

EXHIBITS

CASE # REZ2022-00019

CASE NAME: LEE CORNERS

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS?	YES	NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS**Case #****REZ2022-00019**APPLICANT*A. 24-Hour*STAFF#1 *Presentation*

#1 Staff Report

#2

#2

Presentation

#3

#3

Resume

#4

#4

W.S.

#5

#5

#6

#6

#7

#7

#8

#8

#9

#9

#10

#10

OTHER EXHIBITSNAMENUMBERDESCRIPTION

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Perez, Maria

From: Al Quattrone <Al@qainc.net>
Sent: Tuesday, September 5, 2023 3:54 PM
To: Shelly Stalnos; Sharon Hrabak; Perez, Maria
Cc: Blackwell, Peter; Toussaint, Tracy
Subject: [EXTERNAL] RE: REZ2022-00019 LEE CORNERS REZONE
Attachments: Applicant's 48 Hour Notice REZ2022-00019.pdf

Maria

Please see attached our 48 hour letter.

Thanks,
Al Quattrone, P.E.
239.936.5222 (o)
239.872.8429 (c)

From: Shelly Stalnos <Shelly@qainc.net>
Sent: Tuesday, September 5, 2023 10:55 AM
To: Al Quattrone <Al@qainc.net>; Sharon Hrabak <Sharon@qainc.net>
Subject: FW: REZ2022-00019 LEE CORNERS REZONE

Al,

FYI...

Regards,

Shelly Stalnos
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
shelly@qainc.net | www.qainc.net

From: Perez, Maria <MPerez@leegov.com>
Sent: Tuesday, September 5, 2023 10:14 AM
To: QAI Permits <permits@qainc.net>; inb246@yahoo.com; hjinc@comcast.net; Sharon Hrabak <Sharon@qainc.net>; Blackwell, Peter <PBlackwell@leegov.com>
Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Pringing, Jamie <JPringing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Kleinmann, Ohdet H <OKleinmann@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>
Subject: REZ2022-00019 LEE CORNERS REZONE

Good afternoon. Ms. Amanda L. Rivera will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard September 7, 2023.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will be present.

We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com



Engineers, Planners & Development Consultants

**4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228**

September 5, 2023

Office of the Lee County Hearing Examiner
Lee County Department of Community Development
1500 Monroe Street, Room 218
Fort Myers, Florida 33901
Attention: Ms. Amanda L. Rivera

**Re: 48-Hour Notice for Case No. REZ2022-00019
Lee Corners Rezoning
Hearing Date September 7th, 2023**

Dear Madame Hearing Examiner Collins

Please be advised that this firm represents the Applicant, Luis Bermudez, as owner in reference to Lee Corners Rezoning. This is the Applicant's 48-hour letter regarding the staff report received on May 19, 2023, for the September 7, 2023, hearing date.

We acknowledge staff's recommendation of denial for a rezoning to CG but that they support a rezoning to CC and we have no objection to staff's recommendation. We are also aware of Staff's comment that the previously approved driveway on Lee Boulevard was approved as part of a deviation from the prior zoning. We have been working with LDOT and Development Services to concurrently permit a new driveway location on the eastern most parcel being added to this zoning request. LDOT staff through an email sent on July 20, 2023, has indicated their support for the new driveway location.

Notice of Outstanding Issues:

None

List of Exhibits

1. PowerPoint Presentation – Exhibit 'A' (to be provided at hearing)
2. Email from Rob Price (see attached)

Sincerely,
Quattrone & Associates, Inc.



Al Quattrone, P.E.
President

Al Quattrone

From: Price, Robert <RPrice@leegov.com>
Sent: Thursday, July 20, 2023 8:11 AM
To: Al Quattrone
Cc: Sharon Hrabak; Luis Bermudez; Scholler, Jillian; Butt, Farhan; Sutitarnnontr, Pakorn
Subject: RE: DOS2016-00010 / Lee Corners

EXTERNAL SENDER

Good Morning Al,

If everything you detailed in your email is accurate, moving the driveway to Lee Boulevard further to the east away from Lee Street would be preferable to LCDOT.

Rob



Robert L. Price, PE | Deputy Director

Department of Transportation

1500 Monroe Street, 3rd Floor, Fort Myers, FL 33901

office: (239) 533-8592

cell: (239) 634-4893

email: rprice@leegov.com

web: www.leegov.com

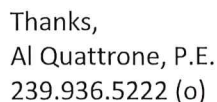
Connect With Us On Social Media



From: Al Quattrone <Al@qainc.net>
Sent: Wednesday, July 5, 2023 6:09 PM
To: Price, Robert <RPrice@leegov.com>
Cc: Sharon Hrabak <Sharon@qainc.net>; Luis Bermudez <lnb246@yahoo.com>
Subject: [EXTERNAL] DOS2016-00010 / Lee Corners

I'm Rob

I understand Lee County is trying to limit driveways on Lee Blvd, but since he already has an approved DO for the driveway and previously donated land for a turn lane on Lee Street and contributed money for the signal, he doesn't want to lose the driveway just to add another lot to the zoning. We would like to get LDOT support for a deviation and to push it one lot east so whoever builds on Lot 7 can also use the driveway.



239.872.8429 (c)



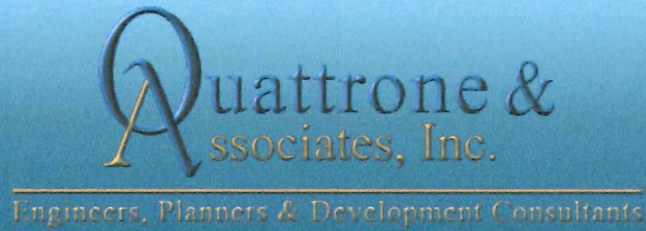
Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Lee Corners Conventional Rezoning

Lee County Hearing Examiner Public Hearing

Thursday, September 9, 2023

08/28/2023

LEE CORNERS CONVENTIONAL REZONING
REZ2022-00019

APPLICANT'S
EXH # 1

THE TEAM

AL QUATTRONE, P.E.

Land Use Consultant – Quattrone & Associates, Inc.

PRESENTATION OUTLINE

- I. The Request
- II. Existing Conditions
- III. Land Use and Zoning
- IV. Surrounding Uses & Zoning
- V. Lee Plan Compliance
- VI. Lee Plan Consistency
- VII. Conclusion

THE REQUEST

- The applicant, Luis Bermudez, is requesting a conventional rezoning for nine (9) parcels (11 platted lots) making up ± 2.80 -acres from CPD (Commercial Planned Development) and RS-1 (Residential) to CG (General Commercial).



EXISTING CONDITIONS

- The nine parcels are located at the southeast corner of Lee Blvd. (County Maintained, principle arterial roadway) and Lee St.(a county maintained minor collector road).
- The property is in Section 29, Township 55 South, Range 26 East, Lee County Florida at 4925, 4923, 4921, 4915 Lee Blvd. 4926, 2924, 4922,4920, 4918 Lee Circle S., Lehigh Acres.
- The property is currently undeveloped.
- The property Currently, eight (8) of the parcels are zoned CPD by resolution Z-08-051/DCI2007-00048 (with subsequent extension in case number DCI2013-00002).
- An Existing Development Order DOS2016-00010 for construction of a commercial retail with associated parking, drainage, utilities, and landscaping was approved on December 21, 2018.
 - Applicant intends to modify this DO to eliminate the Lee Boulevard Entrance.
- Applicant applied for a LRDO to relocate the driveway to the easterly most lot (new parcel).

LAND USE AND ZONING

- The subject property is within Urban Community Future Land category.
- The proposed CC zoning and permitted uses in this district are compatible with existing and/or zoned surrounding land uses and consistent with the character and intended development patterns of the area.
- To the north is the Lee Blvd R/W and across Lee Blvd is the Magda Maes, CPD (Commercial Planned Development) which is being used by Rossman Realty Property Management and east of that is a single-family home and east of that are vacant RS-1 lots.
- The property to the east is zoned RS-1 and partially developed with Residential.
- To the south is Lee Circle South R/W and across Lee Circle are RS-1 zoned lots which are partially developed with residential.
- To the west is the Lehigh Commercial Partners, CPD (Commercial Planned Developed) which is developed with O'Reilly Auto Parts and Family Dollar.

SURROUNDING USES & ZONING



LEE PLAN COMPLIANCE

Policy 1.1.3: The property is surrounded by commercial uses zoned CPD and can be considered infill development. The project has infrastructure and public services available to accommodate the CC zoning, including water, sewer, electric, cable, and public safety services. This policy encourages future development in the Central Urban land use category to be developed as a mixed-use. The project is consistent with 1.1.3.

Policy 1.6.5: The property is located within District 17, Lehigh Acres Planning District. The district has allocated to it 900 acres of Commercial lands and 218 acres of Industrial lands. (See Ordinance 21-09/CPA2021-00001: Lee Plan 2045 Update, Table 1(b) 2045 Allocation). The proposed ±2.80-acre CC Commercial rezoning is consistent with Policy 1.6.5, as the site is already within a commercial zoning category.

LEE PLAN COMPLIANCE CON'T.

Objective 2.1: Rezoning the subject parcels to C-2 will promote contiguous and compact growth in the Lehigh Acres Planning Community. The properties being located adjacent to the Lee Boulevard makes it suitable for commercial uses. Development exists adjacent to the subject property on the west and in close proximity on the north. The subject property is therefore, considered in-fill development and represents a compact growth pattern. The project is consistent with Objective 2.1.

Objective 2.2: The subject property is located on Lee Boulevard; a six-lane divided arterial and is separated by commercial properties to the west of Lee Street. This request will promote development in a compact and contiguous development pattern. This project is consistent with Objective 2.2.

LEE PLAN COMPLIANCE CON'T.

Policy 2.2.1:

- The subject commercially zoned property has access to Lee Blvd (County Maintained principle arterial roadway) by way of Lee Circle to Lee Street. The property is located within the FGUA Utility service franchise area for central sewer and water lines.
- Lehigh Acres Fire District, Station 103, at 308 Gunnery Rd. S and Station 101 at 11 Homestead Rd S. will provide fire protection and emergency response.
- The Lee County Sheriff Department, East station for Lehigh Acres Area is located at 1301 Homestead Road North.
- Lee Trans bus route 110 serves this area and bus stop 12243 is located 0.05 mile from the parcel with an existing sidewalk along the Lee Blvd.
- The requested rezoning to CG is consistent with Policy 2.2.1.

LEE PLAN COMPLIANCE CON'T.

- Policy 2.2.3: The property lies within the Lehigh Acres Planning Community and is in compliance with the Lee Plan Acreage Allocation Table. By virtue of location of these parcels along an Arterial roadway in Lehigh Acres, the Counties development patterns and availability of potential level of public services, this area is well suited to accommodate commercial density and intensity. The project remains consistent with Policy 2.2.3.
- Policy 4.1.1 & 4.1.2: Utility service is available to proposed project. The developer will undertake any improvements that may be required to connect the project to existing utility services. The project is consistent with Policy 4.1.1 and Policy 4.1.2.
- Policy 4.1.4: The Environmental Assessment & Protected Species survey has been conducted and there are no environmentally sensitive areas located on-site. The project is consistent with Policy 4.1.4.
- Objective 5.1: A SFWMD ERP (permit # 36-108441-P) has been issued for the project. Utility service is available to the proposed project through Florida Governmental Utilities Authority (FGUA), a letter of availability dated January 27, 2023, has been provided Consistent with Policy 5.1.

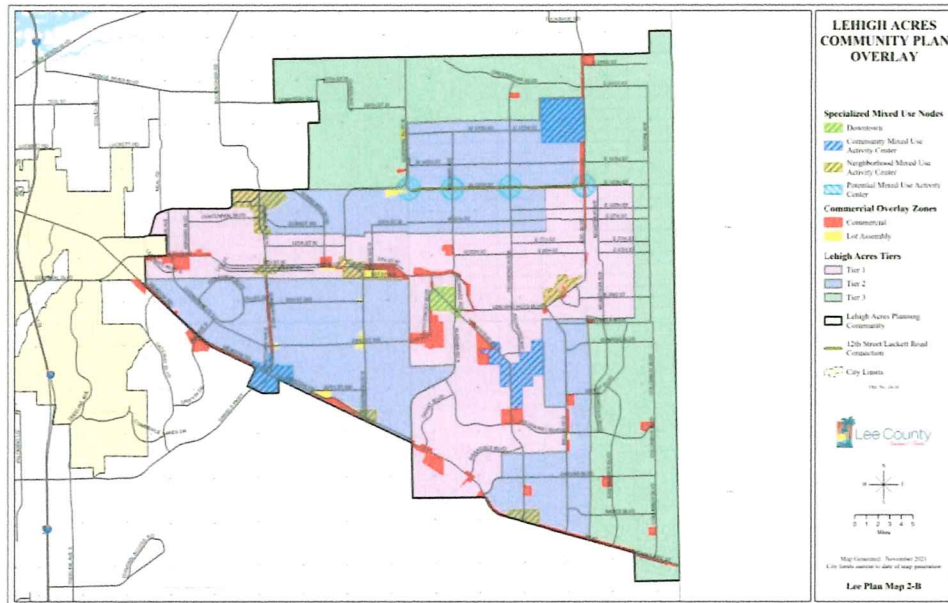
LEE PLAN COMPLIANCE CON'T.

- The prior CPD was approved with a maximum of 40,000 SF of commercial floor area – including 20,000 SF of commercial retail and in it included various retail uses that are typically the highest trip generators such as restaurants (fast food), hardware stores, food stores, banks, specialty retail shops and personal services.
- Although the property abuts a residential zoning to east and there is residential zoning south across from Lee Circle South, the change from CPD/RS1 to CC zoning is not anticipated to create additional impacts that have not already been contemplated and approved.
- The change from CPD/RS1 zoning to CC zoning is not anticipated to increase intensity and is not expected to generate substantial additional trips from the project site. that have not already been considered and approved in the prior CPD. All roads will continue to have adequate level of service.
- Buffers will be provided in compliance with Land Development Code requirements and consistent with the requirements of the current zoning categories.

LEE PLAN COMPLIANCE CON'T.

- Policy 6.1.4: The proposed rezoning will provide for consumer-orientated commercial uses that will provide much needed services to the surrounding residential community as determined necessary by the County and described in many other areas of the Lee Plan. The project is consistent with 6.1.4.
- Policy 6.1.5: The subject property is in an area where capacity exists on the adjacent roadway network. The rezoning to CC does not add any uses that are no more intensive that has not already been approved. The project is consistent with 6.1.5
- Policy 6.1.6: The subject property will not have adverse impacts on landscaping, open space or buffering. The proposed future development will provide adequate open space and buffering as required by the Land Development Code (LDC) at the time of Development Order. The project is consistent with 6.1.6
- Policy 6.1.7: The subject parcel has been zoned commercial since 2009. The proposed development is surrounded by other commercial development and is therefore an in-fill commercial parcel. The request remains consistent with 6.1.7

LEE PLAN COMPLIANCE CON'T.



The Lehigh Acres Community Plan Overlay Map, 2-B describes this area as Tier I which largely serves the Lehigh area by the existing public service and facilities, developed road network and the bulk of the Lehigh Acres commercial development.

LEE PLAN CONSISTENCY - LDC 34-145(d)4

- a) Complies with the Lee Plan; As detailed above the request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.
- b) Meets this Code and other applicable County regulations or qualifies for deviations; As a conventional zoning, deviations are not allowed or required, as such the project will comply with the LDC.
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

CONCLUSION

In accordance with the above, the proposed rezoning from CPD and RS-1 to CC complies with the Lee County Comprehensive Plan, Lee County Development Code; is compatible with existing or planned uses in the surrounding area; provides sufficient access to support proposed commercial development; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by adequate urban services. For these reasons, the Applicant respectfully requests that the rezoning to CC be approved.

**MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: September 14, 2023

TO: Amanda Rivera
Deputy Hearing Examiner

FROM: Peter Blackwell, AICP
Planner

LEE COUNTY
HEARING EXAMINER
2023 SEP 14 PM 3:11

RE: **REZ2022-00019
Lee Corners Rezone**

At the conclusion of the hearing on September 7, 2023, the record was left open to provide a joint written submission confirming that an amendment to the development order (DOS2016-00010) has been submitted to remove the access point approved by deviation in Resolution Z-08-051. The Hearing Examiner also requests additional testimony concerning the effect of the removal/relocation of the access point on Lee Boulevard. The applicant has provided written correspondence that as of September 8, 2023, the amendment to DOS2016-00010 has been submitted to remove the access point previously approved on Lee Boulevard, which will remove the conflict with the Lee Plan.

It should be noted that there is currently a limited development order (LDO), LDO2023-00323, under review for a driveway access from Lee boulevard to the eastern end of the subject property. This new access will require a new deviation from Lee County LDC Chapter 10 through the development order process. Consistent with testimony provided by the applicant during the hearing, the development order amendment and the concurrent LDO are functionally lessening the potential negative impacts of the previously approved access point onto Lee Boulevard by lengthening the distance from the intersection of Lee Street and Lee Boulevard. Additionally, incorporation of an additional single-family lot into the development plan removes another driveway that would have direct access onto Lee Boulevard.

Lee Plan Policy 25.8.1 states:

"Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged."

While the review of access points is not generally considered during conventional rezoning requests, it is staff's opinion that the applicant's request is consistent with the intent of this policy. Policy 25.8.1 does not outright deny access onto Lee Boulevard, and lengthening

the separation between access points, and reducing the opportunity for additional access points onto Lee Boulevard increases consistency with this policy. Further review of design, connection separation, and impacts to health, safety, and welfare will be reviewed at the time of the deviation request during the LDO review and will continue to be reviewed for consistency with this and all other applicable Lee Plan Goals, Objectives, and Policies.

Exhibits:

- A. Approved DOS2016-00010
 - B. Application for LDO2023-00323
 - C. Amended Application for DOS2016-00010
 - D. Applicant Correspondence
-

Exhibit A



Writer's Direct Dial Number: 239-533-8890

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

December 21, 2018

Al Quattrone
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: LEE CORNERS
 DOS2016-00010
 DO Submittal Small

Dear Al Quattrone:

Your plans for the above-referenced project have been reviewed and approved for Concurrency and a Development Order with stipulation(s). Concurrency and the Development Order are granted for the following:

The construction will consist of retail (drugstore) parking, associated drainage, utilities, and landscaping

THIS CERTIFICATE OF CONCURRENCY SHALL BE VALID AND EFFECTIVE UNTIL 12/21/2021. DURING THE NEXT THREE (3) YEARS, Development Services is authorized to issue building permits for the construction of the building(s) indicated above without further review of the Concurrency requirements by the Division. Upon expiration of the Concurrency Certificate, the project will be subject to the concurrency program in effect at the time of expiration. No vested right to a Concurrency Certificate will exist solely due to the existence of an otherwise effective Development Order.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 12/21/2024.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Quattrone & Associates, Inc.
LEE CORNERS
DOS2016-00010
December 21, 2018

Page 2

Approval is subject to the following stipulation(s) and/or comment(s):

Development Services Comments:

Sec. 10-154. Additional required submittals. - (22) State permits. Prior to final approval of a development order, copies of completed applications for permits issued by the South Florida Water Management District or the Florida Department of Environmental Protection. Copies of all necessary state land development permits must be submitted prior to the commencement of construction work on the site.

STIPULATION: Please provide copies of DEP/HRS permits for utility construction prior to beginning construction.

Sec. 10-154. Additional required submittals. (26) Assurance of completion of improvements. Assurance of completion of the development improvements as specified in this section will be required for all off-site improvements prior to commencing any off-site or on-site development.

Please provide cost estimate and surety prior to beginning construction.

Sec. 10-103. Prerequisite zoning approvals for development order submittals (a) Any applicant who intends to submit an application for development order approval on a project that was zoned RPD, MHPD, RVPD, CPD, CFPD, IPD or AOPD prior to December 2, 1991, must submit four complete sets of plans and documents to the zoning review staff, who will review the submittals for full compliance with the adopted master concept plan and any conditions of approval. Plans may be reviewed concurrently for compliance with this chapter and with the terms of the zoning approval.

STIPULATION: Resolution # Z-08-051, Section C. - Deviations; requires the Lee Blvd. access point to be limited to right in-right out only, and that a cross access easement for the adjacent parcel to the east must be recorded prior to issuance of CC for DO.

Sec. 34-625. Outdoor lighting standards.

STIPULATION: Prior to the final inspection for a certificate of compliance pursuant to section 10-183, site verified footcandle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the proposed photometrics and the letter of substantial compliance provided by a registered professional engineer must include a certification that the outdoor lighting is in compliance with this Code.

Please contact Robert D Hutcherson at RHutcherson@leegov.com or by calling 239-533-8890 with any questions regarding the above review comments.

Quattrone & Associates, Inc.
LEE CORNERS
DOS2016-00010
December 21, 2018

Page 3

DOT Comments:
STIPULATIONS:

1. After the Development Order is approved, a Lee County right-of-way (ROW) Permit with associated bond will be required PRIOR TO any road improvement work done within the County ROW, including any type of access to the road ROW including the temporary construction access for lot clearing and truck hauling operations. The ROW Permit application will require the LDC Approved stamped set of plans.
2. The concrete thickness of the sidewalks within the County ROWs and easements shall be a minimum thickness of six (6) inches. All sidewalk construction and reconstruction must conform to current FDOT and ADA standards, including curb ramps and detectable warning surfaces in accordance with Chapter 8 of FDOT Plans Preparation Manual and AC-11-12(VI)(E).
3. The signalization agreement shall be submitted for review and approval by the Lee County. The approved signalization agreement shall be recorded by Lee County Clerk of Circuit Court prior to issuance of the certificate of completion of the ROW permit. The applicant / property owner shall be responsible for all expenses related to recording the signalization agreement.
4. The sidewalk and drainage easement agreement shall be recorded by Lee County Clerk of Circuit Court prior to issuance of the certificate of completion of the ROW permit. The applicant / property owner shall be responsible for all expenses related to recording the easement agreement. The applicant / property owner shall convey the easement to the County for portions that exist outside of the ROW of any sidewalks, bicycle path, or shared use facility that is built and meanders outside of the County ROW prior to issuance of the certificate of completion of the ROW permit.

Please contact Pakorn Sutitarnnontr at PSutitarnnontr@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.

TIS Comments:

STIPULATION: The applicant will perform traffic counts at the site access along Lee Boulevard within 30-day written notice from Lee County Department of Transportation (LC/DOT) at a day/time period to be determined by LC/DOT. If turn lane warrants at the site access along Lee Boulevard are met, the parcel owner will at that time apply for a development order that at minimum provides for the construction of said turn lane. Said turn lane improvements must receive a certificate of compliance from Lee County not more than 360 days from the development order application. If the parcel owner fails to comply with any portion of this stipulation, the parcel will not be in compliance with the DOS2016-00010 approval and will thereby be subject to code enforcement action. (12/14/2018 ME)

Please contact Marcus Evans at MEvans@leegov.com or by calling 239-533-8355 with any questions regarding the above review comments.

Electronically signed on 12/21/2018 by
Jessica Sulzer, Manager
Lee County Development Services

Exhibit B



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

August 1, 2023

Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **Lee Corners**
LDO2023-00323

To whom it may concern:

The proposed project "Lee Corners" is located at 4915 Lee Boulevard in Lehigh Acres, Florida. The proposed project proposes a driveway connection to Lee Boulevard and no further development. The project consists of improvements within the County Row from existing edge of pavement to the existing right-of-way line.

Applicant is aware that further development internal of the site will require further development applications with Lee County.

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

Sincerely,
Quattrone & Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Paul M. Torocco'.

Paul M. Torocco, P.E.
Project Manager
Paul@qainc.net

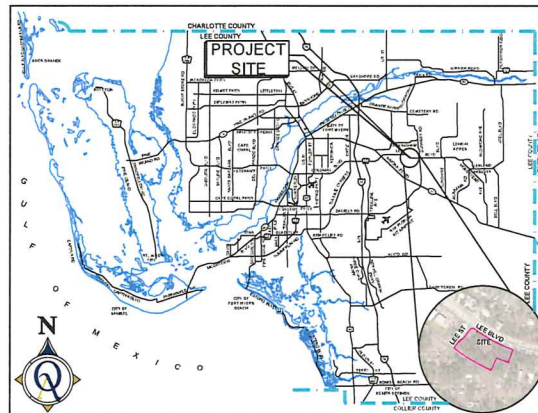
LEE COUNTY DEVELOPEMNT ORDER FOR BLOCK 55 LOT 6

4925 LEE BLVD.
LEHIGH ACRES, FLORIDA 33971

OWNER / DEVELOPER:

BERMUDEZ LUIS A & AMERICA F
325 NW 119TH CT
MIAMI, FL 33182

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 44S, RANGE 26E

STRAP # 29-44-26-07-00055.0010

210801 - A

SHEET INDEX

SITE DEVELOPMENT: SD

SD: 01 - COVER

SD: 02 - EXISTING CONITION & DEMO PLAN

SD: 03 - LOT-06 SITE PLAN

SD: 04 - PROJECT DETAILS & NOTES

SITE PERMIT REQUIREMENTS		
AGENCY	STATUS	NOTES
LEE COUNTY DEVELOPMENT ORDER	REQUIRED	
LEE COUNTY PORT AUTHORITY	REQUIRED	
LEE COUNTY UTILITY	REQUIRED	
S.F./N.A.D. ENVIRONMENTAL RESOURCE	REQUIRED	
S.F./N.A.D. DEWATERING PERMIT	REQUIRED	
S.F./N.A.D. WATER USE	REQUIRED	
DOH WATERLINE EXTENSION PERMIT	REQUIRED	
FDEP WASTE WATER EXTENSION PERMIT	REQUIRED	

Exhibit B

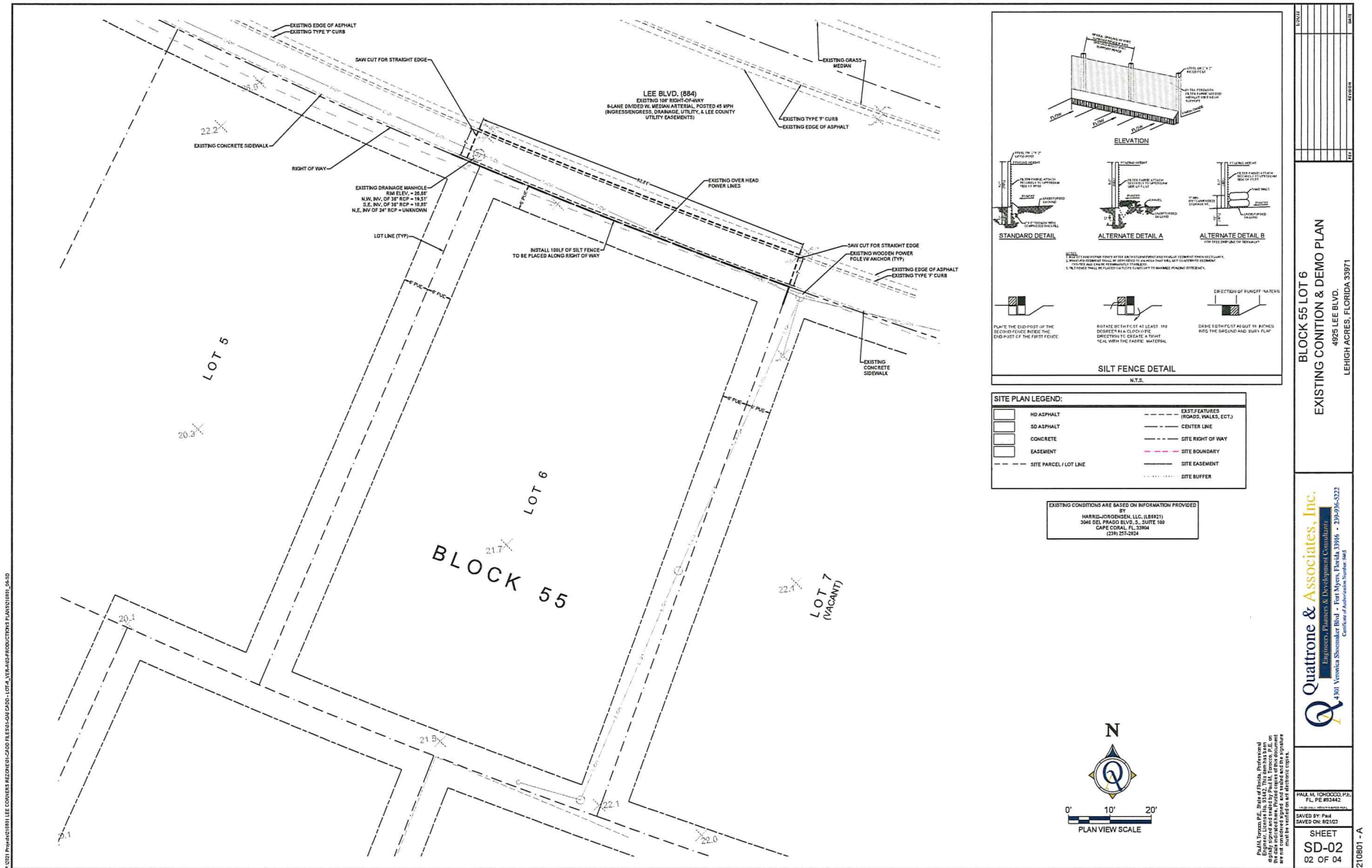


Exhibit B

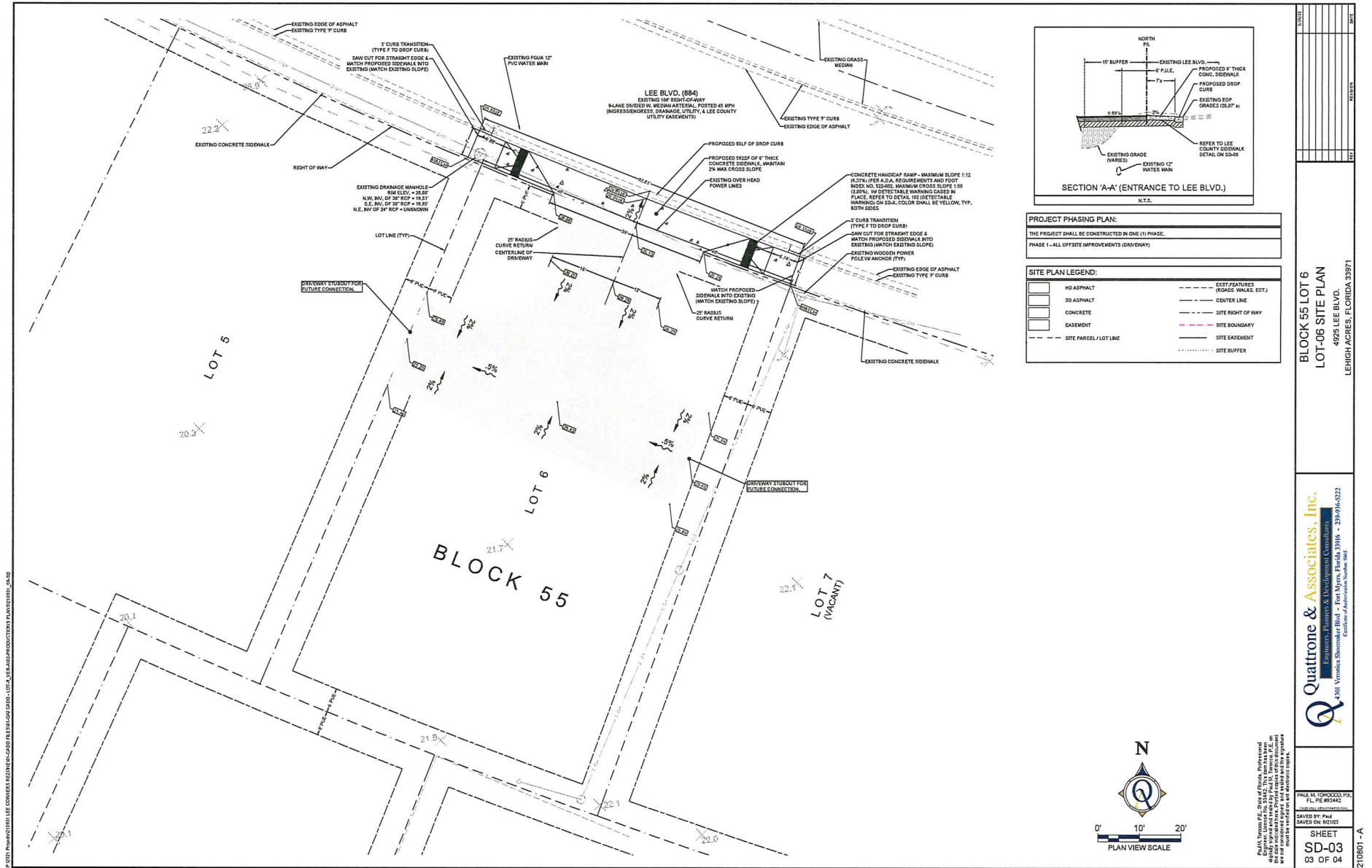


Exhibit C



APPLICATION FOR AMENDMENT OF DEVELOPMENT ORDER FOR UNINCORPORATED AREAS ONLY

☒ This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's [ePlan](#) system.

NOTE: If an applicant wishes to amend any part of a development for which a Development Order has been issued, this application for an amendment to the development order must be submitted. The development order amendment application must be accompanied by revised plans, reports and other appropriate submittals to allow the Director of Development Review to ensure that the proposed amendment complies with the requirements of Chapter 10 of the LCLDC. The amendment process may not be used to substantively modify the scheme of development as originally approved under an approved development order. Development order amendment applications and submittals will be prepared, reviewed and processed in accordance with the procedures specified in LCLDC Sections 10-108, 10-109 & 10-110, as well as other procedural and technical sections of the LCLDC. A development order amendment fee, in accordance with the adopted fee schedule, must be paid by the applicant prior to review of the amendment submittal. **[Sec. 10-118]**

1. **Project Name** (should be same as original DO): Lee Corners
Original Development Order Number: DOS2016-00010

2. **Development Order Dates:**
a. Original Approval Date: 12/21/2018
b. Expiration Date: 12/21/2024

3. **Name of Applicant:** Quattrone & Associates, Inc.
Street Address: 4301 Veronica Shoemaker Blvd.
City, State, Zip: Fort Myers, Florida 33916
Phone Number: 239-936-5222 **Email Address:** Permits@qainc.net

4. **Specific amendment(s) proposed to the Development Order are:**

NOTE: This section must be completed or application cannot be accepted. This application must itemize and specify the amendment(s) requested. Phrases such as "see plan" are unacceptable. If the scope of the project is proposed to be changed, the previously approved parameters and the proposed parameters must be listed (e.g. DO approved 100 single family units, amendment proposes 88 single family units and 12 duplex units). Use additional sheets if needed.

Remove the previously approved access on Lee Blvd. The project will rely on the proposed driveway being constructed on Lot 6 to the east.

5. Does this amendment result in an increased number of dwelling units or square footage of commercial or industrial buildings?

☒ **NO**

☐ **YES** – If **YES**, please include a Revised Traffic Impact Statement.

6. Does this amendment alter the exterior appearance or architectural features of a commercial building?

☒ **NO**

☐ **YES** – If **YES**, please include revised Architectural plans (with changes highlighted).

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the document name indicated below.

One copy of all submittal items may be submitted electronically through [ePlan](#) or at the Permitting Lobby unless otherwise noted.

SUBMITTAL ITEMS

☐	Completed application [10-153]
☐	Filing Fee - [10-108(a)]
☐	Amended Plan Sheets [10-154(7)] (please highlight all changes to the approved plans)
☐	Affidavit of Authorization [10-153(1)] <i>Prior to DO approval, one signed & notarized original must be submitted</i>
☐	Professional Consultants Information [10-153(2)(f)]
☐	Any other required paperwork

.....

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

DEVELOPMENT ORDER PLANS

LEE CORNERS

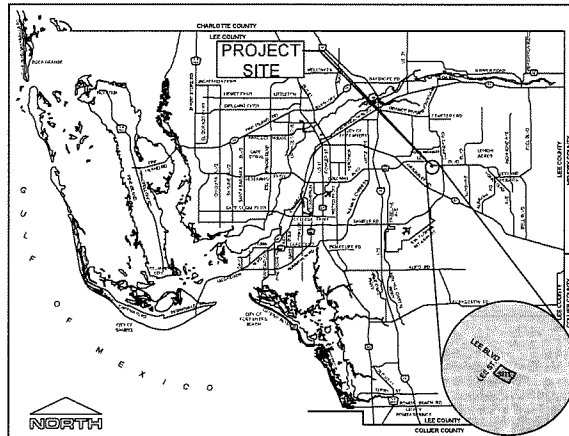
4925 LEE BLVD.
LEHIGH ACRES, FL. 33971

DOS2016-00010

OWNER / DEVELOPER:

BERMUDEZ LUIS A & AMERICA F
325 NW 119TH CT
MIAMI, FL. 33182

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 44S, RANGE 26E

STRAP #29-44-26-07-00055.0010,.0020,.0030,.0230,.0240,.0250,.0260,.0270

QAI PROJECT # - 141116-PHASE 1

CONTRACTOR STAKEOUT SHALL BE FROM THE APPROVED
GAD FILE BY QUATTRONE AND ASSOCIATES

SHEET LIST

SITE DEVELOPMENT: SD

- SD 01 COVER
- SD 02 EXISTING CONDITION & DEMO PLAN
- SD 03 AERIAL & FLUCCS PLAN
- SD 04 SWP3 & EXISTING HYDROLOGY PLAN
- SD 05 MASTER SITE PLAN
- SD 06 MASTER STRIPING PLAN
- SD 07 PAVING GRADING & DRAINAGE PLAN
- SD 08 TYPICAL PROJECT DETAILS & SECTIONS
- SD 09 TYPICAL DETAILS
- SD 10 TYPICAL NOTES
- SD 11 MASTER UTILITY PLAN
- SD 12 LIFT STATION DETAILS
- SD 13 LCU DETAILS
- SD 14 LIGHTING PHOTOMETRIC PLAN
- SD 15 LIGHTING PHOTOMETRIC DETAILS

LANDSCAPING: LS

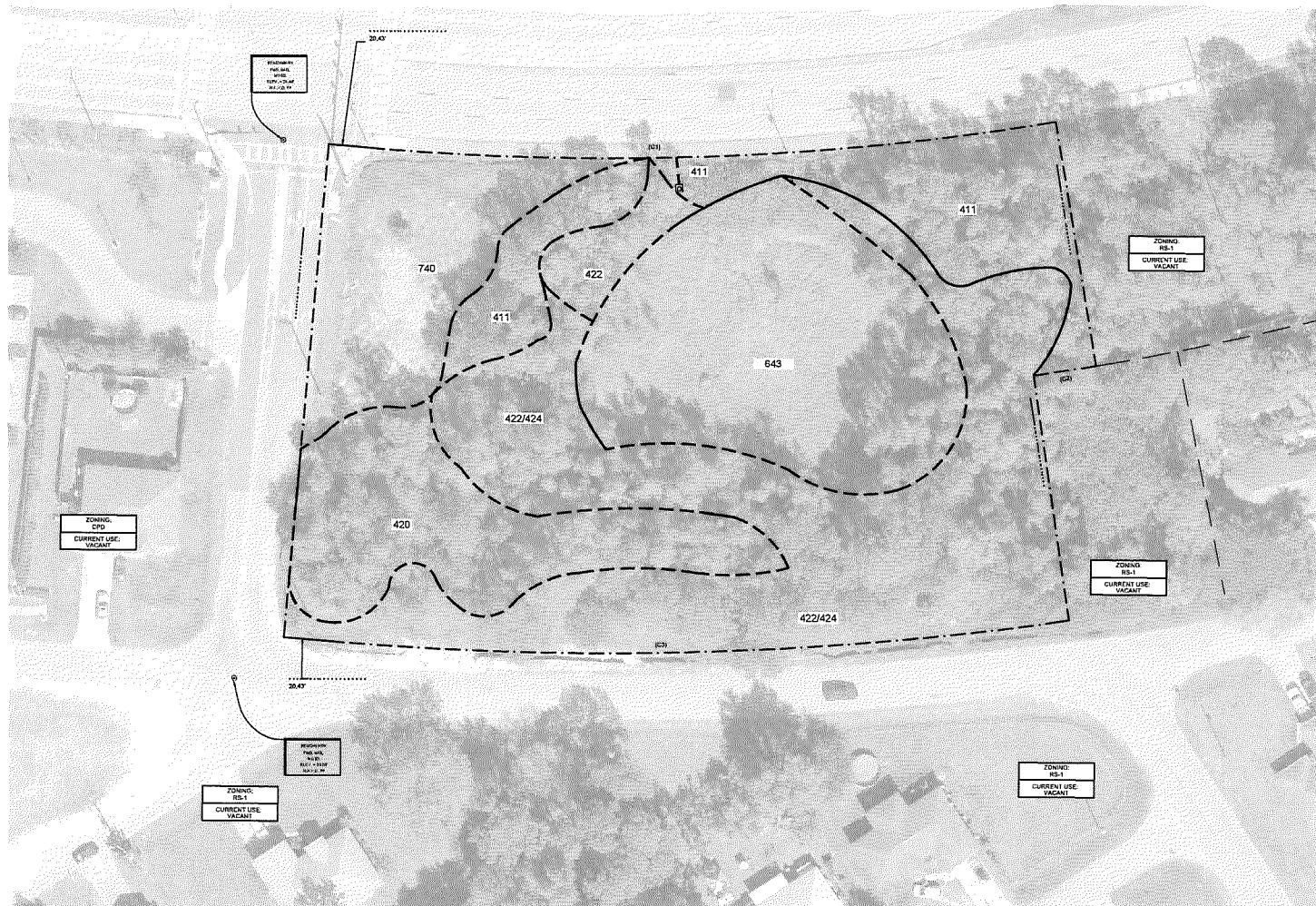
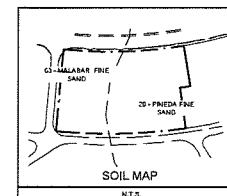
- LS 01 LANDSCAPING PLAN - A
- LS 02 LANDSCAPING PLAN - B

A	DATE	DESCRIPTION
1	02/02/2016	REVISION FOR LEE COUNTY COMMENTS
2	01/26/2017	REVISION FOR LEE COUNTY COMMENTS DATED 11/15/2016
3	03/07/2018	REVISION FOR SPACED TO MATCH 2017 AQA
4	03/17/2018	REVISION FOR LEE COUNTY COMMENTS DATED 10/17/2017
5	11/04/2018	REVISION FOR LEE COUNTY COMMENTS DATED 10/29/2018

ALFRED QUATTRONE, P.E.
FL REG #20741
DATE:

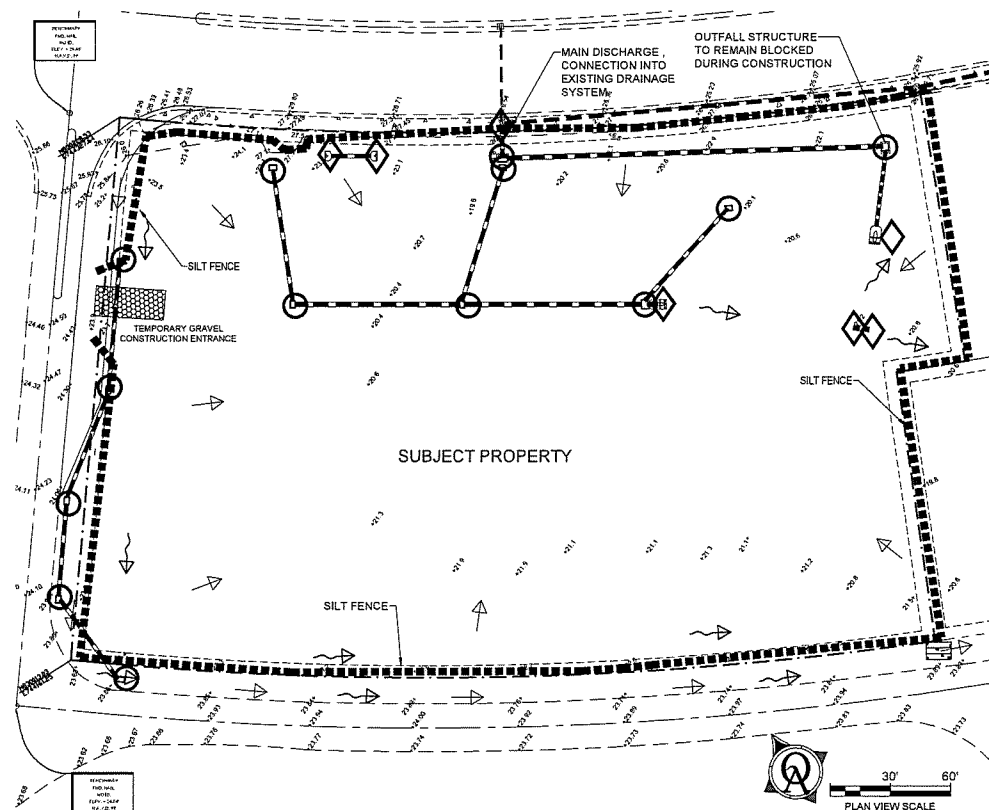
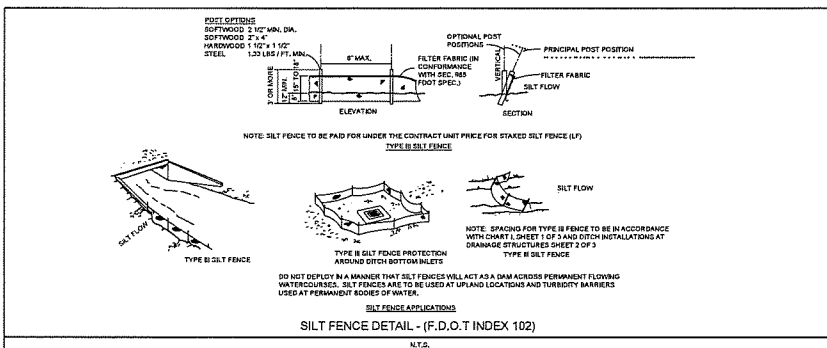
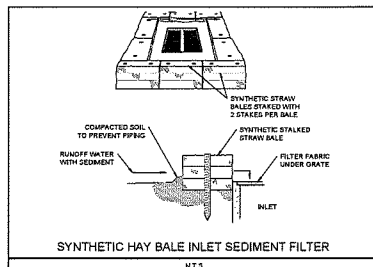
422 / 424 - BRAZILIAN PEPPER & MELALEUCA	0.53 AC (20.55%)
4224 / 424H - S. PEPPER & MELALEUCA HYBRID	0.45 AC (17.17%)
411 - SLASH PINE	0.30 AC (13.00%)
643 - FRESHWATER EMERGENT*	0.35 AC (15.89%)
740 - DISTURBED/CLEARED	0.57 AC (22.55%)
* = EXOTIC DOMINATED	0.35 AC (12.53%)
H = HYBRID	

*WETLAND LINES NOT VERIFIED BY AGENCIES
 *WETLAND DELINEATION IS APPROXIMATE, NOT LOCATED BY SURVEYOR



- NOTE: THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND/OR SPECIFIC PERMIT CONDITIONS.

	SYNTHETIC STRAW BALE		INLET FABRIC PROTECTIONS
	EX. SURFACE HYDROLOGY		STAKED SYNTHETIC STRAW BALE @ INLETS
	PRO. SURFACE HYDROLOGY		STAKED SILT FENCE
			FLOATING TURBIDITY BARRIER



DATE	DESCRIPTION
1	

LEE CORNERS
SWP3 & EXISTING HYDROLOGY PLAN

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 • 239-936-5222

ALFRED QUATTRONE, JR.
FL REG #52741

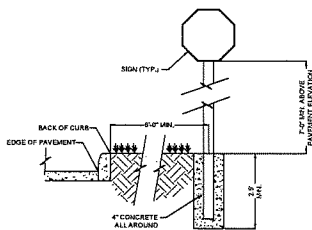
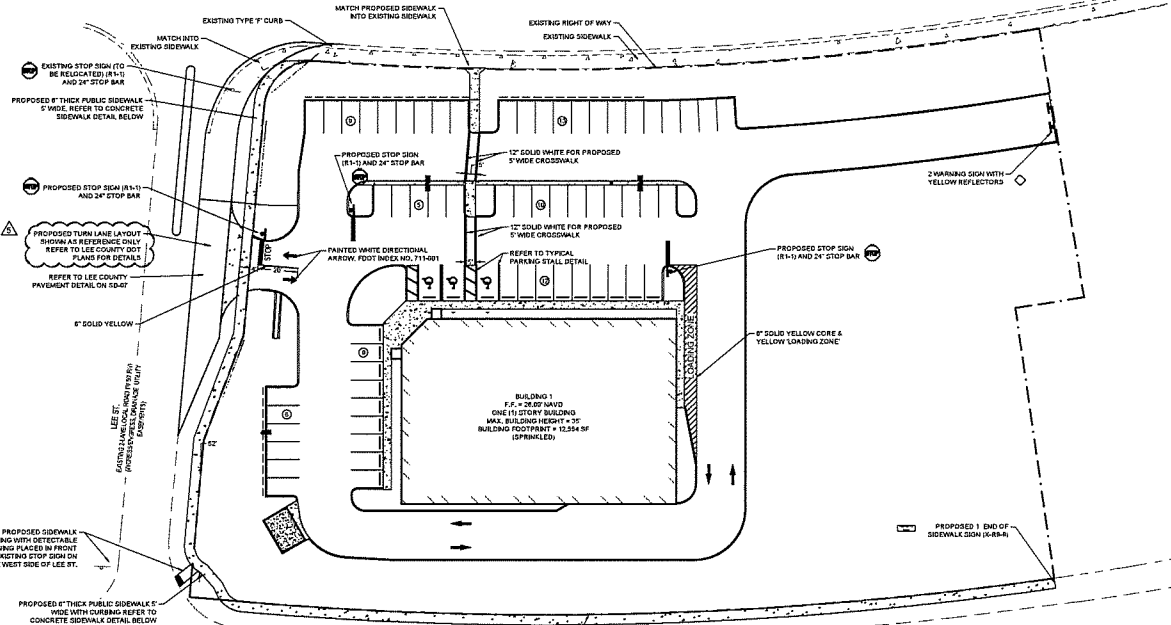
SHEET
SD-04
24.05.15

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC CONTROL, LATEST EDITION, THE MANUAL ON UNIFORM PRACTICES AND CONTROL DEVICES, AND THE LEU COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS.
3. WALK EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN PLACED SHALL INCLUDE A 2" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL, AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS WITH THE LEU COUNTY UNIFORM TRAFFIC CONTROL DEVICE.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL TRAFFIC SIGN EMBLEM IN ACCORDANCE WITH LEU COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FOOT RIGHT OF WAY SHALL BE THERMO PLASTIC.
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY THE BIDDING CONTRACTOR.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	149.77	379.59	378.58		
C2	1529.90	34.60	34.60		
C3	1766.03	411.27	410.34		

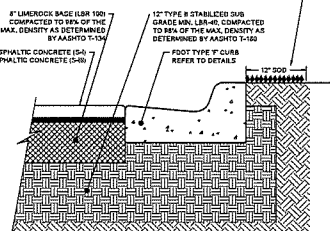


PLAN VIEW SCALE



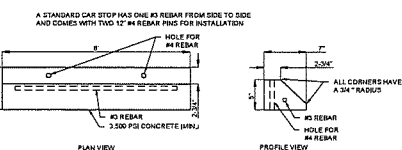
TYPICAL SIGN MOUNTING DETAIL

N.T.S.



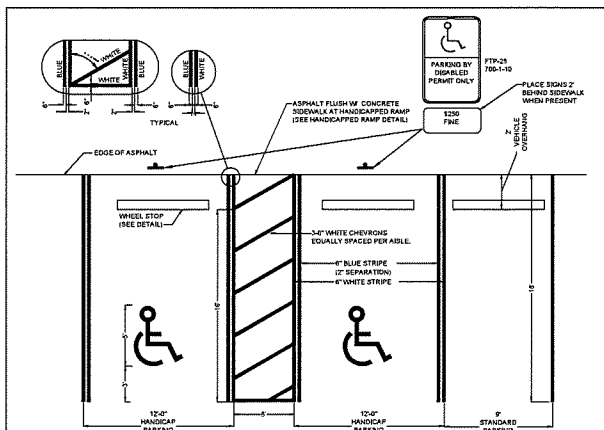
PAVEMENT SECTION - LEE COUNTY RIGHT OF WAY

N.T.S.



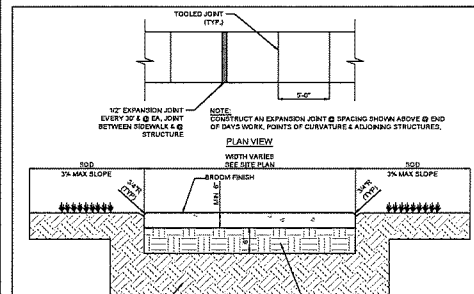
STANDARD WHEEL STOP DETAIL

N.T.S.



TYPICAL PARKING SPACES WITH CONCRETE WHEEL STOP DETAIL

N.T.S



CONCRETE SIDEWALK DETAIL - LEE COUNTY RIGHT OF WAY

ALT

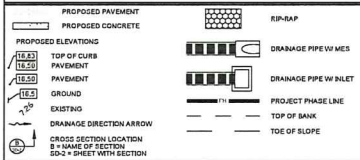
\\000\Projects\FL06\2014\Projects\14116 LEE CORNERS - (OLD 07032) - ACTIVE\01-CADD\FILES\02-04\CAO\VERSION\14116-01-01.dwg

USING SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA FOR STORMWATER DETENTION FACILITIES AS OUTLINED IN SP14D UNIFORM VOLUME TO CALCULATE THE REQUIRED STORAGE VOLUME.			
TOTAL SITE AREA	13,515 SF		
LAKE AREA (ASRTE)	1 SF		
TOTAL DEVELOPMENT AREA	13,514 SF		100.0%
BUILDING (ROOF AREA)	12,534 SF		11.8%
APPROVED AREA	4,228 SF		31.3%
TOTAL IMPERVIOUS AREA	12,534 SF		92.0%
TOTAL PERVIOUS AREA	1,000 SF		7.4%
STRUCTURAL FLOOR FINISH OVER THE DEVELOPMENT AREA			
ESTIMATED "1" FT "1" FT"	4,128 SF		
STORAGE REQUIRED	4,128 SF		
STORAGE PROVIDED	52,833 SF		

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION ACCORDINGLY.
5. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURBS AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD ROW SHALL BE SEEDS, FERTILIZED AND MULCHED. SOD OR SEEDS A MAINTAINED AS DIRECTED BY THE ENGINEER. ALL SWALES, BERMS, RETENTION AREAS, AND SLOPED WITHIN LIMITS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO LAYOUT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
7. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
8. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC. IMBAY HAN OR APPROVED EQUAL TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
9. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
10. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
11. THE TOP OF ALL SIDEWALKS SHALL BE NO HIGHER THAN ONE FOOT (1') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
12. YARD DRAINAGE SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
13. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
14. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SPREAD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS. THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
15. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER DRAINAGE ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
16. ALL TRENCHES TO BE BACKFILLED WITH CLEAN DRY SAND. FINE LINE ROCK OR PIT SHELL MESH, AND TO BE COMPACTED TO AT LEAST 95% OF MAX. DENSITY, OR 90% IF UNDER PAVED AREA OF ROADWAY, AS DETERMINED BY AASHTO SPECIFICATION T-99.
17. ALL MITERED END SECTIONS SHALL BE RIP-RAP ACCORDINGLY.

