ADMINISTRATIVE AMENDMENT (PD) ADD2024-00149

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, RVi Planning + Landscape Architecture, Inc. filed an application on behalf of APC Florida I Self Storage LLC, on a project known as Village on the Lake CPD to allow amendments to:

- **Master Concept Plan**:
  - The request proposes to reconfigure property lines to increase acreage on Tract A-N from 3.39 acres to 4.49 acres, and decrease acreage on Tract A-S from 5.6 acres to 3.61 acres; and
  - The request proposes to redesign the building square footage and footprints from two-story to one-story for Buildings A and B;

- **Conditions of Approval:** The request proposes to amend Conditions 22 and 23 of Resolution Z-24-013 to increase the acreage of Tract A-N from 3.39 acres to 4.49 acres;

- **Property Development Regulations**:
  - The request proposes to revise Condition 2.b of Resolution Z-24-013, CPD Property Development Regulations table, to allow an adjustment for lot coverage from 45 percent to 53 percent on Tract A-N; and
  - The request proposes to allow adjustments in minimum open space from 30 percent to 25 percent on reconfigured Tracts A-N and A-S;

- **Schedule of Uses**: The request proposes to allow Warehouse, Public and Warehouse, Hybrid to be added to the Schedule of Uses; and

- **Deviations:**
  - The request proposes to add one (1) deviation (Deviation #21) from Land Development Code Section 10-416, which requires commercial buildings to provide building perimeter planting areas equal to ten percent of the building ground level floor area, to allow a 50 percent reduction in the planting area of the perimeter of Building B; and

WHEREAS, the subject property is located at 619 and 625 Williams Avenue, Lehigh Acres, STRAP#s 30-44-27-L2-1700A.0002 and 30-44-27-L2-1700A.0001, described more particularly as:

LEGAL DESCRIPTION: Section 30, Township 44 South, Range 27 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the subject property was originally rezoned from Agricultural (AG-2) to Commercial Planned Development (CPD) in Resolution Z-02-026, with subsequent amendments in Resolution PD-97-058, Z-99-022, ADD2010-00003, ADD2011-00005, ADD2011-00081, ADD2014-00095, and Resolution Z-24-013; and

WHEREAS, the subject property is zoned Commercial Planned Development (CPD) and is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant proposes to reconfigure property lines from the Master Concept Plan approved by Resolution Z-24-013 to increase acreage on Tract A-N from 3.39 acres to 4.49 acres, and to decrease acreage on Tract A-S from 5.6 acres to 3.61 acres; and

WHEREAS, the applicant purchased an additional portion of the property from the Providence Church of Lehigh Acres Florida, Inc, the property owner of Tract A-S, increasing the acreage requested for Tract A-N, and decreasing the acreage of Tract A-S; and

WHEREAS, the applicant proposes to amend Conditions 22 and 23 of Resolution Z-24-013 to increase the acreage of Tract A-N from 3.39 acres to 4.49 acres; and

WHEREAS, the request will accurately reflect the property line adjustment resulting from the purchase of the additional portion of Tract A-S by the applicant; and

WHEREAS, the applicant proposes to revise Resolution Z-24-013, Condition 2.b, CPD Property Development Regulations table, to allow an adjustment for lot coverage from 45 percent to 53 percent on Tract A-N, and to allow adjustments in minimum open space from 30 percent to 25 percent in Tracts A-N and A-S; and

WHEREAS, the proposed modifications to the property development regulations are a result of a change in the site plan to accommodate a one-story building, which increased the footprint of the building, requiring a corresponding increase in lot coverage and a decrease in open space; and

WHEREAS, the decrease in open space on Tract A-N and Tract A-S will not result in a reduction of total open space provided on the Master Concept Plan for Tract A (see Exhibit “F”); and

WHEREAS, the applicant has requested to amend the Schedule of Uses to include Warehouse, Public and Warehouse, Hybrid; and

WHEREAS, these uses are similar to other permitted uses in the Commercial Planned Development; and

WHEREAS, the applicant has requested to add one (1) deviation (Deviation #21) from Land Development Code Section 10-416, which requires commercial buildings to provide building perimeter planting areas equal to ten percent of the building ground level floor area, to allow a 50 percent reduction in the planting area of the perimeter of Building B; and

WHEREAS, the Building B design includes loading areas with overhead doors to access storage units along approximately 835 feet, or 80%, of the building façade; and

WHEREAS, to meet required planting area would make for excessively wide landscape beds in the areas available for landscape where overhead doors do not exist; and

WHEREAS, Building B is screened from adjacent rights-of-way and the abutting properties, therefore the reduction in landscape area does not negatively impact the adjacent properties, or the health, safety or welfare of the public; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant held the required public information meeting and provided a meeting summary, attached hereto as Exhibit "G"; 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; 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 of the amendment to the Commercial Planned Development for:

- **Master Concept Plan**:
  - The request proposes to reconfigure property lines to increase acreage on Tract A-N from 3.39 acres to 4.49 acres, and to decrease acreage on Tract A-S from 5.6 acres to 3.61 acres; and
  - The request proposes to redesign the building square footage and footprints from two-story to one-story for Buildings A and B; and

- **Conditions of Approval:** The request proposes to amend Conditions 22 and 23 of Resolution Z-24-013 to increase the acreage of Tract A-N from 3.39 acres to 4.49 acres; and

- **Property Development Regulations**:
  - The request proposes to revise Condition 2.b of Resolution Z-24-013, CPD Property Development Regulations table, to allow an adjustment for lot coverage from 45 percent to 53 percent on Tract A-N; and
  - The request proposes to allow adjustments in minimum open space from 30 percent to 25 percent on reconfigured Tracts A-N and A-S; and

- **Schedule of Uses**: The request proposes to allow Warehouse, Public and Warehouse, Hybrid to be added to the Schedule of Uses; and

- **Deviations:** The request proposes to add one (1) deviation (Deviation #21) from Land Development Code Section 10-416, which requires commercial buildings to provide building perimeter planting area equal to ten percent of the building ground level floor area, to allow a 50 percent reduction in the planting area of the perimeter of Building B,

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

1. **Development of Tracts A-N ad A-S must be in substantial compliance with the Master Concept Plan Composite, attached hereto as Exhibit "B". Pages 1, 2, and 4 of the**

Master Concept Plan approved by Resolution Z-24-013 are hereby amended and superseded by this amendment.

2. **The Schedule of Uses approved by Resolution Z-24-013 is hereby amended to include warehouse, public and warehouse, hybrid.**

3. **Development must be in substantial compliance with the Property Development Regulations attached hereto as Exhibit "D".**

4. **Deviation #21, which seeks relief from Land Development Code Section 10-416, which requires commercial buildings to provide building perimeter planting area equal to ten percent of the building ground level floor area, to allow a 50 percent reduction in the planting area of the perimeter of Building B, is hereby approved, subject to the following conditions:**

   a. **Building perimeter plantings must be in substantial compliance with the Landscape Plan attached hereto as Exhibit "H".**

5. **The terms and conditions of the original zoning resolutions remain in full force and effect except as amended herein.**

6. **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 4/11/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits
Exhibit A: Legal Description
Exhibit B: Master Concept Plan Composite
Exhibit C: Resolution Z-24-013
Exhibit D: Revised Property Development Regulations
Exhibit E: Revised Deviations and Justification
Exhibit F: Revised Open Space Exhibit
Exhibit G: Public Information Meeting Summary
Exhibit H: Landscape Plan

Exhibit A

N

0 100 200

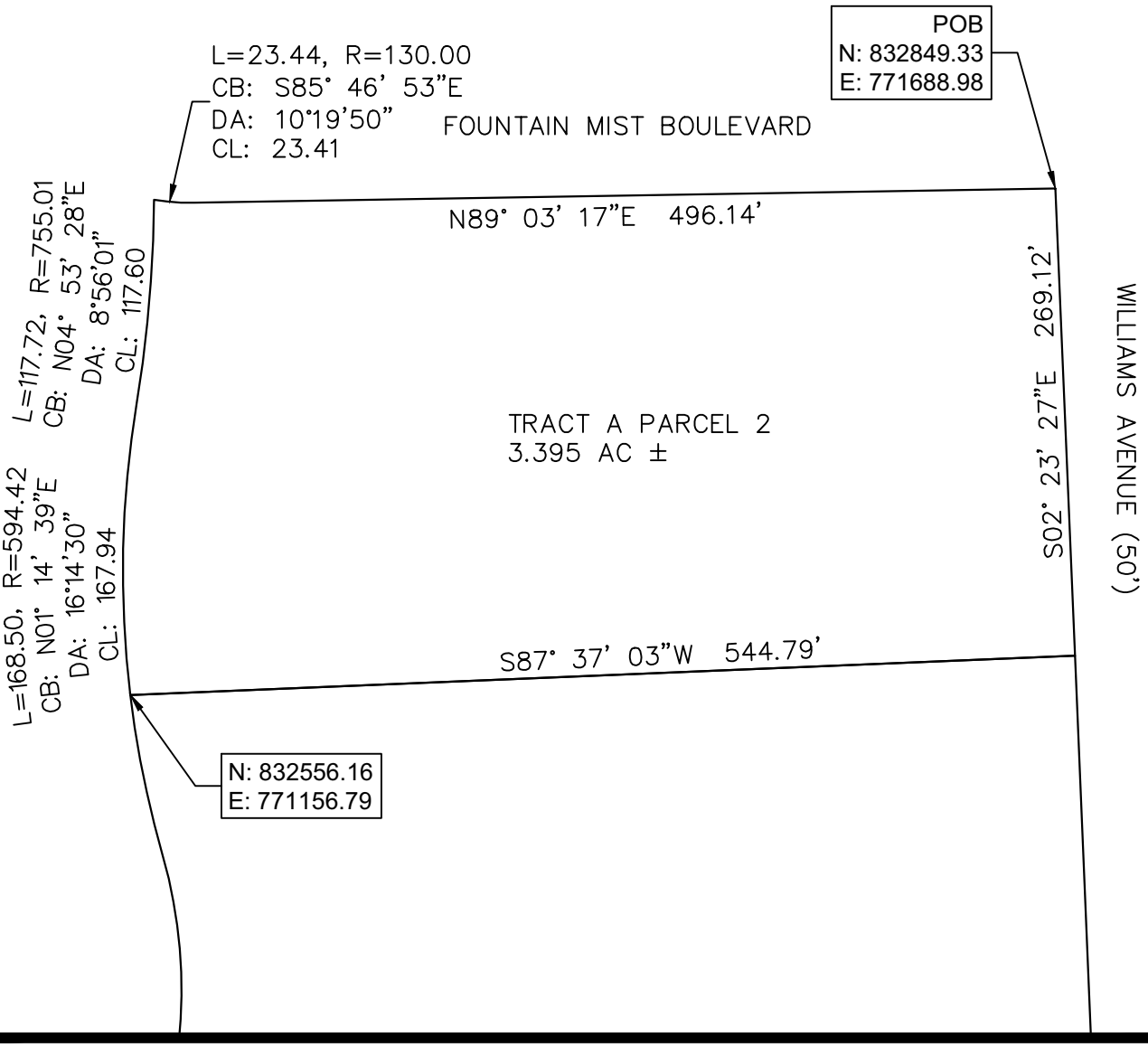
SCALE IN FEET

TRACT A PARCEL 2
LEHIGH ACRES, FL 33972
OF
TOWN LAKES COMMERCIAL
AS RECORDED IN INSTRUMENT 2013000076649
PUBLIC RECORDS OF LEE COUNTY, FL

