

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00002

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Panda Restaurant Group, in reference to Panda Express Lehigh Acres, filed an application for administrative approval of deviations from the following turn lane improvements required by Lee County Administrative Code 11-4 (AC-11-4):

- (1) A left turn lane from 1st Street West eastbound into an existing driveway located near the southwest corner of the property, identified as Driveway 2, to allow no turn lane;
- (2) A left turn lane from 1st Street West eastbound into an existing driveway located near the southeast corner of the property, identified as Driveway 3, to allow no turn lane;
- (3) A right turn lane from 1st Street West westbound into an existing driveway located near the southeast corner of the property, identified as Driveway 3, to allow no turn lane;
- (4) A 390-foot eastbound right turn lane from Lee Boulevard into an existing driveway located on the north side of the property, generally aligned with Bella Court, to allow the existing 360-foot right turn lane to remain;
- (5) A 270-foot northbound right turn lane within the existing on-site access way generally aligned with Bella Court, to allow the existing 70-foot right turn lane to remain;
- (6) A 270-foot northbound left turn lane within the existing on-site access way generally aligned with Bella Court, to allow the existing shared left/through lane to remain; and
- (7) A 405-foot westbound left turn lane from Lee Boulevard into an existing driveway located on the north side of the property, generally aligned with Bella Court, to allow the existing 340-foot left turn lane to remain;

WHEREAS, the subject property is located at 2523 Lee Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 25, Township 44 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-93-101, and was subsequently amended by Resolution Z-93-082, ADD2007-00176, and Resolution Z-22-011; and

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

WHEREAS, Resolution Z-22-011 approved the creation of a new outparcel within the existing CPD to accommodate the construction of a new fast food restaurant on the subject property (see Exhibit “E”); and

WHEREAS, the applicant has filed an application for a local development order to permit the construction of a 2,500-square-foot fast food restaurant, including outdoor seating and a drive-through, on the newly-created outparcel (DOS2021-00127); and

WHEREAS, during the review of the local development order application, staff from Development Services and the Lee County Department of Transportation (DOT) identified required turn lane improvements to accommodate the proposed fast food restaurant; and

WHEREAS, Lee County AC-11-4 allows for deviations from turn lane requirements or turn lane design standards if certain conditions make compliance infeasible; and

WHEREAS, AC-11-4 specifies that such deviations must be granted in writing; and

WHEREAS, the applicant has submitted a request for deviations from the turn lane requirements identified by County staff in accordance with AC-11-4, with a corresponding exhibit depicting the location of the requested deviations and corresponding justifications in support of the requested deviations (see Exhibits “B” and “C”); and

WHEREAS, staff from Development Services and Lee County DOT have reviewed the requested deviations and supporting justifications and have raised no objections to the request; and

WHEREAS, LDC Section 33-1401 requires the owner or agent applying for a planned development zoning action to conduct one publicly-advertised information session within the Lehigh Acres Planning Community prior to sufficiency or approval of a zoning action; and

WHEREAS, the applicant appeared before the Lehigh Acres Architectural, Planning, and Zoning Review Board on July 22, 2021 to conduct the required information session, and has provided a summary document in accordance with the requirements of LDC Section 33-1401(b) (see Exhibit “D”); and

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

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

WHEREAS, it is found that the requested deviations do not increase density or intensity within the development; do not decrease buffers or open space required by the LDC; do not underutilize public resources or infrastructure; do not reduce total open space,

buffering, landscaping or preservation areas; and do not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of deviations from the following turn lane improvements required by Lee County Administrative Code 11-4 (AC-11-4):

- (1) A left turn lane from 1st Street West eastbound into an existing driveway located near the southwest corner of the property, identified as Driveway 2, to allow no turn lane;
- (2) A left turn lane from 1st Street West eastbound into an existing driveway located near the southeast corner of the property, identified as Driveway 3, to allow no turn lane;
- (3) A right turn lane from 1st Street West westbound into an existing driveway located near the southeast corner of the property, identified as Driveway 3, to allow no turn lane;
- (4) A 390-foot eastbound right turn lane from Lee Boulevard into an existing driveway located on the north side of the property, generally aligned with Bella Court, to allow the existing 360-foot right turn lane to remain;
- (5) A 270-foot northbound right turn lane within the existing on-site access way generally aligned with Bella Court, to allow the existing 70-foot right turn lane to remain;
- (6) A 270-foot northbound left turn lane within the existing on-site access way generally aligned with Bella Court, to allow the existing shared left/through lane to remain; and
- (7) A 405-foot westbound left turn lane from Lee Boulevard into an existing driveway located on the north side of the property, generally aligned with Bella Court, to allow the existing 340-foot left turn lane to remain:

is **APPROVED**, subject to the following conditions:

1. **Approval of the request is limited to relief from the turn lane improvements required by Lee County Administrative Code 11-4, as identified herein, to accommodate the proposed fast food restaurant. Development must be in substantial compliance with the Master Concept Plan approved by Resolution Z-22-011, and must comply with the applicable provisions of the LDC.**
2. **The terms and conditions of the original zoning resolution, and subsequent amendments thereto, remain in full force and effect, except as amended herein.**
3. **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 8/26/2022

Anthony R. Rodriguez, AICP, Zoning Manager

- A. Legal Description
- B. Deviation Exhibit
- C. Deviation Request and Justification
- D. Public Information Session Summary
- E. Resolution Z-22-011

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description: (PER TITLE CERTIFICATE, PREPARED BY PAVESE LAW FIRM, EFFECTIVE DATE: 10/5/21, PROVIDED BY THE CLIENT)

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH ALL OF TRACT A-BLOCK 96-UNIT 12 AND ALL OF TRACT A-BLOCK 97-UNIT 12, LEHIGH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELVA AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET WEST (BOTH BEING A 50' WIDE RIGHT-OF-WAY PER LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA), AND RUN NORTH 00°44'54" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 851.92 FEET TO THE NORTHWEST CORNER OF TRACT A-BLOCK 96-UNIT 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 43°15'51" EAST, A DISTANCE OF 53.39 FEET; THENCE NORTH 20°38'06" EAST ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 42.47 FEET TO THE SOUTHWESTERLY CORNER OF INSTRUMENT NUMBER 2009000229595, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 69°21'54" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 217.70 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 20°38'06" EAST ALONG THE EASTERLY LINE OF AFORESAID INSTRUMENT, A DISTANCE OF 184.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LEE BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) AND A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,355.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 54°49'32" EAST, 149.02 FEET; THENCE DEPARTING AFORESAID INSTRUMENT RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 06°18'04", AN ARC LENGTH OF 149.10 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 51°40'30" EAST, 36.73 FEET; SOUTH 39°16'04" EAST, 54.69 FEET; SOUTH 51°40'30" EAST, 311.13 FEET; SOUTH 38°19'30" WEST, 33.71 FEET; SOUTH 51°40'30" EAST, 31.86 FEET; NORTH 38°19'30" EAST, 45.46 FEET; SOUTH 51°40'30" EAST, 50.00 FEET; SOUTH 38°19'30" WEST, 53.96 FEET; SOUTH 51°40'30" EAST, 2.19 FEET; NORTH 38°19'30" EAST, 3.49 FEET; NORTH 83°36'46" EAST, 71.74 FEET; SOUTH 51°40'30" EAST, 152.96 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3576, PAGE 2200, LEE COUNTY, FLORIDA; THENCE DEPARTING AFORESAID RIGHT-OF-WAY LINE RUN SOUTH 02°14'25" EAST ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 332.07 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF INSTRUMENT NUMBER 2016000126786, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 51°40'30" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 214.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET WEST (AFORESAID 50' WIDE RIGHT-OF-WAY) AND A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69°40'20" WEST, A DISTANCE OF 125.45 FEET; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°09'15", AN ARC LENGTH OF 128.05 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIRST STREET WEST, SOUTH 89°44'57" WEST, A DISTANCE OF 1035.20 FEET TO THE POINT OF BEGINNING.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R26E - RANGE 26 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	INST# - INSTRUMENT NUMBER	PCP - CURVATURE	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	REV - REVISION
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY EASEMENT	IR&C - IRON REBAR & CAP	PG - PAGE	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	L - LICENSED BUSINESS NUMBER	PGS - PAGES	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	LB# - NAIL AND DISK	PI - POINT OF INTERSECTION	SEC 25 - SECTION 25
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	POB - POINT OF BEGINNING	SQ - SQUARE
CCR # - CERTIFIED CORNER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NT - NON-TANGENT	POL - POINT OF COMMENCEMENT	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	OR - OFFICIAL RECORDS	POL - POINT ON LINE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	ORB - OFFICIAL RECORDS BOOK	PRC - POINT OF REVERSE CURVATURE	T44S - TOWNSHIP 44 SOUTH
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	(P) - PLAT	PRM - PERMANENT REFERENCE MONUMENT	(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	PT - POINT OF TANGENCY	UE - UTILITY EASEMENT
		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, FIXING THE NORTH RIGHT-OF-WAY OF FIRST STREET W, AS BEING S 89°44'57" W.
- THE "LEGAL DESCRIPTION" HEREON PER TITLE CERTIFICATE, PLAT NUMBER: TBD, DEVELOPMENT ORDER NO: TBD, PREPARED BY PAVESE LAW FIRM, EFFECTIVE DATE: OCTOBER 5, 2021.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL J. KATREK, PSM, 6233 ON 2/18/22 PER 5J-17.062(2)

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on October 29, 2021. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.



Digitally signed by Paul J. Katrek
DN: c=US, o=CPI INC., ou=A01410C000016F1AA900
9A000015E3, cn=Paul J. Katrek
Date: 2022.02.18 11:09:24 -05'00'

For the Firm By: _____

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL		
Landscp. = LANDSCAPE	N/A = NOT APPLICABLE	Lic. = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: JTF

Date: 10/29/21

Job No. P7361

Scale: N/A

File: P7361 SOD.DWG



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BELLE CENTRE

2523 LEE BOULEVARD
LYING IN

SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
(LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

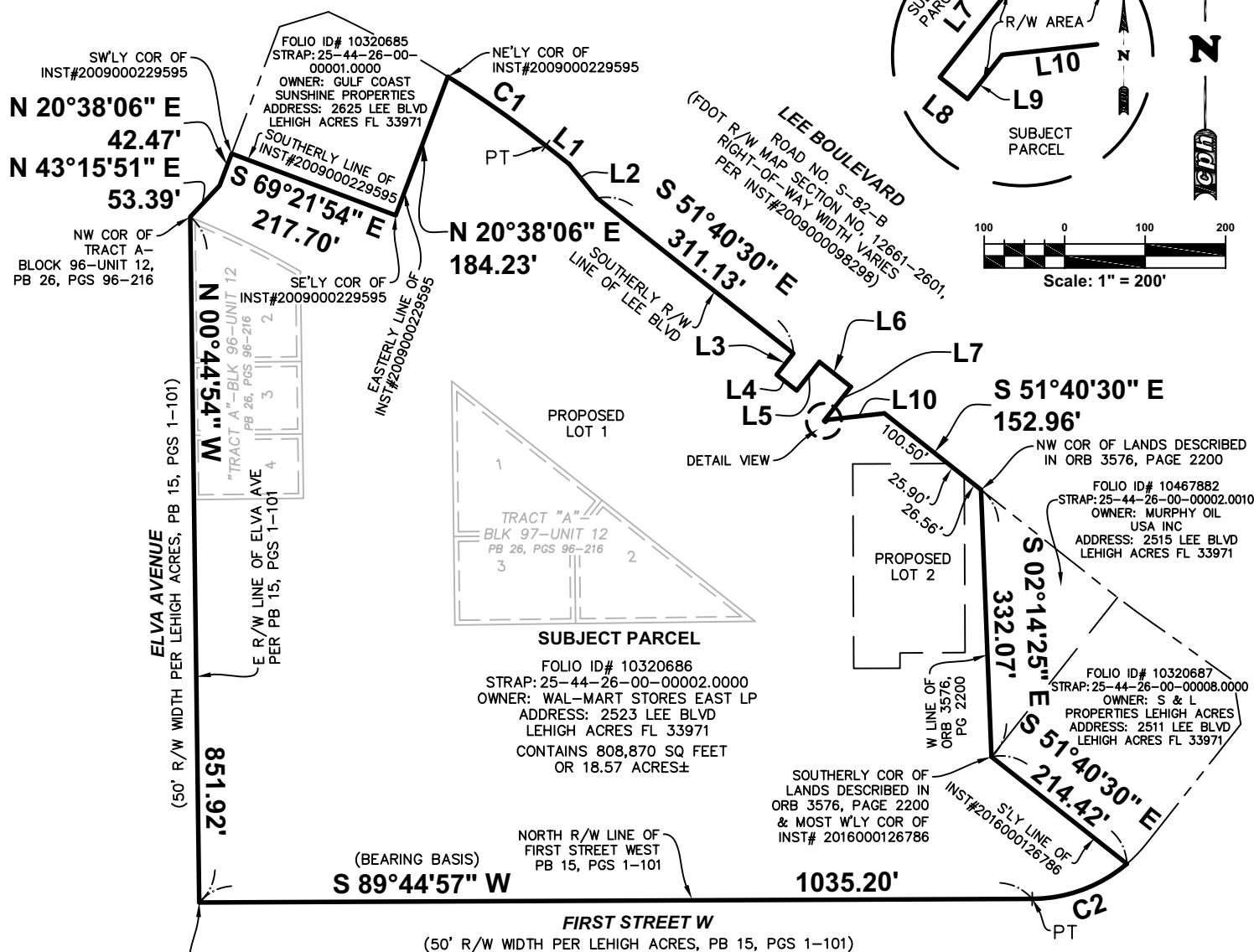
Sketch and Description:

THIS IS NOT A SURVEY

REVIEWED
ADD2022-00002
Hunter Searson, GIS
Planner
Lee County Government
5/9/2022

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 51°40'30" E	36.73'
L2	S 39°16'04" E	54.69'
L3	S 38°19'30" W	33.71'
L4	S 51°40'30" E	31.86'
L5	N 38°19'30" E	45.46'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S 51°40'30" E	50.00'
L7	S 38°19'30" W	53.96'
L8	S 51°40'30" E	2.19'
L9	N 38°19'30" E	3.49'
L10	N 83°36'46" E	71.74'



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	06°18'04"	149.10'	1,355.70'	149.02'	S 54°49'32" E
C2	40°09'15"	128.05'	182.72'	125.45'	S 69°40'20" W

TITLE BLOCK ABBREVIATIONS
 Eng. = ENGINEERING L.B. = LICENSED BUSINESS
 C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
 Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
 No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
 SHEETS 1 AND 2 OF 2.

Date: 10/29/21 Job No. P7361
 Drawn by: JTF Scale: 1"=200' File: P7361 SOD.DWG



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BELLE CENTRE

2523 LEE BOULEVARD
 LYING IN

SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
 (LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 2



EXHIBIT C



5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

April 7, 2022

Marcus Evans

Lee County Department of Community Development
(239) 533-8355

RE: ADD2022-00002 – Panda Express Lehigh Acres
Deviation Request from AC 11-4 – Turn Lane Policy

Dear Mr. Evans,

On behalf of Panda Express, CPH, Inc. would like to respectfully request a deviation from AC-11-4 as explained in further detail below.

Site Access

Access to the site is proposed through the driveways listed below. All access points are existing and shared with the Wal-Mart Supercenter. The location of these driveways can be seen schematically in the figures included in **Appendix A**:

- Full access onto Elva Avenue North (Driveway 1)
- Full access onto 1st Street West (Driveway 2)
- Full access onto 1st Street West (Driveway 3)
- Full access onto Lee Blvd. at Bella Ct./Walmart Site (Signalized)

Turn Lane Warrants

Functional classification of the roadways was based upon AC 11-1. The functional classification assignments are summarized in **Table 1**. Turn lane warrants analysis was performed for both background and future conditions since all access points are existing and shared with existing uses. Turn lane warrants were based on Lee County Administrative Code Number AC-11-4 "Turn Lane Policy" (updated 8-2021). The warrant analysis is summarized in **Tables 2 through 5**.