DRAINAGE PLAN LEGEND:



ROOF DRAINS:

CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAIN (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM. DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROTECTED. AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT. THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.

VERTICAL DATUM: NAVD

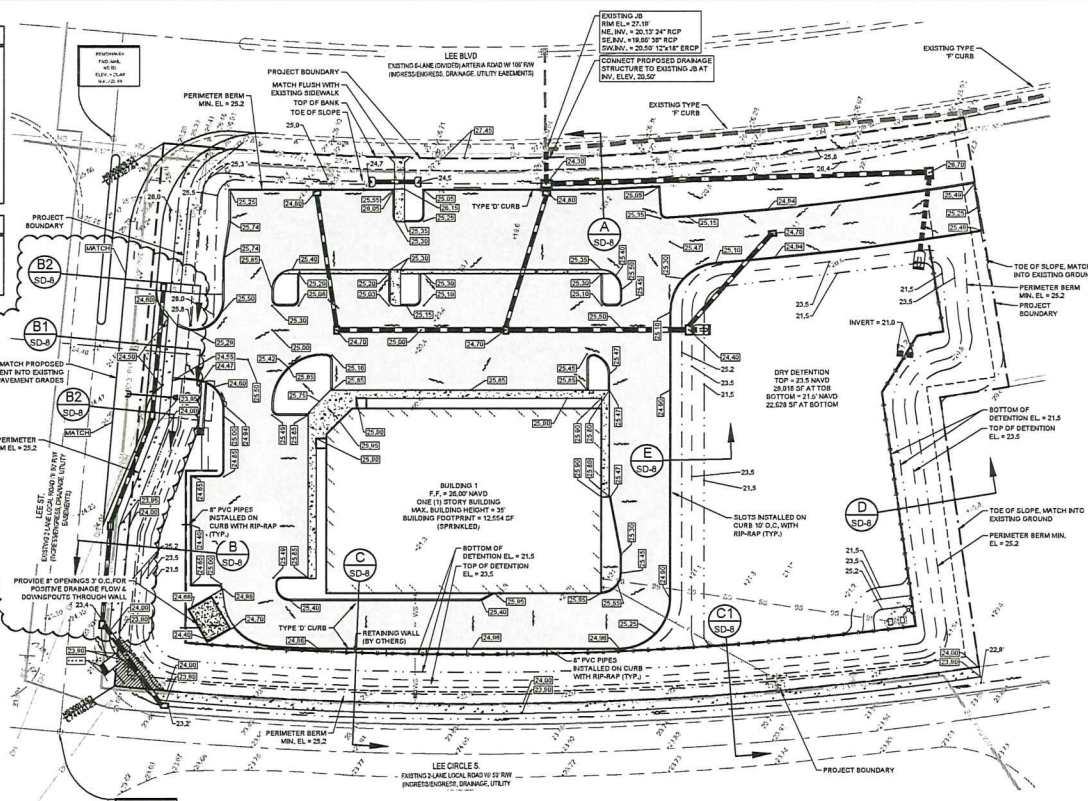
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) ADD 1.2' TO CONVERT TO NGVD 29.

FILL IMPORT NOTE:

DRY DETENTION AREA SHALL BE SCARPED TO EL. 21.5' NAVD AND FILLED, ALONG WITH DETENTION AREA BERMS WITH SAND THAT MEETS THE FOLLOWING CRITERIA:
HORIZONTAL CONDUCTIVITY OF MIN. 10 FT / DAY
VERTICAL CONDUCTIVITY OF MIN. 0.52
EFFECTIVE POROSITY OF MIN. 0.35
CONTRACTOR SHALL PROVIDE ENGINEER WITH A SOLE REPORT PRIOR TO FINAL CERTIFICATION OF THE SITE

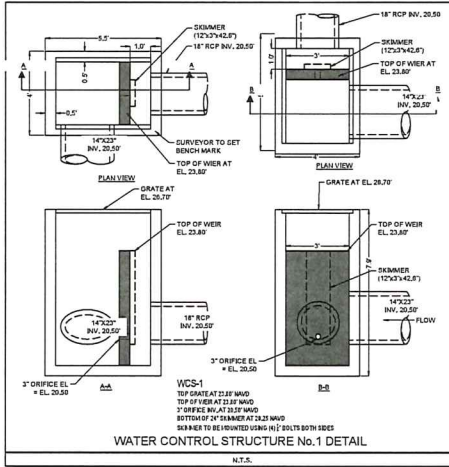
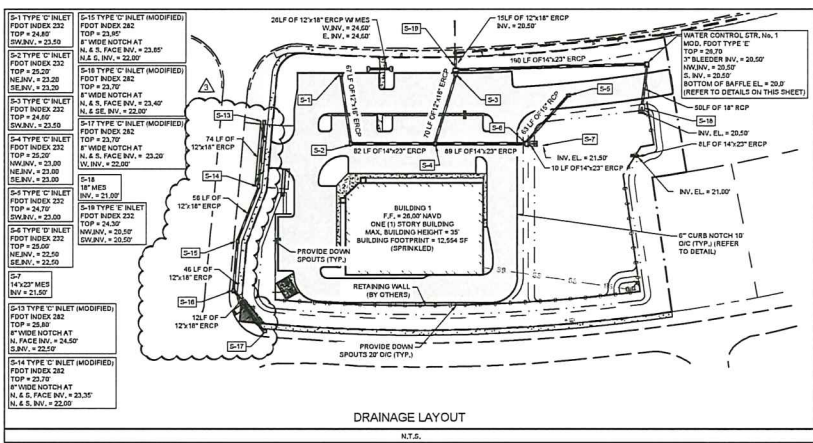
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	140.77	1480.77	379.58	378.56	
C2	140.77	1480.77	379.58	378.56	
C3	140.77	1480.77	379.58	378.56	



PLAN VIEW SCALE

TABLE 1 SPFWD SUMMARY	
WATER MANAGEMENT PARAMETERS	INFO
CONTROL ELEVATION	20.50
5-YEAR, 1-DAY RAINFALL (INCHES)	5.5
25-YEAR, 1-DAY RAINFALL (INCHES)	11.5
100-YEAR, 1-DAY RAINFALL (INCHES)	14.5
PEAK 5-YEAR, 1-DAY STORM STAGE	23.37
PEAK 25-YEAR, 3-DAY STORM STAGE	23.76
PEAK 100-YEAR, 3-DAY STORM STAGE	24.11
MINIMUM REQUIRED PAVEMENT ELEVATION	24.40
MINIMUM FINISHED FLOOR ELEVATION (PER SPWD CRITERIA)	24.80
MINIMUM PERIMETER BERM ELEVATION (PER SPWD)	25.2
ELEVATIONS ARE IN NAVD 88	



DATE: 1/26/2017
DRAWN BY: LEE CORNERS DRAINAGE PLAN
CHECKED BY: LEE CORNERS DRAINAGE PLAN
APPROVED BY: LEE CORNERS DRAINAGE PLAN

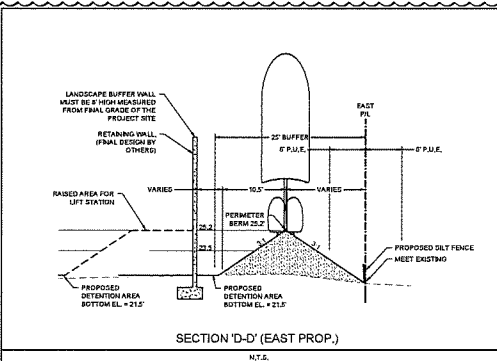
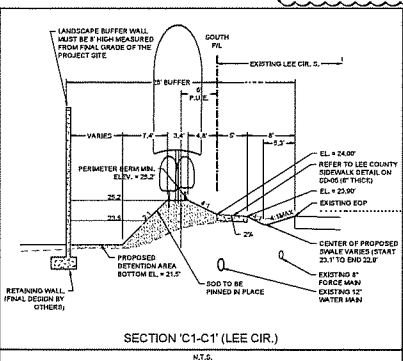
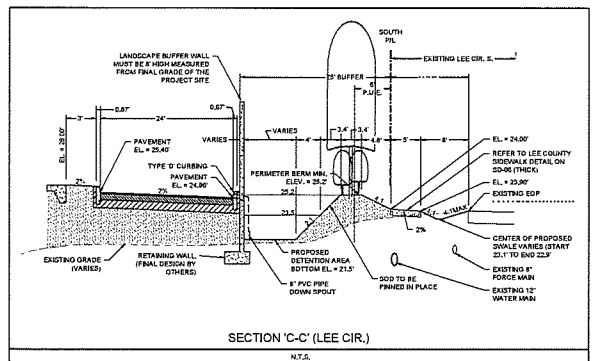
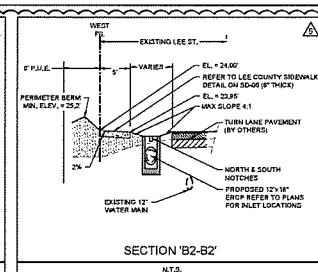
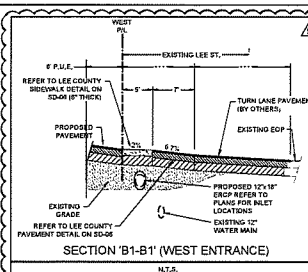
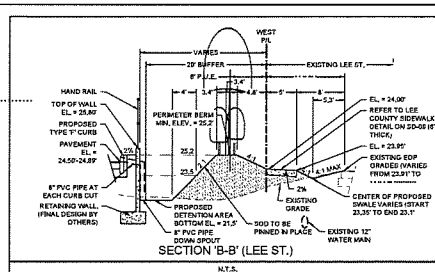
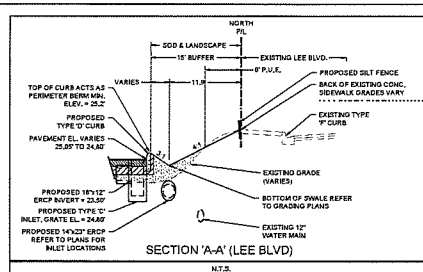
LEE CORNERS
PAVING, GRADING & DRAINAGE PLAN
4925 LEE BLVD.
LEHIGH ACRES, FL 33971

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9435

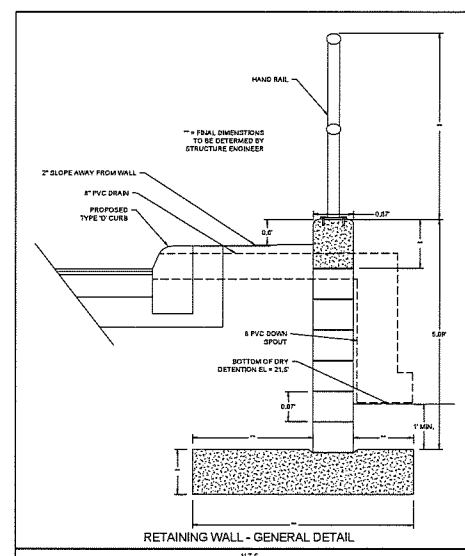
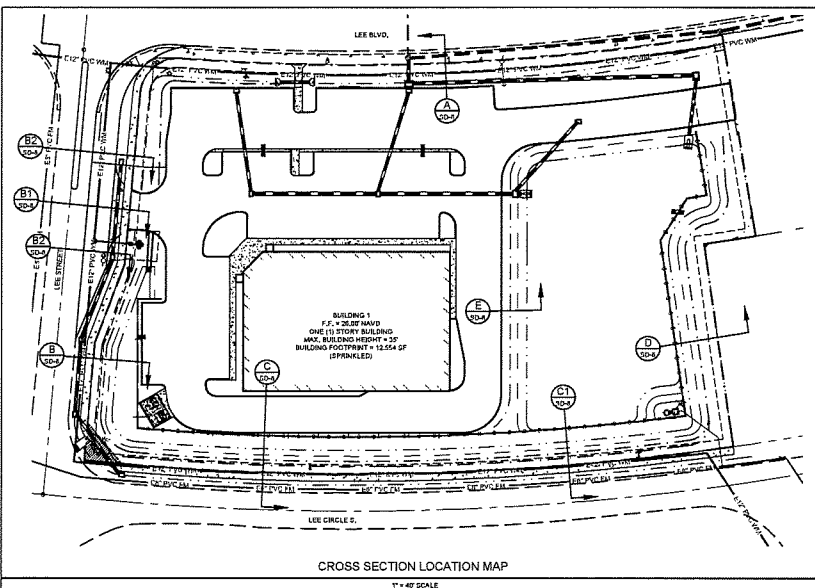
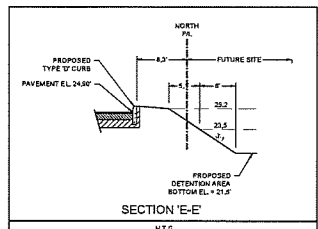
ALFRED QUATTRONE, P.E.
P. REG. #2741
LEIGH LEE, CADD/PROJECT MANAGER

SHEET
SD-07
07 OF 15

\\080\projects\PL\082014\projects\1118\lee\corners - 010-2022\ACTIVE\CD-CAD\FILES\04-CAD\VERSION\1118-PHASE 1



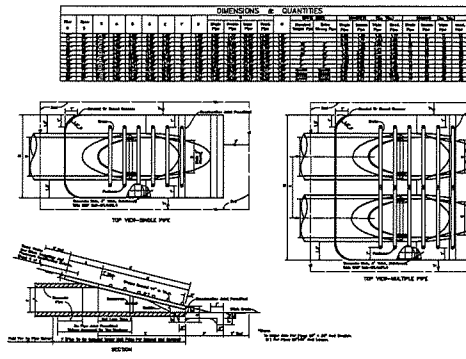
CROSS SECTION NOTE:
ANY NATURAL GROUND AREA DISTURBED BY THE
CONTRACTOR SHALL BE FERTILIZED, MULCHED, AND SEED.



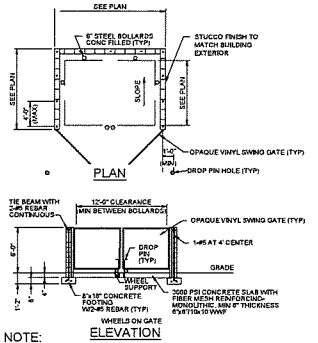
DATE	DESCRIPTION
11/18/2014	ISSUED FOR PERMITS
11/18/2014	ISSUED FOR PERMITS
11/18/2014	ISSUED FOR PERMITS
11/18/2014	ISSUED FOR PERMITS

LEE CORNERS
TYPICAL PROJECT DETAILS & SECTIONS
4825 LEE BLVD.
LEHIGH ACRES, FL 33971

Q Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Venetia Shoreline Blvd • Fort Myers, Florida 33916 • 239-516-2222
Certificate of Accreditation Number: 665
ALFRED QUATTRONE, P.E.
FL REG. #2078
11/18/2014 (REVISED) 11/18/2014
SHEET
SD-08
08 OF 15



MITERED END SECTION - ELLIPTICAL
N.T.S.



NOTE:
1. PROVIDE TWO GATES WITH 100 PSI CONCRETE SLAB WITH FIBER MESH REINFORCING (NON-WEAVING, MIN 6" THICKNESS 8" X 16" TO 10" WIDE).
2. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CU. FT. OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACES WITHIN 10 FT. OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES. LATEST EDITION NFPA 1: CHAPTER 19.
DUMPSTER ENCLOSURE DETAIL
N.T.S.

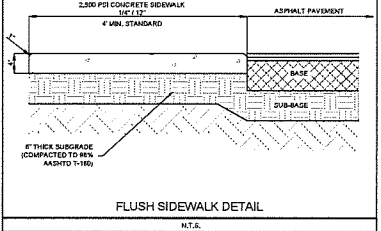
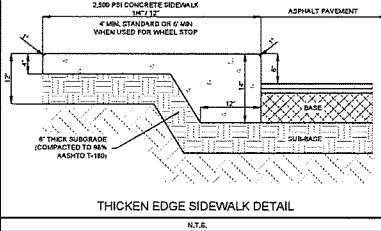
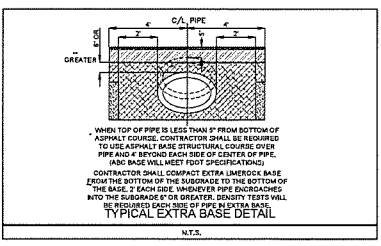
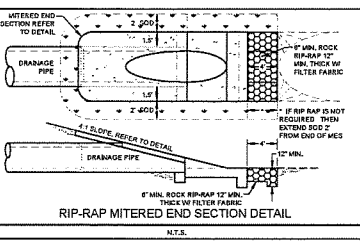
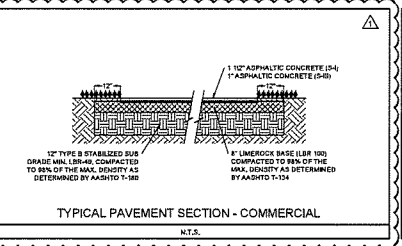
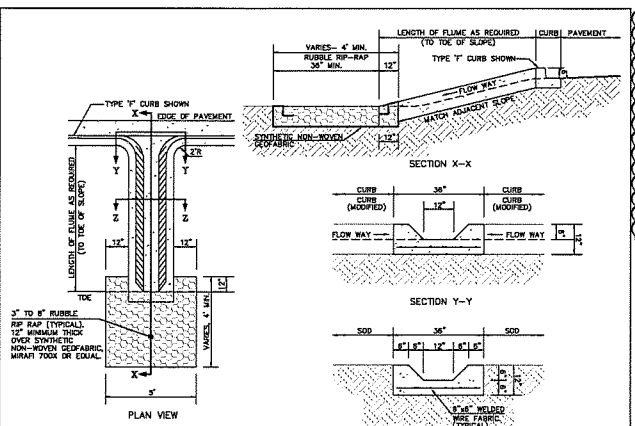
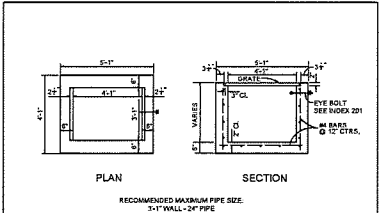
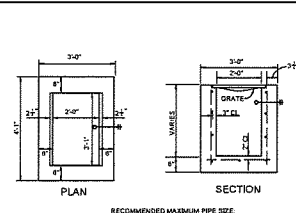
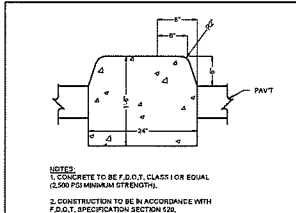
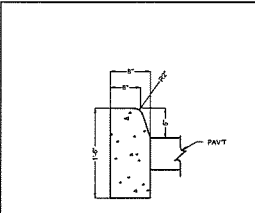
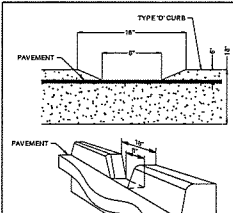
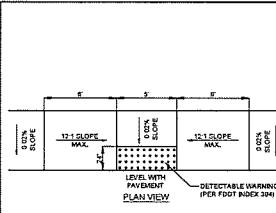


Table 0.5.1 Minimum Required Fire Flow and Flow Duration for Buildings

Table 0.5.1 Minimum Required Fire Flow and Flow Duration for Buildings

The Area of the Galaxy (in pc ²)					Fire-Fire	Flow
1449.3322, 100°22'	75111, 0°27'00"	PC2000, 100°22'00" 75111	PC2000, 100°22' 75000	10000, 100°21' 75000	Area (in pc ²)	Duration (days)
0.2-70.6	0.2-70.6	0.2-70.6	0.2-70.6	0.2-70.6	0.2-70.6	1700
22.70-30.36	12.70-18.00	13.01-16.69	12.90-17.99	12.80-14.00	1.80-14.00	1700
30.36-40.40	18.00-22.70	18.00-22.70	18.00-22.70	18.00-22.70	1.80-22.70	1700
40.40-48.10	22.70-30.36	22.70-30.36	22.70-30.36	22.70-30.36	2.20-30.36	2200
48.10-59.60	30.36-37.93	30.36-37.93	30.36-37.93	30.36-37.93	3.00-37.93	2200
59.60-70.60	37.93-48.10	37.93-48.10	37.93-48.10	37.93-48.10	4.00-48.10	2200
70.60-85.45	48.10-59.60	48.10-59.60	48.10-59.60	48.10-59.60	5.00-59.60	2200
85.45-97.76	59.60-70.60	59.60-70.60	59.60-70.60	59.60-70.60	6.00-70.60	3200
97.76-100.22	70.60-85.45	70.60-85.45	70.60-85.45	70.60-85.45	7.00-85.45	3200
100.22-112.74	85.45-97.76	85.45-97.76	85.45-97.76	85.45-97.76	8.00-97.76	3200
112.74-124.70	97.76-100.22	97.76-100.22	97.76-100.22	97.76-100.22	9.00-100.22	4200
124.70-145.45	100.22-112.74	100.22-112.74	100.22-112.74	100.22-112.74	10.00-112.74	4200
145.45-164.04	112.74-124.70	112.74-124.70	112.74-124.70	112.74-124.70	11.00-124.70	4200
164.04-183.45	124.70-145.45	124.70-145.45	124.70-145.45	124.70-145.45	12.00-145.45	4200
183.45-203.10	145.45-164.04	145.45-164.04	145.45-164.04	145.45-164.04	13.00-164.04	4200
203.10-223.10	164.04-183.45	164.04-183.45	164.04-183.45	164.04-183.45	14.00-183.45	4200
223.10-243.10	183.45-203.10	183.45-203.10	183.45-203.10	183.45-203.10	15.00-203.10	4200
243.10-263.10	203.10-223.10	203.10-223.10	203.10-223.10	203.10-223.10	16.00-223.10	4200
263.10-283.10	223.10-243.10	223.10-243.10	223.10-243.10	223.10-243.10	17.00-243.10	4200
283.10-303.10	243.10-263.10	243.10-263.10	243.10-263.10	243.10-263.10	18.00-263.10	4200
303.10-323.10	263.10-283.10	263.10-283.10	263.10-283.10	263.10-283.10	19.00-283.10	4200
323.10-343.10	283.10-303.10	283.10-303.10	283.10-303.10	283.10-303.10	20.00-303.10	4200
343.10-363.10	303.10-323.10	303.10-323.10	303.10-323.10	303.10-323.10	21.00-323.10	4200
363.10-383.10	323.10-343.10	323.10-343.10	323.10-343.10	323.10-343.10	22.00-343.10	4200
383.10-403.10	343.10-363.10	343.10-363.10	343.10-363.10	343.10-363.10	23.00-363.10	4200
403.10-423.10	363.10-383.10	363.10-383.10	363.10-383.10	363.10-383.10	24.00-383.10	4200
423.10-443.10	383.10-403.10	383.10-403.10	383.10-403.10	383.10-403.10	25.00-403.10	4200
443.10-463.10	403.10-423.10	403.10-423.10	403.10-423.10	403.10-423.10	26.00-423.10	4200
463.10-483.10	423.10-443.10	423.10-443.10	423.10-443.10	423.10-443.10	27.00-443.10	4200
483.10-503.10	443.10-463.10	443.10-463.10	443.10-463.10	443.10-463.10	28.00-463.10	4200
503.10-523.10	463.10-483.10	463.10-483.10	463.10-483.10	463.10-483.10	29.00-483.10	4200
523.10-543.10	483.10-503.10	483.10-503.10	483.10-503.10	483.10-503.10	30.00-503.10	4200
543.10-563.10	503.10-523.10	503.10-523.10	503.10-523.10	503.10-523.10	31.00-523.10	4200
563.10-583.10	523.10-543.10	523.10-543.10	523.10-543.10	523.10-543.10	32.00-543.10	4200
583.10-603.10	543.10-563.10	543.10-563.10	543.10-563.10	543.10-563.10	33.00-563.10	4200
603.10-623.10	563.10-583.10	563.10-583.10	563.10-583.10	563.10-583.10	34.00-583.10	4200
623.10-643.10	583.10-603.10	583.10-603.10	583.10-603.10	583.10-603.10	35.00-603.10	4200
643.10-663.10	603.10-623.10	603.10-623.10	603.10-623.10	603.10-623.10	36.00-623.10	4200
663.10-683.10	623.10-643.10	623.10-643.10	623.10-643.10	623.10-643.10	37.00-643.10	4200
683.10-703.10	643.10-663.10	643.10-663.10	643.10-663.10	643.10-663.10	38.00-663.10	4200
703.10-723.10	663.10-683.10	663.10-683.10	663.10-683.10	663.10-683.10	39.00-683.10	4200
723.10-743.10	683.10-703.10	683.10-703.10	683.10-703.10	683.10-703.10	40.00-703.10	4200
743.10-763.10	703.10-723.10	703.10-723.10	703.10-723.10	703.10-723.10	41.00-723.10	4200
763.10-783.10	723.10-743.10	723.10-743.10	723.10-743.10	723.10-743.10	42.00-743.10	4200
783.10-803.10	743.10-763.10	743.10-763.10	743.10-763.10	743.10-763.10	43.00-763.10	4200
803.10-823.10	763.10-783.10	763.10-783.10	763.10-783.10	763.10-783.10	44.00-783.10	4200
823.10-843.10	783.10-803.10	783.10-803.10	783.10-803.10	783.10-803.10	45.00-803.10	4200
843.10-863.10	803.10-823.10	803.10-823.10	803.10-823.10	803.10-823.10	46.00-823.10	4200
863.10-883.10	823.10-843.10	823.10-843.10	823.10-843.10	823.10-843.10	47.00-843.10	4200
883.10-903.10	843.10-863.10	843.10-863.10	843.10-863.10	843.10-863.10	48.00-863.10	4200
903.10-923.10	863.10-883.10	863.10-883.10	863.10-883.10	863.10-883.10	49.00-883.10	4200
923.10-943.10	883.10-903.10	883.10-903.10	883.10-903.10	883.10-903.10	50.00-903.10	4200
943.10-963.10	903.10-923.10	903.10-923.10	903.10-923.10	903.10-923.10	51.00-923.10	4200
963.10-983.10	923.10-943.10	923.10-943.10	923.10-943.10	923.10-943.10	52.00-943.10	4200
983.10-1000.00	943.10-963.10	943.10-963.10	943.10-963.10	943.10-963.10	53.00-963.10	4200

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD

2. THE CONTRACTOR SHALL RETURN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR THE CONTRACTOR REQUIRES PRIOR APPROVAL FROM THE CITY ENGINEER. ANY VIOLATION BY ANY OF ITS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEFICIENCY OR ERRORS IN THE PLAN OR OF EXISTING CONDITIONS THAT MAY AFFECT THE PROJECT.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CANTON CITY UTILITY COMPANIES FOR LOCATION OF EXISTED UTILITIES IN THE AREA 72 HOURS MINIMUM PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE LEE COUNTY LAND DEVELOPMENT CODE.
6. THE LOCATION OF EXISTING UTILITIES, PAYMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR.
7. EXISTED IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION AT AN ADDITIONAL COST TO OWNER.
8. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRIERS MUST BE INSTALLED TO PROTECT REMAINING VEGETATION FROM PERMIT DAMAGE.
9. OWNER SHALL ASSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWPPP) ON THIS PLAN. IF THE PROJECT AREA IS MORE THAN 10 ACRES, THE CONTRACTOR SHALL OBTAIN A SWPPP FROM THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND NOT BE DIRECTED INTO THE PUBLIC RIGHT OF WAY. ALL LIGHT FIXTURES SHALL BE FURNISHED WITH FLAT LENSES AND LIGHT GUARD SHIELDS PLUNG TO CUT OFF THE LIGHT POLLUTION AND LIGHT GLARE. CONTRACTORS REFER TO THE CITY OF TAMPA LIGHT FIXTURE STANDARDS LIGHTING DESIGN BY OTHERS.
11. PER LEE LAW, NO PUBLIC TRAFFIC INTERFERENCES ARE REQUIRED IN CONNECTION WITH THIS PROJECT.
12. PROPOSED BUILDING FOUNDATIONS, PATIOS AND ACCESSORY STRUCTURES MAY BE RELOCATED WITHIN THE LOT.
13. COSTAL SETBACKS DOES NOT APPLY TO THIS PROJECT.
14. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HAZARD FOR ENDANGERED SPECIES ON THIS PARCEL.
15. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL. IF ANY ARE FOUND DURING CONSTRUCTION THEY WILL BE PLUGGED IN ACCORDANCE WITH GWMD AND DEP PLUGGING REQUIREMENTS.
16. PRIOR TO THE START OF ANY CONSTRUCTION, PROVIDE A CONNECTION PERMIT FROM LCCD FOR POST HOLE DRILLING AND TESTING.
17. PRIOR TO THE GRADING OF ANY CERTIFICATE OF COMPLIANCE, PROVIDE TO DEVELOPMENT SERVICES A NOTICE OF APPROVAL FROM LCCD FOR WORK WITHIN THE COUNTY R.O.W.
18. FOR SEPTIC TANKS WASHED REQUIRED, ELAVATIONS, SIZE OF TANKS AND DRAIN FIELDS AND REQUIRED PUMPING STATIONS SHALL BE RECALCULATED BY THE CITY OF TAMPA FOR THE PERMIT.
19. YARD DRAINAGE SHALL BE ADDED IN GREEN AREAS AS NECESSARY IN THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
20. FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORD 8105 8156 PER THE CITY OF TAMPA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CITY OF TAMPA'S ENGINEER'S RESPONSIBILITY. LCCD 10-04-01 WATER MATH 12 MINIMUM, LCCD 10-04-01 (40% HYDRANTS FOR ALL AREAS OF THE LOT). LCCD 10-04-01 WATER MATH 12 MINIMUM, LCCD 10-04-01 (40% HYDRANTS FOR ALL AREAS OF ANY PORTION OF THE LOT).

THE OWNER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUATTRONE

AND ASSOCIATES PRIOR TO ANY ONSITE WORK TO CONDUCT A THOROUGH REVIEW OF PLANS.

SUNSHINE STATE ONE CALL CENTER

PHONE: (800) 432-4770
MINIMUM 48 HOURS NOTICE REQUIRED

1. All waterlines 10" and smaller shall have a minimum cover of 30" and all waterlines

1. ALL WATERLINES 12" AND SMALLER SHALL HAVE A MINIMUM COVER OF 30" AND ALL WATERLINES LARGER THAN 12" SHALL HAVE A MINIMUM COVER OF 36". PER NEMA 24 UNDERGROUND LINES SHALL BE INSTALLED TO A MINIMUM COVER OF 48".
2. THE ENDS OF ALL CAPPED BRIDGES AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRIC MARKERS AND 2x4 STAKES 5' LONG WITH 2" ABOVE GROUND.
3. ALL POTABLE AND IRRIGATION WATERLINES SHALL BE ADEQUATE CLASS, D1918 CLASS 150 PIG RUBBER JOINTS, 150 PSI, 12" OR SMALLER, AND 200 PSI, 18" OR LARGER. ALL VERTICAL DEFLECTION AND WATERLINES UNDER PAVEMENT OR ASPHALT SHALL BE DIPS CLASS 50.
4. ALL WATERLINES SHALL BE INSTALLED TO A MINIMUM COVER OF 30" AND ALL WATERLINES LARGER THAN 12" SHALL HAVE A MINIMUM COVER OF 36". PER NEMA 24 UNDERGROUND LINES SHALL BE INSTALLED TO A MINIMUM COVER OF 48".
5. PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS ARE REQUIRED TO PREPARE TO WATERLINES TO BE INSTALLED TO THE DEPTH OF THE MANUFACTURER'S RECOMMENDED MAXIMUM PIPE DEFLECTION.
6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, DRIVE PAVES, SIDEWALKS OR DRIVEWAY AREAS.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE/16 BLUE REFLECTIVE MARKERS AS REQUIRED TO MARK PROPOSED THE HYDRANT.
8. ALL WATERLINES UNDER ROADWAY SHALL BE PLACED IN A SCHEDULE 40 CLASS 150 PIG CASING PIPE.
9. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH THE AWWA WATERLINES STANDARD. ALL WATERLINES SHALL BE INSTALLED TO THE DEPTH OF THE MANUFACTURER'S RECOMMENDED MAXIMUM PIPE DEFLECTION. ALL WATERLINES SHALL BE INSTALLED TO THE DEPTH OF THE MANUFACTURER'S RECOMMENDED MAXIMUM PIPE DEFLECTION.
10. WATERLINES SHALL BE INSTALLED TO A MINIMUM COVER OF 30" AND ALL WATERLINES LARGER THAN 12" SHALL HAVE A MINIMUM COVER OF 36". PER NEMA 24 UNDERGROUND LINES SHALL BE INSTALLED TO A MINIMUM COVER OF 48".
11. WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HOODLUM DEFLECTION.
12. WATER SERVICES TO MAINTAIN 2 SEPARATION FROM DRAINAGE STRUCTURES.

1. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS IS

- MAY BE SURFACE USED FOR BUILDING PURPOSES WITHOUT UNDESIRABLE DANGER FROM FLOOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DETERMINE IF SATISFACTORY CONDITIONS EXIST WHICH MAY AFFECT ANY EFFECTIVE EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR ANY STRUCTURES ON THE SITE.
- THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERINE AREAS, OR ANY KNOWN ARCHAEOLOGICAL SITES EXPECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY STRUCTURES ON THE SITE.
- A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MAY BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
- ANY EXISTING TOPSOIL AND UNSATURATED ORGANIC SOILS IF UNCONTAMINATED SHOULD BE STRIPPED AND UNDERLAY FROM WITHIN THE LIMITS OF THE PROPOSED PAVEMENTS, PROPOSED DRIVEWAYS AND SIDEWALKS AND RELOCATED TO AN APPROPRIATE LOCATION.
- THE CONTRACTOR SHALL ENSURE THAT THE EXISTING SOILS WITHIN THE LIMITS OF THE PROPOSED PAVEMENTS AND TO A DEPTH OF AT LEAST THE WATER TABLE ARE SUITABLE FOR ANY ADDITIONAL REGRASSING MATERIAL APPLIED FOR USE IN ANY DETENTION AREAS THAT ALSO

POTABLE WATER	GARBAGE COLLECTION
FLORIDA GOVERNMENTAL UTILITY AUTHORITY 1208 HUNTERDALE ROAD NORTH LUDHIA ACRES, FL 33064-0603 (202) 384-1615	WASTE RPO 15110 PENNSACCAWEE PARKWAY PORT MYERS, FL 33934-0447 (231) 337-0400
SANITARY SEWER	IRRIGATION WATER
FLORIDA GOVERNMENTAL UTILITY AUTHORITY 1208 HUNTERDALE ROAD NORTH LUDHIA ACRES, FL 33064-0603 (202) 384-1615	ON-SITE WELL
TELEPHONE	UTILITY LOCATION SERVICE
SUBWAY 1000 DANIELS PKWY. 400 PORT MYERS, FL 33912 (231) 350-6440	SLASHLINE STATE ONE CALL CENTER PHOENIX, ILL. 60477 FREE NUMBER 48 HOURS NOTICE REQUIRED
ELECTRIC	FIRE ALARM DISTRICT
FLORIDA POWER AND LIGHT COMPANY S.E. CHAMBERLAIN FL. 33401 FL. 33401 FL. 33401	SAN CARLOS CARP FIRE PROTECTION & EXIST 1801 HOLM HILL CIRCLE, PORT PORT MYERS, FLORIDA 33913 (231) 387-7270

- ALL WATERLINES 1" AND SMALLER SHALL HAVE A MINIMUM COVER OF 36" AND ALL WATERLINES LARGER THAN 1" SHALL HAVE A MINIMUM COVER OF 36". PER PPA 34.2 UNDERGROUND LINES REQUIRED TO BE COVERED TO PREVENT DAMAGE TO THE LINES.
- THE ENDS OF ALL CAPPED IRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH EROSION MARKERS AND 24" STAKES 5' IN LENGTH WITH 2" ABOVE GROUND.
- ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C900, DN16 CLASS 150 RUBBER JOINTS AND BE REINFORCED WITH STEEL RINGS TO PREVENT OVERSTRESS. ALL POTABLE, DEFLECTIONS AND IRRIGATION WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE CLIP, CLASS 50.
- ALL MANHOLES REQUIRED TO BE 48" IN DIAMETER AND SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM PIPE DEFLECTION.
- PROPOSED WATERLINE FITTINGS ARE SHOWN AT RENDS IN WATERLINE. ADDITIONAL FITTINGS ARE REQUIRED TO RESOLVE THE PROPOSED WATERLINE.
- THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, CURB PAVEMENT, SIDEWALK OR DRAINAGE AREAS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE 1" REFLECTIVE MARKERS AS REQUIRED TO MARK THE PROPOSED PIPE ALIGNMENT.
- ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A SCHEDULE 40 CLASS 150 PVC CASING PIPE.
- ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) INTERNATIONAL STANDARD B1, ALL COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE IN CONFORMANCE WITH THE SYSTEM SHALL BE IN CONFORMANCE WITH ANY AWWA APPLICABLE STANDARDS.
- WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 1' CENTER TO CENTER, THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES.
- WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRED HORIZONTAL DEFLECTION.
- WATER SERVICES TAPS TO MAINTAIN 2" SEPARATION FROM DRAINAGE STRUCTURES.

	PROPOSED EASEMENT		PROPOSED FIRST LINE
	PROPOSED SEWER GO		PROPOSED SEWER SERVICE
	EXISTING SEWER GO		EXISTING SEWER SERVICE
	PROPOSED WATER METER		PROPOSED WATER SERVICE
	EXISTING WATER METER		EXISTING WATER SERVICE
	EXISTING GATE VALVE		EXISTING FORCE MAIN
	EXISTING FIRE HYDRANT		EXISTING POWER POLE w/ ANCHOR
	EXISTING BOLLARD		
	EXISTING PHONE RIDER		
	EXISTING TRANSFORMER		
	EXISTING LIGHT POLE		

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT QUATRIENE ENGINEERING INC. AND HAVE UTILITIES MARKED AT LEAST 72 HOURS BEFORE BEGINNING WORK. WHERE MARKINGS ARE NEAR PROPOSED FOUNDATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POT HOLEING PRIOR TO EXCAVATING.

THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO LOCATE EXISTING UNDERGROUND FACILITIES BEYOND THE INFORMATION PROVIDED BY QUATRIENE ENGINEERING INC. MARKING INCLUDE, BUT NOT LIMITED TO METHOD OF MARKING, LOCATION OF MARKING OR USE OF LOCATING EQUIPMENT, AND POT HOLEING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, AND CONTRACTOR TO LOCATE THE FOLLOWING UTILITIES MARKING ARE REQUIRED:



WORKSHEET: PL0000014 Project: 141116 LEE CORNERS - PHASE 1 - ACTIVE (04-CAUD) FILE: 0000014 CAUD-VERSION: 1.00 App: 04/11/16 PHASE 1

LUMINAIRE SCHEDULE

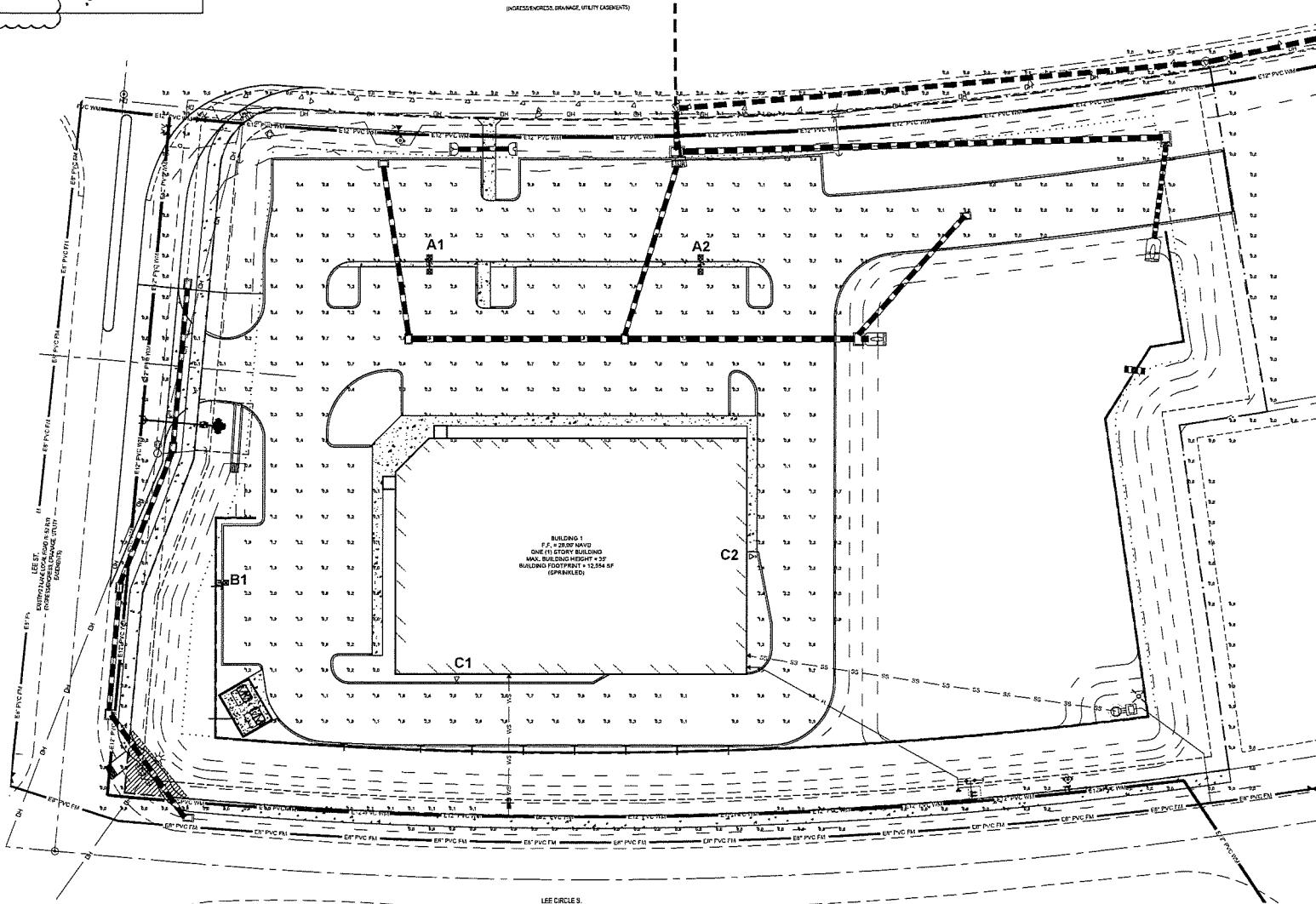
Symbol	Label	Qty	Catalog Number	Description	Length	Height	File	Luminaire	LLF	Watts
	A	2	KAD LED 400 700 S4E 50 MVOLT 180	KAD LED, 40 LED, 700MA MVOLT DRIVER, 5000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELD, FULL CUTOFF	LED	20-FT	KAD_LED_40C_700_S4E_50_MVOLT_180	Absoluta	1.00	182
	B	1	KAD LED 400 700 S4E 50 MVOLT 180	KAD LED, 40 LED, 700MA MVOLT DRIVER, 5000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELD, FULL CUTOFF	LED	20-FT	KAD_LED_40C_700_S4E_50_MVOLT_180	Absoluta	1.00	91
	C	2	KAD LED 400 700 S4E 50 MVOLT 180	KAD LED, 40 LED, 700MA MVOLT DRIVER, 5000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELD, FULL CUTOFF	LED	20-FT (WALL)	KAD_LED_40C_700_S4E_50_MVOLT_180	Absoluta	1.00	91

STATISTICS

Description	Symbol	Avg	Max	Max/Avg
10FT BLEEDER OVER	+	0.5 ft	0.1 ft	N/A
PARKING	+	1.0 ft	0.8 ft	0.80



20' 40'
PLAN VIEW SCALE



LEE CORNERS
LIGHTING PHOTOMETRIC PLAN
4825 LEE BLVD.
LEHIGH ACRES, FL 33971

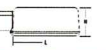
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Vermilion Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 943

ALTRID QUATTRONE P.E.
FL REG #00474

SHEET
SD-14
14 OF 15



KAD LED
LED Area Luminaire



Specifications

Size: 3' x 3'

Height: 17" max

Weight: 23.0 lbs

Power: 150W

Beam: 120°

Operating Information

EXAMPLE: KAD LED 400 1000 400 15000 PUMPHOUSE DETAIL

Item	Qty	Unit	Material	Description	Notes
1	1	EA	KAD LED 400 1000 400 15000	PUMPHOUSE DETAIL	

Performance Data

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Accessories

Accessories

Accessories	Description	Notes
1	1	1

Accessories

Accessories	Description	Notes
1	1	1

Performance Data

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Accessories

Accessories

Accessories	Description	Notes
1	1	1

Accessories

Accessories	Description	Notes
1	1	1

Performance Data

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Accessories

Accessories

Accessories	Description	Notes
1	1	1

Accessories

Accessories	Description	Notes
1	1	1

Performance Data

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Accessories

Accessories

Accessories	Description	Notes
1	1	1

Accessories

Accessories	Description	Notes
1	1	1

Performance Data

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

Beam Spread

Beam Spread	Footcandle	Footcandle	Footcandle
120°	100	100	100

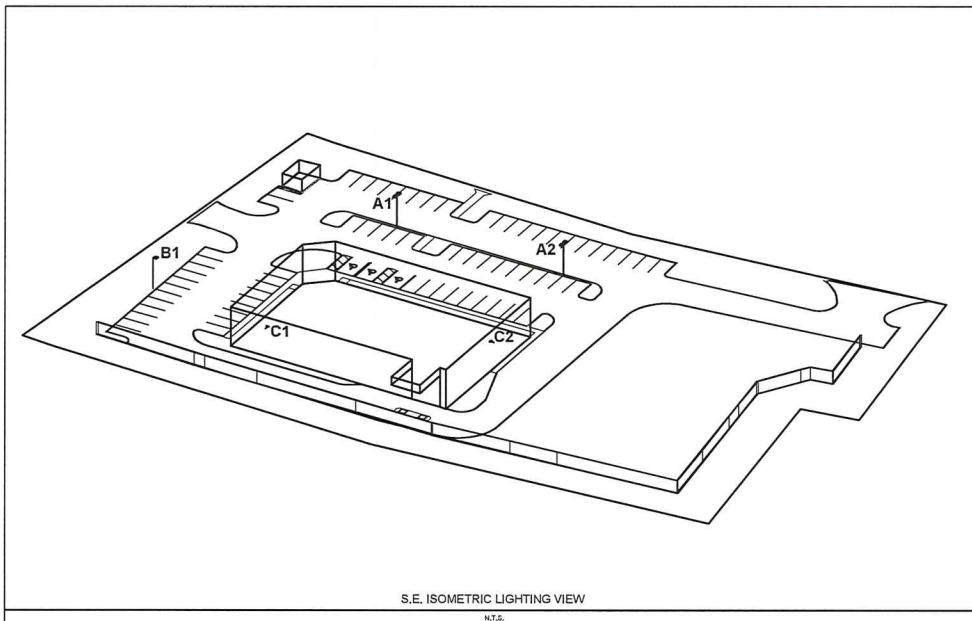
Accessories

Accessories

Accessories	Description	Notes
1	1	1

Accessories

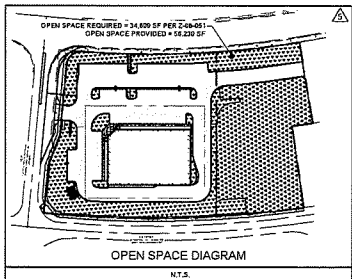
Accessories	Description	Notes
1	1	1



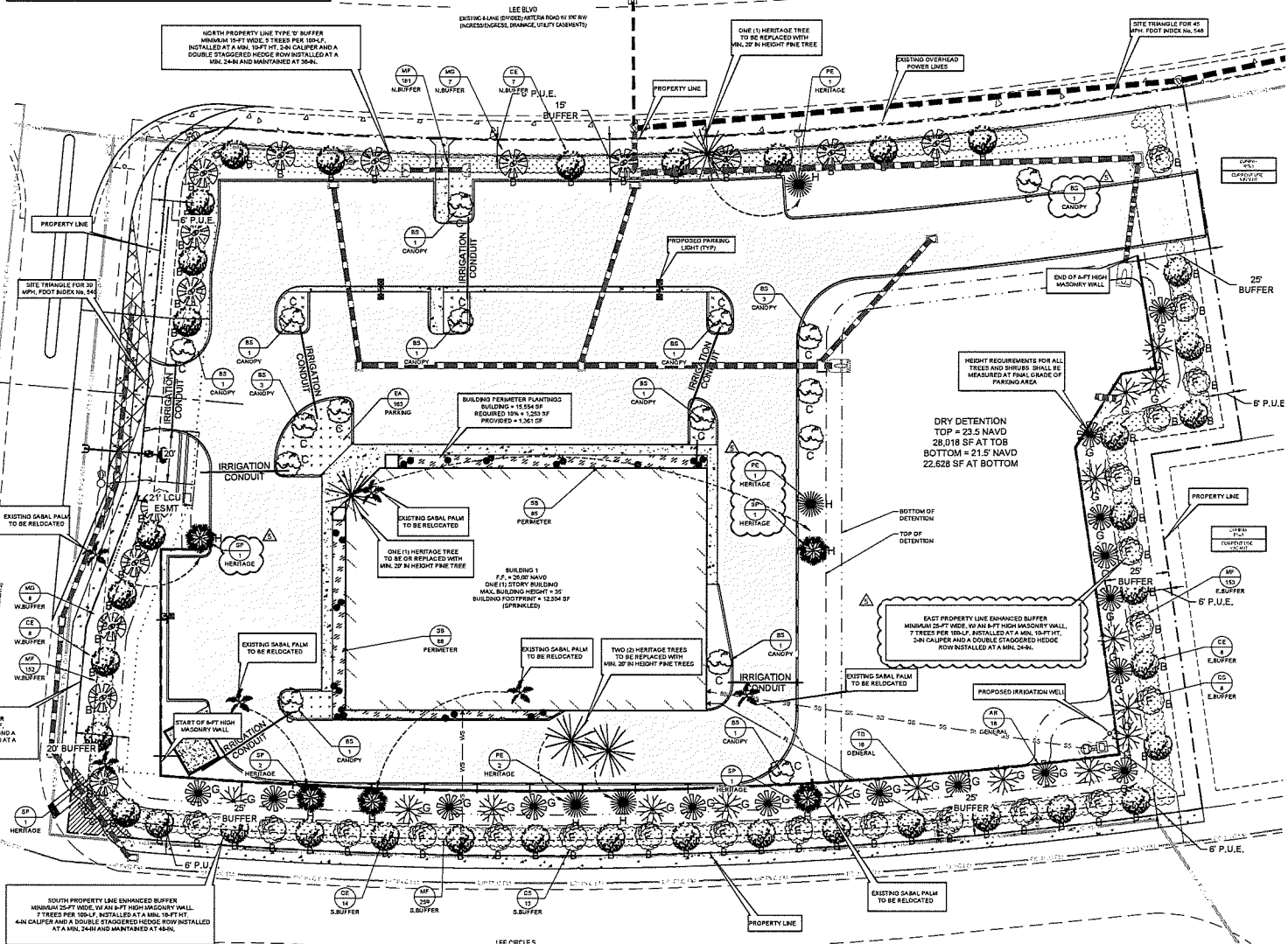
1. ALL PLANTING AREAS SHALL BE PROPERLY PREPARED TO RECEIVE PLANT MATERIAL PRIOR TO INSTALLATION. PLANTING AREAS WITH BOULDERS (OVER 4" IN DIA.) AND BASE ROCK (LIMESTONE) WILL NOT BE ACCEPTED AND MUST BE RECTIFIED PRIOR TO CERTIFICATION. ALL FINISHED GRADED SHALL BE WITHIN TWO INCHES (2") OF ALL TRANSITIONS (I.E. WALKS, CURBS, ETC.). NO EXPOSED SURFACES AT FINAL GRADE GREATER THAN TWO INCHES (2") WILL BE ACCEPTED (SEE DETAIL). ONCE SOG AND MULCH ARE APPLIED, ALL TRANSITIONS SHALL BE EVEN, SMOOTH, CONGRUENT, AND WITHOUT INTERRUPTION.

2. ALL EXOTIC PLANT SPECIES, HEREIN DEFINED, SHALL BE PHYSICALLY REMOVED FROM THE SITE. LARGE STUMPS ARE TO BE GROUND (MINIMUM 24" BELOW GRADE) OR REMOVED. SMALLER STUMPS (LESS THAN 6" DIA) MAY BE CUT TO GROUND LEVEL AND TREATED.