SKETCH

DATE: 07/04/2023

****THIS IS NOT A SURVEY****



REVIEWED
ADD2024-00149
Rick Burris, Principal Planner
Lee County DCD/Planning
9/27/2024

I CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISIONS:

PROJECT NO: N/A
SCALE: 1"= 100'
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 07/04/2023
FIELD BOOK: 55

CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Mark D McCleary PSM
Date: 2023.09.05 20:38:21 -04'00'

MARK D. McCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-7995
DATE SIGNED:

ADD2024-00149 Lee County ePlan

TRACT A PARCEL 2
LEHIGH ACRES, FL 33972
OF
TOWN LAKES COMMERCIAL
AS RECORDED IN INSTRUMENT 2013000076649
PUBLIC RECORDS OF LEE COUNTY, FL

DESCRIPTION

DATE: 07/04/2023

****THIS IS NOT A SURVEY****

DESCRIPTION:

A PORTION OF TRACT A AS RECORDED IN INSTRUMENT 2013000076649. PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT AS RECORDED IN INSTRUMENT NUMBER 2013000076649 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THENCE ALONG SAID EAST LINE OF TRACT A S 02°23'27" E A DISTANCE OF 269.12 FEET; THENCE S 87°37'03" W A DISTANCE OF 544.79 FEET TO A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.50 FEET, WITH A RADIUS OF 594.42 FEET, WITH A DELTA ANGLE OF 16°14'30" WITH A CHORD BEARING OF N 01°14'39" E, WITH A CHORD LENGTH OF 167.94 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 117.72 FEET, WITH A RADIUS OF 755.01 FEET, WITH A DELTA ANGLE OF 8°56'01" WITH A CHORD BEARING OF N 04°53'28" E, WITH A CHORD LENGTH OF 117.60 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.44 FEET, WITH A RADIUS OF 130.00 FEET, WITH A DELTA ANGLE OF 10°19'50" WITH A CHORD BEARING OF S 85°46'53" E, WITH A CHORD LENGTH OF 23.41 FEET; THENCE ALONG SAID NORTH LINE OF TRACT A N 89°03'17" E A DISTANCE OF 496.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.395 ACRES MORE OR LESS.

REVIEWED
ADD2024-00149
Rick Burris, Principal Planner
Lee County DCD/Planning
9/27/2024

REVISIONS:

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 07/04/2023
FIELD BOOK: 55

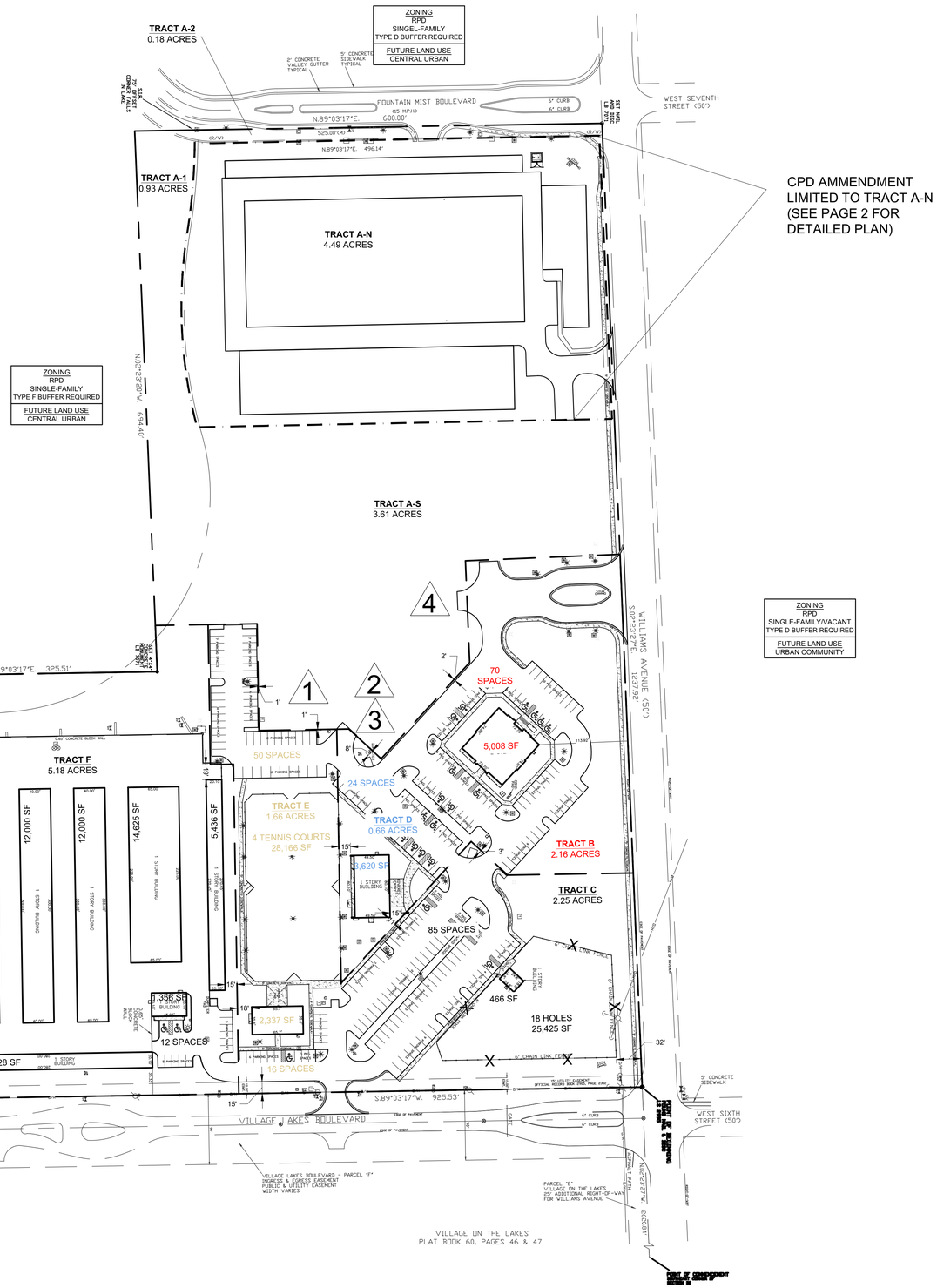
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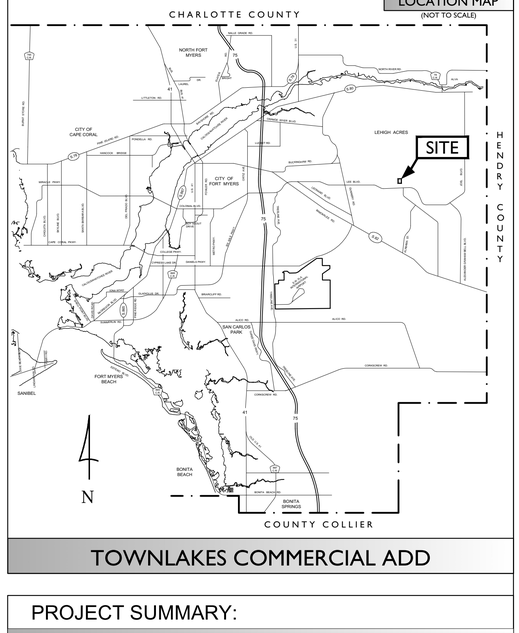
TOWNLAKES CPD AMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
1 OF 2



LOCATION MAP
(NOT TO SCALE)



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes CPD (DCI2023-00044)
ORGINAL RPD/CPD (Z-99-022)

STRAP #'s
30-44-27-00-00001.0300
30-44-27-00-00001.0360
30-44-27-00-00001.0370
30-44-27-00-00001.0380

TOTAL RPD/CPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
21.1 ACRES

TRACT			
A	400,706 SF	A-N	195,501 SF
B	94,188 SF	A-S	157,290 SF
C	97,941 SF	A-1	40,453 SF
D	28,827 SF	A-2	8,052 SF
E	72,110 SF		
F	225,612 SF		

