

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00141

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, H&M Development filed an application for an administrative amendment to a Commercial Planned Development on a project known as Lehigh Acres Self Storage to include deviations from the Lee County Land Development Code (LDC) required refuse and solid waste disposal and roadside swale slope requirements on property located at 511 Lee Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 44 South, Range 27 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-07-076 and was subsequently amended and superseded by Resolution Z-22-021 (Case Number DCI2021-00052); and

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

WHEREAS, Resolution Z-22-021 permits development of indoor self-storage (public warehouse) not to exceed 35 feet in height or 120,000 square feet (see Exhibit "E"); and

WHEREAS, Deviation 1 of Resolution Z-22-021 originally requested to deviate from the LDC § 10-261(a) requirement that commercial businesses provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to permit the development to utilize rollout totes in lieu of dumpster and recycling container space; and

WHEREAS, per the Hearing Examiner's Recommendation for DCI2021-00052, the requested refuse and solid waste disposal facilities deviation was considered premature and was more appropriately obtained through the administrative amendment process during development order review; therefore, Deviation 1 was denied; and

WHEREAS, staff originally recommended approval of the deviation with conditions contained in the Lee County Staff Report; and

WHEREAS, accordingly, the applicant has filed an administrative amendment requesting a deviation from LDC § 10-261(a) to allow rollout totes in lieu of dumpster and recycling container space; and

WHEREAS, the applicant states that only office personnel are permitted dispose of solid waste and recyclables on-site (see Exhibit "C"); and

WHEREAS, Development Services staff has reviewed the requested deviation from LDC § 10-261(a) and does not object, as conditioned; and

WHEREAS, the applicant has provided an amended Master Concept Plan (MCP) depicting the location of the proposed rollout tote storage area and updated corresponding deviation locations (see Exhibit “B”); and

WHEREAS, the applicant also proposes inclusion of Deviation 6, from LDC § 10-296(d)(4)c, which requires roadside swales within County-maintained street rights-of-way to have side slopes no steeper than four horizontal to one vertical (4:1); and

WHEREAS, LDC § 10-296(d)(4)c states an administrative deviation may be granted from this standard in consultation with the Director of Transportation, subject to the criteria set forth in LDC § 10-104; and

WHEREAS, the applicant proposes to provide roadside swales along Ohio Road and Main Place with side slopes no steeper than three horizontal to one vertical (3:1) (see Exhibit “C”); and

WHEREAS, Ohio Road and Main Place are 50-foot-wide County-maintained rights-of-way and development of the subject property will require the developer to provide pedestrian sidewalks along both roadways, which creates right-of-way width size constraints; and

WHEREAS, Lee County Department of Transportation staff has found the justification for deviation from LDC § 10-296(d)(4)c sufficient to allow the roadside swales along Ohio Road and Maine Place to have side slopes no steeper than three horizontal to one vertical (3:1), provided normal swale sections are a minimum of 12 inches deep, due to the limitation of the existing right-of-way, and conflict with the existing public utility easements; and

WHEREAS, the applicant held a public information meeting in the Lehigh Acres Community Plan Area consistent with the requirements of LDC Section 33-1401 (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 proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

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

**Approval is subject to the following conditions:**

- 1. Development must be in compliance with the amended Master Concept Plan entitled “MCP Plan”, attached hereto as Exhibit “B.” The only authorized changes to the Master Concept Plan are the inclusion of a 6-foot by 13-foot area, with a 6-foot high opaque fence and gate, for storage of trash and recyclable totes only, and inclusion of Deviation Markers 1 and 6.**
- 2. Deviation 1 from LDC § 10-261(a) is hereby APPROVED to allow rollout totes in lieu of dumpster and recycling container space and is subject to the following conditions:**
  - a. At time of development order review the applicant must submit the lease documents verifying that the use of the garbage and recycling collection facilities by the lessees of the storage units is prohibited.**
  - b. Any redevelopment or change of use of the property will require compliance with the requirements of Land Development Code Section 10-261(a) unless a subsequent deviation is obtained.**
- 3. Deviation 6 from LDC § 10-296(d)(4)c is hereby APPROVED to allow the roadside swales along Ohio Road and Maine Place to have side slopes no steeper than three horizontal to one vertical (3:1) and is subject to the condition that normal swale sections must be a minimum of 12 inches deep.**
- 4. The terms and conditions of the Resolution Z-22-021 remain in full force and effect, except as amended herein.**
- 5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 11/18/2022