Table 1 – Functional Classification Assignments

Functional Classification of Roadways			
Road Name	From	To	Classification Based Upon AC 11-1
Lee Boulevard	SR 82	Leeland Heights Blvd.	Principal Arterial
1st Street W.	Sunshine Blvd.	Lee Blvd.	Minor Collector
Bella Court	Lee Blvd.	5th Street W.	Not Listed
Elva Ave N.	Lee Blvd.	1st Street	Not Listed

Table 2 – Background Right-Turn Lane Warrants

Deceleration and Right Turn Lanes (AC-11-4)		Driveway 1 (Elva Ave. N)		Driveway 2 (1st St. W.)		Driveway 3 (1st St. W.)		Bella Court and Lee Boulevard		Walmart Parking Lot Out-Bound and Lee Boulevard	
		Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?
Street Type		Local/Access Point		Collector/Access Point		Collector/Access Point		Arterial/Local		Arterial/Access Point	
Posted Speed Limit		30	Yes	40	Yes	40	Yes	45	Yes	10	No
Number of Right Turns		15	No	16	No	94	Yes	165	Yes	175	Yes
Sight Distance		450	No	770	No	150	Yes	N/A	N/A	N/A	N/A
Traffic Control	Signal?	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Two or More Warrants Met?		No		No		Yes		Yes		Yes	
Right-Turn Lane Existing?		No		No		No		Yes		Yes	

Table 3 – Future Right-Turn Lane Warrants

Deceleration and Right Turn Lanes (AC-11-4)		Driveway 1 (Elva Ave. N)		Driveway 2 (1st St. W.)		Driveway 3 (1st St. W.)		Bella Court and Lee Boulevard		Walmart Parking Lot Out-Bound and Lee Boulevard	
		Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?
Street Type		Local/Access Point		Collector/Access Point		Collector/Access Point		Arterial/Local		Arterial/Access Point	
Posted Speed Limit		30	Yes	40	Yes	40	Yes	45	Yes	10	No
Number of Right Turns		15	No	16	No	116	Yes	176	Yes	181	Yes
Sight Distance		450	No	770	No	150	Yes	N/A	N/A	N/A	N/A
Traffic Control	Signal?	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Two or More Warrants Met?		No		No		Yes		Yes		Yes	
Right-Turn Lane Existing?		No		No		No		Yes		Yes	

**Table 4 – Background Left-Turn Lane Warrants**

Left Turn Deceleration and Left-Turn Lanes (AC 11-4)		Driveway 1 (Elva Ave. N)		Driveway 2 (1st St. W.)		Driveway 3 (1st St. W.)		Bella Court and Lee Boulevard		Walmart Parking Lot Out-Bound and Lee Boulevard	
		Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?
Street Type		Local/Access Point		Collector/Access Point		Collector/Access Point		Arterial/Local		Arterial/Access Point	
Posted Speed Limit		30	Yes	40	Yes	40	Yes	45	Yes	10	No
Number of Left Turns		24	No	111	Yes	18	No	131	Yes	118	Yes
Sight Distance		450	No	770	No	275	Yes	550	No	N/A	N/A
Traffic Control	Signal Current or Planned?	No	No	No	No	No	No	No	Yes	Yes	Yes
Two or More Warrants Met?		No		Yes		Yes		Yes		Yes	
Left-Turn Lane Existing?		No		No		No		Yes		No	

Table 5 – Future Left-Turn Lane Warrants

Left Turn Deceleration and Left-Turn Lanes (AC 11-4)		Driveway 1 (Elva Ave. N)		Driveway 2 (1st St. W.)		Driveway 3 (1st St. W.)		Bella Court and Lee Boulevard		Walmart Parking Lot Out-Bound and Lee Boulevard	
		Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?	Actual	Warrant Met?
Street Type		Local/Access Point		Collector/Access Point		Collector/Access Point		Arterial/Local		Arterial/Access Point	
Posted Speed Limit		30	Yes	40	Yes	40	Yes	45	Yes	10	No
Number of Left Turns		25	No	111	Yes	19	No	143	Yes	138	Yes
Sight Distance		450	No	770	No	275	Yes	550	No	N/A	N/A
Traffic Control	Signal Current or Planned?	No	No	No	No	No	No	No	Yes	Yes	Yes
Two or More Warrants Met?		No		Yes		Yes		Yes		Yes	
Left-Turn Lane Existing?		No		No		No		Yes		No	

A deviation is being requested from AC-11-4 turn lane requirements described in more detail below based on AC 11-4 Policy and Procedure II, which states:

“When an existing development increases trip generation by expanding facilities or by change in use, a one-time deviation may be granted whereby only the increased trip generation is considered in determining if the warrants for requiring deceleration, left and right turn lanes are satisfied providing such deviation does not create a new or increased existing hazard which is detrimental to the health, safety and welfare of the traveling public.”

Driveway 2

- Eastbound left-turn lane - Based upon the analysis, a left-turn lane is warranted at Driveway 2 due to the speed limit and existing left turning volume. The project does not add any trips to this movement. A review of traffic crash reports was performed for all crashes occurring within the past ten years. There appears to be two incidents involving eastbound left turning vehicles at Driveway 2. Crash reports are included in **Appendix B**. Crash Number 86372725 involved a stopped car waiting to make a left turn into the rear Wal-Mart entrance, it was rear ended by another vehicle also heading eastbound. Crash Number 87379313 involved a left-turning vehicle which crashed into a vehicle traveling westbound. This crash would not have been prevented with the addition of the left-turn lane.



Driveway 3

- Eastbound left-turn lane - Based upon the analysis, a left-turn lane is warranted at Driveway 3 due to the existing speed limit and sight distance. The project adds 1 PM peak hour trips to this movement. A review of traffic crash reports was performed for all crashes occurring within the past ten years. There appears to be one incident involving an eastbound left turning vehicle at Driveway 3. The crash report is included in **Appendix C**. Crash Number 85368886 involved a left-turning vehicle which crashed into bicycle traveling westbound on 1st St. W. This crash would not have been prevented with the addition of the left-turn lane.
- Westbound right-turn lane – Based upon the analysis, a right-turn lane is warranted at Driveway 3 due to the speed limit, existing right-turn volume, and sight distance. There are 90 PM peak existing right-turning vehicles. The turning volume threshold per AC 11-4 is 45 peak hour turns. The Panda Express is anticipated to add 22 PM peak right-turning vehicles. A review of traffic crash reports was performed for all crashes occurring within the past ten years. There appears to be one incident involving a right turning vehicle at Driveway 3. The crash report is included in **Appendix D**. Crash Number 87377402 involved a right turning vehicle that was rear ended by another vehicle also heading westbound. The crash report states that the offending driver claimed they were unable to slow down in time because they were driving a U-Haul truck and they were not experienced driving that type of truck. Based upon field conditions, there is approximately 180 feet between Driveway 3 and the next driveway to the east. If a right-turn lane was to be installed, it would not meet the length requirements.

Lee Blvd. and Bella Court/Walmart Parking Lot Out-Bound

- An eastbound right-turn lane is warranted under background conditions. A 360 ft. right-turn lane exists. Based on Lee County AC 11-4, this right turn lane should be extended 30 feet to accommodate background conditions. Based on FDOT Design Manual this right-turn lane is sufficient in length to accommodate background conditions. There are 165 PM peak hour trips on this movement under background conditions. The turning volume threshold per AC 11-4 is 30 peak hour turns. The project adds 11 PM peak hour trips to this movement. Based on Lee County AC 11-4, a right turn lane would not be warranted based only on the project trips.
- A northbound right-turn lane is warranted under background conditions. A 70 ft. right-turn lane exists. Based on Lee County AC 11-4, this right turn lane should be extended 200 feet to accommodate background conditions. Based on FDOT Design Manual this right-turn lane should be extended 85 feet to accommodate background conditions. There are 175 PM peak hour trips on this movement under background conditions. The turning volume threshold per AC 11-4 is 60 peak hour turns. The project adds 6 PM peak hour trips to this movement.



Based on Lee County AC 11-4, a right turn lane would not be warranted based only on the project trips. Future conditions Synchro analysis shows that this movement operates at a LOS B with 18.4 seconds delay and V/C ratio of 0.42. The existing northbound right-turn lane queue is on private property and not within a public right-of-way with an approach speed which would present a safety concern.

- A northbound left-turn lane is warranted under background conditions. Based on Lee County AC 11-4, a 270 ft. left-turn lane should be provided to accommodate background conditions. Based on FDOT Design Manual a 250 ft. shared left/through turn lane should be provided to accommodate background conditions. A shared left/thru lane exists which extends over 300 feet onsite. There are 118 PM peak hour trips on this movement under background conditions. The turning volume threshold per AC 11-4 is 30 peak hour turns. The project adds 20 PM peak hour trips to this movement. Based on Lee County AC 11-4, a right turn lane would not be warranted based only on the project trips. Future conditions Synchro analysis shows that this movement operates at a LOS D with 35.1 seconds delay and V/C ratio of 0.64. Therefore, the existing shared left-thru lane will continue to operate at an acceptable level of service and volume to capacity ratio under future conditions.

A deviation is being requested from AC-11-4 turn lane requirements described in more detail below based on AC 11-4, VII Deviations, 1 which states:

“Roadway and driveway geometry does not permit the installation of a left or right turn lane or dictates deviations from design standards.”

Lee Blvd. and Bella Court/Walmart Parking Lot Out-Bound

- A westbound left-turn lane is warranted under background conditions. A 340 ft. left-turn lane exists. Based on Lee County AC 11-4, this left turn lane should be extended 65 feet to accommodate background conditions. Based on FDOT Design Manual this left-turn lane should be extended 10 feet to accommodate background conditions. There are 131 PM peak hour trips on this movement under background conditions. The project adds 12 PM peak hour trips to this movement. Based on Lee County AC 11-4, this left turn lane should be extended an additional 20 feet to accommodate project trips. Based on FDOT Design Manual this left-turn lane should be extended an additional 15 feet to accommodate the 95th percentile queue length under future conditions. The 95th percentile queue occurs 5% of the time and often times FDOT allows turn lane design to the 50th percentile queue especially when there are roadway constraints. The existing turn lane is sufficient in length to accommodate the future 50th percentile queue plus deceleration and taper. This particular turn lane can not be extended because there is no available median to construct a turn lane extension. An extension would conflict with the adjacent eastbound left-turn lane at Lee Blvd. and 1st St. W.



If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
CPH, Inc.

A handwritten signature in blue ink, appearing to read "D. Barrs", is positioned below the typed name.

Devin Barrs, P.E.
Traffic Engineer



APPENDIX A

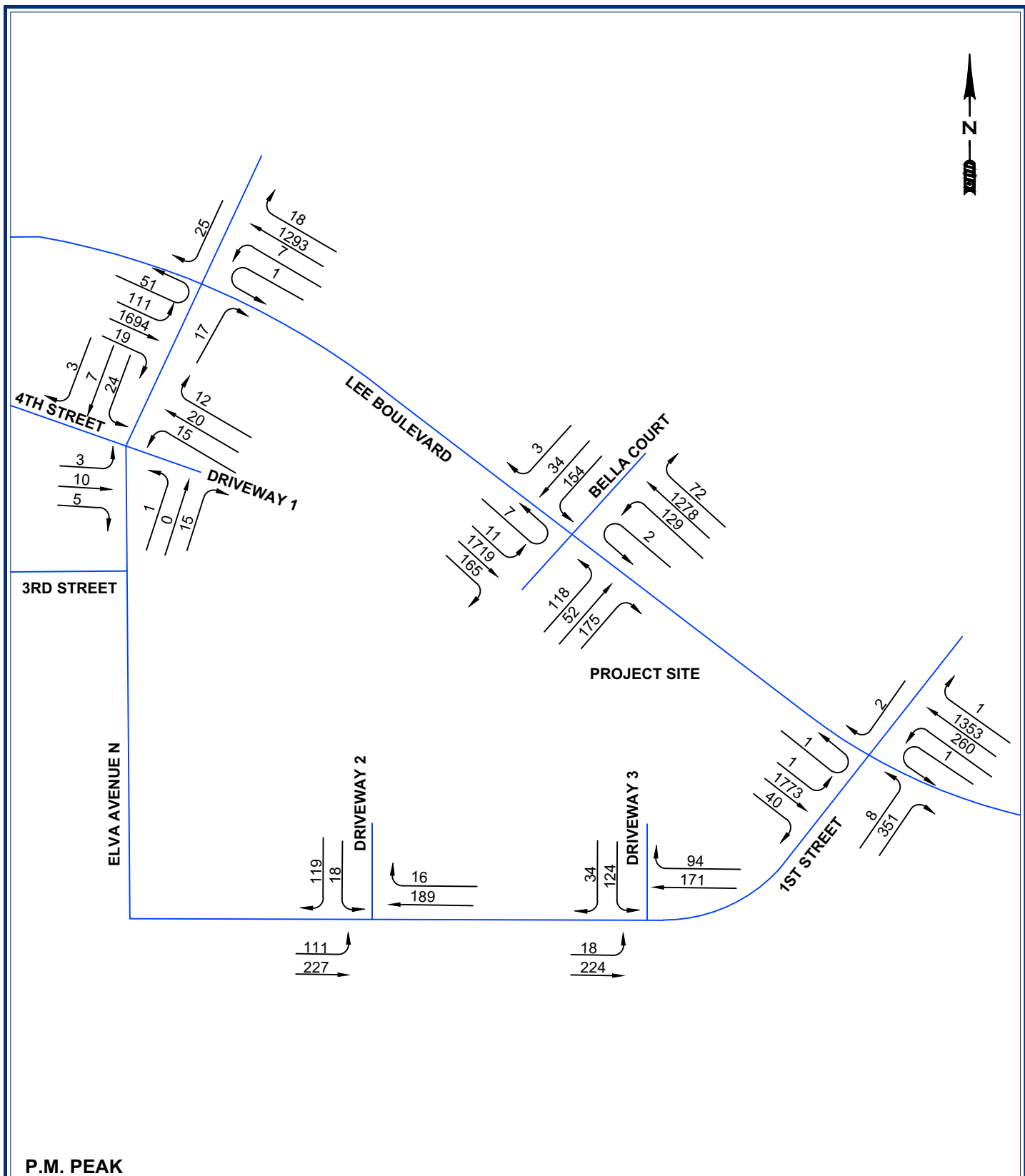


FIGURE 3
BACKGROUND TRAFFIC VOLUMES
PANDA - LEHIGH ACRES
LEE BOULEVARD
LEHIGH ACRES, LEE COUNTY, FLORIDA



Engineers
 Architects
 Planners
 Landscape Architects
 Transportation/Traffic
 Surveyors
 Environmental Scientists
 Construction Management