DEVIATIONS

X

ORIGINAL CONCEPT PLAN PER
ADD2011-00081

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

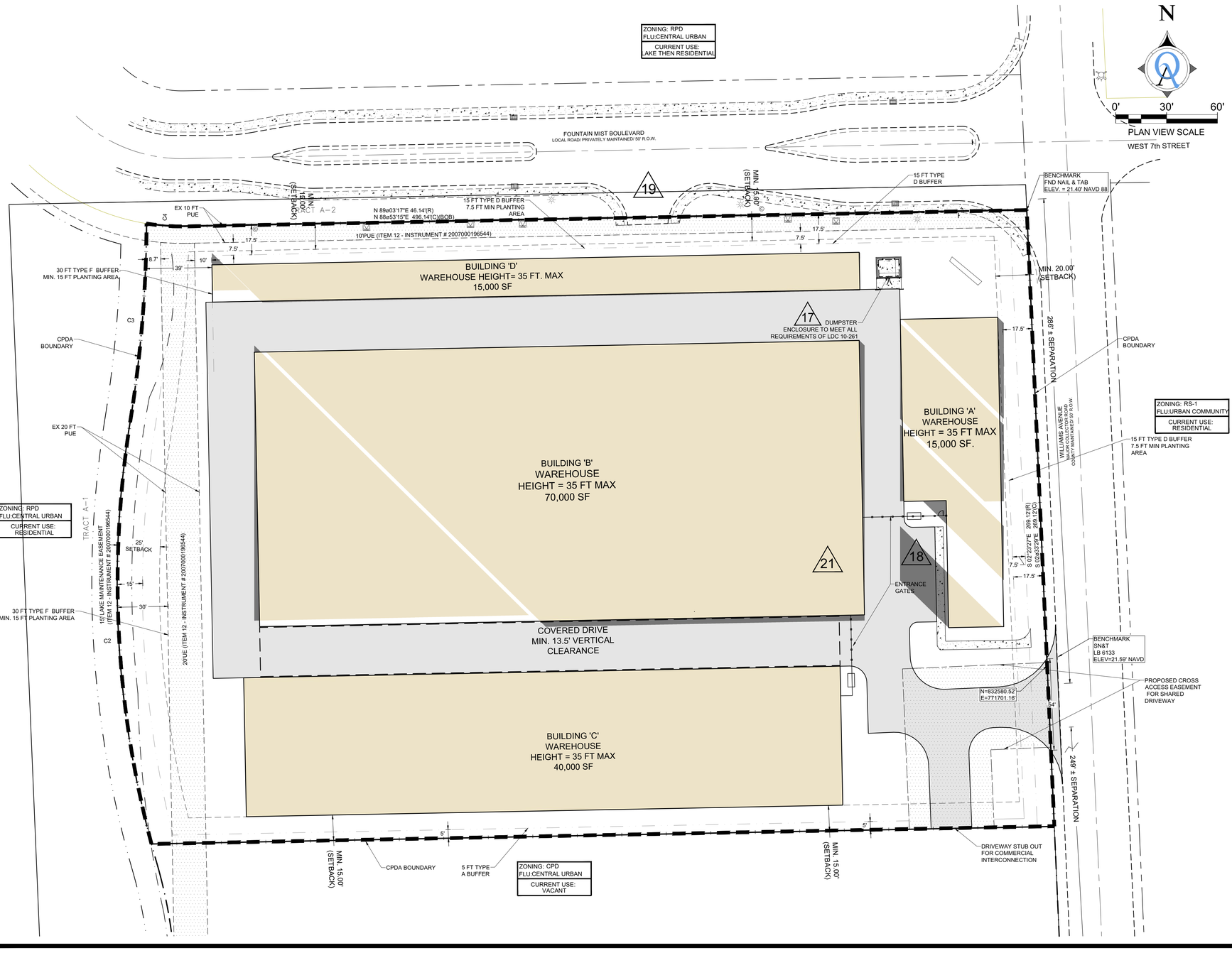
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ADD2024-00149 Lee County ePlan

TOWNLAKES CPD AMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
2 OF 2



PROJECT SUMMARY:

ZONING/REZONING
ADMINISTRATIVE AMENDMENT TO CPD (DCI2023-00044)

STRAP #'s & ADDRESS
30-44-27-17-0000A.0000
619/625 WILLIAMS AVE, LEHIGH ACRES FL 33972

PROJECT ACREAGE
4.49 ACRES

PROJECT INTENSITY
140,000 SF STORAGE

PROPERTY DEVELOPMENT REGULATIONS (NON-RESIDENTIAL)
TRACT A

MIN. LOT AREA*	20,000 SF
MIN LOT WIDTH*	100 FT
MIN LOT DEPTH*	100 FT
STREET FRONT SETBACK	20 FT (WILLIAMS AVE)
STREET SIDE SETBACK	15 FT (FOUNTAIN MIST BLVD)
MIN SIDE SETBACK	15 FT (SOUTH P/L)
MIN REAR SETBACK	25 FT (WEST P/L)
MAX BLDG HEIGHT	35 FT (3 STORY)
MAX LOT COVERAGE	45% 53%
MIN OPEN SPACE	30% 25%

DEVIATIONS

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

P:\2023 Projects\230802 ARCLAND - TOWN LAKES SELF STORAGE\01-CADD FILES\00-QAI CADD - CONCEPTS\ZONING EXHIBITS - ADD Updated - Copy - Copy\230802-ZONING MCP RESUBMITTAL

EXHIBIT C

RESOLUTION NUMBER Z-24-013

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

WHEREAS, RVi Planning + Landscape Architecture, filed an application on behalf of the property owner, Providence Church of Lehigh Acres Florida, Inc., to amend Town Lakes CPD to allow 220,000 square feet of Mini-warehouse and Storage in reference to Town Lakes CPD Amendment; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on May 2, 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 May 10, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2023-00044 and recommended Approval of the Request; and

WHEREAS, a second public hearing was advertised and held on June 5, 2024, 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 amend Town Lakes CPD to allow 220,000 square feet of Mini-warehouse and Storage, open, for RV/boat storage, and limit building heights to 35 feet on a 3.39± acre parcel within the CPD identified as Parcel A-N.

The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters

Master Concept Plan (MCP). The development of the CPD must be consistent with the six-page MCP entitled "Townlakes CPD" Pages 1, 3, 4 dated January 12, 2024, Page 2 dated May 6, 2024, Page 5 dated January 20, 1999, Page 6 dated January 19, 2010, except as modified by conditions below. Development within the RPD must be consistent with the MCP approved by Resolution Z-99-022, as amended by ADD2010-00003.

ADD2024-00149 Lee County ePlan

Lee Plan and LDC. Development must comply with the Lee Plan and LDC at time of development order approval, except where deviations have been granted herein. Subsequent changes may require further zoning approvals.

Approved Development Parameters

a. RPD: 425 dwelling units.
b. CPD: Up to 20,000 square feet retail, 48,000 square feet office, and 220,000 square feet of mini-warehouse.
c. Development within the remainder of the CFPD/RPD approved by Resolution Z-95-015 is limited to the units approved by ADD2000-00165.

2. Uses and Site Development Regulations

a. Schedule of Uses:

RPD
Accessory Uses and Structures
Accessory Apartment
Administrative Offices
Bed & Breakfast
Country Club, Private
Dwelling Units – maximum of 425 units, Duplex, Single-Family, Two-Family Attached
Entrance Gates and Gatehouses
Essential Service Facilities, Group I
Essential Services
Excavation, Water Retention
Fences & Walls
Home Occupations
Model Homes, Units, Display Center
Real Estate Sales Office, Temporary
Recreational Facilities, Personal, Private
Residential Accessory Uses
Signs
Temporary Uses

CPD
Accessory Uses and Structures
Administrative Offices
Automatic Teller Machine (ATM)
Banks and Financial Establishments, Groups I & II
Bed & Breakfast
Business Services, Group I & II
Caretaker's Residence
Cleaning & Maintenance Services
Clothing Stores, General
Clubs, Country, Commercial, Fraternal, Membership Organization, Private Consumption on Premises
Convenience Food & Beverage Store
Day Care, Child & Adult

ADD2024-00149 Lee County ePlan

Drive Thru Facility
Drugstore/Pharmacy
Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention
Fences & Walls
Food & Beverage Services, Limited
Food Stores, Group I
Health Care Facilities, Groups I, II & III
Hobby, Toy, and Game Shops
Insurance Companies
Laundry or Dry Clean, Group I
Lawn & Garden Supply Stores
Medical Office
Non-store Retailers, All Groups
Package Store
Parcel & Express Services
Parking Lot, Accessory, Commercial, Garage, Public
Personal Services, Groups I, II, III & IV
Pet Shop
Place of Worship
Post Office
Real Estate Sales Office
Recreation, Commercial, Groups I, III & IV
Repair Shops, Groups I & II
Restaurant, Groups I, II, III
Retail & Wholesale Sales, only when incidental & subordinate to a permitted principal use on the same premises
Self Service Fuel Pumps
Signs
Specialty Retail Shops, Groups I, II, III & IV
Storage, Indoor and Open
Temporary Uses
Variety Store
Warehouse, Mini-warehouse

b. Property Development Regulations:

RPD

Minimum lot area:	6,500 square feet *
Minimum lot width:	50 feet *
Minimum lot depth:	130 feet *
Minimum Street setback, front:	20 feet
Minimum Street setback, side:	15 feet
Minimum Side setback:	5 feet
Minimum Rear setback:	5 feet
Minimum Waterbody setback:	10 feet
Maximum building height:	35 feet or two stories, whichever is less
Maximum building coverage:	60 percent

ADD2024-00149 Lee County ePlan

Minimum Open Space:	The residential tracts are not required to provide open space if the single-family lots have a minimum dimension of 6,500 square feet and the two-family attached provide an individual lot of 3,750 square feet for each dwelling unit. Forty percent open space must be provided if the residential lots do not meet minimum requirements of LDC § 10-415, and 50 percent of that open space must be existing indigenous preservation.

The remainder of this page is intentionally left blank.

ADD2024-00149 Lee County ePlan

CPD

CPD Property Development Regulations

Tracts:	A-N	A-S	B	C	D	E	F
Min. Lot Size	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF
Min. Lot Depth	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100FT
Min. Lot Width	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
Setback, accessory	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT
Setback, street front	20 FT (1)	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
Setback, street side	15 FT (2)	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. side	15 FT	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. rear	25 FT (3)	25 FT	25 FT	25 FT	15 FT	25 FT	15 FT
Setback, min. waterbody	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT
Max. Bldg. Height	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
Max. Bldg. Coverage	45%	45%	45%	45%	45%	45%	45%
Min. Open Space	30%	30%	30%	30%	30%	19%	29%

3. Environmental Conditions.

a. The development order application for each parcel must include a Gopher Tortoise Management Plan (GTMP) if gopher tortoises have been documented within that parcel. The GTMP must consist of on-site preservation within suitable indigenous habitat or off-site mitigation as permitted by the Fish and Wildlife Conservation Commission (FWC). Gopher tortoise management plans must be approved by Development Services and must include, but are not limited to, the following elements:

i. On-site Preservation: The amount of gopher tortoise preservation areas within the planned development will be based upon occupied gopher tortoise habitat. The gopher tortoise preservation areas may be located within the parcel in which the tortoises are existing, or, in the alternative, gopher tortoise preservation areas may be situated within suitable habitat in other areas of the RPD, where tortoises may be relocated subject to permits from the FWC. Development Services staff must review and approve all proposed gopher tortoise preservation areas. The suitability of proposed preservation areas will be based upon the quality of foraging and burrowing habitat, the existence of gopher tortoises, the abutting proposed, or existing development uses, and proposed habitat management. Gopher

ADD2024-00149 Lee County ePlan

Tortoise preservation areas may overlap with indigenous open space areas. The developer will connect this preserve area to the existing gopher tortoise preserve area (to the north) as shown on the MCP.

ii. Off-site Mitigation: If the developer obtains an "incidental take" permit for off-site mitigation from the FWC to "take" any gopher tortoises within the property, the developer must relocate the displaced tortoises out of harm's way during construction activities. If FWC denies an "incidental take" permit, the developer must comply with the "On-site Preservation" provisions of this condition.

b. The lake enhancement planting plan that provides improved habitat for the Everglades kite entitled "Village at Lehigh Lakes Enhancement Plan" prepared by Boylan Environmental dated October 27, 1997, and revised November 21, 1997, is adopted, and must be implemented prior to issuance of a Certificate of Compliance for the phase of development containing the lake to be enhanced per the adopted plan.