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

**Exhibits**

Exhibit A: Legal Description

Exhibit B: Amended Master Concept Plan

Exhibit C: Applicant’s Request Statement and Deviation Justification

Exhibit D: Lehigh Acres Public Information Meeting Summary

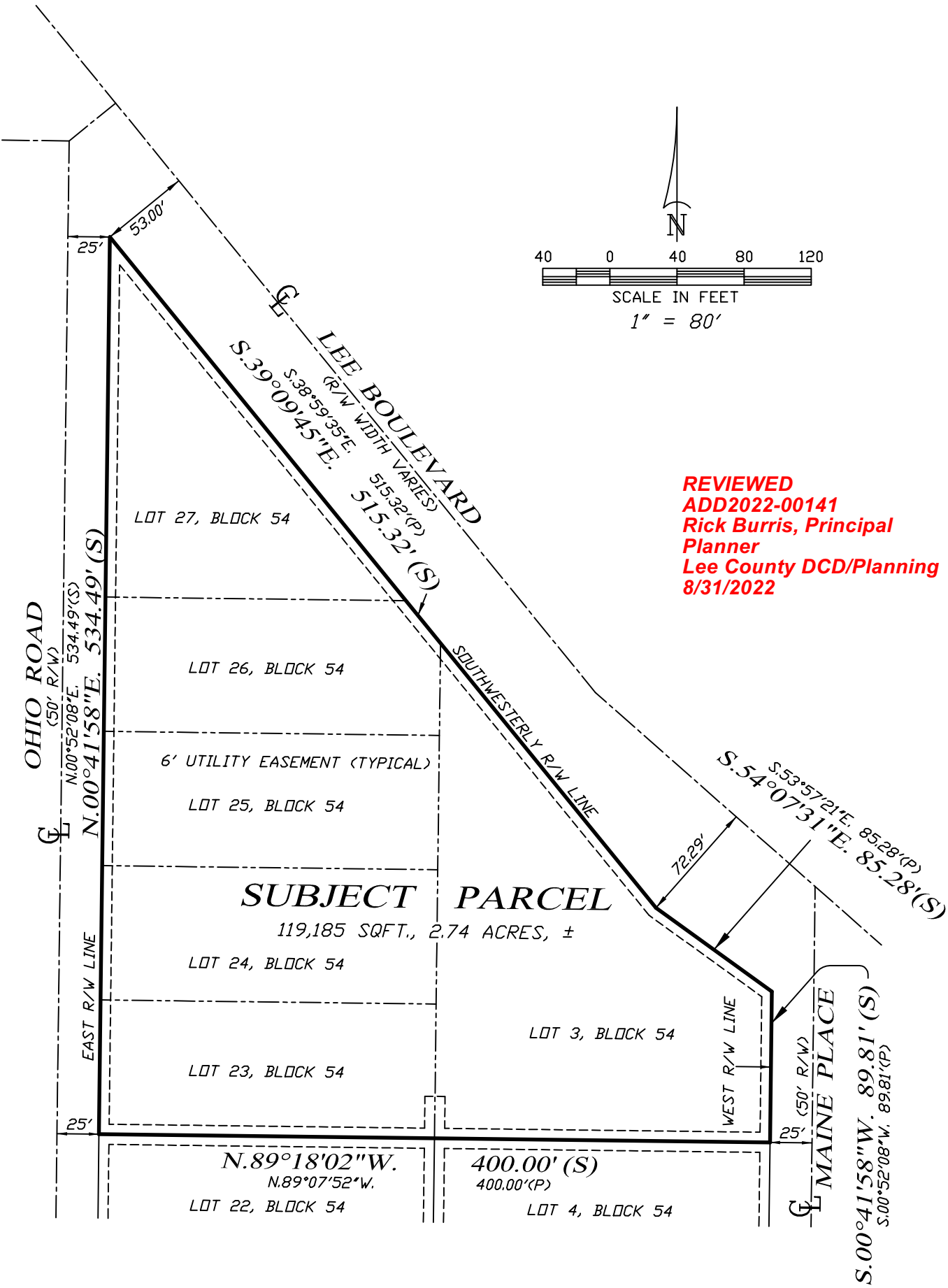
Exhibit E: Resolution Z-22-021

Exhibit A

SKETCH TO ACCOMPANY DESCRIPTION  
**LOTS 3, 23, 24, 25, 26 & 27, BLOCK 54,**  
**LEELAND HEIGHTS, UNIT 11,**  
**(LEHIGH ACRES)**  
(PLAT BOOK 12, PAGES 50-55)  
SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

HARRIS-JØRGENSEN, LLC.  
3048 DEL PRADO BLVD. S., SUITE 100  
CAPE CORAL, FLORIDA 33904  
PHONE: (239) 257-2624  
FAX: (239) 257-2921  
FLORIDA CERTIFICATE OF  
AUTHORIZATION LB6921

THIS IS NOT A BOUNDARY SURVEY  
SEE EXHIBIT "A", SHEET 2 OF 2  
FOR DESCRIPTION



## DESCRIPTION TO ACCOMPANY SKETCH

**EXHIBIT "A"****DESCRIPTION:** (PER TITLE CERTIFICATE)

LOT 3, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 23, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 24, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 25, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 26, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 27, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Phillip M Mould, Digitally signed by  
P.S.M. 6515 Phillip M Mould, P.S.M.  
State of Florida 6515 State of Florida  
Date: 2021.11.23  
10:23:48 -05'00'

PHILLIP M MOULD  
LS6515  
NOVEMBER 23, 2021

**REVIEWED**  
**ADD2022-00141**  
**Rick Burris, Principal**  
**Planner**  
**Lee County DCD/Planning**  
**8/31/2022**

**NOTE:**

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



**Exhibit C**

**43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
Phone 239-433-4231 Fax 239-433-9632  
www.tdmcivilengineering.com  
Certificate of Authorization # 29086**

**Lehigh Acres Self Storage  
Narrative of Request  
Revised 9-7-2022**

The Applicant rezoned the subject property from CPD to CPD via zoning resolution Z-22-021. During the CPD rezoning process, the applicant requested a deviation from LDC Section 10-261 refuse and solid waste disposal facilities. This deviation was presented to the Lehigh Acres planning community at the public information meeting for both the zoning application and development order application. In addition, the applicant is requesting a deviation from LDC Section 10-296(d)(4)(c) – roadside swale requirements. Please see the Schedule of Deviations.

Lee County solid waste provided an email supporting the deviation request. However, during the first public hearing, the Hearing Examiner stated it was premature to request a deviation from providing a dumpster on-site during the rezoning process. Page 5 of the Hearing Examiner's recommendation states the following:

Applicant's request to deviate from providing a solid waste disposal area on the MCP is premature. Staff proposed conditions highlighting the tenuousness of their recommendation. Specifically, the recommendation of approval reserves the right for subsequent revocation by the Division of Solid Waste. The Hearing Examiner finds the MCP should reflect a refuse and solid waste disposal area. Applicant remains able to pursue an administrative deviation during the development review process.

The Staff Report included the conditions that:

1. The applicant must maintain posted property signs near entrances that clearly prohibit disposal of waste and recycling on-site.
2. The project must obtain approval from Lee County Solid Waste to utilize the deviation at time of local development order approval.
3. Lee County Solid Waste retains the right to revoke the approved deviation upon a finding of insufficient or inefficient refuse and recycling rollout container pickup.

The email from Lee County Solid Waste supports the deviation request to utilize roll-out totes in lieu of dumpsters since only office personnel are permitted to use dispose of solid waste and recyclables on-site. In addition, the Solid Waste division requires enough storage space to store the totes around the office and prohibits staging on the County ROW. A copy of the email from Lee County Solid Waste is included with the Schedule of Deviation request.

The Site Construction Plans provided with DOS2022-00123 do not propose standard dumpsters on-site. The applicant is following the Hearing Examiner's recommendation to pursue an administrative deviation from the dumpster requirements during the development review process.

