

**DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA**

WHEREAS, Quattrone & Associates, Inc., has filed an application for approval of an administrative deviation from the technical requirements of the Lee County Land Development Code, for property known as 7990 Summerlin Lakes Dr, Fort Myers, FL; and

WHEREAS, the applicant has indicated that the property's STRAP number is 23-45-24-07-00000.0060; and

WHEREAS, the property is zoned CC (Commercial) and is located in the Central Urban Future Land Use Map designation in Lee County; and

WHEREAS, an application for an administrative deviation from the technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code (LDC), as amended, provides for administrative deviations from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation and similar matters not related to a change in use of the property in question; and

WHEREAS, a deviation is requested from Lee County Land Development Code Section 10-610(e) which requires adjacent commercial uses to provide parking lot interconnections for automobile, bicycle, and pedestrian traffic to not provide the required interconnection to the parcel to the south as shown on the site plan enclosed as Exhibit "B"; and

WHEREAS, the subject parcel is within the platted Reflection Lakes Commercial Center where the internal private local road "Summerlin Lakes Drive" already functions to provide commercial interconnection between parcels away from the county's main roadway network; and

WHEREAS, the commercial center is near full buildout and none of the other developed parcels provide vehicular or pedestrian interconnection between parking lots.

WHEREAS, construction of a vehicular connection would require modification to the adjacent parking lot and a potential reduction in parking spaces; and

WHEREAS, the following findings of fact are offered:

- (a) That the proposed alternative to not provide the required parking lot interconnection as shown on the site plan enclosed as Exhibit "B" is based on sound engineering practice in consideration of the following criteria:
- (b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting landowners and the general public than the standard from which

the deviation was requested; and

- (c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an Administrative Deviation from Lee County LDC Section 10-610(e) is approved as conditioned:

- (a) That approval is subject to substantial compliance with the alternative proposal plan entitled "APEX MASTER SITE PLAN", signed and sealed 09/04/2024 by Michelle A. Salberg, P.E. and attached as Exhibit "B"; and
- (b) 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 Director 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 10/15/2024

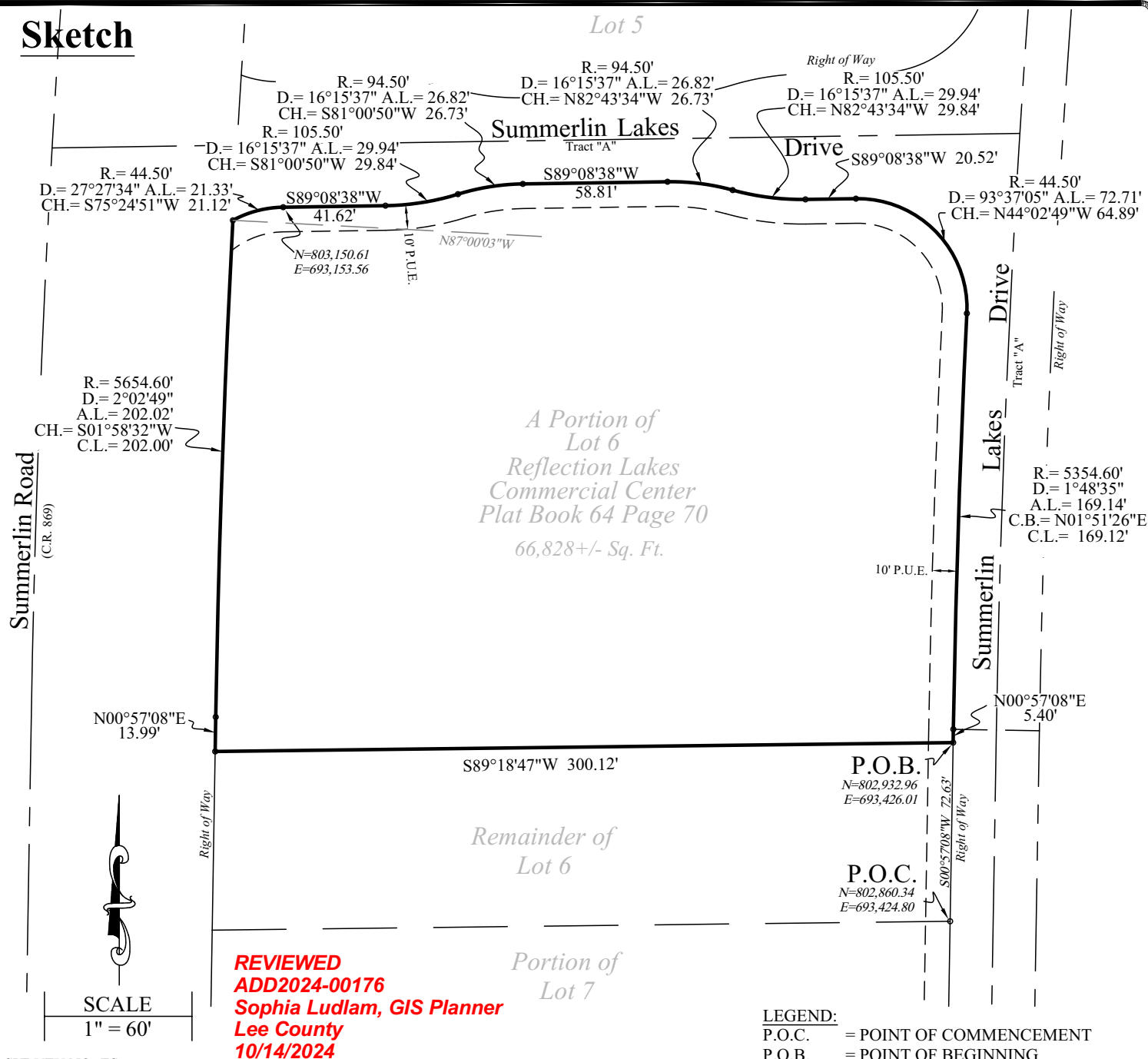
Ohdet Kleinmann, Development Services Manager