4. Emergency Preparedness.

a. Prior to local development order approval, the developer/applicant must establish a property owners' or residents' association for each residential component of this project. The association must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. Prior to local development order approval, the developer/applicant must formulate an emergency hurricane notification and evacuation plan. This plan will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or into portions of this development is through a security gate or similar device that is not manned 24 hours a day, the gate or device must be equipped with an override switch installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry consistent with LDC § 34-1749.

d. The purchaser/end user of any parcel that will be used to store, manufacture, or use hazardous materials, must contact the Lee County Office of Emergency Management Hazardous Material Representative, to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials, which will be located on the premises. The developer/applicant must provide proof to Lee County Development Services staff to show compliance with this condition prior to the issuance of occupancy approval for any parcel that could house such use.

e. The applicant must establish an emergency notification system for its residents and commercial employees to be used in the event of a hazardous material release. The developer/applicant must provide proof to Lee County Development

ADD2024-00149 Lee County ePlan

Services staff to show compliance with this condition prior to the issuance of occupancy approval for any parcel that could house such use.

f. Purchaser/end users of the RPD must cooperate with the Emergency Management in determining and participating in a means to lessen this project's adverse impacts on the County's hurricane preparedness process and public safety. This could include the provision of equipment, money in lieu of equipment, or such other goods, material or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or the improvement of roads for use as additional evacuation routes. Final decision as to the choice of "means" rests with the purchaser/end-user.

5. The Emergency/Secondary Access Road shown on the MCP for the RPD must be paved to match the road standards in the remainder of the development.

6. Hours of operation for the following uses are limited to 6:00 a.m. to 11:00 p.m.:

Business Services, Group II
Convenience Food & Beverage Store
Personal Services, Group IV
Recreation Facilities, Commercial, any Group
Self Service Fuel Pumps
Specialty Retail, all Groups

7. Any 24-hour use for commercial recreation facilities, or any fast-food restaurant must be located at least 250 feet from the property line of any residential use within the subject property, and at least 175 feet from the property line of any off-site abutting residential use. This distance limitation includes parking areas to support such uses.

8. Outside speaker systems, loudspeakers, or public address systems for any use other than to facilitate a drive-thru operation are prohibited. Outside speaker systems, loudspeakers, or public address systems associated with any drive-thru use must be located a minimum of 250 feet away from any RPD zoned perimeter property line, and at least 175 feet from any off-site abutting residential use. Sound must be directed away from those perimeter property lines.

9. Consumption on Premises use is approved in conjunction with a full-service restaurant only, and further:

a. Outdoor seating in conjunction with a Consumption on Premises is prohibited.

b. Hours of operation are limited to 10:30 a.m. to 11:00 p.m.

10. Deliveries to any businesses on this site between the hours of 10:00 p.m. and 6:00 a.m., are prohibited.

11. Garbage or grease dumpsters may not be located within 200 feet of any RPD perimeter property line, or 200 feet of any off-site abutting residential use.

ADD2024-00149 Lee County ePlan

12. Interior (project) lighting must comply with LDC §§ 34-936(a) and 10-610(b), must be of the lowest intensity meeting life safety codes, and shielded and directed away from the adjacent residential area.

13. Roadways must be built to county standards without deviations in order to be considered for acceptance for county maintenance. Acceptance for county maintenance is at the discretion of the Board of County Commissioners.

14. A Type "F" buffer must be provided along the entire boundary between the CPD and RPD areas.

15. This property was the subject of a lawsuit captioned Lehigh Corporation v. Lee County, Case No. 85-5843 CA-EOF. The resulting Settlement Agreement executed in 1988 vested various un-platted parcels throughout Lehigh for urban densities and intensities. The County Attorney's Office has opined that the property subject to that Agreement is considered to be vested and exempt from the limitations imposed by the Lee Plan Planning Communities Map and Acreage Allocation Table. (Map 16 and Table 1(b)). Accordingly, acreage allocations for various land uses in the corresponding subdistrict does not restrict the issuance of development approvals for this parcel.

16. Prior to issuance of a local development order for Tract A-S, a Type A buffer (five feet on width with four trees per 100 linear feet) must be provided adjacent to Tracts B-F. (Condition approved by ADD2011-00081 and modified to be consistent with amended MCP)

17. Tract D may be permitted one ground mounted sign limited to a maximum of 100 square feet and a maximum height of 10 feet.

18. Open Space.
Development order plans must depict 6.69 acres of open space over the entirety of the CPD. Open space on individual tracts within the CPD must be substantially consistent with the Open Space Plan provided as Sheet 4 of the MCP.

19. Screening Storage Uses.
Development order plans for Tract A-N must demonstrate commercial storage will be shielded behind a continuous visual screen at least eight feet in height when visible from residential uses or residential zoning district, and six feet in height when visible from street rights-of-way or street easements.

20. Hours of Operation for Storage uses on Parcel A-N.
Hours of operation on storage uses on parcel A-N are limited to 6:00 a.m. to 10:00 p.m.

21. Retention of Town Lakes Entrance Sign.
The Town Lakes entrance sign and associated landscaping will remain on Parcel A-N.

22. Open Storage on Parcel A-N.
The structure accommodating storage of boats and RVs on the 3.39 acre Parcel A-N must be enclosed on three sides.

ADD2024-00149 Lee County ePlan

23. Closure of Access to Fountain Mist Boulevard.
The 3.39 acre Parcel A-N will not have access to Fountain Mist Boulevard and will rely on a shared access to Williams Avenue to the south.

24. 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 necessary 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. Deviation (1) is WITHDRAWN.

2. Property Development Regulations. Deviation (2) seeks relief from the LDC § 34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the building heights or 20 feet, to allow a 10-foot minimum separation between buildings. This deviation is APPROVED by Z-99-022.

3. Property Development Regulations. Deviation (3) seeks relief from the LDC § 34-2222(1) requirement that corner lots have a 15-foot increased lot width, to allow for an increase of only 10 feet. This deviation is APPROVED by Z-99-022.

4. Property Development Regulations. Deviation (4) seeks relief from the LDC §10-328(a) requirement to provide a 20-foot-wide maintenance easement around water ways, to allow a 15-foot-wide maintenance easement. This deviation is APPROVED, SUBJECT TO the following condition:

> The applicant/developer must submit suitable documentation of "no objection" to the reduced easement width from the South Florida Water Management District, prior to development order approval. This deviation is APPROVED by Z-99-022.

5. Property Development Regulations. Deviation (5) seeks relief from the LDC § 10-329(d)(1)a.3., requirement to provide a 50-foot-wide setback for water retention lakes from any private property line under separate ownership, to delete this requirement within the overall Town Lakes project boundaries only. This deviation is APPROVED, SUBJECT TO the applicant/developer establishing covenants pertaining to the continued maintenance and operation of the water retention areas, prior to development order approval. These covenants must be reviewed and approved by Development Services Staff and the County Attorney's Office prior to recording in the public records. Recording costs will be the developer's responsibility. This deviation is APPROVED by Z-99-022.

6. Deviation (6) is WITHDRAWN.

7. Property Development Regulations. Deviation (7) seeks relief from the LDC § 10-421 (a)(5) [*note citation is different than that shown on the MCP*], provision prohibiting the placement of required trees or shrubs in any utility, power or street easement or right-of-way, to allow required trees or shrubs to be planted within an easement or right-of-way area. This deviation is APPROVED, SUBJECT TO the following conditions:

ADD2024-00149 Lee County ePlan

a. If any of the required buffer plantings that are installed within an easement have to be removed, the developer or property owner must replace these plantings with like size (at the time replacement is required) and species at no expense to Lee County. This requirement must be clearly stated in any deed restriction documents.

b. To avoid conflicts with overhead utility lines, only small trees, less than 20 feet in height at maturity, may be used directly adjacent to an overhead line.

This deviation is APPROVED by Z-99-022.

8. Property Development Regulations. Deviation (8) seeks relief from the LDC § 10-418(2) provisions setting forth the minimum requirements for native wetland herbaceous plants, to:

a. Exempt the shoreline length of the northern boundary of George Canal and the large lake in the northwestern corner of the property from this requirement.

b. Allow native wetland trees to be substituted for up to 50 percent rather than the required 25 percent of the total number of required herbaceous plants.

c. Allow one tree or five shrubs to be substituted for fifty herbaceous plants rather than the required ten herbaceous plants.

This deviation is APPROVED, on the condition that up to 50 percent of the required littoral planting is provided by trees and/or shrubs, with one tree or two shrubs being substituted for every ten of the required herbaceous plants. This deviation is APPROVED by Z-99-022.

9. Deviation (9) is WITHDRAWN.

10. Turn-around. Deviation (10) requests relief from the LDC § 34-1748(5), which requires a paved turn-around provided on the ingress side of the gate or gatehouse, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) as specified in the AASHTO Green Book current addition, to allow development of an alternate turn-around, as depicted on the site plan approved by ADD2010-00003. This deviation is APPROVED, SUBJECT TO the condition that the proposed access gate must be an electric gate opener that is acceptable to Lee County and the Lehigh Acres Fire Control & Rescue District, and the gate is subsequently maintained by the homeowner's association to permit access for the residents of the development and the fire district. This deviation is APPROVED by ADD2010-00003.

11. Buffers. Deviation (11) seeks relief from the LDC § 10-416(d)(3), which requires commercial use abutting a commercial use to provide a Type 'A' buffer between the uses, to allow no required buffers between tract/lots. This deviation is APPROVED by ADD2011-00081.

12. Parking. Deviation (12) seeks relief from the LDC § 34-2020(2), which requires minimum parking spaces for types of uses per development, to allow the parking calculations to be totaled not by tract/lot, but according to the overall parking for the entire CPD. This deviation is APPROVED by ADD2011-00081.

ADD2024-00149 Lee County ePlan

13. Street Access. Deviation (13) seeks relief from the LDC § 10-291(1), which requires street access designed so as not to create remnants and landlocked areas, unless those areas are established as common areas, to allow Tract D as a commercial lot. This deviation is APPROVED by ADD2011-00081.

14. Signs. Deviation (14) seeks relief from the LDC § 30-153(2)(c), which restricts individual occupants to have individual ground-mounted identification signs, to allow each lot to have one ground-mounted identification sign not to exceed 100 square feet and 10 feet in height. This deviation is APPROVED for Tract D only, SUBJECT TO Condition 17 by ADD2011-00081.

