

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: Donna Marie Collins
Chief Hearing Examiner

DATE: August 31, 2022

FROM: Adam Mendez
Senior Planner

RE: DCI2021-00014 – Williams Avenue CPD

Staff and the applicant have reviewed the Hearing Examiner's recommendation for the above-referenced case and have identified the following items of note that require modification to align with your recommendation to the Board of County Commissioners:

1. Modification to MCP-A:

The applicant has included a code-required landscape buffer along the north side of the abutting triangular parcel, consistent with the partial approval of Deviation 3 for MCP-A. This deviation recommends denial of the applicant's request for no buffer along this segment (see Attachment A).

2. Modification to MCP-B:

The applicant has removed the use-specific text pertaining to the convenience food and beverage store, fuel pumps and drive through facility. In its place, the text now states "Future Commercial Development", which the applicant understands will have to be consistent with the balance of conditions imposed on the development of MCP-B (see Attachment B).

If possible, staffs seeks concurrence from the Hearing Examiner's Office regarding the items above prior to this case being heard by the Board of County Commissioners September 7, 2022.

Respectfully Submitted,

Adam Mendez
Senior Planner, Zoning Section

Attachments:

Attachment A – MCP-A

Attachment B – MCP-B

STREET ADDRESSES

416 WILLIAMS AVENUE
AND
409, 411, 413, 415, 417, AND 419 MAGNOLIA AVENUE
LEHIGH ACRES, FL 33971

STRAP NUMBERS

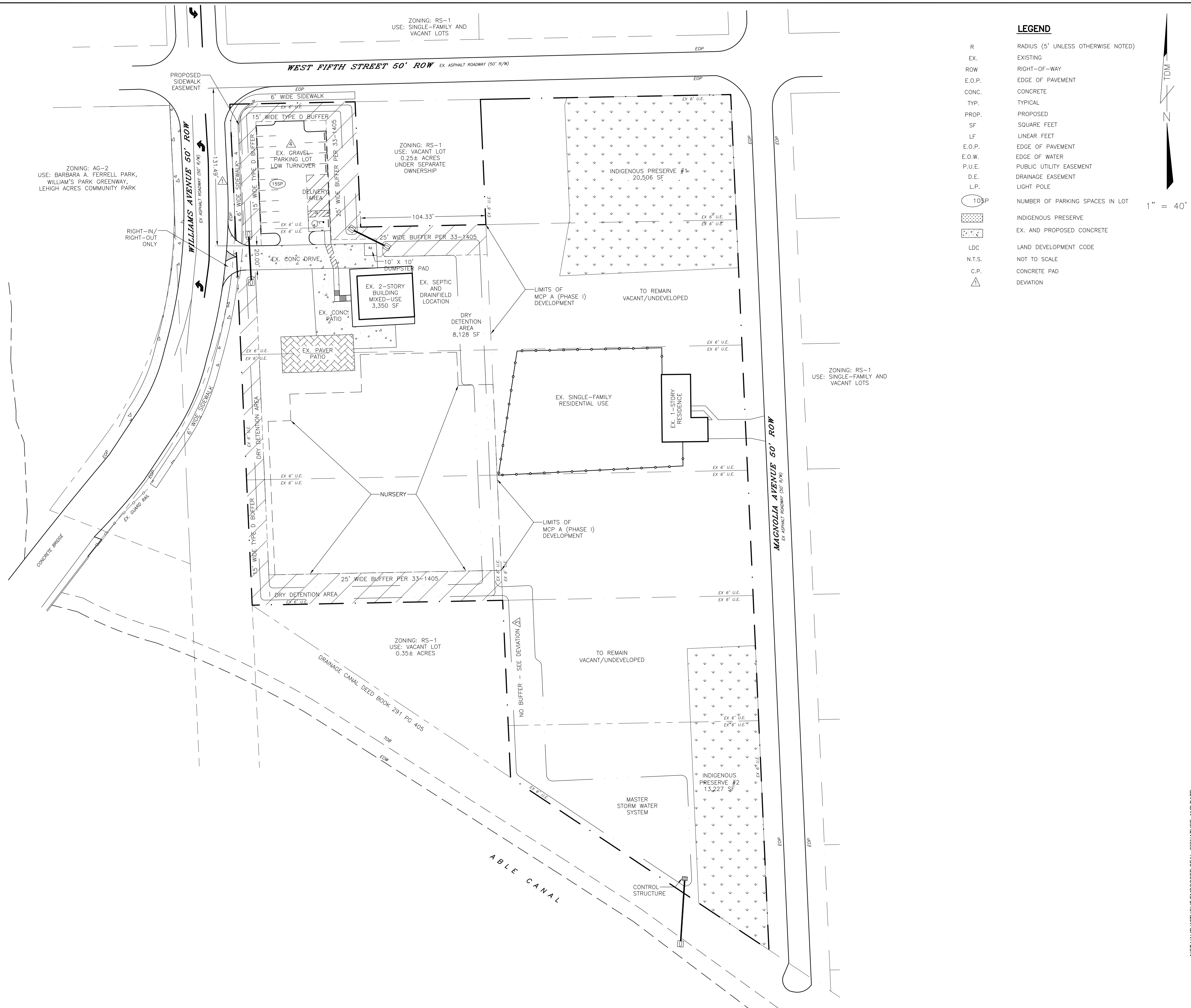
29-44-27-01-00001.0020
29-44-27-01-00001.0190
29-44-27-01-00001.0200
29-44-27-01-00001.0210
29-44-27-01-00001.0220
29-44-27-01-00001.0230
29-44-27-01-00001.0240

PROPERTY DEVELOPMENT REGULATIONS MCP A

MAX. INTENSITY	= 5,000 SQUARE FEET
MIN. LOT SIZE	= 76,253 SF/1.75 ACRES
MINIMUM FRONTAGE	= 150 FEET
MINIMUM DEPTH	= 150 FEET
MAX. HEIGHT	= 35 FEET
MINIMUM OPEN SPACE	= 20%

OPEN SPACE REQUIREMENTS

LIMITS OF PHASE 1 DEVELOPMENT (76,253 SF/1.75 AC)
MIN. REQUIRED: 76,253 SF X 20% = 15,250 SF
PROVIDED: 11,360 SF (BUFFERS) + 8,128 SF (DETENTION AREA)
= 19,488 SF (25%)



SHEET #		1 of 1		SCALE: AS NOTED	
NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE. Civil Engineering and Planning  43 Barkley Circle, Suite 200 Fort Myers, FL 33907 Phone: (239) 433-4231 Fax: (239) 433-9632 Cert. of Authorization # 29086 TDM CONSULTING, INC. dean@tdmconsulting.com www.tdmcivilengineering.com		WILLIAMS AVENUE CPD MASTER CONCEPT PLAN A			
DATE: 10/20/20		DESIGNED BY: FEM		DRAWN BY: FEM	
CHECKED BY: TDM		APPROVED BY: TDM		TDM	
# 1 2 3 4 5		DATE 8/20/21 12/20/21 2/20/22 8/20/22 8/20/22		REVISIONS REVISED PER LC COMMENTS REVISED PER LC COMMENTS REVISED BY APPLICANT REVISED PER HEX REVISED PER HEX RECOMMENDATION	
DRAWINGS NAME: QSSS		SOUTHERN IMPRESSIONS		NAVIGATOR RAOULI	
DRAWINGS CUMULATIVE		DRAWINGS CUMULATIVE		DRAWINGS CUMULATIVE	