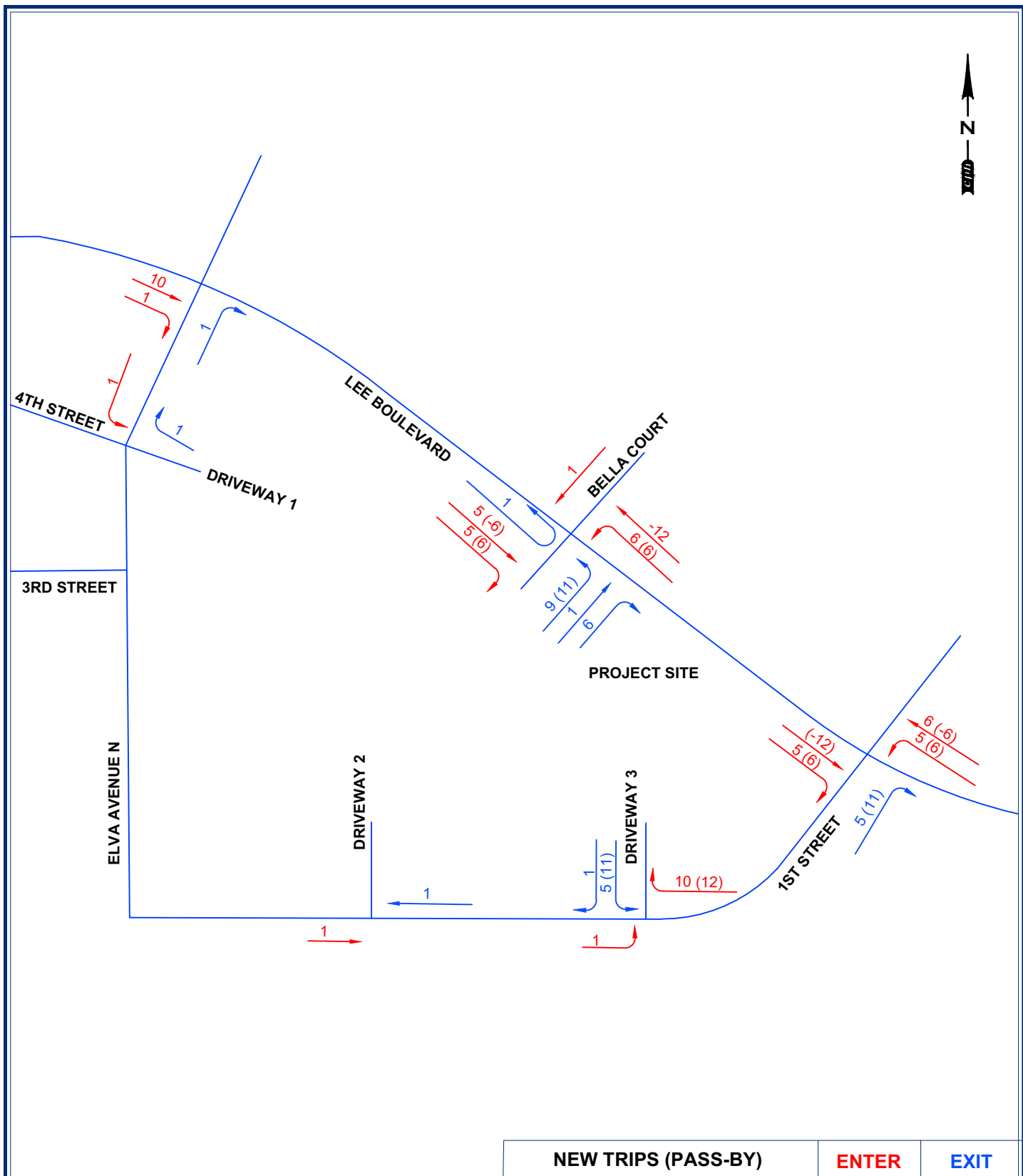
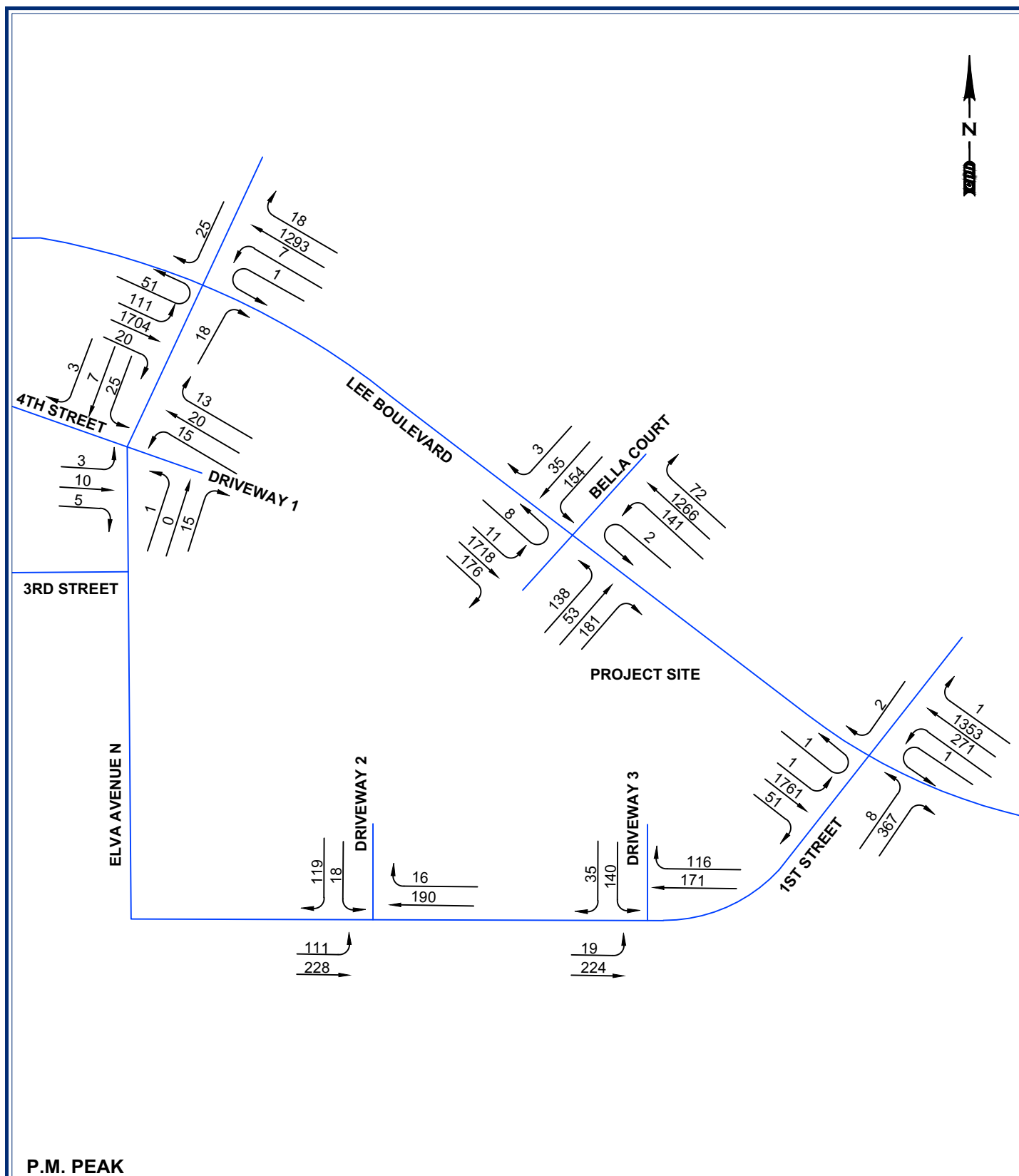


FIGURE 5
PANDA PROJECT TRIP ASSIGNMENT
 PANDA - LEHIGH ACRES
 LEE BOULEVARD
 LEHIGH ACRES, LEE COUNTY, FLORIDA



Engineers
 Architects
 Planners
 Landscape Architects
 Transportation/Traffic
 Surveyors
 Environmental Scientists
 Construction Management



P.M. PEAK

FIGURE 6 - TOTAL TRAFFIC VOLUMES
PANDA - LEHIGH ACRES
LEE BOULEVARD
LEHIGH ACRES, LEE COUNTY, FLORIDA



Engineers
 Architects
 Planners
 Landscape Architects
 Transportation/Traffic
 Surveyors
 Environmental Scientists
 Construction Management



APPENDIX B

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 31/Mar/2016 02:25 PM	Time of Crash 31/Mar/2016 02:25 PM	Date of Report 31/Mar/2016 12:00 AM	Invest. Agency Report Number 16-154741	HSMV Crash Report Number 86372725
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CRASH IDENTIFIERS

County Code 18	City Code 45	County of Crash LEE	Place or City of Crash LEHIGH ACRES	Within City Limits Yes	Time Reported 31/Mar/2016 02:35 PM	Time Dispatched 31/Mar/2016 02:35 PM
Time on Scene 31/Mar/2016 02:38 PM	Time Cleared Scene 31/Mar/2016 03:00 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

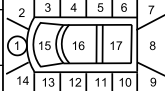
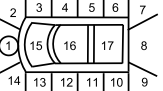
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 1ST ST W			① At Street Address#	② At Latitude	and	Longitude
At Feet 300	Or Miles	Direction East	③ From Intersection With Street, Road, Highway ELVA AVE N			④ Or From Milepost #
Road System Identifier 5 Local		Type Of Shoulder 2 Unpaved		Type Of Intersection 77 Other, Explain in Narrative		

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear		
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction		
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road		
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment		
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone		Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number ENKB74	State FL	Reg. Expires 15/Feb/2017	Permanent Reg.	VIN KMHDU4AD0AU179158				
Year 2010	Make HYUN	Model ELANTRA	Style 4D	Color SIL/SIL	Extent of Damage Disabling	Est. Damage 5000	Towed Due To Damage Yes	Vehicle Removed By EXPERT TOWING	Rotation Rotation		
Insurance Company WINDHAVEN INSURANCE COM					Insurance Policy Number WIN01328157						
Name of Vehicle Owner (Check Box If Business) ☐ CHANTELLE CHERISE BOYD			Current Address (Number and Street) 279 GROUND DOVE CIR			City and State LEHIGH ACRES FL		Zip Code 33936			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction East	On Street, Road, Highway 1ST ST W				At Est. Speed 20	Posted Speed 30	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area			
Comm GVWR/GCWR 4 Not Applicable			Trailer Type (trailer one)		Trailer Type (trailer two)						
Haz. Mat. Release		Haz Mat. Placard	Number		Class						
Motor Carrier Name			US DOT Number								
Motor Carrier Address					City and State		Zip Code	Phone Number			
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function				
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport					
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number EWGY54	State FL	Reg. Expires 31/Dec/2016	Permanent Reg.	VIN 3D7KS28C25G797289		
Year 2005	Make DODG	Model 2500	Style TK	Color BLU	Extent of Damage Minor	Est. Damage 500	Towed Due To Damage No	Vehicle Removed By	Rotation Driver
Insurance Company PROGRESSIVE SELECT INSU					Insurance Policy Number 48346685				

Date of Crash 31/Mar/2016 02:25 PM		Date of Report 31/Mar/2016 02:25 PM		Invest. Agency Report Number 16-154741			HSMV Crash Report Number 86372725				
Name of Vehicle Owner (Check Box If Business) ☐ WILLIAM EUGENE FORD				Current Address (Number and Street) 3121 11TH ST NW				City and State LEHIGH ACRES FL		Zip Code 33972	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction East	On Street, Road, Highway 1ST ST W				At Est. Speed 0	Posted Speed 30	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR 4 Not Applicable			Trailer Type (trailer one)			Trailer Type (trailer two)					
Haz. Mat. Release		Haz Mat. Placard		Number		Class					
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State				Zip Code		Phone Number	
Comm/Non-Commercial		Vehicle Body Type 19 Other Light Trucks (10,000 lbs (4,536 kg) or less)		Vehicle Defects (one) 88 Unknown		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 13 Stopped in Traffic		Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 1	Name KELLY ANN BLAIR			Date of Birth 20/Feb/1972	Sex 2 Female	Phone Number	Re-Exam No	
Address 3121 11TH ST SW		City LEHIGH ACRES			State FL		Zip Code 33972			
Driver License Number B-460-501-72-560-1		State FL	Expires 20/Feb/2019	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 1 Not Applicable		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 2	Name CHANTELLE CHERISE BOYD			Date of Birth 15/Feb/1993	Sex 2 Female	Phone Number	Re-Exam No	
Address 279 GROUND DOVE CIR		City LEHIGH ACRES			State FL		Zip Code 33936			
Driver License Number B-300-103-93-555-0		State FL	Expires 15/Feb/2020	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 2 Possible		Ejection 1 Not Ejected		
Restraint System 2 None Used -Motor Vehicle Occupant		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 88 Unknown		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID LEHIGH ACRES FIRE			EMS Run Number FCW 160331030432		Medical Facility Transported To LEHIGH REGIONAL			

VIOLATIONS

Person# 2	Name KELLY ANN BLAIR	Florida Statute Number 316.027(2)	Charge CRASH - LEAVING SCENE ON PUBLIC OR PRIVATE PROPERTY WITHOUT	Citation A652L9E
Person# 2	Name KELLY ANN BLAIR	Florida Statute Number 322.34(2)(a)	Charge OPERATING WHILE DL SUSP/CANCELED/REVOKED, 1ST CONVICTION	Citation A652LAE

Date of Crash 31/Mar/2016 02:25 PM	Date of Report 31/Mar/2016 02:25 PM	Invest. Agency Report Number 16-154741	HSMV Crash Report Number 86372725
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NARRATIVE

VEHICLE #1 WAS EASTBOUND ON 1ST W APPROXIMATELY 300 FEET EAST OF ELVA AV N. VEHICLE #2 WAS APPROACHING VEHICLE #1 IN THE SAME LANE AND SAME DIRECTION. UNKNOWN IF VEHICLE #1 WAS STOPPED TO TURN NORTH INTO WALMART OR STOPPED FOR OTHER REASONS WHEN VEHICLE #2 STRUCK THE REAR OF VEHICLE #1. VEHICLE #1 FLED THE SCENE. DRIVER OF VEHICLE #2 WAS TRANSPORTED TO LEHIGH REGIONAL WITH A RIGHT EYE WOUND, BACK AND NECK PAIN. UNABLE TO DETERMINE FAULT. DRIVER OF VEHICLE #1 ISSUED CITATIONS FOR LEAVING THE SCENE OF A CRASH WITH INJURIES AND DRIVING WHILE LICENSE SUSPENDED.

