

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

WHEREAS, Phoenix Associates of Florida, Inc., filed an application on behalf of the property owners, 41 Pine RRV, LLC, and 8B Pine Island Express Car Wash, LLC, both c/o Ronen Graziani, to rezone a 9.7± acre parcel from Commercial (C-1 and C-1A) and Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Pine Island Road CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on August 14, 2024. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her office on or before August 30, 2024. On August 28, 2024, the Hearing Examiner granted an extension to keep the record open and requested Staff and the Applicant to submit written submissions to her office on or before September 6, 2024. On September 6, 2024, the Hearing Examiner granted an extension to keep the record open and requested Staff and the Applicant to submit written submissions to her office on or before October 4, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2023-00015 and recommended APPROVAL of the request with conditions; and

WHEREAS, a second public hearing was advertised to be heard on November 6, 2024 before the Lee County Board of Commissioners. On November 6, 2024, prior to commencing the case presentation, at the request of the Staff and Applicant, the Board of County Commissioners remanded the case back to the Hearing Examiner; and

WHEREAS, a third public hearing before the Hearing Examiner was advertised and held on December 19, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record and recommended APPROVAL of the request with conditions; and

WHEREAS, a fourth public hearing was advertised and held on February 5, 2025 before the Lee County Board of Commissioners; and

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 9.7± acre parcel from C-1, C-1A and AG-2 to CPD, to allow 121,800 square feet of commercial uses with maximum heights of 45 feet. The request seeks alternative development scenarios as follows:

Option A:

- Up to 100,000 sq. ft. mini or public warehouse
- 4,000 sq. ft. carwash
- 2,500 sq. ft. auto repair services
- 5,000 sq. ft. fast food restaurant
- 7,800 sq. ft. commercial retail uses

Option B:

- Up to 100,000 sq. ft. mini or public warehouse
- 4,000 sq. ft. carwash
- 2,500 sq. ft. auto repair services
- 7,500 sq. ft. convenience food and beverage store with 16 fuel pumps

The property is located in the Sub-Outlying Suburban and Intensive Development Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP). Development must be consistent with four-page MCP dated September 23, 2024, entitled "Pine Island Road CPD", prepared by Phoenix Associates of Florida, Inc. except as modified by the conditions below (Exhibit C).

Lee Plan and LDC. Development must comply with the Lee Plan and LDC, except where deviations are approved herein. Amendments to the MCP, conditions, or deviations require further review and approval.

Approved Development Parameters. The property is approved to develop up to 121,800 square feet of commercial land uses as follows:

Option A:

- Up to 100,000 sq. ft. mini-warehouse/public warehouse
- 4,000 sq. ft. carwash
- 2,500 sq. ft. auto repair services
- 5,000 sq. ft. fast food restaurant
- 7,800 sq. ft. commercial retail uses

Option B:

- Up to 100,000 sq. ft. mini-warehouse/public warehouse
- 4,000 sq. ft. carwash
- 2,500 sq. ft. auto repair services
- 7,500 convenience food and beverage store with 16 fuel pumps

2. Schedule of Permitted Uses and Property Development Regulations

a. Permitted Uses

Accessory uses, buildings, and structures
ATM (Automated Teller Machine)

Auto parts store (with installation services)
 Automobile Repair and Service: Groups I, II
 Automobile Service Station
 Bank & Financial Establishments: Groups I, II
 Car Wash
 Clothing Store, General
 Convenience Food and Beverage Store (limited to a maximum of 16 fuel pumps)
 Drive-through facility for any permitted use
 Essential Service Facilities: Group I
 Excavation: Water Retention
 Food Stores: Group I
 Hardware Store
 Hobby, Toy, and Game Shops
 Laundry or Dry Cleaning: Group I
 Lawn and Garden Supply Store
 Paint, Glass, and Wallpaper
 Parking Lot (accessory)
 Personal Services: Groups I-IV (Excludes bail bonding, escort services, fortune tellers, palm readers or card readers, massage parlors, and tattoo parlors)
 Pet Shop
 Rental and Leasing Establishments: Groups I, II
 Repair Shops: Groups I, II
 Restaurant, Fast Food
 Self-Service Fuel Pumps, in conjunction with a Convenience Food and Beverage Store
 Signs
 Specialty Retail Shops: Groups I, II, & III
 Temporary Uses
 Used Merchandise Stores: Groups I (except pawn shops), II, III
 Variety Store
 Warehouse: Public
 Mini Warehouse

b. Site Development Regulations

Development Criteria	Commercial
Setbacks	
Perimeter	25 feet
Side Yard	15 feet
Rear	20 feet
Preserve	30 feet
Maximum Building Height	45 feet
Overall Minimum Lot Area and Dimensions	
Area	25,000 sq. feet
Width	150 feet
Depth	150 feet
Maximum Building Coverage	40 percent