Narrative of Request

Page 2 of 2

The applicant is also requesting a deviation from LDC Section 10-296(d)(4)(c), which requires roadside swales within county street rights-of-way to have side slopes no steeper than four horizontals to one vertical and a minimum depth of 12 inches. Due to the limited right-of-way widths, the applicant is requesting to permit side slopes of three horizontal to one vertical with a depth of 12 inches along Ohio Road and Maine Place. Please see the Schedule of Deviations with Justification for additional information.



**43 Barkley Circle, Suite 200**  
**Fort Myers, FL 33907**  
**Phone 239-433-4231 Fax 239-433-9632**  
**www.tdmcivilengineering.com**  
**Certificate of Authorization # 29086**

**Lehigh Acres Self Storage**  
**Deviation Request – PD Amendment**  
**Revised 10-21-2022**

**DEVIATION REQUEST #1:**

Seeks relief from the **LDC §10-261(a)** Refuse and Solid Waste Disposal Facilities requirement that all new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers. Request to permit the development to utilize roll-out totes.

**JUSTIFICATION:**

LDC Sec. 10-261(a) provides a uniform calculation for all commercial uses. The proposed commercial use is a public warehouse, consisting of 120,000 square feet spread out over 3 stories, including a 1,000 square foot administrative office. The LDC requires commercial businesses greater than 25,000 square feet to provide a 216 square foot area for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet. The proposed building is 120,000 square feet, which requires a 976 square foot facility for solid waste and recyclables. However, the applicant has developed similar facilities throughout Florida and includes language in the lease agreement prohibiting the disposal of solid waste, recyclables, or garbage on site. Only the office will be permitted to use the on-site solid waste and recycling facilities (roll-out totes). And since the office is a maximum of 1,000 sf, it is logical for the business to utilize roll-out totes for solid waste and recyclables. The Master Concept Plan provides a location adjacent to the parking lot that will serve as the permanent storage location of the trash and recycling bins. The area will be surrounded by a 6-foot high solid, opaque fence so it's not visible to the rights-of-way. The location makes it easy to roll out the bins for weekly pick-up.

According to LDC Section 10-261(a), a 976 square foot dumpster pad for the public warehouse would be the same as a 95-unit multi-family development. Common sense mandates that a public warehouse doesn't need a dumpster pad that is almost 1,000 square feet in size, especially if only the office is permitted to utilize it. The Lee County solid waste department has provided an email supporting roll-out totes for this development, which is attached to this request. The calculations determine that a minimum of 0.72 cubic yards of solid waste and refuse is produced weekly. The applicant is providing two 95- gallon totes – one for solid waste and one for recycling. Please see the roll out tote calculations on the Master Concept Plan for the conversion from gallons to cubic yards. This deviation enhances the achievement of the objectives of the planned development and is not detrimental to the public interest. The applicant respectfully requests approval of this deviation.

## Schedule of Deviations

Page 2 of 2

**DEVIATION #6:**

Seeks relief from the **LDC §10-296(d)(4)(c)** requirement for roadside swales within county street rights-of-way to have side slopes no steeper than four horizontal to one vertical and a minimum depth of 12 inches. Request to permit side slopes of three horizontal to one vertical with a depth of 12 inches along Ohio Road and Maine Place.

**JUSTIFICATION:**

Per LDC Sec. 10-256, the county requires the installation of sidewalks along Ohio Road and Maine Place. These sidewalks are required to have 1 foot of flat space on each side of the sidewalk. Given the width of the rights-of-way for each of these streets is only 50' wide, there is not adequate space to provide the sidewalks, flat areas, 4:1 side slopes and the 1' deep swale. Therefore, we are requesting 3:1 side slopes on a 1' deep swale with the required sidewalk and 1' of flat space on each side. Per LDC 10-296(d)(4)(c) an administrative deviation may be requested from this subsection with consultation from the director of transportation.

The applicant is aware that LDC Sec. 10-256(b)(2)(d) permits an alternative plan approval where the sidewalks may be located on-site. However, there is an existing 6-foot PUE along the property line that cannot be vacated. The applicant is unable to provide an alternative plan for the sidewalk in order to provide a 4:1 side slope. The applicant has submitted a local Development Order concurrently with this application (DOS2022-00123). The Site Construction Plans include cross-sections (A-A, B-B, and E-E) on Sheet 9 of 16, which demonstrates how the drainage swales operate along Ohio Road and Maine Place. Providing a 3:1 side slope at those locations permits the applicant to comply with other requirements of the Land Development Code, mainly pedestrian facilities. Please see the attached Paving, Grading and Drainage Sheet and the Cross-Sections Sheet.

Granting of this deviation request is based on sound engineering practices, is not detrimental to the health, safety, and welfare of abutting landowners and the general public, and is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance, or any Lee Plan provision.

**Summary:**

The site has been designed so that any aspect of the commercial development will have minimal impacts to the residential lot to the south, including building orientation, buffers, parking lot, delivery/loading zones, and driveway. The applicant believes the requested deviation enhances the achievement of the objectives of the planned development and that it will not be detrimental to the public interest.

STREET ADDRESS

511 LEE BOULEVARD  
LEHIGH ACRES, FL 33936

STRAP NUMBER

32-44-27-11-00054.0030

STORMWATER MANAGEMENT INFORMATION

PER DESIGN CALCULATIONS:

MIN. PARKING LOT ELEVATION = +23.09' (N.A.V.D.)  
MIN. PERIMETER BERM ELEVATION = +23.09' (N.A.V.D.)  
MIN. FINISHED FLOOR ELEVATION = +24.17' (N.A.V.D.)

PER CONSTRUCTION PLANS:

MIN. GRADE FOR PARKING LOT = +23.10' (N.A.V.D.)  
MIN. GRADE FOR PERIMETER BERM = +23.6' (N.A.V.D.)  
MIN. GRADE FOR FINISHED FLOOR = +24.5' (N.A.V.D.)

W.S.W.T. EL. = +19.0' N.A.V.D. (PER DOS2008-00105 AT 601 EAST COUNTY LANE)

THE CONVERSION FACTOR FROM NGVD TO NAVD IS "-1.17'".