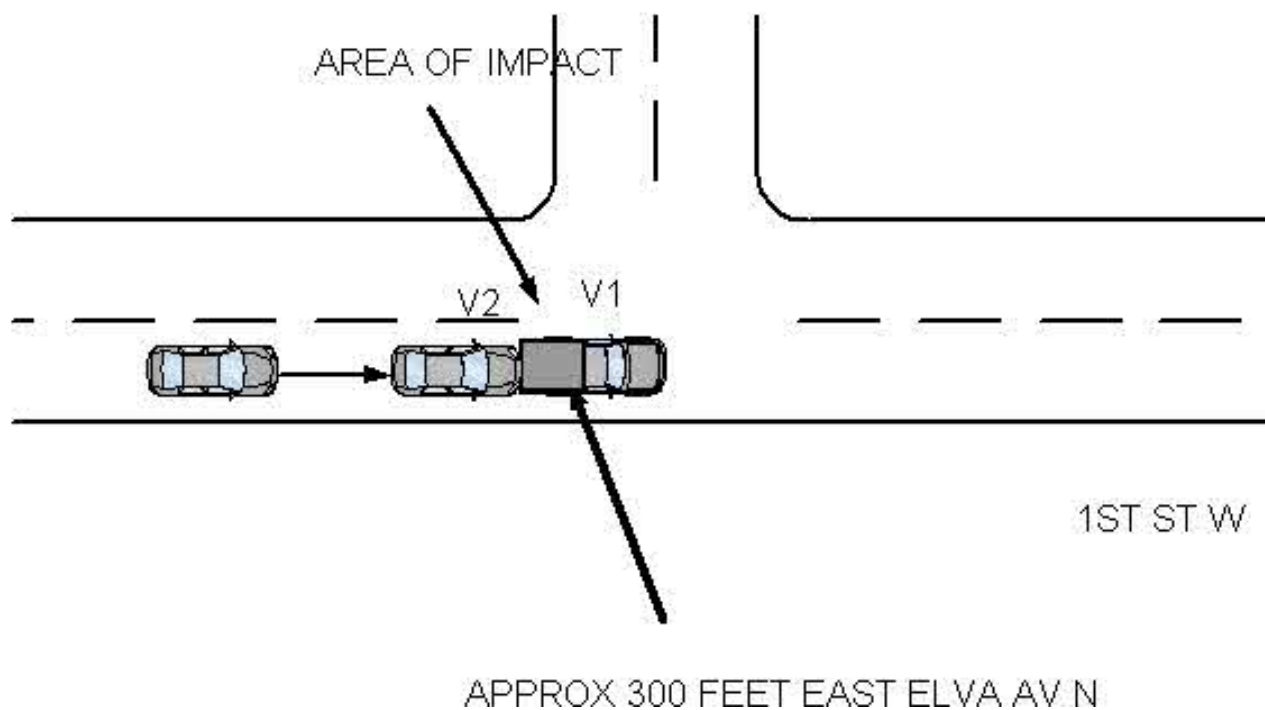
REPORTING OFFICER

ID/Badge # 14108	Rank and Name DEPUTY JEN GAYTAN	Department LEE COUNTY SHERIFFS OFFICE	Type of Department SO
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Date of Crash 31/Mar/2016 02:25 PM	Date of Report 31/Mar/2016 02:25 PM	Invest. Agency Report Number 16-154741	HSMV Crash Report Number 86372725
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Not To Scale



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 17/Sep/2017 08:05 PM	Time of Crash 17/Sep/2017 08:05 PM	Date of Report 17/Sep/2017 12:00 AM	Invest. Agency Report Number 17-424517	HSMV Crash Report Number 87379313
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CRASH IDENTIFIERS

County Code 18	City Code 45	County of Crash LEE	Place or City of Crash LEHIGH ACRES	Within City Limits Yes	Time Reported 17/Sep/2017 08:07 PM	Time Dispatched 17/Sep/2017 08:10 PM
Time on Scene 17/Sep/2017 08:12 PM	Time Cleared Scene 17/Sep/2017 09:08 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 1ST ST SW			① At Street Address#	② At Latitude	and	Longitude
At Feet	Or Miles	Direction	③ From Intersection With Street, Road, Highway REAR WAL MART ENTRANCE			④ Or From Milepost #
Road System Identifier 4 County		Type Of Shoulder 1 Paved		Type Of Intersection 77 Other, Explain in Narrative		

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 4 Dark-Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 2 Front to Front	
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 781NAI	State FL	Reg. Expires 26/Oct/2017	Permanent Reg.	VIN 2G4WS52J011267549			
Year 2001	Make BUIC	Model REGAL	Style 4D	Color GRN	Extent of Damage Disabling	Est. Damage	Towed Due To Damage Yes	Vehicle Removed By J AND W TOWING	Rotation Rotation	
Insurance Company OCEAN HARBOR CASUALTY I					Insurance Policy Number JAJ298118903					
Name of Vehicle Owner (Check Box If Business) DEMETRIO QUESADA BORREGO			Current Address (Number and Street) 3811 7TH ST SW			City and State LEHIGH ACRES FL		Zip Code 33976		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction West	On Street, Road, Highway 1ST ST SW				At Est. Speed 35	Posted Speed 35	Total Lanes 2		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR 4 Not Applicable			Trailer Type (trailer one)		Trailer Type (trailer two)		18. Undercarriage 19. Overturn 20. Windshield 21. Trailer		18. Undercarriage 19. Overturn 20. Windshield 21. Trailer	
Haz. Mat. Release		Haz Mat. Placard	Number	Class		15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.				
Motor Carrier Name			US DOT Number							
Motor Carrier Address			City and State			Zip Code		Phone Number		
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport				
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number Y36JWQ	State FL	Reg. Expires 21/Sep/2017	Permanent Reg.	VIN 1N4AL11D63C273794		
Year 2003	Make NISS	Model ALTIMA	Style 4D	Color GRN	Extent of Damage Disabling	Est. Damage	Towed Due To Damage Yes	Vehicle Removed By J AND W TOWING	Rotation Rotation
Insurance Company OCEAN HARBOR CASUALTY I					Insurance Policy Number P020004078303				

Date of Crash 17/Sep/2017 08:05 PM		Date of Report 17/Sep/2017 08:05 PM		Invest. Agency Report Number 17-424517		HSMV Crash Report Number 87379313					
Name of Vehicle Owner (Check Box If Business) ☐ ZULEYKA ORTIZ RODRIGUEZ				Current Address (Number and Street) 919 FREEMONT ST				City and State FORT MYERS FL		Zip Code 33916	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction East	On Street, Road, Highway 1ST ST SW				At Est. Speed 5		Posted Speed 35		Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR 4 Not Applicable			Trailer Type (trailer one)			Trailer Type (trailer two)					
Haz. Mat. Release		Haz Mat. Placard		Number		Class					
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State				Zip Code		Phone Number	
Comm/Non-Commercial		Vehicle Body Type 1 Passenger Car		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function	
Vehicle Maneuver 3 Turning Left		Trafficway 1 Two-Way, Not Divided		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name ZULEYKA ORTIZ RODRIGUEZ			Date of Birth 21/Sep/1993	Sex 2 Female	Phone Number	Re-Exam No
Address 919 FREEMONT ST		City FORT MYERS			State FL		Zip Code 33916		
Driver License Number O-632-980-93-841-0		State FL	Expires 21/Sep/2023	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 3 Non-incapacitating		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested	Drug Test Type	Drug Test Result	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name DEMETRIO QUESADA BORREGO			Date of Birth 26/Oct/1940	Sex 1 Male	Phone Number	Re-Exam No
Address 3811 7TH ST SW		City LEHIGH ACRES			State FL		Zip Code 33976		
Driver License Number Q-231-160-40-386-0		State FL	Expires 26/Oct/2018	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 3 Non-incapacitating		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 3 Deployed-Front		Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested	Drug Test Type	Drug Test Result	
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID LEHIGH ACRES FIRE AND RESCUE			EMS Run Number FCW170917087229		Medical Facility Transported To LEHIGH REGIONAL HOSPITAL		

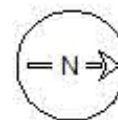
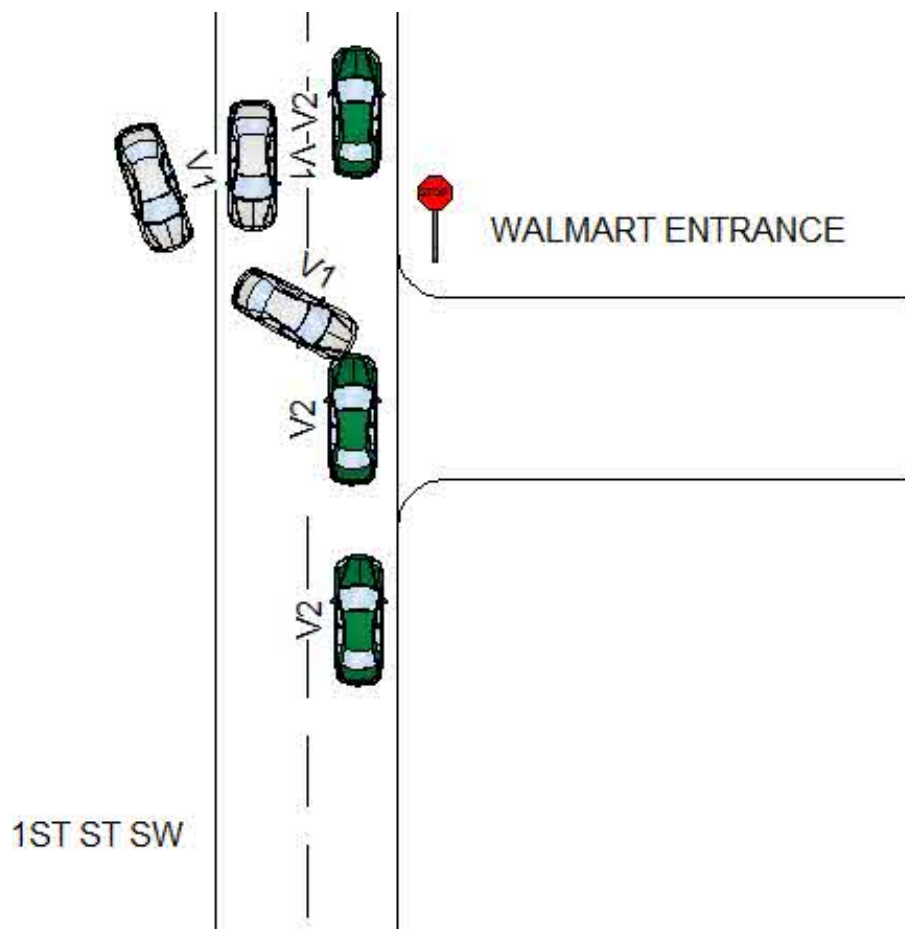
NARRATIVE

V2 WAS DRIVING WEST ON 1ST STREET SOUTHWEST. V1 WAS IN THE EASTBOUND LANE OF 1ST STREET SOUTHWEST ATTEMPTING TO TURN INTO THE REAR ENTRANCE OF WAL-MART. V1 DROVE INTO V2 LANE AND STRUCK V2 ON THE DRIVER SIDE BUMPER WITH THE PASSENGER SIDE BUMPER OF V2. V1 WAS PUSHED BACK OFF THE ROADWAY DUE TO THE FORCE OF IMPACT. D2 WAS TRANSPORTED TO LEHIGH REGIONAL HOSPITAL WITH NON LIFE THREATENING INJURIES, D1 WAS SEEN BY MEDICAL PERSONAL AND REFUSED TO BE TRANSPORTED. BOTH VEHICLE WERE REMOVED BY J&W TOWING.

REPORTING OFFICER

ID/Badge # 11124	Rank and Name DEPUTY J. ROEDDING	Department LEE COUNTY SHERIFFS OFFICE	Type of Department SO
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Date of Crash 17/Sep/2017 08:05 PM	Date of Report 17/Sep/2017 08:05 PM	Invest. Agency Report Number 17-424517	HSMV Crash Report Number 87379313
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Not To Scale



APPENDIX C

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 01/Aug/2016 03:28 PM	Time of Crash 01/Aug/2016 03:28 PM	Date of Report 01/Aug/2016 03:57 PM	Invest. Agency Report Number FHPF16OFF051413	HSMV Crash Report Number 85368886
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CRASH IDENTIFIERS

County Code 18	City Code 45	County of Crash LEE	Place or City of Crash LEHIGH ACRES	Within City Limits No	Time Reported 01/Aug/2016 03:31 PM	Time Dispatched 01/Aug/2016 03:34 PM
Time on Scene 01/Aug/2016 03:53 PM	Time Cleared Scene 01/Aug/2016 04:19 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

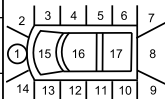
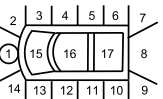
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 1ST ST WEST			1 At Street Address#	2 At Latitude 26.616949999999999	and Longitude -81.667429999999996
At Feet 200	Or Miles	Direction East	3 From Intersection With Street, Road, Highway ELVA AVE N	4 Or From Milepost #	
Road System Identifier 4 County		Type Of Shoulder 2 Unpaved		Type Of Intersection 3 T-Intersection	

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 3 Angle	
First Harmful Event Type	First Harmful Event 11	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 4 Driveway/Alley Access Related	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number CAEH80	State FL	Reg. Expires 02/Apr/2017	Permanent Reg. No	VIN 4A3AK64F57E053559						
Year 2007	Make MITS	Model ECLIPSE	Style 2D	Color CPR	Extent of Damage Minor	Est. Damage 500	Towed Due To Damage No	Vehicle Removed By	Rotation				
Insurance Company PROGRESSIVE					Insurance Policy Number 21787504								
Name of Vehicle Owner (Check Box If Business) MARIA LIS GUTIERREZ RAMIREZ ☐			Current Address (Number and Street) 2803 26TH ST SW			City and State LEHIGH ACRES FL		Zip Code 33976-4070					
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles				
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles				
Vehicle Traveling:	Direction East	On Street, Road, Highway 1ST ST WEST				At Est. Speed 10	Posted Speed 35	Total Lanes 2					
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area					
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)								
Haz. Mat. Release			Haz Mat. Placard		Number								
Class			US DOT Number										
Motor Carrier Name					Motor Carrier Address								
City and State					Zip Code								
Phone Number													
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function						
Vehicle Maneuver Action 3 Turning Left	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 11 Pedalcycle						
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 11 Pedalcycle		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events					

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name MARIA LIS GUTIERREZ RAMIREZ	Date of Birth 02/Apr/1981	Sex 2 Female	Phone Number 2392198787	Re-Exam No
Address 2803 26TH ST SW		City LEHIGH ACRES	State FL	Zip Code 33976			
Driver License Number G362540816220		State FL	Expires 02/Apr/2022	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected

Date of Crash 01/Aug/2016 03:28 PM		Date of Report 01/Aug/2016 03:28 PM		Invest. Agency Report Number FHPF16OFF051413		HSMV Crash Report Number 85368886	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable	
Seating Location Seat 1 Left		Seating Location Row 1 Front		Seating Location Other			
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way				Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	
Drivers Actions at Time of Crash (third)				Drivers Actions at Time of Crash (fourth)		Vision Obstruction 1 Vision Not Obscured	
Drivers Condition at Time of Crash 1 Apparently Normal							
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result	
BAC		Suspected Drug Use 1 No		Drug Tested 1 Test Not Given		Drug Test Type	
Drug Test Result		Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number	
Medical Facility Transported To							

PERSON RECORD

Person# 2	Description 2 Non-Motorist	Name MADAY MEDINA		Date of Birth 17/Jan/1987	Sex 2 Female	Injury Severity 3 Non-incapacitating	Phone Number 2398229644
Address 3001 4TH ST SW		City LEHIGH ACRES		State FL		Zip Code 33976	
Non-Motorist Description Detail 3 Bicyclist			Non-Motorist Action Prior to Crash 3 Walking/Cycling Along Roadway with Traffic (in or adjacent to travel lane)			Non-Motorist Location at Time of Crash 7 Shoulder/Roadside	
Non-Motorist Actions/Circumstance (First) 1 No Improper Action		Non-Motorist Actions/Circumstance (Second)		Non-Motorist Safety Equipment (One) 2 Helmet		Non-Motorist Safety Equipment (Two)	
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result	
BAC		Suspected Drug Use 1 No		Drug Tested 1 Test Not Given		Drug Test Type	
Drug Test Result		Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID LEE COUNTY		EMS Run Number	
Medical Facility Transported To LEHIGH REGIONAL HOSPITAL							

VIOLATIONS

Person# 1	Name MARIA LIS GUTIERREZ RAMIREZ	Florida Statute Number 316.122	Charge FAIL TO YIELD - TO ONCOMING TRAFFIC/VEHICLE PASSING ON LEFT	Citation A6C9G0E
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NARRATIVE

ID Number 3261	Rank TROOPER	Name Y.D. NODARSE	Troop / Post F	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 239-344-1730	Date Created Aug 01, 2016
V01 was traveling east on 1st St. West. NM01 was cycling west on 1st St. West. D01 attempted to make a left turn into the parking lot of Walmart at 2523 Lee Blvd, Lehigh Acres, FL 33971 and failed to yield to oncoming traffic. The front of V01 struck the left side of NM01's bicycle. Prior to my arrival both V01 and NM01's bicycle were moved from final rest. No damages were observed on the bicycle.						