3. Open Space
Development order plans must depict a total of 2.56 acres open space.
4. Indigenous Open Space
Development order plans must depict 1.00 acres of indigenous preserve area to include 135 percent credit (1.35 acres of indigenous open space with credits). Plans must substantially comply with the MCP.
5. Indigenous Restoration and Buffers
The first development order application must include an indigenous restoration plan. Restoration plants used to meet right-of-way buffer requirements must comply with LDC § 10-416(d). Supplemental buffer landscaping must comply with LDC § 10-420. An above ground temporary irrigation system must be specified on the development order plans.
6. Enhanced Buffer on Herron Road
Development order plans must depict an LDC "Type F" buffer along the eastern edge of Herron Road, north and south of the onsite native preserve.
7. Warehouse Hours of Operation
Warehouse operations are limited to the hours of 7:00 a.m. to 10:00 p.m. daily. If the property owner intends to operate warehouse uses 24 hours a day, there must be security personnel onsite between the hours of 10:00 p.m. and 7:00 a.m.
8. Buffers Around Warehouse Uses
 - a. Development order submittals for mini or public warehouse must reflect an enhanced 15-foot-wide buffer along the internal accessway abutting the mini or public warehouse with landscape vegetation meeting LDC § 34-1353(e)(1) specifications. Tree and shrub species must be consistent along the internal accessway to create a unified landscape plan.
 - b. Development order submittals for mini or public warehouses must include landscape plans depicting a five-foot-wide buffer along the southeast property line abutting Community Commercial zoned property.
9. Site Access
Access to US 41 and SR 78 depicted on the MCP is conceptual and subject to modification based upon final approval from Florida Department of Transportation.
10. Commercial Trucks Prohibited on Herron Road
Development order plans must depict the posting location of signs prohibiting trucks from using Herron Road for ingress to or egress from the site.
11. Dumpsters
Dumpsters are prohibited within 100 feet of the Herron Road right-of-way.
12. Carwash Hours of Operation
Carwash may be operated between the hours of 8:00 a.m. and 7:00 p.m., seven days a week.

13. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS

1. Required Parking Spaces

Deviation (1) seeks relief from the LDC § 34-2020(b), which requires non-residential uses, particularly mini or public warehouse, to provide a minimum of one space per 25 storage units to allow for a minimum of one space per 50 storage units, with a minimum of five spaces. This deviation is APPROVED.

2. Buffers

Deviation (2) seeks relief from the LDC § 34-1353(e), which requires convenience food and beverage stores, automobile service stations, fast food restaurants, and car washes to provide 15-foot-wide right-of-way buffer if abutting an internal accessway to a commercial development to allow for a 10-foot-wide buffer where those uses adjacent to internal rights-of-way in the locations depicted on the MCP. This deviation is APPROVED.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The requested CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 6, 11, 30, 60, 61, 77, 95, 125, 158, 159; Objectives 2.1, 4.1, 6.1, 11.1, 11.2, 30.2, 77.2, 77.3, 126.2, and Policies 1.1.2, 1.1.11, 1.6.5, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 30.2.5, 39.1.3, 135.9.6, Lee Plan Maps 1-A, 1-B, 1-C, 2-A, 3-C, 3-D, 4-A, 4-B, 4-E, Table 1(b).
2. As conditioned, the Pine Island Road CPD:
 - a. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.
 - b. Is compatible with existing or planned uses in the surrounding area. Lee Plan Goals 2, 6, 30, Objectives 2.1, 2.2, 11.2, and Policies 1.1.2, 1.1.11, 5.1.5, 6.1.4, 11.2.1, 30.3.1, 39.1.3, 135.9.5, 135.9.6; LDC §§ 34-411, 34-413.
 - c. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 39.1, Policies 6.1.4, 6.1.5, 30.3.3, 38.1.1, 39.1.1, 39.2.2.

- d. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 6.1.5, 38.1.1, 38.1.5, 39.1.3, 39.2.1; LDC §§ 2-261 *et seq.*, 34-411(d) and (e).
 - e. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 77, 125, Objectives 77.3, 126.2, Policies 6.1.6, 60.1.1, 61.3.6, 77.3.1, 77.3.3, 125.1.2, 125.1.3, 126.2.1, and Standard 4.1.4; and
 - f. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 11, 95, Objectives 2.1, 2.2, 4.1, 6.1, 158.3, Policies 2.2.1, 4.1.1, 4.1.2, 6.1.4, 11.2.1, 39.2.1, 65.2.1, 158.3.1, 160.1.1, Standards 4.1.1, 4.1.2.
- 3. The proposed uses are appropriate at the location. Lee Plan Goals 2, 6, 11, 30; Objectives 2.1, 2.2, 11.2, Policies 2.1.1, 2.1.2, 6.1.7, 6.1.8, 11.2.5, 39.1.3, 135.9.6, Lee Plan Table 1(b).
 - 4. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Goals 30, 125, Objectives 77.2, 77.3, 126.2, Policies 5.1.5, 6.1.4, 30.3.1, 53.1.5, 56.1.4, 77.3.1, 126.2.1, 135.9.6; LDC §§ 34-377(a)(3), 34-411 and 34-932(c).
 - 5. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§ 34-373(a)(9), 34-377(a)(4).
 - 6. Will be served by urban services and infrastructure. Lee Plan Goal 2, Objectives 2.1, 2.2, Policy 2.2.1, 4.1.1, 4.1.2.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

Adopted by unanimous consent.

