Residence" use within the IL zoning district by Administrative Amendment.

Exhibit C