- [illegible]



	PROPOSED PAVEMENT		CENTER LINE
	PROPOSED CONCRETE / WALKS		EASI FEATURES (ROADS, WALKS, ECT.)
	PROPOSED BUILDING LINE		RIGHT OF WAY
	PROPOSED SHRUBS		SITE BOUNDARY
	PROPOSED ISLAND GROUND COVER		TOP OF BANK
			TOE OF SLOPE
			BUFFER LINE
			EASEMENTS



LEE CORNERS
LANDSCAPING PLAN - A
4925 LEE BLVD.
LEHIGH ACRES, FL. 33971

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. • Fort Myers, Florida 33916 • 239-936-5222
Certificate of Authorization Number 1485

JOSEPH KELLEY ASLA
FL REG #1750
ALL INQUIRIES WELCOME

SHEET
LS-01
01 OF 01

\\Fs05\Projects (FILE06)\2014 Projects\141116 LEE CORNERS - (OLD-070322) - ACTIVE\01-CADD FILES\00-QAI CADD-VERSION I.L (DO Approved)\141116 PHASE 1

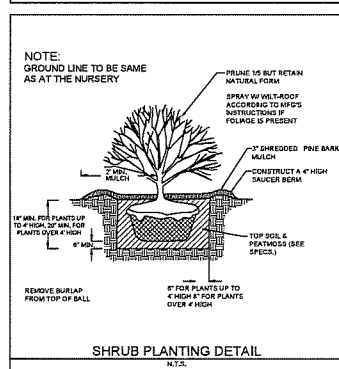
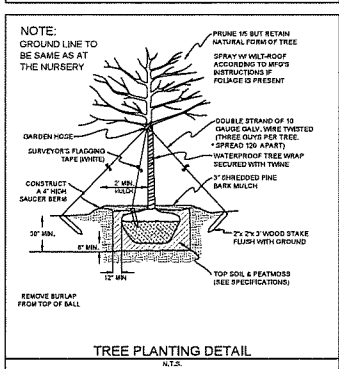
PROJECT INFORMATION			
PROJECT NAME	LEE CORNERS		
PROJECT ADDRESS	4925 LEE BLVD.		
PROJECT ZONING CLASSIFICATION	COMMERCIAL	COM	
PROJECT STRIP NUMBER	29-44-44-07-0005.001-8		
PROJECT NUMBER	141116		
LDC SEC 18-415 OPEN SPACE			
A			
PROJECT ZONING CLASSIFICATION	COMMERCIAL		
PROJECT DEVELOPMENT AREA		110.784	SQFT
OPEN SPACE REQUIRED	31.2%	34.609	SQFT
OPEN SPACE PROVIDED	50.8%	56.220	SQFT
LDC SEC 414-(X)(6) GENERAL TREE REQUIREMENTS			
A			
TOTAL PROJECT AREA		110.784	SQFT
1 TREE PER 3,500 SQFT REQUIRED			
GENERAL TREES REQUIRED		32	TREES
GENERAL TREES PROVIDED		21	TREES
LDC SEC 414-(A) BUILDING PERIMETER PLANTING REQUIREMENTS			
BUILDING 1 AREA			
10% PERIMETER PLANTING AREA REQUIRED		12.554	SQFT
PERIMETER PLANTING AREA REQUIRED		1.255	SQFT
PERIMETER PLANTING AREA PROVIDED		1.261	SQFT
PERIMETER PLANTS PROVIDED		151	PLANTS
LDC SEC 414-(X)(2) PARKING AREA REQUIREMENTS			
A			
TOTAL PARKING AREA		30.873	SQFT
10% OF PARKING AREA REQUIRED AS LANDSCAPE		3.087	SQFT
1 TREE PER 210 SQFT OF ASD LANDSCAPE AREA			
CANOPY TREES REQUIRED		14	TREES
CANOPY TREES PROVIDED		16	TREES
LDC SEC 33-1-455(b) PARKING/INTERNAL ISLAND GROUNDCOVER			
PARKING ISLANDS AREA			
10% ISLAND PLANTING AREA CAN BE SODDED		1.635	SQFT
GROUNDCOVER PLANTING AREA REQUIRED		1.463	SQFT
GROUNDCOVER PLANTING AREA PROVIDED		1.463	SQFT
GROUNDCOVER PLANTS PROVIDED		163	SQFT

BUFFER LENGTH		360	LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRAVES		86	LNFT
VEGETATED BUFFER LENGTH		274	LNFT
TREES REQUIRED	5 TREES/100'	14	TREES
TREES PROVIDED	PROPOSED	14	TREES
SHRUBS REQUIRED	HEDGE(2)	181	SHRUBS
SHRUBS PROVIDED	PROPOSED	181	SHRUBS

	*ENHANCED	25'	YES
BUFFER LENGTH			432' UNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES			40' UNFT
VEGETATED BUFFER LENGTH			392' UNFT
TREES REQUIRED	7 TREES / 100 LF	27	TREES
TREES PROVIDED	PROPOSED		27 TREES
SHRUBS REQUIRED	1 SHRUB / 60 LF	250	SHRUBS

	ENHANCED	25'	REQUIRED
BUFFER LENGTH			272' UNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES			40' UNFT
VEGETATED BUFFER LENGTH			232' UNFT
TREES REQUIRED	7 TREES / 100 LF	16	TREES
TREES PROVIDED	PROPOSED		16 TREES

	BUFFER TYPE	BUFFER WIDTH	WALL REQUIRED
	*ENHANCED	20	N/A
BUFFER LENGTH			288 LF
REDUCED BY EASEMENTS, BUFFERS OR DRIVES			57 LF
VEGETATED BUFFER LENGTH			231 LF
TREES REQUIRED	7 TREES / 100 LF	16	TREES



GENERAL TREES AND SHRUBS						
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	STATUS	
	-TD	16	BALD CYPRESS	TAXODIUM DISTICHUM	12 HT., 2" CAL. 4" SPREAD	NATIVE
	-AR	10	RED MAPLE	ACER RUBRUM	12 HT., 2" CAL. 4" SPREAD	NATIVE

PERIMETER AND ISLAND PLANTINGS						
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	STATUS	
	-SB	151	SAND CORDGRASS	SPARTIN BAKERI	24" HT., #3 GAL. 30" O.C.	NATIVE
	-EA	103	FIRE BUSH	EUONYMUS ALATUS	24" HT., #3 GAL. 30" O.C.	NATIVE

SOUTH BUFFER TREES AND SHRUBS					
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	STATUS
	-CE 14	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	18' HT.; 4" CAL. 6' SPREAD	NATV
	-CS 13	GEIGER TREE	CORBIA SEBESTENA	18' HT.; 4" CAL. 6' SPREAD	NATV

	-CE	8	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	18' HT.; 4" CAL. 8' SPREAD	NATIV
	-MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	18' HT.; 4" CAL. 8' SPREAD	NATIV
	-WF	152	SIMPSON STOPPER	MYRACANTHES FRAGRANS	24" HT.; #3 CAL. 36" O.C.	NATIV

EAST BUFFER TREES AND SHRUBS

 - MF	153	SIMPSON STOPPER	MYRACANTHES FRAGRANS	24" HT., #3 GAL. 36" O.C.	NATIVE
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[illegible]

IRRIGATION REQUIREMENTS:

TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS

TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO MAXIMIZE THE APPLICATION OF WATER TO UNFURNISHED AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL, WHERE EXCESS IRRIGATION TIMES ARE INDICATED. THE ACTION OF THE AUTOMATIC IRRIGATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE

1. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS.
2. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER.
3. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY.
4. PARKING AREAS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION.
5. CONTRACTOR TO DETERMINE IRRIGATION CANE DELINEATION AND PIPE SCHED TO INSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT.
6. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.
7. THIS PLAN IS SCHEMATIC IN NATURE. COMPONENTS ARE SHOWN FOR CLARITY. ACTUAL LOCATION OF COMPONENTS MAY VARY DUE TO FIELD CONDITIONS.

CONTROLLER	RAM BIRD ESP SERIES 4 STATION OUTDOOR
RAIN SENSOR	CONTROLLER MINI-CLICK II
SOLENOID VALVES	RAIN BIRD PEB SERIES VALVES 1" TO 2" SIZE
PERFORMANCE SPECIFICATIONS	20-100 PSI, 25-250 GPM
ROTOR TYPE IRRIGATION HEADS	RAIN BIRD T48RD SERIES
PERFORMANCE SPECIFICATIONS	RADIUS 18'-0"
	2.5-65 PSI, 63-1.1 GPM
SPRAY TYPE IRRIGATION HEADS	RAIN BIRD UN-SPRAY SERIES 6" POP-UP
PERFORMANCE SPECIFICATIONS	RADIUS 7'-15'
	15-70 PSI, 40-5.33 GPM
FLOOD BUBBLER TYPE IRRIGATION HEADS	RAIN BIRD UN-SPRAY SERIES 6" POP-UP

“(OR APPROVED EQUAL)”

LEE CORNERS
LANDSCAPING PLAN - B
4925 LEE BLVD.
BETHLEHEM, PA. 18015

ciates, Inc.
ent Consultants
orida 33916 - 239-936-5222
x. 9463


JOSEPH KELLEY ASLA FL. REG. #11750 Seal of the State of Florida
SHEET

Exhibit D



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

September 14, 2023

Office of the Lee County Hearing Examiner
Lee County Department of Community Development
1500 Monroe Street, Room 218
Fort Myers, Florida 33901
Attention: Madame Hearing Examiner Amanda Rivera

**Re: Case No. REZ2022-00019
Lee Corners Rezoning**

Dear Madame Hearing Examiner Rivera

Please be advised that a Development Order Amendment to remove the previously permitted driveway shown on DOS2016-00010 was submitted to Lee County Development Services on September 8, 2023. In addition, LDO2023-00323 was submitted to Lee County on 7/31/2023 to relocate the driveway to the eastern most lot on Lee Boulevard which is a part of this zoning application.

Although Policy 25.8.1 of the Lee Plan discourages direct access to Lee Boulevard, it does not prohibit direct access. Lee County staff acknowledges that DOS2016-00010 is an active Development Order and is approved for direct access to Lee Boulevard. As such, relocating the driveway to the east 80 feet increases driveway separation from Lee Street. Therefore, it is our opinion that the modification meets the intent of Policy 25.8.1.

Sincerely,
Quattrone & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Al Quattrone', with a horizontal line extending to the right.

Al Quattrone, P.E.
President

Md Rakibul Alam, Ph.D., EIT

1500 Monroe St, 2nd Floor, Fort Myers, FL 33901

linkedin://alam-rkbl | (239) 533 8791 | malam@leegov.com

CAREER PROFILE

Experienced and forward-thinking Planner with over 6 years of expertise in steering strategic transport planning initiatives, encompassing transport engineering, public transit optimization, intelligent mobility transformations, traffic impact and corridor analyses, policy formulation, master plan development, and road safety enhancements. Boasts a solid track record in executing urban mobility and transport planning projects, complemented by expertise in data management, visualization, statistical analysis, and programming.

PROFESSIONAL EXPERIENCES

Senior Transportation Planner | Lee County BOCC | Fort Myers, FL | October 2022 – Present

- Collaborate on transportation planning, including analysis, long- and short-range plan development, and GIS utilization.
- Maintain comprehensive data, updating service volumes and roadway inventory for the Annual Concurrency Report.
- Provide technical support for transportation element map series and community plan revisions.
- Review zoning and land use applications, offering feedback and evaluating plan amendments.
- Utilize travel demand forecasting framework, applying FSUTMS model (Cube) and assessing regional models.
- Contribute to the capital improvement program by assisting in prioritization and reviewing project proposals.
- Conduct policy-related research on transportation funding and multimodal planning.
- Communicate and collaborate effectively, providing project updates and engaging with stakeholders.

Graduate Engineer | DeShazo Group, Inc. | Dallas, TX | Aug 2022 – Oct 2022

- Engaged in various traffic engineering projects, including Traffic impact analysis, Traffic signal warrant analysis, Traffic management plans, Intersection capacity analysis, Corridor and intersection feasibility studies, Operational analysis, Traffic signal design, and Parking studies.
- Contributed to the development of design reports, ensuring accuracy and adherence to project requirements.
- Actively participated in representing the company's interests during public meetings and advocacy on behalf of clients.

Graduate Research Assistant | Florida International University | Miami, FL | Aug 2019 – Aug 2022

- Collaborated on experiments, advancing the use of NLP algorithms and applications to understand travel behavior from social media interactions.
- Conducted cutting-edge research funded by the Florida Department of Transportation & National Science Foundation.
- Created interactive visualizations using Power BI, effectively communicating complex data findings to non-technical stakeholders.
- Created specialized Python scripts for automating data collection, extraction, and analysis, leading to a 30% decrease in manual tasks and facilitating faster experimentation with different designs.
- Develop and maintain automated data pipelines using Python and SQL, reducing data processing time by 25% and enhancing data accuracy.
- Co-authored and edited papers, leading to a top-tier conference publication and two high-impact journal submissions.

Design Engineer | Equal Engineers and Consultants | Dhaka, Bangladesh | Apr 2017 – Jul 2018

- Conducted survey and structural analysis of existing towers utilizing MSTower software and collaborated with Edotco Cambodia.
- Designed and drafted foundations for towers and buildings utilizing AutoCAD software.
- Generated and reported data to supervisors and clients utilizing the company's database system.
- Prepared reports documenting project findings and results.
- Presented project outputs sharing findings and results during project meetings.

EDUCATION

F.E. in Civil Engineering | Florida Board, FL | May 2023

Ph.D. in Civil Engineering | Florida International University, Miami, FL | June 2022

M.S. in Civil Engineering | Florida International University, Miami, FL | Dec 2021

B.Sc. in Civil Engineering | Bangladesh University of Engineering & Technology, Dhaka, Bangladesh | Feb 2017

- **Relevant Coursework:** Fundamentals of Traffic Engineering, Traffic Control System Design, Transportation Demand Analysis, ITS, Advanced Highway Capacity Analysis, Data Analysis I & II, High Dimensional Data Analysis, Principles of Data Mining, GIS Applications in Civil Engineering

SKILLS

- **Traffic:** CORSIM, Synchro9, VISSIM, VISSUM, HCS, TRANSYT-7F, ArcGIS, QGIS, CUBE, SUMO
- **Data Visualization:** Tableau, Power BI, Matplotlib, Seaborn, AcrGIS
- **Programming:** Python (Pandas, NumPy, NetworkX), SQL, R, SAS
- **Design & Drafting:** AutoCAD Civil 3D, MicroStation, ETABS, Revit, Geopak
- **Tools:** Excel, Jupyter Notebook, Git.
- **Data Cleaning and Preprocessing:** Data Wrangling, Feature Engineering.
- **Database Management:** SQL Server, MySQL.
- **Statistical Software:** RStudio, SPSS.
- **Communication:** Effective Data Presentation, Technical Documentation.

PROJECTS

Travel Behavior Modeling through reducing sampling biases from Twitter, funded by NSF

- Collected ~ 1.5 million streaming tweets through API request (*tweepy*), cleaned & preprocessed tweets (*tokenization, lemmatization, etc.*), and performed word & sentence embedding through feature engineering (*Count vectors, TF-IDF, Word2vector, BERT*).
- Developed a semi-supervised machine learning tool to classify collected tweets into different mobility indicators (e.g., telework, e-commerce) using a using different machine learning algorithms (e.g., *Random Forest Classifier, Support Vector Machine*).
- Developed a machine learning model to identify the race and gender of Twitter users with an accuracy of ~95%.
- Extracted the socio-economic factors from national databases of the Twitter users (*SSN, Census, ACS*) through census mapping (*reverse_geocoder pandas, censusgeocode*).
- Developed an econometric model ($R^2 = 0.15$) to access the impact of different socio-economic factors on mobility behavior (*R, Multinomial logit model*).

Communication Pattern of Transportation Agencies in the Emergence of COVID-19, funded by NSF

- Collected historical tweets (~ 1 million tweets) from 395 transportation agencies' Twitter handles, and cleaned and preprocessed tweets (*tokenization, lemmatization, etc.*).
- Developed dynamic analytics of social media content transportation agencies (*Dynamic topic model*) using python (*Bag of Words, TF-IDF, spaCy, NLTK, Gensim, Matplotlib, Seaborn, and Plotly*).
- Developed dynamic network analytics to understand interaction patterns among different transportation actors (*NetworkX, Matplotlib, Gephi*).

Identifying and Tracking Emerging Transportation Trends and Indicators, funded by FDOT

- Developed a data-driven model to explore online behaviors about emerging transportation trends through NLP using *pandas, spaCy, NLTK, Gensim, Matplotlib, Seaborn, and Plotly*.
- Captured spatio-temporal dynamics of emerging transportation trends from ~ 13 million tweets (*Sentiment Analysis, Topic Modeling, Document Clustering, Infographics*) using Python.

Predicting Annual Household Income

- Performed supervised binary classification to predict whether a person's income exceeds \$50,000 a year from a dataset of 32,500 observations.

- Implemented Support Vector Machine, Decision Trees, Random Forest, and Gradient Boosting classifier and improved the accuracy by 3% through cross-validation, grid search, and hyper-parameter tuning.

PUBLICATIONS

1. **Alam, M. R.**, Sadri, A. M., & Jin, X. (2021). Identifying Public Perceptions toward Emerging Transportation Trends through Social Media-Based Interactions. *Future Transportation*, 1(3), 794-813. <https://doi.org/10.3390/futuretransp1030044>.
2. **Alam, M. R.**, Sadri A. M., Examining the Communication Pattern of Transportation and Transit Agencies on Twitter: A Longitudinal Study in the Emergence of COVID-19 on Twitter. <https://doi.org/10.1177/03611981221082564>.
3. Jin, X., **Alam, R.**, Sadri, A., & Zhang, L. (2020). Identifying and Tracking Emerging Transportation Trends and Indicators. Publisher: Florida Department of Transportation. <https://rosap.nhtl.bts.gov/view/dot/56907>.

REFERENCES:

Available upon request.

LEE CORNERS REZONE

REZ2022-00019

Conventional Rezoning Request
DCD Staff presentation

Applicant Request



- Conventional Rezoning for 2.8 acres of land from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to General Commercial (CG).
- Intersection of Lee Boulevard and Lee Street

Recommendation



- Staff recommends DENIAL of the applicant's request to rezone the subject to General Commercial (CG).
- As an alternative, staff recommends APPROVAL of rezoning to Community Commercial (CC).

- _____

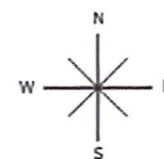




REZ2022-00019

Zoning

 Subject Property



0 500
Feet



General Commercial District

- *CG general commercial district.* The purpose and intent of the CG district is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers. Such uses frequently consist of a single principal building containing sales, administration, repair services or manufacture; often rely on large ground areas for storage or display of goods; and are relatively insensitive to the impacts of adjacent land uses while generating substantial impacts on their neighbors. High visual exposure and easy accessibility, usually from arterial roads or suburban highways, are important.

Community Commercial District

- *CC community commercial district.* The purpose and intent of the CC district is to permit the designation of suitable locations for medium- to large-scale consumer-oriented commercial facilities, particularly for multiple-occupancy complexes known as community or regional shopping centers, and to facilitate their proper development and use. In addition to the retail sale of consumer goods, this district is intended to permit a wide range of services, financial and other, including business and professional offices, all arranged in discrete commercial centers or evolving business districts. Such centers or districts differ from neighborhood commercial facilities in concentrating a greater floor area of use and a broader mix of goods and services in order to serve a wider market or service area and a larger population. This is expected to create greater impact on surrounding land uses and therefore require buffering and designed gradients of intensity adjacent to less intense uses.

Uses Permitted in CG and not CC

- ☐ Animal Kennel, Control Center (Humane Society)
- ☐ Boat Sales, Storage (under 18 feet)
- ☐ Building Material Sales
- ☐ Business Services, Group II
- ☐ Contractor and Builder, Group III
- ☐ Government Maintenance Facility
- ☐ Repair Shops, Group III and IV
- ☐ Transportation Services, Group III
- ☐ Truck Stop
- ☐ Vehicle and Equipment Dealers, Group I, II, and III

Decision-Making Criteria

- LDC Section 34-145(d)(4) establishes the decision making criteria for rezoning requests.
 - Complies with the Lee Plan;
 - Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
 - Is compatible with existing and planned uses in the surrounding area;
 - Will provide access sufficient to support the proposed development intensity;
 - The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
 - Will not adversely affect environmentally critical or sensitive areas and natural resources; and
 - Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

Lee Plan Review



- Policy 1.1.3 – Central Urban future land use category
 - Urban Core of the County.
 - Considers Residential, Commercial, and Light Industrial Uses.

Lee Plan Review



- Objectives 2.1 and 2.2 -
 - ▣ Encourage new growth in future urban areas where adequate sufficient infrastructure exist.
 - ▣ Original zoning was approved in an area with sufficient infrastructure in an area where significant development is occurring today.

Lee Plan Review



□ Goal 6- Commercial Land Uses

- Policy 6.1.1 – review applications for traffic impacts, landscaping, screening and buffering, and detailed site planning.
- Policy 6.1.4 – commercial uses only when compatible with existing and programmed services and facilities.
- Policy 6.1.6 – commercial use must provide adequate landscaping, open space, and buffering.
- Policy 6.1.7 – prohibit new areas to premature scattered strip development.

Lee Plan Review



- Goal 158 - establishes the County's intent to provide a diversified and stable economy by providing a positive business climate a maximum employment opportunities for the residents of Lee County.

Urban Services



- ❑ Water and Sewer by FGUA.
- ❑ Fire and Emergency Services 1 mile away.
- ❑ Surface water management in accordance with LDC chapter 10.
- ❑ Lee Tran Route 110
- ❑ Adjacent Roadway is on Lee Plan Map 3-D -
Bike/Ped Facilities in accordance with Chapter 10.

Recommendation



- Staff recommends DENIAL of the applicant's request to rezone the subject to General Commercial (CG).
- As an alternative, staff recommends APPROVAL of rezoning to Community Commercial (CC).

**Lee County, Florida
Department of Community Development
Zoning Section
Staff Report**

LEE COUNTY
HEARING EXAMINER
2023 JUN 28 PM 3:39

Case Number: REZ2022-00019
Case Name: Lee Corners Rezone
Area Subject to the Proposed Rezoning: +/- 2.8 Acres
Type of Case: Conventional Rezoning
Hearing Date: July 13, 2023
Found Sufficient: May 12, 2023

Request

The applicant, Sharon Hrabak, has filed an application to rezone approximately 2.8 acres of land at the intersection of Lee Boulevard and Lee Street from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to General Commercial (CG). The applicant has stated that the intent of the request is to develop the site with either a pharmacy-type use or fast-food restaurant.

The subject property consists of eleven contiguous platted parcels located at the intersection of Lee Boulevard and Lee Street and the intersection of Lee Street and Lee Circle South. Three of the platted parcels are combined under a single STRAP number. The STRAP numbers associated with the subject property are:

29-44-26-07-00055.0010	29-44-26-07-00055.0240
29-44-26-07-00055.0020	29-44-26-07-00055.0250
29-44-26-07-00055.0030	29-44-26-07-00055.0260
29-44-26-07-00055.0060	29-44-26-07-00055.0270
29-44-26-07-00055.0230	

A legal description of the subject property is attached as Attachment "C."

Recommendation

Staff recommends **DENIAL** of the applicant's request to rezone the subject property from Commercial Planned Development (CPD) and Residential Single Family (RS-1) to General Commercial (CG).

As an alternative, staff recommends **APPROVAL** of rezoning the subject property from Commercial Planned Development (CPD) and Residential Single Family (RS-1) to Community Commercial (CC). Staff analysis in support of the alternative recommendation is established herein.

Property History and Character

The subject property consists of eleven abutting platted parcels on the south side of Lee Boulevard approximately 4,600 feet west of the intersection of Lee Boulevard and Gunnery Road. The property is irregular in shape and is composed of platted lots recorded as part of the Replat of

Lehigh Acres Tract B Unit 7 in Plat Book 26 Page 160 in 1971. The majority of the parcels are zoned Commercial Planned Development (CPD) except for the easternmost parcel fronting on Lee Boulevard, which is zoned Residential Single-Family (RS-1). The subject property is composed of six lots fronting Lee Boulevard east of the intersection with Lee Street and five lots fronting Lee Circle Southeast of the intersection with Lee Street. None of the lots are developed.

Character of the Area

The subject property is located along Lee Boulevard and is part of the general pattern of single-family lots that characterize the majority of Lehigh Acres, except that the lots are all slightly curved to follow the curve of both Lee Boulevard and Lee Circle South. Lee Boulevard is the primary access corridor into Lehigh Acres from the west and contains a mixture of residential and commercial zoning and development on both the north and south sides. In the vicinity of the subject property, Lee Boulevard runs along a northwest-southeast axis rather than straight east-west along most of its length. Most of the commercial zoning and development is located in the nodes located at the intersections of Lee Boulevard and Gunnery Road and Westgate Boulevard and Lee Boulevard. Both of these nodes are within the Mixed-Use Overlay. The stretch of Lee Boulevard between these nodes is still mainly zoned RS-1 but with several locations that have received approved special exceptions for model homes. There are also several commercial zoning districts, both conventional and planned development, in the immediate vicinity of the subject parcel.

All of the subject property, except for the easternmost platted lot on Lee Boulevard, is currently zoned Commercial Planned Development (CPD). The Lee Corners CPD, approved by Resolution Z-08-051, permits a variety of commercial uses including retail establishments, restaurants, and offices uses (see Attachment “D”). The approved Master Concept Plan also establishes enhanced buffers specific to those portions of the property along Lee Street and Lee Circle South. Further conditions are placed on hours of operation and Consumption on Premises for certain uses.

The following uses and zoning districts are found immediately near the subject property:

Northeast: Across Lee Boulevard is a platted lot zoned Commercial Planned Development (CPD) that is developed as office space. The rest of the block is zoned for Residential Single-Family (RS-1) except for a parcel at the east end of the block zoned Special Commercial Office (CS-2). The rest of the block is either vacant or developed with single-family residences.

Northwest: Across Lee Street are two commercially developed properties that are each zoned Commercial Planned Development (CPD). Beyond these parcels, the rest of the block is zoned Residential Single-family (RS-1) and is intermittently and developed with single-family residences.

Southeast: To the southeast, the rest of the platted block is zoned for Residential Single-Family (RS-1) and is either vacant or developed with single-family residences apart from the parcel at the east end of the block. This parcel is zoned Special Commercial Office (CS-2) and is developed with single-family residence.

Southwest: Across Lee Circle South is a block of 14 platted lots that is entirely zoned Residential Single-Family (RS-1) of which five lots are vacant; the rest are developed with single-family residences.

According to the Lee County Future Land Use Map, the future land use designation of the subject property is Central Urban (see Attachment “B3”). A broad corridor of Central Urban designation runs along Lee Boulevard. The corridor extends four blocks deep on both sides of Lee Boulevard.

Analysis of the Applicant’s Request

The intent of this request is to rezone the subject property from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to General Commercial (CG) to allow for commercial development of the subject property.

Comparison of Suitability of General Commercial versus Community Commercial Districts.

LDC Section 34-841 establishes the purpose and intent of the General Commercial (CG) district:

CG general commercial district. The purpose and intent of the CG district is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers. Such uses frequently consist of a single principal building containing sales, administration, repair services or manufacture; often rely on large ground areas for storage or display of goods; and are relatively insensitive to the impacts of adjacent land uses while generating substantial impacts on their neighbors. High visual exposure and easy accessibility, usually from arterial roads or suburban highways, are important.

The subject property fronts directly on the main travel corridor for the Lehigh Acres community. This major road greatly reduces interaction between the subject property and the land to the northeast. As the property is located at the end of a platted block, the presence of Lee Street and Lee Circle South also reduce compatibility issues by providing some distance between any uses on the subject property and surrounding land. Three of the four corners surrounding the intersection of Lee Street and Lee Boulevard, including the subject property, are already zoned as Commercial Planned Developments (CPD). The subject property is thus part of an existing commercial node. Apart from the easternmost parcel, which is zoned Residential Single-Family (RS-1), the subject property has already been zoned to Commercial Planned Development (CPD) which was found to be compatible with surrounding uses as a result of conditions controlling commercial development. Staff thus finds that the location of the subject property is compatible with commercial uses overall, although factors such as the level of intensity of commercial development may be too intense to be compatible with surrounding uses.

Any development on the subject property will be required to provide the proper buffering to further minimize any effect of commercial activity on the subject property on neighboring residential uses. The only directly abutting residential uses are on the southeast side of the property, the other three sides facing onto street rights-of-way.

These locational factors and site development regulations help mitigate the presence of commercial uses on the subject property. However, existing land development regulations cannot mitigate the effect of certain commercial uses that are too intensive to be developed in close proximity to residential uses. Uses such as Vehicle and Equipment Dealers, Used Merchandise Stores, Group IV, or Truck Stops which are permitted in the General Commercial (CG) district are incompatible at this location. Staff finds that the CG district is therefore not compatible to the location of the subject property.

LDC Section 34-841 describes the purpose and intent of the Community Commercial (CC) district:

CC community commercial district. The purpose and intent of the CC district is to permit the designation of suitable locations for medium- to large-scale consumer-oriented commercial facilities, particularly for multiple-occupancy complexes known as community or regional shopping centers, and to facilitate their proper development and use. In addition to the retail sale of consumer goods, this district is intended to permit a wide range of services, financial and other, including business and professional offices, all arranged in discrete commercial centers or evolving business districts. Such centers or districts differ from neighborhood commercial facilities in concentrating a greater floor area of use and a broader mix of goods and services in order to serve a wider market or service area and a larger population. This is expected to create greater impact on surrounding land uses and therefore require buffering and designed gradients of intensity adjacent to less intense uses.

Because the subject property is already zoned for commercial uses, and the Land Development Code establishes development regulations to mitigate compatibility issues, staff has determined that a less intense commercial district such as Community Commercial (CC) is more appropriate for the subject property. The Community Commercial (CC) district permits a variety of commercial uses including retail, office, and service uses but does not include many of the most intensive uses. The CC district provides a very similar range and mix of uses as the requested CG district but at a lower intensity and impact on neighboring parcels (see Attachment “K”). In addition, the applicant has stated the intent of developing the subject property with either a fast-food restaurant or a pharmacy. Both of these uses are permitted in the Community Commercial (CC) district and therefore rezoning the property to Community Commercial (CC) would not interfere with the applicant’s intent. Staff therefore finds that the CC district would address the compatibility issues presented by the request to rezone to General Commercial (CG).

Decision Making Criteria

Section 34-145 of the Lee County Land Development Code establishes the review criteria for requests for conventional rezoning. Before approving or recommending approval of a conventional rezone request, the Hearing Examiner must find that the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;

- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

The following sections provide an analysis of whether the request meets these established criteria.

Lee Plan Compliance

The subject property is located in the Lehigh Acres Community Plan Area, as established by the Lee Plan. The Lee Plan contains goals, objectives, and policies specifically addressing this Plan Area which are addressed below.

The subject property is currently located within the Central Urban Future Land Use Category which is defined by Lee Plan Policy 1.1.3 (See Attachment “B3”). The Central Urban category is designed to allow an intense mix of both residential and commercial uses in close proximity. Both the proposed General Commercial (CG) and Community Commercial (CC) Districts permit both residential and commercial uses and are therefore compatible with this category.

Lee Plan Objective 2.1 promotes contiguous and compact growth patterns within designated Future Urban Areas in order to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, and minimize the cost of services. Policy 2.1.1 states that most development, including residential, is expected to occur within the designated Future Urban Areas. Lee Plan Objective 2.2 and Policy 2.2.1 address development timing. Objective 2.2 states that new growth will be directed to Future Urban Areas where adequate public facilities exist or are assured, and where compact and contiguous development patterns can be created. Per Policy 2.1.1, rezoning proposals will be evaluated as to the availability and proximity of the road network, and facilities and services, including community facilities, schools, EMS, etc.

The subject property is within a well-developed area of the County with a full range of urban services and is in a Future Urban Area. Development of the subject property constitutes infill development due to the location of existing commercial development and zoning along Lee Boulevard. Therefore, the both requested General Commercial (CG) and Community Commercial (CC) districts are consistent with Objectives 2.1 and 2.2 and Policies 2.1.1 and 2.2.1 of the Lee Plan.

Objective 4.1 on the Lee Plan addresses the availability of potable water and sanitary sewer service to the subject property. The application includes a letter of service availability from Florida Governmental Utility Authority, the relevant service provider for the property (see Attachment “E”). This letter states that the utility currently has sufficient capacity to handle the proposed level of development on the property and that there are both potable water lines and sanitary sewer lines in close proximity to the property. Staff finds that the proposed rezoning and the staff-recommended rezoning conform to Objective 4.1.

Policy 5.1.5 addresses the encroachment of incompatible of uses into residential areas. The current zoning of the subject property is Commercial Planned Development (CPD) and Residential Single-Family (RS-1). Both of these districts are found on the properties surrounding the subject property. Because the property fronts onto Lee Boulevard it is at the edge of the residential areas to the southwest. The property is located at the end of the block, at an intersection. It should be noted that Planned Development districts allow for conditions to be placed on properties to address issues of compatibility. This can include provisions such as limited hours of operation, increased buffering, or a specific schedule of uses. The existing zoning resolution on the property, Z-08-051, contains increased buffers specifically to address compatibility of the zoning district with surrounding residential areas.

Vehicular access to the property directly from Lee Boulevard has been approved by Development Order DOS2016-00010 (see Attachment “F”). However, this Development Order is predicated on a deviation in the approved Commercial Planned Development. Once the CPD zoning is changed to a conventional zoning district, the basis for the approval of DOS2016-00010 is removed and the subject property will be required to conform to the standard access requirements of the Land Development Code. Per Lee Plan Policy 25.8.1 and LDC Sections 33-1414(1) and 10-285, properties fronting on Lee Boulevard with access alternatives must rely on those alternatives. The subject property’s location at the intersection reduces the effect of commercial traffic on nearby residential uses as it does not require commercial traffic to pass and residential property.

The size of the property, 2.8 acres, limits the amount of development that can be located near the residential areas. Site design requirements such as required parking, open space, stormwater management and buffering will restrict the size of potential development, in particular, large extensive uses that are permitted in commercial districts, while also facilitating compatibility with surrounding residential uses.

Development on the property will be required to conform to required setbacks and to provide sufficient buffering to mitigate the impact of commercial development on the neighboring residences. In addition, uses which have been determined by the County to be particularly incompatible with residential areas, such as open storage of vehicles, Business Services Group II, Mobile Home Dealers, Vehicle and Equipment Dealers, and Building Materials Sales, require additional buffering in order to prevent intrusion of inappropriate uses into residential areas. Therefore, rezoning to a conventional commercial district does not automatically result in the encroachment of incompatible uses into a residential area. However, despite all of the locational factors and possible mitigation provided by the regulations of the Land Development Code, the General Commercial (CG) district permits uses such as Truck Stops, Transportation Services Group III, and Vehicle and Equipment Dealers, Group I, III, IV, and V, that present significant compatibility issues due to their level of intensity. Although a less intensive commercial district such as the Community Commercial (CC) district would be appropriate here, the General Commercial (CG) district does not conform to Policy 5.1.5 for the subject property.

Goal 6 addresses commercial uses. Policy 6.1.1 determines the review criteria to be used for rezonings, and development orders. Policy 6.1.4 requires commercial development to be compatible with adjacent land uses. Policy 6.1.5 addresses the impact of development on traffic-

carrying capacity of roads and streets. It specifically lists use of frontage roads as a means to reduce traffic impact of commercial development. The subject property has access to a rear frontage road (Lee Circle South) and therefore is able to conform with this policy. Policy 6.1.6 addresses the design of commercial development. Any Development on the subject property will be required to meet the site design regulations of the Land Development Code and therefore would conform with this policy. Policy 6.1.7 seeks to prevent poor commercial development patterns. The subject property is already zoned for commercial use and is part of a de facto commercial node formed by other commercial zoning around the intersection of Lee Boulevard and Lee Street. Therefore, the proposed rezoning and staff recommended rezoning conform to these policies.

Lee Plan Goal 25 addresses the Lehigh Acres Community Plan Area. The subject property is not within any of the defined mixed-use nodes defined by Objective 25.1 and depicted on Lee Plan Map 2-B, nor is the property within the specified Downtown Lehigh Acres Downtown area or any portion of the Commercial Overlay Zones. The only applicable Policy of this section is Policy 25.8.1 which addresses access to commercial properties fronting on Lee Boulevard and is addressed herein.

Land Development Code Compliance

The property is proposed for the CG zoning district. Any development of the subject property will be required to either conform to the relevant section of the Lee County Land Development Code, or to seek variances therefrom. The subject property already meets the minimum lot width and depth of 75 and 100 feet respectively, and the minimum lot size of 10,000 square feet required by the CG district.

LDC Section 34-491 requires all rezoning requests to comply with the Goals, Objectives and Policies of The Lee Plan. Although the location of commercial uses on the subject property complies with the Lee Plan, per se, the intensity of commercial development permitted by the General Commercial (CG) district is not generally compatible with the nearby residential areas. Although the proposed rezoning conforms to the Future Land Use Category for the property, the request does not comply with LDC Section 34-491.

Compatibility with Surrounding Uses

The compatibility of commercial uses at the subject property has already been analyzed herein. Staff has found that due to its location and the ability of development regulations to mitigate the impact of commercial uses on nearby residential areas, the subject property is suitable for commercial uses overall. However, it is not suitable for uses of a very high intensity. Staff finds that the Community Commercial (CC) district is appropriate for the subject property while the General Commercial (CG) district could allow development that is too intense for this location.

Sufficiency of Access and Transportation Impacts

The subject property fronts on Lee Boulevard, Lee Street, and Lee Circle South. Access to parcels that front on both Lee Boulevard and a rear road are required to provide access through the rear road, per Lee Plan Policy 25.8.1 and LDC Sections 33-1414(1) and 10-285. In a memo dated June 9, 2023, Development Services staff states that access to the existing CPD directly from Lee Boulevard was approved by Development Order DOS2016-00010 due to a deviation granted in the zoning resolution that approved the CPD (Z-08-051) (see Attachment "J"). The deviation

granted was from LDC Section 10-285, which requires a minimum connection separation of 660 feet to allow one access point 339 feet from Lee Street. The approval contained two conditions:

1. The access on Lee Boulevard is limited to right-in right-out only.
2. At the time of local development order, a cross access easement to the property adjacent to the east must be provided, per the approved MCP.

Rezoning the property to a conventional district would void the CPD zoning and the associated Master Concept Plan. Because the approval of Development Order DOS2016-00010 was based on the deviation approved in Z-08-051, voiding the CPD would result in an approved and issued development order which does not meet the requirements for connection separation in LDC Section 10-285, Table 1 and contravenes development regulations restricting access to arterial roads.

Therefore, approval of the requested conventional zoning district would result in the subject property having to conform to Lee Plan Policy 25.8.1 and LDC Sections 33-1414(1) and 10-285.

A Traffic Impact Statement is not required for a rezoning case. However, future development orders on the subject property will require a Traffic Impact Statement.

Environmental Impacts

The subject property appears to have always been vacant and has been previously cleared. According to a memorandum from Environmental staff received on June 2, 2023 (See Attachment “G”), the site does not contain any protected species. There are areas of indigenous vegetation on the site and the applicant has indicated that they will obtain propose state and federal permits and comply with applicable provisions at the time of development order.

Access to Urban Services

The subject property is fully served by urban services. Potable water service and sanitary sewer service is currently available from the Florida Governmental Utility Authority, and service providers have stated that sufficient capacity exists to serve the subject property (See Attachment “E”). The subject property is located within Solid Waste Area 4 as delineated by Lee County Solid Waste. The proposed rezoning will not impact solid waste collection on the subject property.

The subject property is in the Lehigh Acres Fire District and is served by Lehigh Acres Fire Station #103, which is approximately 5,400 feet to the southeast on Gunnery Road, which also contains ALS Station 103. The subject property is within the Lee County Sheriff’s East E5 District. The subject property is served by Lee County School Board District 5. Lee Tran route 110 runs on Lee Boulevard along the frontage of the subject property.

Public Informational Meeting

Land Development Code Section 33-1401 requires that the applicant must conduct an advertised public informational meeting prior to the application being found sufficient by staff. The applicant conducted such a meeting before the Lehigh Acres Architectural Planning & Zoning Review Board on December 15, 2022 (see Attachment “H”). The board had no questions on the presentation and no member of the public spoke on the proposal.

Conclusion

The requested rezoning from Commercial Planned Development (CPD) and Residential Single-Family (RS-1) to General Commercial (CG) is substantially consistent with the Lee Plan in terms of location but allows uses which are too intensive to be compatible with surrounding residential areas. The proposed rezoning is inconsistent with the Land Development Code in that it promotes uses too intensive to be compatible with established land use and development patterns. The proposed rezoning is intended to allow a variety of commercial uses on the subject property, while remaining compatible with the neighboring area. The subject property has sufficient access via Lee Circle South and Lee Street. The proposed CG district is not significant with respect to environmental impacts. The rezoning will not result in any negative impacts to urban services or infrastructure. The subject property is sufficiently served by fire, police, and emergency services personnel. The request will not impact any protected species. Based on the level of intensity of the proposed CG zoning district, which is inconsistent with the Future Land Use Category, neighboring zoning districts, and neighboring uses, staff recommends **DENIAL** of the proposed rezoning to the General Commercial (CG) district. Staff finds that the Community Commercial (CC) district provides a variety of commercial uses similar to General Commercial (CG) but at a less intense level of development. The Community Commercial (CC) district in particular permits the fast-food restaurant and pharmacy uses that the applicant has stated they intend to develop on the subject property. Staff therefore recommends as an alternative that the subject property be rezoned from Commercial Planned Development (CPD) to Community Commercial (CC).

Attachments

- A. Expert Witness List
- B. Aerial, Current Zoning, Future Land Use, and Locational Maps
- C. Legal Description
- D. Z-08-051
- E. Letter of Utility Availability
- F. DOS2016-00010
- G. Environmental Review Letter
- H. Public Meeting Notes
- I. Request Statement
- J. Development Services Memo
- K. General Commercial and Community Commercial Comparison Table

Attachment A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: REZ2022-00019

Project Name: Lee Corners Rezone

Hearing Examiner Date: July 13, 2023

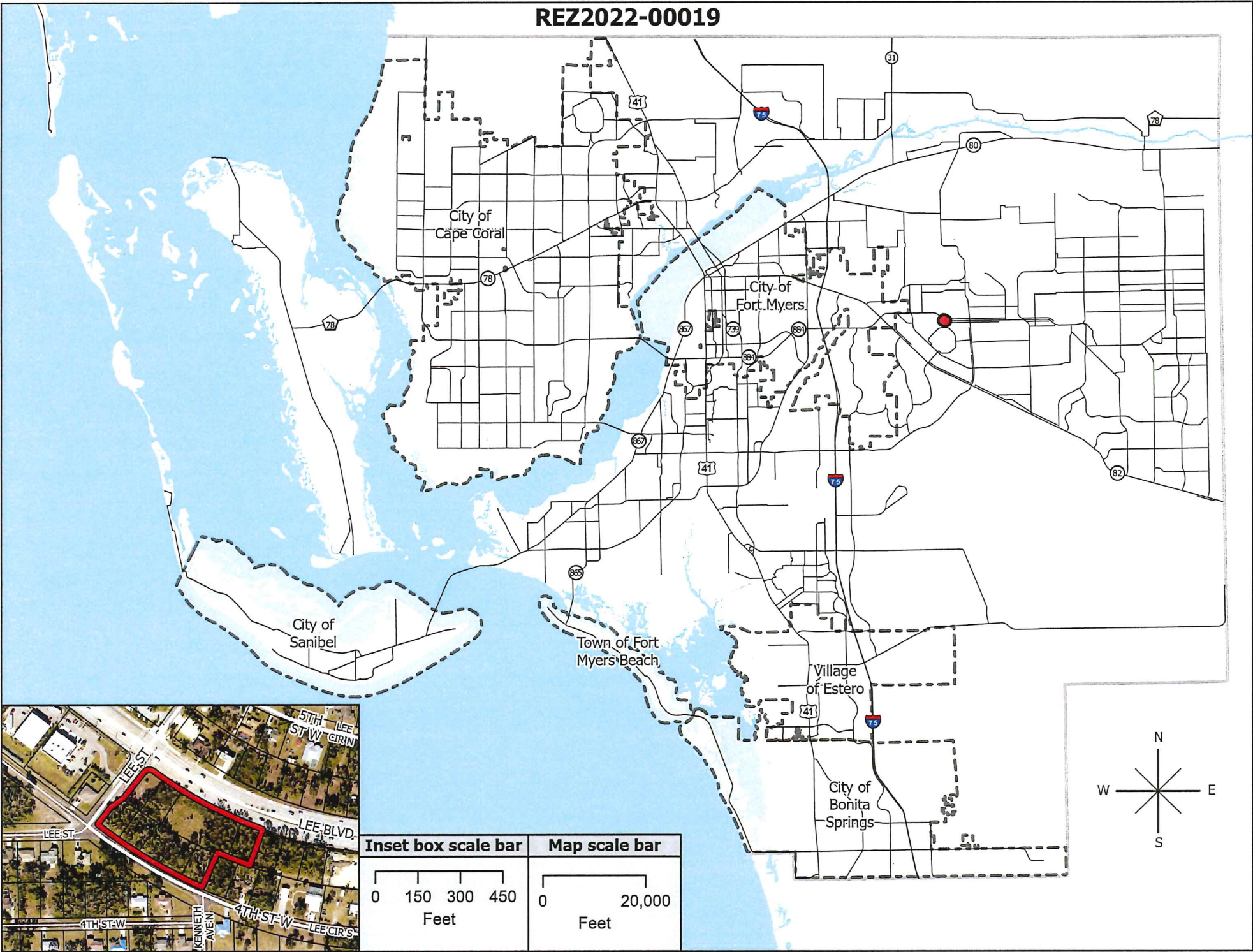
Peter Blackwell, AICP, Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is available for the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Plan Reviewer, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

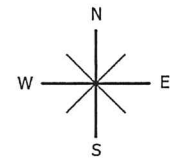
Attachment B1
REZ2022-00019



REZ2022-00019

Aerial

 Subject Property



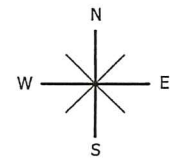
0 500
Feet



Attachment B3

REZ2022-00019

Zoning



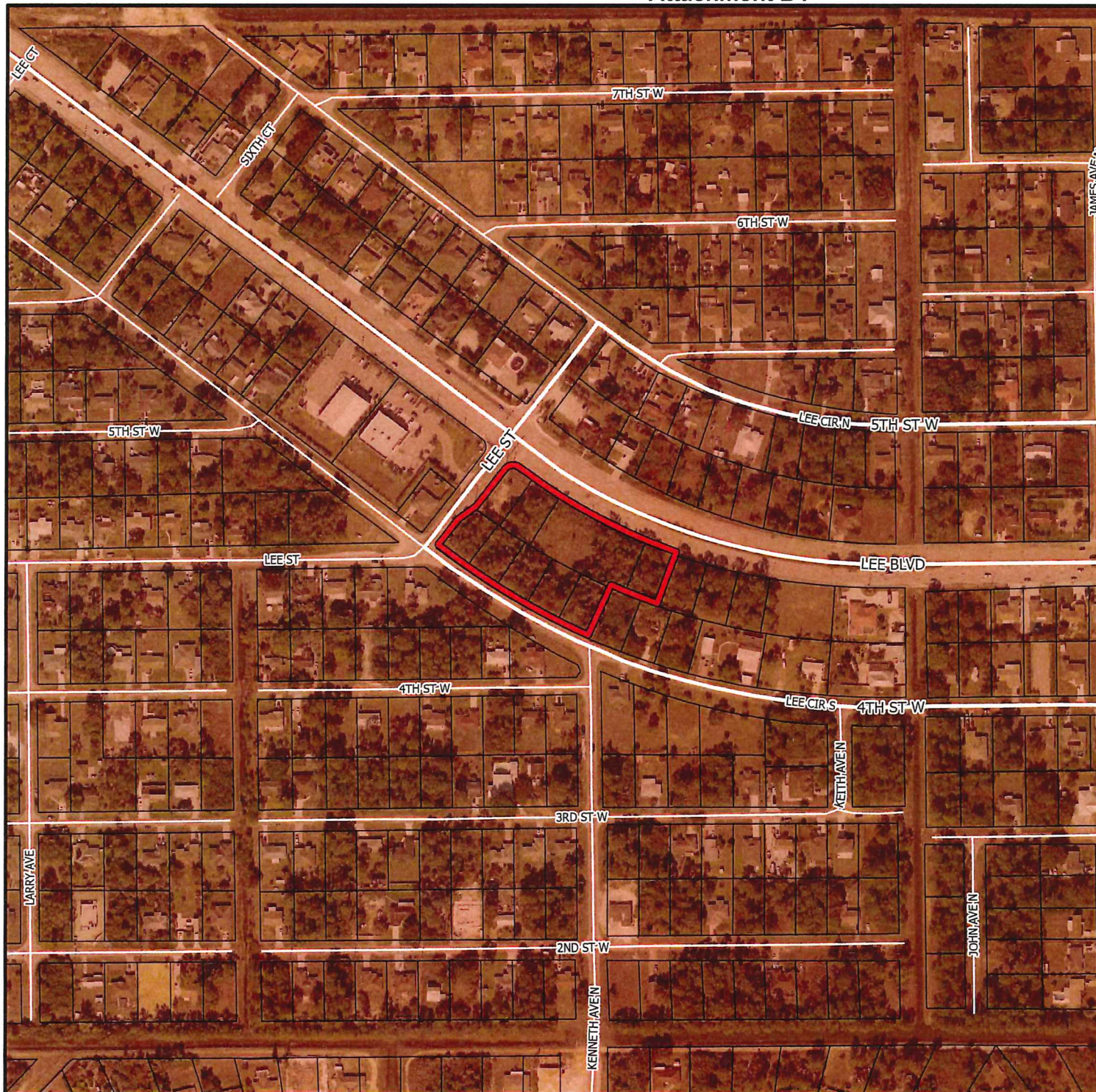
A horizontal number line with tick marks at 0, 250, and 500. The word "Feet" is written below the line.



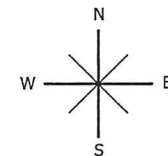
Attachment B4

REZ2022-00019

Future Land Use



 Subject Property
 Central Urban



A horizontal number line is shown with a starting point labeled '0' on the left and an ending point labeled '500' on the right. A single tick mark is placed exactly halfway between 0 and 500. Below the line, the word 'Feet' is centered.



Attachment C

DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND BEING LOTS 2, 3, 4, 5, 6, 23, 24, 25 AND 26, BLOCK 55, REPLAT OF TRACT B, UNIT 7, LEHIGH ACRES, SOUTH 1/2 OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST AS RECORDED IN PLAT BOOK 26, PAGE 160 AND PART OF LOTS 1 AND 27, BLOCK 55, UNIT 7, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 80, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THE AFORESAID LOT 27; THENCE RUN N.37°40'22"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE) FOR 78.58 FEET; THENCE RUN N.53°13'45"E. ALONG SAID RIGHT-OF-WAY LINE FOR 55.93 FEET; THENCE N.37°40'22"E. ALONG SAID RIGHT-OF-WAY LINE FOR 114.92 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY FOR 38.95 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°15'42", A CHORD BEARING OF N.82°18'13"E. AND A CHORD DISTANCE OF 35.13 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BOULEVARD (106 FEET WIDE); THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 440.34 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1493.77 FEET, A CENTRAL ANGLE OF 16°53'23", A CHORD BEARING OF S.61°30'37"E. AND A CHORD DISTANCE OF 438.74 FEET TO THE NORTHEASTERLY CORNER OF LOT 6 OF THE AFORESAID BLOCK 55; THENCE RUN S.20°02'41"W. FOR 136.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6, SAID POINT LYING ON A CURVE; THENCE RUN NORTHWESTERLY FOR 121.90 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1629.90 FEET, A CENTRAL ANGLE OF 04°17'06", A CHORD BEARING OF N.67°48'46"W. AND A CHORD DISTANCE OF 121.87 FEET TO THE NORTHEASTERLY CORNER OF LOT 23 OF THE AFORESAID BLOCK 55; THENCE RUN S.24°19'47"W. FOR 136.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 23, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH (50 FEET WIDE); THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 411.27 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1766.03 FEET, A CENTRAL ANGLE OF 13°20'35", A CHORD BEARING OF N.58°59'56"W. AND A CHORD DISTANCE OF 410.34 FEET TO A POINT OF TANGENCY; THENCE RUN N.52°19'38"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 20.43 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 122172 SQUARE FEET OR 2.805 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID LEE STREET AS BEING N.37°40'22"E.

Phillip M
Mould, P.S.M.
6515 State of
Florida

Digitally signed by
Phillip M Mould,
P.S.M. 6515 State of
Florida
Date: 2022.05.16
08:06:23 -04'00'

REVIEWED
REZ2022-00019
Hunter Searson, GIS
Planner
Lee County Government
4/5/2023

PHILLIP M MOULD
LS6515
MAY 16, 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.

Attachment D



LEE COUNTY
SOUTHWEST FLORIDA

239-533-8585

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Doug Meurer
Interim County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

January 24, 2013

MR. AL QUATTRONE
4301 VERONICA SHOEMAKER BLVD
FORT MYERS FL 33916

Re: LEE CORNERS CPD
Senate Bill 2156 Extension (F)
DCI2013-00002

Dear MR. AL QUATTRONE:

In accord with SB2156, development permits meeting certain criteria are entitled to an extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-08-051, DCI2007-00048, LEE CORNERS CPD, is hereby extended for the following:

APPROVAL OF AN MCP EXTENSION FROM MARCH 2, 2014 TO NOVEMBER 5, 2014.

No additional extensions under SB2156 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under SB2156, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

Attachment D

RESOLUTION NUMBER Z-08-051

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

WHEREAS, Quattrone and Associates, Inc. filed an application on behalf of the property owner, Valencia Homes, Inc., to rezone a ±2.6 acre parcel from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) in reference to Lee Corners CPD; and

WHEREAS, a public hearing was advertised and held on October 1, 2008, and continued to November 21, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2007-00048; and

WHEREAS, a second public hearing was advertised and held on March 2, 2009, before the Lee County Board of Commissioners, who 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 ±2.6 acre parcel from RS-1 to CPD, including a maximum of 40,000 s/f of commercial floor area – including a maximum of 20,000 square feet of commercial retail. Proposed height is 2 stories/35 feet maximum. No development blasting is requested. The development will connect to public potable water and public sanitary sewer service. 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 deviation 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/Development parameters: The development of this project must be consistent with the Master Concept Plans (MCP) entitled MASTER CONCEPT PLAN: LEE CORNERS CPD, MCP-2 and MCP-3, dated April 30, 2009 and date-stamped "RECEIVED APR 30 2009, COMMUNITY DEVELOPMENT," and attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Maximum Commercial Floor Area (CPD): 40,000 square feet of commercial floor area, including a maximum of 20,000 s/f of commercial retail.

2. Uses and Site Development Recommendations:

Schedule of Uses

A. The following limits apply to the project and uses:

Accessory Uses and Structures

Administrative Offices

Animal Clinic, Animal Kennel (no outdoor runs)

No outdoor cages, pens, runs, or exercise facilities.

ATM (automatic teller machine)

Auto Parts Store, no installation

Bait and Tackle Shop

Banks and Financial Establishments, Group I only

No drive through.

Business Services, Group I only

Cleaning and maintenance services

Clothing Stores, general

Computer and data processing services

Consumption on Premises, indoor, outdoor - (see Condition 11)

Day Care Center, Adult, Child

Drive Through - restricted to MCP#2

Drug Store/Pharmacy - no drive through.