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 5th day of February 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: Melinda Butler
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Cecil L Pendergrass
Vice, Chair

Commissioner Cecil L Pendergrass,
Lee County Board of County Commissioners
District 2

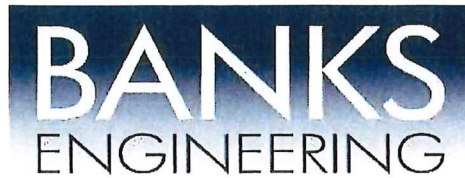
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Joseph A. Adams
Joseph A. Adams
Assistant County Attorney
County Attorney's Office



RECEIVED
MINUTES OFFICE
MB
2025 MAR -4 PM 3:33

Exhibit A



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING A PORTION OF LOT 8, LITTLE GROVES UNIT "B", AS RECORDED IN PLAT BOOK 9, PAGE 11, ALL OF LOT 4, MARIANA PARK ADDITION NO. 1, AS RECORDED IN PLAT BOOK 10, PAGE 36, ALL OF LOTS 8, 9, 10, 11, 12, AND PORTIONS OF LOTS 13 AND 14, MARIANA PARK 3RD ADDITION, AS RECORDED IN PLAT BOOK 12, PAGE 61, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 102, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2614, PAGES 3177 THROUGH 3197, OF SAID PUBLIC RECORDS; THENCE S 89°54'05" E ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF NE PINE ISLAND ROAD (STATE ROAD 78 – WIDTH VARIES) FOR 472.90 FEET; THENCE S 44°54'04" E ALONG SAID SOUTH LINE AND SAID RIGHT-OF-WAY LINE FOR 33.81 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. CLEVELAND AVENUE (U.S. 41 / STATE ROAD 45 – 200 FEET WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,964.79 FEET, TO WHICH POINT A RADIAL LINE BEARS S 81°47'47" W; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'37" FOR 552.48 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID MARIANA PARK ADDITION NO. 1; THENCE N 89°56'16" W ALONG SAID NORTH LINE FOR 181.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 3 OF SAID MARIANA PARK ADDITION NO. 1; THENCE S 00°17'45" E ALONG SAID WEST LINE FOR 343.97 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PINEAPPLE LANE (50 FEET WIDE); THENCE N 89°56'16" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 339.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 84°37'20" FOR 36.92 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HERRON ROAD (50 FEET WIDE); THENCE N 05°18'56" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 885.63 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PARCEL CONTAINS: 9.71 ACRES, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTH RIGHT-OF-WAY LINE OF N.E. PINE ISLAND ROAD (STATE ROAD 78) BEARS S 89°54'05" E. THE SCALE FACTOR IS 0.999942347.

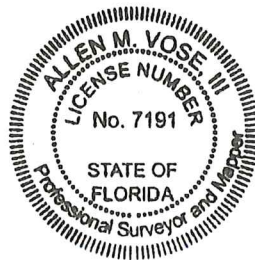
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 05-30-2023.

Digitally signed by Allen M Vose III
Date: 2023.06.09 11:38:23 -04'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 06-09-2023
S:\Jobs\86xx\8638\Surveying\Descriptions\8638P BNDY LGL.doc
S:\Jobs\86xx\8638\Surveying\Descriptions\8638P BNDY SKT.dwg



REVIEWED
DCI2023-00015
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/7/2024