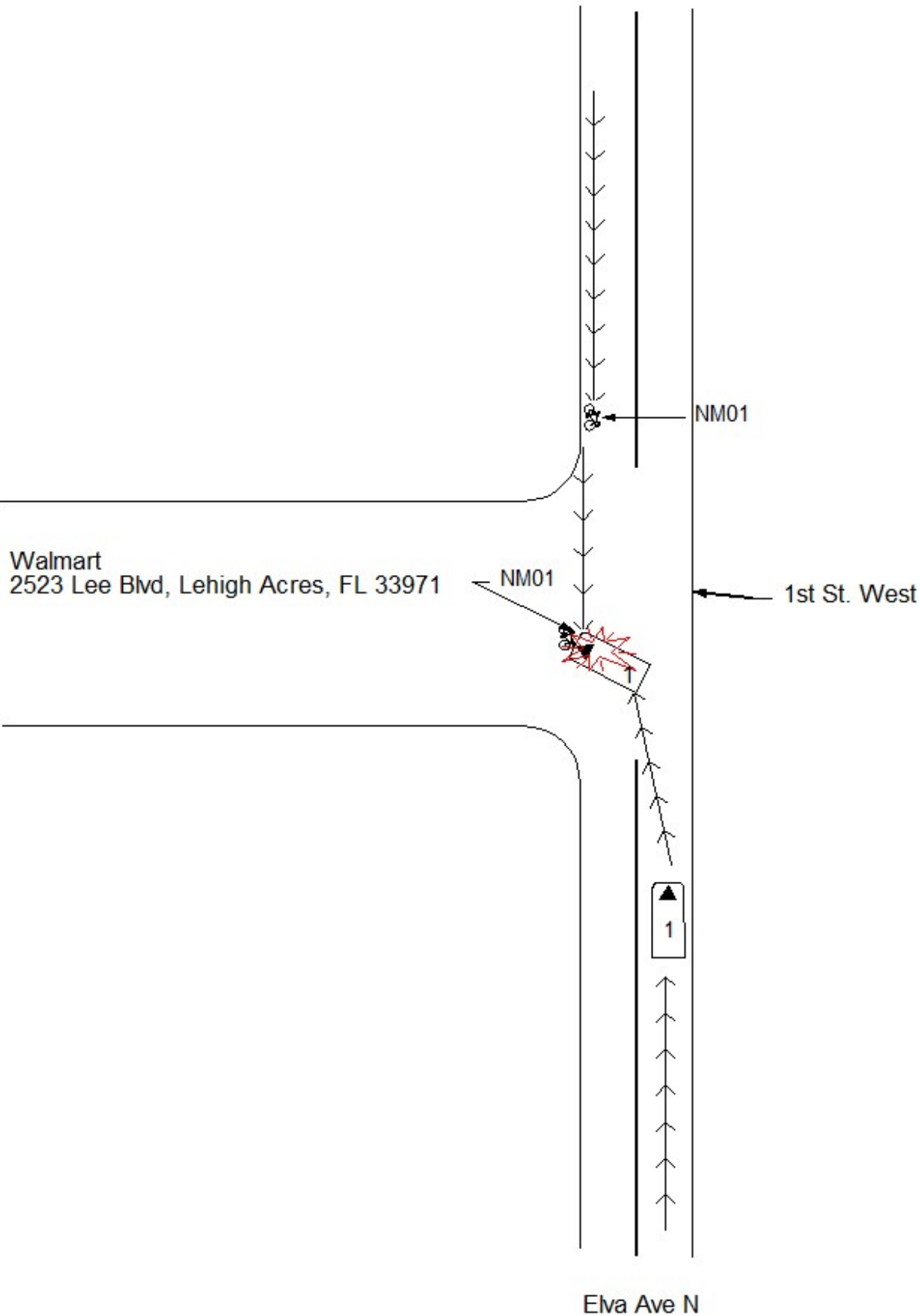
REPORTING OFFICER

ID/Badge # 3261	Rank and Name TROOPER Y.D. NODARSE	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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Date of Crash 01/Aug/2016 03:28 PM	Date of Report 01/Aug/2016 03:28 PM	Invest. Agency Report Number FHPF16OFF051413	HSMV Crash Report Number 85368886
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APPENDIX D

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 11/Jul/2017 12:20 PM	Time of Crash 11/Jul/2017 12:20 PM	Date of Report 11/Jul/2017 12:00 AM	Invest. Agency Report Number 17-309728	HSMV Crash Report Number 87377402
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CRASH IDENTIFIERS

County Code 18	City Code 00	County of Crash LEE	Place or City of Crash UNINCORPORATED	Within City Limits No	Time Reported 11/Jul/2017 12:23 PM	Time Dispatched 11/Jul/2017 12:26 PM
Time on Scene 11/Jul/2017 12:28 PM	Time Cleared Scene 11/Jul/2017 12:55 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

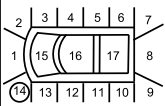
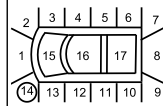
ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 1ST ST W				❶ At Street Address#		❷ At Latitude 26.613702		and Longitude -81.667034	
At Feet 273	Or Miles	Direction East	❸ From Intersection With Street, Road, Highway ELVA AVE N					❹ Or From Milepost #	
Road System Identifier 4 County			Type Of Shoulder 2 Unpaved			Type Of Intersection 1 Not at Intersection			

CRASH INFORMATION (Check if Pictures Taken) ☐

light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear		
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction		
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road		
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment		
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone		

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number AE15302	State FL	Reg. Expires 30/Jun/2018	Permanent Reg.	VIN 1GDY72BA9B1903188				
Year 2011	Make GMC	Model VAN	Style TK	Color	Extent of Damage Minor	Est. Damage 500	Towed Due To Damage No	Vehicle Removed By DRIVER	Rotation		
Insurance Company REPWEST INSURANCE CO.					Insurance Policy Number 1-800-528-7134						
Name of Vehicle Owner (Check Box If Business) ☒ 2010 U-HAUL TITLING 3 LLC			Current Address (Number and Street) 2727 N CENTRAL AVE			City and State PHOENIX AZ		Zip Code 85004			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction West	On Street, Road, Highway 1ST ST W				At Est. Speed	Posted Speed 40	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area			
Comm GVWR/GCWR 4 Not Applicable			Trailer Type (trailer one)		Trailer Type (trailer two)						
Haz. Mat. Release	Haz Mat. Placard	Number	Class								
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State			Zip Code	Phone Number			
Comm/Non-Commercial	Vehicle Body Type 17 Cargo Van (10,000 lbs (4,536 kg) or less)	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function				
Vehicle Maneuver Action 14 Slowing	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport				
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 383HHD	State FL	Reg. Expires 26/Oct/2017	Permanent Reg.	VIN 1N4AL11D46C132064		
Year 2006	Make NISS	Model 4D	Style 4D	Color SIL	Extent of Damage Minor	Est. Damage 800	Towed Due To Damage No	Vehicle Removed By DRIVER	Rotation
Insurance Company PEACHTREE CASUALTY INSU					Insurance Policy Number 1091230632				

Date of Crash 11/Jul/2017 12:20 PM		Date of Report 11/Jul/2017 12:20 PM		Invest. Agency Report Number 17-309728		HSMV Crash Report Number 87377402	
Name of Vehicle Owner (Check Box If Business) ☐ STERLIN SAINT ANGE				Current Address (Number and Street) 2430 WELCH ST		City and State FORT MYERS FL	
						Zip Code 33901	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make
Vehicle Traveling:	Direction West	On Street, Road, Highway 1ST ST W				At Est. Speed	Posted Speed 40
CMV Configuration		Cargo Body Type		Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR 4 Not Applicable		Trailer Type (trailer one)		Trailer Type (trailer two)			
Haz. Mat. Release	Haz Mat. Placard	Number		Class			
Motor Carrier Name				US DOT Number			
Motor Carrier Address				City and State		Zip Code	
Phone Number							
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
Vehicle Maneuver Action 14 Slowing	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name LORIN RENE POST		Date of Birth 09/Mar/1995	Sex 1 Male	Phone Number	Re-Exam No
Address 328 CAPE CORAL PKWY APT 3		City CAPE CORAL		State FL		Zip Code 33904		
Driver License Number P-230-536-95-089-0		State FL	Expires 09/Mar/2019	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 2 Possible	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other	
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner			Drivers Actions at Time of Crash (second)			Driver Distracted By 88 Unknown	Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal		
Suspected Alcohol Use 1 No	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name STERLIN SAINT ANGE		Date of Birth 27/Oct/1991	Sex 1 Male	Phone Number	Re-Exam No
Address 2430 WELCH ST		City FORT MYERS		State FL		Zip Code 33901		
Driver License Number S-535-780-91-387-0		State FL	Expires 27/Oct/2018	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	Seating Location Other	
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal		
Suspected Alcohol Use 1 No	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name CARL DANIEL LAREGUE		Date of Birth 14/Dec/1996	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected
Address 1830 MARAVILLA AVE APT 607				City FORT MYERS		State FL	Zip Code 33901	

Date of Crash 11/Jul/2017 12:20 PM	Date of Report 11/Jul/2017 12:20 PM	Invest. Agency Report Number 17-309728	HSMV Crash Report Number 87377402			
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection	Seating Location Seat 3	Seating Location Row 1	Seating Location Other
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To			

NARRATIVE

V1 was behind V2 in traffic. V2 began to slow to pull in to the Walmart parking lot. V1 was unable to stop in time, and struck V2. D1 stated he was not used to driving a U-Haul van, and was unable to stop in time.

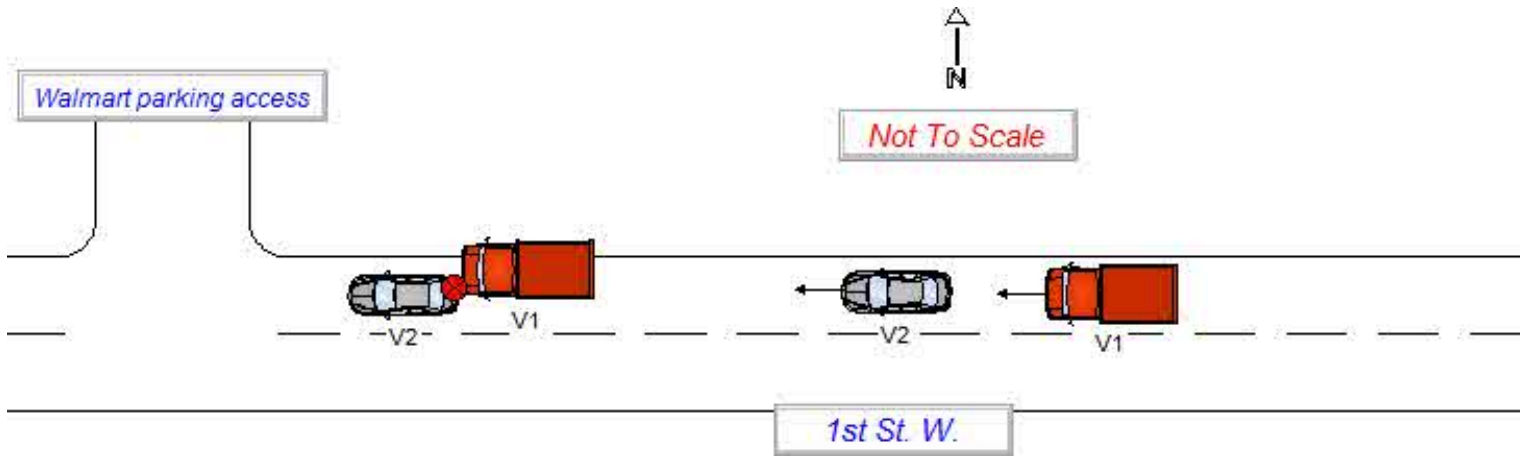
Both vehicles sustained minor damage. D1 stated he had pain to his head and neck, and might seek medical attention at a later time.

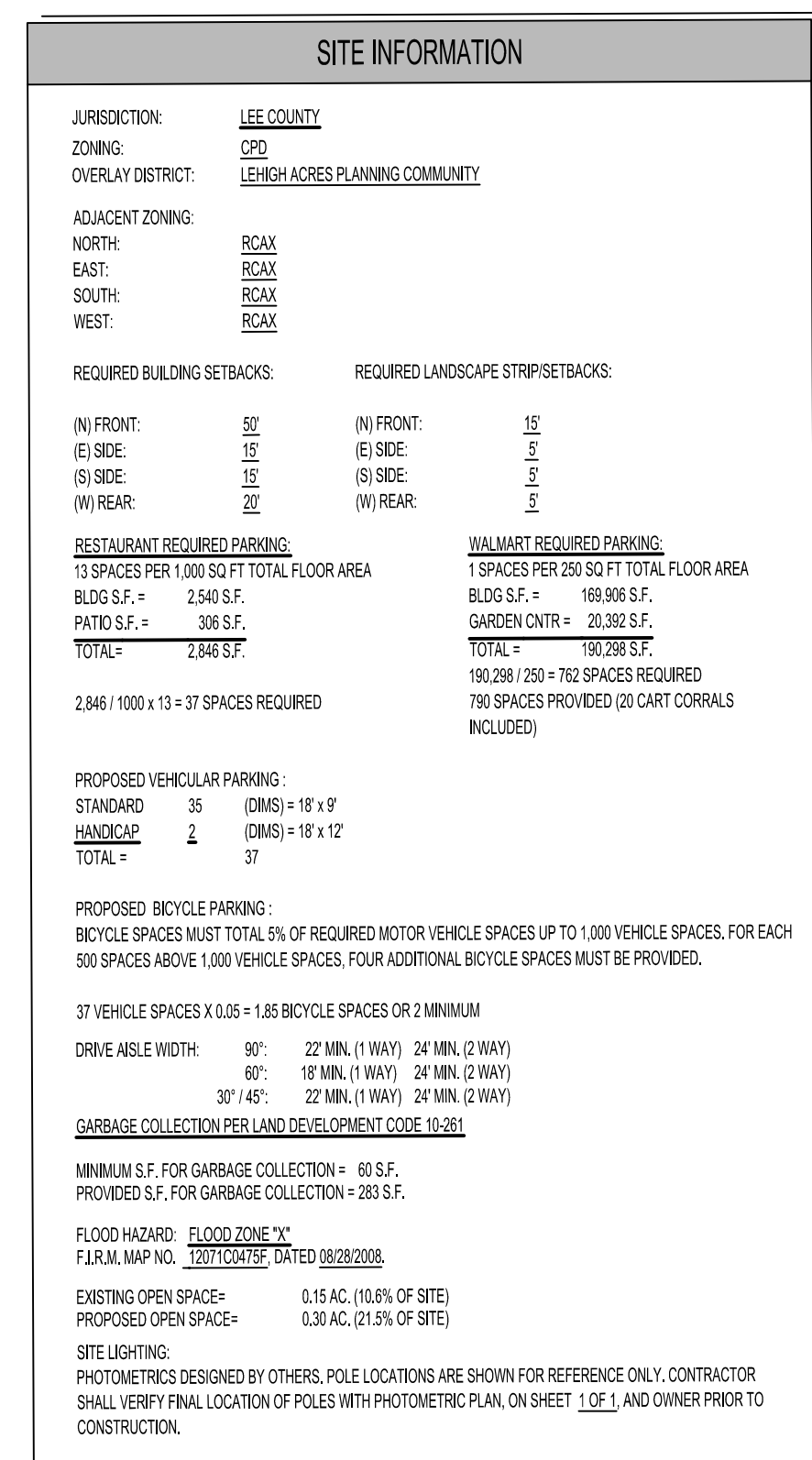
V1 is at fault in this crash.

REPORTING OFFICER

ID/Badge # 08204	Rank and Name DEPUTY D. SABEAN	Department LEE COUNTY SHERIFFS OFFICE	Type of Department SO
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Date of Crash 11/Jul/2017 12:20 PM	Date of Report 11/Jul/2017 12:20 PM	Invest. Agency Report Number 17-309728	HSMV Crash Report Number 87377402
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LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

EXHIBIT D**LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD
SUBMITTAL REQUIREMENT***Effective: January 2020***Dear Applicant:**

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) **Applications requiring review.** *The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:*
1. **Development Orders.** *This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.*
 2. **Planned development zoning actions.** *This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.*
 3. **Special exception and variance requests.**
 4. **Conventional rezoning actions.**
- (b) **Meeting Requirements.** *The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting*

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

comment on the aesthetic quality and overall impact of the development on the Lehigh Acres community. The information submitted should include enough detail to provide an accurate illustration of what is being proposed for the development and should be prepared by the appropriate licensed professional.