FLOOD ZONE

THE PARCEL IS LOCATED IN FLOOD ZONE "X"

THIS INFORMATION WAS TAKEN FROM THE BOUNDARY SURVEY

PROVIDED BY HARRIS-JORGENSEN, INC. DATED 11-03-21

STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:

= 1" X TOTAL PARCEL AREA X 1'/12"

= 1" X 119,185 SF X 1'/12"

= 9,932 CF

OR 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA)/

(TOTAL PARCEL AREA - ROOF AREA) X TOTAL PARCEL AREA X 1'/12"

= 2.5" X (65,755 SF - 39,250 SF)/(119,185 SF - 39,250 SF)

X 119,185 SF X 1'/12" = 8,233 CF

= 9,932 CF X 0.75 (DRY DETENTION) = 7,449 CF

TOTAL DETENTION PROVIDED:

= VOLUME IN DDA #1 + DDA #2

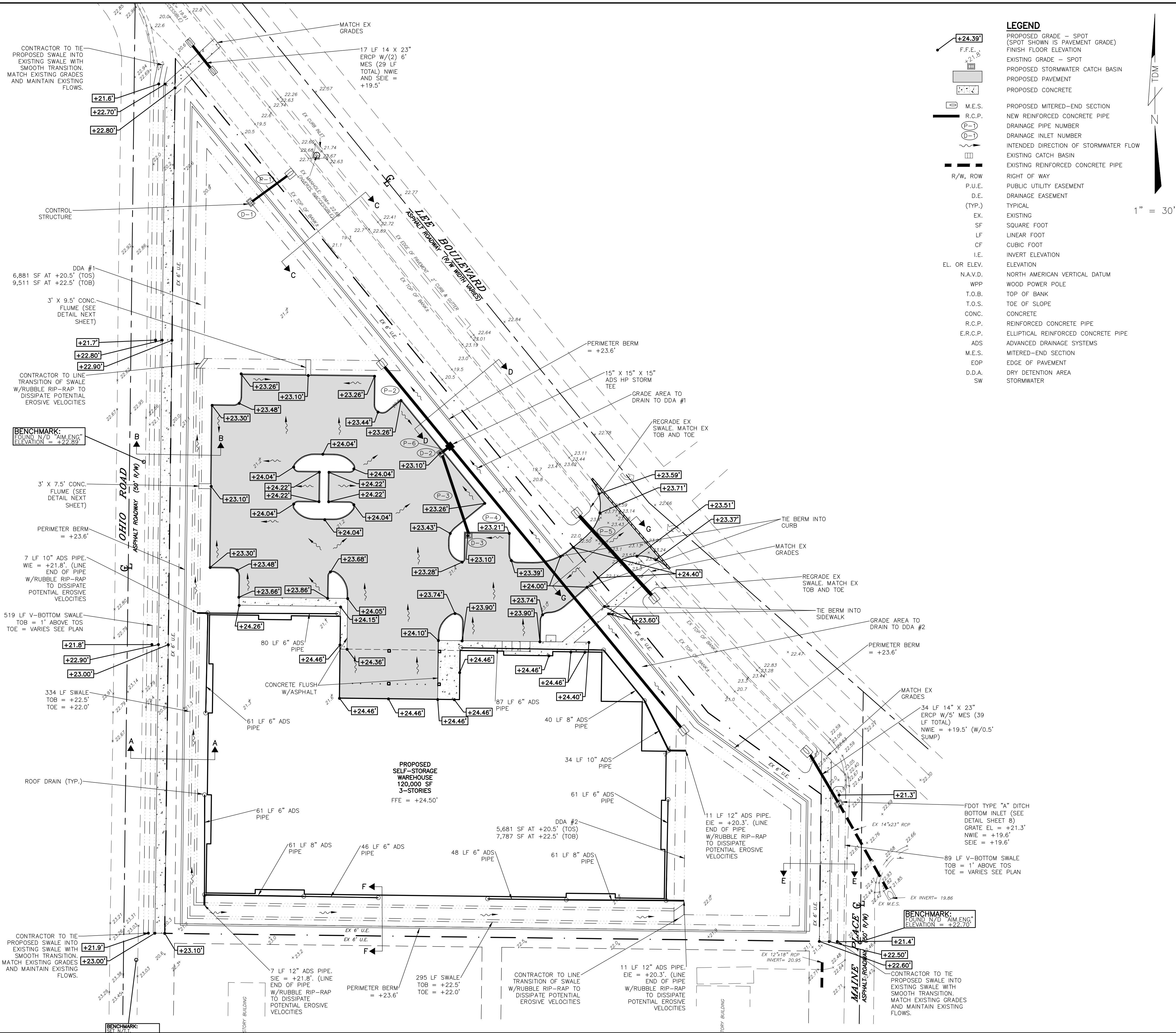
= 16,392 CF + 13,468 CF = 29,860 CF

DRAINAGE STRUCTURE SCHEDULE

| INLET NUMBER | INLET TYPE | GRATE ELEVATION                         | INVERT ELEVATIONS       |
|--------------|------------|-----------------------------------------|-------------------------|
| D-1          | C (MOD.)   | CONTROL STRUCTURE (SEE DETAIL, SHEET 7) |                         |
| D-2          | C          | +23.1'                                  | +20.5' NEIE, +20.6' SIE |
| D-3          | C          | +23.1'                                  | +20.7' NIE              |

DRAINAGE PIPE SCHEDULE

| PIPE NUMBER | DESCRIPTION                                                                            |
|-------------|----------------------------------------------------------------------------------------|
| P-1         | 27 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (32 LF TOTAL)<br>NEIE = +19.3'                |
| P-2         | 62 LF 15" ADS HP STORM W/(1) 6' M.E.S. (68 LF TOTAL)<br>NWIE = +20.3'                  |
| P-3         | 51 LF 12" ADS HP STORM                                                                 |
| P-4         | 223 LF 15" ADS HP STORM W/(1) 6' M.E.S. (229 LF TOTAL)<br>SEIE = +20.3'                |
| P-5         | 68 LF 14" X 23" E.R.C.P. W/(2) 5' M.E.S. (78 LF TOTAL)<br>NWIE = +20.2', SEIE = +20.5' |
| P-6         | 6 LF 15" ADS HP STORM NEIE = +20.4'                                                    |