SHEET 1 OF 2
• SERVING THE STATE OF FLORIDA •

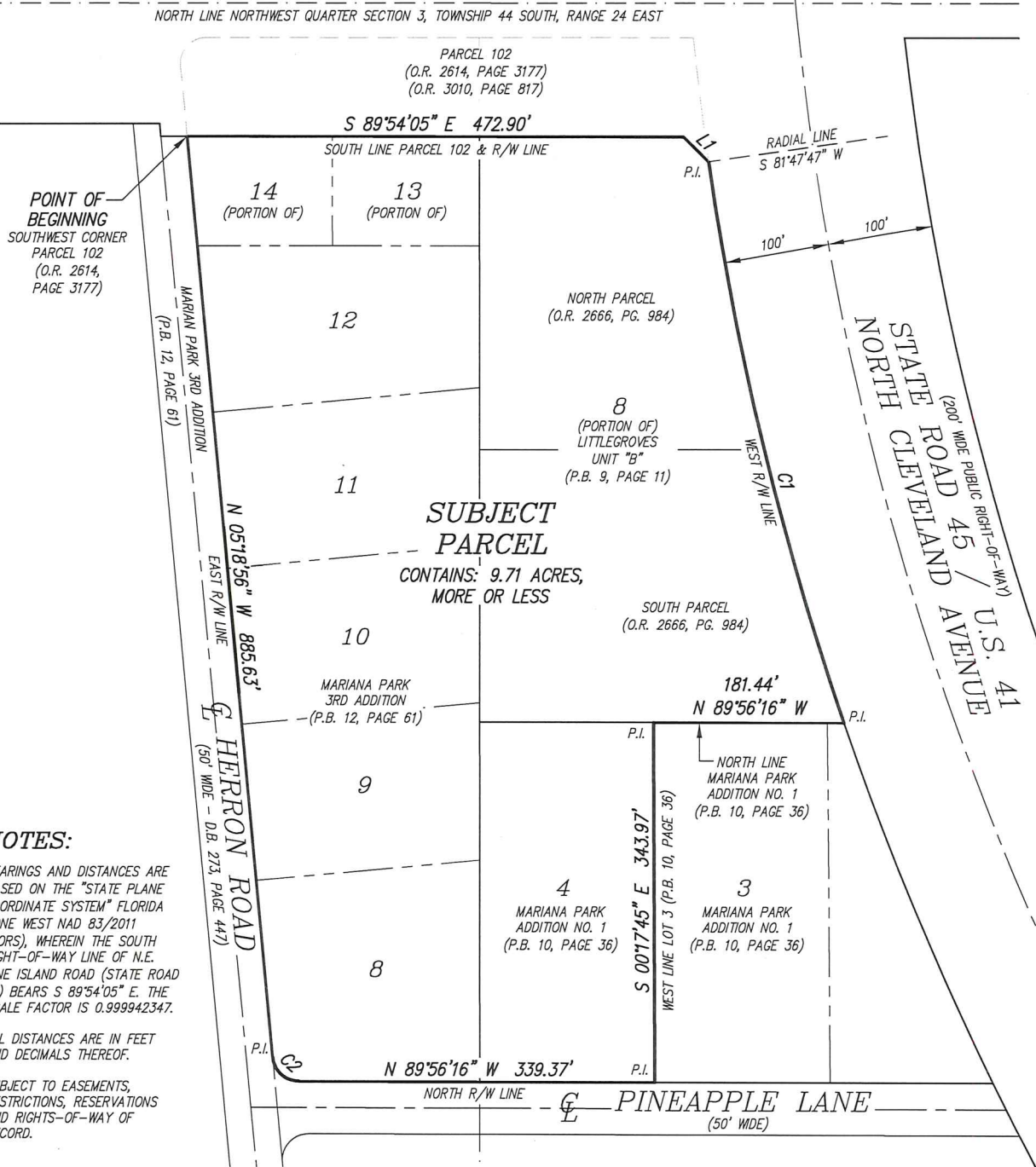
10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

SKETCH OF DESCRIPTION

REVIEWED
DCI2023-00015
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/7/2024

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

STATE ROAD 78
NE PINE ISLAND ROAD
(PUBLIC RIGHT-OF-WAY - WIDTH VARIES)



NOTES:

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTH RIGHT-OF-WAY LINE OF N.E. PINE ISLAND ROAD (STATE ROAD 78) BEARS S 89°54'05" E. THE SCALE FACTOR IS 0.999942347.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2964.79'	10°40'37"	552.48'	551.68'	S 13°32'31" E
C2	25.00'	84°37'20"	36.92'	33.66'	N 47°37'36" W

LEGEND:

INDICATES CENTERLINE
INDICATES PLAT BOOK
INDICATES DEED BOOK
INDICATES RIGHT-OF-WAY
INDICATES LOT NUMBER 8
INDICATES INSTRUMENT NUMBER
INDICATES POINT OF INTERSECTION
INDICATES LINE DATA: SEE LINE TABLE
INDICATES CURVE DATA: SEE CURVE TABLE
INDICATES PROFESSIONAL SURVEYOR AND MAPPER
INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

LINE TABLE

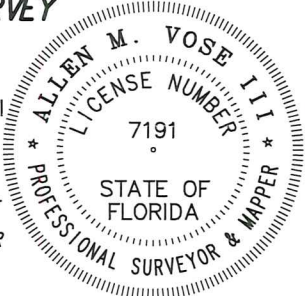
LINE	BEARING	DISTANCE
L1	S 44°54'04" E	33.81'

SEE SHEET 1 OF 2 FOR COMPLETE
METES AND BOUNDS LEGAL DESCRIPTION
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Digitally signed by Allen M Vose III
Date: 2023.06.09 11:38:41 -04'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