Lee County requires a meeting summary be submitted with the application to Lee County. The LAAPZRB also requires that a copy of this boards' recommendation be submitted to county staff with the permit submittal to ensure an acknowledgement of the LAAPZRB review comments.

To expedite the review of your submittal, you are encouraged to have a principal or other person, with full authority to make commitments and agree to design changes, in attendance at the public meeting. The LAAPZRB is striving to develop a design review process that is accommodating to the typically tight development timelines of the applicant while protecting Lehigh Acres Community's goals as stated in the Comprehensive Plan. Applicant may contact the Chairman to discuss submittal requirements and scheduling.

Please email questions to LAAPZRB@outlook.com.

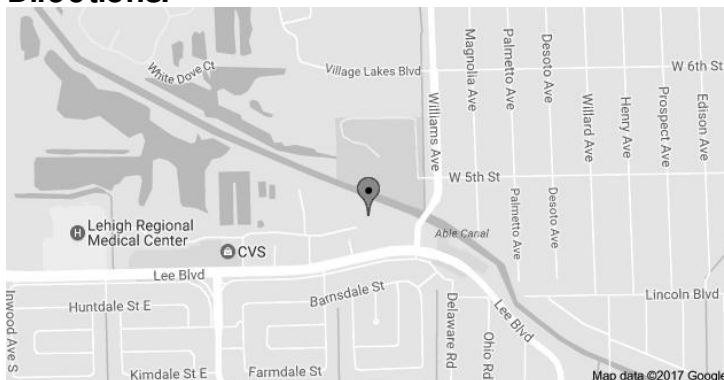
Sincerely;
*Lehigh Acres Architectural Planning and
 Zoning Review Board*

LAARZB PUBLIC MEETING INFORMATION**Lehigh Acres Architectural Planning & Zoning Review Board (LAARZB) Meeting Location**

Lehigh Acres Municipal Services Improvement District
 601 East County Lane, Lehigh Acres, FL 33936

Date of Meeting: Fourth (4th) Thursday of each month. Refer to the LAARZB Facebook page Calendar for Verification)

Meeting Time: 5:30 PM

Directions:

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD**SUBMITTAL REQUIREMENTS**

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

1. Type 1 Projects: A Type 1 project consists of developments that are normally existing and requesting a "Change of Use" or zoning change. Small projects are limited to up to 3,000 s.f. of building floor area. Fee: \$50.00
2. Type 2 Projects: Any development that does not meet the requirements of a Type 1 Project. Fee: \$150.00

(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

Lehigh Acres Architectural Planning and Zoning Review Board
2802 Lee Blvd #2
Lehigh Acres, FL 33971
laapzrb@outlook.com

The submittal requirements may vary based on the type of approval sought by the applicant. In some cases, the information provided may be preliminary in nature and minor revisions may occur as the project proceeds through the permitting process. In all cases, the submittal should contain sufficient information and level of development to permit a sufficient review by the LAAPZRB to comment on the development parameters and densities, aesthetic quality and intended functionality of the proposed development in accordance with the Lehigh Acres Comprehensive Plan and related Development Standards.

It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: Panda Express Lehigh Acres
2. Street Address of Project: 2523 Lee Blvd., Lehigh Acres
3. Strap No. 25-44-26-00-00002.0000 (Walmart outparcel)
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
PD Amendment allowing restaurant use, Development Order, Plat Application for parcel split

5. Applicant Name / Title: Panda Restaurant Group
Address: 16683 Walnut Grove, Rosemead, CA 91770
Phone: 626-372-8151 Email: chris.pope@pandarg.com
6. Date of LAAPZRB meeting requested for presentation July 22, 2021
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAAPZRB:
Name / Title: Albert Lopez, Project Manager-CPH, Inc.
Address: 2216 Altamont Avenue, Fort Myers, FL 33901
Phone: 239.332.5499 Email: alopez@cphcorp.com
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
Kelly Pearce-Project Coordinator; kpearce@cphcorp.com

9. County staff Reviewer: TBD
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes _____ No x Dates: _____
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:
Lee Blvd. to Bella Court; make right

12. Proposed Use:
Restaurant

13. Adjacent Zoning and Land Uses:

North: Lee Blvd./ROW

South: CPD/Commercial Retail

East: CPD/Commercial

West: CPD/Commercial

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built:

Proposed project is a 2,300+/- SF quick service single story Panda Express restaurant with patio and drive-thru

15. Project Checklist submitted: ☒ Yes ☐ No

16. Application Fee Submitted: Type 1 \$50.00 ☐ Type 2: \$150.00 ☒

PROPERTY OWNER/ APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: 

Date: July 8, 2021

Print Name: Albert Lopez

Title: Project Manager

ACTION TAKEN
☐ LAAPZRB

DATE
07/26/2021 20:50 UTC

DECISION
Approved

Initials: 

Attachments: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
X			Site plan
		X	Photos of existing structures.
			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application
X			Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
			Photos of existing structures.
X			Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
		X	Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
		X	Lighting Plans with photometric levels
X			Adjacent property zoning and land uses.
		X	Signage Plans with sign elevations
X			Building Colors
X			Application Fee

 formstack sign Document Completion Certificate

Document Reference : 8e6f326a-82ba-4277-a810-5223d93ae592
Document Title : Panda Express
Document Region : Northern Virginia
Sender Name : tami baker
Sender Email : tamibaker6000@msn.com
Total Document Pages : 6
Secondary Security : Not Required
Participants

1. Inke Schirmacher (inkebaker@live.com)

Document History

Timestamp	Description
07/23/2021 15:40PM EDT	Document sent by tami baker (tamibaker6000@msn.com).
07/23/2021 15:40PM EDT	Email sent to Inke Schirmacher (inkebaker@live.com).
07/23/2021 15:40PM EDT	Email sent to tami baker (tamibaker6000@msn.com).
07/26/2021 16:49PM EDT	Document viewed by Inke Schirmacher (inkebaker@live.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Inke Schirmacher (inkebaker@live.com) has agreed to terms of service and to do business electronically with tami baker (tamibaker6000@msn.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Approved by Inke Schirmacher (inkebaker@live.com). 107.77.215.131 Mozilla/5.0 (iPhone; CPU iPhone OS 14_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1
07/26/2021 16:50PM EDT	Document copy sent to Inke Schirmacher (inkebaker@live.com).

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –July 22, 2021

5:30 pm

In-person Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirrmacher, Thomas Pfuner, Mohamed Yasin, Tami Baker & Mike Cook

Excused: Ken Bennett, Claude Spellman

Consulting: Ken Bennett, Kirk with Sheriff's office

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by Mohamed Yasin, 2nd by Tami Baker

Motion passed

Approval of April Minutes: Tami Baker, Mohamed Yasin

Motion passed

New Project Reviews

- A. Request for Approval of an Administrative Amendment: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting an approval of an Administrative Amendment to adopt a revised Master Concept Plan for the expansion of the Lehigh Acres Community Park. Project is presented by Michael Pavese w/ Lee County Facilities Construction & Management. ☐
 - a. Presented by Michael Pavese

Inke Schirrmacher – 1)

Responses to Inke – 1)

Thomas Pfuner – No

Tami Baker – 1)

Responses to Tami-

Mohamed Yasin –

Mike Cook –

Responses to Mike -

Motion to approve made by Mohamed , 2nd by Tami

- B. Request for Site Plan Approval: 1145 & 1251 Village Lakes Blvd Lehigh Acres FL. The applicant is requesting a Site Plan approval for the proposed expansion of the Lehigh Acres Community Park to include 3 lighted football/soccer fields, a concession building w/ restroom, park amenities (disc golf, picnic pavilions, playground, observation pier, pickleball courts}, parking, site infrastructure, stormwater management and offsite road improvements in compliance with the Land Development Code. Project is presented by Gregory Diserio w/ RLA David M Jones, Jr and Associates, Inc. □

Presented by Gregory Diserio – representing Lee County. What we are talking about is the expansion of Lehigh Acre Community Park which includes this parcel. Two projects on the same parcel on park lands. One for Site Plan and the second for administrative amendment of the master concept plan. Park expansion portion is adjacent to the park and future Lee Tran site. The master site plan shows central plans for the purposed facilities. The purposed drainages is for the existing lake in the center through pipping and swells and retention areas. Utilities are available off of Town Lakes Blvd. We will be bringing in water and sewage in through there. County wants to maintain as much vegetation as possible. The master site presented included more fields, pickle ball courts and more. We are going to meet or exceed the vegetation codes. We will be interconnecting with Lee Tran. Landscape is Florida natives and around the picnic area and concession stand. Paved pathway to the fish landing. We will be changing the fields and making it more parklike. Whole site will be irrigated. Park signs will be the same as the signs currenting being used by Parks and Rec now. Storage will be used for many different purposes. There will be a maintenance building along with picnic areas. Second, thing is for an administrative amendment to the Master Concept Plan. This administrative amendment is just for the park's lake. WE are not changing anything on the outside. Now we are at the end we are just cleaning up the lines and make sure everything is done right. Side by side comparison shown.

Inke Schirrmacher – 1) LAMSID has the plan the with the Abel Cancel. Where would be the access with the Abel Cancel.

Responses to Inke – 1) Right now it would be connected on the existing tennis courts. We are in the preliminary design for that project.

Thomas Pfuner – No questions from you.

Tami Baker – Great idea! Long overdue 1) Where are you putting extra parking? I am concerned that the people who are using the Lee Tran will park there.

Responses to Tami- 1) Tami was shown the parking lot – 264 parking spots.

Mohamed Yasin – 1) when are you projecting to start and end? 2) It is good for all of us.

Responses to Mohmand – 1) the date is sometime in 2022. We are almost ready. We want to have the Able Cancel done in 2023

Mike Cook – It think is great idea and has some great ideas. We are in favor of it. 2) Would there be any way to connect the Abel Canal project to the West Side

Responses to Mike – 2) we can look into that

Kirk with Sherriff Department – Thinks it is a good idea. We see a lot of the homeless people in those woods. It is better for us and this will help clear it out and clean it up.

Public comment –

Shirly Golden from Town Lakes – Are there going to be access roads to the parking on Town Lakes Blvd? Because right now there is only one and traffic gets backed up trying to get out this street.

Response to Shirley – We have two accesses. This site does not have access to Williams because of Lee Tran.

Derek Felder – Is the pond and lake going to be maintained – because it is not right now.

Response to Derek – Yes,

Lee Grant – I am here to gloat. I begged and borrowed the previous administration. I kept calling and they said did not have the funds. I kept calling and they bought the land. I am here to claim my pound in flesh. This is awesome! I go to this park every morning!

Motion to approve made by Tami , 2nd by Mohammed

- C. Request for Rezoning: 17928-976 State Road 82. The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to Community Commercial (CC). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This request is for a current application already filed with Lee County. The site consists of two parcels – there is a small strip that is encumbered by an existing LCEC easement and the rest of the site is already commercial district C1A. And we are requesting that both be rezoned to Community commercial district to expand the uses on the property. There is already a development order on the property application in. We are planning on coming back to you when we have the development order back.

Inke Schirmmacher – 1) The owner owes several other properties, and it says you are working on a development order. Is something happening

Responses to Inke – 1) I don't know. I don't have all the details. I do know they are looking on with four building.

Thomas Pfuner – What is the reason behind the regress? What are you trying to achieve?

Response to Thomas – We are trying to expanded the uses.

Tami Baker – 1) The buffer against where the home owners – what is it going to be? Do you know the depth of the buffer from 82?

Responses to Tami- There are different regulation in the code and we would have to comply to those. The current the development order is for preposing native vegetation and then if it goes not meet the buffer but that depends on the code. I believe it is 330 feet deep.

Mohamed Yasin – Thankful that you are doing this because there will be future use of 82

Mike Cook – No questions – we will review the drainage when it comes.

Responses to Mike -

Motion to approve made by Tami , 2nd by Mohmaed

- D. Request for Rezoning: State Road 82/ Parkdale (307 Parkdale, 406 La Perouse St). The applicant is requesting a Rezoning from Commercial (C-1A) and Agricultural (AG-2) to General Commercial (CG). Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This one does not have a pending application. This is two other site off 82. This request is for four parcels on the northwest lots. About 4.63 acres and about 9.72 on the other two lots. The same ownership and they want the same zoning.

Inke Schirrmacher – 1) No comments

Thomas Pfuner – No questions

Tami Baker – 1) Are there homes there?

Responses to Tami- Yes, there are.

Mohamed Yasin – No questions

Mike Cook – No questions

Kirk – No Comment

Motion to approve made by Thomas , 2nd by Mohamed

- E. Request for Limited Review Development Order: Allison St E / Troy Ave S. The applicant is requesting a Limited Review of a Development Order for replat of 6.19 acres into 12 ½ acre lots. Project is presented by Stacy Ellis Hewitt, AICP w/ Banks Engineering. ☐

Presented by Stacy Ellis Hewitt – This is for Limited Review of development order. Deep off of Jaguar Blvd and Homestead Road and East. Surrounded by right-a-ways. WE are asking to rezone it into 12 ½ lots. It is zoned multi-family and it has been that for a while and nothing is happening so we are wanting to change that. This is a pending development order lots but nothing turned in.

Inke Schirmmacher – 1 I agree with parts with others have said. We really need multi-family parts. The location is good. It might be a good idea to look into it again, but there are other people who are looking for larger lots.

Responses to Inke – 1)

Thomas Pfuner – Nothing at this point

Tami Baker – 1) no questions

Responses to Tami-

Mohamed Yasin – that is stage – if you are going to use it, but I don't like that idea. I own my a couple of lots. It would be probably cheaper if someone wants buy this land.

Mike Cook – in the last few months there are having multi-family properties trying to popup all over Lehigh. WE have people trying to put up apartment buildings in Lehigh. So I that means that there are developers are prime for but they don't know it. There is one off of Joel Blvd.

Responses to Mike –

Kirk – nothing for us

Motion to delined

- F. Request PD Amendment: 2523 Lee Blvd, Lehigh Acres. The applicant is requesting a PD Amendment allowing restaurant use, Development Order, Plat application for parcel split. Project is presented by Albert Lopez w/CPH, Inc. ☐

Presented by Albert Lopez - This is off of the Walmart Parcel. All the applications will be represented. It is a Panda Express restaurant. WE will applying for a change in the buffers. We will be using the same storm water as Walmart and a few additional inlets to help with the drainage. There will be 45 parking spots however, we will have a shared parking agreement with Walmart. We will make it look more Oriental style.

Inke Schirmmacher – 1) What is type of sign do you have?

Responses to Inke – 1) Monument sign

Thomas Pfuner – Nothing at this time

Tami Baker – 1) Are you in front of the Murphy Gas Station? Seating inside? I know Walmart has had some problems with retention, will this be a problem?

Responses to Tami- Yes. Yes seating inside and outside. Walmart does not maintain the retention pond in the back and so this group will submit a different project and we will look it over. (Mike Cook)

Mohamed Yasin – Go and

Mike Cook – Nothing at this time

Responses to Mike –

Kirk – Nothing at this time

Motion to approve Mohamed , 2nd by Tami

Old Business

A. Board Member Recruitment

New Business

A. Board Member Comments – None

Motion to adjourn made by – 2nd

Meeting adjourned @ 6:48 pm

[illegible]

EXHIBIT E

RESOLUTION NUMBER Z-22-011

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

WHEREAS, Panda Restaurant Group filed an application on behalf of the property owner, Wal-Mart Stores East, LP, to amend an existing Commercial Planned Development (CPD), an 18.57± acre parcel in reference to Panda Express Lehigh Acres; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on April 7, 2022. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before April 15, 2022. On April 18, 2022, the applicant requested an extension to April 25, 2022 and the Hearing Examiner granted the request. On April 25, 2022, applicant requested a second extension to May 25, 2022, and the Hearing Examiner granted the request; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2021-00031 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on August 3, 2022 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend an existing CPD to: revise the Master Concept Plan (MCP) to create an outparcel with a fast-food restaurant; amend the schedule of uses; and request three deviations.