Essential Services

Essential Service Facilities, Group I only

Excavation, Water Retention (Not to include removal of excavated material from site. *No blasting*)

Fences, Walls

Food and Beverage Service, limited

Food Store, Group I only

Funeral Home, no cremation, no crematorium

Gift and Souvenir Shop

Hardware Store

Hobby, Toy and Game Shop

Household and Office Furnishings, Groups I and II.

Laundry or Dry Cleaning, Group I (no drive through).

Lawn and Garden Supply Store

Library

Medical Office

Non store retailer

Paint Glass and Wallpaper

Parking Lot, Accessory, Temporary

Personal Services, Groups I, II and III.

No Massage Parlors, Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers, Card Readers, or Tattoo Parlors.

Pet Services, Pet Shop - no outdoor runs.
 No outdoor cages, pens, runs, or exercise facilities.
 Place of Worship
 Post Office
 Real Estate Sales Office
 Repair Shops, Groups I, II and III
 Restaurant, fast food - stand-alone only as depicted in MCP#2; or in-line/part of a multi-occupancy building (MCP #3)
 Restaurant, Group I, II, III. No Group IV.
 Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises.
 Signs in accordance with Chapter 30
 Social Services, Group I only.
 Specialty Retail Shops, Groups I and II.

Site Development Regulations

B. Minimum Lot Area and Dimensions

Lot Size:	2.6 acres
Lot Width:	394 feet
Lot Depth:	272 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	15 feet
Rear	15 feet
Water body	25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 and 34-2194 et seq.

Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 45%

Building Height: 2 stories/35 feet

3. Lehigh Acres Concurrency Condition:

This project is deemed exempt from the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan by virtue of the Certificate of Concurrency Exemption issued by the County pursuant to the Stipulation and Settlement Agreement, dated June 9, 1992, in Lehigh Corp v. Lee County, Case No. 91-2482CA.

4. No Blasting:

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

5. Accessory Uses:

Within the CPD, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

6. Traffic:

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

7. Lee Plan:

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function (for commercial uses), as well as all other Lee Plan provisions.

8. Agricultural Uses:

No agricultural uses exist on this property and none are approved as a part of this rezoning.

9. Water and Sewer:

Development of this project must connect to both public water and public sewer. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the level of development as proposed in the development order submittal.

10. Buffer Enhancements:

Prior to local development order approval, the landscape plans must depict:

- A. All vegetation height requirements to be measured at final grade of the parking area; and
- B. All required buffers must utilize 100% native vegetation; and

- C. The Lee Street buffer must be enhanced, as set out below, and be a minimum of 20 feet in width;
- D. The Lee Circle South buffer and the buffer along the east property line (to the south edge of the 24-foot-wide cross access easement) must be enhanced, as set out below, and be a minimum of 25 feet wide, with an 8-foot-high masonry wall; and
- E. Both the Lee Street and Lee Circle S. buffers must be enhanced with a minimum of seven (7) canopy trees per linear 100 feet, installed at a minimum 16-foot height, 4-inch caliper and a double staggered hedge row installed at a minimum 24 inches and maintained at 48 inches.

11. Consumption Premises:

Indoor or outdoor consumption on premises may be approved by Special Exception only. A public hearing is required. The applicant must provide adequate detail of the indoor and/or outdoor seating area consistent with the requirements of the LDC and the following:

Consumption on premises is permitted only in conjunction with a Group III Restaurant; No sale, service or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.

12. Solid Waste/Recycling:

Prior to any local development order approval for vertical development, the developer must provide facilities in compliance with LDC §10-261 and Solid Waste Ordinance # 08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

13. Internal Sidewalks:

Development must include internal sidewalks as a site-related improvement, in order to achieve a safe means of connecting internal uses and buildings and connecting with adjacent uses. Such facilities must be included in local development orders as part of construction of the project's infrastructure.

14. Indigenous Trees:

Prior to development order approval, the applicant must submit a native tree survey depicting all sabal palms (min. 8-foot clear trunk) and all native trees 20 inches or greater diameter at breast height (dbh)

Prior to development order approval, the development order landscape plans must delineate the on site preservation and/or relocation of all sabal palms (min. 8-foot clear trunk) and preservation and/or replacement of all heritage trees (min. 20-inch diameter at

breast height) with like species, minimum 20-foot in height to appropriate open space areas.

15. Open Space:

Prior to local development order approval, the development order plans must delineate a minimum of 34,609 square feet open space.

16. Hours of Operation:

The stand-alone fast food restaurants, in MCP#2, must close at 11:00 PM, Sunday through Thursday, and at 12 midnight, Friday and Saturday. A Special Exception approval, through public hearing, is required to extend these hours of operation beyond the closing times stated herein.

SECTION C. DEVIATION:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide 660 feet of intersection separation on Lee Boulevard, to allow one access point 339 feet from Lee Street. This deviation is APPROVED, SUBJECT TO the conditions that:

1. The access on Lee Boulevard is limited to right-in right-out only.
2. At the time of local development order, a cross access easement to the property adjacent to the east must be provided, per the approved MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

The applicant has indicated that the STRAP numbers for the subject property are:

29-44-26-07-00055.0010, 29-44-26-07-00055.0020, 29-44-26-07-00055.0030,
29-44-26-07-00055.0230, 29-44-26-07-00055.0240, 29-44-26-07-00055.0250,
29-44-26-07-00055.0260, 29-44-26-07-00055.0270

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

DULY PASSED AND ADOPTED this 2nd day of March 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: Kathleen A. Metz
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
2009 MAY 18 AM 10:06

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PARCEL TO FORM LOTS 1 AND 27, BLOCK 55, AS RECORDED IN PLAT BOOK 15, PAGE 80, AND LOTS 2, 3, 4, 5, 23, 24, 25, 26, OF BLOCK 55, AS RECORDED IN PLAT BOOK 26, PAGE 160 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 55, OF SAID PLAT BOOK 15, PAGE 80, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD (106 FEET WIDE) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE); THENCE RUN SOUTH 52°19'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD A DISTANCE OF 20.43 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTHEASTERLY A DISTANCE OF 379.58 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1493.77 FEET, CENTRAL ANGLE OF 1°33'34" SUBTENDED BY A CHORD HAVING A LENGTH OF 378.56 FEET AND BEARING SOUTH 59°36'25" EAST, TO A POINT ON SAID CURVE, AT WHICH POINT THE RADIAL LINE BEARS SOUTH 23°06'48" WEST; THENCE SOUTH 23°06'48" WEST, ALONG THE PROLONGATION OF A LINE RADIAL TO SAID CURVE, A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 5 AND 6, OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 34.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1629.90 FEET, CENTRAL ANGLE OF 1°12'59" SUBTENDED BY A CHORD HAVING A LENGTH OF 34.60 FEET AND BEARING NORTH 66°16'43" WEST TO A POINT ON SAID CURVE AT WHICH THE RADIAL LINE BEARS SOUTH 24°19'47" WEST; THENCE SOUTH 24°19'47" WEST ALONG THE PROLONGATION OF LAST SAID LINE, RUN A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 22 AND 23 OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH; THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH (50 FEET WIDE) A DISTANCE OF 411.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1766.03 FEET, CENTRAL ANGLE OF 13°20'35", SUBTENDED BY A CHORD HAVING A LENGTH OF 410.35 FEET, AND BEARING NORTH 58°59'56" WEST, TO A POINT OF TANGENT; THENCE NORTH 52°19'38" WEST A DISTANCE OF 20.43 FEET, TO A POINT ON THE SOUTHWEST CORNER OF LOT 27, BLOCK 55; THENCE NORTH 37°40'22" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE) A DISTANCE OF 272.26 FEET TO THE POINT OF BEGINNING; CONTAINING 2.60 ACRES, MORE OR LESS.

CECILIO A. PADRON, P.L.S.M. (FOR THE FIRM)
STATE OF FLORIDA CERTIFICATE No 6121

3-3-08 (DATE SIGNED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C. PADRON SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
LICENSE # LB 7489

JOB: No 07-0164-S

4216 SW 10th AVENUE
CAPE CORAL, FLORIDA 33914
PH: (239) 549-4412
FAX: (239) 540-1635

RECEIVED
MAR 04 2008

PERMIT COUNTER

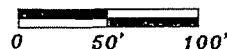
DCI 2007-00048

EXHIBIT A
1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(NOT A SURVEY)

SCALE 1"=100'

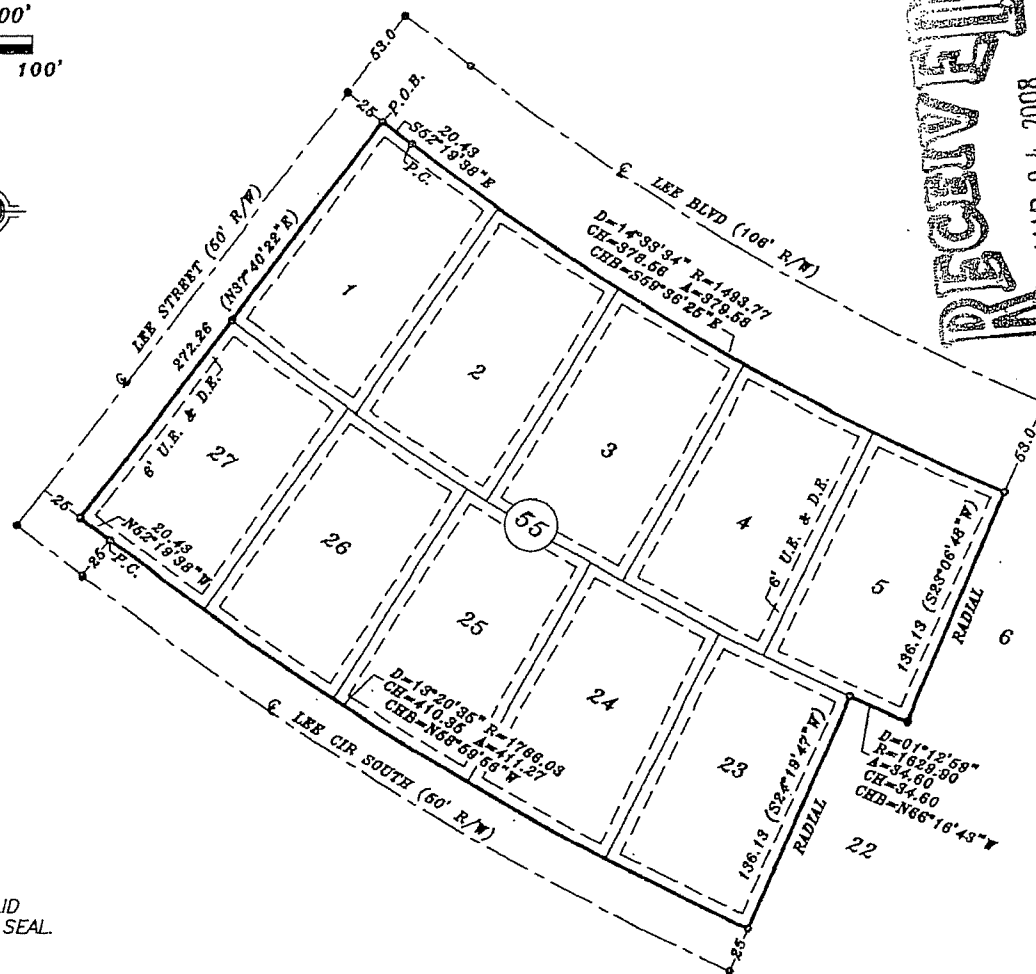


LEGEND AND ABBREVIATIONS

A	= ARC LENGTH
CL	= CENTERLINE
CH	= CHORD
CHB	= CHORD BEARING
D	= INTERIOR ANGLE
D.E.	= DRAINAGE EASEMENT
L	= LENGTH
NO.	= NUMBER
P.C.	= POINT OF CURVE
P.O.B.	= POINT OF BEGINNING
P.L.S.M.	= PROFESSIONAL LAND SURVEYOR AND MAPPER
R/W	= RIGHT-OF-WAY
R	= RADIUS
RGE	= RANGE
SEC.	= SECTION
T	= TANGENT
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT

NOTES:

- 1-REPRODUCTIONS OF THIS SKECTH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2-DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3-EASEMENTS SHOWN HEREON ARE 'PER PLAT, UNLESS OTHERWISE NOTED.
- 4-BASIS OF BEARING IS THE CENTERLINE OF LEE BOULEVARD, BEING S52°19'38"E, PER PLAT RECORDED IN PLAT BOOK 15, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 5-PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST.



RECEIVED

MAR 04 2008

PERMIT NUMBER
2007-00048
LW

CECILIO E. PADRON, P.L.S.M. (FOR THE FIRM)

CERTIFICATE No 6121
STATE OF FLORIDA

3-3-08 (DATE SIGNED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C. PADRON SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
LICENSE # LB 7489

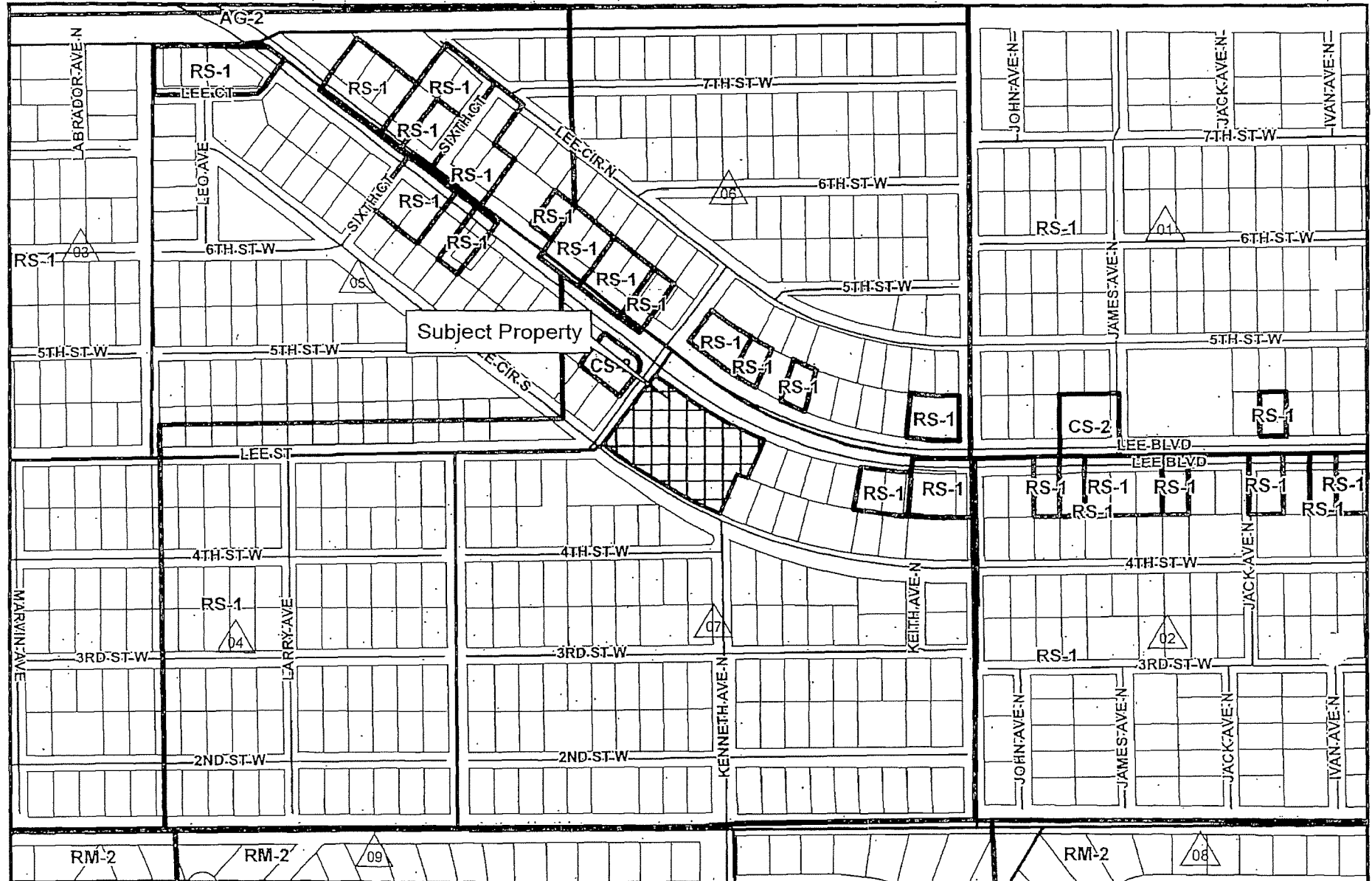
JOB: No 07-0164-S

4216 SW 10th AVENUE
CAPE CORAL, FLORIDA 33914
PH: (239) 549-4412
FAX: (239) 540-1635

Zoning Map

8/20/2008

EXHIBIT B

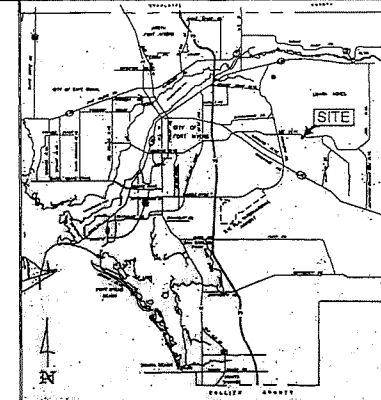
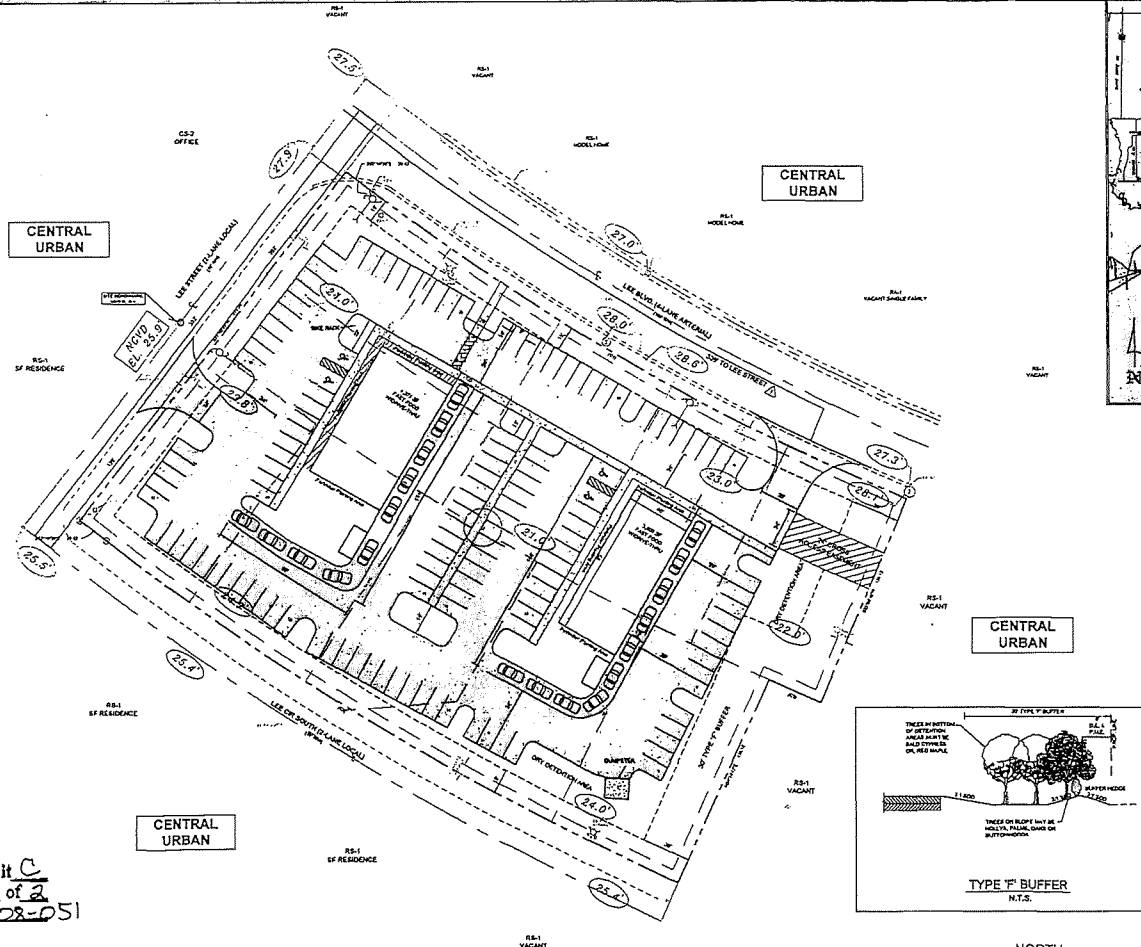


MASTER CONCEPT PLAN: LEE CORNERS CPD

EXHIBIT
D-7-M

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd., Fort Myers, FL 33916 | 239.936.5222 | QAJnc@aol.com

EXHIBIT C
1 OF 2



LOCATION MAP

MCP 2
Fast Food

PROJECT SUMMARY

1. REQUEST FOR...

1.) REQUEST. Reasoning from AS-1 in CPD

2.1 OVERALL PROJECT ACREAGE: 110,473 SF (2.6 AC)

TOTAL BUILDING AREA: 8,175 SF

31 OPEN SPACE:
THE TOTAL SPACE, BEHIND AND AROUND THE COMMERCIAL

30% OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT

30% OF 113,473 SF = 34,042 SF REQUIRED

20.5% OR 24,609 SF PROPOSED

DCI 2007-00048

Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-08-051

Printed by: 7 and Dorelle
Thursday, April 28, 2023
0:00:22.2 (CDA) and and 4m

LEGEND:

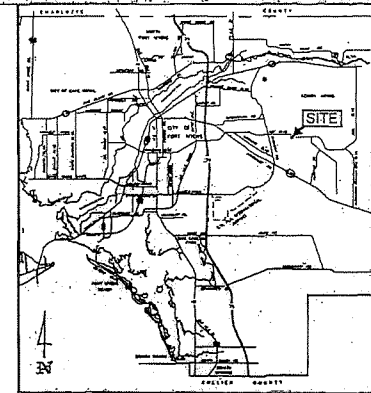
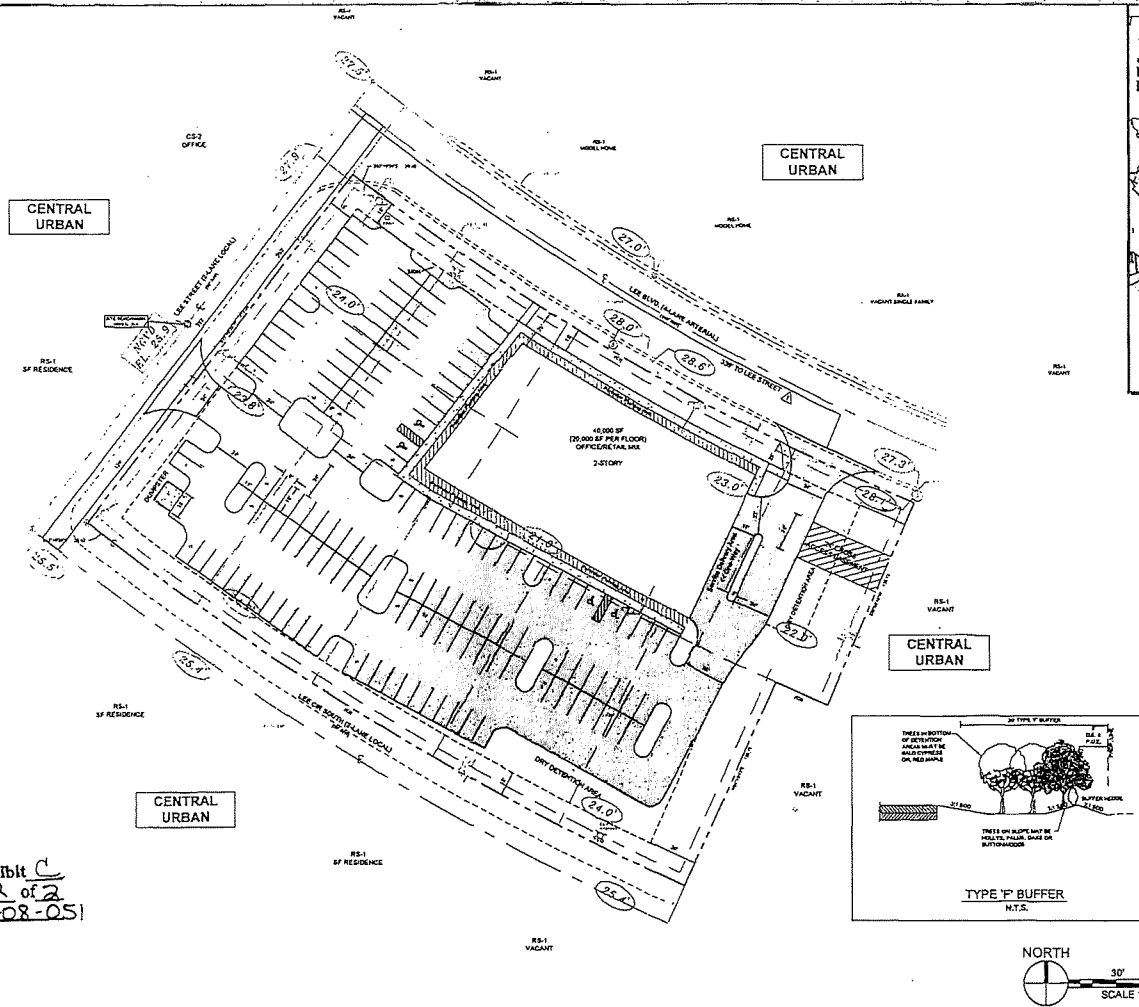
	PAINTED PAVEDCAP PAVEMENT		CENTER LINE
	PROPOSED PAVEMENT		STREET FEATURES PARKS, WALLS, MOATS, ETC.
	PROPOSED CONCRETE		PROPOSED STOP SIGN
	SITE BOUNDARY		PROPOSED ELEVATION MARK
	PROPOSED ELEVATION MARK		PROPOSED STAMPED ASPHALT

MASTER CONCEPT PLAN: LEE CORNERS CPD

EXHIBIT
D-7-M

 **Quattrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd., Fort Myers, FL 33916 | 239.536.5222 | QAInc.net

EXHIBIT C
2 OF 2



LOCATION MAP

MCP 3
Office/Retail

PROJECT SUMMARY
LEE CONNERS CPO

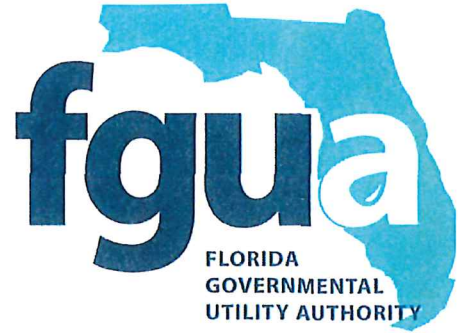
LEI, EDWARDS, AND CRO

- 1.) REQUEST: Requesting from AS-1 to CPD
- 2.) OVERALL PROJECT ACREAGE: 112,472 SF (2.6 AC)
MAXIMUM BUILDING FOOTPRINT AREA: 28,000 SF
TOTAL BUILDING AREA: 48,000 SF
- 3.) OPEN SPACE:
30% OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT
30% OF 112,472 SF = 34,042 SF REQUIRED
30.3% OR 34,200 SF REQUIRED

30% OF 112,473 SF = 34,342 SF REQUIRED
30.5% OR 34,504 SF PROPOSED

Approved as Exhibit C
MCP Page 2 of 2
Resolution # 2-08-051

Attachment E



May 28, 2008

James D. Ottensmann, PE
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Ft Myers, FL 33916

LEA ANN THOMAS, CHAIR
Polk County

BRIAN WHEELER
Osceola County

JIM LAVENDER
Lee County

ROBERT KNIGHT
Citrus County

CHARLES C. SADDLER
Town of Dundee

D. WAYNE O'NEAL
Hendry County

MICHELE BAKER
Pasco County

RE: Water and Wastewater Availability

**29-44-26-07-00055.0010, 0020, 0030, 0270, 0260, 0250,
0240 & 0230**

**4925, 4923, 4921 Lee Blvd, 4926, 4924, 4922, 4920, 4918
Lee Circle S Lehigh Acres, FL**

Lee Corners CPD

Dear Mr. Ottensmann:

Potable water lines and wastewater lines are in operation in the vicinity of the proposed project mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of a 40,000 sq ft commercial center with 30,000 sqft used for retail and 10,000 sq ft used for office space with an estimated flow demand of 4,500 gpd for water and wastewater, respectively. FGUA presently has sufficient capacity to provide potable water and sanitary sewer as estimated above.

Prior to beginning design work on this project, a meeting may be scheduled with Pradeep Sethi to determine the best point of connection and discuss requirements for construction. He can be reached at 407-629-6900 ext. 122 or via e-mail at psethi@govmserv.com.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Lehigh Acres Water Treatment Plant # 1 and the Mirror Lakes Water Treatment Plant that is expected to

FGUA Master Utility Letter

FGUA OPERATIONS OFFICE

Government Services Group, Inc.
Protegrity Plaza, Suite 2000
280 Wekiva Springs Road
Longwood FL 32779

877/552-3482 Toll Free
407/629-6900 Tel
407/629-6963 Fax

Attachment E

come on line soon. Sanitary sewer service will be provided by the recently upgraded Lehigh Acres Wastewater Treatment Plant. The FGUA Utilities' Operations Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system. A site map showing the approximate location of the utilities is included for your reference as well as list of the next steps to be taken in order to move your project forward.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date hereof. Florida Governmental Utility Authority will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of water and wastewater service is to be utilized for development review for this project only. Individual letters of availability will be required for the purpose of obtaining building permits.

Please submit your plans for review when ready with a copy of this letter, an Engineer's Opinion of Probable Cost of Construction (EOPCC) and a plan review check for \$300 for first nine (9) sheets or less and add \$ 25 for every sheet over 9 sheets.

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Tarek M. Fahmy P.E. - C.G.C.
Director of Operations



TMF/pks

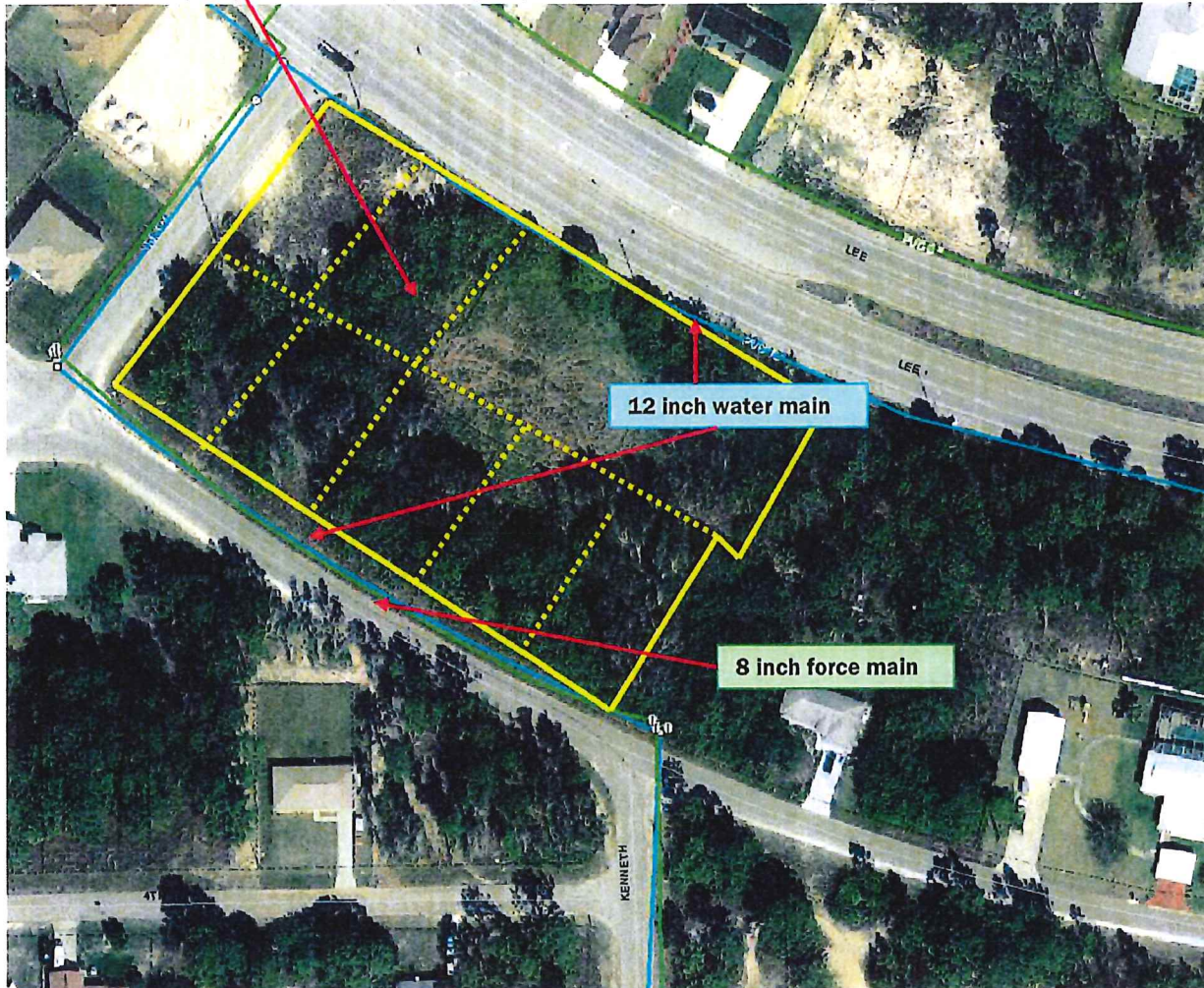
Attachment E

May 21, 2008

LEE CORNER CPD

Strap #s: 29-44-26-07-00055.0010, 0020, 0030, 0270, 0260, 0250, 0240 & 0230.

Address: 4925, 23, 21 Lee Blvd, 4926, 24, 22, 20 & 18 Lee Cir S, Lehigh Acres, FL 33971



NEXT STEPS/INFORMATION

1. Four Sets of signed and sealed Construction Plans With a Plan review Check for \$ 300.00 for the first 9 sheets and additional \$ 25.00 for each additional sheet
 - a. Construction plans to show property lines clearly marked
 - b. Identify the connecting points to the FGUA mains
 - c. Locate the Water meters, fire meters (preferably) out side property limits within ROW
 - d. Identify easements to be provided to FGUA
2. Submit the EOPCC (Engineer's Opinion of Probable Cost of Construction)
3. On receipt of this information as identified at 1 & 2 above FGUA will submit the following for your prompt attention
 - a. The fee estimate which must be paid upfront
 - b. The Conveyance and Service Agreement (CSA) which must be executed by the owner or authorized person to sign contracts as legal entity.
4. This CSA has to be accepted by the FGUA board.
5. The FDEP apps for construction will be signed by FGUA after Fees is paid and the CSA is accepted by the FGUA Board.
6. The capacity fees will be charged and paid for each unit based on its actual use.

All Utility Locations shown here are approximate and Engineer's surveyor to determine the exact locations

Attachment F

APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

****FINAL INSPECTION REQUIRED****
 At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

Development Order Approval does not vest nor guarantee that changes will not be required, if subsequent changes are made to the Uniform Lee County Fire Code.

VEGETATION PERMIT REQUIRED PRIOR TO ANY SITE WORK
 Protective barricades must be constructed and inspected prior to permit issuance. Please contact Division of Environmental Sciences (229) 633-4389.

LEE COUNTY DOT RIGHT-OF-WAY PERMIT REQUIRED

DOS2016-00010

OWNER / DEVELOPER:

BERMUDEZ LUIS A & AMERICA F
 325 NW 119TH CT
 MIAMI, FL 33182

Please Note: Final Development Order does not confer approval for signage

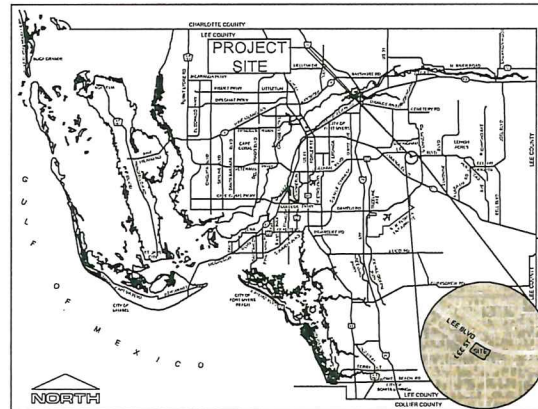
A	DATE	DESCRIPTION
1	05/21/2018	REVISION FOR LEE COUNTY COMMENTS
2	4/25/2018	REVISION FOR LEE COUNTY COMMENTS DATED 1/23/2018
3	3/29/2018	REVISION FOR EDUCATED PROS-OF-WAY AREA
4	3/17/2018	REVISION FOR LEE COUNTY COMMENTS DATED 10/17/2017
5	11/14/2018	REVISION FOR LEE COUNTY COMMENTS DATED 10/16/2018

DEVELOPMENT ORDER PLANS

LEE CORNERS

4925 LEE BLVD.
 LEHIGH ACRES, FL. 33971

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 44S, RANGE 26E

STRAP #29-44-26-07-00055.0010,.0020,.0030,.0230,.0240,.0250,.0260,.0270

QAI PROJECT # - 141116-PHASE 1

CONTRACTOR STAKEOUT SHALL BE FROM THE APPROVED CAD FILE BY QUATTRONE AND ASSOCIATES

SHEET LIST

SITE DEVELOPMENT: SD

- SD 01 COVER
- SD 02 EXISTING CONDITION & DEMO PLAN
- SD 03 AERIAL & FLUCCS PLAN
- SD 04 SWP3 & EXISTING HYDROLOGY PLAN
- SD 05 MASTER SITE PLAN
- SD 06 MASTER STRIPING PLAN
- SD 07 PAVING GRADING & DRAINAGE PLAN
- SD 08 TYPICAL PROJECT DETAILS & SECTIONS
- SD 09 TYPICAL DETAILS
- SD 10 TYPICAL NOTES
- SD 11 MASTER UTILITY PLAN
- SD 12 LIFT STATION DETAILS
- SD 13 LCU DETAILS
- SD 14 LIGHTING PHOTOMETRIC PLAN
- SD 15 LIGHTING PHOTOMETRIC DETAILS

LANDSCAPING: LS

- LS 01 LANDSCAPING PLAN - A
- LS 02 LANDSCAPING PLAN - B

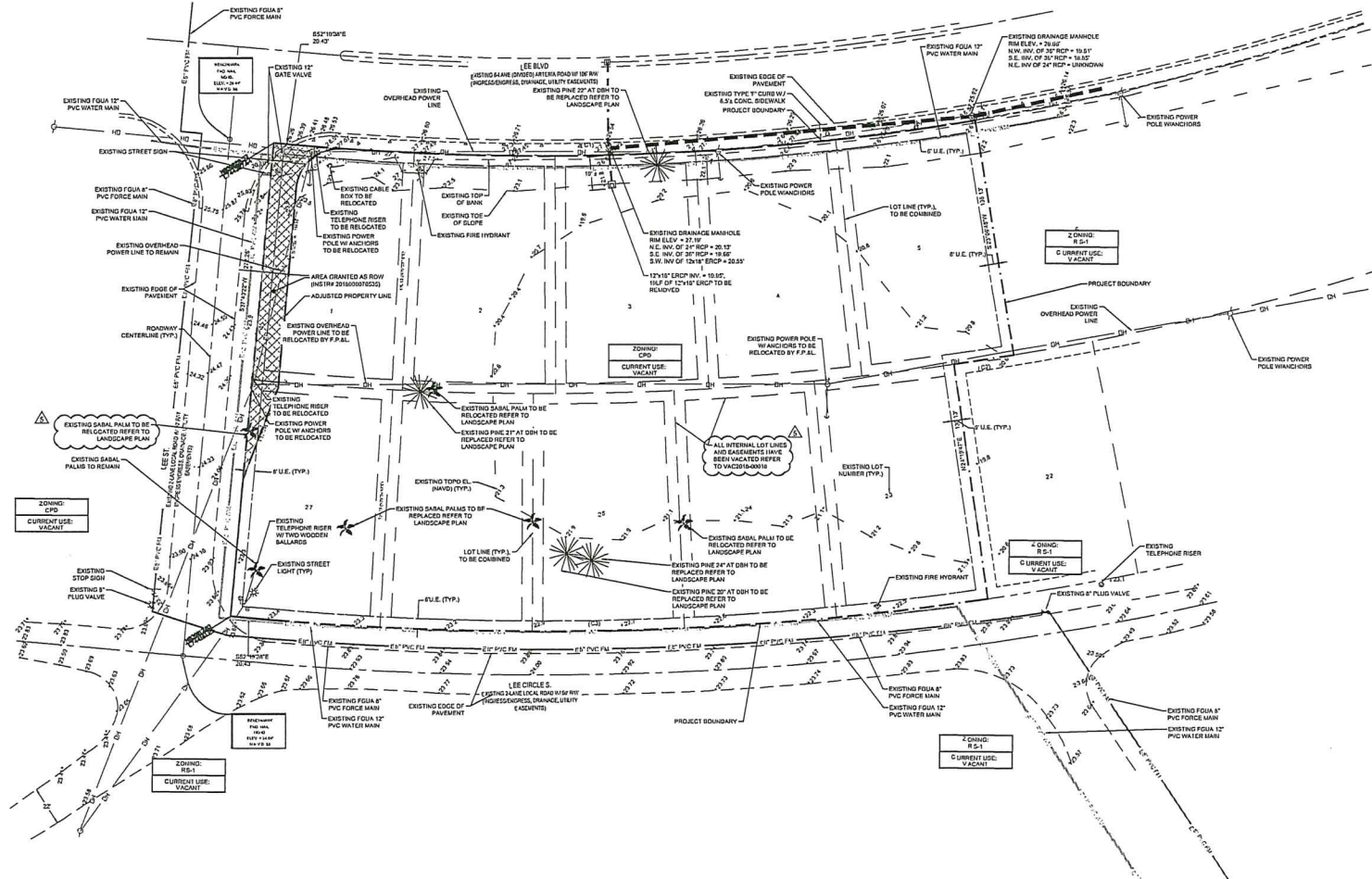
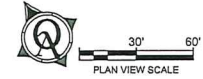
This Item Has Been Electronically Signed By Alfred J. Quattrone, P.E. Using SHA-1 Authentication Code. Printed Copies of This Document Are Not Considered Signed and Sealed and the SHA-1 Authentication Code Must be Verified on any Electronic Copies 2018-11-15 09:46:43

ALFRED QUATTRONE, P.E.
 FL REG 122241
 DATE:

Attachment F

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC CHORD	CHORD BEARING	
C1	14°33'34"	1,493.77	379.58	378.55	S59°32'26"E
C2	01°12'59"	1,629.80	34.60	34.60	N66°16'42"W
C3	13°20'35"	1,768.03	411.27	410.34	N58°59'59"W

APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018



LEE CORNERS
EXISTING CONDITION & DEMO PLAN
4525 LEE BLVD.
LEHIGHACRES, FL 33911

Q Quattrone & Associates, Inc.
Engineers, Planners, & Environmental Scientists
2100 Virginia Shoreway, Bldg. 1 - Fort Myers, Florida 33916 - 274-0136-5222
Certificate of Accreditation Number: 4495

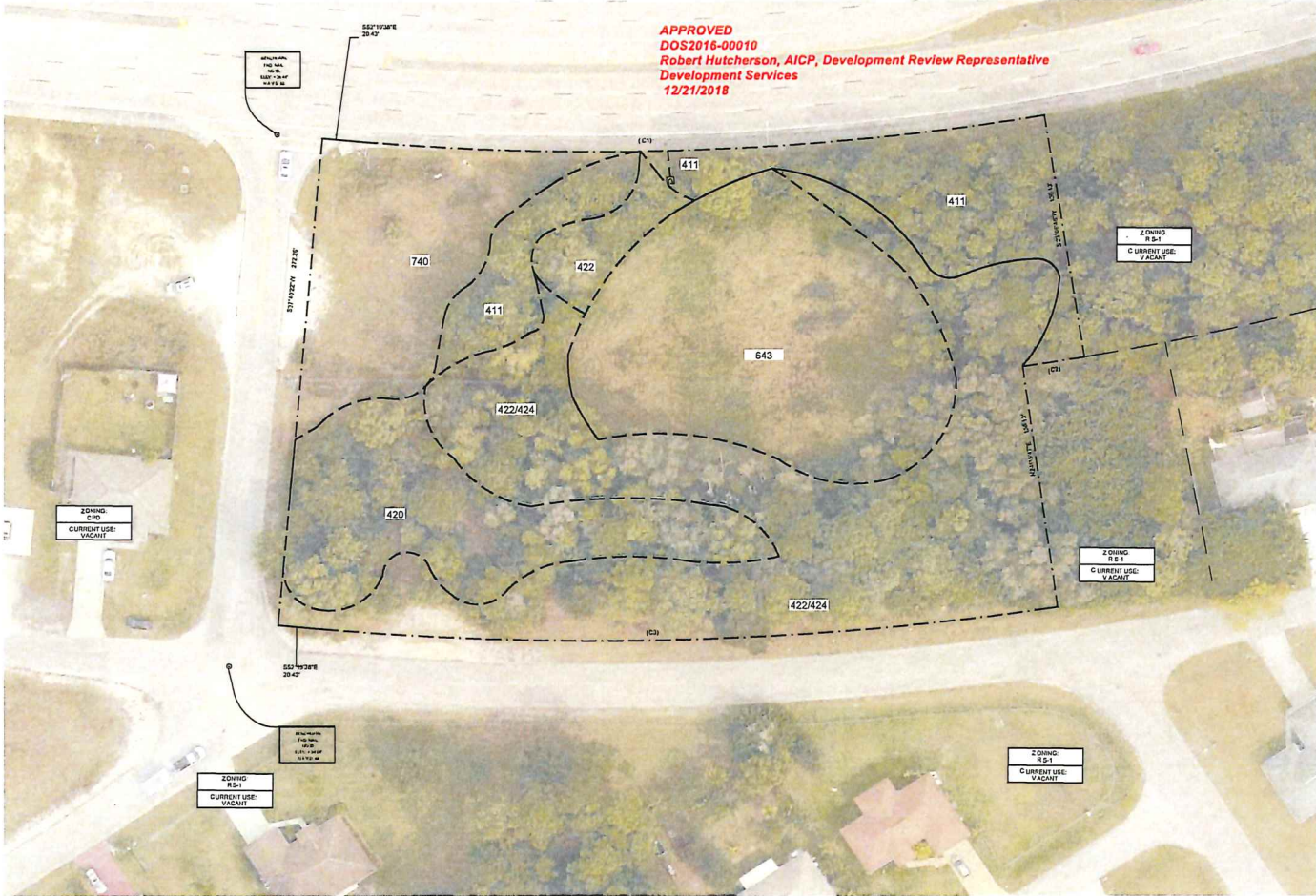
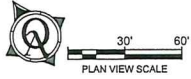
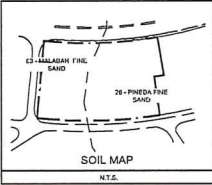
ALFRED QUATTRONE, P.E.
FL REG. #27411
PROJECT INTERPRETER
PLANNED BY: MERRICK
DATE: 11-15-2018 5:37 AM
SHEET
SD-02
02 OF 15

141116-PHASE 1.DWG

Attachment F

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD
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C2	01°12'59"	1,629.00	34.60	34.60
C3	13°20'35"	1,766.03	411.27	410.34

422 / 424 - BRAZILIAN POPPER & MELALEUCA	8.33 AC (20.55%)
427 / 428 - B. POPPER & MELALEUCA HYBRID	8.40 AC (21.27%)
411 - SLASH PINE	9.35 AC (23.80%)
643 - PREDOMINANTLY BURNED	9.39 AC (23.86%)
740 - DISTURBED/DEGRADED	9.57 AC (24.35%)
4 - EXOTIC DOMINATED	9.58 AC (24.36%)
H - HYBRID	
*WETLAND LINES NOT VERIFIED BY AGENCIES	
**WETLAND DELINEATION IS APPROXIMATE, NOT LOCATED BY SURVEYOR	



DESCRIPTION

DATE

LEE CORNERS
AERIAL & FLUCCS PLAN
4255 LEE BLVD.
LEHIGH ACRES, FL 33971

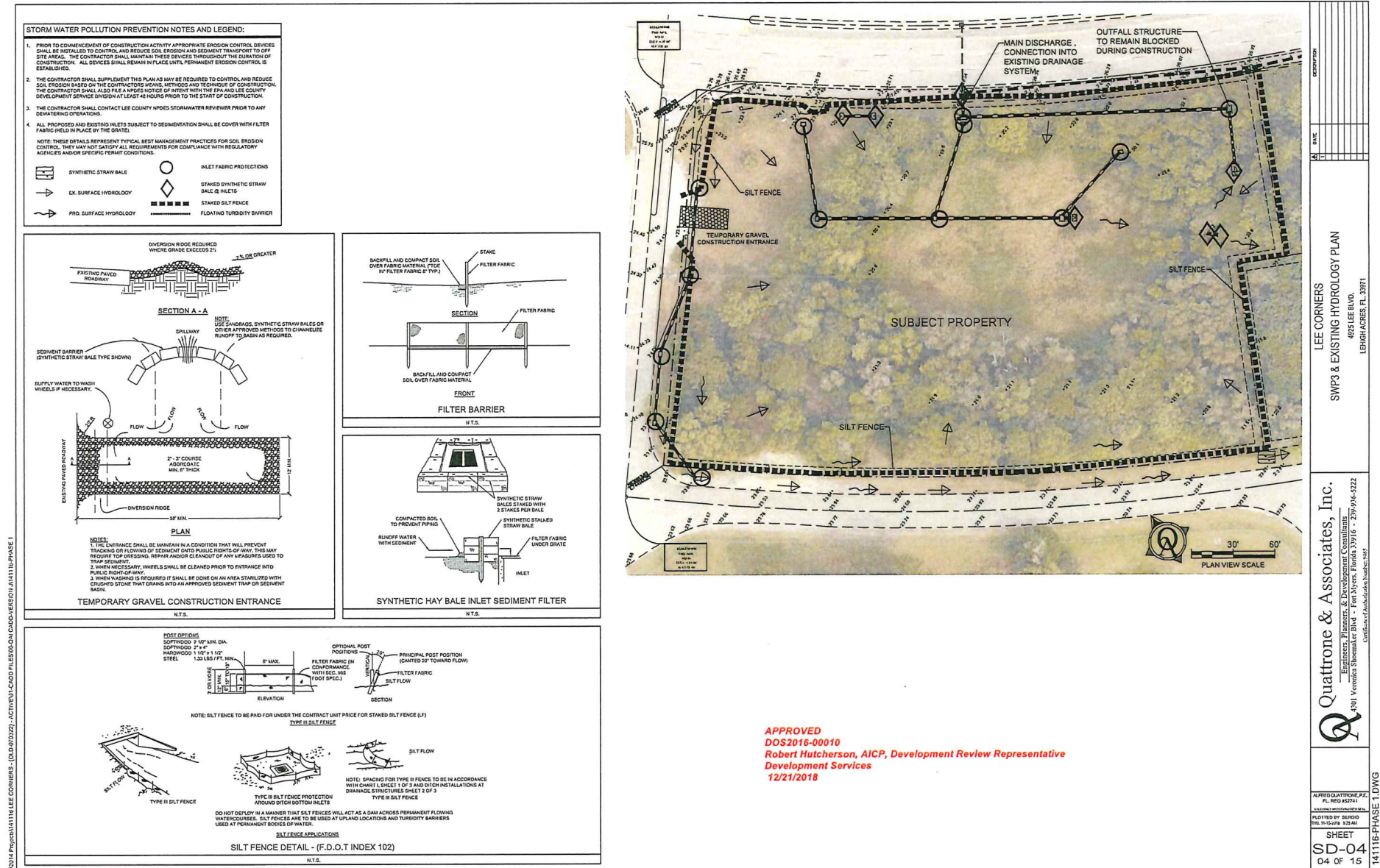
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
1301 Virginia Shorecenter Blvd. • Fort Myers, Florida 33916 • 239-936-9222
Certificate of Professional Engineer Number: 1495

APPROVED BY: ALFRED QUATTRONE, P.E.
REGISTERED PROFESSIONAL ENGINEER
PLANNED BY: BERNARD
DATE: 12/21/2018 10:41 AM

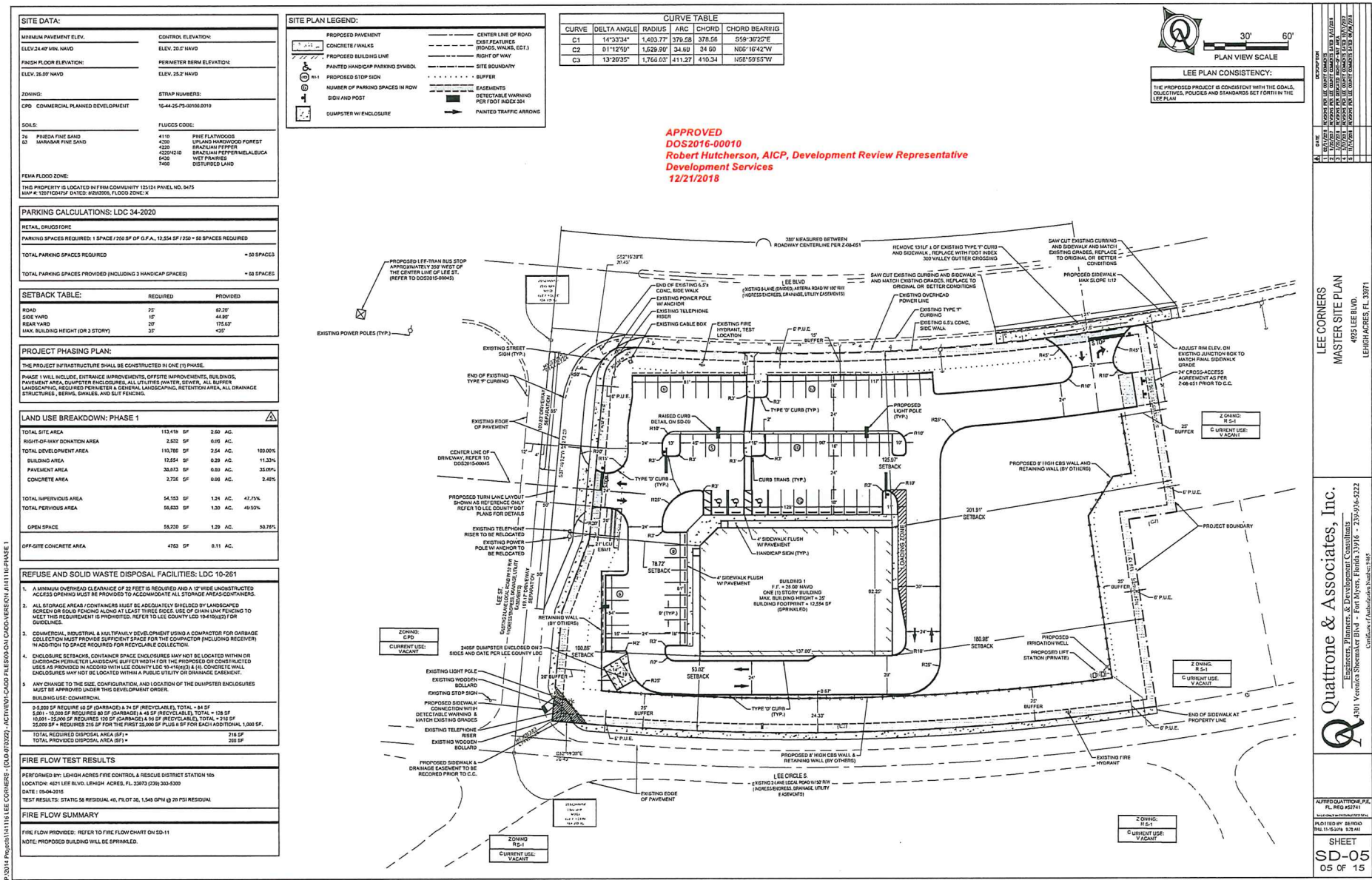
SHEET
SD-03
03 OF 15

141116-PHASE 1.DWG

Attachment F



Attachment F



Attachment F

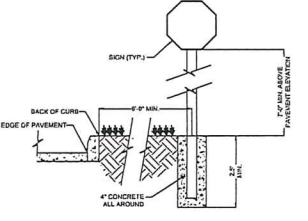
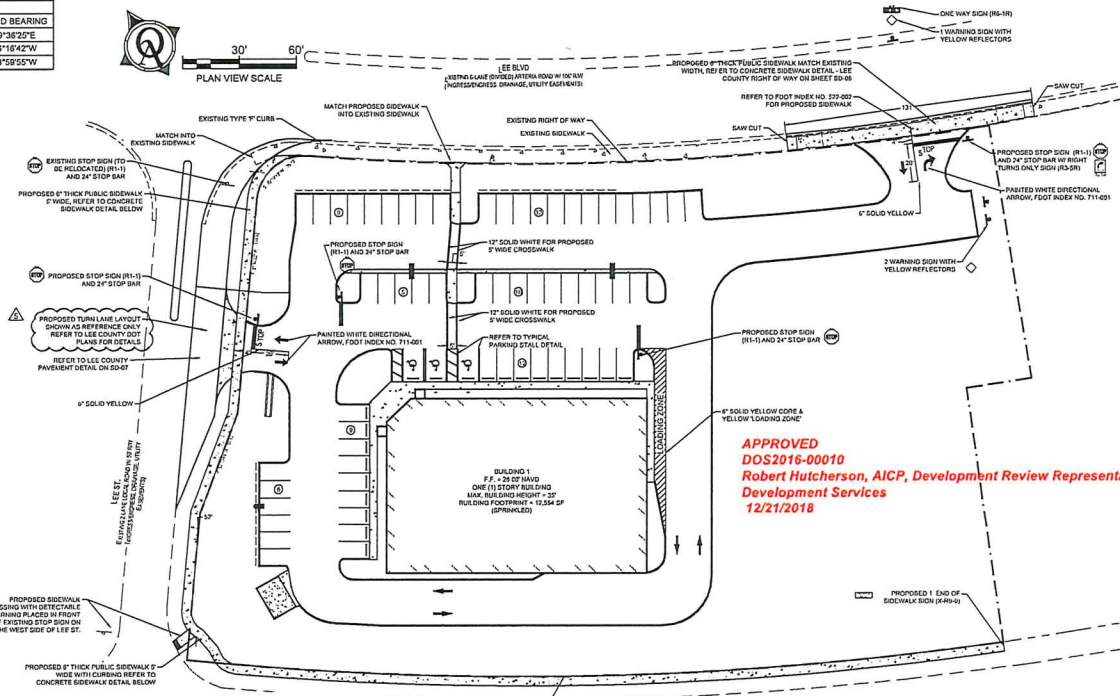
SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS LATEST EDITION.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATION" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FOOT RIGHT OF WAY SHALL BE THERMO PLASTIC.
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°33'34"	1,493.77'	379.56'	378.56'	S59°38'22"E
C2	01°12'59"	1,629.82'	34.60'	34.60'	N68°16'42"W
C3	13°20'35"	1,766.03'	411.27'	410.34'	N58°59'55"W

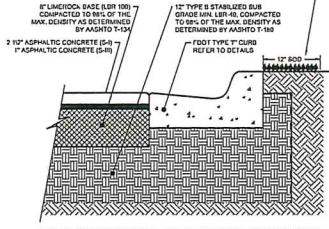


PLAN VIEW SCALE



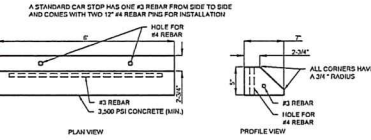
TYPICAL SIGN MOUNTING DETAIL

N.T.S.