DATE SIGNED: 06-09-2023
THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

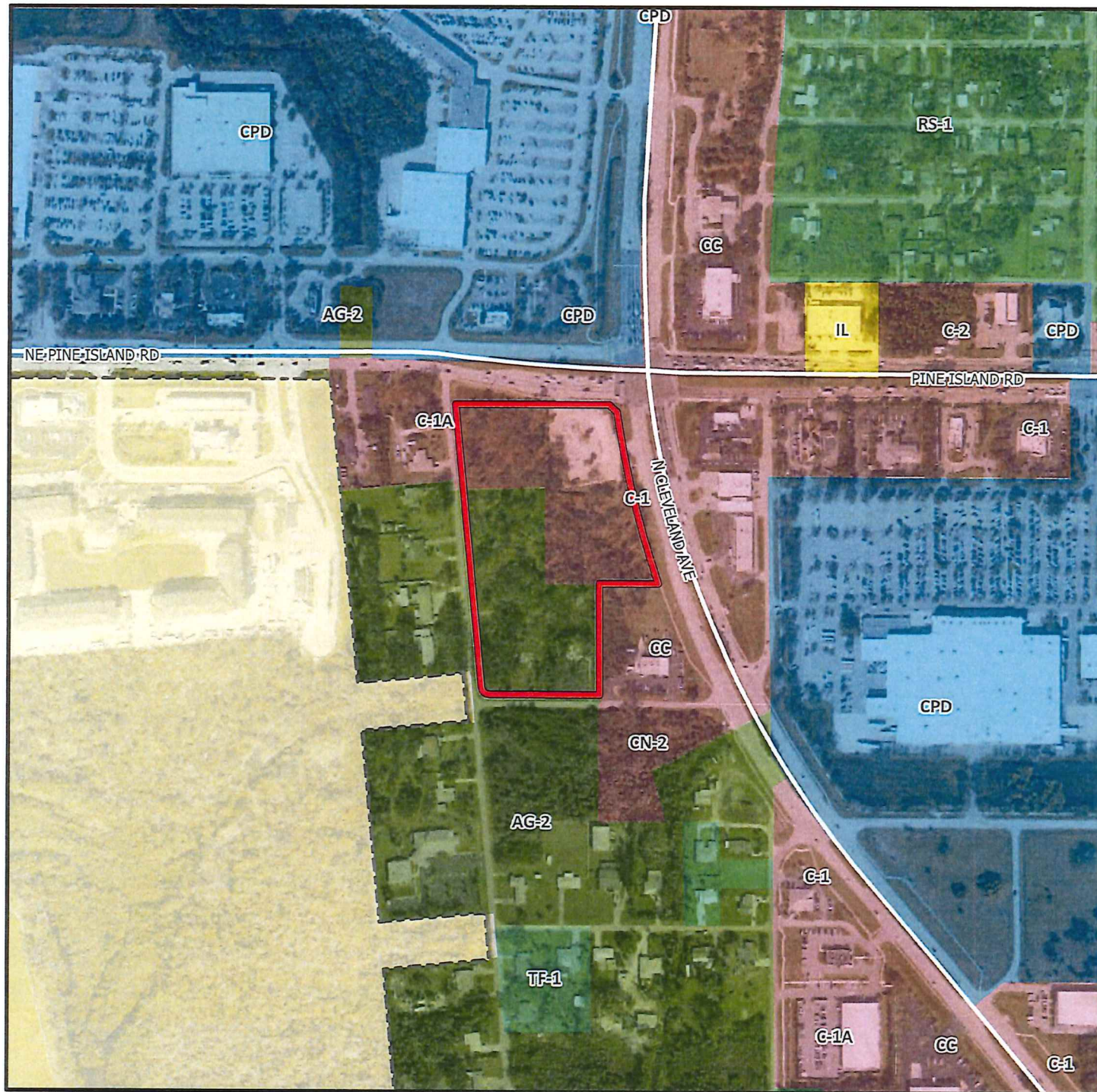


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FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

SKETCH OF DESCRIPTION
14993 N CLEVELAND AVE
NORTH FORT MYERS, LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
05-30-2023	8638P	BNDY SKT	AMV	AMV	1" = 150'	2	2	03-44-24

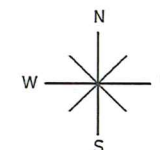


DCI2023-00015

Zoning

 Subject Property

 City Limits



0 250 500 750
Feet

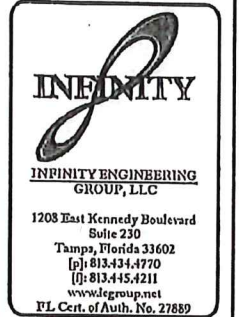
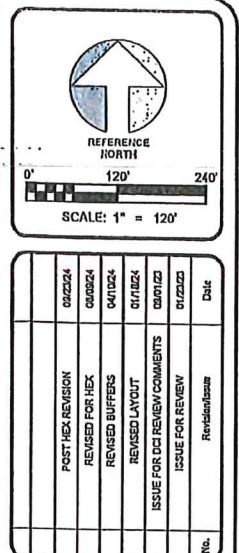