The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

Conditions and deviations represent a codification of prior approvals from Resolution Z-93-101, Z-99-082 and Administrative Approvals ADD2007-00176 and ADD2016-00022. This resolution supersedes all prior zoning actions.

1. Master Concept Plan (MCP) and Development Parameters

- a. MCP. Development must be in substantial compliance with the two-page MCP entitled "Master Concept Plan Amendment – Lee Blvd. & Elva Avenue N." prepared by CPH, Inc., Page 1 stamped received May 18, 2022 and Page S2 stamped received June 8, 1999 (Exhibit C), except where modified by the conditions below.
- b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of local development order approval, except where deviations are approved herein. Subsequent amendments to the MCP, conditions, or deviations may require further development approvals.
- c. Development Parameters. Development is limited to a maximum 222,656 square feet of commercial uses.

2. Schedule of Uses and Site Development Regulations

a. Schedule of Uses

Administrative offices
 Aircraft landing facilities, private, new accessory buildings
 Animals: Clinic
 ATM (automatic teller machine)
 Auto parts store
 Automobile repair and service, Group I
 Automobile service station
 Bait and tackle shop
 Banks & financial establishments, Groups I and II
 Boat parts store
 Boat rental
 Broadcast studio, commercial radio and television
 Business services, Group I
 Caretaker's residence
 Car wash
 Cleaning and maintenance services
 Clothing stores, general
 Clubs, Commercial, Fraternal, Membership Organization, Private
 Contractors and builders, Groups I & II
 Convenience food and beverage store
 Day Care Center, adult, child
 Department store
 Drive-through facility for any permitted use
 Drugstore, pharmacy
 Entrance gates and gatehouse
 EMS, fire or sheriff's station
 Essential service facilities, Group I
 Excavation: Water retention
 Flea market: Indoor
 Food stores, Groups I and II
 Funeral home or mortuary, no cremation

Hardware store
 Health care facility, Group III
 Hobby, toy and game shops
 Household and office furnishings, Groups I & II
 Laundry or dry cleaning, Group I
 Lawn and garden supply store
 Library
 Medical office
 Non-store retailers, all groups
 Package store
 Paint, glass and wallpaper
 Parks, Group I
 Parking lot: Accessory, Temporary
 Personal services, Groups I, II, III & IV
 Pet services
 Pet shop
 Pharmacy
 Place of worship
 Post office
 Recreation facilities, commercial: Group I
 Religious facilities
 Rental or leasing establishments, Groups I, II & III
 Repair shops, Groups I & II
 Research and development laboratories, Group II
 Restaurant, fast food
 Restaurants, Groups I, II, III and IV
 Schools: Commercial & Non-Commercial
 Self-service fuel pumps (a maximum of 16 fuel pumps)
 Signs
 Social Services, Group I
 Specialty retail shop, Groups I, II, III and IV
 Storage: Indoor and Open
 Studios
 Theater: Indoor
 Transportation services, Group II
 Used merchandise stores, Groups I, II & III
 Variety store
 Vehicle and equipment dealers, Group II
 Wholesale establishment, Groups I, III & IV

b. Site Development Regulations

Minimum Building Setbacks:

Street	50 feet
Side Yard	15 feet/buffer width (whichever is greater)
Rear Yard	20 feet

Maximum Building Height	25 feet
-------------------------	---------

3. Environmental Conditions

- a. Trees impacted by the proposed change must be relocated/replanted. Relocated trees receive no credit since they were previously planted and are not existing indigenous trees.
- b. The CPD must provide 16.42 acres of open space, of which 6.99 acres is indigenous area.
- c. Dry detention must be planted with cold tolerant, native herbaceous grasses installed:
 - i. at one foot on center;
 - ii. in a minimum of one gallon container size; and
 - iii. no mulch required.

For each 400 square feet of detention planted, the general tree requirement may be reduced by one ten-foot tree.

- d. Code required trees proposed along Lee Boulevard and West First Street must be small canopy trees installed 15 feet from the power line and be ten feet in height measured from parking lot grade with a two-inch caliper and a four-foot canopy spread at time of installation.

4. Development Permits

County issuance of a development permit does not create rights to obtain permits from state or federal agencies, nor does it create County liability if the applicant fails to obtain requisite approvals or fulfill obligations imposed by state or federal agencies, or if applicant undertakes actions resulting in violation of state or federal law.

SECTION C. DEVIATIONS:

1. Right-of-Way. Deviation (1) seeks relief from Table 9-2 and Appendix 9-4 of the Development Standards Ordinance that require County-maintained local streets with open drainage to provide 60 feet of right-of-way, to allow First Street West from Lee Boulevard to Sunshine Boulevard and Elva Avenue from Lee Boulevard to First Street West to be constructed within 50 feet of right-of-way utilizing 24 feet of pavement. This deviation is APPROVED, carried forward from prior approval.
2. Parking. Deviation (2) seeks relief from the LDC §34-2020 requirement to provide a minimum of one parking space per 200 square feet of retail floor area, to allow the overall Wal-Mart project to have eight parking spaces less than what is required. This deviation is APPROVED, carried forward from prior approval.
3. Western Buffer. Deviation (3) seeks relief from the LDC §10-416(d) requirement which requires an "A" type buffer along property lines separating commercial uses to allow no buffer along the western property line. This deviation is APPROVED, carried forward from prior approval.

4. Perimeter Plantings. Deviation (4) seeks relief from the LDC §10-416(b) requirement of building perimeter plantings of 5 feet wide to allow no building perimeter plantings for the 120 square foot, one-story building located immediately north of Outparcel B. This deviation is APPROVED, carried forward from prior approval.
5. Lighting. Deviation (5) seeks relief from the LDC §34-625(d), Table 1 requirement which limits the maximum illumination to 0.5 foot-candle measured at the property line, to allow a maximum illumination of 2.7-foot candles measured at the common property lines for development on parcel immediately north of Outparcel B. This deviation is APPROVED, carried forward from prior approval.
6. Stormwater Management. Deviation (6) seeks relief from the LDC §10-321 requirement that commercial development provide an on-site storm water management system to allow for "two" parcels (identified on the MCP as the "stormwater/conservation parcel and the entire development) to share the existing continuous water management system under the approved unified control document. This deviation is APPROVED, carried forward from prior approval.
7. Parking Facilities. Deviation (7) requests relief from the LDC §34-2020(b) parking requirements for non-residential uses to allow a 5% reduction to required parking spaces for development on Outparcel B for bicycle and pedestrian facilities identified on the Bikeways/Walkways Facility Plan, pursuant to LDC §34-2020(c)(3). This deviation is APPROVED, carried forward from prior approval.
8. Sign Setback. Deviation (8) seeks relief from the LDC §30-153(3)e requirement that signs to be set back a minimum of 15 feet from any right-of-way/easement; to allow the proposed sign on Outparcel B to be set back a minimum of 5 feet from the Lee Boulevard right-of-way. This deviation is APPROVED, carried forward from prior approval.
9. Open Drainage. Deviation (9) seeks relief from the LDC §34-1353(e)(2) requirement that fast food restaurant projects with an open drainage system provide an undulating berm within the 25-foot wide right-of-way buffers, to allow open drainage without an undulating berm for development on Outparcel B. This deviation is APPROVED, carried forward from prior approval.
10. Tree Height. Deviation (10) seeks relief from the LDC §34-1353(e)(4) requirement trees be 14 feet in height for the right-of-way buffer; to allow trees to be 10 feet in height along Lee Boulevard & West First Street rights of way for development on Outparcel B. This deviation is APPROVED, carried forward from prior approval.
11. Driveway Radius. Deviation (11) seeks relief from LDC §10-296(t)(4) Table 6 requirement of a minimum edge of pavement radius for commercial driveways on collector roads with closed drainage of 35 feet; to allow a minimum edge of pavement radius of 25 feet for the driveway onto 1st Street West, a minor collector roadway, for development on Outparcel B. This deviation is APPROVED, carried forward from prior approval.
12. Lane Width. Deviation (12) seeks relief from the LDC §10-288 requirement of a minimum turn lane width of 11 feet for roads with a posted speed of less than 45 mph; to allow a minimum turn lane width of 10 feet on 1st Street West, a minor collector roadway with a

posted speed of 40 mph, for development on Outparcel B. This deviation is APPROVED, carried forward from prior approval.

13. Right-of-Way Buffer. Deviation (13) seeks relief from the LDC §34-1353(e)(1) requirement of a buffer that is a minimum of 25 feet in width adjacent to a right-of-way or 15 feet in width if abutting an internal accessway to a commercial development; to allow a 15-foot right-of-way buffer along with a 5 foot internal accessway buffer for development on the proposed fast food parcel as shown on sheet 3 of the MCP. This deviation is APPROVED.
14. Signs. Deviation (14) seeks relief from the LDC §30-153(2)(a)(4) requirement that identification signs be set back a minimum of 15 feet from any street right-of-way or easement, and ten feet from any other property line; to allow a 5-foot setback back for the proposed monument identification sign for development on the proposed fast food parcel as shown on sheet 3 of the MCP. This deviation is APPROVED.
15. Fast Food Restaurant Frontage. Deviation (15) seeks relief from the LDC §34-1353(c)(1) requirement of minimum frontage of 150 feet for fast food restaurants; to allow 25 feet of frontage on the proposed fast food parcel as shown on sheet 3 of the MCP. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

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

1. As conditioned herein, the proposed amendment to the CPD:
 - a. Complies with the Lee Plan. See, Lee Plan Goals 2, 4, 11, 25, 39, Objective 2.1, 2.2, and Policies 1.1.3, 6.1.4, 6.1.7, 11.2, 25.1.4; Lee Plan Maps 1-A, 1-B, 2-A, 2-B.
 - b. Complies with the LDC and other County regulations. See, LDC §§ 34-934, 33-1401 *et. seq.*
 - c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.1.3, 2.1.1, 2.1.2, 2.2.1, 6.1.4; LDC §§ 34-411(c), (i), and (j).
 - d. Provides access sufficient to support the proposed development intensity. Expected impacts on transportation facilities will be addressed by county regulations and conditions of approval. Lee Plan Objective 39.1, Policies 2.2.1, 6.1.1, 6.1.3, 39.1.1; LDC §§ 34-411(d) and (e).

- e. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goal 77, Objectives 4.1, 77.2; and LDC §34-411(h).
 - f. Will be served by urban services. See, Lee Plan Glossary, Maps 3-B, 3-D, 4-A, 4-B, Goal 2; Objectives 2.1, 2.2, 4.1; Policies 2.2.1, 25.9.2, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).
2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39; LDC §34-411(d).
 3. The proposed mix of uses is appropriate at the proposed location. See, Lee Plan Goal 25, Policies 1.1.3, 2.1.1, 6.1.4, 6.1.7, 25.1.4.
 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See LDC Chapters 10, 33, and 34.
 5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety and welfare. See, LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Greenwell made a motion to adopt the foregoing resolution, seconded by Commissioner Ruane. The vote was as follows:

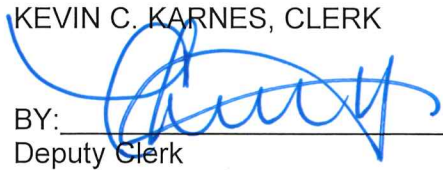
Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Absent
Brian Hamman	Aye
Mike Greenwell	Aye

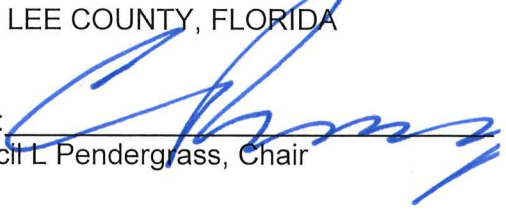
RECEIVED
 MINUTES OFFICE
 2022 AUG 17 AM 11:08

DULY PASSED AND ADOPTED this 3rd day of August 2022.

ATTEST:
KEVIN C. KARNES, CLERK

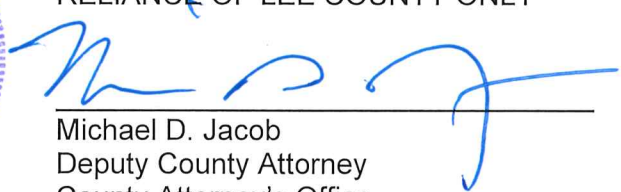
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Cecil L. Pendergrass, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


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

RECEIVED
MINUTES OFFICE

2022 AUG 17 AM 11:08

EXHIBIT A

Sketch and Description:

Legal Description:

THIS IS NOT A SURVEY

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH ALL OF THE FOLLOWING: TRACT A-BLOCK 65-UNIT 5, TRACT A-BLOCK 66-UNIT 5, TRACT A-BLOCK 96-UNIT 12, AND TRACT A-BLOCK 97-UNIT 12, LEHIGH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGES 144 AND 149, AND A PART OF BLOCK 95 AND A PART OF BLOCK 104, PLAT OF PART OF UNIT 12, LEHIGH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN (POB (1)) AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELVA AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET WEST (BOTH BEING A 50' WIDE RIGHT-OF-WAY PER LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA), AND RUN NORTH 00°44'54" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 851.92 FEET TO THE NORTHWEST CORNER OF TRACT A-BLOCK 96-UNIT 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 43°15'51" EAST, A DISTANCE OF 53.39 FEET; THENCE NORTH 20°38'06" EAST ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 210.88 FEET; THENCE NORTH 73°01'35" EAST, A DISTANCE OF 63.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LEE BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) AND A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,355.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 58°23'50" EAST, 317.39 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 13°26'40", AN ARC LENGTH OF 318.12 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS: SOUTH 51°40'30" EAST, 36.73 FEET; SOUTH 39°16'04" EAST, 54.69 FEET; SOUTH 51°40'30" EAST, 311.13 FEET; SOUTH 38°19'30" WEST, 33.71 FEET; SOUTH 51°40'30" EAST, 31.86 FEET; NORTH 38°19'30" EAST, 45.46 FEET; SOUTH 51°40'30" EAST, 50.00 FEET; SOUTH 38°19'30" WEST, 53.96 FEET; SOUTH 51°40'30" EAST, 2.19 FEET; NORTH 38°19'30" EAST, 3.49 FEET; NORTH 83°36'46" EAST, 71.74 FEET; SOUTH 51°40'30" EAST, 346.85 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,360.21 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 53°48'01" EAST, 100.84 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'55", AN ARC LENGTH OF 100.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 54°14'02" EAST, 99.44 FEET; THENCE SOUTH 09°11'16" EAST 54.10 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS: SOUTH 38°19'30" WEST, 188.19 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°02'15" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 51°25'25", AN ARC LENGTH OF 163.99 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIRST STREET WEST, SOUTH 89°44'57" WEST, A DISTANCE OF 1035.20 FEET TO THE POINT OF BEGINNING (1).

AND

BEGIN (POB (2)) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET W AND THE WEST RIGHT-OF-WAY LINE OF ELVA AVENUE, LEHIGH ACRES UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 170 OF AFORESAID PUBLIC RECORDS AND RUN SOUTH 89°44'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 800.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HANNA AVENUE; THENCE NORTH 00°44'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 605.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET W; THENCE NORTH 89°14'48" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 799.97 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF ELVA AVENUE; THENCE SOUTH 00°44'54" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 612.54 FEET TO THE POINT OF BEGINNING (2).

SAID PARCELS CONTAINING A TOTAL OF 1,421,069 SQ FT OR 32.61 ACRES MORE OR LESS.