15. Outdoor Storage. Deviation (15) seeks relief from the LDC § 34-1352(c)(1), which requires all buildings and structures part of a development engaged in the outdoor storage of vehicles (for rent) be set back 50 feet from the street and 40 feet from the side yard, to allow the existing mini-warehouse building on the eastern border to remain set back at 15.87 feet and the existing building on the western border to remain setback at 27.67 feet. This deviation is APPROVED by ADD2014-00095.

16. Outdoor Storage. Deviation (16) seeks relief from the LDC § 34-1352(c)(3), which requires all buildings and items covered by this section that are displayed or offered for rent must be setback 100 feet from any existing residence or residentially zoned property, to allow the proposed open storage of rental vehicles to be located behind the 8-foot high wall at 81.41 feet from the abutting RPD to the north. This deviation is APPROVED by ADD2014-00095.

17. Refuse and Recyclable Storage. Deviation (17) seeks relief from the LDC §10-261(a), which requires new construction of commercial businesses to provide 216 square feet for the first 25,000 square feet of building area plus 8 square feet for each additional 1,000 square feet of building area for placement of garbage/recyclable receptables, to allow a reduction based solely on the first 25,000 square feet. This deviation is APPROVED, SUBJECT TO the following conditions: The refuse area may be limited in size to support only the office operations. Development order submittals must include a copy of the lease agreement stating tenants are prohibited from using on-site dumpsters. This deviation is limited to warehouse use on Tract A-N.

18. Parking. Deviation (18) seeks relief from the LDC § 34-2020(b), which requires mini-warehouse uses to have one parking space per 25 storage units, to allow a five percent reduction in required parking spaces, pursuant to LDC § 34-2020(c)(3). This deviation is APPROVED.

19. Access. Deviation (19) seeks relief from the LDC § 10-285(a), which states lots in urban areas with access alternatives will not be granted access to an arterial or major collector, to allow an access on Williams Avenue and closure of the access on Fountain Mist Boulevard/Liriope Loop. This deviation is APPROVED, limited to Tract A-N.

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)

ADD2024-00149 Lee County ePlan

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 amendment to the Town Lakes CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 25, 61, 77, 95, 125, 158, Objectives 2.1, 2.2, 4.1, 6.1, 25.6, 25.9, 77.2, 126.2, 158.2, 160.1, and Policies 1.1.3, 2.1.1, 2.1.2, 2.1.3, 2.2.1, 2.2.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 25.6.1, 25.9.2, 39.1.3, 135.9.6, 158.2.1, Lee Plan Maps 1-A, 1-B, 1-C, 2-A, 2-B, 3-C, 3-D, Table 1(a), 1(b).

2. As conditioned, the amendment to the Town Lakes 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 Objectives 2.1, 2.2, and Policies 1.1.3, 5.1.5, 6.1.4, 25.6.1, 135.9.5, 135.9.6; LDC §§ 34-411, 34-413.

   c. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 25.8, Policies 6.1.5, 39.6.4, 43.1.1, 158.3.1.

   d. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objectives 11.2, 39.1, Policies 38.1.1, 39.1.3, 39.2.1, 43.1.3, 158.3.1; LDC §§ 2-261 *et seq.*, 34-411.

   e. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, 125, Objectives 25.10, 60.2, 60.3, 77.2, 77.3, 126.2, Policies 6.1.6, 60.4.1, 60.4.2, 123.8.1, 125.1.2, 126.1.4, 126.2.1, Standard 4.1.4.

   f. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 25, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, 25.9.1, 25.9.2, 39.1.3, 54.1.6, Standards 4.1.1, 4.1.2.

3. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6, 25; Objectives 2.1, 2.2, Policies 1.1.3, 2.1.1, 2.1.2, 6.1.7, 6.1.8, 25.6.1, 25.9.2,135.9.5, 135.9.6, 158.2.1.

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 Objectives 77.2, 126.2, Policies 5.1.5, 6.1.4, 53.1.5, 56.1.4, 135.9.5, 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).

ADD2024-00149 Lee County ePlan

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 Ruane. The vote was as follows:

Adopted by unanimous consent.

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

DULY PASSED AND ADOPTED this 5th day of June 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Mike Greenwell, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

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

RECEIVED
MINUTES OFFICE
2024 AUG -5 AM 10:46

ADD2024-00149 Lee County ePlan
DCI2023-00044 Lee County ePlan

Exhibit A

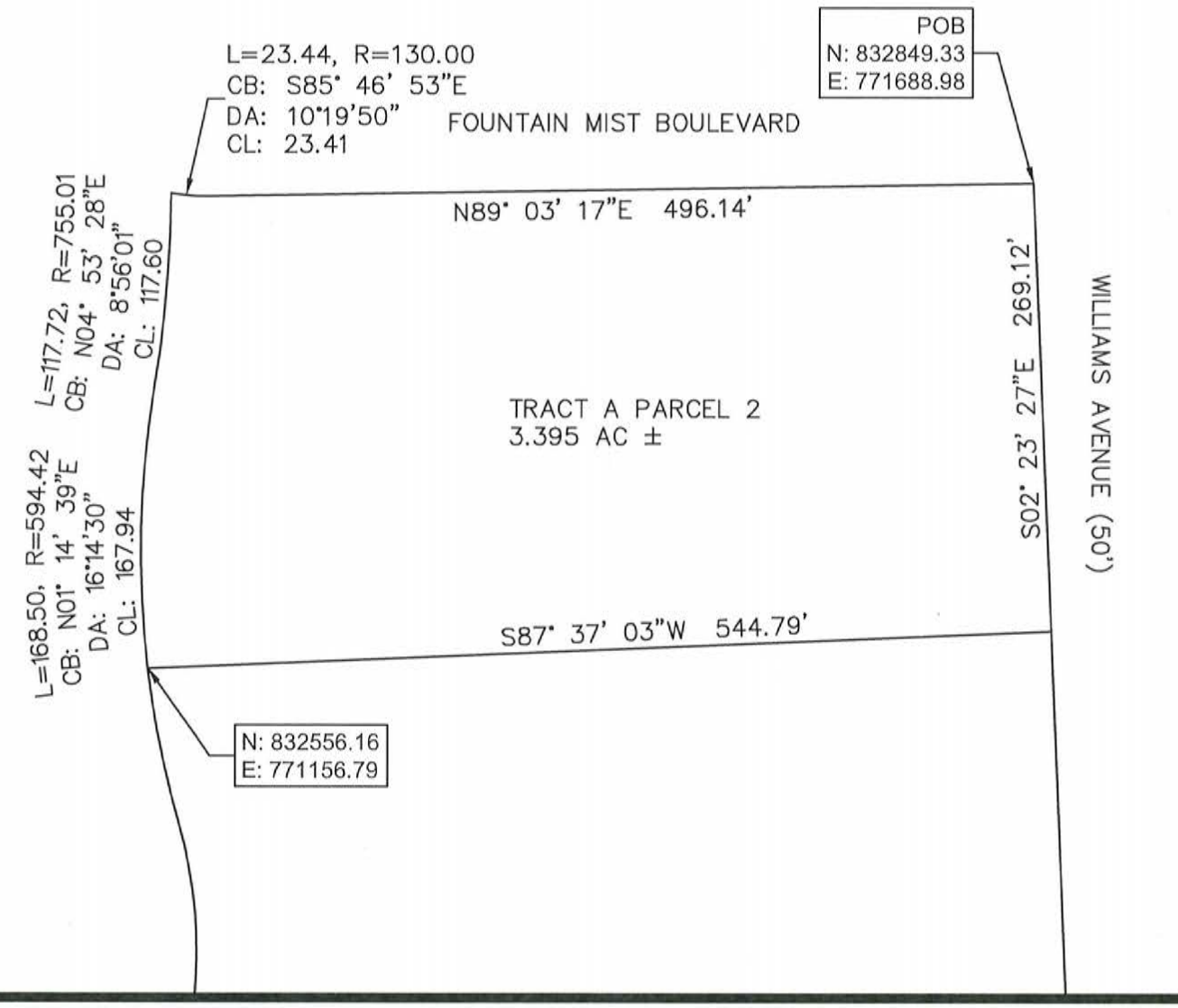
TRACT A PARCEL 2
LEHIGH ACRES, FL 33972
OF
TOWN LAKES COMMERCIAL
AS RECORDED IN INSTRUMENT 2013000076649
PUBLIC RECORDS OF LEE COUNTY, FL

SKETCH

DATE: 07/04/2023

0 100 200
SCALE IN FEET

****THIS IS NOT A SURVEY****



REVIEWED
DCI2023-00044
Rick Burris, Principal Planner
Lee County DCD/Planning
2/5/2024

I CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISIONS:

PROJECT NO: N/A
SCALE: 1" = 100'
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 07/04/2023
FIELD BOOK: 55

CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Mark D McCleary PSM
Date: 2023.09.05 20:38:31 -04'00'

MARK D. McCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-7995
DATE SIGNED:

ADD2024-00149 Lee County ePlan
DCI2023-00044 Lee County ePlan

TRACT A PARCEL 2
LEHIGH ACRES, FL 33972
OF
TOWN LAKES COMMERCIAL
AS RECORDED IN INSTRUMENT 2013000076649
PUBLIC RECORDS OF LEE COUNTY, FL

DESCRIPTION

DATE: 07/04/2023

****THIS IS NOT A SURVEY****

DESCRIPTION:

A PORTION OF TRACT A AS RECORDED IN INSTRUMENT 2013000076649. PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT AS RECORDED IN INSTRUMENT NUMBER 2013000076649 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THENCE ALONG SAID EAST LINE OF TRACT A S 02°23'27" E A DISTANCE OF 269.12 FEET; THENCE S 87°37'03" W A DISTANCE OF 544.79 FEET TO A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.50 FEET, WITH A RADIUS OF 594.42 FEET, WITH A DELTA ANGLE OF 16°14'30" WITH A CHORD BEARING OF N 01°14'39" E, WITH A CHORD LENGTH OF 167.94 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 117.72 FEET, WITH A RADIUS OF 755.01 FEET, WITH A DELTA ANGLE OF 8°56'01" WITH A CHORD BEARING OF N 04°53'28" E, WITH A CHORD LENGTH OF 117.60 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.44 FEET, WITH A RADIUS OF 130.00 FEET, WITH A DELTA ANGLE OF 10°19'50" WITH A CHORD BEARING OF S 85°46'53" E, WITH A CHORD LENGTH OF 23.41 FEET; THENCE ALONG SAID NORTH LINE OF TRACT A N 89°03'17" E A DISTANCE OF 496.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.395 ACRES MORE OR LESS.