SITE LOCATION:	SWO OF N CLEVELAND AVE & NE PINE ISLAND RD LEE COUNTY, FL 33993
PROJECT AREA:	9.71 ACRE ±
STRAP NUMBER:	0344240100000000B 0344240100000001A 0344240100000000B 0344240600000000A 0344241100000000B 0344241100000000B 0344241100000000B 03442411000000100 03442411000000110 03442411000000120 03442411000000130 03442411000000140
ZONING/REZONING	C-1, C-1A & AG-2 TO <u>CPD</u>

<u>LAND USE</u>	<u>AREA</u>
ON-SITE INDIGENOUS PRESERVE PROVIDED	1.00 ACRES
OTHER OPEN SPACE PROVIDED	1.56 ACRES
TOTAL OPEN SPACE REQUIRED	2.56 ACRES
TOTAL OPEN SPACE PROVIDED	2.56 ACRES
PUBLICLY ACCESSIBLE OPEN SPACE REQUIRED	0.35 ACRES
PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED	0.35 ACRES

The diagram illustrates a road cross-section with various traffic signs and pavement markings. On the left, a white rectangular sign is labeled "CPD BOUNDARY". Below it, a blue rectangular sign with a white border is labeled "BUILDING". On the right, a series of horizontal lines represent a "PEDESTRIAN CROSSWALK". Below this, three blue signs with white symbols (a person, a bicycle, and a car) are labeled "VEHICULAR FLOW/DIRECTION". Further down, a rectangular sign with diagonal hatching is labeled "LOADING ZONE". Below that, a rectangular sign with a white border is labeled "PAVEMENT EDGE DRIVE". At the bottom, a rectangular sign with a black and white checkered pattern is labeled "SIDEWALK". A triangular warning sign with a black border and a white background is labeled "DEVIATION TRIANGLE".

<u>LAND USE</u>	<u>AREA</u>
ON-SITE INDIGENOUS PRESERVE REQUIRED	1.29 ACRES
ON SITE INDIGENOUS PRESERVE PROVIDED	1.35 ACRES (1.0 ACRES PROVIDED ON SITE X 135% (CREDIT))



NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

DATE

Project Name and Address
PINE ISLAND ROAD CPD
 15000 W. CLEVELAND AVE. & NE PINE ISLAND RD
 LEE COUNTY, FLORIDA 33803

Project No. 300-21.00	Sheet
Date 01-23-23	MCP11
Scale AS NOTED	

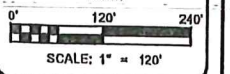
EXHIBIT B-1

Approved as Exhibit C
 MCP Page 1 of 9
 Resolution # 2-24-022

SITE LOCATION;	SWC OF N CLEVELAND AVE & NE PINE ISLAND RD LEE COUNTY, FL 33903
PROJECT AREA:	9.71 ACRE ±
STRAP NUMBER;	0344240100000000B 0344240100000000A 0344240100000000B 03442405000000040 0344241100000000B 0344241100000000B 0344241100000000B 0344241100000000B 03442411000000110 03442411000000120 03442411000000130 03442411000000140
ZONING/REZONING	C-1, C-1A & AG-2 TO <u>CPD</u>

	CPI BOUNDARY		PEDESTRIAN CROSSWALK
	BUILDING		VEHICULAR FLOW INGRESS/EGRESS
	PUBLICLY ACCESSIBLE OPEN SPACE = 0.35 ACRES		LOADING ZONE
	TOTAL OPEN SPACE PROVIDED = 2.55 ACRES		PAVEMENT EDGE DRIVE
	NATIVE PRESERVE = 1.00 ACRE		SIDEWALK
			DEVIATION TRIANGLE

<u>LAND USE</u>	<u>AREA</u>	<u>LAND USE</u>	<u>AREA</u>
REQUIRED OPEN SPACE	2.56 ACRES (0.20 X 3.49 ACRES + 0.30 X 0.22 ACRES)	REQUIRED ON-SITE PRESERVE	1.29 ACRES (0.5 x 2.56 ACRES)
PROVIDED OPEN SPACE	2.56 ACRES (INCLUDES NATIVE PRESERVE)		
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE	0.35 ACRES (0.10 X 3.49 ACRES)	PROVIDED ON-SITE PRESERVE (PER LDC SEC. 10-415(b)(3)(a) & (b)(4) CREDITS)	1.35 ACRES = (135% (CREDIT)) x 1.0 ACRES PROVIDED ON-SITE)
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE (IN ADDITION TO REQUIRED OPEN SPACE)	0.35 ACRES		

[illegible]

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
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[illegible]

