



Engineers, Planners & Development Consultants

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March 14, 2023

Mr. Peter Blackwell, Planner
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **Application for Rezoning
Lee Corners
Lehigh Acres, FL 33974
REZ2022-00019**

Dear Mr. Blackwell,

Please find attached a set of revised plans for the above-mentioned project per your comments dated February 8, 2023. Below are written responses to the comments.

Legal

Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.

Response: Please see attached revised survey

Community Information Meeting

LDC Section 33-1401 requires that the applicant conduct an advertised public informational meeting in the Lehigh Acres community. Please provide an attendance list and minutes of that meeting, include any questions from the public and comment from the relevant public body.

Response: Please see meeting minutes

Staff finds that the response submitted to the following issue did not address the approved development order under resolution Z-08-051. The DO needs to be either vacated or amended to meet the requirements of the CG zoning district.

Response: The current DO meet the requirements of the CG zoning district

Development Services

Development order DOS2016-00010 was approved on the subject property using the schedule of uses,

property development regulations, deviations, and conditions contained in the approved zoning Resolution Z-08-051.

Please provide either:

- (A) a demonstration that the approved Development Order DOS2016- 00010 will not create conflicts with the proposed General Commercial (CG) district, or
- (B) An approved vacation of Development Order DOS2016-00010.

Response: Approved Developments Order with not create conflicts with proposed CG commercial district.

- **Retail/ Drug Store Pharmacy is an approved use in CG zoning.**
- **Proposed building is less than 20,000 sf nonresidential use.**
- **Providing front setbacks greater than 25' ($\pm 100'$ and $\pm 126'$)**
- **Providing rear setback greater than 25' ($\pm 53'$)**
- **Providing Minimum Type Buffers "A" along the ROW's**
- **Driveway separation**
 - Lee Blvd Access providing $\pm 330'$, In addition commercial parcels on a corner commercial parcel on a arterial will be permitted with right-in/right-out.**
 - Lee Street- lining up with adjacent driveway per LDC requirements.**
- **Proposed Maximum height is 35'.**
- **Providing 240 sf dumpster, exceeds the minimum 216 sf requirement**
- **Parking 68 spaces, exceeds the 1 space per 250 sf requirement**

The DO meets or exceeds the property developments regulations for CG commercial district.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:
Survey
Meeting Minutes

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda – December 15, 2022

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 6:00 pm

Roll Call: Mike Cook, Mohamed Yasin, Inke Schirrmacher, Claude Spellman

Excused: Thomas Pfuner, Tami Baker,

Consulting: Janis Williams – Lehigh Acres Fire and Rescue District, Deputy Morse - Lee County Sheriff's Office

Minutes: Melissa Barry

Public Comments on agenda items: No Comments

Approval of Agenda with motion: 1st Claude, 2nd Inke

Approval of October Minutes: Moved

New Project Reviews

- A. Request for Special Exception and Variance Approval for 5021 Lee Blvd and 5020 Lee Cir S, Lehigh Acres. The applicant is requesting a Special Exception and Variance Approval for a Day Care Operation. Project is presented by Dean Martin /w TDM Consulting, Inc.
 Dean Martin presenting – We would like to change the variance. There is 101 square feet with 12 parking spaces and a playground that is existing at 15 ft wide. The buffer is 15 feet wide. They would like to widen the south parking lot entrance for fire access. It would be similar to Busy Bee DO Plan.

Board Member Comments:

Claude Spellman: 1) Asked about the width of the drive way.

Mohamed Yasin: No comment

Inke Schirrmacher: No comment

Mike Cook: No comment

Motion to approve with driveway widened. 1st Thomas 2nd Inke

Motion passed

- B. Request for Rezoning Approval for 9 parcels on Lee Blvd and Lee Cir S, Lehigh Acres. The applicant is requesting a Rezoning Approval for multiple parcels from CPD and RS-1 to CG. Project is presented by Al Quattrone, P.E. /w Quattrone & Associates, Inc. ☐
Presented by Al Quattrone presenting- We are requesting a rezoning approval for this project. The development order has been submitted.

Board Member Comments:

Claude Spellman: No comments

Mohamed Yasin: No comments

Inke Schirmmacher: No comments

Mike Cook: No comments

**Motion to approve 1 Claude Spellman, 2nd Inke
Motion passed**

Old Business: Nothing at this time

New Business: Nothing at this time

a) Board Members Comments

1. Nothing at this time

Adjourn: at 6:30 pm

Next LAAPZRB Meeting on January 26, 2023 (if projects are submitted)

Project Submittal Deadline is January 16, 2023

Additional info dated 03-14-2023

FLOOD ZONE INFORMATION:
FLOOD ZONE: 'X' ELEVATION: N/A
COMMUNITY No.: 125124 PANEL No.: 0475
SUFFIX --- F REVISION DATE: 8/28/08
MAP NUMBER: 12071C0475F

BOUNDARY SURVEY OF
 LOTS 1 & 27, BLOCK 55,
 SOUTH 1/2 OF SECTION 29,
 LEHIGH ACRES,
 (PLAT BOOK 15, PAGE 80)
 LESS & EXCEPT A PORTION
 OF LOTS 1 & 27,
 SOUTH 1/2 OF SECTION 29,
 LEHIGH ACRES,
 (INSTRUMENT No. 2010060070535)
 LOTS 2, 3, 4, 5, 6, 23, 24, 25, 26,
 BLOCK 55, REPLAT OF TRACT B, UNIT 7,
 LEHIGH ACRES,

LEGEND:

● SET 1/2" IRON ROD (CSP LB6962)
● R.D. IRON ROD (CSP)
● CONCRETE MONUMENT (C.M.)
● PERMANENT REFERENCE MONUMENT
● UTILITY EASEMENT
● UTILITY EASEMENT
● POINT OF CURVATURE
● OFFICIAL RECORDS BOOK
● CURVE PER SURVEY
● AS PER PLAT
● CURVE NUMBER
● LINE NUMBER
● RIGHT-OF-WAY
● CENTERLINE
● CONCRETE
● AMERICANS WITH DISABILITIES ACT
● TELEVISION BOX
● RECLAIM WATER BOX
● WATER METER
● OVERHEAD POWER
● POWER POLE
● WIRE ANCHOR & WIRE
● TELEPHONE SERVICE
● NAIL & DISK
● NAIL & TIMBAX
● ELEVATION
● BENCHMARK
● TYPICAL ELEVATION
● AIR CONDITIONER
● WATER VALVE
● FIRE HYDRANT
● TRAFFIC LIGHT ARM
● TRAFFIC LIGHT POLE
● CROSSWALK
● POLE
● STORM MANHOLE



<i>Curve number 1</i>	<i>Curve number 2</i>
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Radius= 25.00'	Radius= 1493.77'
Delta= 89°15'43"	Delta= 16°53'23"
Arc= 38.95'	Arc= 440.34'
Chord= 35.13'	Chord= 438.74'
Chord Brg.= N.82°18'13"E.	Chord Brg.= N.61°30'37"W.
<i>Curve number 3</i>	<i>Curve number 4</i>
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Radius= 1629.90'	Radius= 1766.03'
Delta= 04°17'06"	Delta= 13°20'35"
Arc= 121.90'	Arc= 411.27'
Chord= 121.87'	Chord= 410.34'
Chord Brg.= N.67°48'46"W.	Chord Brg.= N.58°59'56"W.

[illegible]