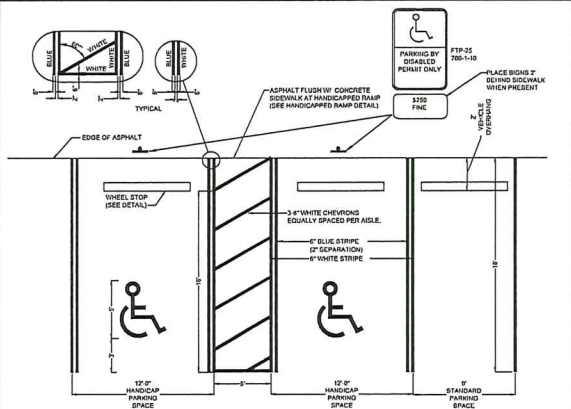
PAVEMENT SECTION - LEE COUNTY RIGHT OF WAY

N.T.S.



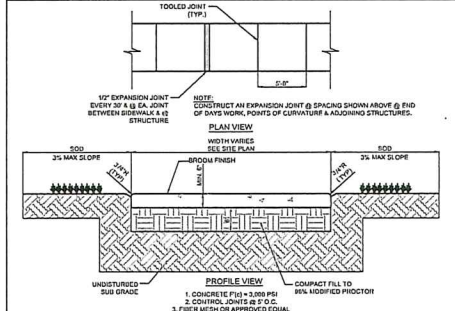
STANDARD WHEEL STOP DETAIL

N.T.S.



TYPICAL PARKING SPACES WITH CONCRETE WHEEL STOP DETAIL

N.T.S.



CONCRETE SIDEWALK DETAIL - LEE COUNTY RIGHT OF WAY

N.T.S.

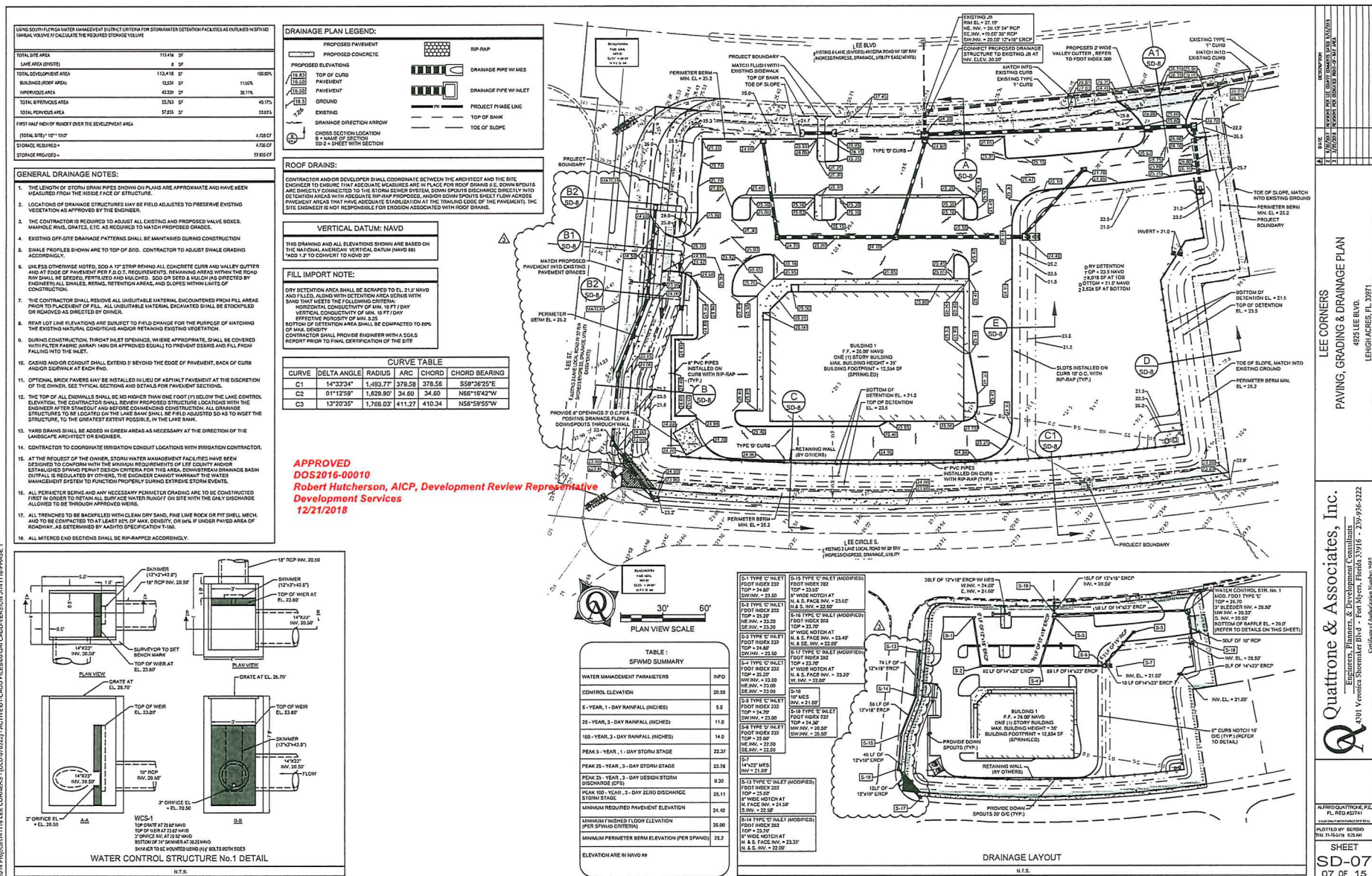
APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

LEE CORNERS
 MASTER STRIPING PLAN
 4225 LEE BLVD.
 LEHIGH ACRES, FL 33971

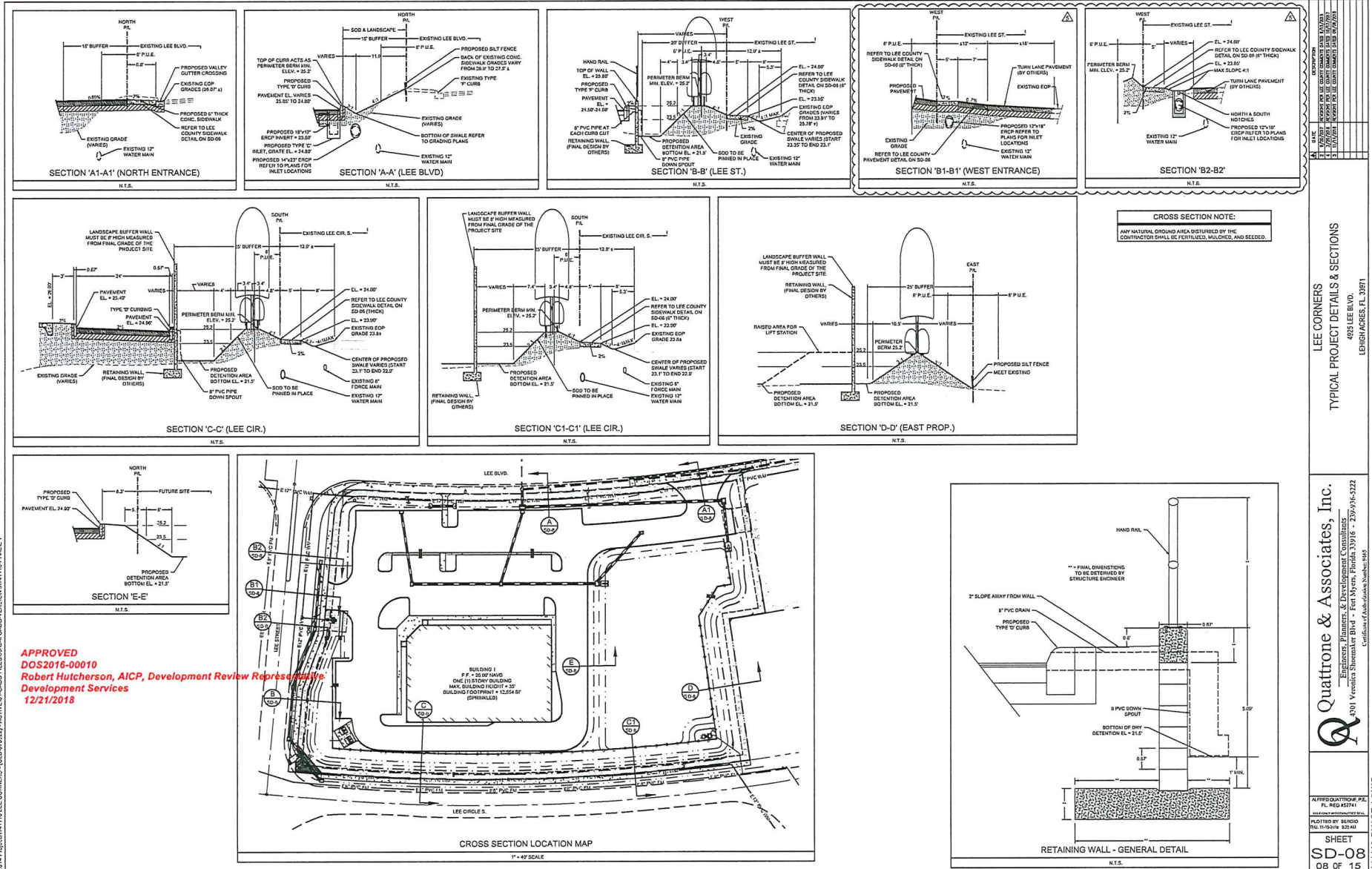
Quattorne & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd. • Fort Myers, Florida 33916 • 239-936-5322
 Confidant of Accreditation Number: 068

APPROVED FOR THE PROJECT BY:
 PROJECT MANAGER
 SHEET
 SD-06
 06 OF 15

141116-PHASE 1.DWG



Attachment F



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

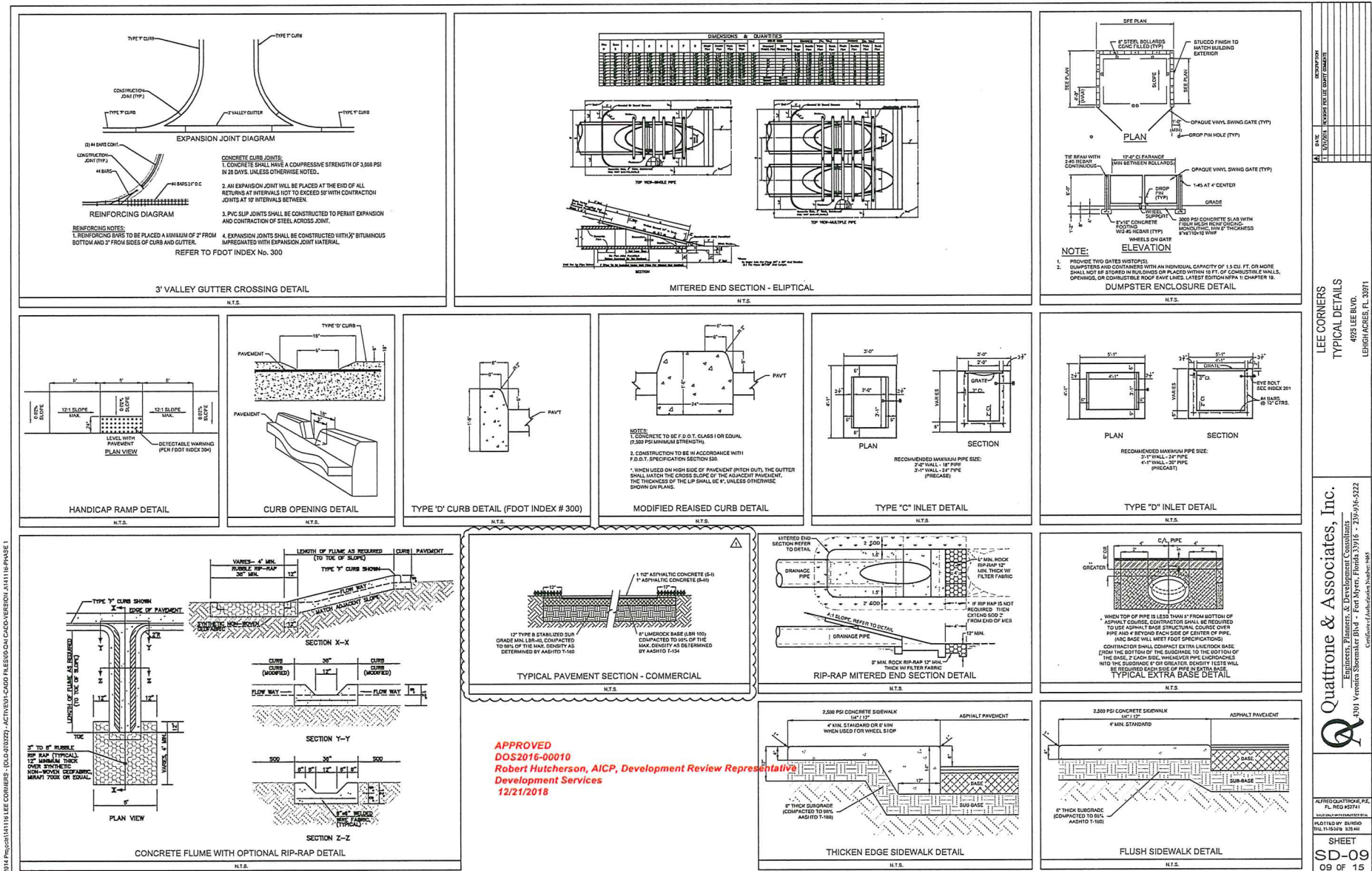
LEE CORNERS
TYPICAL PROJECT DETAILS & SECTIONS
405 LEE BLVD.
LEHIGH ACRES, FL 32911

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
1401 Veronica Shoemaker Blvd. • Fort Myers, Florida 33916 • 239-936-3222
Certificate of Professional Engineer: 6458

ALFRED QUATTRONE, P.E.
FL REG #25741
DESIGNED BY: BARRY
Rev. 11-16-2016 825 AM
SHEET
SD-08
08 OF 15

141116-B-PHASE 1.DWG

Attachment F



LEE CORNERS
TYPICAL DETAILS
4093 LEE BLVD.
LENGH ACRES, FL 33911

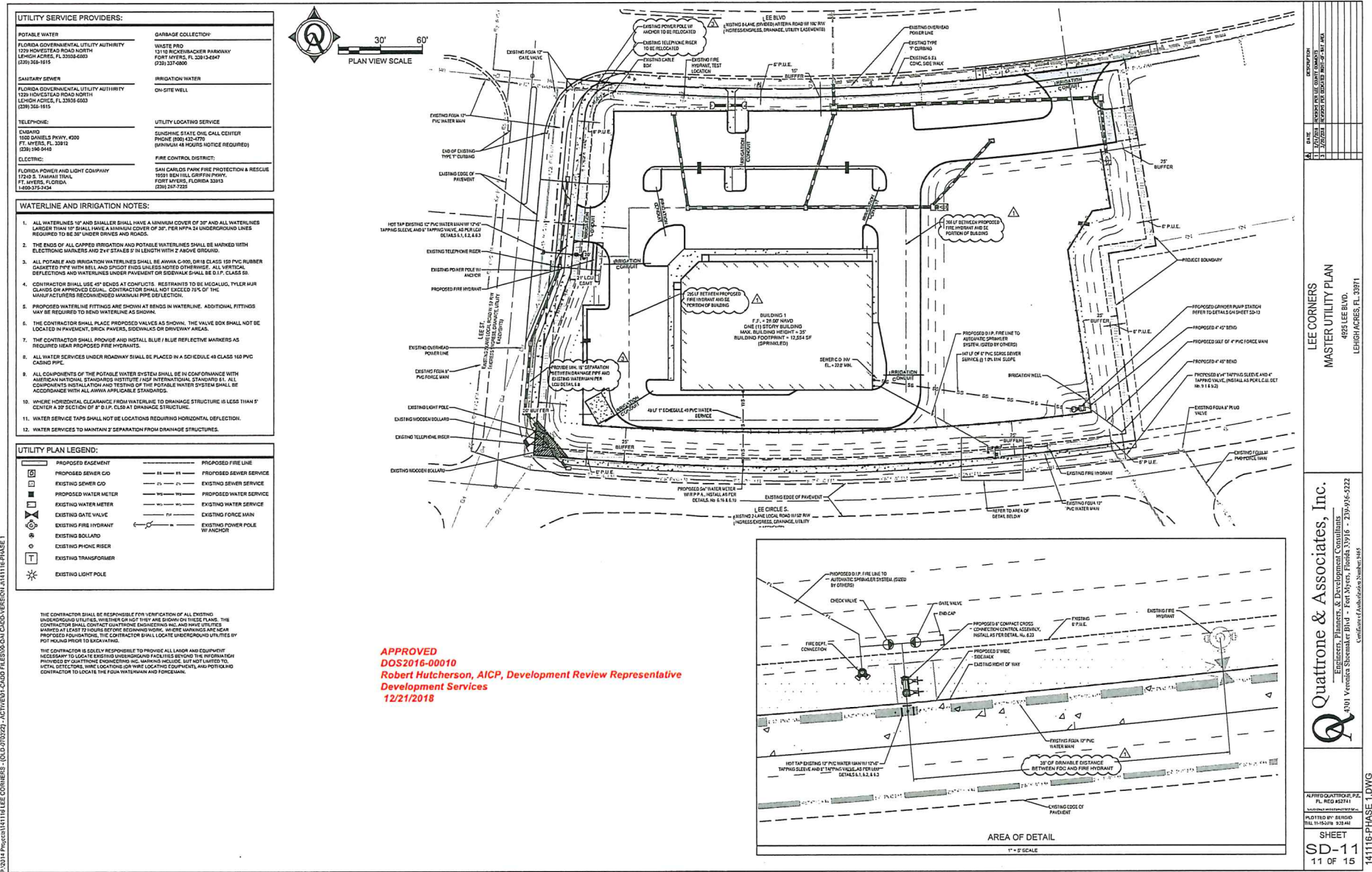
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4701 Veronica Boulevard - Fort Myers, Florida 33916 - 239-934-5222
Certificate of Professional Engineer

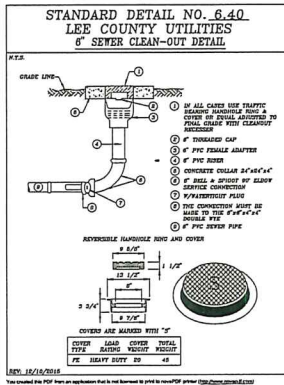
ALFRED QUATTRONE, P.E.
FL REG #52741
SHEET
SD-09
09 OF 15

141116-PHASE 1.DWG

\\2014 Proje\c\141116 LEE CORNERS - (OLD-070322) - ACTIVE\1-CADD FILES\00-QAI CADD-VERSION.1\141116-PHASE 1

Attachment F





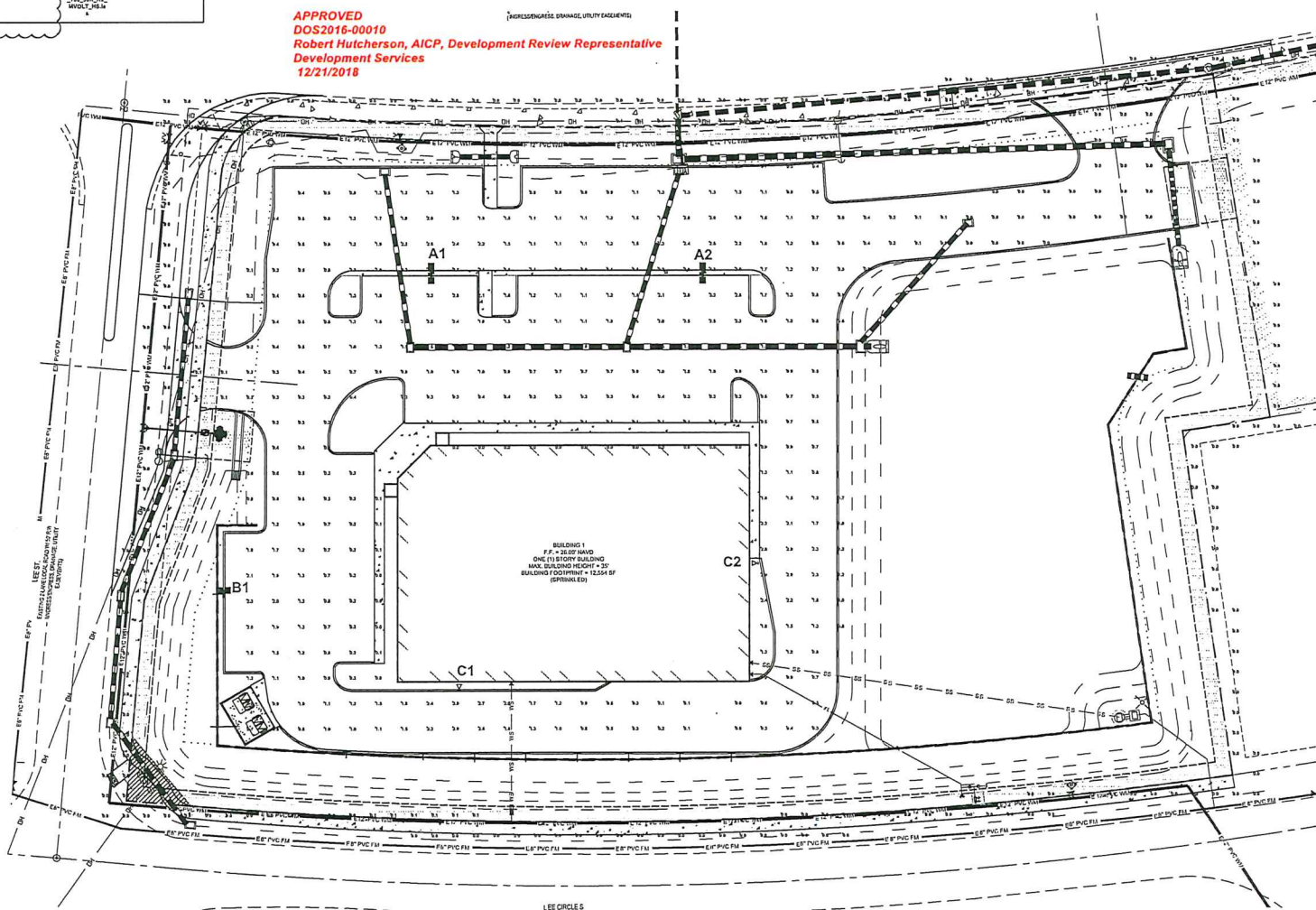
ALFRED QUATTRO, P.E.
FL. REG. #52741
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PLOTTED BY: SERGIO
TREL. 11-15-2019 9:29 AM
SHEET
SD-13
13 OF 15

Symbol	Label	Qty	Coating Name	Description	Lamp	Height	File	Lumens	LLF	Watts
	A	3	KAD LED-40C 78W S8R 120 VOLT	KAD LED, 40 LED, 120Wm VOLT DRIVER, 8000 LUMENS, 25 DEPTHS WITH HOUR SIDE SHELDING, FULL CUTOFF	LED	30-FT	KAD_LED-40C_78W _S8R_HK_HF_HB	Absolute	1.00	180
	B	1	KAD LED-40C 78W S8R 120 VOLT	KAD LED, 40 LED, 120Wm VOLT DRIVER, 8000 LUMENS, 25 DEPTHS WITH HOUR SIDE SHELDING, FULL CUTOFF	LED	30-FT	KAD_LED-40C_78W _S8R_HK_HF_HB	Absolute	1.00	91
	C	3	KAD LED-40C 78W S8R 120 VOLT	KAD LED, 40 LED, 120Wm VOLT DRIVER, 8000 LUMENS, 25 DEPTHS WITH HOUR SIDE SHELDING, FULL CUTOFF	LED	30-FT (WALL)	KAD_LED-40C_78W _S8R_HK_HF_HB	Absolute	1.00	91

Description	Symbol	Avg	Max	Max/Avg
10FT BLEEDER OVER	+	0.0 lb	0.1 lb	N/A
PARKING	+	1.0 lb	4.8 lb	4.80



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018



LEE CORNERS
LIGHTING PHOTOMETRIC PLAN

Quattrone & Associates, Inc.

ALFRED QUATTROCHI, P.E.
FL. REG #52741
ISSUED: 11-15-2018 9:28 AM
PLOTTED BY: DEIKHO
DATE: 11-15-2018 9:28 AM
SHEET
SD-14
14 OF 15

LEHIGH ACRES, FL 33971

Certificate of Authentication Number: 0368

514	PE	1411116-PHASE 1.DWG
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Attachment F

KAD LED Area Luminaire

Specifications

Model: KAD-150
Length: 15.0" (381 mm)
Width: 15.0" (381 mm)
Height: 1.5" (38 mm)
Weight: 2.5 lbs (1.1 kg)

Installation

The luminaire is designed for surface or recessed installation. It is suitable for use in dry locations. The luminaire is designed for use in locations where the ambient temperature is between 40°F and 100°F. The luminaire is designed for use in locations where the relative humidity is between 10% and 90%.

Performance Data

Example: KAD LED 400 VOLT 400 WATT PARALLEL DESIGN

Item	Part No.	Qty	Unit Price	Total Price	Notes
1	KAD-150	1	150.00	150.00	
2	KAD-150	1	150.00	150.00	
3	KAD-150	1	150.00	150.00	

Notes:

1. All dimensions are in inches unless otherwise specified.

2. All materials are to be of standard quality unless otherwise specified.

3. All work is to be done in accordance with the latest edition of the Florida Building Code.

4. All work is to be done in accordance with the latest edition of the Florida Electrical Code.

5. All work is to be done in accordance with the latest edition of the Florida Mechanical Code.

6. All work is to be done in accordance with the latest edition of the Florida Fire and Life Safety Code.

7. All work is to be done in accordance with the latest edition of the Florida Health and Safety Code.

8. All work is to be done in accordance with the latest edition of the Florida Environmental Code.

9. All work is to be done in accordance with the latest edition of the Florida Administrative Code.

10. All work is to be done in accordance with the latest edition of the Florida Statutes.

Performance Data

Lumen Output Temperature (T_A) Multiplier

T _A (°F)	Multiplier
40	1.00
50	0.95
60	0.90
70	0.85
80	0.80
90	0.75
100	0.70

Backlight

Item	Part No.	Qty	Unit Price	Total Price	Notes
1	KAD-150	1	150.00	150.00	
2	KAD-150	1	150.00	150.00	
3	KAD-150	1	150.00	150.00	

Notes:

1. All dimensions are in inches unless otherwise specified.

2. All materials are to be of standard quality unless otherwise specified.

3. All work is to be done in accordance with the latest edition of the Florida Building Code.

4. All work is to be done in accordance with the latest edition of the Florida Electrical Code.

5. All work is to be done in accordance with the latest edition of the Florida Mechanical Code.

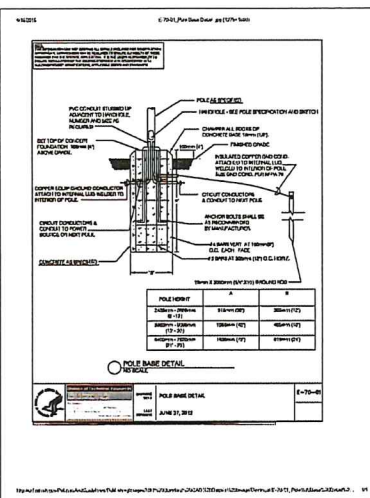
6. All work is to be done in accordance with the latest edition of the Florida Fire and Life Safety Code.

7. All work is to be done in accordance with the latest edition of the Florida Health and Safety Code.

8. All work is to be done in accordance with the latest edition of the Florida Environmental Code.

9. All work is to be done in accordance with the latest edition of the Florida Administrative Code.

10. All work is to be done in accordance with the latest edition of the Florida Statutes.



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

Notes:

1. All dimensions are in inches unless otherwise specified.

2. All materials are to be of standard quality unless otherwise specified.

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9. All work is to be done in accordance with the latest edition of the Florida Administrative Code.

10. All work is to be done in accordance with the latest edition of the Florida Statutes.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Notes:

1. All dimensions are in inches unless otherwise specified.

2. All materials are to be of standard quality unless otherwise specified.

3. All work is to be done in accordance with the latest edition of the Florida Building Code.

4. All work is to be done in accordance with the latest edition of the Florida Electrical Code.

5. All work is to be done in accordance with the latest edition of the Florida Mechanical Code.

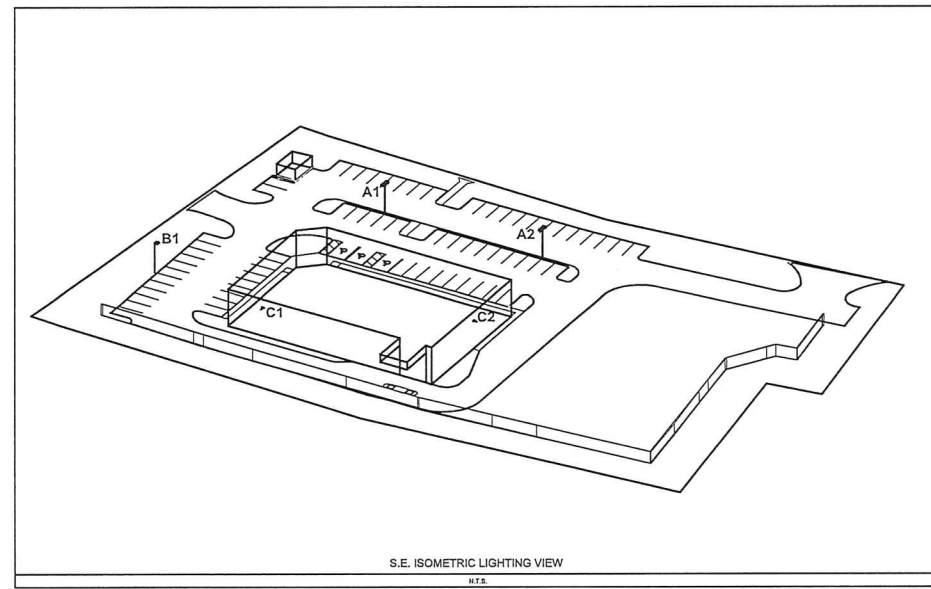
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7. All work is to be done in accordance with the latest edition of the Florida Health and Safety Code.

8. All work is to be done in accordance with the latest edition of the Florida Environmental Code.

9. All work is to be done in accordance with the latest edition of the Florida Administrative Code.

10. All work is to be done in accordance with the latest edition of the Florida Statutes.



LEE CORNERS

LIGHTING PHOTOMETRIC DETAILS

Notes:

1. All dimensions are in inches unless otherwise specified.

2. All materials are to be of standard quality unless otherwise specified.

3. All work is to be done in accordance with the latest edition of the Florida Building Code.

4. All work is to be done in accordance with the latest edition of the Florida Electrical Code.

5. All work is to be done in accordance with the latest edition of the Florida Mechanical Code.

6. All work is to be done in accordance with the latest edition of the Florida Fire and Life Safety Code.

7. All work is to be done in accordance with the latest edition of the Florida Health and Safety Code.

8. All work is to be done in accordance with the latest edition of the Florida Environmental Code.

9. All work is to be done in accordance with the latest edition of the Florida Administrative Code.

10. All work is to be done in accordance with the latest edition of the Florida Statutes.

Attachment G

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL SCIENCES STAFF REPORT

CASE NUMBER: REZ2022-00019
TYPE OF CASE: Rezoning
CASE NAME: Lee Corners
TOTAL ACREAGE: 2.8 acres
SUFFICIENCY DATE: May 19, 2023
HEARING EXAMINER DATE: July 13, 2023

Request

The applicant has requested to rezone approximately 2.8 acre parcel that is currently zoned Commercial Planned Development (CPD) and Single Family Residential (RS-1) to General Commercial (CG). Environmental Sciences staff have reviewed the case and inspected the 2.8 acre parcel and provided the following analysis.

Protected Species and Indigenous Habitat

Environmental Staff conducted a site inspection on August 24, 2022. The project site consists upland and wetland vegetation per the site inspection and the FLUCCS map provided by BearPaws Environmental Consultants (Exhibit A). Canopy cover included Australian Pines, Slash Pine, earleaf acacia, java plum, Coco Plum, Live Oak, and Melaleuca. Understory vegetation contained wild coffee, Spanish needle, myrsine, swamp fern, dollarweed, frogfruit, wax myrtle, saltbush, cattail, and fire flag. Environmental Sciences staff inspected the site for protected species and observed no protected species. Environmental staff observed indigenous vegetation onsite.

Open Space and Landscaping

Depending on the amount of impervious proposed to support the use, the site may be considered a large project (10-1). The applicant will be required to provide 30% open space if the project is considered large. If the project is considered small, 20% open space is required. The applicant will be required to provide buffers per LDC Section 33-1405 and 10-416(d). At time of development order, the applicant must comply with the LDC or seek a variance.

SUMMARY

In order for the rezoning case to be considered for approval, the hearing examiner must make a number of findings per LDC Section 34-145(d)(4). One of the findings is that the proposed rezoning case will not adversely affect environmentally critical or sensitive areas and natural resources. As described, the 2.8 acre parcel does not contain protected species. There are environmentally sensitive areas on site, however the applicant has indicated that they will obtain proper state and federal permits. Therefore, this finding is being met.

Exhibits

A – Environmental Assessment & Species Survey Report

Attachment H

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 Schirmmacher, 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 Schirmmacher: 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.

Attachment H

Board Member Comments:

Claude Spellman: No comments

Mohamed Yasin: No comments

Inke Schirmacher: 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

Attachment I



REQUEST STATEMENT

LEE CORNERS

COMMERCIAL GENERAL (CG) REZONING

±2.80 ACRES

STRAPS#: 29-44-26-07-00055.0010, 29-44-26-07-00055.0020, 29-44-26-07-00055.0030,
29-44-26-07-00055.0060, 29-44-26-07-00055.0270, 29-44-26-07-00055.0260,
29-44-26-07-00055.0250, 29-44-26-07-00055.0240, 29-44-26-07-00055.0230
4923, 4925, 4921, 4915 Lee Blvd, 4926, 4924, 4922, 4920, 4918 Lee Cir. S
Lehigh Acres, FL 33971

REQUEST

The applicant, Luis Bermudez, is requesting a conventional rezoning for nine (9) parcels making up ±2.80-acres from CPD (Commercial Planned Development) and RS-1 (Residential) to CG (General Commercial).

PROPERTY OVERVIEW AND HISTORY

The subject nine (9) parcels are located at the southeast corner of Lee Blvd and Lee St. in the Central Urban Future Land Use category (FLUC) within the Lehigh Acres Planning Community and is currently undeveloped. The properties are in Section 29, Township 55 South, Range 26 East, Lee County Florida.

Currently, eight (8) of the parcels are zoned CPD by resolution Z-08-051/DCI2007-00048 (with subsequent extension in case number DCI2013-0002) allowing for a total of 20,000 sf of Commercial retail and 20,000 sf of Commercial Office and was amended by ADD2020-00087 to allow a drive-through with a pharmacy.

An existing Development Order, DOS2016-00010 for the construction of a commercial retail with associated parking, drainage, utilities and landscaping and set to expire on 12/21/2024.

LAND USE AND ZONING

The subject property is within the Central Urban Future Land Use Category (FLUC) within the Lehigh Acres Planning Community.

Attachment I



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
29-44-26-07-00055.0020	10326991	BERMUDEZ LUIS A + AMERICA F	4923 LEE BLVD, LEHIGH ACRES	1-2008	\$ 10,000	\$ 45,696	\$ 42,301
29-44-26-07-00055.0030	10326992	BERMUDEZ LUIS A + AMERICA F	4921 LEE BLVD, LEHIGH ACRES	1-2008	\$ 10,000	\$ 137,088	\$ 126,895
29-44-26-07-00055.0050	10326993	GILU HOLDINGS LLC	4915 LEE BLVD, LEHIGH ACRES	1-2017	\$ 25,000	\$ 18,000	\$ 18,000
29-44-26-07-00055.0230	10327009	BERMUDEZ LUIS A + AMERICA F	4918 LEE CIR S, LEHIGH ACRES	1-2008	\$ 62,700	\$ 11,424	\$ 6,072
29-44-26-07-00055.0240	10327010	BERMUDEZ LUIS A + AMERICA F	4920 LEE CIR S, LEHIGH ACRES	1-2008	\$ 62,700	\$ 10,880	\$ 5,782
29-44-26-07-00055.0250	10327011	BERMUDEZ LUIS A + AMERICA F	4922 LEE CIR S, LEHIGH ACRES	1-2008	\$ 62,700	\$ 10,880	\$ 5,782
29-44-26-07-00055.0260	10327012	BERMUDEZ LUIS A + AMERICA F	4924 LEE CIR S, LEHIGH ACRES	1-2008	\$ 10,000	\$ 11,424	\$ 6,072
29-44-26-07-00055.0010	10585633	BERMUDEZ LUIS A + AMERICA F	ACCESS UNDETERMINED, LEHIGH ACR...	-	\$ 0	\$ 37,760	\$ 34,953
29-44-26-07-00055.0270	10585634	BERMUDEZ LUIS A + AMERICA F	ACCESS UNDETERMINED, LEHIGH ACR...	-	\$ 0	\$ 12,236	\$ 5,913

Table I: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Central Urban	CPD + RS-I	Commercial + Residential
SOUTH	Central Urban	RS-I	Residential
EAST	Central Urban	RS-I	Residential
WEST	Central Urban	CPD	Commercial

The adjacent property to the north is Lee Blvd ROW then zoned Magda Maes, CPD (Commercial Planned Development) and developed with Rossman Realty Group office and on the RS-I portion developed with Busy Bee Learning Daycare Center. To the east is zoned RS-I and partially developed with Residential. To the south is Lee Cir. S. ROW then zoned RS-I and partially developed with residential. To the west is zoned Lehigh Commercial Partners, CPD (Commercial Planned Developed and developed with O'Reilly Auto Parts and Family Dollar.



LEE PLAN COMPLIANCE

The Lee Plan has designated the property as Central Urban future land use category. The adjacent neighboring properties share this land use designation. The requested CG rezoning is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.3: The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09)



RESPONSE: The property is surrounded by commercial uses zoned CPD and can be considered infill development. The project has infrastructure and public services available to accommodate the CG zoning including water, sewer, electric, cable, and public safety services. This policy encourages future development in the Central Urban land use category to be developed as a mixed-use the project is consistent with 1.1.3.

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

RESPONSE: The property is located within District 17, Lehigh Acres Planning District. The district has allocated to it 900 acres of Commercial lands and 218 acres of Industrial lands. (See Ordinance 21-09/CPA2021-00001: Lee Plan 2045 Update, Table 1(b) 2045 Allocation). The proposed ±2.80-acre CG Commercial rezoning is consistent with Policy 1.6.5, as the site is already within a commercial zoning category

GOAL 2: GROWTH MANAGEMENT. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)*

RESPONSE: The subject property is located on Lee Boulevard; a six-lane divided arterial and is separated by commercial properties to the west of Lee Street. The Commercial General (CG) promotes contiguous and compact growth patterns, minimizes urban sprawl by taking advantage of available services and does not by-pass larger tracts of land in favor of development. The project is consistent with Objective 2.1

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No.94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*



RESPONSE: The subject commercially zoned property has access to Lee Blvd (County Maintained principle arterial roadway) by way of Lee Circle to Lee Street. The property is located within the FGUA Utility service franchise area for central sewer and water lines. Lehigh Acres Fire District, Station 103, at 308 Gunnery Rd. S and Station 101 at 11 Homestead Rd S. will provide fire protection and emergency response. The Lee County Sheriff Department, East station for Lehigh Acres Area is located at 1301 Homestead Rd. N. Lee Trans bus route 110 serves this area and bus stop 12243 is located 0.05 mile from the parcel with an existing sidewalk along the Lee Blvd. The requested rezoning to CG is consistent with Objective 2.2 and 2.2.1

POLICY 2.2.3: *When an area within the county is approaching the capacity of the necessary facilities as described above, requested rezoning's to increase densities and intensities may be deferred or denied giving preference to existing vacant lots and other valid development approvals, provided that a constitutionally mandated reasonable use of land would still be permitted*

RESPONSE: The property lies within the Lehigh Acres Planning Community and is in compliance with the Lee Plan Acreage Allocation Table. The rezoning does not request additional intensity on the site. The project remains consistent with Policy 2.2.3.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550)

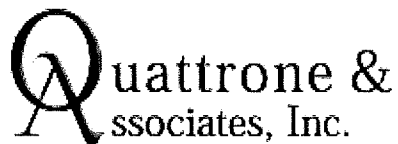
STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system

RESPONSE: Utility service is available to proposed project through Florida Governmental Utility (FGUA) a letter of availability has been requested. The developer will undertake any improvements that may be required to connect the project to these existing services. The project is consistent with Policy 4.1.1 and Policy 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

Attachment I



In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

RESPONSE: The subject parcel has been previously cleared with VEG2021-00252. There are no environmentally sensitive areas located on-site. The project is consistent with Policy 4.1.4.

GOAL 5: RESIDENTIAL LAND USES *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)*

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94-30, 00-22)*

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezoning will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)*

RESPONSE: Although the property abuts a residential zoning to the south across from Lee Cir S, and to the East that are developed has single family residence the change from CPD to CG zoning will not increase intensity or create additional impacts that has not already been approved. The prior CPD had up to 20,000 sf of various retail uses approved that are typically the highest trip generators such as restaurants (fast food), hardware stores, food stores, banks, specialty retail shops and personal services. The previous approval was for 40,000 SF of office and retail uses. A typical build out of commercial uses in Lee County typically ranges from 10-15,000 per acre, perhaps a little more if there were to be multiple floor commercial office or medical office construction. The total trips and intensity approved under the CPD are in line with what will be able to be built under the LDC with conventional zoning.

Buffering will be provided in accordance with LDC requirements to address any impacts to the adjacent residential use. It should be noted that the buffer conditions from Z-08-051 were above and beyond code in a few specific instances. Below are the conditions and the affect that reverting to conventional zoning will have on the buffers that were conditioned under the CPD zoning:

- A. All vegetation height requirements to be measured at final grade of the parking area: and



- The transition to conventional zoning will not dilute this requirement as this is typical of how height is measured in the LDC
- B. All required buffers must utilize 100% native vegetation: and
 - Requirement will remain the same with conventional zoning according to LDC Sec 10-416(d)3(2)
- C. The Lee Street buffer must be enhanced, as set out below, and be a minimum of 20 feet in width.
 - During the development order review, uses such as Automobile Services, Convenience Food and Beverage Store and Fast Food would need to comply with LDC Sec 34-1353 in addition to LDC Sec. 10-416 that would still create an enhanced buffer for more intense uses to not have any adversely impact to the adjacent.
- D. The Lee Circle South buffer and the buffer along the east property line (to the south edge of the 24-wide cross access easement) must be enhanced, as set out below, and a minimum of 25 feet wide, with an 8-foot-high masonry wall; and
 - The transition to conventional zoning will not dilute this requirement and at time of development order will need to comply with LDC Sec 10-416(d)3(2) and LDC section 33-1405(c)(3)
- E. Both the Lee Street and Lee Circle S. buffers must enhance with minimum of seven (7) canopy trees per linear 100 feet, installed at a minimum 16-foot height, 4-inch caliper and a double stagger hedge row installed at a minimum 24 inches and maintained at 48 inches.
 - The transition to conventional zoning will not dilute this requirement and at time of development order will need to comply with LDC Sec 10-416(d)3(2) and LDC section 33-1405(c)(3)

The development parameters in Z-08-051, mentioned above are largely consistent with the Lehigh Acres Planning Community, LDC Sec 33-1400

The project remains consistent with Policy 5.1.5.

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the county. (Ordinance No. 94-30)*

OBJECTIVE 6.1: *Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan. (Ordinance No. 94-30, 11-18)*

POLICY 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*

- a. *Traffic and access impacts (rezoning and development orders)*



RESPONSE: Lee Blvd. is currently operating within its Level of Service at “B” with 2,037 trips, according to the 2021 Lee County performance standard is a “E” at 2,840 trips The project does not generate unanticipated and unacceptable traffic. All roads will continue to have adequate level of service. The change from CPD/RSI zoning to CG zoning does not increase intensity and is not expected to generate substantial additional trips from the project site. that have not already been considered and approved in the prior CPD. The prior CPD had up to 20,000 sf of various retail uses approved that are typically the highest trip generators such as restaurants (fast food), hardware stores, food stores, banks, specialty retail shops and personal services. The previous approval was for 40,000 SF of office and retail uses. A typical build out of commercial uses in Lee County typically ranges from 10-15,000 per acre, perhaps a little more if there were to be multiple floor commercial office or medical office construction. The total trips and intensity approved under the CPD are in line with what will be able to be built under the LDC with conventional zoning.

c. Screening and buffering (planned development rezoning and development orders);

RESPONSE: The proposed rezoning to CG will not be requesting any changes to buffering. Buffers will be provided in compliance with Land Development Code requirements and consistent with the requirements of the current zoning categories.

d. Availability and adequacy of services and facilities (rezoning and development orders);

RESPONSE: The property is located within the FGUA Utility service franchise area for central sewer and water lines. Lehigh Acres Fire District, Station 103, at 308 Gunnery Rd. S and Station 101 at 11 Homestead Rd S. will provide fire protection and emergency response. The Lee County Sheriff Department, East station for Lehigh Acres Area is located at 1301 Homestead Rd. N. Lee Trans bus route 110 serves this area and bus stop 12243 in located 0.05 mile from the parcel with an existing sidewalk along the Lee Blvd.

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

RESPONSE: As detailed above, the proposed rezoning is compatible with surrounding uses. To the north and west are other commercial uses. To the east is residential development that will be adequately screened from the proposed use. The rezoning will not create any negative impacts on surrounding uses.

f. Proximity to other similar centers (rezoning); and

RESPONSE: The property is already zoned commercial and is adjoined by commercial zoning to the north and west, the proposed rezoning is proximate to other commercial uses.

g. Environmental considerations (rezoning and development orders).

RESPONSE: The subject property has already been cleared for development and is not part of any environmentally sensitive area. There are no environmental impacts of significance that will result from the proposed rezoning.



POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)*

RESPONSE: The subject property is located at the intersection of Lee Boulevard and Lee Street. Lee Boulevard is developed with a mixture of residential and commercial uses, including conventional zoned and planned developments. The proposed rezoning will provide for consumer-orientated commercial uses that will provide much needed services to the surrounding residential community as determined necessary by the County and described in many other areas of the Lee Plan. The project is consistent with 6.1.4.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ordinance No. 94-30, 00-22)*

RESPONSE: The subject property is in an area where capacity exists on adjacent roadway network. The rezoning to CG does not add any uses that are no more intensive that has not already been approved. The project is consistent with 6.1.5

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

RESPONSE: The subject property will not have impacts on landscaping, open space or buffering. The proposed future development will provide adequate open space and buffering as required by the Land Development Code (LDC) at the time of Development Order. The project is consistent with 6.1.6

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable*

RESPONSE: The subject parcel has been zoned commercial since 2009. The proposed development is surrounded by other commercial development and is therefore an in-fill commercial parcel. The request remains consistent with 6.1.7

GOAL 11: MIXED USE. *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. (Ord. No. 17-13)*

Attachment I



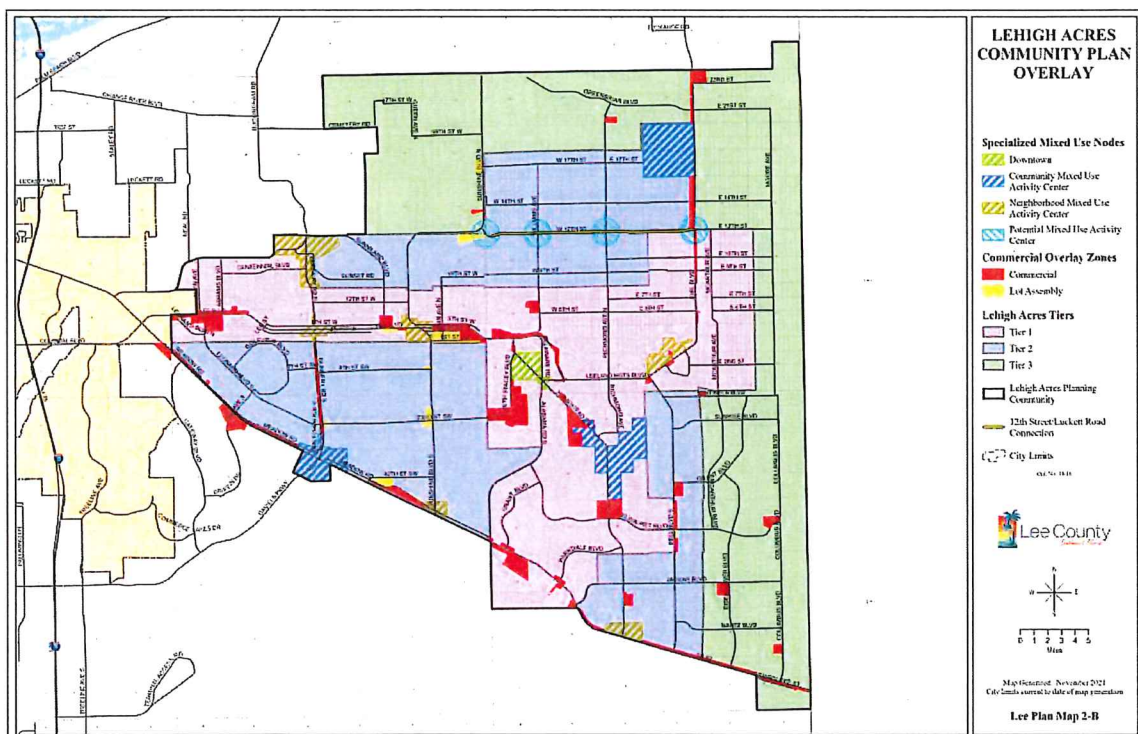
OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development. (Ord. No. 17-13)

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

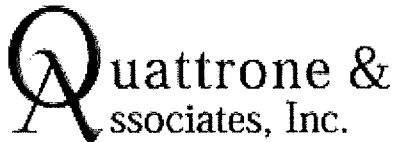
RESPONSE: The subject property is located in a Central Urban future land use category. The requested CG zoning is one of few zoning districts that permit mixed use. Furthermore, rezoning to CG will increase the employment base.