Exhibits

Exhibit A – Legal Description

Exhibit B – "APEX MASTER SITE PLAN", signed and sealed 09/04/2024 by Michelle A. Salberg, P.E

Sketch



REVIEWED
ADD2024-00176
Sophia Ludlam, GIS Planner
Lee County
10/14/2024

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, AS BEING N89°11'16"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2024, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902) (NAD 83/2011) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (FPRN).
7. NOT VALID WITHOUT SHEET 2 OF 2.

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- INST. = INSTRUMENT
- R/W = RIGHT-OF-WAY
- R. = RADIUS
- D. = DELTA
- A.L. = ARC LENGTH
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH

Sheet 1 of 2

Sketch to Accompany Description

A Portion of Lot 6

A tract of land lying in Lot 6, Reflection Lakes Commercial Center lying in Section 23, Township 45 South, Range 24 East, Lee County, Florida

THIS IS NOT A SURVEY

324 Nicholas Parkway W, Unit A
 Cape Coral, Florida 33991
 Phone: (239) 673-9541
 www.Ardurra.com
 License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **June 28, 2024** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by John M Harris
 Location: State of Florida
 Contact Info: LS7424
 Date: 2024.07.01
 09:07:56-04'00'

JOHN M. HARRIS (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.7424
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

JOB # 24-0176 | PREPARED FOR: Aplex, LLCX

SECTIONS 23, TOWNSHIP 45 S, RANGE 24 E

Description

SUBJECT PARCEL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING PART OF LOT 6, REFLECTION LAKES COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 64, PAGES 70-71 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N00°57'08"E ALONG THE EAST LINE OF SAID LOT FOR 72.63 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING CONTINUE N00°57'08"E FOR A DISTANCE OF 5.40 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5354.60 FEET WITH A CHORD BEARING OF N01°51'26" E AND A CHORD LENGTH OF 169.12 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'35" FOR 169.14 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 44.50 FEET WITH A CHORD BEARING OF N44°02'49"W AND A CHORD LENGTH OF 64.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°37'05" FOR 72.71 FEET; THENCE S89°08'38"W FOR A DISTANCE OF 20.52 FEET TO A POINT OF A CURVATURE TO THE RIGHT HAVING A RADIUS OF 105.50 FEET WITH A CHORD BEARING OF N82°43'34"W AND A CHORD LENGTH OF 29.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 29.94 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 94.50 FEET WITH A CHORD BEARING OF N82°43'34"W AND A CHORD LENGTH OF 26.73 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 26.82 FEET TO A POINT OF TANGENCY; THENCE S89°08'38"W FOR A DISTANCE OF 58.81 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 94.50 WITH A CHORD BEARING OF S81°00'50"W AND A CHORD LENGTH OF 26.73 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 26.82 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 105.50 FEET WITH A CHORD BEARING OF S81°00'50"W AND A CHORD LENGTH OF 29.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 29.94 FEET TO A POINT OF TANGENCY; THENCE S89°08'38"W FOR A DISTANCE OF 41.62 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 44.50 FEET WITH A CHORD BEARING OF S75°24'51"W AND A CHORD LENGTH OF 21.21 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°27'34" FOR 21.33 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5654.60 FEET WITH A CHORD BEARING OF S01°58'32"W AND A CHORD LENGTH OF 202.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N87°00'03"W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'49" FOR 202.02 FEET TO A POINT OF TANGENCY; THENCE S00°57'08"W FOR A DISTANCE OF 13.99 FEET; THENCE N89°18'47"E FOR A DISTANCE OF 300.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 66,828 SQ. FT. (MORE OR LESS).

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID SECTION 23 BEING N 89°11'16"E.