Abbreviation Legend:

(A)	ACTUAL	Δ	DELTA
APPROX	APPROXIMATE	(D)	DEED
AVG	AVERAGE	(DE)	DEED EXCEPTION
(BB)	BEARING BASIS	DEPT	DEPARTMENT
BLDG	BUILDING	D/U	DRAINAGE AND UTILITY EASEMENT
(C)	CALCULATED	ELEV	ELEVATION
C	CHORD	EOP	EDGE OF PAVEMENT
CB	CHORD BEARING	ESMT	EASEMENT
CCR #	CERTIFIED CORNER	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
C/L	CENTERLINE	FF	FINISH FLOOR
CM	CONCRETE MONUMENT	FND	FOUND
CONC	CONCRETE	FP&L	FLORIDA POWER AND LIGHT
COR	CORNER	(G)	GRID (STATE PLANE)

GOV'T	GOVERNMENT	PC	POINT OF CURVATURE
IP	IRON PIPE	PCC	POINT OF COMPOUND
INST#	INSTRUMENT NUMBER	PCP	PERMANENT CONTROL POINT
IR	IRON ROD	PG	PAGE
IR&C	IRON REBAR & CAP	PGS	PAGES
L	ARC LENGTH	PI	POINT OF INTERSECTION
LB#	LICENSED BUSINESS NUMBER	POB	POINT OF BEGINNING
N & D	NAIL AND DISK	PCC	POINT OF COMMENCEMENT
NR	NON-RADIAL	PCL	POINT ON LINE
NT	NON-TANGENT	PCP	POINT OF REVERSE CURVATURE
OR	OFFICIAL RECORDS	PT	POINT OF TANGENCY
ORB	OFFICIAL RECORDS BOOK	R28E	RANGE 28 EAST
(P)	PLAT		
PB	PLAT BOOK		
FS	FLORIDA STATUTE		

Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, FIXING THE NORTH RIGHT-OF-WAY OF FIRST STREET W, AS BEING S 89°44'57" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY SURVEYOR PER CLIENT REQUEST.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR.

REVIEWED
DCI2021-00031
Rick Burris, Principal
Planner
Lee County DCD/Planning
3/24/2022

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL J. KATREK, PSM, 6233 ON 3/23/22 PER 5J-17.062(2)

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on March 23, 2022. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.



Digitally signed by Paul J. Katrek
DN: c=US, o=CPI INC,
ou=801410C000001d11AA0009
A000015E3, cn=Paul J. Katrek
Date: 2022.03.23 14:47:28
+04'00'

For the Firm By:

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL		
Landsc. = LANDSCAPE	N/A = NOT APPLICABLE	Lic. = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	

NOT VALID WITHOUT
SHEETS 1 THROUGH 3 OF 3.

Date: 3/23/22	Job No. P7361
Drawn by: JTF	Scale: N/A
	File: P7361 PD.DWG



A Full Service A & E Firm

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

www.cphcorp.com

© 2022

BELLE CENTRE
2523 LEE BOULEVARD
LYING IN
SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
(LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

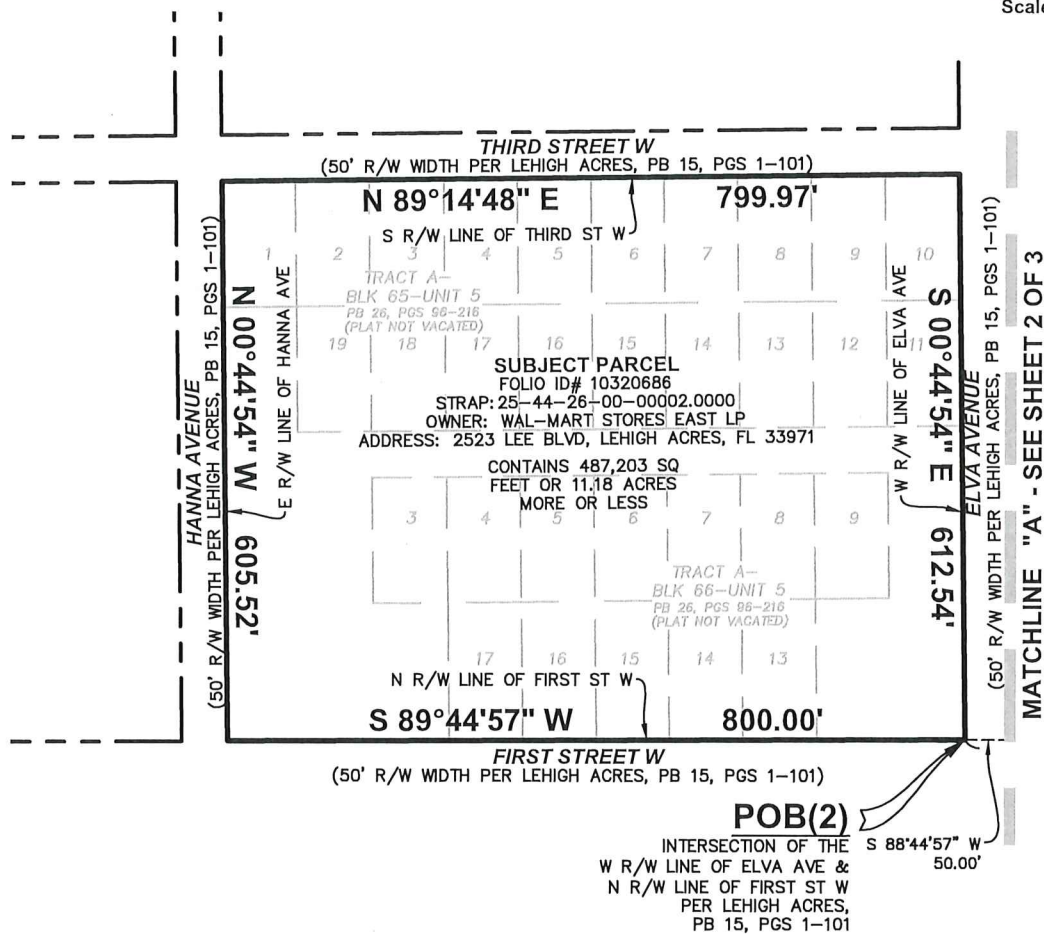
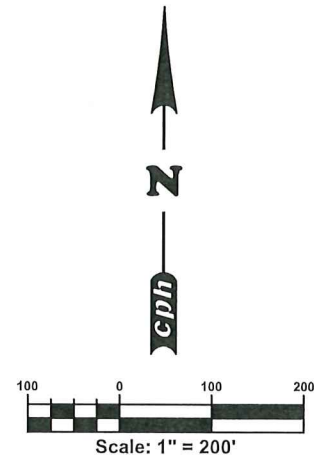
1 of 3

2 of 3

Sketch and Description:

THIS IS NOT A SURVEY

REVIEWED
DCI2021-00031
Rick Burris, Principal
Planner
Lee County DCD/Planning
3/24/2022



TITLE BLOCK ABBREVIATIONS
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 SHEETS 1 THROUGH 3 OF 3.

Drawn by: JTF

Date: 3/23/22

Job No. P7361

Scale: 1"=200'

File: P7361 PD.DWG



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BELLE CENTRE

2523 LEE BOULEVARD

LYING IN

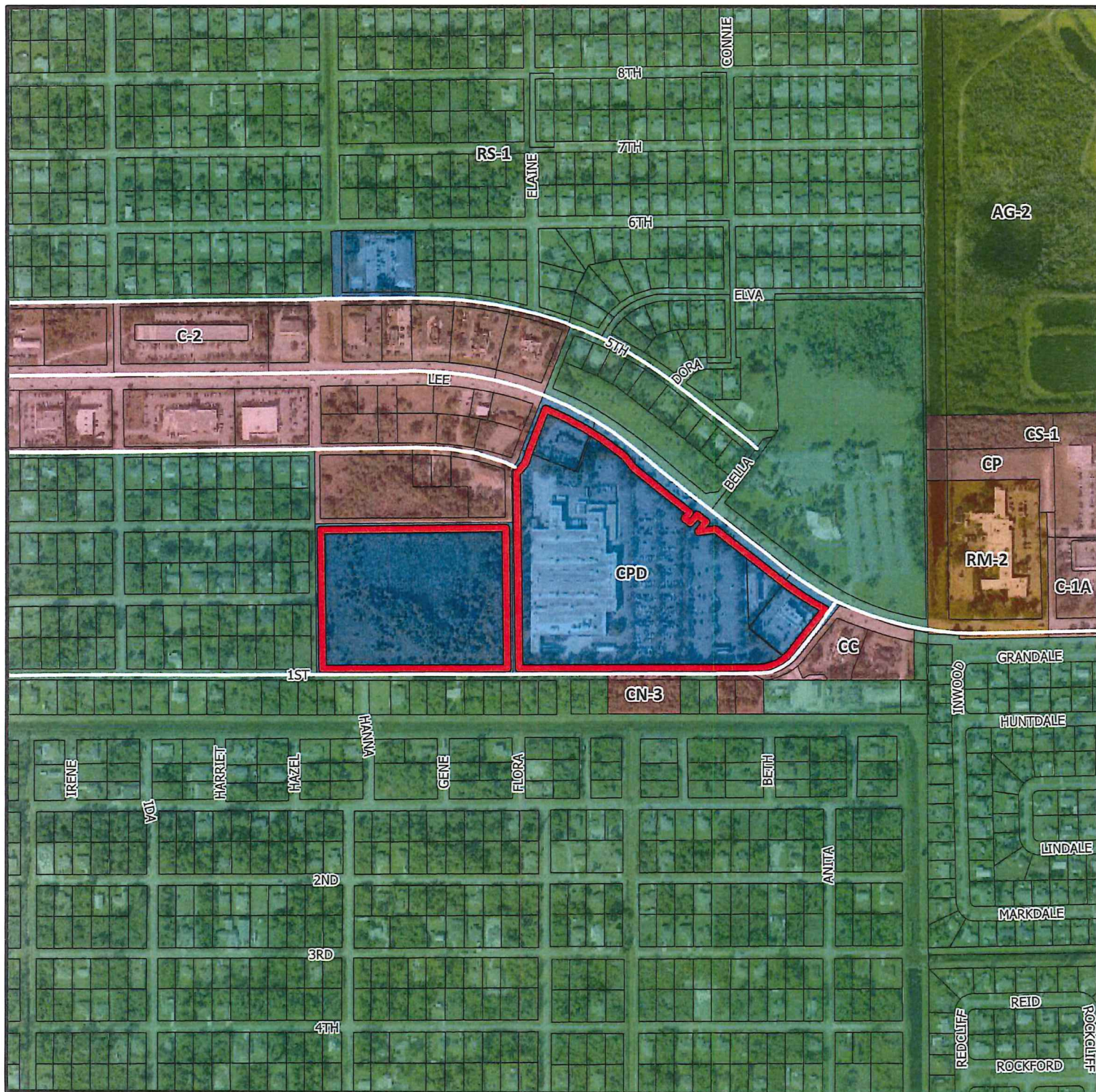
SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
 (LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

3

3 of 3

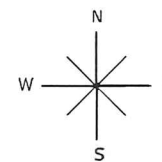


DCI2021-00031

Zoning

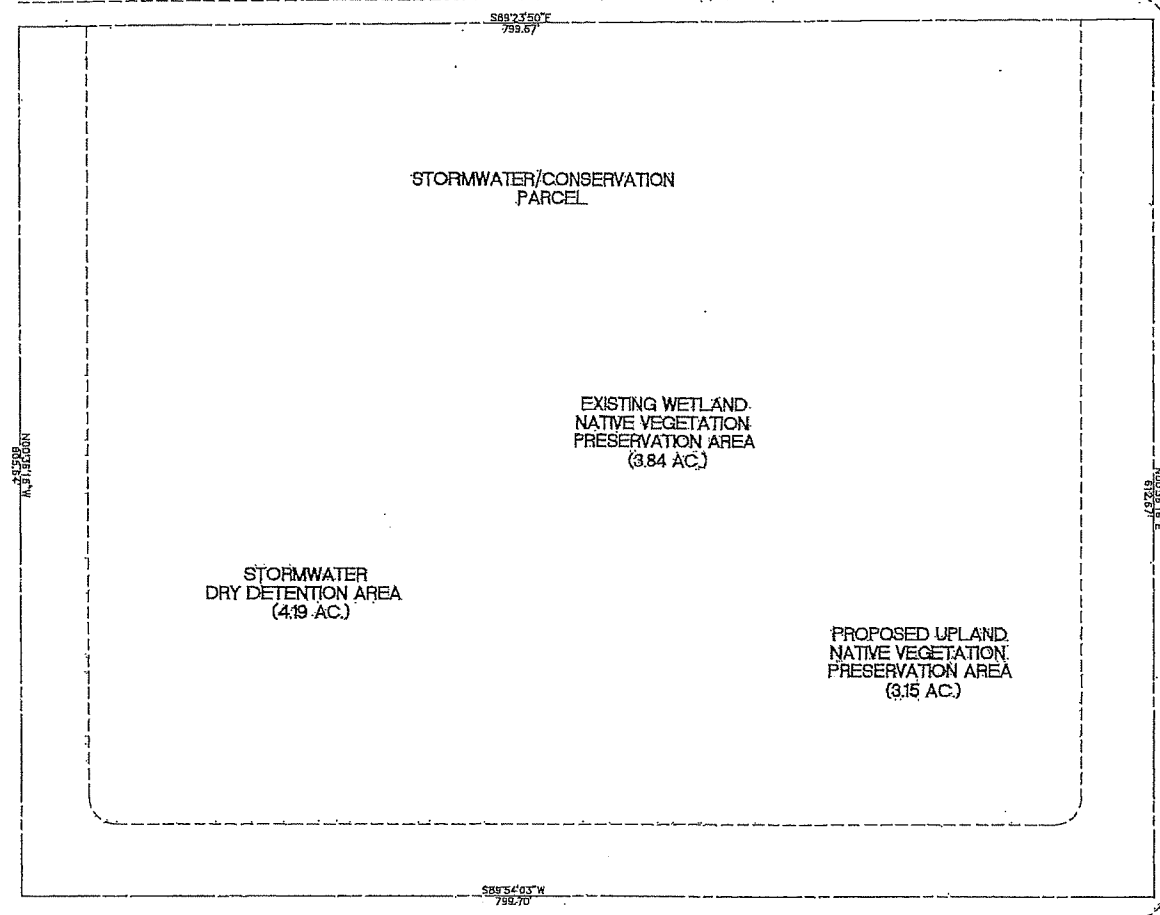
EXHIBIT B

 Subject Property

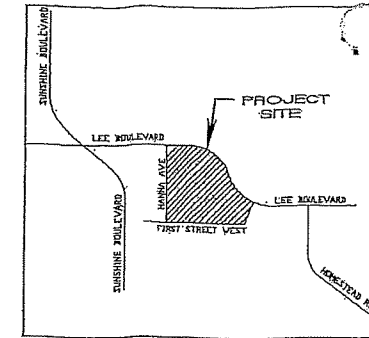


0 500 1,000
Feet





MATCHLINE SEE SHEET ST



LOCATION MAP

BASED ON A ASBUILT SURVEY
DRAWING BY
KING ENGINEERING ASSOC.
DATED: 3-24-95

Approved as Exhibit C
MCP Page 2 of 7
Resolution # 2-22-011

RECEIVED
JUN 28 1999
ZONING COUNTER



Scale 1" = 50'
50 25 0 25 50 100



Kimley-Horn
and Associates, Inc.

Engineering
Planning
and
Environmental
Consultants

Suite 400
601 21st Street
Vero Beach, Florida
32960
Phone: 561-562-7981
Fax: 561-562-9689

DATE	BY	REVISION	NO.

JOB NO.	DATE	BY	NO.	DATE	BY
047280.07	04/28/07	ND			

COMPOSITE SITE PLAN	DATE ISSUED 4/28/99
MURPHY OIL FUELING STATION LEHIGH ACRES LEE COUNTY, FLORIDA	

SCALE 1" = 50'
SHEET NO. S2

PROJECT # 99 05-005-02 Z 01.01
PROJECT TYPE 13