GOAL 25: LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities. (Ord. No. 10-16, 18-18)

RESPONSE: The Lehigh Acres Community Plan Overlay Map, 2-B describes this area as Tier I which largely serves the Lehigh area by the existing public service and facilities, developed road network and the bulk of the Lehigh Acres commercial development.



Attachment I



OBJECTIVE 25.8: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION. To improve transportation, parking, and circulation within the Lehigh Acres Community Plan area. (Ord. No. 10-16, 18-18)

POLICY 25.8.1: Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged.

RESPONSE: The site will have direct access to Lee Blvd. as well as access to Lee Street.

POLICY 25.8.7: New single-family model homes are prohibited within 300 feet of arterial and collector roads.

RESPONSE: The CG zoning does not allow for Model Homes.

OBJECTIVE 25.9: SEWER AND WATER. Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems.

POLICY 25.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon.

RESPONSE: The property is located within the FGUA Utility service franchise area for central sewer and water lines are in operation in the vicinity of the proposed project.

OBJECTIVE 25.10: NATURAL RESOURCES. To preserve, protect, and, where possible, enhance the physical integrity, ecological values, and natural beauty of Lehigh Acres Community Plan area, by maintaining the diverse and healthy native vegetation, and wildlife resources.

RESPONSE: During the Development review all required procedures will be followed in accordance to with County and State regulations to enhance the physical integrity, ecological values and natural beauty through

LEE PLAN/LDC CONSISTENCY SUMMARY ACCORDING TO LDC 34-145(d)4 **REZONING CONSIDERATIONS**

For rezoning to conventional districts, the applicant must prove entitlement based on the following criteria

a) Complies with the Lee Plan;

RESPONSE: As detailed above the request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

Attachment I



RESPONSE: The request is for a conventional zoning that does not allow for deviations from the LDC therefore requiring the future development of the site to meet the code and other applicable regulations at the time of development.

c) Is compatible with existing and planned uses in the surrounding area;

RESPONSE: The subject property is currently zoned for commercial development. Approval of a conventional rezoning from CPD + RS-I to CG provides additional redevelopment opportunities that do not exist in the current zoning category. These additional uses are consistent with the level of intensity contemplated by the Lee Plan and the existing development within this area. Any perceived incompatibilities that may arise can be fully addressed through the development order permitting process required to successfully achieve redevelopment under the approved CG zoning category.

d) Will provide access sufficient to support the proposed development intensity;

RESPONSE: Sufficient access to the subject property is currently in place to support the existing commercial use of the property. However, a traffic impact statement will be required at the time of development order approval to demonstrate redevelopment of the property will not adversely affect the Level of Service applicable to surrounding road networks

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

RESPONSE: The Lee County 2021 Public Facilities Level of Service and Concurrency Report classifies Lee Blvd as a County Maintained Road with the 100th highest hour directional volume LOS B capacity of 2,840, 2020 count of 2,037 for LOS B, and the projected forecast count of 2,216. No impacts to transportation facilities are anticipated by approval of the requested rezoning to CG and will remain within the roadway capacity limits. County regulations require a traffic impact statement during local development order approval, therefore any unanticipated impacts can and will be addressed at that time

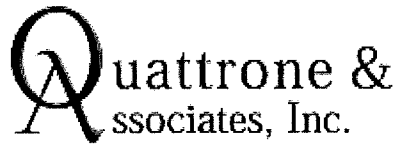
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

RESPONSE: The site has previously been cleared and did not show any environmentally critical or sensitive areas. Consequently, it is appropriate to determine approval of rezoning to CG will not adversely affect environmentally critical or sensitive areas and natural resources. Additionally, development of the subject property will be required to meet LDC requirements applicable to environmental impacts, open space, buffering and landscaping.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

RESPONSE: The subject commercially zoned property has access to an existing road network, Lee Blvd via Lee Circle to Lee Street. The property is located within the Florida Governmental Utilities (FGUA) service area which has water and sewer available to the site. Fire protection and emergency response will be provided by Lehigh Acres, Station 103, at 308 Gunnery Rd. S. The Lee County Sheriff Department East, located at 1301 Homestead Rd N. The proposed development is compatible with existing and proposed land uses in the surrounding area.

Attachment I



Conclusion

In accordance with the above, the proposed rezoning from CPD and RS-1 to CG complies with the Lee County Comprehensive Plan, Lee County Development Code; is compatible with existing or planned uses in the surrounding area; provides sufficient access to support proposed commercial development; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by adequate urban services. For these reasons, the Applicant respectfully requests that the rezoning to CG be approved.



Attachment J

Department of Community Development Development Services Section

MEMORANDUM

Date: 06/09/2023

To: Peter Blackwell

From: Brian Roberts *BR*

Subject: REZ2022-00019 Lee Corners

The applicant is proposing to rezone 2.8+/- acres from Commercial Planned Development (CPD) and Residential Single Family (RS-1) to General Commercial (CG). The subject parcel is located at 4923 Lee Boulevard at the intersection of Lee Boulevard and Lee Street. Development Services has reviewed the request with respect to Chapter 10 technical standards detailed in Land Development Code (LDC) and offers the following comments:

HISTORY OF ZONING AND DEVELOPMENT SUBMITTALS

A portion of the subject property was zoned to CPD in Resolution Number Z-08-051 (Exhibit "A"). The approved resolution included an approved deviation from the requirement in LDC Section 10-285 which requires a minimum connection separation of 660 feet on Lee Boulevard, to allow one access point a minimum of 339 feet from Lee Street. The approval included two conditions:

- (1) *The access on Lee Boulevard is limited to right-in right-out only.*
- (2) *At the time of local development order, a cross access easement to the property adjacent to the east must be provided, per the approved MCP.*

Attached as Exhibit "C" to the approved resolution included two potential MCPs that reflected the access to Lee Boulevard.

The CPD was amended in ADD2020-00087 to allow a drive-through with a pharmacy use and provide an additional MCP alternate. This approval is attached as Exhibit "B". The MCP as part the amendment retained the deviation originally approved in Resolution Number Z-08-051 for access to Lee Boulevard as well as reflecting the proposed access point on Lee Boulevard.

DOS2016-00010 was approved by Development Services on 12/21/2018 to allow the construction of a 12,554 square foot retail drugstore. The approved plans are attached as Exhibit "C". The approved development order included access to Lee Boulevard in compliance with the conditions of the approved deviation in Z-08-051. The development order is currently in an "Issued" status with an expiration date of December 21, 2024.

A surety application (SUR2022-00040) was submitted on 07/15/2022 for the off-site improvements approved as part of DOS2016-00010. The status of the surety application is "Awaiting Surety."

LAND DEVELOPMENT CODE REQUIREMENTS



Attachment J

Department of Community Development Development Services Section

MEMORANDUM

The subject parcel is located in the Central Urban Future Land Use. Currently, LDC Section 10-285, Table 1 requires a connection separation distance of 440 feet for principal arterial roadways in urban areas. The approved development order included a connection to Lee Boulevard with a connection separation of 380' which is greater than the minimum approved in Z-08-051 and ADD2020-00087.

An approval of the applicant's request to rezone the property to a conventional zoning district would void the approved CDP zoning as well as the approved deviations therein resulting in an approved and issued development order which does not meet the requirements for connection separation in LDC 10-285, Table 1.

LDC 10-285(c) and LDC 10-285(d) do address conditions where **commercial** parcels on arterial or collector streets, with insufficient road frontage, may be allow a connection at a distance no less than 330 feet if the **commercial** parcel was not large enough as of January 1, 1998 and the owner agrees to a shared access. The subject parcels were rezoned in Z-08-051 from Residential (RS-1) to Commercial Planned Development (CPD) on May 2, 2009, therefore the reduced connection separation would not be applicable as the zoning action created the commercial parcel.

Additionally, LDC 10-285 does not allow lots in urban areas with access alternative direct motor vehicle access to an arterial or major collector. In effect, the applicant by their request to rezone to a conventional zoning district, will void the existing zoning approvals which will result in an active and issued development order that does not comply with LDC requirements.

LDC Chapter 33, Article V, Division 2 includes additional commercial design standards and specifications applicable to the Lehigh Acres Planning Community. Certain areas (Downtown Lehigh Acres, Community Mixed Use Activity Centers, Neighborhood Mixed-Use Activity Centers, and Local Mixed-Use Activity Centers as depicted on Lee Plan Map 2-B) within the community planning area are exempt from these requirements however the parcels in question are not within the exempted areas. As part of these standards LDC Section 33-1414(1) does not allow commercial development adjacent to Lee Boulevard right-of-way a direct connection unless no other access alternative is available. The subject parcel has frontage on both Lee Street and Lee Circle South and adequate frontage to provide access. Approval of the applicants request to rezone to a conventional zoning district will result in an approved and issued development order which does not comply with the requirements in the LDC.

Lee Plan Policy 25.8 requires, whenever possible, all new commercial development adjacent to Lee Boulevard to provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged. As detailed above, approval of rezoning to a commercial zoning district will void the existing CPD approval which included a deviation for the connection separation and MCP that depicted a connection to Lee Boulevard and result in an approved and issued development order that is not in compliance with this Lee Plan Policy.

The above issues as well as alternatives available to address the non-compliance with the Lee Plan and Land Development Code were raised during the sufficiency review with the applicant. These alternative included vacating the existing development order or modifying the existing development order to remove the connection to Lee Boulevard. To date, no application to change or request to vacate the

Attachment J



Department of Community Development Development Services Section

MEMORANDUM

approved development order has been received.

LDC Section 34-145(d)(4) provides the findings required by the Hearing Examiner prior to a recommendation of approval. The requirements include a finding that the rezoning complies with the Lee Plan and meets the Land Development Code and other applicable County regulations or qualifies for deviations.

SUMMARY

In summary, Development Review Staff recommends **DENIAL** of the applicants request to rezone the property to General Commercial (CG). If approved, the rezone will void the existing CPD zoning and result in an approved active development order that does not meet the requirements in the Land Development Code and the Lee Plan. While deviations are available through the administrative process for the requirements in LDC 10-285 and 33-1414(1), these deviations would require approval prior to approval of the development order in accordance with LDC 10-104(h). Additionally, a deviation from the Lee Plan requirement in Policy 25.8 is not available. The applicant was informed of these requirements during the sufficiency review and to date no action to modify the existing development order to comply with these requirements have been received.

Please contact me if you have any further questions.

Exhibits

A – Zoning Resolution Z-08-051

B – Administrative Amendment ADD-2020-00087

C - Engineering Plans, DOS2016-000010

Attachment J



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Doug Meurer
Interim County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

239-533-8585

January 24, 2013

MR. AL QUATTRONE
4301 VERONICA SHOEMAKER BLVD
FORT MYERS FL 33916

Re: LEE CORNERS CPD
Senate Bill 2156 Extension (F)
DCI2013-00002

Dear MR. AL QUATTRONE:

In accord with SB2156, development permits meeting certain criteria are entitled to an extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-08-051, DCI2007-00048, LEE CORNERS CPD, is hereby extended for the following:

APPROVAL OF AN MCP EXTENSION FROM MARCH 2, 2014 TO NOVEMBER 5, 2014.

No additional extensions under SB2156 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under SB2156, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

Attachment J

RESOLUTION NUMBER Z-08-051

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

WHEREAS, Quattrone and Associates, Inc. filed an application on behalf of the property owner, Valencia Homes, Inc., to rezone a ±2.6 acre parcel from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) in reference to Lee Corners CPD; and

WHEREAS, a public hearing was advertised and held on October 1, 2008, and continued to November 21, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2007-00048; and

WHEREAS, a second public hearing was advertised and held on March 2, 2009, before the Lee County Board of Commissioners, who 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 ±2.6 acre parcel from RS-1 to CPD, including a maximum of 40,000 s/f of commercial floor area – including a maximum of 20,000 square feet of commercial retail. Proposed height is 2 stories/35 feet maximum. No development blasting is requested. The development will connect to public potable water and public sanitary sewer service. 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 deviation 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/Development parameters: The development of this project must be consistent with the Master Concept Plans (MCP) entitled MASTER CONCEPT PLAN: LEE CORNERS CPD, MCP-2 and MCP-3, dated April 30, 2009 and date-stamped "RECEIVED APR 30 2009, COMMUNITY DEVELOPMENT," and attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Attachment J

Maximum Commercial Floor Area (CPD): 40,000 square feet of commercial floor area, including a maximum of 20,000 s/f of commercial retail.

2. Uses and Site Development Recommendations:

Schedule of Uses

A. The following limits apply to the project and uses:

Accessory Uses and Structures

Administrative Offices

Animal Clinic, Animal Kennel (no outdoor runs)

No outdoor cages, pens, runs, or exercise facilities.

ATM (automatic teller machine)

Auto Parts Store, no installation

Bait and Tackle Shop

Banks and Financial Establishments, Group I only

No drive through.

Business Services, Group I only

Cleaning and maintenance services

Clothing Stores, general

Computer and data processing services

Consumption on Premises, indoor, outdoor - (see Condition 11)

Day Care Center, Adult, Child

Drive Through - restricted to MCP#2

Drug Store/Pharmacy - no drive through.

Essential Services

Essential Service Facilities, Group I only

Excavation, Water Retention (Not to include removal of excavated material from site. *No blasting*)

Fences, Walls

Food and Beverage Service, limited

Food Store, Group I only

Funeral Home, no cremation, no crematorium

Gift and Souvenir Shop

Hardware Store

Hobby, Toy and Game Shop

Household and Office Furnishings, Groups I and II.

Laundry or Dry Cleaning, Group I (no drive through).

Lawn and Garden Supply Store

Library

Medical Office

Non store retailer

Paint Glass and Wallpaper

Parking Lot, Accessory, Temporary

Personal Services, Groups I, II and III.

No Massage Parlors, Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers, Card Readers, or Tattoo Parlors.

Attachment J

Pet Services, Pet Shop - no outdoor runs.
No outdoor cages, pens, runs, or exercise facilities.
Place of Worship
Post Office.
Real Estate Sales Office
Repair Shops, Groups I, II and III
Restaurant, fast food - stand-alone only as depicted in MCP#2; or in-line/part of a multi-occupancy building (MCP #3)
Restaurant, Group I, II, III. No Group IV.
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises.
Signs in accordance with Chapter 30
Social Services, Group I only.
Specialty Retail Shops, Groups I and II.

Site Development Regulations

B. Minimum Lot Area and Dimensions

Lot Size:	2.6 acres
Lot Width:	394 feet
Lot Depth:	272 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	15 feet
Rear	15 feet
Water body	25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 and 34-2194 et seq.

Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 45%

Building Height: 2 stories/35 feet

3. Lehigh Acres Concurrency Condition:

This project is deemed exempt from the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan by virtue of the Certificate of Concurrency Exemption issued by the County pursuant to the Stipulation and Settlement Agreement, dated June 9, 1992, in Lehigh Corp v. Lee County, Case No. 91-2482CA.

Attachment J

4. No Blasting:

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

5. Accessory Uses:

Within the CPD, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

6. Traffic:

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

7. Lee Plan:

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function (for commercial uses), as well as all other Lee Plan provisions.

8. Agricultural Uses:

No agricultural uses exist on this property and none are approved as a part of this rezoning.

9. Water and Sewer:

Development of this project must connect to both public water and public sewer. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the level of development as proposed in the development order submittal.

10. Buffer Enhancements:

Prior to local development order approval, the landscape plans must depict:

- A. All vegetation height requirements to be measured at final grade of the parking area; and
- B. All required buffers must utilize 100% native vegetation; and

Attachment J

- C. The Lee Street buffer must be enhanced, as set out below, and be a minimum of 20 feet in width;
- D. The Lee Circle South buffer and the buffer along the east property line (to the south edge of the 24-foot-wide cross access easement) must be enhanced, as set out below, and be a minimum of 25 feet wide, with an 8-foot-high masonry wall; and
- E. Both the Lee Street and Lee Circle S. buffers must be enhanced with a minimum of seven (7) canopy trees per linear 100 feet, installed at a minimum 16-foot height, 4-inch caliper and a double staggered hedge row installed at a minimum 24 inches and maintained at 48 inches.

11. Consumption Premises:

Indoor or outdoor consumption on premises may be approved by Special Exception only. A public hearing is required. The applicant must provide adequate detail of the indoor and/or outdoor seating area consistent with the requirements of the LDC and the following:

Consumption on premises is permitted only in conjunction with a Group III Restaurant; No sale, service or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.

12. Solid Waste/Recycling:

Prior to any local development order approval for vertical development, the developer must provide facilities in compliance with LDC §10-261 and Solid Waste Ordinance # 08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

13. Internal Sidewalks:

Development must include internal sidewalks as a site-related improvement, in order to achieve a safe means of connecting internal uses and buildings and connecting with adjacent uses. Such facilities must be included in local development orders as part of construction of the project's infrastructure.

14. Indigenous Trees:

Prior to development order approval, the applicant must submit a native tree survey depicting all sabal palms (min. 8-foot clear trunk) and all native trees 20 inches or greater diameter at breast height (dbh)

Prior to development order approval, the development order landscape plans must delineate the on site preservation and/or relocation of all sabal palms (min. 8-foot clear trunk) and preservation and/or replacement of all heritage trees (min. 20-inch diameter at

Attachment J

breast height) with like species, minimum 20-foot in height to appropriate open space areas.

15. Open Space:

Prior to local development order approval, the development order plans must delineate a minimum of 34,609 square feet open space.

16. Hours of Operation:

The stand-alone fast food restaurants, in MCP#2, must close at 11:00 PM, Sunday through Thursday, and at 12 midnight, Friday and Saturday. A Special Exception approval, through public hearing, is required to extend these hours of operation beyond the closing times stated herein.

SECTION C. DEVIATION:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide 660 feet of intersection separation on Lee Boulevard, to allow one access point 339 feet from Lee Street. This deviation is APPROVED, SUBJECT TO the conditions that:
 1. The access on Lee Boulevard is limited to right-in right-out only.
 2. At the time of local development order, a cross access easement to the property adjacent to the east must be provided, per the approved MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

The applicant has indicated that the STRAP numbers for the subject property are:

29-44-26-07-00055.0010, 29-44-26-07-00055.0020, 29-44-26-07-00055.0030,
29-44-26-07-00055.0230, 29-44-26-07-00055.0240, 29-44-26-07-00055.0250,
29-44-26-07-00055.0260, 29-44-26-07-00055.0270

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

Attachment J

2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

Attachment J

DULY PASSED AND ADOPTED this 2nd day of March 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: Kathleen A. Metz
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
2009 MAY 18 AM 10:06

Attachment J

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PARCEL TO FORM LOTS 1 AND 27, BLOCK 55, AS RECORDED IN PLAT BOOK 15, PAGE 80, AND LOTS 2, 3, 4, 5, 23, 24, 25, 26, OF BLOCK 55, AS RECORDED IN PLAT BOOK 26, PAGE 160 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 55, OF SAID PLAT BOOK 15, PAGE 80, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD (106 FEET WIDE) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE); THENCE RUN SOUTH 52°19'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD A DISTANCE OF 20.43 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTHEASTERLY A DISTANCE OF 379.58 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1493.77 FEET, CENTRAL ANGLE OF 14°33'34" SUBTENDED BY A CHORD HAVING A LENGTH OF 378.56 FEET AND BEARING SOUTH 59°36'25" EAST, TO A POINT ON SAID CURVE, AT WHICH POINT THE RADIAL LINE BEARS SOUTH 23°06'48" WEST; THENCE SOUTH 23°06'48" WEST, ALONG THE PROLONGATION OF A LINE RADIAL TO SAID CURVE, A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 5 AND 6, OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 34.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1629.90 FEET, CENTRAL ANGLE OF 1°12'59" SUBTENDED BY A CHORD HAVING A LENGTH OF 34.60 FEET AND BEARING NORTH 66°16'43" WEST TO A POINT ON SAID CURVE AT WHICH THE RADIAL LINE BEARS SOUTH 24°19'47" WEST; THENCE SOUTH 24°19'47" WEST ALONG THE PROLONGATION OF LAST SAID LINE, RUN A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 22 AND 23 OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH; THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH (50 FEET WIDE) A DISTANCE OF 411.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1766.03 FEET, CENTRAL ANGLE OF 13°20'35", SUBTENDED BY A CHORD HAVING A LENGTH OF 410.35 FEET, AND BEARING NORTH 58°59'56" WEST, TO A POINT OF TANGENT; THENCE NORTH 52°19'38" WEST A DISTANCE OF 20.43 FEET, TO A POINT ON THE SOUTHWEST CORNER OF LOT 27, BLOCK 55; THENCE NORTH 37°40'22" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE) A DISTANCE OF 272.26 FEET TO THE POINT OF BEGINNING; CONTAINING 2.60 ACRES, MORE OR LESS.

EXHIBIT A
1 OF 2


CECILIO B. PADRON, P.L.S.M. (FOR THE FIRM)
STATE OF FLORIDA CERTIFICATE No 6121

3-3-08 (DATE SIGNED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C. PADRON SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
LICENSE # LB 7489

JOB: No 07-0164-S

4216 SW 10th AVENUE
CAPE CORAL, FLORIDA 33914
PH: (239) 549-4412
FAX: (239) 540-1635

RECORDED
MAR 04 2008

PERMIT COUNTER

DCI 2007-00048

Attachment J

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(NOT A SURVEY)

SCALE 1"=100'

0 50' 100'



LEGEND AND ABBREVIATIONS

A = ARC LENGTH
 C = CENTERLINE
 CH = CHORD
 CHB = CHORD BEARING
 D = INTERIOR ANGLE
 D.E. = DRAINAGE EASEMENT
 L = LENGTH
 NO. = NUMBER
 P.C. = POINT OF CURVE
 P.O.B. = POINT OF BEGINNING
 P.L.S.M. = PROFESSIONAL LAND SURVEYOR AND MAPPER
 R/W = RIGHT-OF-WAY
 R = RADIUS
 RGE = RANGE
 SEC. = SECTION
 T = TANGENT
 TWP. = TOWNSHIP
 U.E. = UTILITY EASEMENT

NOTES:

1-REPRODUCTIONS OF THIS SKETCH ARE NOT VALID
 UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2-DIMENSIONS SHOWN HEREON ARE IN FEET AND
 DECIMALS THEREOF.
 3-EASEMENTS SHOWN HEREON ARE PER PLAT, UNLESS
 OTHERWISE NOTED.
 4-BASIS OF BEARING IS THE CENTERLINE OF LEE BOULEVARD,
 BEING S52°19'38"E, PER PLAT RECORDED IN PLAT BOOK 15,
 PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 5-PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26
 EAST.

CECILIO E. PADRON, P.L.S.M. (FOR THE FIRM)
 CERTIFICATE No 6121
 STATE OF FLORIDA

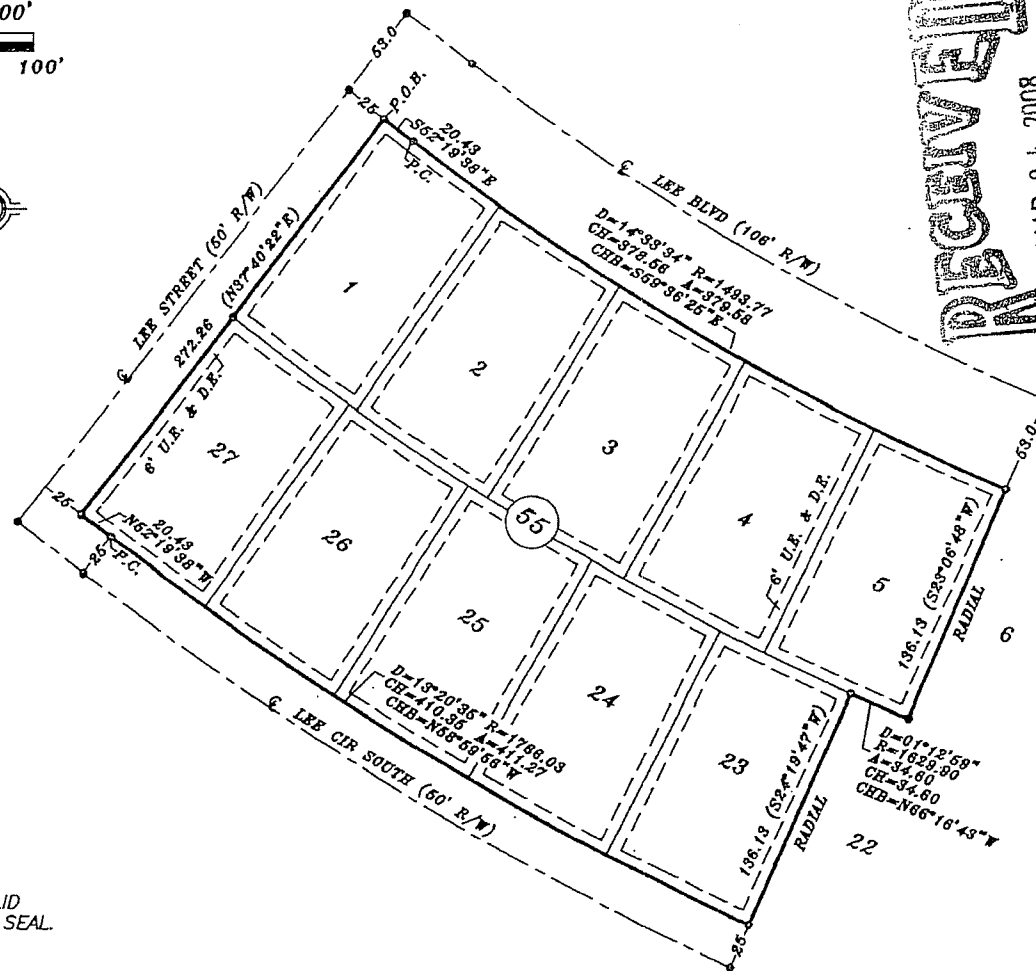
3-3-08 (DATE SIGNED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C. PADRON SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 LICENSE # LB 7489

JOB: No 07-0164-S

4216 SW 10th AVENUE
 CAPE CORAL, FLORIDA 33914
 PH: (239) 549-4412
 FAX: (239) 540-1635



RECEIVED
 MAR 04 2008

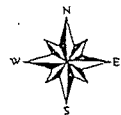
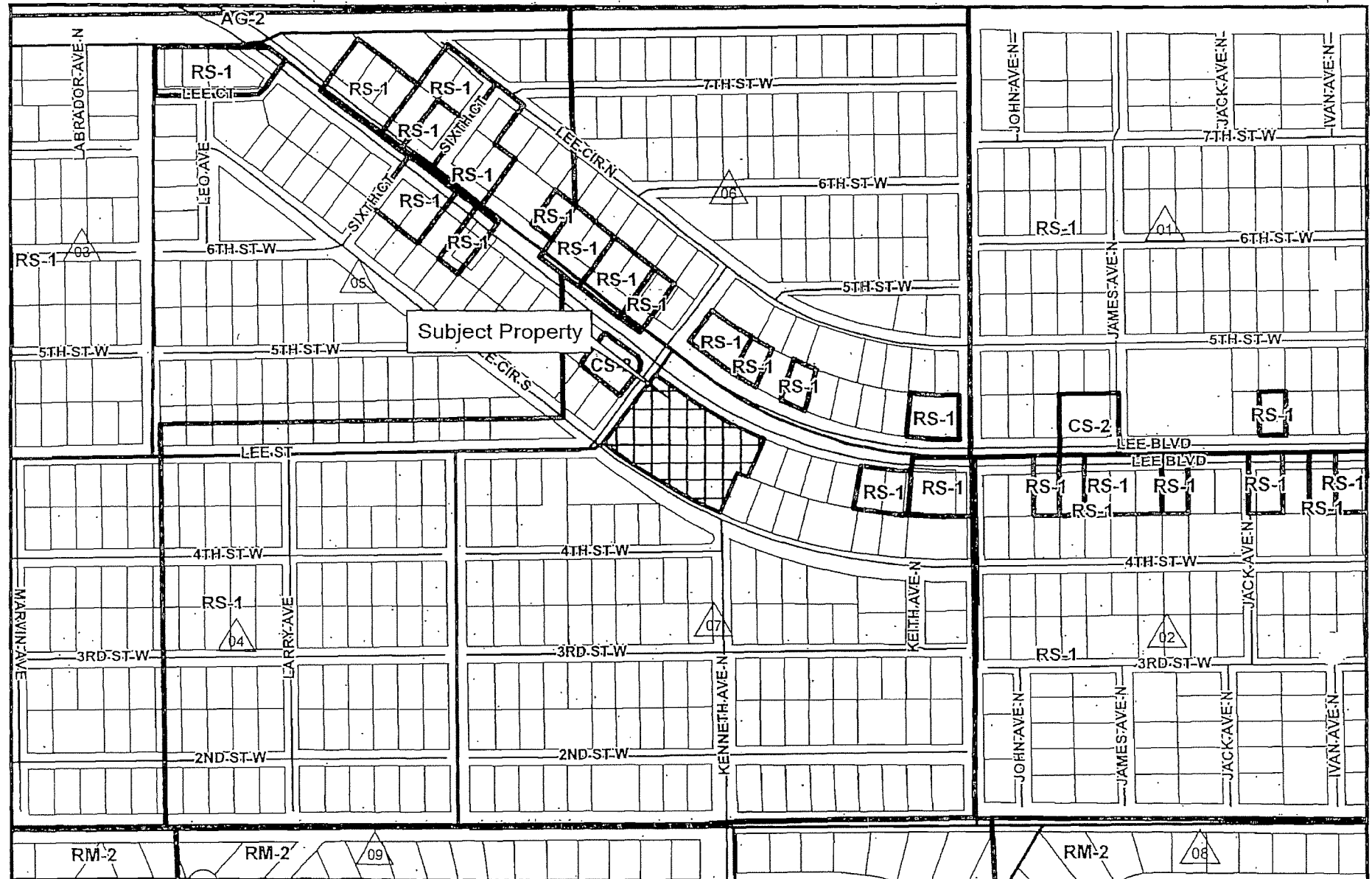
PERMIT NUMBER
 2007-00048
 DW

Attachment J Zoning Map

DCI2007-00048

8/20/2008

EXHIBIT B



500 250 0 500 1,000 Feet

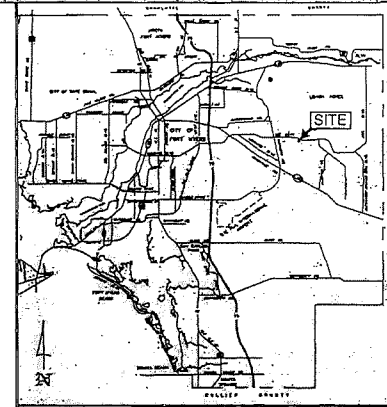
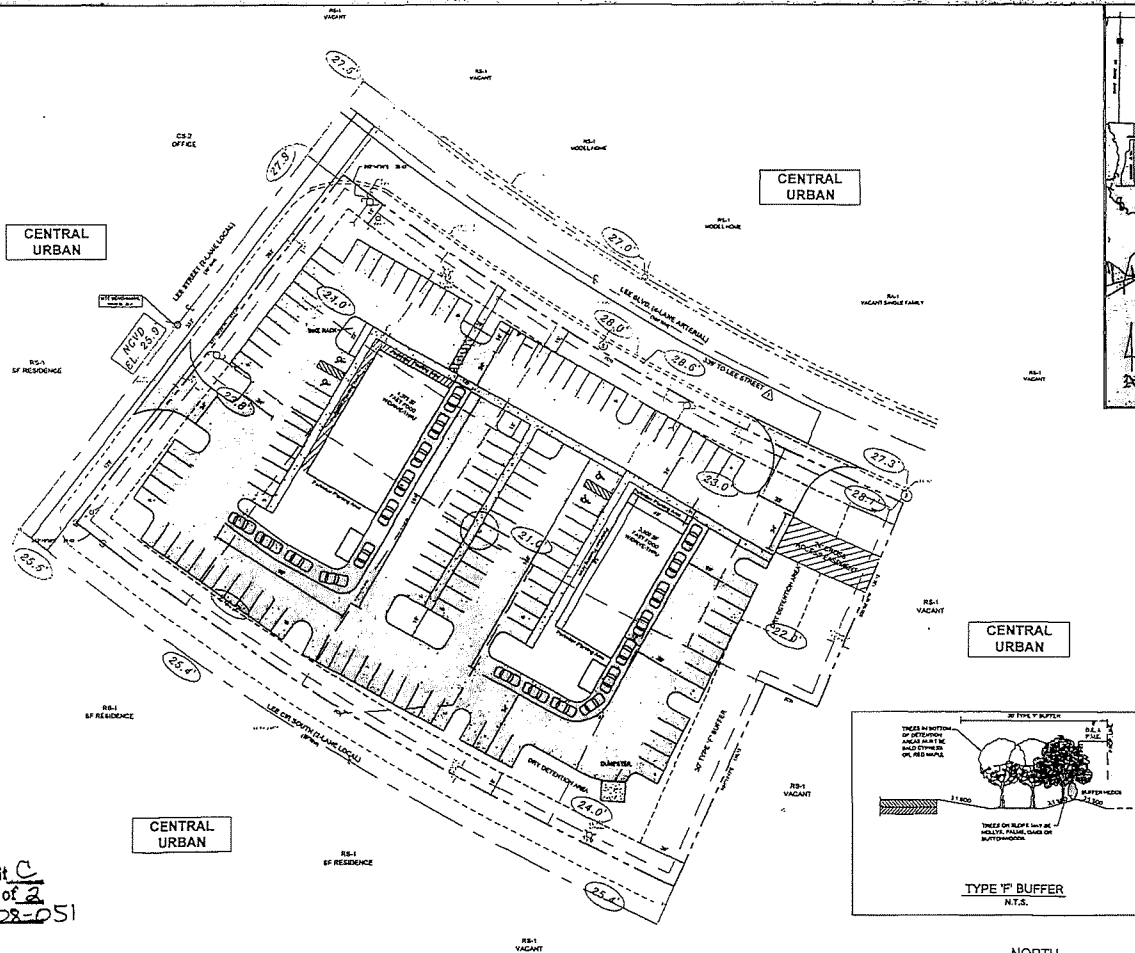
Attachment J

MASTER CONCEPT PLAN: LEE CORNERS CPD

EXHIBIT
D-7-M

Q Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd., Fort Myers, FL 33916 | 239.506.5222 | QAJnc.net

EXHIBIT C
1 OF 2



LOCATION MAP

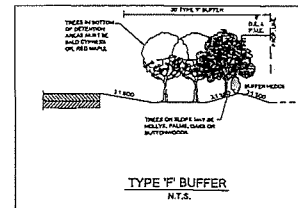
MCP 2
Fast Food

PROJECT SUMMARY

Let $\mathbf{C} = \mathbf{C}_1 \mathbf{C}_2 \mathbf{C}_3 \mathbf{C}_4 \mathbf{C}_5 \mathbf{C}_6 \mathbf{C}_7 \mathbf{C}_8 \mathbf{C}_9 \mathbf{C}_{10}$

- 1.) REQUEST: Reasoning from RS-1 to CPD
- 2.) OVERALL PROJECT ACREAGE: 112,473 SF (7 + 6 AC)
TOTAL BUILDING AREA: 8,175 SF
- 3.) OPEN SPACE:
30% OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT
30% OF 112,473 SF = 34,842 SF REQUIRED
30.5% OR 34,809 SF PROPOSED

OCI 2007-00048



TYPE 'F' BUFFER

N.T.S.

NORTH

30' 5

30 6

LEGEND:

2 PAINTED PALENCAR PAINTING SYMBOL.

PROPOSAL PAVEMENT	
PROPOSAL CONNECTION	

PROPOSED STOP SIGN
SITE BOUNDARY

PROPOSED ELEVATION PERMITS

REPORT OF PROGRESS: CENTERLINE

UNIT FEATURES
(FIND, WALKS, BOARD, ETC.)

128 **DEBING EVALUATION 76593**

PROPOSED STAFFING LEVELS

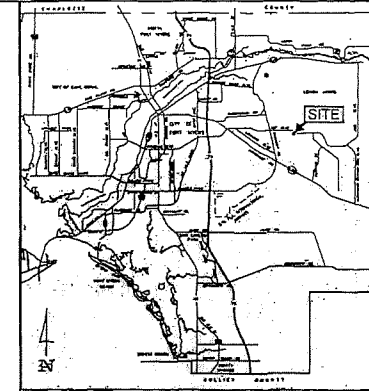
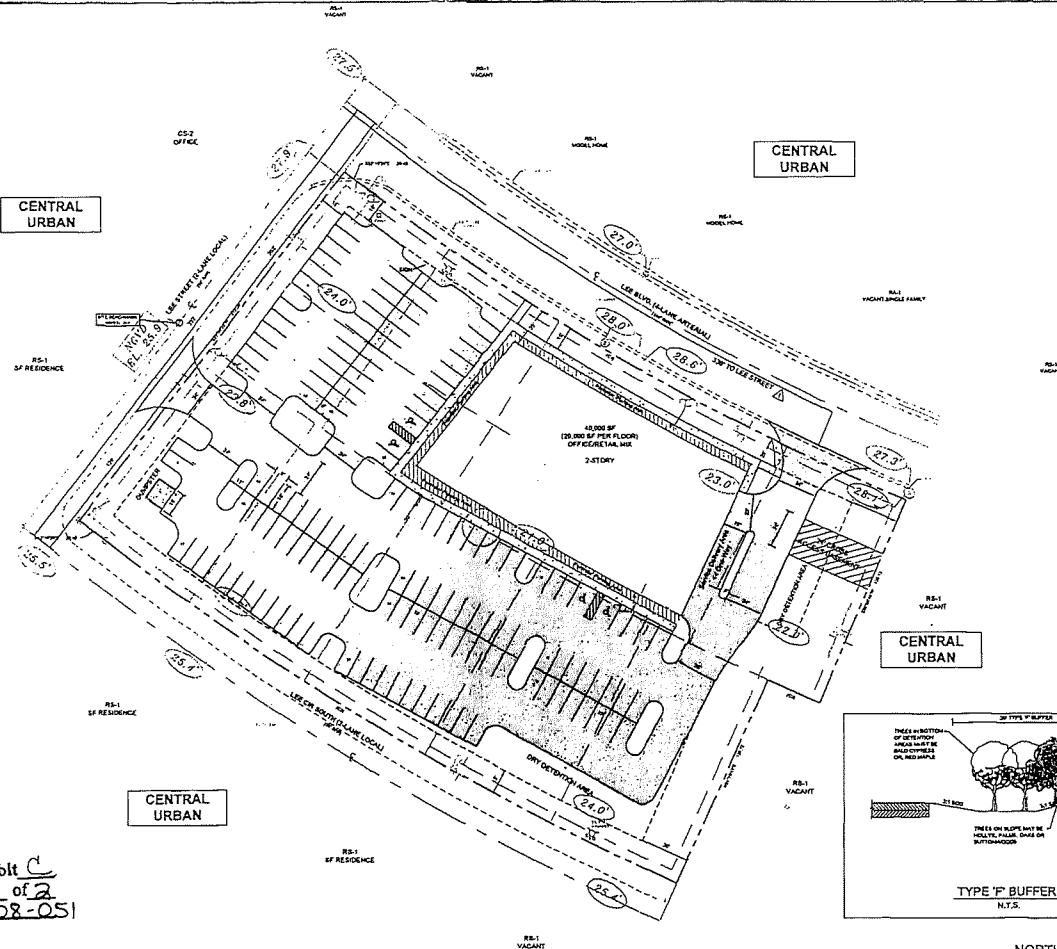
Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-08-051

Attachment J

MASTER CONCEPT PLAN: LEE CORNERS CPD

EXHIBIT
D-7-M

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4501 Yonkers Shomaker Blvd., Fort Myers, FL 33916 | (239) 336-5222 | QAC@aol.com



LOCATION MAP

MCP 3 Office/Retail

PROJECT SUMMARY

LEE CORNERS CPD

- 1) **REQUEST:** Rezoning from RS-1 to CPD
- 2) **OVERALL PROJECT ACREAGE:** 112,473 SF (2.6 AC)
MAXIMUM BUILDING FOOTPRINT AREA: 120,000 SF
TOTAL BUILDING AREA: 48,000 SF
- 3) **OPEN SPACE:**
30% OPEN SPACE REQUIRED FOR MAJOR COMMERCIAL DEVELOPMENT
30% OF 112,473 SF = 34,842 SF REQUIRED
30.9% ON-SITE AREA PROVIDED

DCI 2007-00048

LEGEND:

	PROPOSED BUILDING FOOTPRINT		CENTER LINE
	PROPOSED RIGHT-OF-WAY		STREET RIGHT-OF-WAY
	PROPOSED EASEMENT		PROPOSED ELEVATION POINTS
	PROPOSED ELEVATION POINTS		

Approved as Exhibit C
MCP Page 2 of 2
Resolution # 2-08-051

Attachment J

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00087

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Quattrone & Associates, Inc. filed an application for an administrative amendment to a Commercial Planned Development on a project known as Lee Corners to allow a drive-through with a pharmacy use and to provide an additional Master Concept Plan alternate which includes one 3,600 square foot fast food restaurant and one 15,000 square foot pharmacy on property located 4925 Lee Blvd., STRAP Numbers 29-44-26-07-00055.0010, 29-44-26-07-00055.0020, 29-44-26-07-00055.0030, 29-44-26-07-00055.0230, 29-44-26-07-00055.0240, 29-44-26-07-00055.0250, 29-44-26-07-00055.0260, and 29-44-26-07-00055.0270:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-08-051 (with subsequent extension in case number DCI2013-00002); 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-08-051 allows up to 40,000 square feet of commercial uses, but limits the maximum retail square footage to 20,000 square feet; and

WHEREAS, the approved resolution includes two Master Concept Plan alternates (Attached as Exhibit "B"); and

WHEREAS, the first Master Concept Plan alternate depicts a 40,000 square foot office and the second Master Concept Plan alternate depicts a development with two fast food restaurants totaling 8,175 square feet; and

WHEREAS, the applicant has provided a request statement that details the proposed changes as part of this planned development amendment (Attached as Exhibit "C"); and

WHEREAS, the applicant requests to adopt a third Master Concept Plan alternate that includes a 3,800 square foot fast food restaurant and a 15,000 square foot drug store/pharmacy with drive through (Attached as Exhibit "D"); and

WHEREAS, the applicant has provided a review of the traffic analysis that confirms that the proposed development configuration is consistent with approved traffic impacts for this development (Attached as Exhibit "E"); and

WHEREAS, Resolution Z-08-051 limits the drive through use to the second Master Concept Plan alternate; and

WHEREAS, the applicant requests that this limitation be removed, so that the proposed third Master Concept Plan alternate may utilize the drive through use; and

WHEREAS, the applicant provided the required documentation from the Lehigh Acres Planning Community public information meeting (Attached as Exhibit "F"); and

Attachment J

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 Commercial Planned Development to allow a drive-through with a pharmacy use and to provide an additional master concept plan alternate which includes one 3,600 square foot fast food restaurant and one 15,000 square foot pharmacy is **APPROVED subject to the following conditions:**

1. **This resolution adopts a third Master Concept Plan Alternate titled “MCP-4 Master Concept Plan”. A version of this Master Concept Plan is attached hereto as Exhibit “D”.**
2. **The approved intensity for the proposed fast food restaurant is limited to a total of 3,800 square feet for all indoor and outdoor seating areas.**
3. **The Schedule of Uses is hereby amended in underline:
Drive Through —restricted to MCP #2 and MCP #3**
4. **The terms and conditions of the original zoning resolution remain in full force and effect.**
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 9/25/2020

Audra Ennis, Zoning Manager

Exhibits:

Exhibit A – Legal Description

Exhibit B – Z-08-017

Exhibit C – Request Statement

Exhibit D – Master Concept Plan Alternate #3

Exhibit E – Traffic Analysis

Exhibit F – Public Information Meeting

Attachment J

REVIEWED
ADD2020-00087
Daniel Munt, Planner
Lee County DCD
7/16/2020

EXHIBIT A

CASE NUMBER: ADD2020-00087

STRAP NUMBERS

29-44-26-07-00055.0010

29-44-26-07-00055.0020

29-44-26-07-00055.0030

29-44-26-07-00055.0230

29-44-26-07-00055.0240

29-44-26-07-00055.0250

29-44-26-07-00055.0260

29-44-26-07-00055.0270

Attachment J



Exhibit B

LEE COUNTY
SOUTHWEST FLORIDA

239-533-8585

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Doug Meurer
Interim County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing
Examiner

January 24, 2013

MR. AL QUATTRONE
4301 VERONICA SHOEMAKER BLVD
FORT MYERS FL 33916

Re: LEE CORNERS CPD
Senate Bill 2156 Extension (F)
DCI2013-00002

Dear MR. AL QUATTRONE:

In accord with SB2156, development permits meeting certain criteria are entitled to an extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-08-051, DCI2007-00048, LEE CORNERS CPD, is hereby extended for the following:

APPROVAL OF AN MCP EXTENSION FROM MARCH 2, 2014 TO NOVEMBER 5, 2014.

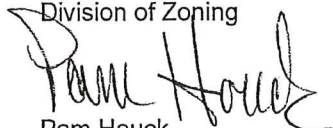
No additional extensions under SB2156 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under SB2156, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning


Pam Houck
Director

Attachment J

RESOLUTION NUMBER Z-08-051

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

WHEREAS, Quattrone and Associates, Inc. filed an application on behalf of the property owner, Valencia Homes, Inc., to rezone a ±2.6 acre parcel from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) in reference to Lee Corners CPD; and

WHEREAS, a public hearing was advertised and held on October 1, 2008, and continued to November 21, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2007-00048; and

WHEREAS, a second public hearing was advertised and held on March 2, 2009, before the Lee County Board of Commissioners, who 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 ±2.6 acre parcel from RS-1 to CPD, including a maximum of 40,000 s/f of commercial floor area – including a maximum of 20,000 square feet of commercial retail. Proposed height is 2 stories/35 feet maximum. No development blasting is requested. The development will connect to public potable water and public sanitary sewer service. 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 deviation 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/Development parameters: The development of this project must be consistent with the Master Concept Plans (MCP) entitled MASTER CONCEPT PLAN: LEE CORNERS CPD, MCP-2 and MCP-3, dated April 30, 2009 and date-stamped "RECEIVED APR 30 2009, COMMUNITY DEVELOPMENT," and attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Attachment J

Maximum Commercial Floor Area (CPD): 40,000 square feet of commercial floor area, including a maximum of 20,000 s/f of commercial retail.

2. Uses and Site Development Recommendations:

Schedule of Uses

A. The following limits apply to the project and uses:

Accessory Uses and Structures

Administrative Offices

Animal Clinic, Animal Kennel (no outdoor runs)

No outdoor cages, pens, runs, or exercise facilities.

ATM (automatic teller machine)

Auto Parts Store, no installation

Bait and Tackle Shop

Banks and Financial Establishments, Group I only

No drive through.

Business Services, Group I only

Cleaning and maintenance services

Clothing Stores, general

Computer and data processing services

Consumption on Premises, indoor, outdoor - (see Condition 11)

Day Care Center, Adult, Child

Drive Through - restricted to MCP#2

Drug Store/Pharmacy - no drive through.

Essential Services

Essential Service Facilities, Group I only

Excavation, Water Retention (Not to include removal of excavated material from site. *No blasting*)

Fences, Walls

Food and Beverage Service, limited

Food Store, Group I only

Funeral Home, no cremation, no crematorium

Gift and Souvenir Shop

Hardware Store

Hobby, Toy and Game Shop

Household and Office Furnishings, Groups I and II.

Laundry or Dry Cleaning, Group I (no drive through).

Lawn and Garden Supply Store

Library

Medical Office

Non store retailer

Paint Glass and Wallpaper

Parking Lot, Accessory, Temporary

Personal Services, Groups I, II and III.

No Massage Parlors, Steam or Turkish Baths, Escort Services, Palm

Readers, Fortunetellers, Card Readers, or Tattoo Parlors.

Attachment J

Pet Services, Pet Shop - no outdoor runs.
 No outdoor cages, pens, runs, or exercise facilities.
 Place of Worship
 Post Office
 Real Estate Sales Office
 Repair Shops, Groups I, II and III
 Restaurant, fast food - stand-alone only as depicted in MCP#2; or in-line/part of a multi-occupancy building (MCP #3)
 Restaurant, Group I, II, III. No Group IV.
 Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises.
 Signs in accordance with Chapter 30
 Social Services, Group I only.
 Specialty Retail Shops, Groups I and II.

Site Development Regulations

B. Minimum Lot Area and Dimensions

Lot Size:	2.6 acres
Lot Width:	394 feet
Lot Depth:	272 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	15 feet
Rear	15 feet
Water body	25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 and 34-2194 et seq.

Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 45%

Building Height: 2 stories/35 feet

3. Lehigh Acres Concurrency Condition:

This project is deemed exempt from the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan by virtue of the Certificate of Concurrency Exemption issued by the County pursuant to the Stipulation and Settlement Agreement, dated June 9, 1992, in Lehigh Corp v. Lee County, Case No. 91-2482CA.

Attachment J4. No Blasting:

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

5. Accessory Uses:

Within the CPD, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

6. Traffic:

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

7. Lee Plan:

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function (for commercial uses), as well as all other Lee Plan provisions.

8. Agricultural Uses:

No agricultural uses exist on this property and none are approved as a part of this rezoning.

9. Water and Sewer:

Development of this project must connect to both public water and public sewer. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the level of development as proposed in the development order submittal.

10. Buffer Enhancements:

Prior to local development order approval, the landscape plans must depict:

- A. All vegetation height requirements to be measured at final grade of the parking area; and
- B. All required buffers must utilize 100% native vegetation; and

Attachment J

- C. The Lee Street buffer must be enhanced, as set out below, and be a minimum of 20 feet in width;
- D. The Lee Circle South buffer and the buffer along the east property line (to the south edge of the 24-foot-wide cross access easement) must be enhanced, as set out below, and be a minimum of 25 feet wide, with an 8-foot-high masonry wall; and
- E. Both the Lee Street and Lee Circle S. buffers must be enhanced with a minimum of seven (7) canopy trees per linear 100 feet, installed at a minimum 16-foot height, 4-inch caliper and a double staggered hedge row installed at a minimum 24 inches and maintained at 48 inches.

11. Consumption Premises:

Indoor or outdoor consumption on premises may be approved by Special Exception only. A public hearing is required. The applicant must provide adequate detail of the indoor and/or outdoor seating area consistent with the requirements of the LDC and the following:

Consumption on premises is permitted only in conjunction with a Group III Restaurant; No sale, service or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.

12. Solid Waste/Recycling:

Prior to any local development order approval for vertical development, the developer must provide facilities in compliance with LDC §10-261 and Solid Waste Ordinance # 08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

13. Internal Sidewalks:

Development must include internal sidewalks as a site-related improvement, in order to achieve a safe means of connecting internal uses and buildings and connecting with adjacent uses. Such facilities must be included in local development orders as part of construction of the project's infrastructure.

14. Indigenous Trees:

Prior to development order approval, the applicant must submit a native tree survey depicting all sabal palms (min. 8-foot clear trunk) and all native trees 20 inches or greater diameter at breast height (dbh)

Prior to development order approval, the development order landscape plans must delineate the on site preservation and/or relocation of all sabal palms (min. 8-foot clear trunk) and preservation and/or replacement of all heritage trees (min. 20-inch diameter at

Attachment J

breast height) with like species, minimum 20-foot in height to appropriate open space areas.

15. Open Space:

Prior to local development order approval, the development order plans must delineate a minimum of 34,609 square feet open space.

16. Hours of Operation:

The stand-alone fast food restaurants, in MCP#2, must close at 11:00 PM, Sunday through Thursday, and at 12 midnight, Friday and Saturday. A Special Exception approval, through public hearing, is required to extend these hours of operation beyond the closing times stated herein.

SECTION C. DEVIATION:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide 660 feet of intersection separation on Lee Boulevard, to allow one access point 339 feet from Lee Street. This deviation is APPROVED, SUBJECT TO the conditions that:

1. The access on Lee Boulevard is limited to right-in right-out only.
2. At the time of local development order, a cross access easement to the property adjacent to the east must be provided, per the approved MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

The applicant has indicated that the STRAP numbers for the subject property are:

29-44-26-07-00055.0010, 29-44-26-07-00055.0020, 29-44-26-07-00055.0030,
29-44-26-07-00055.0230, 29-44-26-07-00055.0240, 29-44-26-07-00055.0250,
29-44-26-07-00055.0260, 29-44-26-07-00055.0270

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

Attachment J

2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

Attachment J

DULY PASSED AND ADOPTED this 2nd day of March 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: Kathleen A. Matz
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
2009 MAY 18 AM 10:06

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LEGAL DESCRIPTION

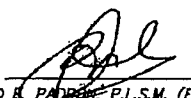
A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PARCEL TO FORM LOTS 1 AND 27, BLOCK 55, AS RECORDED IN PLAT BOOK 15, PAGE 80, AND LOTS 2, 3, 4, 5, 23, 24, 25, 26, OF BLOCK 55, AS RECORDED IN PLAT BOOK 26, PAGE 160 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 55, OF SAID PLAT BOOK 15, PAGE 80, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD (106 FEET WIDE) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE); THENCE RUN SOUTH 52°19'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEE BLVD A DISTANCE OF 20.43 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTHEASTERLY A DISTANCE OF 379.58 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1493.77 FEET, CENTRAL ANGLE OF 14°33'34" SUBTENDED BY A CHORD HAVING A LENGTH OF 378.56 FEET AND BEARING SOUTH 59°36'25" EAST, TO A POINT ON SAID CURVE, AT WHICH POINT THE RADIAL LINE BEARS SOUTH 23°06'48" WEST; THENCE SOUTH 23°06'48" WEST, ALONG THE PROLONGATION OF A LINE RADIAL TO SAID CURVE, A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 5 AND 6, OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 34.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1629.90 FEET, CENTRAL ANGLE OF 1°12'59" SUBTENDED BY A CHORD HAVING A LENGTH OF 34.60 FEET AND BEARING NORTH 66°16'43" WEST TO A POINT ON SAID CURVE AT WHICH THE RADIAL LINE BEARS SOUTH 24°19'47" WEST; THENCE SOUTH 24°19'47" WEST ALONG THE PROLONGATION OF LAST SAID LINE, RUN A DISTANCE OF 136.13 FEET ALONG THE COMMON LINE OF LOTS 22 AND 23 OF SAID BLOCK 55, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH; THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF LEE CIRCLE SOUTH (50 FEET WIDE) A DISTANCE OF 411.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1766.03 FEET, CENTRAL ANGLE OF 13°20'35", SUBTENDED BY A CHORD HAVING A LENGTH OF 410.35 FEET, AND BEARING NORTH 58°59'56" WEST, TO A POINT OF TANGENT; THENCE NORTH 52°19'38" WEST A DISTANCE OF 20.43 FEET, TO A POINT ON THE SOUTHWEST CORNER OF LOT 27, BLOCK 55; THENCE NORTH 37°40'22" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEE STREET (50 FEET WIDE) A DISTANCE OF 272.26 FEET TO THE POINT OF BEGINNING; CONTAINING 2.60 ACRES, MORE OR LESS.