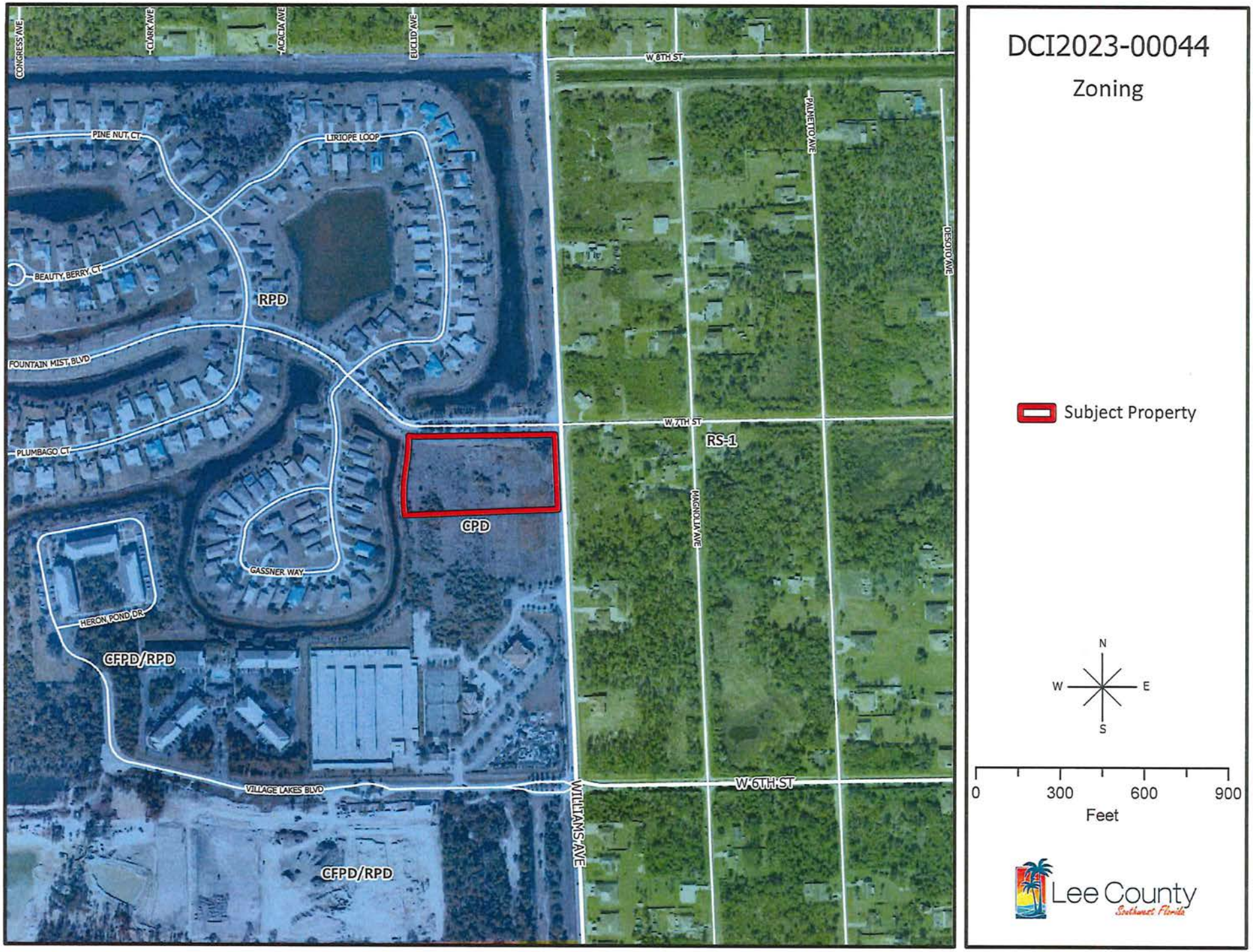
REVIEWED
DCI2023-00044
Rick Burris, Principal Planner
Lee County DCD/Planning
2/5/2024

REVISIONS:

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 07/04/2023
FIELD BOOK: 55

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Fort Myers, Florida 33912
Telephone (239) 936-9777

Exhibit "B"


DCI2023-00044
Zoning
Subject Property
N
W
E
S
0
300
600
900
Feet
Lee County
Southwest Florida
CONGRESS AVE
CLARK AVE
ACACIA AVE
EUCLID AVE
W 8TH ST
PALMETTO AVE
DESOTO AVE
PINE NUT CT
LIRIOPE LOOP
BEAUTY BERRY CT
RPD
FOUNTAIN MIST BLVD
W 7TH ST
RS-1
PLUMBAGO CT
CPD
MAGNOLIA AVE
GASSNER WAY
HERON POND DR
CFPD/RPD
VILLAGE LAKES BLVD
W 6TH ST
WILLIAMS AVE
CFPD/RPD

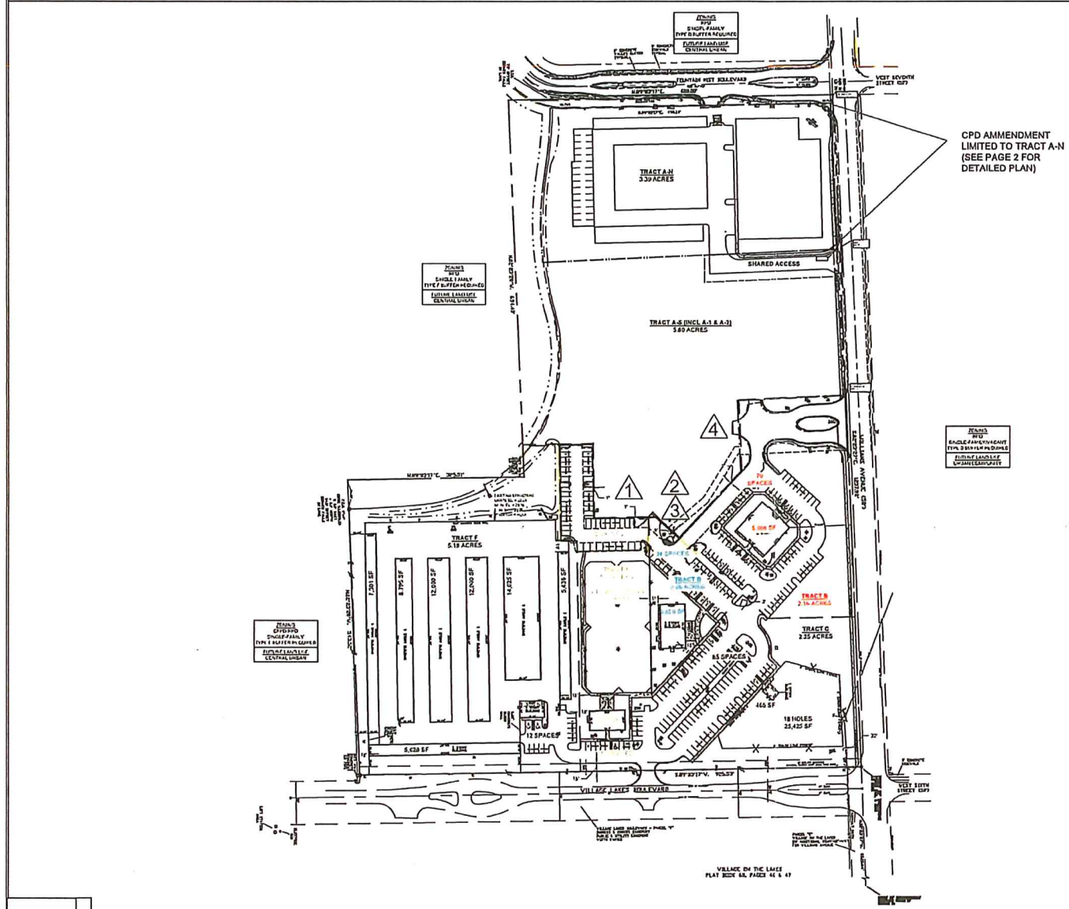
ADD2024-00149 Lee County ePlan

DCI2023-00044 Lee County ePlan

Annexed info. dated 08.12.2024

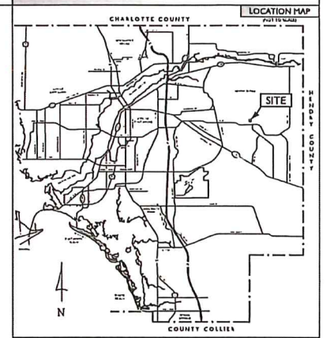
TOWNLAKES CPD AMMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN

LOCATION MAP



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes RPD/CPD (2-55-022)

STRAP #'s
30-44-27-03-00001.0060
30-44-27-03-00001.0240
30-44-27-03-00001.0370
30-44-27-03-00001.0580

TOTAL RPD/CPD ACREAGE
274 ±/- ACRES

PROJECT ACREAGE
21.1 ACRES

TRACT		
A	A-E	147,866 SF
B	A-1 & A-2	273,831 SF
C	94,168 SF	
D	97,841 SF	
E	26,637 SF	
F	72,110 SF	

DEVIATIONS

1

ORIGINAL CONCEPT PLAN PER
ADD2011-00081

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, FL 33916 | 239.936.2202 | Q-ti.com