REVIEWED
ADD2024-00176
Sophia Ludlam, GIS Planner
Lee County
10/14/2024

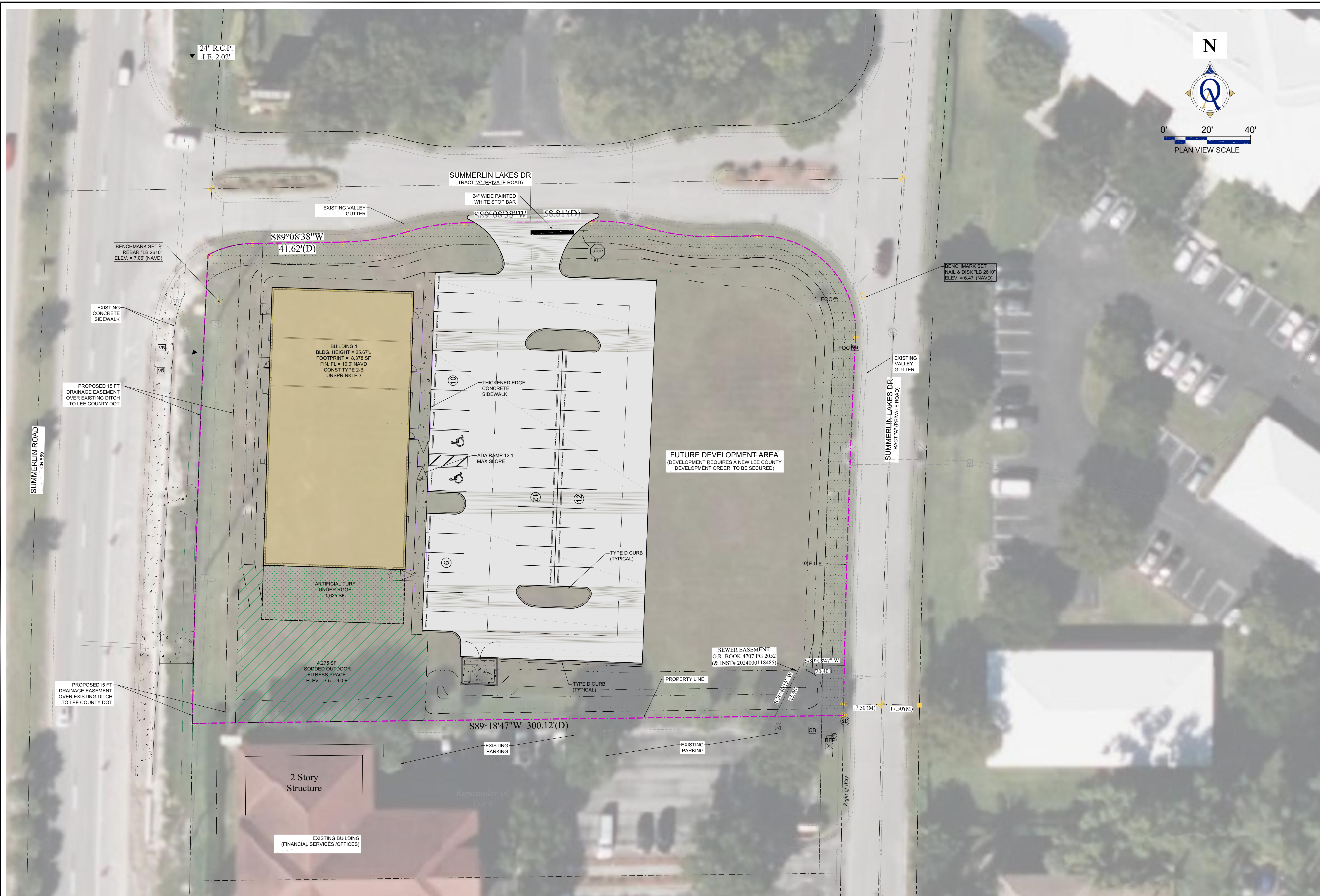
THIS IS NOT A SURVEY	Sketch to Accompany Description A Portion of Lot 6 <i>A tract of land lying in Lot 6, Reflection Lakes Commercial Center lying in Section 23, Township 45 South, Range 24 East, Lee County, Florida</i>	<i>Not Valid without Sheet 1 of 2</i>
<i>Sheet 2 of 2</i>	 ARDURRA 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610 COLLABORATE. INNOVATE. CREATE.	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 28, 2024 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. <i>See Sheet 1 of 2 for Signature and Seal</i> JOHN M. HARRIS (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.7424 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB # 24-0176 PREPARED FOR: Aplex, LLCX

SECTIONS 23, TOWNSHIP 45 S, RANGE 24 E

EXHIBIT B

APPROVED
ADD2024-00176
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
10/15/2024



B:\2024 Projects\240104 APEX\01-CADD FILES\01-CAI CADD - VERSION C\02-PRODUCTIONS PLANS\240104-SD

REV	REVISION	DATE
1	PER LEE COUNTY & SPWARD 1ST REVIEW	07-20-2024

APEX
MASTER SITE PLAN
7990 SUMMERLIN LAKES DR
LEE COUNTY, FLORIDA 33907

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-3222
Certificate of Authorization Number: 9405

Michelle
A Salberg
2024.09.04

14:59:47
10/14/2024
SAVED BY: mmf
SAVED ON: 9/3/24

SHEET
SD-05
05 OF 11

240104 - A