EXHIBIT A
1 OF 2


CECILIO B. PADRON, P.L.S.M. (FOR THE FIRM)
STATE OF FLORIDA CERTIFICATE No 6121

3-3-08 (DATE SIGNED)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C. PADRON SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
LICENSE # LB 7489

JOB: No 07-0164-S

4216 SW 10th AVENUE
CAPE CORAL, FLORIDA 33914
PH: (239) 549-4412
FAX: (239) 540-1635

RECORDED
MAR 04 2008

PERMIT COUNTER

DCI 2007-00048

Attachment J

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(NOT A SURVEY)

SCALE 1"=100'

0 50' 100'



LEGEND AND ABBREVIATIONS

A = ARC LENGTH
 C = CENTERLINE
 CH = CHORD
 CHB = CHORD BEARING
 D = INTERIOR ANGLE
 D.E. = DRAINAGE EASEMENT
 L = LENGTH
 NO. = NUMBER
 P.C. = POINT OF CURVE
 P.O.B. = POINT OF BEGINNING
 P.L.S.M. = PROFESSIONAL LAND SURVEYOR AND MAPPER
 R/W = RIGHT-OF-WAY
 R = RADIUS
 RGE. = RANGE
 SEC. = SECTION
 T = TANGENT
 TWP. = TOWNSHIP
 U.E. = UTILITY EASEMENT

NOTES:

1-REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2-DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3-EASEMENTS SHOWN HEREON ARE PER PLAT, UNLESS OTHERWISE NOTED.
 4-BASIS OF BEARING IS THE CENTERLINE OF LEE BOULEVARD, BEING S52°19'38"E, PER PLAT RECORDED IN PLAT BOOK 15, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 5-PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST.

CECILIO E. PADRON, P.L.S.M. (FOR THE FIRM)
 CERTIFICATE No 6121
 STATE OF FLORIDA

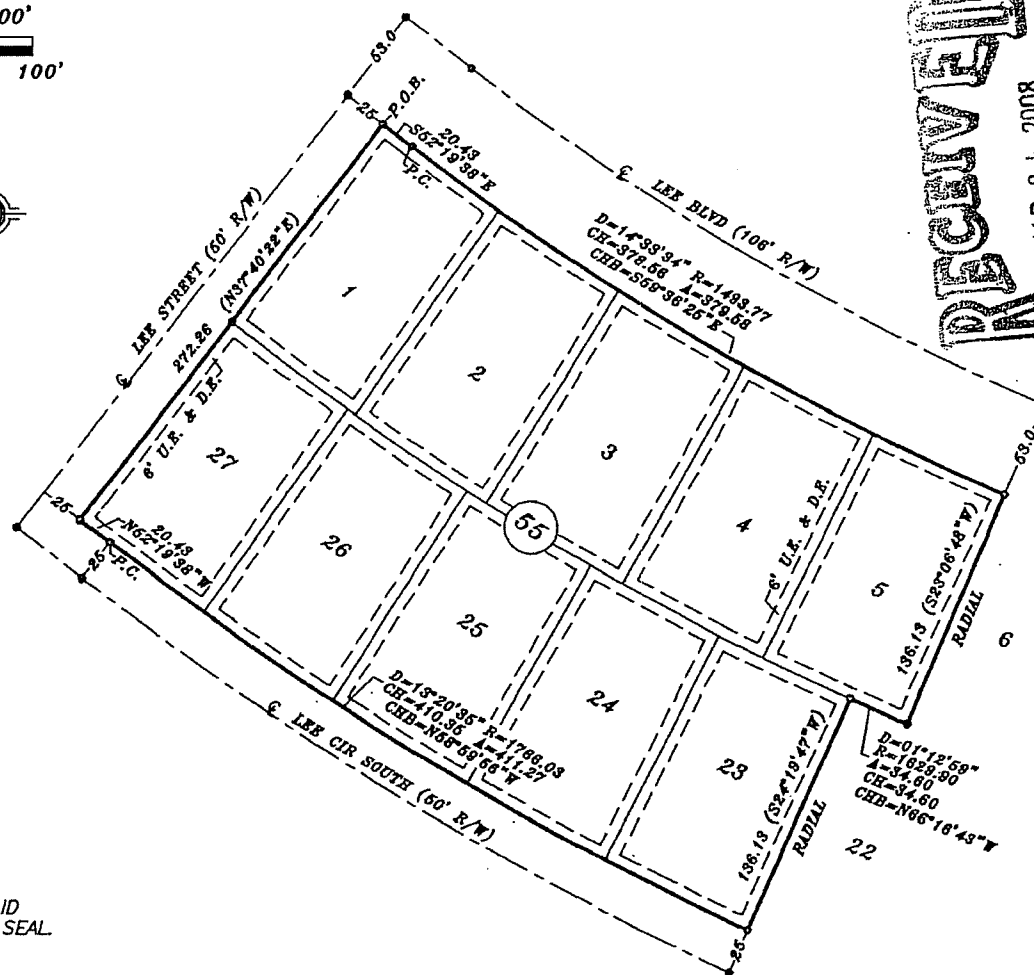
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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JOB: No 07-0164-S

4216 SW 10th AVENUE
 CAPE CORAL, FLORIDA 33914
 PH: (239) 549-4412
 FAX: (239) 540-1635



RECEIVED

MAR 04 2008

PERMIT NUMBER
 2007-00048

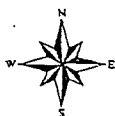
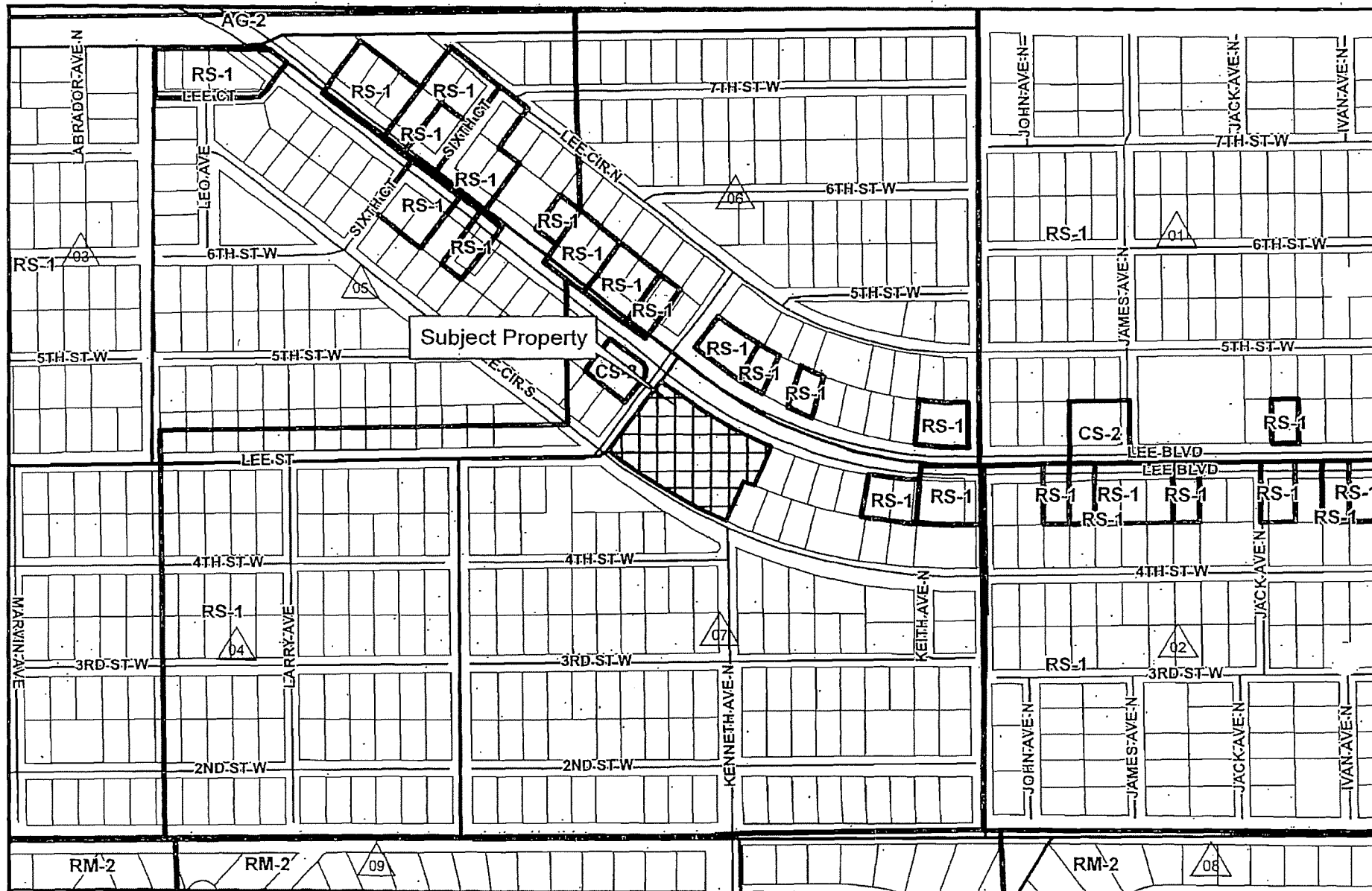
191

EXHIBIT A
 2 OF 2

Attachment J Zoning Map

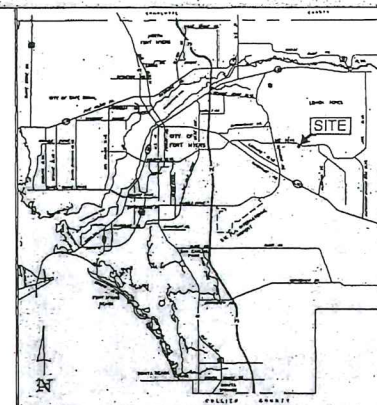
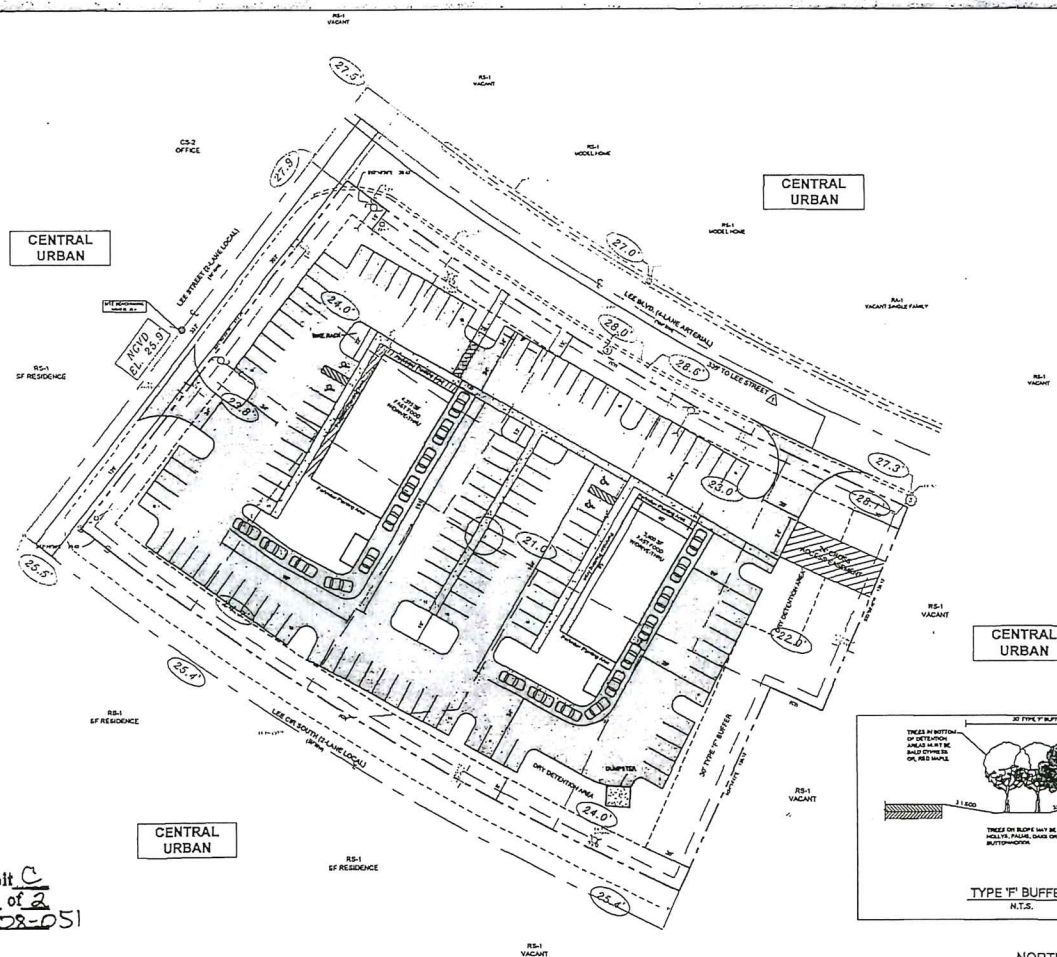
8/20/2008

EXHIBIT B



MASTER CONCEPT PLAN: LEE CORNERS CPD

EXHIBIT
D-7-M

EXHIBIT C
1 OF 2

LOCATION MAP

MCP 2
Fast Food

PROJECT SUMMARY

LEE CONNERS CPO

1.) REQUEST, Reasoning from RS-1 to CPD

112,473 SF (7.6 AC)

TOTAL BUILDING AREA

30% OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT

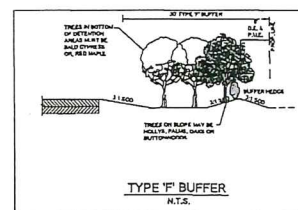
20% OF 112,473 SF = 24,042 SF REQUIRED

20.5% OR 34,809 SF PROPOSED

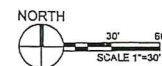
DCI 2007-00048

Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-08-051

Printed by: not known
Thursday, April 28, 2006
07:02:26 CDT of not known



TYPE 'F' BUFFER



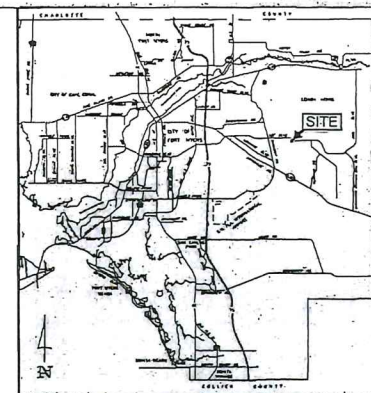
LEGEND:

	PRINTED PRIMARY PARKING SYMBOL		CENTER LINE
	PROPOSED DRIVEWAY		UTILITY FEATURES
	PROPOSED CONCOURSE		PAVED AREAS, ROADS, ETC.
	PROPOSED STOP SIGN		EXISTING ELEVATION (FOOT)
	SITE BOUNDARY		
	PROPOSED ELEVATION (FOOT)		

EXHIBIT
D-7-M

 **Quattrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd., Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

EXHIBIT C
2 OF 2



LOCATION MAP

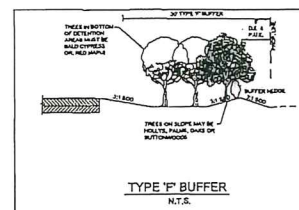
MCP 3
Office/Retail

PROJECT SUMMARY

LEE CORNERS CPO

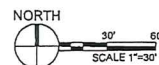
- 1.) REQUEST: Rezoning from RS-1 to CPD
- 2.) OVERALL PROJECT ACREAGE: 113.473 SF (2.8 AC)
- MAXIMUM BUILDING FOOTPRINT AREA: 20,000 SF
- TOTAL BUILDING AREA: 48,000 SF
- 3.) OPEN SPACE:
- 30% OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT
- 30% OF 113,473 SF = 34,042 SF REQUIRED
- 30.5% ON 34.8085F REQUIRED

30% OF 113,473 SF = 34,042 SF REQUIRED
30.5% OF 34,806 SF PROPOSED



TYPE 'F' BUFFER

N.T.



Approved as Exhibit C
MCP Page 2 of 2
Resolution # 2-08-051

Filed By: Ford Dineale
Thursday, April 26, 2008
870982-24004-Comments.doc

LEGEND:	
	PAINTED HANDICAP PARKING SPACE
	PROPOSED PAVEMENT
	PROPOSED ON-STREET
	PROPOSED STOP SIGN
	SITE BOUNDARY
	PROPOSED ELEVATION POINT
	CENTER LINE
	EXIST. FEATURES (POLES, WALKER, ROADS, ETC.)
	EXISTING ELEVATION POINT



Attachment J

Written Narrative and Justifications

LEE CORNERS CPD DCI2007-00048 / Z-08-051

Administrative Planned Development Amendment

STRAP #: 29-44-26-07-00055.0010,.0020, .0030, .0230, .0240, .0250, .0260, .0270

The purpose of the Administrative Planned Development Amendment is to allow an approved drive-through to be used for an automobile drive thru aisle to a drugstore and/or a fast food restaurant as permitted by resolution Z-08-051/DCI2013-00002. Through this amendment request, applicant would also like clarification on the need for the buffer wall currently shown on the approved master concept plans. Since adoption of this zoning resolution, the County modified their Land Development Code in 2012 to include "Article V. Lehigh Acres Planning Community". Within this section of the code, "Section 33-1405. Landscaping" was added to address buffers and to eliminate the applicability of Section 10-416(d)(6) in the Lehigh Acres Planning Community, which had required the buffer wall. If staff deems removal of the requirement for a block wall as not being an adverse impact, the applicant would like to remove the buffer wall requirement and comply with the current regulations.

Additional Use - Drugstore/Pharmacy w/ Drive-Through Additional MCP

Request Narrative

The approved zoning resolution allowed for a Drugstore/Pharmacy but with no drive-through, but it did allow for drive-throughs associated with Fast Food Restaurants. The CPD included two Master Concept Plans (MCP). One was for 40,000 SF of commercial floor area including a maximum of 20,000 SF of commercial retail and second was for two fast food restaurant totaling 8,175 SF with each having a drive-through. The applicant is requesting the schedule of uses to be modified to allow Drugstore/Pharmacy w/drive-through and an additional MCP to allow for one 3,800 SF fast food restaurant along with the 15,000 SF drug store/pharmacy w/drive-through. The new MCP #4 meets the approved intensity and open space requirements; by not exceeding the 20,000 square feet of commercial retail and providing 30 percent open space.

Compliance with LDC Section 34-2021(e)

Commercial establishments providing drive-up service windows or stalls must provide separate vehicle stacking for those uses. For the purpose of this section, a stacking unit is defined as 18 feet in length and nine feet in width. The total number of stacking units required will be based on the type of business, as follows:

- (d) Restaurants: Stacking lanes to accommodate ten cars per service lane, with a minimum of five spaces preceding the menu board,
- (e) Other: Stacking to accommodate five cars per service lane.

Justification: The current zoning permits a drive-through when associated with fast food restaurants which typically generate more traffic than drug stores / pharmacies. As depicted on the proposed MCP, the applicant is requesting approval for up to a 15,000 SF pharmacy w/ a drive-through and one

Attachment J



3,800 SF fast food restaurant w/ a drive-through. The combination of the pharmacy w/ drive-throughs along with a fast food restaurant generates approximately 4% more trips in the PM but generates 36% less trips in the AM and 11% less total weekday trips for an overall reduction of total trips. Therefore, the combination of a pharmacy w/ drive-throughs along with a fast food restaurant will not have a detrimental impact on the surrounding roadway system. Since drive-throughs are an approved use, the shift of the drive through from a fast food restaurant to a drug store pharmacy will create a new impact on surrounding property owners.

Furthermore, the fast food restaurant is required to provide sufficient space to accommodate 10 car stacking for the drive though and the drug store/pharmacy is required to provide adequate capacity to stacking for 5 cars.

SECTION 34-174(J)(2) COMPLIANCE

Per the requirements of the LDC Sec. 34-174(j)(2), the administrative amendment request must demonstrate the following:

a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

RESPONSE: *Our request does not increase height, density or the intensity.*

b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

RESPONSE: *Our request does not result in any underutilization of public resources or infrastructure.*

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

RESPONSE: *Our request will not result to any reduction to open space.*

d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

RESPONSE: *Our request will not decrease the amount of indigenous native vegetation preservation or open space areas.*

e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

RESPONSE: *The request does not affect the buffers.*

f. Does not adversely impact surrounding land uses; and

RESPONSE: *Our request will not adversely impact surrounding land uses since the request use is already approved for fast food restaurants.*

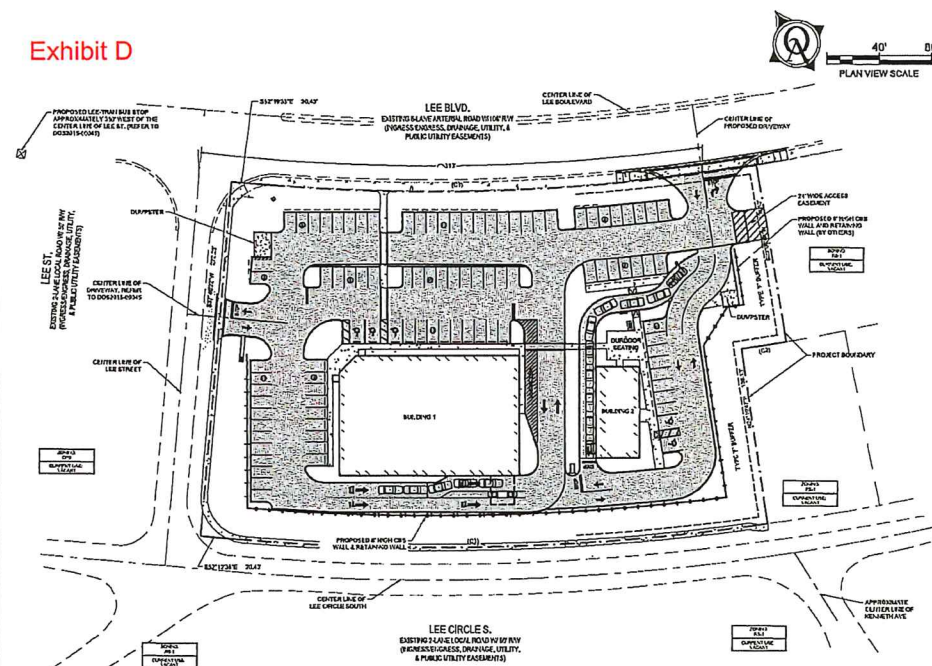
g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

RESPONSE: *The request for a drive through is consistent with the Lee Plan.*

MASTER CONCEPT PLAN: LEE CORNERS CPD

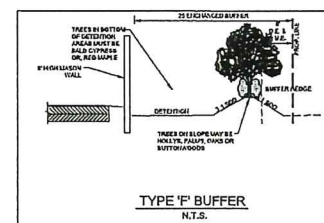
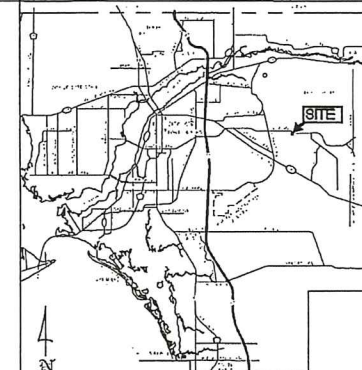
LOCATED IN SECTION 29, TOWNSHIP 44 - S, RANGE 26 - E, LEE COUNTY, FLORIDA

Exhibit D



MCP 4
Retail (Drugstore)
& Fast Food

CURVE	DELTA ANGLE	RADIUS	APC	TANGENT	CHORD	CHORD BEARS
C1	14°32'54"	1,493.77	378.58		378.58	85°36'29"E
C2	81°32'59"	1,824.54	346.6		34.6	
C3		1,786.87	411.27		410.38	55°14'06"E

MCP-4
MASTER CONCEPT PLAN

LOCATION MAP

PROJECT SUMMARY:

ZONING/REZONING
RS-1 TO CPD

STRAP #'s
29-44-26-07-00055,0010; 0020; 0030; 0270; 0260; 0250; 0240; 0250

PROJECT ACREAGE
2.6 ACRES (113,473 SF)

PROJECT INTENSITY
BUILDINGS:
RETAIL: 15,000 SF
FASTFOOD: 3,800 SF
TOTAL BUILDING AREA: 18,800 SF

REQUIRED OPEN SPACE

34,609 SF OPEN SPACE REQUIRED FOR MINOR COMMERCIAL DEVELOPMENT AS PER Z-08-051

34,609 SF REQUIRED/PROPOSED

DEVIATIONS



©2014 Project 141118 USE CONVERS - ACTIVE (OLD-07832) - ACTIVE01-CAD FILES09-CURRENT141118-1(CP-)

PLOTTED BY: DAW
TUE, 8-29-2018 8:43 PM
44116-MCP-J.DWG

Q **Quattrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
4001 Vinyard Shoreside Blvd. | Fort Myers, FL 33916 | 239.936.5222 | Q&A.net

Attachment J

Exhibit E



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

LEE CORNERS

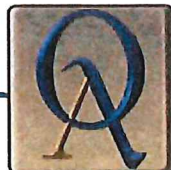
TRAFFIC IMPACT EXAMINATION

May 2020

Prepared by:
Sergio Guzman, E.I.

Reviewed by:
Al, Quattrone, P.E.

QAI Project # 141116



Attachment J

**LEE CORNERS**

STRAP#: 29-44-26-07-00055.0010, .0020, .0030, .0230, .0240, .0250, .0260, & 0.270
 4925, 4923, & 4921 Lee Blvd; 4918, 4920, 4922, 4924, & 4926 Lee Cir. S., Fort Myers, Florida 33971

The purpose of the TIS is to analyze the potential traffic impacts and identify any improvements required to analyze the different zoning uses.

EXISTING CONDITIONS**OVERVIEW**

The subject property is composed of 8 parcels located on the southeast quadrant of the intersection of Lee Boulevard and Lee Street, and northeast quadrant of the intersection of Lee Street and Lee Circle South, Lehigh Acres. The parcel has always remained vacant.

ROADWAY INFORMATION

Lee Boulevard is a county maintained divided six-lane arterial roadway, with a speed limit of 45 mph.

Lee Street is a county maintained two-lane two-way local roadway; with a speed limit of 30 mph.

Lee Circle S. is county maintained two-lane two-way local roadway; with a speed limit of 25 mph.

PROPOSED DEVELOPMENT

One of the zoning configurations proposes two fast food restaurant buildings with drive through windows. One building will be 4,375 sq. ft. and the other will be 3,800 sq. ft., totaling 8,175 sq. ft.

The second zoning configuration proposes two buildings consisting of one pharmacy building and one fast food restaurant with drive through window. The pharmacy building will be 15,000 sq. ft. and the fast food restaurant will be 3,800 sq. ft.

Below are the land use codes to utilize to calculate the projected trips:

(2) LUC 934 – Fast-Food Restaurant with Drive-Through Window 8.18 (per 1,000 sq. ft.)
LUC 934 – Fast-Food Restaurant with Drive-Through Window 3.80 (per 1,000 sq. ft.)
LUC 881 – Pharmacy/Drugstore with Drive-Through Window 15.0 (per 1,000 sq. ft.)

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 10th Edition.

The LUC 881 Pharmacy/Drugstore without Drive-Through Window was within the ITE data ranges for weekday, AM and PM peak hour analysis, however the ITE fitted curve was not available, therefore the average method analysis was used to generate all trips.

The table below summarizes the anticipated AM and PM peak hour trip generation for the two fast food restaurant configurations, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
934 – Fast-Food Restaurant with Drive-Through Window	168	161	139	128	1926	1929

Attachment J



The table below summarizes the anticipated AM and PM peak hour trip generation for the pharmacy and the fast food restaurant configuration, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
934 – Fast-Food Restaurant with Drive-Through Window	78	75	65	60	895	895
881 – Pharmacy/Drugstore w/ Drive Through Window	31	27	77	77	819	819
Total Trips	109	102	142	137	1714	1714

The entering and exiting trips of the two fast food restaurants is more than the proposed pharmacy/fast food restaurant for the AM and weekday peak hour analysis. However, the entering and exiting trips of the two fast food restaurants is less than the proposed pharmacy/fast food restaurant for the PM peak hour analysis.

Therefore, the overall vehicle trips between the two configurations do not any detrimental difference or impact onto the surrounding tributary roadway system.

REFERENCES

-
- *Trip Generation by OTISS Online Traffic Impact Study Software*
 - *Institute of Transportation Engineers Trip Generation, 10th Edition*



TRIP GENERATION ANALYSIS



Attachment J

Quattrone Associates Inc.

Lee Corners - Zoning

5/29/2020 2:55 PM

Scenario - 1

Scenario Name: AM Peak

User Group:

Dev. phase: 1

No. of Years to Project 0

Traffic :

Analyst Note:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
934 - Fast-Food Restaurant with Drive-Through Data Source: Trip Gen Manual, 10th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	8.18	Weekday, Peak Hour of Adjacent Street Traffic,	Average 40.19	168 51%	161 49%	329
934(1) - Fast-Food Restaurant with Drive- Data Source: Trip Gen Manual, 10th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	3.8	Weekday, Peak Hour of Adjacent Street Traffic,	Average 40.19	78 51%	75 49%	153
881 - Pharmacy/Drugstore with Drive-Through Data Source: Trip Gen Manual, 10th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	15	Weekday, Peak Hour of Adjacent Street Traffic,	Average 3.84	31 53%	27 47%	58

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
934 - Fast-Food Restaurant with Drive-Through Window	100	100	1	1	51	49
934(1) - Fast-Food Restaurant with Drive-Through Window	100	100	1	1	51	49
881 - Pharmacy/Drugstore with Drive-Through Window	100	100	1	1	53	47

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
934 - Fast-Food Restaurant with Drive-Through Window	168	161	0	0	168	161
	329		0		329	
934(1) - Fast-Food Restaurant with Drive-Through Window	78	75	0	0	78	75
	153		0		153	
881 - Pharmacy/Drugstore with Drive-Through Window	31	27	0	0	31	27
	58		0		58	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
934 - Fast-Food Restaurant with Drive-Through Window	168	161	329
934(1) - Fast-Food Restaurant with Drive-Through Window	78	75	153
881 - Pharmacy/Drugstore with Drive-Through Window	31	27	58

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	277	263	540
External Vehicle Trips	277	263	540
New Vehicle Trips	277	263	540

Attachment J

Quattrone Associates Inc.

Lee Corners - Zoning

5/29/2020 2:54 PM

Scenario - 1

Scenario Name: Weekday

Dev. phase: 1

Analyst Note:

Warning:

User Group:

No. of Years to Project 0

Traffic :

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
934 - Fast-Food Restaurant with Drive-Through	General	1000 Sq. Ft. GFA	8.18	Weekday	Average	1926	1926	3852
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				470.95	50%	50%	
934(1) - Fast-Food Restaurant with Drive-	General	1000 Sq. Ft. GFA	3.8	Weekday	Average	895	895	1790
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				470.95	50%	50%	
881 - Pharmacy/Drugstore with Drive-Through	General	1000 Sq. Ft. GFA	15	Weekday	Average	819	819	1638
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				109.16	50%	50%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
934 - Fast-Food Restaurant with Drive-Through Window	100	100	1	1	50	50
934(1) - Fast-Food Restaurant with Drive-Through Window	100	100	1	1	50	50
881 - Pharmacy/Drugstore with Drive-Through Window	100	100	1	1	50	50

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
934 - Fast-Food Restaurant with Drive-Through Window	1926	1926	0	0	1926	1926
	3852		0		3852	
934(1) - Fast-Food Restaurant with Drive-Through Window	895	895	0	0	895	895
	1790		0		1790	
881 - Pharmacy/Drugstore with Drive-Through Window	819	819	0	0	819	819
	1638		0		1638	

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	3640	3640	7280
Vehicle Trips After Multi-modal Adjustment	3640	3640	7280
Internal Vehicle Trips	0	0	0
External Vehicle Trips	3640	3640	7280
Internal Vehicle Trip Capture	0%	0%	0%
Pass-by Vehicle Trips	0	0	0
Diverted Vehicle Trips	0	0	0
Extra Reduced Vehicle Trips	0	0	0
New Vehicle Trips	3640	3640	7280
PPV	3640	3640	7280
Truck	0	0	0
Person Trips by Other Modes	0	0	0

Attachment J

January 2017 LAARZB Meeting Minutes

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – January 26, 2017

5:30 pm

1299 Homestead Road

Lehigh Acres, Florida

Exhibit F

Call To Order

Roll Call

Greg Diserio, Enrique DeAndres, Thomas Pfuner, Mohamed Yasin, Claude Spellman, Inke Baker, Ken Bennett, Mike Cook,

Excused: Captain Todd Garrison, Elisa Yanes,

Public Comments on non-agenda items:

Approval of Agenda: Motion to Approve

Approval of December Minutes: Motion to Approve

New Project Reviews

- A. Lee Corners: A proposed CVS pharmacy site located at the 4925 Lee Boulevard. A development order is being reviewed at this time. (DOS2016-00010) Sergio Guzman of Quatrone and Associates presented on behalf of the applicant.

Mr. Guzman reviewed the approved plans and the proposed plan. Access to the rear was a concern with this board when it went through the zoning process.

Mr. Guzman stated Lee County was looking at placing a raised median in Lee Street due to the proposed traffic light. This would permit a right out only from the property.

Currently the schedule for a traffic light is unknown, Lee County is looking at the design.

Drive through lanes are currently only approved at this time for two restaurants and not the drug store. The applicant is requesting the drive through lane and an administrative action to allow the rear access.

Currently a deceleration lane on Lee Boulevard is not required.

Taller trees and shrubs are being placed on Lee Circle South in compliance with the resolution.

The development order is being requested to allow the drive through and the rear access be approved administratively. The administrative amendment was submitted but the County required them to withdraw it at this time.

Public comments included the inquiry about the turn lane on Lee Boulevard and if this project is the reason there is traffic counters on Lee Street. The applicant stated the counters were not part of this project and he was unaware of why they might be there.

Attachment J

January 2017 LAARZB Meeting Minutes

Board comments included:

Members in support of the drive through as well as the access to Lee Circle South.

Sidewalks locations were questioned.

Will the roadways be up to standards? The road is considered a minor collector and there has been no indication from the County that upgrades are required. Board members expressed concerns about that statement.

Members were concerned that if we approved the project, then the County may not install a traffic light, there will be serious traffic concerns. The applicant stated the County is requiring to sign a document of participation on the traffic signal. The applicant is trying to determine the cost associated with this.

With the median being proposed on Lee Street, then persons exiting the Family Dollar site would only be able to turn right. Members express that the median would be a big safety improvement. Members also stated they understood why the County wanted the rear access to go through the hearing process since it impacts the residents adjacent to the site.

Currently the applicant is in for a development order without the rear access.

The chairman was concerned about the administrative amendment request for the access and drive through since that wasn't the information provided in the application.

The chairman stated in his opinion that any motion made deal strictly with the development order and not the zoning issues. While the board did not seem to have any objections to the rear access, they believe it should be heard separately once the application is formally submitted to Lee County.

A motion was made to recommend approval for the development order as submitted. The rear access is not included with this approval. Motion passed 7-1 with Mr. Cook abstaining.

- B. Administrative Variance from LDC Section 34-1352 for Enterprise Lee Boulevard, located at 3200 Lee Boulevard and 407 Olive Avenue North. This is a redevelopment site. Mr. Brian Smith with Ensite, Inc. presented the project. Mr. Smith provided the overall review of the project and the existing property. The lot in the back is the project boundary. Enterprise rental car is changing the use of the building and will be parking their vehicles on the back lot. The back lot is not for customers, but only for the rental cars. FOS will continue to use their building. An administrative variance and an LDO is being requested. The current access off Olive Avenue is not currently a legal developed access. The plan is to create a legal site plan with access, parking, water management, lighting and landscaping. There is limited improvements on Lee Boulevard for safety reasons. The wide driveway cut is being reduced, and the pedestrian sidewalk is being improved.

The administrative variance to reduce the buffer widths due to the size of the property. The quantity of vegetation with some enhanced plantings are proposed. The berm can't be provided because water management is being provided where none currently exists.

Mr. Smith stated the properties are owned by the same owner who also owns the lots across the street on Olive Avenue.

Board comments include: A concern by one member on the traffic and the small roadway on Olive. The continuous flow of traffic on Lee Boulevard makes traffic an issue along Lee Boulevard.

Attachment J

January 2017 LAARZB Meeting Minutes

Why no landscaping on the west side. The applicant stated they aren't touching that area and there is no room for landscaping that would survive.

Mr. Cook stated they haven't yet received drainage calculations for the site and has some concerns over whether the design could be approved. He would have to wait to see the permit submittal. The applicant stated the permit submittal is in the works and full calculations will be submitted.

A question about the height of the plantings going in. Mr. Smith stated they would be 24" in height for the shrubs. A statement was made about how it being a tight site.

The two lots are under common ownership, however with separate ownership there should be buffers on all sides. Would like to see the lots combined.

Concern about the height of the trees under the code section 1351 should be 14' in height, not 10'. Some concern over the species selection due to cold sensitivity. Would also prefer to see the buffer shrubs permitted to be maintained above the 36" height since there is not berm.

As far as signage, the existing pole sign is being looked at. The applicant was reminded that pole signs are no longer permitted in Lehigh. The applicant stated that Lee County did not have an issue at this time with the sign.

The access way on 5th will require a deviation due to separation. The applicant stated a deviation is being requested. The location is based on the turning movement necessary for the truck access and turning movements for the FOS service.

Utilities prevent any landscaping to be planted on Lee Boulevard.

A motion was made to recommend approval with the condition that the buffer trees be at 14' heights. Motion passed: 6-1 with Mr. Cook abstaining.

- C. East Zone High School. Mr. Don Ruane with Alva Inc. will be presenting information on their efforts to have the new high school located at a proposed site in Alva. Mr. Ruane updated the board on the efforts of their organization Alva Inc., to get the proposed high school in the east zone to be located on Joel and Tuckahoe property owned by the school district. They believe the site would be in the best interest of the district due to location, availability of lands, and students in the east zone. This area of the County that growth in the area would benefit from the school.
Refer to attached information provided by Mr. Ruane.

Mr. Ruane requests recognition of support from the board. A motion was made to provide support of the Tuckahoe site. Motion passed.

Old Business:

- A. Approval of proposed By-Law Changes: The proposed By-Law changes were approved by the Board. Copy attached.

New Business:

- A. 2017 Meeting Dates: The proposed meeting dates for 2017 were reviewed and approved.

Attachment J

January 2017 LAARZB Meeting Minutes

Schedule attached.

B. Election of Chairman and Vice Chairman

Ms. Inka Baker was nominated, accepted and elected as Chairwoman for 2017

The Vice Chair was tabled until the February meeting.

C. Update of contact information: All Board contact information is to be reviewed and verified at the February meeting.

D. Members Comments

Mr. Diserio turned over two thumb drives with the records, agendas and minutes over the years. Mr. Diserio informed the board that the HEX approved the Special Exception for the 7-11 Store located on Fillmore Avenue.

Turnover of files board finances: Mr. Diserio turned over the boards check book to Ms. Baker. Mr. Diserio requested he be removed as an authorized signee, when the new signature cards are done.

Adjourned: 7:00 pm

Attachment J

LAAPZRB MEETING ATTENDANCE

JAN. 26, 2017

NAME	ADDRESS	EMAIL
BRIAN SMITH	2401 FIRST ST., STE 201	BROWS@EU-SITE.COM
JIM BOBACK	10561 B.C. PLATT SIX MILE BYPASS PKWY	JBOBACK@BOBACKCOMMERCIALGROUP.COM
DON RUANE	18190 Fichten Crk Lane Alva	RUANE@DON@AOL.COM
Theresa Park	725 Castlestone Ave S	jtmabpark@msn.com
Sergio German	4301 Vernon Shumaker	sergio@qaine.net
YASIN M		
Ken Bennett	636 Thomas Sherwin Ave Lehigh Acres FL 33974	1Kenb@Lehighfd.com
TAMI BAKER	PO Box 462 LEHIGH 33970	TAMIBAKER600@MSN.COM
Thomas Platten	PO Box 1361, Lehigh Acres 33970	Thomas Platten
E. De Andres	201 MAPLE AV. SOUTH LEHIGH 33936	BRSHOMES@IIMAIL.COM
STUSS DIERIO	2221 Magregor Blvd	90PISER@MSM.COM

Attachment J

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL AND ZONING
REVIEW BOARD APPLICATION**Date Received: 12-20-16

File Name: _____

ARB Date: 1-26-17**(1) GENERAL INFORMATION** (Use additional sheets if necessary)

1. Name of Project: Lee Corners
2. Street Address of Project: 4925 Lee Blvd. Lehigh Acres, FL 33971
3. Strap No. 29-44-26-07-00055.0010, .0020, .0030, .0230, .0240, .0250, .0260, .0270
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)

Site / Project Approval

5. Applicant Name / Title: Quattrone & Associates, Inc.
Address: 4301 Veronica Shoemaker Blvd, Fort Myers, FL 33916
Phone: 239-936-5222 Fax: 239-936-7228 Email: Sharon@Qainc.net
6. Date of ARB meeting requested for presentation: December 22, 2016
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: Sergio Guzman, E.I.
Address: 4301 Veronica Shoemaker Blvd, Fort Myers, FL 33916
Phone: 239-936-5222 Fax: 239-936-7228 Email: Sergio@qainc.net
8. Provide name and contact information of additional persons to receive correspondence from the ARB.

9. County staff Reviewer: Robert Hutcherson, AICP
Email: RHutcherson@leegov.com Phone: 239-533-8890
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes X No _____ Dates: 3/2/2009
Application No.: DC12007-00048 & Resolution Z-08-051
11. Direction to the project site: The site is located on the southeast quadrant of Lee Blvd and Lee Street

Attachment J

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

12. Proposed Use: Construction will consist of Retail (Drugstore) and Fast Food Restaurant

13. Adjacent Zoning and Land Uses:

North: CPD

South: RS-1

East: RS-1

West: CPD

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:

The proposed development is under review by Lee County Development Services under the case file DOS2016-00010. The project follows the typical architectural style for CVS pharmacy, which is a contemporary-mediterranean style. The building height and lighting meet the local land development code. The proposed layout is similar to commercial project along Lee Blvd. Therefore, the proposed development does not vary from the standards set forth by Chapter 33.

15. Project Checklist submitted: X Yes _____ No

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

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: 4/14/2016

Print Name: Sergio Guzman, E.I.

Title: Authorized Agent

ACTION TAKEN

☐ LACP-ARB

DATE

1-25-17

DECISION

motion passed 7-1

Initials: UP

☐ LACPP

Initial: _____

Attachments: _____

*Recommend approval of Development
Order as submitted no action
on zoning issues*

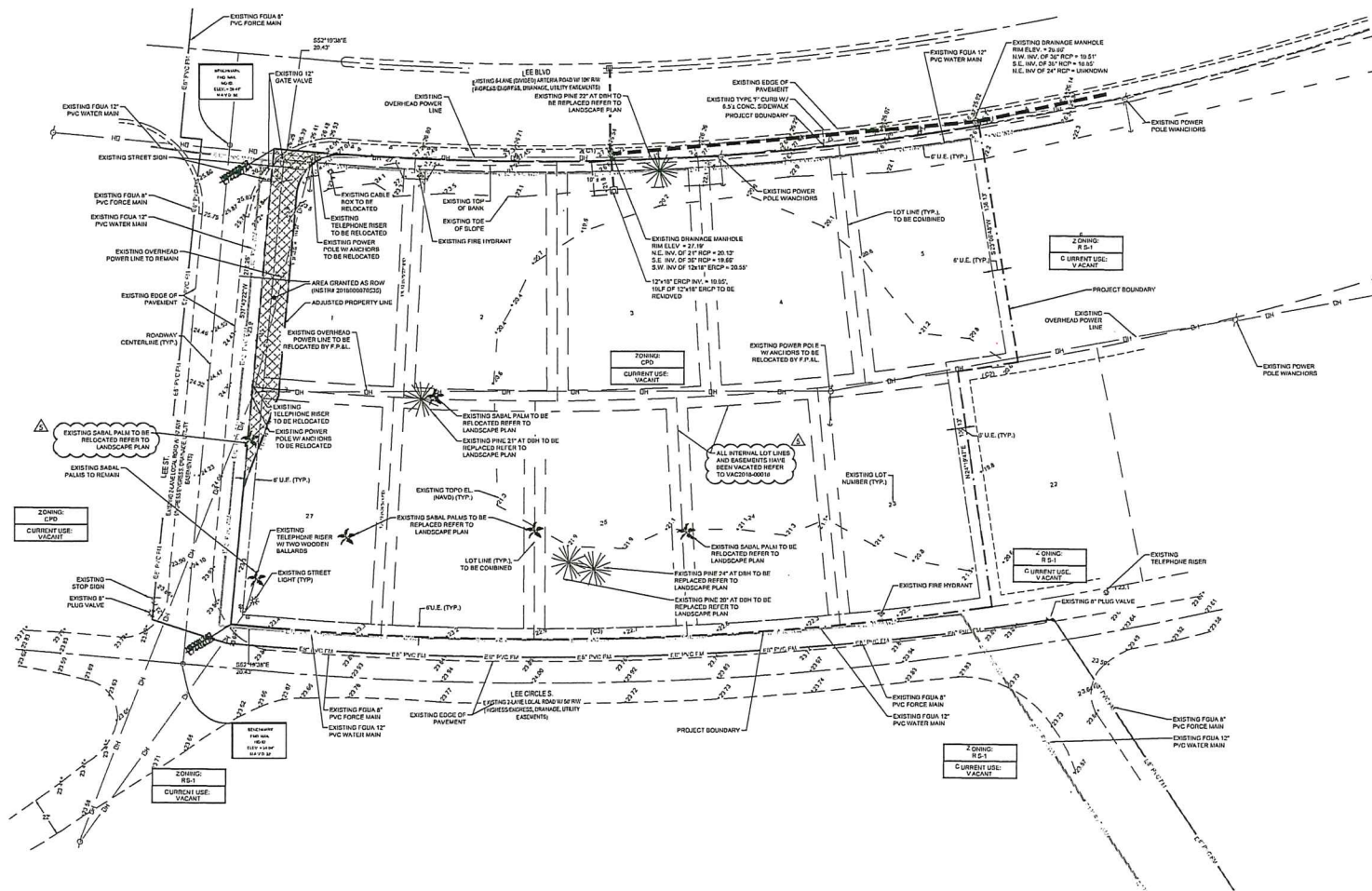
The map shows Charlotte County, Virginia, with the Project Site highlighted. The site is located near the intersection of US-1 and US-421, south of Snow Hill. The map includes labels for various locations and roads, and a circular inset provides a detailed view of the Project Site.

DATE	DESCRIPTION
02/04/2018	REVISIONS PER LEE COUNTY COMMENTS
9/20/2017	REVISIONS PER LEE COUNTY COMMENTS DATED 8/15/2016
3/20/2018	REVISIONS PER REDEVELOPED RIGHT-OF-WAY AREA
2/11/2018	REVISIONS PER LEE COUNTY COMMENTS DATED 01/17/2017
11/14/2018	REVISIONS PER LEE COUNTY COMMENTS DATED 06/06/2018

QUATTRONE & ASSOCIATES, INC. 4301 VERONICA SHOEMAKER BLVD., FORT MYERS, FLORIDA 33916 239.936.5222 (p) | 239.936.7228 (f) QAINC.NET COA # 9465

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°33'34"	1,493.77'	379.58	378.56	S59°30'25"E
C2	01°12'59"	1,029.90'	34.60	34.60	N66°16'42"W
C3	13°20'35"	1,766.03'	411.27	410.34	N58°50'55"W

APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018



LEE CORNERS
EXISTING CONDITION & DEMO PLAN

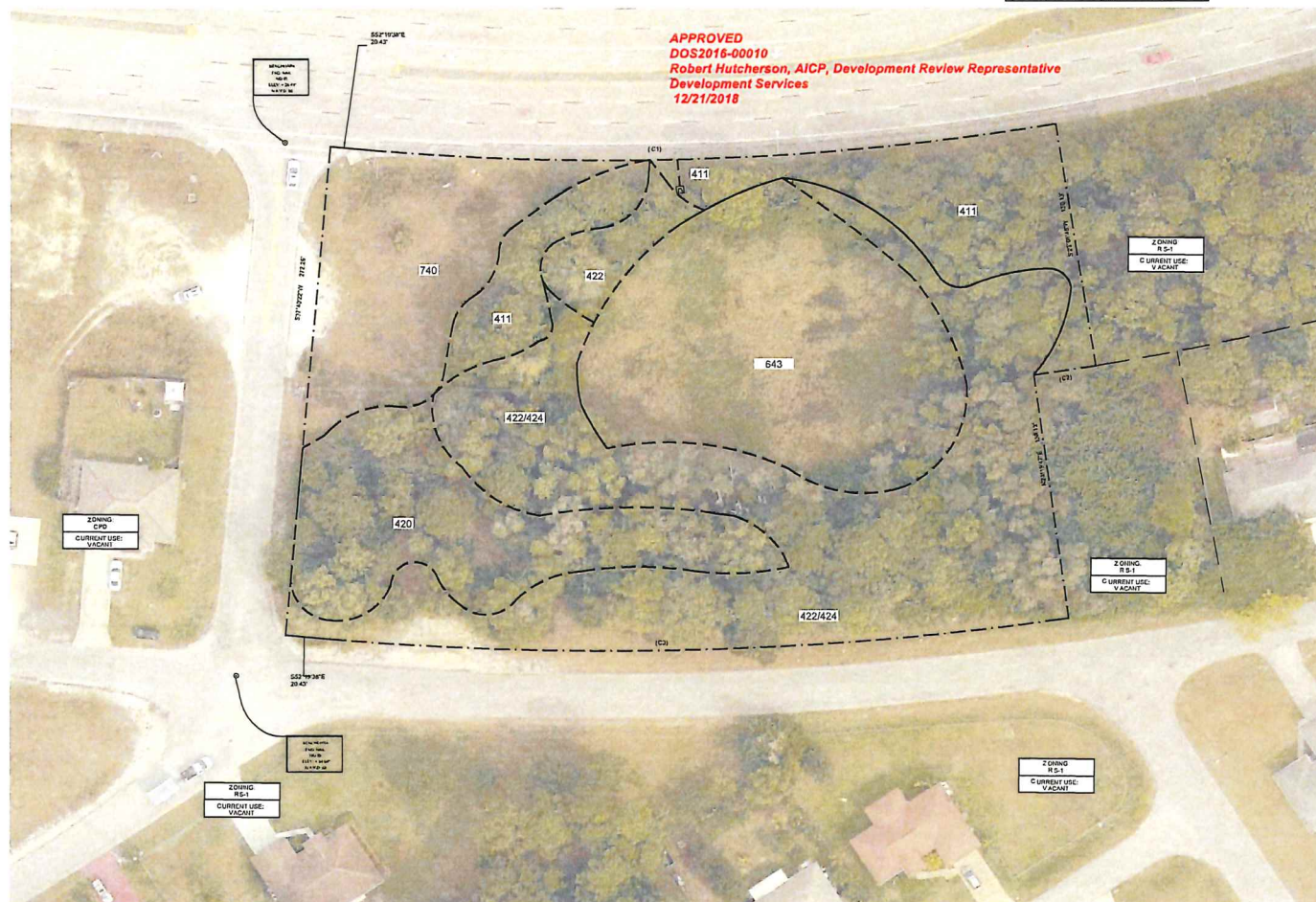
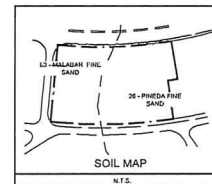
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4101 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 239-936-5222

ALFRED QUATTRORE, P.E.
FL. REG #52741
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
PLOTTED BY: SERGIO
FILE: 11-15-2018 9:37 AM
SHEET
SD-02
02 OF 15

1411116-PHASE 1.DWG

422 / 424 - BRAZILIAN PEPPER & MELALEUCA	0.53 AC (20.55%)
422H / 424H - B. PEPPER & MELALEUCA HYBRID	0.45 AC (17.17%)
411 - SLASH PINE	0.35 AC (13.80%)
643 - FRESHWATER EMERGENT*	0.25 AC (10.40%)
740 - DISTURBED/CLERARED	0.57 AC (22.55%)
H = EXOTIC DOMINATED	0.35 AC (12.53%)
H = HYBRID	

*WETLAND LINES NOT VERIFIED BY AGENCIES
 **WETLAND DELINEATION IS APPROXIMATE, NOT LOCATED BY SURVEYOR



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

LEE CORNERS
AERIAL & FLUCCS PLAN
4925 LEE BLVD.
LEHIGH ACRES, FL. 33971

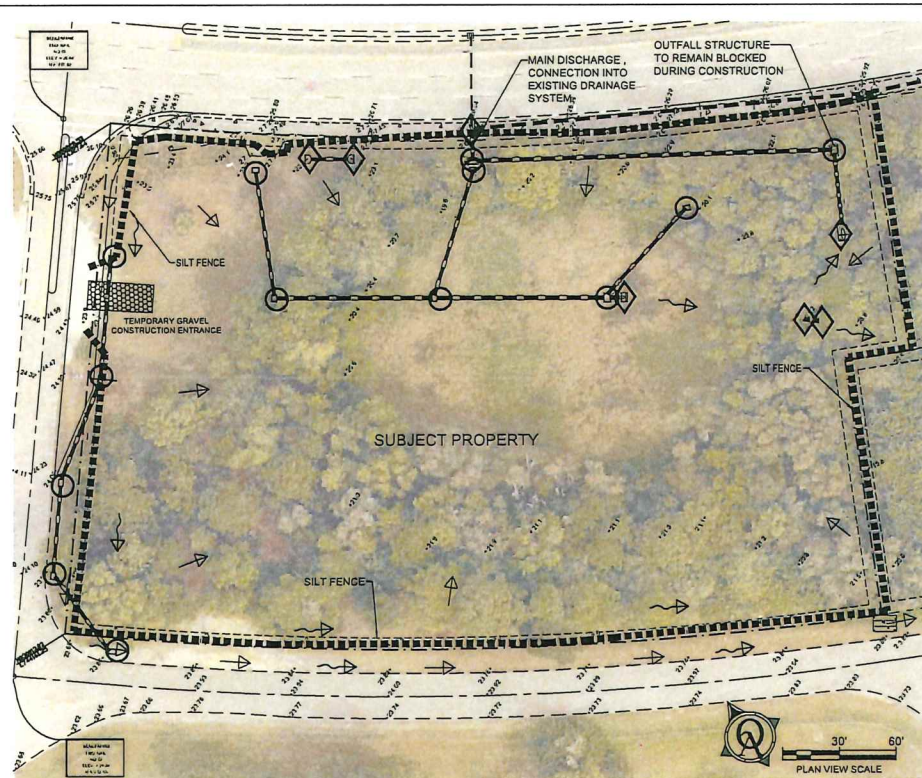
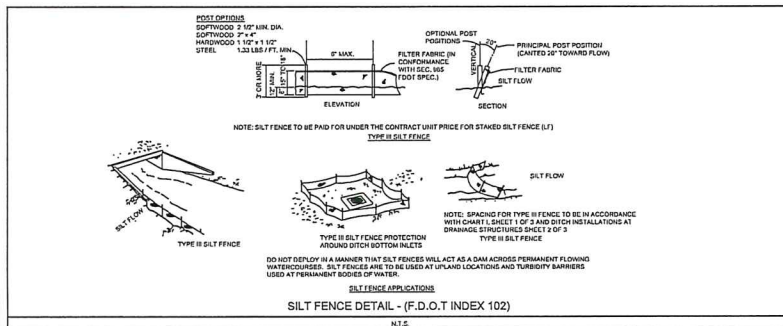
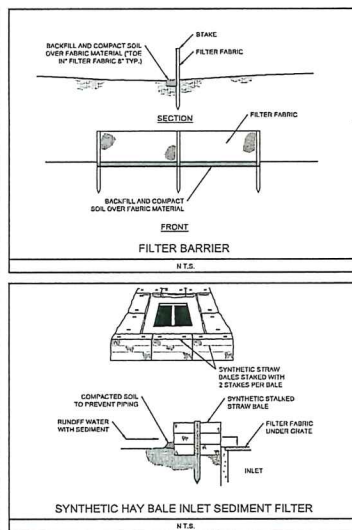
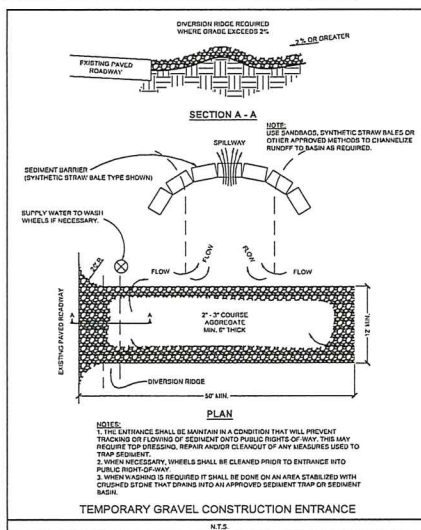
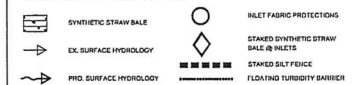
Quattrone & Associates, Inc.
—Engineers, Planners, & Development Consultants—
4301 Veronica Shoemaker Blvd. • Fort Myers, Florida 33916 • 239-936-5222
Certificate of Authorization Number: 0465

ALFRED QUATTROCI, P.E.
FL. REG #57741
WALTON COUNTY, MISSISSIPPI
PLOTTED BY: SERGIO
DATE: 11-15-2018 9:29 AM
SHEET
SD-03
03 OF 15

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1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE PROTECTIVE COVERINGS SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
2. THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS METHODS, TECHNIQUE OF CONSTRUCTION, AND WEATHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT DURING DEVELOPMENT SERVICE DURING AT LEAST 40 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT LEAD COUNTY NPDES STORMWATER REVIEWER PRIOR TO ANY Dewatering Operations.
4. ALL PROPOSED AND EXISTING INLET SUBJECTS TO SEDIMENTATION SHALL BE COVER WITH FILTER FABRIC IN PLACE TO PREVENT EROSION.