Approved as Exhibit C
MCP Page 1 of 6
Resolution # Z-24-013

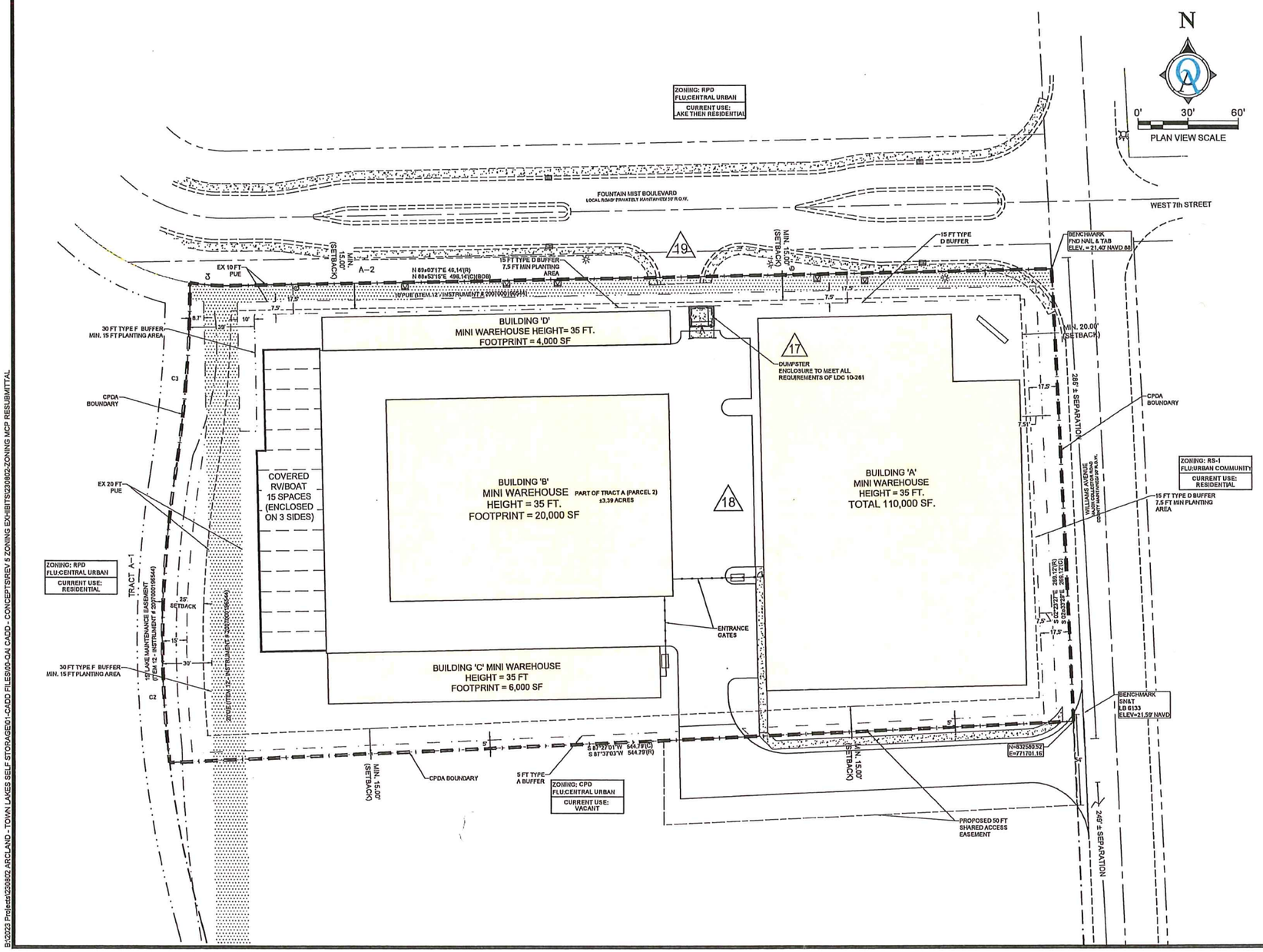
ADD2024-00149 Lee County ePlan

TOWNLAKES CPD AMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

DCI2023-00044 - Post Hearing Written Submission
Dated 05-06-2024

MASTER CONCEPT PLAN



Approved as Exhibit C
MCP Page 2 of 6
Resolution # Z-24-013

PROJECT SUMMARY:

ZONING/REZONING
CPD - AMMENDMENT

STRAP #'s & ADDRESS
30-44-27-17-0000A.0000
619/625 WILLIAMS AVE, LEHIGH ACRES FL 33972

PROJECT ACREAGE
3.39 ACRES

PROJECT INTENSITY
140,000 SF STORAGE + COVERED BOAT/RV

PROPERTY DEVELOPMENT REGULATIONS (NON-RESIDENTIAL)
TRACT A

MIN. LOT AREA*	20,000 SF
MIN LOT WIDTH*	100 FT
MIN LOT DEPTH*	100 FT
STREET FRONT SETBACK	20 FT (WILLIAMS AVE)
STREET SIDE SETBACK	15 FT (FOUNTAIN MIST BLVD)
MIN SIDE SETBACK	15 FT (SOUTH P/L)
MIN REAR SETBACK	25 FT (WEST P/L)
MAX BLDG HEIGHT	35 FT (3 STORY)
MAX LOT COVERAGE	45%
MIN OPEN SPACE	30%

(#) DEVIATIONS

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

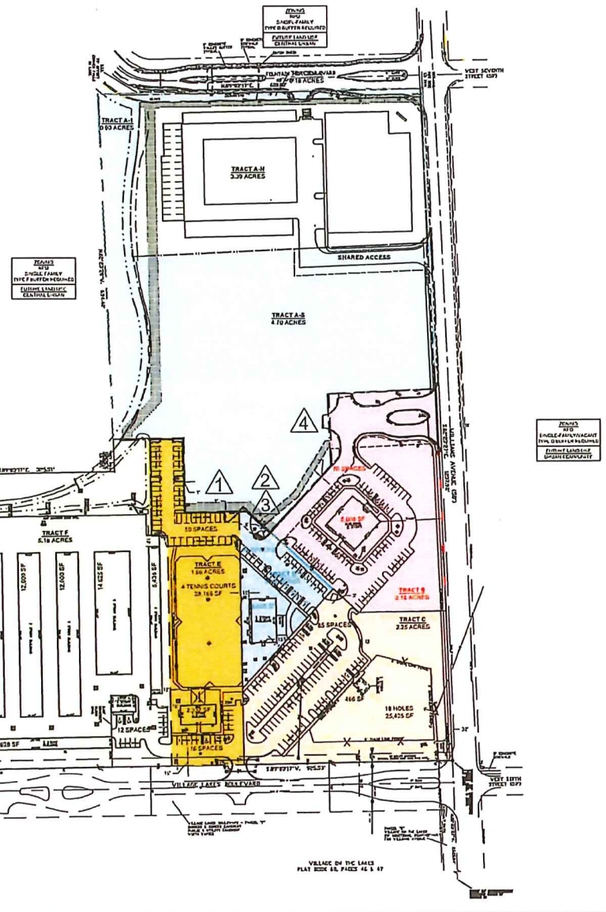
B12023 Projects\230802 ARCLAND - TOWN LAKES SELF STORAGE\01-CADD FILES\00-QA CADD - CONCEPTS\REV 5 ZONING EXHIBITS\230802-ZONING MCP RESUBMITTAL

ADD2024-00149 Lee County ePlan

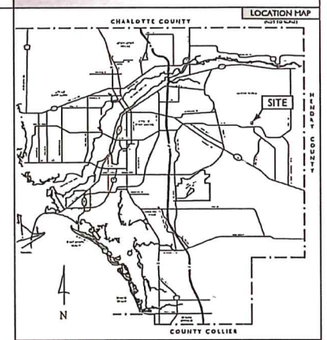
DCI2023-00044 Lee County ePlan

TOWNLAKES CPD AMMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA



TRACT EXHIBIT



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes RPD/CPD (Z-10-022)

STRAP #'s
30-44-27-03-00001.0000
30-44-27-03-00001.0340
30-44-27-03-00001.0370
30-44-27-03-00001.0550

TOTAL RPD/CPD ACREAGE
374 ± ACRES

PROJECT ACREAGE
21.1 ACRES

TRACT		
A-H	A-S, A-1 & A-2	147,835 SF 252,831 SF
B		84,168 SF
C		87,541 SF
D		28,837 SF
E		72,110 SF
F		255,612 SF

DEVIATIONS

ORIGINAL CONCEPT PLAN PER
ADD2011-00081

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, FL 33916 | 239.936.2202 | Q-Assoc.net

Approved as Exhibit C
MCP Page 3 of 6
Resolution # Z-24-013

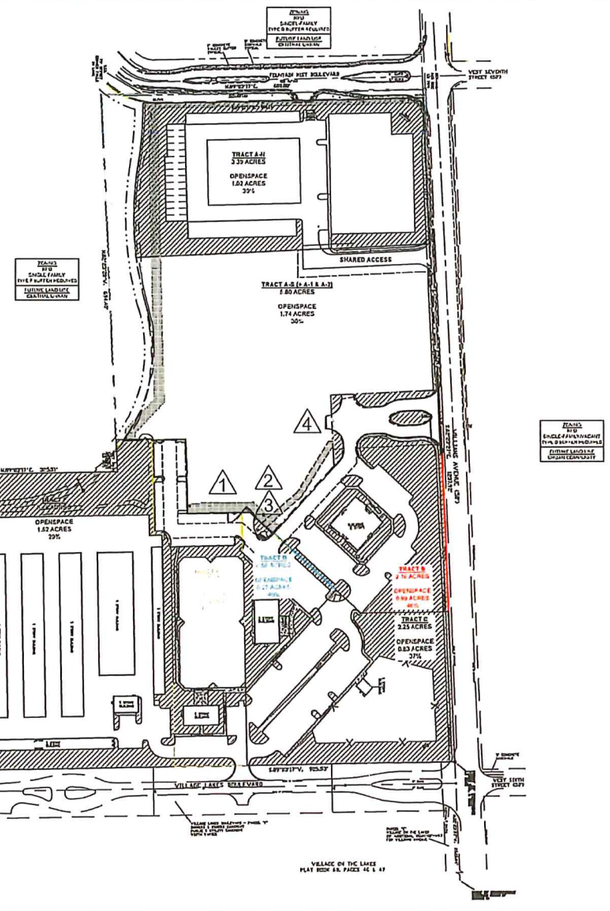
ADD2024-00149 Lee County ePlan

DCI2023-00044 Lee County ePlan

Attachment #1 dated 07.12.2024

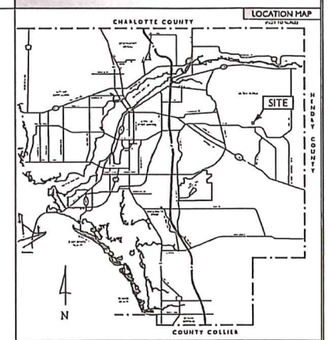
TOWNLAKES CPD AMMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA



OPEN SPACE EXHIBIT

LOCATION MAP



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes RPD/CPD (Z-89-022)

STRAP #'s
30-44-27-00-00091.0370, 30-44-27-00-00091.0300, 30-44-27-00-00091.0330, 30-44-27-00-00091.0350

CPD/RPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
21.1 ACRES (918,352.3 SF)