LEGEND

PROPOSED GRADE - SPOT  
(SPOT SHOWN IS PAVEMENT GRADE)  
FINISH FLOOR ELEVATION  
EXISTING GRADE - SPOT  
PROPOSED STORMWATER CATCH BASIN  
PROPOSED PAVEMENT  
PROPOSED CONCRETE  
PROPOSED MITERED-END SECTION  
NEW REINFORCED CONCRETE PIPE  
DRAINAGE PIPE NUMBER  
DRAINAGE INLET NUMBER  
INTENDED DIRECTION OF STORMWATER FLOW  
EXISTING CATCH BASIN  
EXISTING REINFORCED CONCRETE PIPE  
RIGHT OF WAY  
PUBLIC UTILITY EASEMENT  
DRAINAGE EASEMENT  
TYPICAL  
EXISTING  
SF  
LF  
CF  
INVERT ELEVATION  
ELEVATION  
N.A.V.D.  
WPP  
T.O.B.  
T.O.S.  
CONC.  
R.C.P.  
E.R.C.P.  
ADS  
M.E.S.  
EOP  
D.D.A.  
SW

1" = 30'

DATE: 05/2022  
DESIGNED BY:  
ADM  
DRAWN BY:  
ADM  
CHECKED BY:  
TDM  
APPROVED BY:  
TDM

REVISIONS  
REVISED PER LC COMMENTS  
1

DATE: 03/2022  
1

DRAWING NAME: 511 LEE BOULEVARD  
DRAWING NUMBER: 29086

511 LEE BOULEVARD  
PAVING, GRADING, AND  
DRAINAGE PLAN

Civil Engineering and Planning  
TDM CONSULTING, INC.  
43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
Phone: (239) 433-4231  
Fax: (239) 433-9632  
Cert. of Authorization # 29086

Dean Martin, P.E.  
Florida #52022  
DATE: 05/2022  
This plan has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered valid for legal or engineering purposes.

6 of 16  
SCALE: 1" = 30'



**Exhibit D**

**43 Barkley Circle, Suite 200  
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Phone 239-433-4231 Fax 239-433-9632  
www.tdmcivilengineering.com  
Certificate of Authorization # 29086**

**Lehigh Acres Self Storage  
Public Information Meeting Summary**

A public information meeting was held during the Lehigh Acres Architectural, Planning and Zoning Review Board's (LAAPZRB) monthly meeting. The meeting was held on January 27, 2022 at 5:30 pm at the LAMSID building located at 601 East County Lane, Lehigh Acres. The meeting was advertised in the News-Press on January 13, 2022, as required.

Veronica Martin, the Authorized Representative, presented the rezoning request to the LAAPZRB, including the proposed use, building height, increase in square footage, master concept plan, access on Lee Boulevard, traffic, proposed buffers, and requested deviations.

**Questions:**

1. A representative from the Lehigh Acres Fire Dept. asked about the turning radius to allow for fire truck access.

Response: An auto-turn exhibit had been completed using a fire truck and we will be making a minor adjustment near the loading zones to allow for better traffic circulation and turning movements.

**Comments:**

Members Inke Schirmacher and Mike Cook spoke in favor of the rezoning. They liked the full 25-foot buffer to the south and thought a self-storage warehouse was a better fit than the previously approved uses in the original CPD.

Member Mohamed Yasin voted to not approve the rezoning request.

The public information meeting was advertised as required. The members of the LAAPZRB were in attendance (both in person and virtually); however, no members of the general public attended the meeting. It is our understanding that attendance was down due to Covid.

The members voted to approve the rezoning request with one nay. A copy of the News-Press Notice of Meeting, the LAAPZRB agenda with attendees, and LAAPZRB application with action taken is included with this meeting summary.

# The News-Press media group

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Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

**TOLL-FREE**  
888-516-9220

**Local #**  
239-335-0258

**Email**  
FNPLegals@gannett.com

---

**Customer:** TDM CONSULTING, INC

**Ad No.:** 0005076644

**Address:** 43 BARKLEY CIR STE 200  
FORT MYERS FL 33907  
USA

**Net Amt:** \$57.35

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 01/13/22

**Text of Ad:**

**LEGAL NOTICE**  
NOTICE OF PUBLIC MEETING. TDM Consulting, Inc. will be presenting a rezoning application at the Lehigh Acres Architectural, Planning & Zoning Review Board meeting on January 27, 2022 at 5:30 pm. The meeting will be held at the Lehigh Acres Municipal Services Improvement District, 601 East County Lane, Lehigh Acres. The applicant, H&M Development, intends to rezone 2.74 acres at 511 Lee Blvd. from CPD to CPD in order to develop the site for a self-storage warehouse.  
AD# 5076644 1/13/22

**LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD**

Meeting Agenda – January 27, 2021

5:30 pm

**Virtual Meeting**

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

**Call To Order**

**Roll Call**

Inke Schirmacher, Tami Baker, Thomas Pfuner, Claude Spellman, Mike Cook, Mohamed Yasin

Excused:

Consulting: Ken Bennett – Lehigh Acres Fire and Rescue District, Kirk Hetrick - Lee County Sheriff's Office

Minutes: Melissa Barry

**Public Comments on non-agenda items:**

**Approval of Agenda:**

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**Approval of December Minutes:**

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**New Project Reviews**

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- A. Request for Rezoning Approval for 511 Lee Blvd, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for 2.74 acres for development of a self-storage warehouse. Project is presented by Veronica Martin /w TDM Consulting. ☐
- B. Request for Rezoning Approval for Meadow Brooks Lots, Lehigh Acres FL. The applicant is requesting a Rezoning Approval for a lake. Project is presented by Al Quattrone /w Al Quattrone. ☐

**Old Business:**

---

A.

**New Business:**

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- a) Board Members Comments
- b) Reviewing Board Documents

Adjourn:

Next LAAPZRB Meeting on **February 24<sup>th</sup>, 2022** (if projects are submitted)  
Project Submittal Deadline is February 14<sup>th</sup>, 2022

**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: Lehigh Acres Self Storage
2. Street Address of Project: 511 Lee Boulevard
3. Strap No. 32-44-27-11-00054.0030
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval )  
Rezone 2.74-acres from Commercial Planned Development (CPD) to Commercial  
Planned Development (CPD) in order to develop the property for a self-storage  
warehouse.
5. Applicant Name / Title: Veronica Martin, Senior Planner, TDM Consulting, Inc.  
Address: 43 Barkley Circle, Suite 200, Fort Myers, FL 33907  
Phone: 239-433-4231 Email: vmartin@tdmconsulting.com
6. Date of LAAPZRB meeting requested for presentation Thursday, January 27, 2022  
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:  
Name / Title: Veronica Martin, Senior Planner, TDM Consulting, Inc.  
Address: 43 Barkley Circle, Suite 200, Fort Myers, FL 33907  
Phone: 239-433-4231 Email: vmartin@tdmconsulting.com
8. Provide name and contact information of additional persons to receive  
correspondence from the LAAPZRB.  
None  
\_\_\_\_\_  
\_\_\_\_\_
9. County staff Reviewer: Adam Mendez, Zoning
10. Has project been presented to Community Development or Lee County Hearing  
Examiner or other public presentations: Yes X No \_\_\_\_\_ Dates: 12-16-2021  
Application No.: DCI2021-00052

- The property is located on the south side of Lee Boulevard, approximately 1,000 feet east of the Lee Boulevard/Williams Avenue intersection. Ohio Road is to the west and Maine Place is to the east.