NOTE: THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND/OR SPECIFIC PERMIT CONDITIONS.



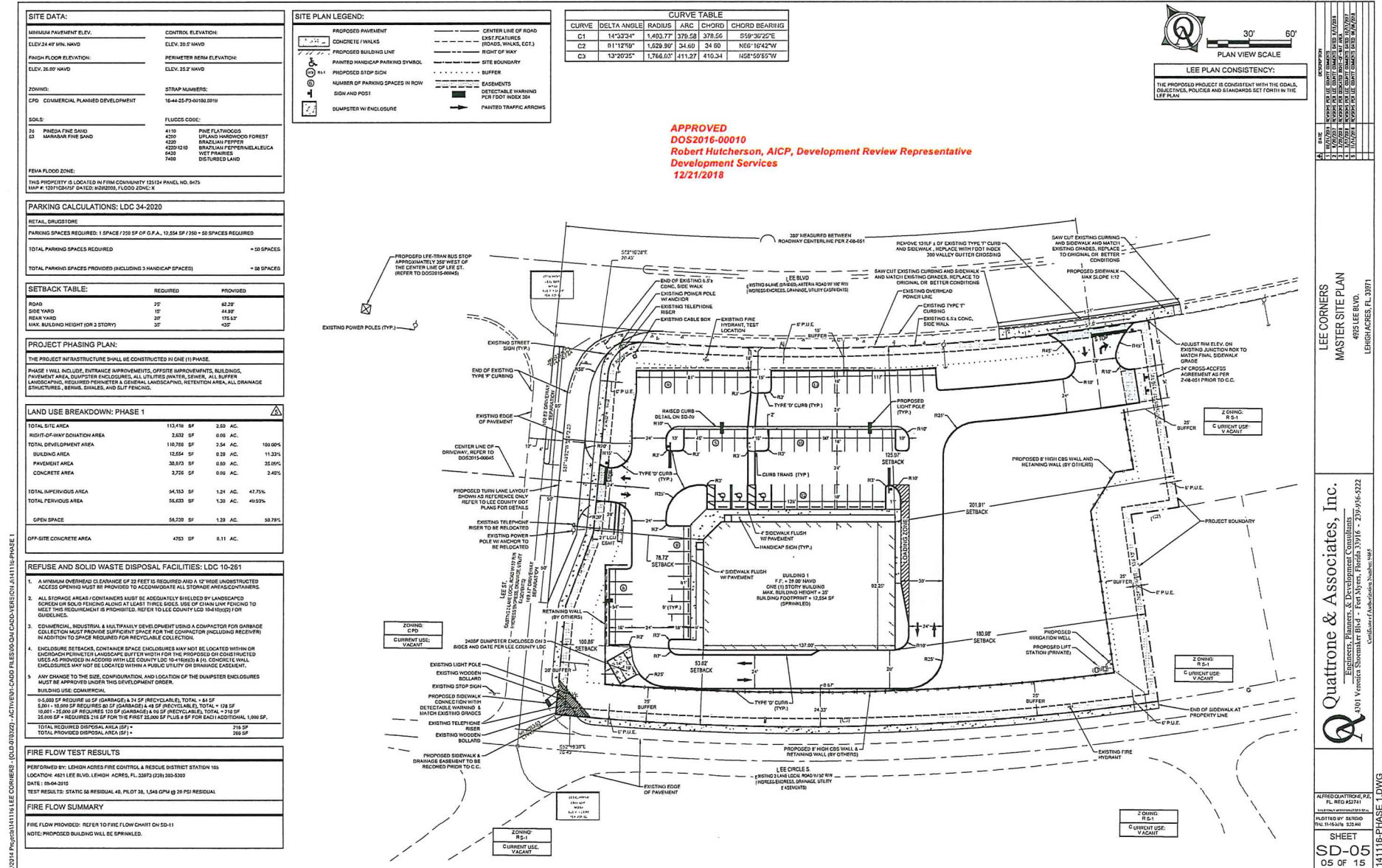
APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

LEE CORNERS
SWP3 & EXISTING HYDROLOGY PLAN

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 239-936-5222

ALFRED QUATTRORE, P.E.
FL. REG #52741
DESIGNED BY: ALFRED QUATTRORE, P.E.
PLOTTED BY: SERGIO
TRIG. 11-15-2018 9:28 AM
SHEET
SD-04
04 OF 15

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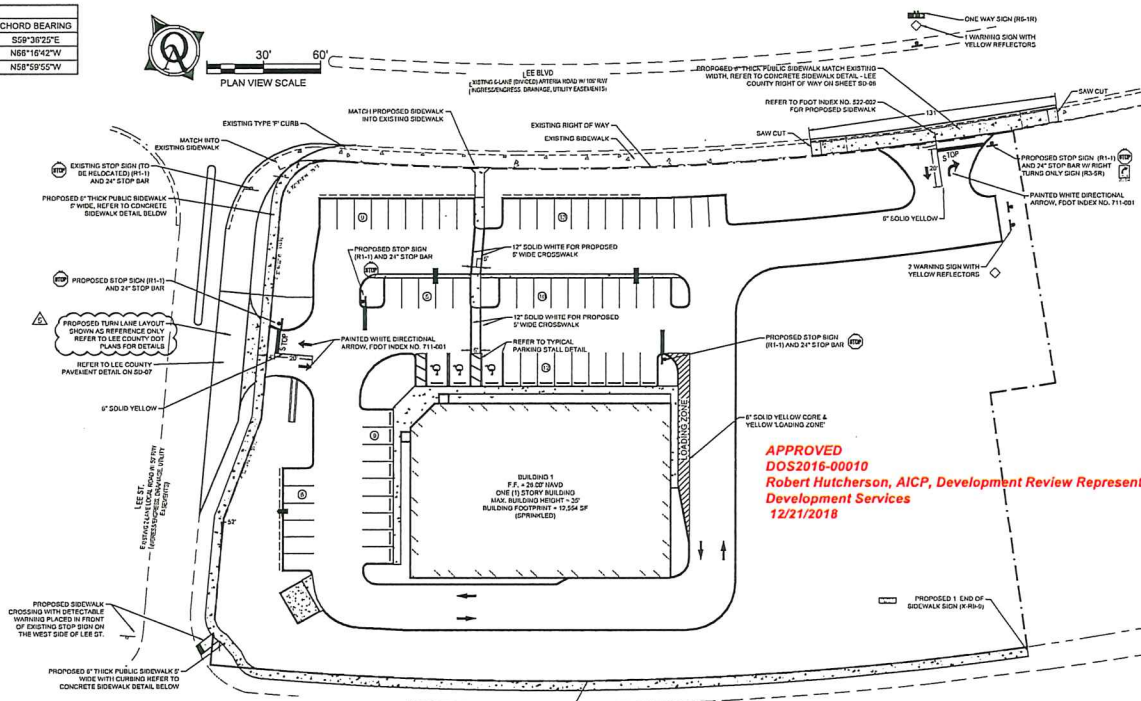
SIGNING AND PAVEMENT MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS LATEST EDITION.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 3" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
- ALL PAVEMENT MARKINGS WITHIN THE FOOT RIGHT OF WAY SHALL BE THERMO PLASTIC.
- ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY THE CONTRACTOR.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°33'34"	1,493.77	379.58	378.56	S59°30'22"E
C2	01°12'59"	1,829.89	34.60	34.60	N68°16'42"W
C3	13°20'35"	1,766.03	411.27	410.34	N58°59'55"W



PLAN VIEW SCALE
30' 60'



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

LEE CORNERS
MASTER STRIPING PLAN
4925 LEE BLVD.
LEHIGH ACRES, FL 33971

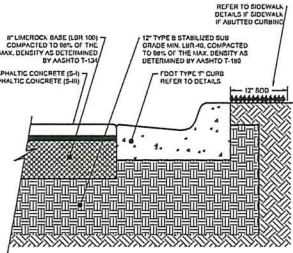
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
1401 Veronica Shoemaker Blvd. • Fort Myers, Florida 33916 • 239-936-5222
Certificate of Professional Engineer: 1488

APPROVED FOR THE
FL. REG. #2741
DATE: 12/21/2018
BY: [Signature]
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SD-06
06 OF 15

141116-PHASE 1.DWG

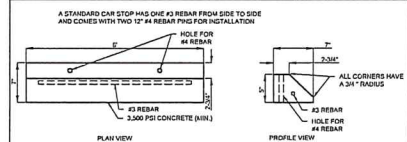
TYPICAL SIGN MOUNTING DETAIL

N.T.S.



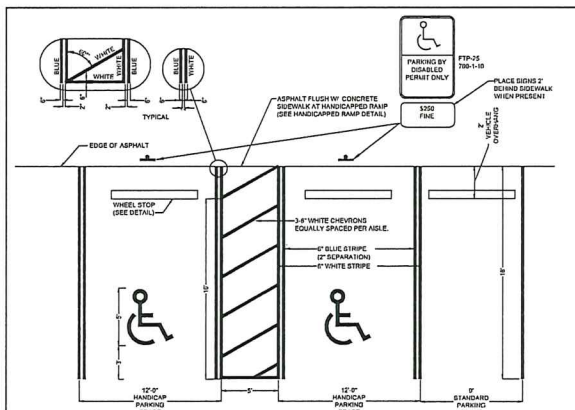
PAVEMENT SECTION - LEE COUNTY RIGHT OF WAY

N.T.S.



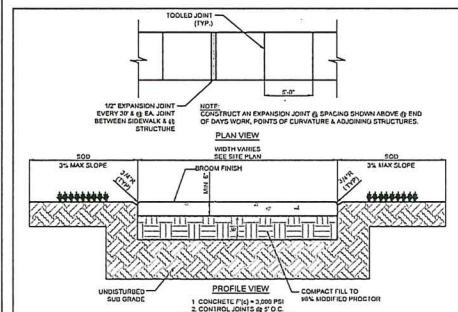
STANDARD WHEEL STOP DETAIL

N.T.S.



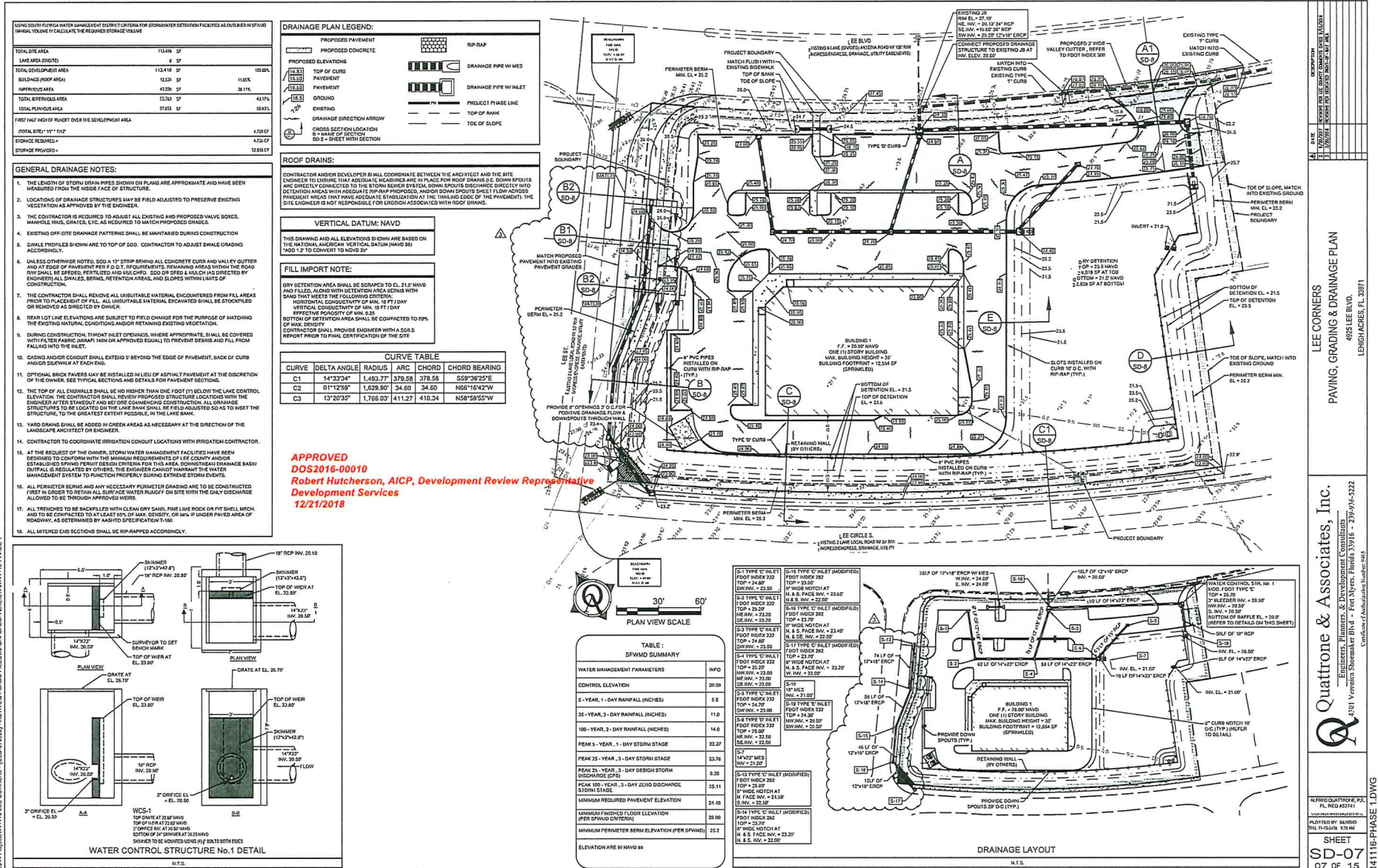
TYPICAL PARKING SPACES WITH CONCRETE WHEEL STOP DETAIL

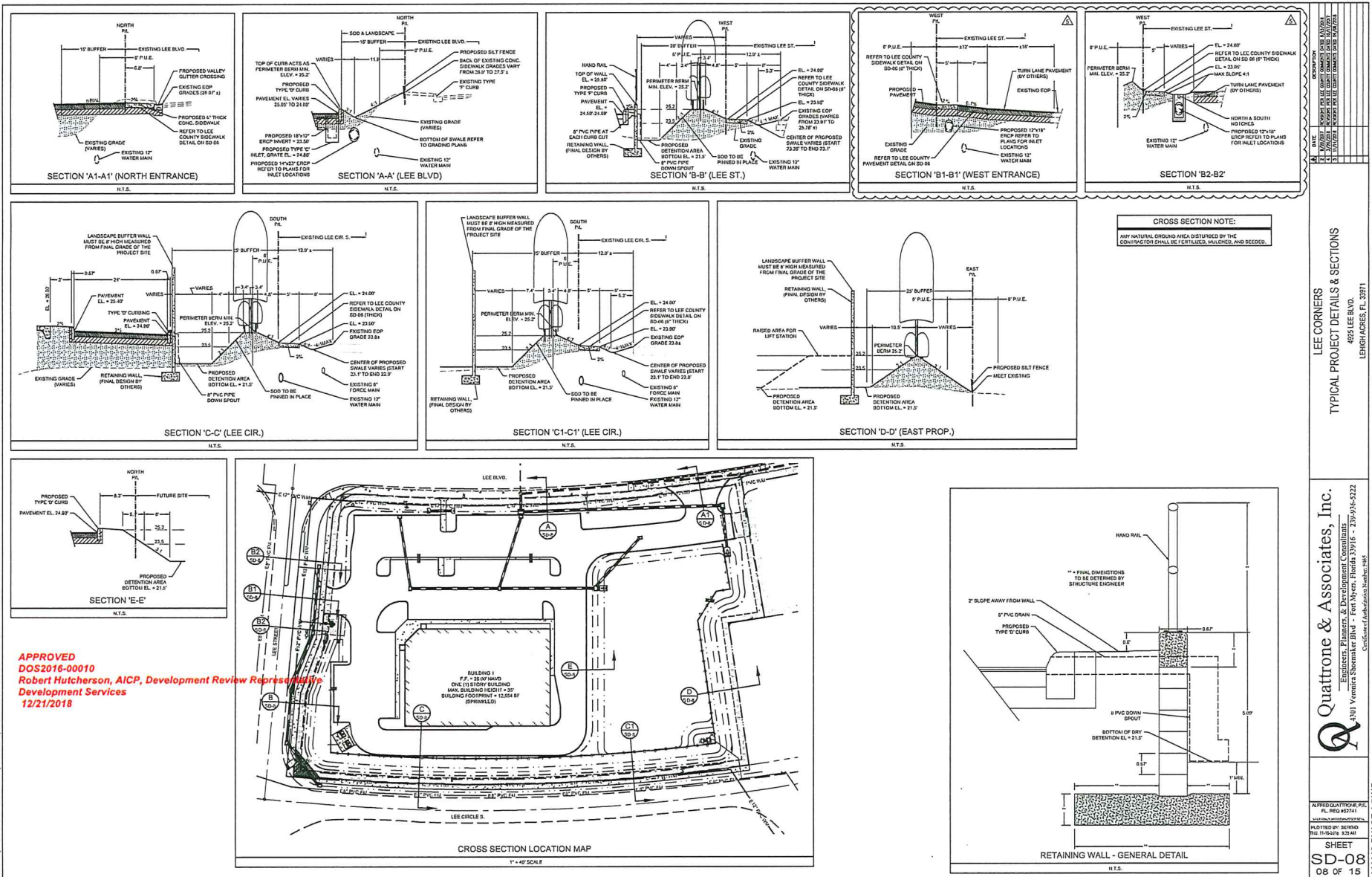
N.T.S.



CONCRETE SIDEWALK DETAIL - LEE COUNTY RIGHT OF WAY

N.T.S.





APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

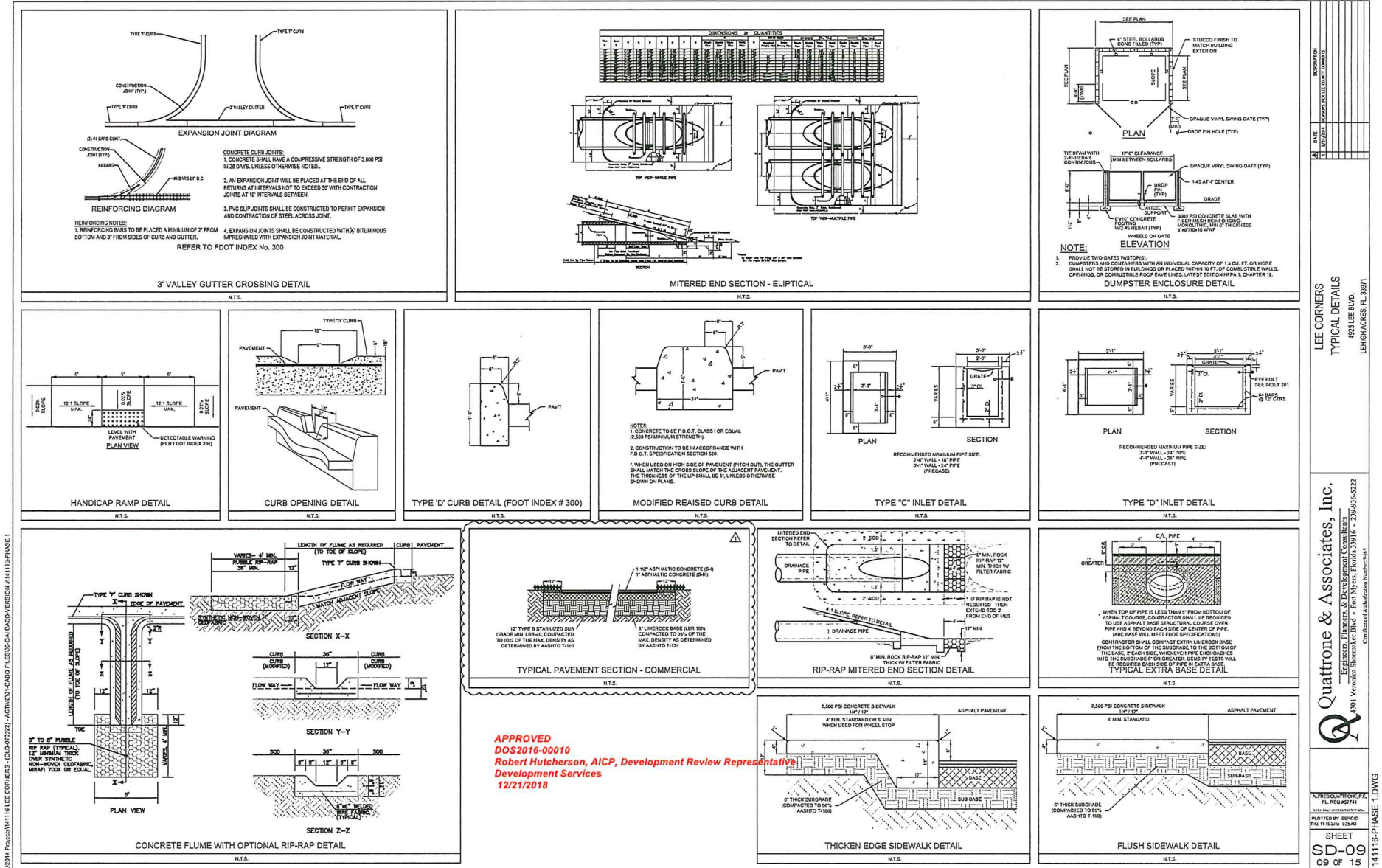
LEE CORNERS
TYPICAL PROJECT DETAILS & SECTIONS
4893 LEE BLVD.
LENGUACRES, FL 33971

Quattrone & Associates, Inc.
Estimates, Planners, & Development Consultants
4301 Ventura Shoreline Blvd. - Fort Myers, Florida 33916 - 239-936-5222
Contact: rquattrone@quattrone.com

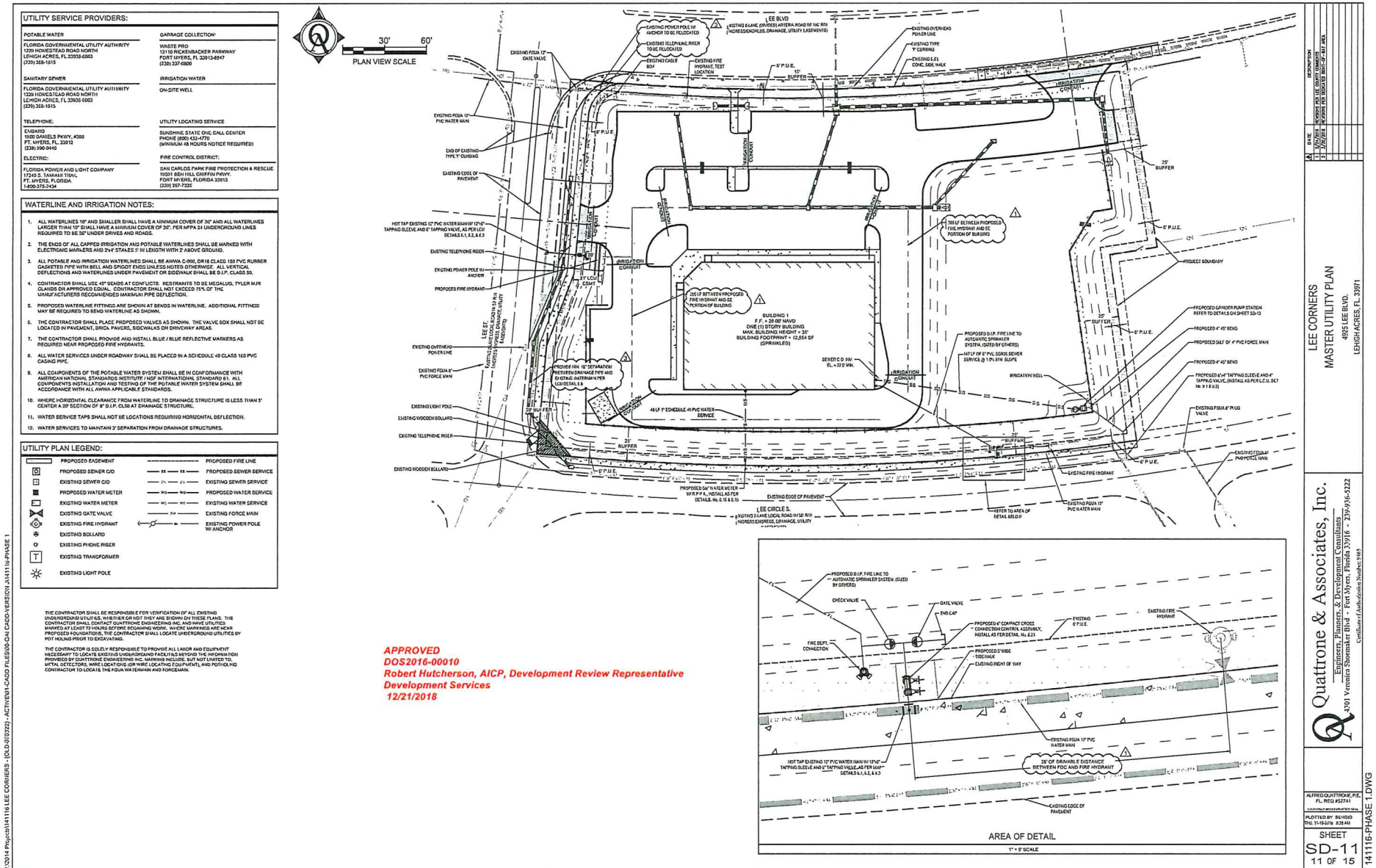
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FL REG #23741
DESIGN: QUATTRONE, P.E.
FL REG #23741
DRAWN BY: H. H. H. H.
FL REG #23741
CHECKED BY: H. H. H. H.
FL REG #23741
DATE: 11-15-2018 9:23 AM

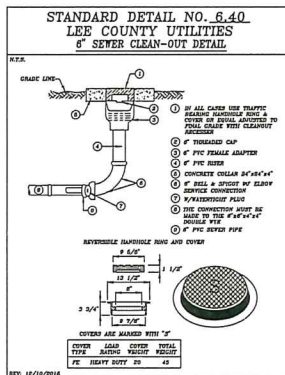
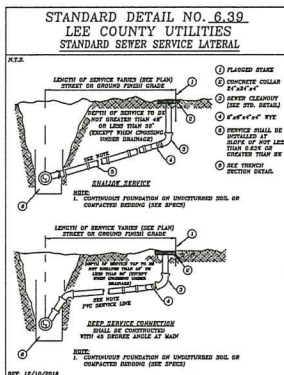
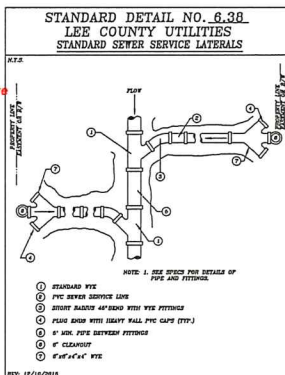
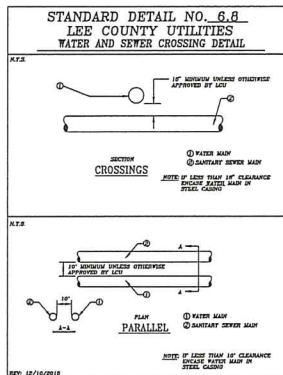
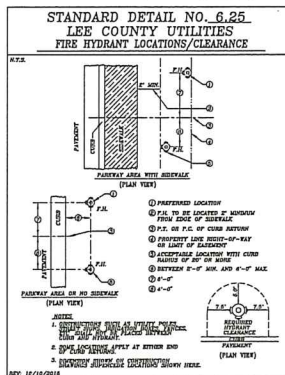
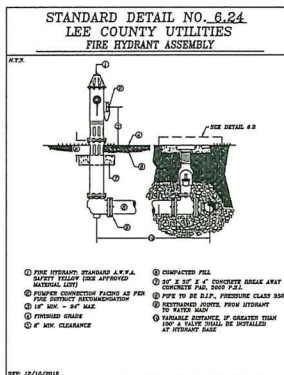
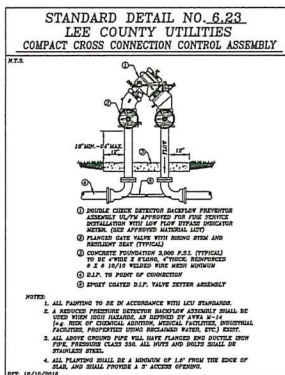
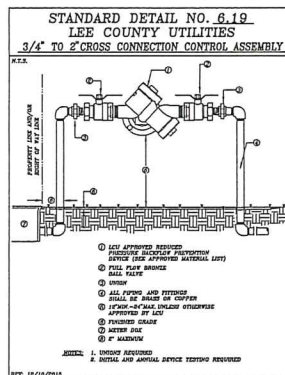
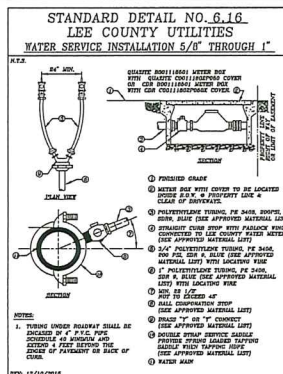
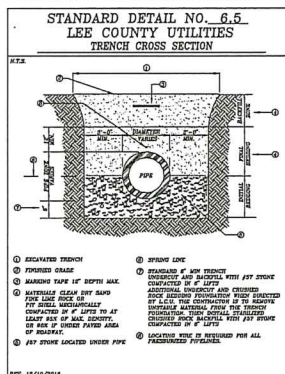
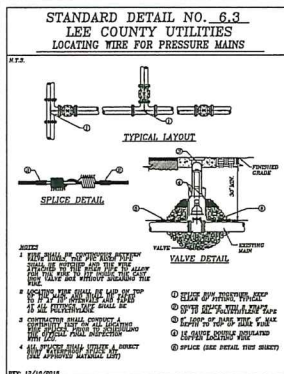
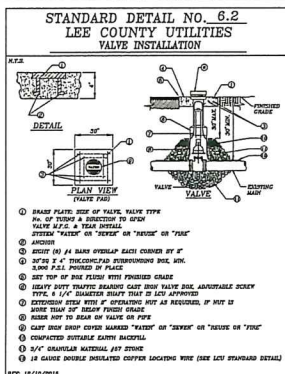
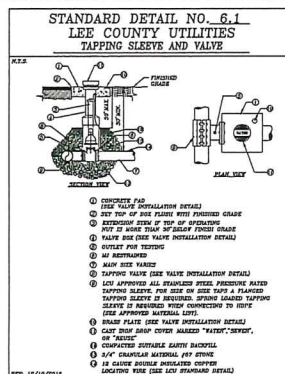
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SD-08
08 OF 15

141116-PHASE I.DWG



FIRE FLOW TABLE:						
Table 0-1 Minimum Required Fire Flow and Flow Duration for Buildings						
Fire Area (sq ft)	Fire Area (sq m)	Fire Flow (gpm)	Fire Flow (L/min)	Flow Duration (min)	Flow Duration (min)	Flow Duration (min)
10,000-15,000	914.4-1371.6	1,000	378.5	15	15	15
15,000-20,000	1371.6-1828.0	1,200	450.6	15	15	15
20,000-25,000	1828.0-2285.3	1,400	520.7	15	15	15
25,000-30,000	2285.3-2742.6	1,600	590.8	15	15	15
30,000-35,000	2742.6-3200.0	1,800	660.9	15	15	15
35,000-40,000	3200.0-3657.3	2,000	731.0	15	15	15
40,000-45,000	3657.3-4114.6	2,200	801.1	15	15	15
45,000-50,000	4114.6-4571.9	2,400	871.2	15	15	15
50,000-55,000	4571.9-5029.2	2,600	941.3	15	15	15
55,000-60,000	5029.2-5486.5	2,800	1011.4	15	15	15
60,000-65,000	5486.5-5943.8	3,000	1081.5	15	15	15
65,000-70,000	5943.8-6401.1	3,200	1151.6	15	15	15
70,000-75,000	6401.1-6858.4	3,400	1221.7	15	15	15
75,000-80,000	6858.4-7315.7	3,600	1291.8	15	15	15
80,000-85,000	7315.7-7773.0	3,800	1361.9	15	15	15
85,000-90,000	7773.0-8230.3	4,000	1432.0	15	15	15
90,000-95,000	8230.3-8687.6	4,200	1502.1	15	15	15
95,000-100,000	8687.6-9144.9	4,400	1572.2	15	15	15
100,000-105,000	9144.9-9602.2	4,600	1642.3	15	15	15
105,000-110,000	9602.2-10059.5	4,800	1712.4	15	15	15
110,000-115,000	10059.5-10516.8	5,000	1782.5	15	15	15
115,000-120,000	10516.8-10974.1	5,200	1852.6	15	15	15
120,000-125,000	10974.1-11431.4	5,400	1922.7	15	15	15
125,000-130,000	11431.4-11888.7	5,600	1992.8	15	15	15
130,000-135,000	11888.7-12346.0	5,800	2062.9	15	15	15
135,000-140,000	12346.0-12803.3	6,000	2133.0	15	15	15
140,000-145,000	12803.3-13260.6	6,200	2203.1	15	15	15
145,000-150,000	13260.6-13717.9	6,400	2273.2	15	15	15
150,000-155,000	13717.9-14175.2	6,600	2343.3	15	15	15
155,000-160,000	14175.2-14632.5	6,800	2413.4	15	15	15
160,000-165,000	14632.5-15089.8	7,000	2483.5	15	15	15
165,000-170,000	15089.8-15547.1	7,200	2553.6	15	15	15
170,000-175,000	15547.1-16004.4	7,400	2623.7	15	15	15
175,000-180,000	16004.4-16461.7	7,600	2693.8	15	15	15
180,000-185,000	16461.7-16919.0	7,800	2763.9	15	15	15
185,000-190,000	16919.0-17376.3	8,000	2834.0	15	15	15
190,000-195,000	17376.3-17833.6	8,200	2904.1	15	15	15
195,000-200,000	17833.6-18290.9	8,400	2974.2	15	15	15
200,000-205,000	18290.9-18748.2	8,600	3044.3	15	15	15
205,000-210,000	18748.2-19205.5	8,800	3114.4	15	15	15
210,000-215,000	19205.5-19662.8	9,000	3184.5	15	15	15
215,000-220,000	19662.8-20120.1	9,200	3254.6	15	15	15
220,000-225,000	20120.1-20577.4	9,400	3324.7	15	15	15
225,000-230,000	20577.4-21034.7	9,600	3394.8	15	15	15
230,000-235,000	21034.7-21492.0	9,800	3464.9	15	15	15
235,000-240,000	21492.0-21949.3	10,000	3535.0	15	15	15
240,000-245,000	21949.3-22406.6	10,200	3605.1	15	15	15
245,000-250,000	22406.6-22863.9	10,400	3675.2	15	15	15
250,000-255,000	22863.9-23321.2	10,600	3745.3	15	15	15
255,000-260,000	23321.2-23778.5	10,800	3815.4	15	15	15
260,000-265,000	23778.5-24235.8	11,000	3885.5	15	15	15
265,000-270,000	24235.8-24693.1	11,200	3955.6	15	15	15
270,000-275,000	24693.1-25150.4	11,400	4025.7	15	15	15
275,000-280,000	25150.4-25607.7	11,600	4095.8	15	15	15
280,000-285,000	25607.7-26065.0	11,800	4165.9	15	15	15
285,000-290,000	26065.0-26522.3	12,000	4236.0	15	15	15
290,000-295,000	26522.3-26979.6	12,200	4306.1	15	15	15
295,000-300,000	26979.6-27436.9	12,400	4376.2	15	15	15
300,000-305,000	27436.9-27894.2	12,600	4446.3	15	15	15
305,000-310,000	27894.2-28351.5	12,800	4516.4	15	15	15
310,000-315,000	28351.5-28808.8	13,000	4586.5	15	15	15
315,000-320,000	28808.8-29266.1	13,200	4656.6	15	15	15
320,000-325,000	29266.1-29723.4	13,400	4726.7	15	15	15
325,000-330,000	29723.4-30180.7	13,600	4796.8	15	15	15
330,000-335,000	30180.7-30638.0	13,800	4866.9	15	15	15
335,000-340,000	30638.0-31095.3	14,000	4937.0	15	15	15
340,000-345,000	31095.3-31552.6	14,200	5007.1	15	15	15
345,000-350,000	31552.6-32009.9	14,400	5077.2	15	15	15
350,000-355,000	32009.9-32467.2	14,600	5147.3	15	15	15
355,000-360,000	32467.2-32924.5	14,800	5217.4	15	15	15
360,000-365,000	32924.5-33381.8	15,000	5287.5	15	15	15
365,000-370,000	33381.8-33839.1	15,200	5357.6	15	15	15
370,000-375,000	33839.1-34296.4	15,400	5427.7	15	15	15
375,000-380,000	34296.4-34753.7	15,600	5497.8	15	15	15
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460,000-465,000	42070.5-42527.8	19,000	6689.5	15	15	15
465,000-470,000	42527.8-42985.1	19,200	6759.6	15	15	15
470,000-475,000	42985.1-43442.4	19,400	6829.7	15	15	15
475,000-480,000	43442.4-43899.7	19,600	6899.8	15	15	15
480,000-485,000	43899.7-44357.0	19,800	6969.9	15	15	15
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490,000-495,000	44814.3-45271.6	20,200	7110.1	15	15	15
495,000-500,000	45271.6-45728.9	20,400	7180.2	15	15	15
500,000-505,000	45728.9-46186.2	20,600	7250.3	15	15	15
505,000-510,000	46186.2-46643.5	20,800	7320.4	15	15	15
510,000-515,000	46643.5-47100.8	21,000	7390.5	15	15	15
515,000-520,000	47100.8-47558.1	21,200	7460.6	15	15	15
520,000-525,000	47558.1-48015.4	21,400	7530.7	15	15	15
525,000-530,000	48015.4-48472.7	21,600	7600.8	15	15	15
530,000-535,000	48472.7-48930.0	21,800	7670.9	15	15	15
535,000-540,000	48930.0-49387.3	22,000	7741.0	15	15	15
540,000-545,000	49387.3-49844.6	22,200	7811.1	15	15	15
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575,000-580,000	52588.4-53045.7	23,600	8301.8	15	15	15
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605,000-610,000	55332.2-55789.5	24,800	8722.4	15	15	15
610,000-615,000	55789.5-56246.8	25,000	8792.5	15	15	15
615,000-620,000	56246.8-56704.1	25,200	8862.6	15	15	15
620,000-625,000	56704.1-57161.4	25,400	8932.7	15	15	15
625,000-630,000	57161.4-57618.7	25,600	9002.8	15	15	15
630,000-635,000	57618.7-58076.0	25,800	9072.9	15	15	15
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640,000-645,000	58533.3-58990.6	26,200	9213.1	15	15	15
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650,000-655,000	59447.9-59905.2	26,600	9353.3	15	15	15
655,000-660,000	59905.2-60362.5	26,800	9423.4	15	15	15
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670,000-675,000	61277.1-61734.4	27,400	9633.7	15	15	15
675,000-680,000	61734.4-62191.7	27,600	9703.8	15	15	15
680,000-685,000	62191.7-62649.0	27,800	9773.9	15	15	15
685,000-690,000	62649.0-63106.3	28,000	9844.0	15	15	15
690,000-695,000	63106.3-63563.6	28,200	9914.1			





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Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

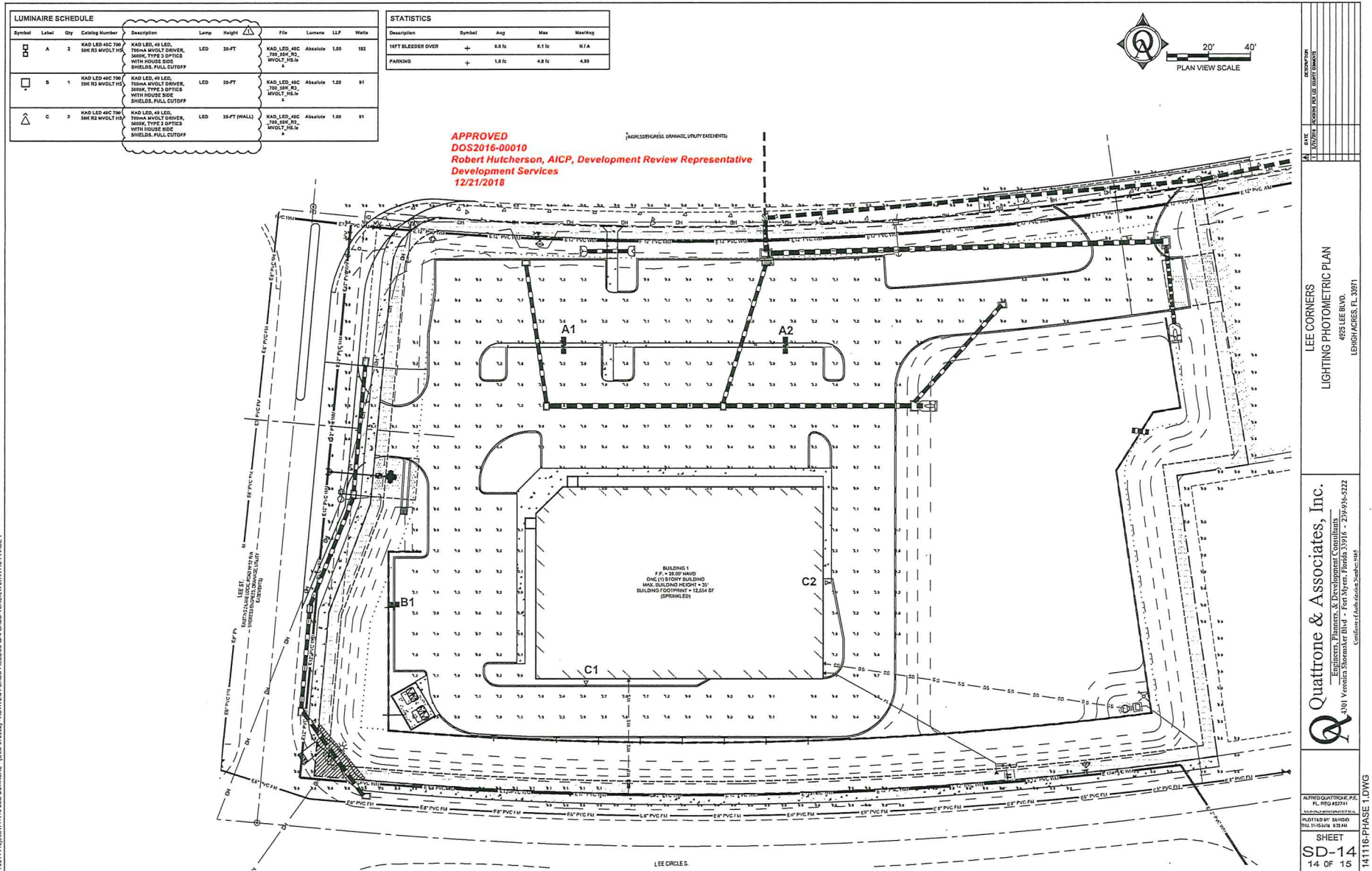
LEE CORNERS
LCU DETAILS
4925 LEE BLVD.
LEHIGH ACRES, FL 33971

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
 4201 Veronica Shoremaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Accreditation Number: 1485

ALFRED QUATTROCK, P.E.
FL. REG #52741
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Certificate of Authorizing Number: 9465

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FEATURES & SPECIFICATIONS

DESCRIPTION: *See page 10* **Model:** *See page 10* **Part Number:** *See page 10*

INSTALLATION: *See page 10* **Notes:** *See page 10*

WARRANTY: *See page 10*

CONTACT: *See page 10*

Name	
Address	
City	
State	
Zip	
Phone	
Fax	
E-mail	

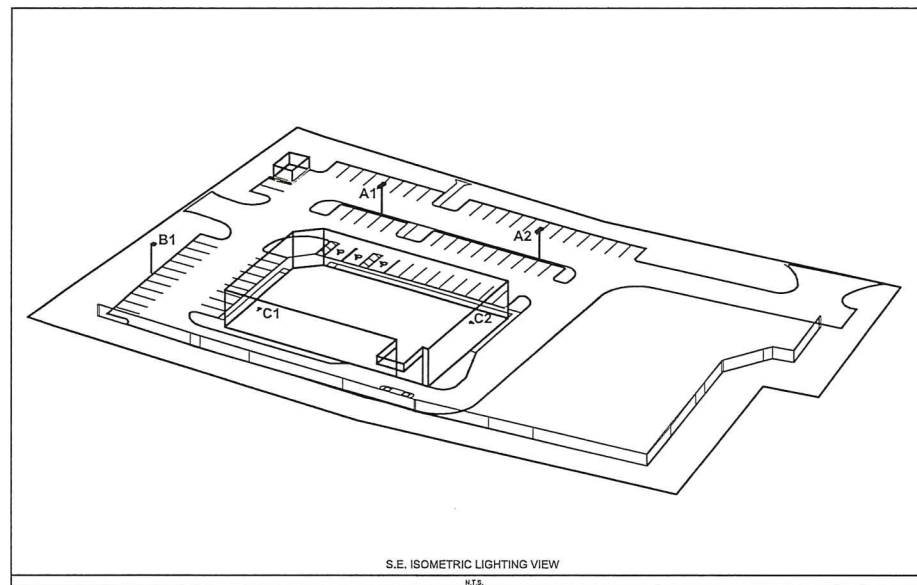
Rated Wattage

SSA

SHOCK RESISTANT DIMMER

Example: 100-010-010-010

No.	Description	Quantity	Unit Price	Total Price
1	100-010-010-010	1	\$10.00	\$10.00
2	100-010-010-010	1	\$10.00	\$10.00
3	100-010-010-010	1	\$10.00	\$10.00
4	100-010-010-010	1	\$10.00	\$10.00
5	100-010-010-010	1	\$10.00	\$10.00
6	100-010-010-010	1	\$10.00	\$10.00
7	100-010-010-010	1	\$10.00	\$10.00
8	100-010-010-010	1	\$10.00	\$10.00
9	100-010-010-010	1	\$10.00	\$10.00
10	100-010-010-010	1	\$10.00	\$10.00
11	100-010-010-010	1	\$10.00	\$10.00
12	100-010-010-010	1	\$10.00	\$10.00
13	100-010-010-010	1	\$10.00	\$10.00
14	100-010-010-010	1	\$10.00	\$10.00
15	100-010-010-010	1	\$10.00	\$10.00
16	100-010-010-010	1	\$10.00	\$10.00
17	100-010-010-010	1	\$10.00	\$10.00
18	100-010-010-010	1	\$10.00	\$10.00
19	100-010-010-010	1	\$10.00	\$10.00
20	100-010-010-010	1	\$10.00	\$10.00
21	100-010-010-010	1	\$10.00	\$10.00
22	100-010-010-010	1	\$10.00	\$10.00
23	100-010-010-010	1	\$10.00	\$10.00
24	100-010-010-010	1	\$10.00	\$10.00
25	100-010-010-010	1	\$10.00	\$10.00
26	100-010-010-010	1	\$10.00	\$10.00
27	100-010-010-010	1	\$10.00	\$10.00
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42	100-010-010-010	1	\$10.00	\$10.00
43	100-010-010-010	1	\$10.00	\$10.00
44	100-010-010-010	1	\$10.00	\$10.00
45	100-010-010-010	1	\$10.00	\$10.00
46	100-010-010-010	1	\$10.00	\$10.00
47	100-010-010-010	1	\$10.00	\$10.00
48	100-010-010-010	1	\$10.00	\$10.00
49	100-010-010-010	1	\$10.00	\$10.00
50	100-010-010-010	1	\$10.00	\$10.00
51	100-010-010-010	1	\$10.00	\$10.00
52	100-010-010-010	1	\$10.00	\$10.00



APPROVED
DOS2016-00010
Robert Hutcherson, AICP, Development Review Representative
Development Services
12/21/2018

LEE CORNERS
LIGHTING PHOTOMETRIC DETAILS
4925 LEE BLVD.
LEHIGH ACRES, FL 33971

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 1845

ALFRED QUATTROCHI, P.E.
FL. REG #52741
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Attachment K

Comparison of Incompatible Uses: Community Commercial Versus General Commercial			
Use	Community Commercial	General Commercial	Notes
Animals: Kennels	-	P	Requires 200-foot Buffers
Automobile Repair and Service, Group II	-	P	
Boat Sales	-	P	
Boat Storage, Dry, Not Exceeding 18 feet Above Grade	-	P	
Boat Storage, Dry, Exceeding 18 Feet Above Grade	-	SE	
Business Services, Group II	-	P	Includes uses with outdoor such as towing and horticultural services
Bus Station or Depot	SE	P	
Contractors and Builders, Group III	-	P	Includes storage of Heavy Equipment
Farm Equipment Sales, Storage, Rental, or Service	-	P	
Flea Market, Open	-	SE	
Household and Office Furnishings, Group III	-	P	Includes Prefabricated Pools
Mass Transit Depot or Maintenance Facility (government owned)	-	P	
Mobile Home Dealers	-	SE	Subject to 34-1352
Parks, Group II	-	P	Includes large facilities such as arenas and stadiums
Plant Nursery	-	P	
Recycling Facility	-	SE	
Repair Shops Group III	-	P	Household Appliances
Repair Shops Group IV	-	P	Gas-powered equipment
Transportation Services, Group III	-	P	Bus-related services
Truck Stop	-	P	

Attachment K

Used Merchandise Stores, Group IV	-	P	Building materials
Vehicle and Equipment Dealers, Group I	-	P	Auto and truck dealers
Vehicle and Equipment Dealers, Group III	-	P	Boat and yacht dealers
Vehicle and Equipment Dealers, Group IV	-	P	Recreational vehicles and busses
Vehicle and Equipment Dealers, Group V	-	P	Construction equipment