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

DATE _____

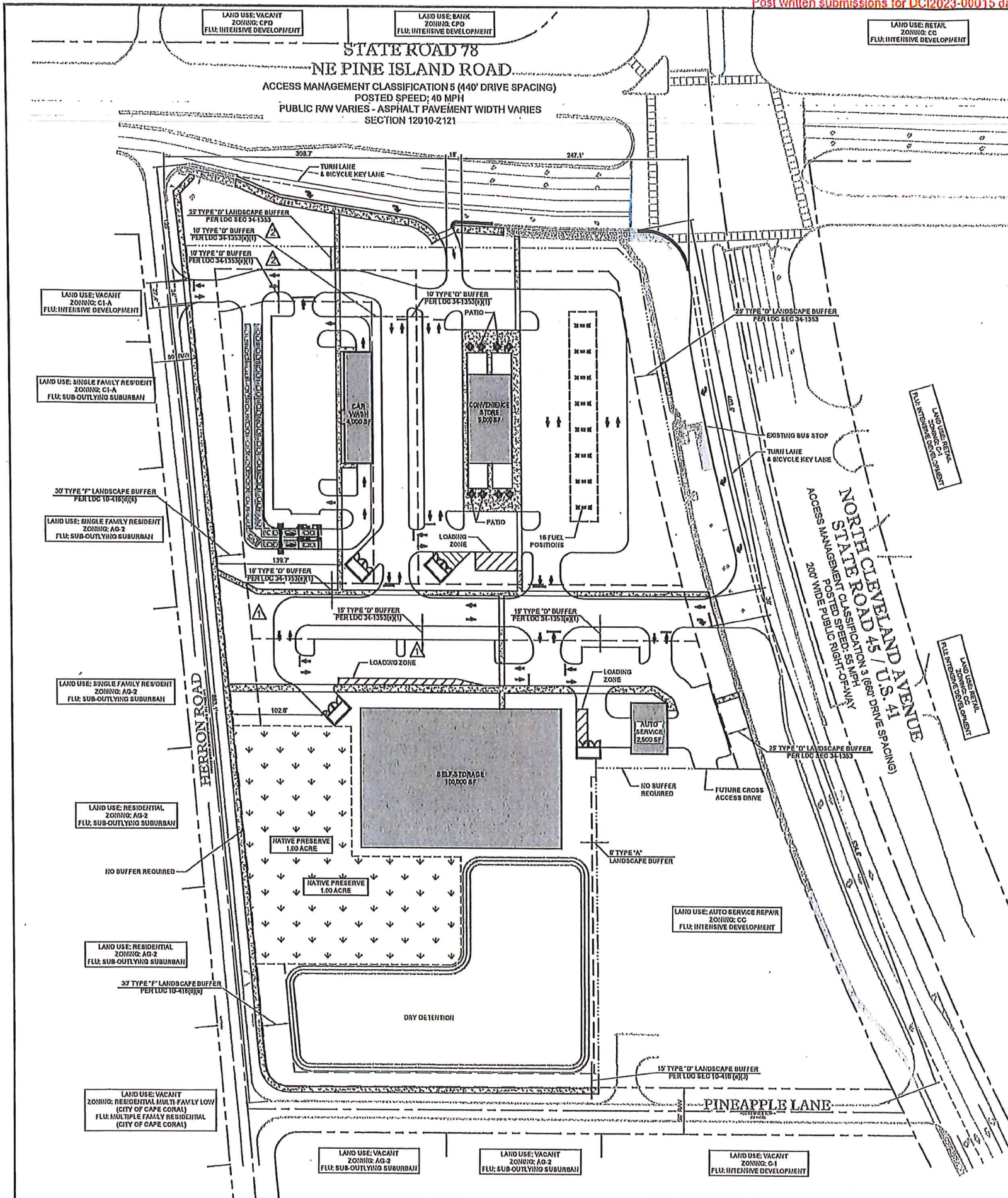
PINE ISLAND ROAD CPD
SVC OF N CLEVELAND AVE & NE PINE ISLAND RD
LEE COUNTY, FLORIDA 33903

Sheet Title

OPEN SPACE EXHIBIT

Order No. 300-21.00 Date 01-23-23 Sales AS NOTED	Sheet MCP12
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Approved as Exhibit C
 MCP Page 2 of 4
 Resolution # 7-74-022

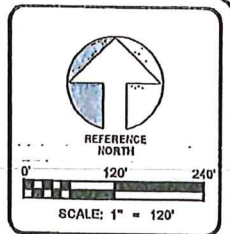


PROJECT SUMMARY	
SITE LOCATION:	SWQ OF N CLEVELAND AVE & NE PINE ISLAND RD LEE COUNTY, FL 33903
PROJECT AREA:	9.71 ACRES ±
STRAP NUMBER:	0344240100000008B 0344240100000008A 03442401000000080 03442406000000040 03442411000000080 03442411000000090 03442411000000100 03442411000000110 03442411000000120 03442411000000130 03442411000000140
ZONING/REZONING	C-1, C-1A & AG-2 TO CPD