- ### Self storage warehouse

- North: C-2/Lee Boulevard ROW, then commercial use

South: RS-1/single-family use

East: CPD/Maine Place ROW, then commercial use

West: RS-1/Ohio Road ROW, then single-family use

- The property currently has CPD zoning for a mix of commercial retail and office uses. This rezoning application has self-storage warehouse as the primary use, which creates fewer impacts to the residential properties. In addition, the applicant is providing the full 25 foot buffer along the south property line per Ch. 33 where the original CPD zoning only provided a 14-foot wide buffer with wall.

16. Application Fee Submitted: Type 1 \$50.00 \_\_\_\_\_ Type 2: \$150.00 X

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.

Date: 1-5-2022

Title: Senior Planner  
TDM Consulting, Inc.

Initials: JS

Attachments: \_\_\_\_\_

## LEHIGH ACRES ARCHITECTURAL PLANNING &amp; 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                           |
|----------|----------------|---------------|--------------------------------|
|          |                |               | Completed application.         |
|          |                |               | Site plan                      |
|          |                |               | Photos of existing structures. |
|          |                |               | Others                         |
|          |                |               | Application Fee                |

## Type 2 Projects submittal requirements TO INCLUDE:

| Provided                            | Not Applicable | Not Available | ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|----------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| X                                   |                |               | Completed application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| X<br>Master<br>Concept<br>Plan      |                |               | 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.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                     | X              |               | Photos of existing structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| X<br>Building<br>Elevations<br>Only |                |               | Architectural Plans and building elevations: <ul style="list-style-type: none"> <li>• Dimensioned floor plan(s).</li> <li>• Roof plan(s).</li> <li>• Elevations of all buildings (all sides) shall include: Floor to floor heights<br/>Elevation to top of roof, Building material</li> <li>• Screening for rooftop equipment (materials/colors to match or coordinate with buildings)</li> <li>• Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people.</li> <li>• Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.).</li> <li>• Conceptual lighting plan (including specification sheets on proposed lighting fixtures).</li> <li>• Relationship of buildings to adjacent buildings on adjacent properties</li> <li>• 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.</li> </ul> |
|                                     | X              |               | Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed.<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                |               | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                |               | Building Colors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| X                                   |                |               | Application Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Exhibit E**

RESOLUTION NUMBER Z-22-021

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

WHEREAS, H&M Development filed an application on behalf of the property owner, Unknown Heirs of Michael W. Strayhorn c/o Richard W. Pringle, to rezone a 2.74± acre parcel from Commercial Planned Development (CPD) to CPD in reference to Lehigh Acres Self Storage; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on June 16, 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 June 24, 2022; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2021-00052 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 rezone a 2.74± acre parcel from CPD to CPD, to permit a maximum of 120,000 square feet of indoor self-storage (public warehouse) not to exceed 35 feet in height.

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).

1. Master Concept Plan and Development Parametersa. Master Concept Plan (MCP).

Development must be substantially consistent with the one-page MCP entitled "Lehigh Acres Self Storage, 511 Lee Boulevard"; last revised June 2022 and stamped received by the Hearing Examiner on June 20, 2022 (Exhibit C).

b. Development Parameters.

The development intensity is limited to 120,000 square feet of floor area.

c. Development Regulations.

Development must comply with the Lee Plan and LDC at the time of local development order approval, except where deviations have been approved in this resolution. Subsequent amendments to the MCP or development parameters may be subject to future development approvals.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Permitted Uses

Accessory Uses and Structures  
Administrative Offices  
Caretaker's Residence (limited to 1,500 square feet)  
Essential Services  
Essential Service Facilities, Group I  
Fences, Walls  
Parking Lot, Accessory  
Storage, Indoor only  
Temporary Uses  
Warehouse, Public

b. Property Development Regulations

Minimum Lot Area and Dimensions

Area: 2.74 acres  
Width: 400 feet  
Depth: 320 feet

Minimum Building Setbacks

Rear Yard (south property line): 25 feet  
Street: 25 feet  
Accessory Structures: LDC standards

Maximum Lot Coverage: 40%

Maximum Building Height: 35 feet (3-stories maximum)

3. Architectural Requirements

a. North and East Building Elevation

The northern and eastern building elevations (visible from Lee Boulevard and Maine Place) must be in substantial compliance with the architectural renderings attached as Exhibit D. South and west building elevations must be designed with primary façade architectural features specified in LDC §§ 33-1415 and 33-1416.

The south and west building elevation may not include windows or glazing.

b. South and West Building Elevation

Entrances and exits are prohibited on the south and west building elevations, unless required by the Lehigh Acres Fire Control and Rescue District. If required by the fire district, those entrances/exits must be limited to emergency ingress/egress only.

c. Rooftop Mechanical Equipment

Mechanical equipment on the roof must include an architectural parapet wall to shield the equipment from the project perimeter, as viewed from ground level. Audible mechanical equipment, such as air conditioners and emergency backup power generators, etc. are prohibited on the south and west side of the building.

4. Open Space

Development order plans must reflect 0.82 acres of open space (30%).

5. Signs

a. Signs may not face residential development. The prohibition does not pertain to the following signs so long as graphics are limited to lettering no more than two inches high:

- i. instructional signs,
- ii. posted property signs,
- iii. warning signs,
- iv. required statutory signs, and signs pertaining to public safety/ law enforcement.

b. Ground-mounted signs must be perpendicular with Lee Boulevard and set back 190 feet from the west property line.

6. Vehicular Access Limited to Lee Boulevard

Vehicular access is prohibited to/from Ohio Road and Maine Place.

7. Open Storage and Outdoor Display Prohibited

Open storage and outdoor display of merchandise is prohibited. Addition of open storage or outdoor display of merchandise uses must be obtained through the public hearing process.

8. Accessory Structures

Accessory structures may not be located closer to the south property line than the principal structure.

9. Prior Zoning Approvals Void

Resolution Z-07-076 is superseded by this approval.

SECTION C. DEVIATIONS:

1. Refuse and solid waste disposal facilities. Deviation (1) seeks relief from the LDC §10-261(a) requirement that commercial businesses provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to permit the development to utilize rollout totes in lieu of dumpster and recycling container space. This deviation is DENIED.
2. Connection Separation. Deviation (2) seeks relief from the LDC §10-285(a), Table 1 Connection Separation standards for principal arterial roadways in future urban areas with a posted speed limit of 35 miles per hour to have a connection separation of 440 feet, and the prohibition on lots in urban areas with access alternatives from direct motor vehicle access to an arterial or major collector. The requested deviation would permit direct access onto Lee Boulevard with a connection separation of 186 feet between the project entrance and Maine Place. This deviation is APPROVED.
3. Street Design and Construction Standards. Deviation (3) seeks relief from the LDC §10-296(e), Table 4 requirement to provide a 10-foot-wide pedestrian facility for developments in Central Urban areas. The requested deviation would permit the existing seven-foot sidewalk along Lee Boulevard to remain. This deviation is APPROVED.
4. Deviation (4) Withdrawn.
5. Transportation. Deviation (5) seeks relief from the LDC §33-1414(1) requirement that new commercial development or redevelopment adjacent to Lee Boulevard must provide access to 5th Street West, 4th Street West, or other local, collector, or arterial roadway. The requested deviation would permit a full-access driveway on Lee Boulevard. 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
- Exhibit D: Architectural Renderings

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. The proposed Lehigh Acres Self Storage Commercial Planned Development complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 25, Objectives 2.1, 2.2, 4.1, 6.1, Policies 1.1.3, 2.2.1, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.6, 6.1.8, 17.3.5, 126.2.1.

2. *As conditioned*, the proposed CPD:
  - a. Meets the LDC and other county regulations or qualifies for deviations; LDC §§ 10-610, 30-6(d), 33-1400 *et seq.*, 34-6(4), 34-931(e), 34-932, 34-933, 34-934, 34-935;
  - b. Is compatible with existing and planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, 29.9.2, Policies 1.1.3, 2.1.1, 2.2.1, 5.1.5, 6.1.4, 6.1.7;
  - c. 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, 6.1.5, 39.1.1;
  - d. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 25, 77, Objectives 77.2, and Policies 6.1.6, 25.10.1, 126.2.1;
  - e. Will be served by public services including paved roads, potable water, sanitary sewer, urban surface water management, police, fire, and emergency services. Lee Plan Goals 2, 4, 6, Objectives 2.1, 2.2, 4.1, 6.1, 25.9, 53.1, 56.1, Policies 2.2.1, 6.1.5, 39.2.1, Standards 4.1.1 and 4.1.2; and
  - f. The proposed use is appropriate at the location. Lee Plan Goals 6, 25, Objectives 2.1, 2.2, 29.9.2, Policies 2.1.1, 2.1.2, 6.1.4, 6.1.7, 6.1.8.
3. Recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. In addition, recommended conditions reasonably relate to impacts expected from the proposed development.
4. *As conditioned*, the deviations:
  - a. Enhance the planned development; and
  - b. Preserve and promote the intent of the LDC to protect public health, safety, and welfare.

#### 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.

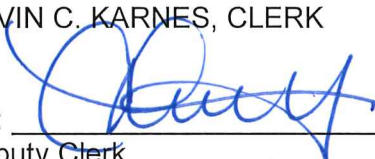
Commissioner Ruane made a motion to adopt the foregoing resolution, seconded by Commissioner Greenwell. The vote was as follows:

Adopted by unanimous consent.

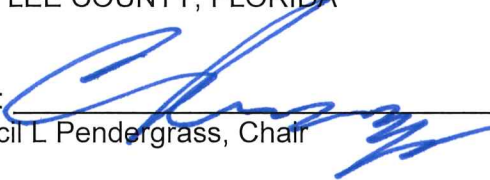
|                     |        |
|---------------------|--------|
| Kevin Ruane         | Aye    |
| Cecil L Pendergrass | Aye    |
| Raymond Sandelli    | Absent |
| Brian Hamman        | Aye    |
| Mike Greenwell      | Aye    |

DULY PASSED AND ADOPTED this 3<sup>rd</sup> 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

  
David W. Halverson  
Assistant County Attorney  
County Attorney's Office

RECEIVED  
MINUTES OFFICE

2022 AUG 22 PM 2:20



EXHIBIT A

SKETCH TO ACCOMPANY DESCRIPTION  
**LOTS 3, 23, 24, 25, 26 & 27, BLOCK 54,  
LEELAND HEIGHTS, UNIT 11,**  
(LEHIGH ACRES)  
(PLAT BOOK 12, PAGES 50-55)  
SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