OPEN SPACE SUMMARY	
LAND USE	AREA
ON-SITE INDIGENOUS PRESERVE PROVIDED	1.00 ACRES
OTHER OPEN SPACE PROVIDED	1.56 ACRES
TOTAL OPEN SPACE REQUIRED	2.56 ACRES
TOTAL OPEN SPACE PROVIDED	2.56 ACRES
PUBLICLY ACCESSIBLE OPEN SPACE REQUIRED	0.35 ACRES
PUBLICLY ACCESSIBLE OPEN SPACE PROVIDED	0.35 ACRES

LEGEND	
	CPD BOUNDARY
	BUILDING
	PEDESTRIAN CROSSWALK
	VEHICULAR FLOW INGRESS/EGRESS
	LOADING ZONE
	PAVEMENT EDGE DRIVE
	SIDEWALK
	DEVIATION TRIANGLE

INDIGENOUS PRESERVE SUMMARY	
LAND USE	AREA
ON-SITE INDIGENOUS PRESERVE REQUIRED	1.20 ACRES
ON-SITE INDIGENOUS PRESERVE PROVIDED	1.35 ACRES (1.0 ACRES PROVIDED ON SITE X 135% CREDIT)



DATE	REVISION	BY	DATE
09/23/24	POST REVISION		
08/09/24	REVISION FOR NEX		
04/10/24	REVISION FOR NEX		
07/10/24	REVISION FOR NEX		
08/01/24	ISSUE FOR DCI REVIEW COMMENTS		
01/23/24	ISSUE FOR REVIEW		

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NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085
DATE

Project Name and Address
PINE ISLAND ROAD CPD
SWQ OF N CLEVELAND AVE & NE PINE ISLAND RD
LEE COUNTY, FLORIDA 33903
Sheet Title
MASTER CONCEPT PLAN

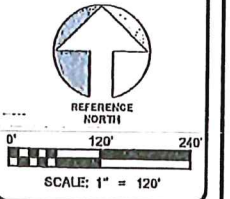
Project No.
300-21.00
Date
01-23-23
Scale
AS NOTED
Sheet
MCP2.1

Approved as Exhibit C
MCP Page 3 of 4
Resolution # 1-24-022

SITE LOCATION:	SWC OF N CLEVELAND AVE & NE PINE ISLAND RD LEE COUNTY, FL 33903
PROJECT AREA:	9.71 ACRE ±
STRAP NUMBER:	03442401000000008B 03442401000000008A 034424010000000080 034424060000000040 034424110000000080 034424110000000090 034424110000000100 034424110000000110 034424110000000120 034424110000000130 034424110000000140
ZONING/REZONING	C-1, C-1A & AG-2 TO <u>CPD</u>

	CPD BOUNDARY		PEDESTRIAN CROSSWALK
	BUILDING		VEHICULAR FLOW INCREASE/REGRESS
	PUBLICLY ACCESSIBLE OPEN SPACE = 0.35 ACRES		LOADING ZONE
	TOTAL OPEN SPACE PROVIDED = 2.55 ACRES		PAVEMENT EDGE DRIVE
	NATIVE PRESERVE = 1.05 ACRE		SIDEWALK
			DEVIATION TRIANGLE

<u>LAND USE</u>	<u>AREA</u>	<u>LAND USE</u>	<u>AREA</u>
REQUIRED OPEN SPACE	2.56 ACRES (0.20 X 3.49 ACRES + 0.30 X 6.22 ACRES)	REQUIRED ON-SITE PRESERVE	1.29 ACRES (0.5 x 2.56 ACRES)
PROVIDED OPEN SPACE	2.56 ACRES (INCLUDES NATIVE PRESERVE)		
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE	0.35 ACRES (0.10 X 3.49 ACRES)	PROVIDED ON-SITE PRESERVE (PER LDC SEC. 10-416(b)(3)(e) & (b)(4) CREDITS)	1.35 ACRES = (135% (CREDIT) x 1.0 ACRES PROVIDED ON-SITE)
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE (IN ADDITION TO REQUIRED OPEN SPACE)	0.35 ACRES		



No.	Review/Issue	Date
	ISSUE FOR REVIEW	01/22/03
	ISSUE FOR CCI REVIEW COMMENTS	05/01/03
	REVISED LAUNCH	01/18/04
	REVISED BUFFERS	04/10/04
	REVISED FOR HEX	09/09/04
	POST HEX REVISION	08/22/04



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FL REG. NO. 64085

DATE _____

PINE ISLAND ROAD CPD
SWC OF N CLEVELAND AVE & NE PINE ISLAND RD
LEE COUNTY, FLORIDA 33503

OPEN SPACE EXHIBIT

Sheet Title

Spec No. 300-21.00	Sheet
Date 01-23-23	MCP2.2
Remarks AS NOTED	

Approved as Exhibit C
 JACP Page 4 of 4
 Revision # 1-24-022