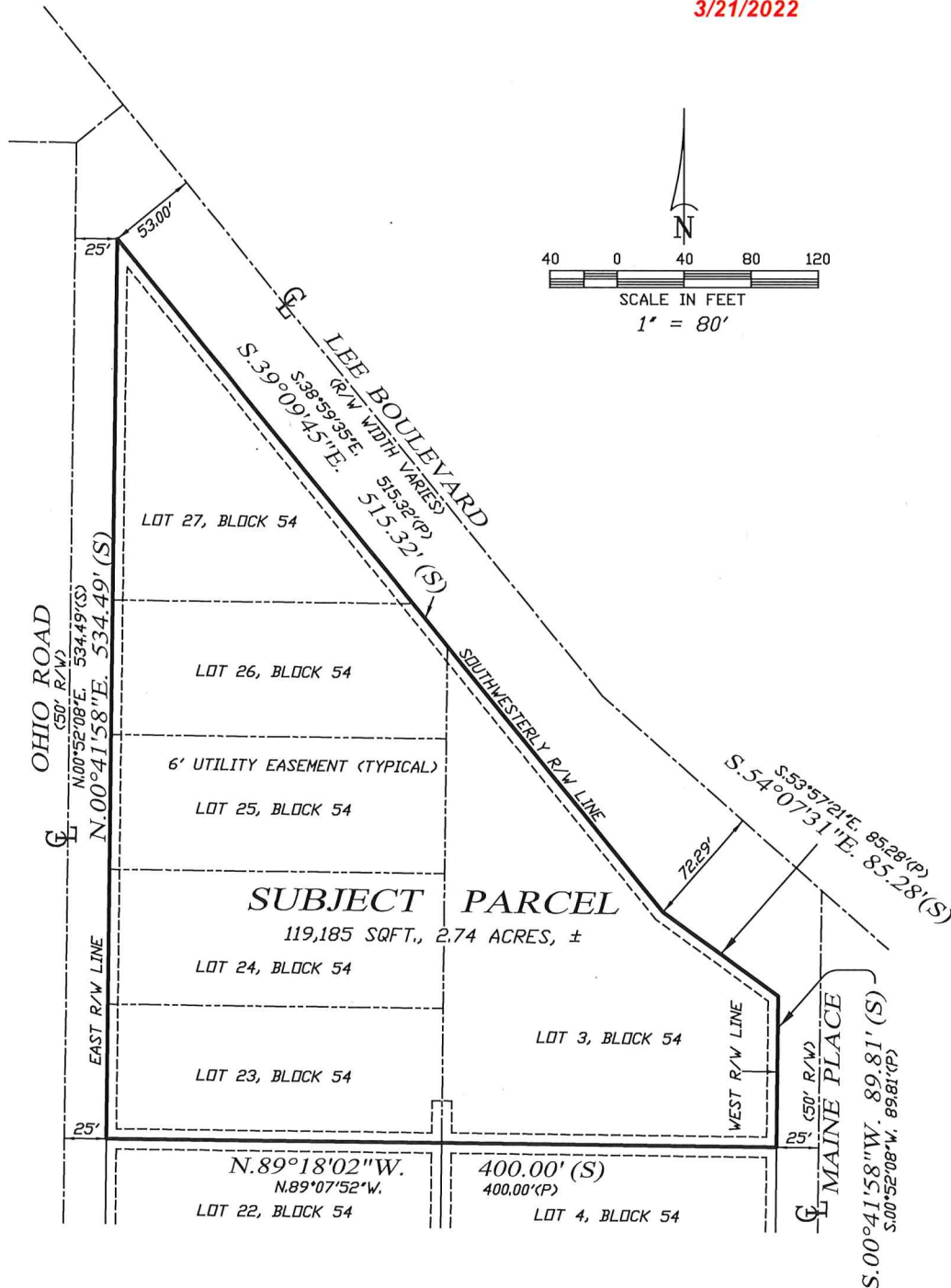
HARRIS-JORGENSEN, L.L.C.  
3048 DEL PRADO BLVD. S., SUITE 100  
CAPE CORAL, FLORIDA 33904  
PHONE: (239) 257-2624  
FAX: (239) 257-2921

FLORIDA CERTIFICATE OF  
AUTHORIZATION LB6921

THIS IS NOT A BOUNDARY SURVEY

SEE EXHIBIT "A", SHEET 2 OF 2  
FOR DESCRIPTION

**REVIEWED**  
**DCI2021-00052**  
**Hunter Searson, GIS**  
**Planner**  
**Lee County Government**  
**3/21/2022**



## DESCRIPTION TO ACCOMPANY SKETCH

**EXHIBIT "A"****DESCRIPTION:** (PER TITLE CERTIFICATE)

LOT 3, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 23, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 24, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 25, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 26, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 27, BLOCK 54, LEELAND HEIGHTS, UNIT 11, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Phillip M Mould, Digitally signed by  
Phillip M Mould, P.S.M.  
P.S.M. 6515 6515 State of Florida  
State of Florida Date: 2021.11.23  
10:23:48 -05'00'

PHILLIP M MOULD  
LS6515  
NOVEMBER 23, 2021

**NOTE:**

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



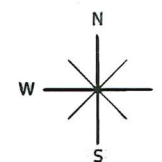


DCI2021-00052

Zoning

EXHIBIT B

 Subject Property



0 500  
Feet



2022 JUN 20 PM 1:06

**NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.**

| DATE     | REVISIONS                    | DATE     | REVISIONS                       | DATE                                | REVISIONS |
|----------|------------------------------|----------|---------------------------------|-------------------------------------|-----------|
| 08/25/21 |                              | 01/25/22 | REVISED PER LEE COUNTY COMMENTS |                                     |           |
|          | DESIGNED BY:                 | 2        | 02/02/22                        | REVISED PER LEE COUNTY STAFF REPORT |           |
|          | ADN                          | 3        | 02/02/22                        | REVISED PER LEE H&K ORDER           |           |
|          | DRAWN BY:                    |          |                                 |                                     |           |
|          | ADN                          |          |                                 |                                     |           |
|          | CHECKED BY:                  |          |                                 |                                     |           |
|          |                              |          |                                 |                                     |           |
|          | TEAM                         |          |                                 |                                     |           |
|          | APPROVED BY:                 |          |                                 |                                     |           |
|          | TMN                          |          |                                 |                                     |           |
|          | PROJECT MANAGER: TERRY DOWNS |          |                                 |                                     |           |

# LEHIGH ACRES SELF STORAGE 511 LEE BLVD, LEHIGH ACRES MASTER CONCEPT PLAN

Civil Engineering  
and  
Planning

doan@tdmconsulting.com  
www.tdmcivilengineering.com



43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
Phone: (239) 433-4231  
Fax: (239) 433-9632  
Cert. of Authorization # 29086

Don Martin, P.E.  
Florida #52022

1 of 1

SCALE: AS NOTED

EXHIBIT D



**H&M - SELF STORAGE**  
**LEHIGH ACRES, FLORIDA**

**KENNETH  
CARLSON**  
ARCHITECT, P.A.  
DESIGN  
PLANNING  
INTERIORS



H&M - SELF STORAGE  
LEHIGH ACRES, FLORIDA

KENNETH  
CARLSON  
ARCHITECT, P.A.  
DESIGN  
PLANNING  
INTERIORS