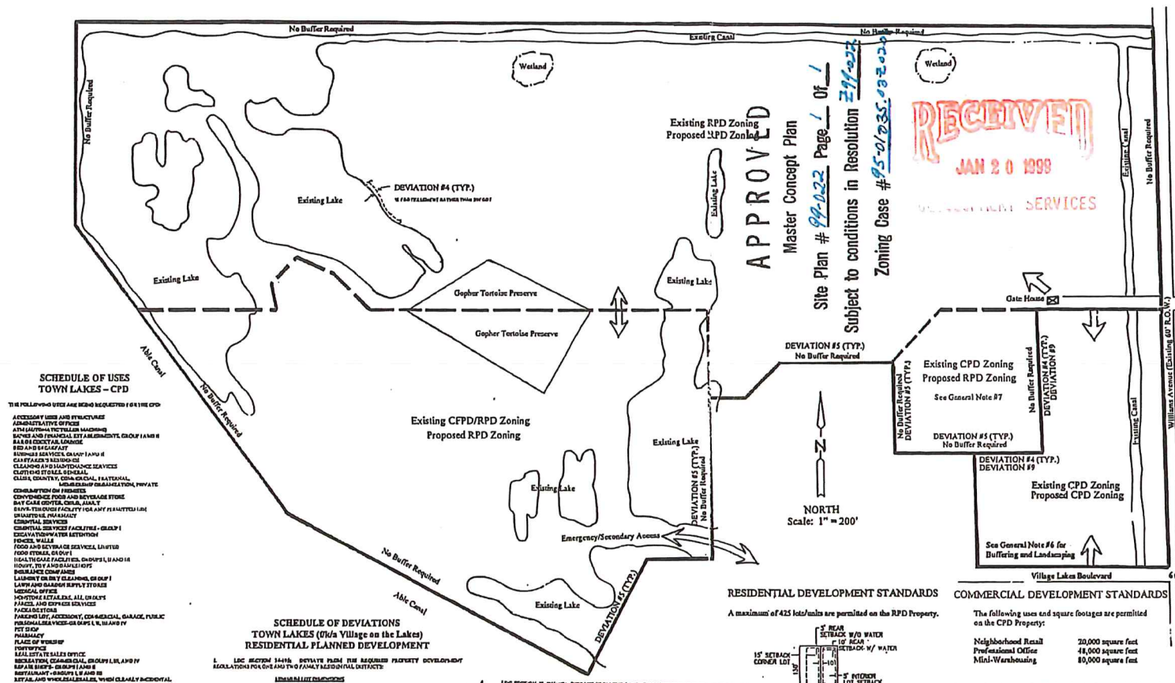
OVERALL OPEN SPACE
6.63 ACRES (291,416.6 SF)
31.7%

ORIGINAL CONCEPT PLAN PER
ADD2011-00081

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, FL 33916 | 239.936.2202 | QAInc.net

Approved as Exhibit C
MCP Page 4 of 6
Resolution # Z-24-013

ADD2024-00149 Lee County ePlan



SCHEDULE OF USES
TOWN LAKES – CPD

THE FOLLOWING USES ARE BEING REQUESTED FOR THE CPD:

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
ATM (AUTOMATIC TELLER MACHINE)
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I AND II
BARBER AND BEAUTY SHOP
BED AND BREAKFAST
BUSINESS SERVICES, GROUP I AND II
CARETAKER'S RESIDENCE
CLEANING AND MAINTENANCE SERVICES
CLOTHING ITEMS, RENTAL
CLUBS, COUNTRY, COMMERCIAL, FRATERNAL
CLUBS, COUNTRY, COMMERCIAL, FRATERNAL, PRIVATE
CONSIGNMENT SHOP
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, ADULT
DAY CARE FACILITY, GROUP I
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES - GROUP I
FENCE WALL, IN ACCORDANCE WITH SECTION 34-1744
FINANCIAL INSTITUTIONS
FOOD AND BEVERAGE SERVICES, LIMITED
FOOD STORES, GROUP I
HEALTH CARE FACILITIES, GROUPS I, II AND III
HOBBY, TOY AND GAME SHOPS
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING, GROUP I
LAWN AND GARDEN SUPPLY STORES
MEDICAL OFFICE
MOTION PICTURE, EXCLUDING OUTDOOR
NEWSSTAND, GROUP I AND II
PACKAGE STORE
PARKING LOT, ACCESSORY, COMMERCIAL, GARAGE, PUBLIC
PERSONAL SERVICES - GROUPS I, II, III AND IV
PET SHOP
PHARMACY
PLACE OF WORSHIP
POST OFFICE
REAL ESTATE SALES OFFICE
RESTAURANT, FAST FOOD, GROUPS I, II, AND IV
RETAIL SHOPS - GROUPS I AND II
RESTAURANT - GROUPS I, II AND III
SIGNS, IN ACCORDANCE WITH CHAPTER 30 OF LDC
TEMPORARY USES
VARIETY STORE
WAREHOUSE - MINI-WAREHOUSE

SCHEDULE OF USES
TOWN LAKES – RPD

THE FOLLOWING USES ARE BEING REQUESTED FOR THE RPD:

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
CLUB – COUNTRY, PRIVATE
BED AND BREAKFAST
DWELLING UNITS - DUPLEX, SINGLE FAMILY, TWO-FAMILY ATTACHED
ENTRANCE GATES AND/OR GATE HOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES - GROUP I
FIRE ALTERNATIVE WATER SYSTEM
FENCES, WALLS
GOLF COURSE AND CLUBHOUSE
MODEL HOME, UNIT, DISPLAY CENTER
REAL ESTATE SALES OFFICE - TEMPORARY
RECREATIONAL FACILITIES - PERSONAL, PRIVATE
RESIDENTIAL ACCESSORY USES
SIGNS - IN ACCORDANCE WITH CHAPTER 30 OF LDC
TEMPORARY USES

SCHEDULE OF DEVIATIONS
TOWN LAKES (f/k/a Village on the Lakes)
RESIDENTIAL PLANNED DEVELOPMENT

1. LDC SECTION 34-652: DEVIATE FROM THE REQUIRED PROPERTY DEVELOPMENT REGULATIONS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICTS:

MINIMUM LOT DIMENSIONS	
MINIMUM LOT AREA =	6,500 S.F.
MINIMUM LOT SIZE =	50' x 130'
MINIMUM CORNER LOT SIZE =	60' x 130'
FRONT SETBACK FROM STREET =	20'
SIDE SETBACK FROM STREET =	15'
SIDE SETBACK =	5'
REAR SETBACK =	5'
SETBACK FROM WATERBODY =	15'
MAXIMUM BUILDING HEIGHT =	35'
MAXIMUM LOT COVERAGE =	50%

3. LDC SECTION 34-935(c): DEVIATE FROM THE MINIMUM REQUIRED SEPARATION OF BUILDINGS SHALL BE ONE-HALF THE SUM OF THEIR HEIGHTS, OR 20 FEET, WHICHEVER IS GREATER TO ALLOW THE MINIMUM SEPARATION OF BUILDINGS TO BE 0 FEET.
3. LDC SECTION 34-935(b): DEVIATE FROM THE MINIMUM LOT WIDTH TO INCREASE THE MINIMUM SPECIFIED LOT WIDTH BY 10 FEET IN ALL ZONING DISTRICTS WHICH HAVE A MINIMUM REQUIRED LOT WIDTH OF 100 FEET OR LESS; TO ALLOW FOR AN INCREASE OF THE MINIMUM SPECIFIED LOT WIDTH BY 15 FEET IN ALL ZONING DISTRICTS WHICH HAVE A MINIMUM REQUIRED LOT WIDTH OF 150 FEET OR LESS.
4. LDC SECTION 34-936(d): DEVIATE FROM THE REQUIRED 30 FOOT MAINTENANCE EASEMENT ALONG WATERCOURSES, DRAINAGEWAYS, CANALS, AND EASEMENTS, LAKES FOUND ON PREMISES, TO ALLOW FOR A LESSER MAINTENANCE EASEMENT.
5. LDC SECTION 34-1863: DEVIATE FROM THE REQUIRED 50 FOOT SETBACK FOR WATER RETENTION FOR LOT PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW FOR A 0 FOOT SETBACK FOR WATER RETENTION FOR ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP AS LONG AS THERE IS AN AGREEMENT BETWEEN BOTH PROPERTY OWNERS FOR THE OPERATION AND MAINTENANCE OF WATER RETENTION AREA.
6. LDC SECTION 34-3005(3): DEVIATE FROM THE LANDSCAPE REQUIREMENT FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY RESIDENTIAL DEVELOPMENTS TO PROVIDE ONE TREE PER 3,000 SQUARE FEET OF DEVELOPMENT AREA, WHICH MUST INCLUDE A MINIMUM OF TWO TREES PER SINGLE-FAMILY LOT INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, TO ELIMINATE ONE TREE PER SINGLE-FAMILY LOT OF LESS THAN 6,000 SQUARE FEET (SLIDING SCALE), NOT INCLUDING THE EXISTING RANGE OF NATIVE PLANS ALREADY, WHICH SHALL BE PRESERVED, AND ONE TREE PER 30 OLD-FAMILY LOT INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
7. LDC SECTION 10-329(d): DEVIATE FROM UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED LANDSCAPED BUFFER OR BUFFER, HOWEVER, NO REQUIRED TREES AS SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER OR STREET EASEMENT OR RIGHT-OF-WAY; TO UTILITY, POWER, OR DRAINAGE EASEMENT MAY OVERLAP REQUIRED LANDSCAPED STRIPS OR BUFFER, AND THE REQUIRED TREES OR SHRUBS TO BE LOCATED WITH OR THE UTILITY, POWER OR STREET EASEMENT OR RIGHT-OF-WAY.
8. LDC SECTION 10-329(d): DEVIATE FROM THE MINIMUM REQUIRED NUMBER OF NATIVE WETLAND HERBACEOUS PLANTS OF ONE PLANT PER LINEAR FOOT OF LAKE SHORELINE AT THE CONTROL ELEVATION WATER LEVEL, NATIVE WETLAND VEGETATION SHALL BE INSTALLED AT NOT LESS THAN 50 PERCENT OF THE TOTAL NUMBER OF HERBACEOUS PLANTS ON SHORELINE MAY BE SUBSTITUTED FOR UP TO 25 PERCENT OF THE TOTAL NUMBER OF HERBACEOUS PLANTS ON SHORELINE MAY BE SUBSTITUTED FOR SHRUBS MAY BE SUBSTITUTED FOR HERBACEOUS PLANTS TO THE MINIMUM EXTENT AS SHRUBS AT A RATIO OF ONE SHRUB FOR EVERY FIVE HERBACEOUS PLANTS TO BE PLANTED AT NOT LESS THAN 50 PERCENT OF THE TOTAL NUMBER OF HERBACEOUS PLANTS REQUIRED. ONE TREE OR FIVE SHRUBS MAY BE SUBSTITUTED FOR FIFTY HERBACEOUS PLANTS.
9. LDC SECTION 34-622(c)(2): DEVIATE FROM THE REQUIREMENT OF COMMERCIAL DEVELOPMENTS THAT ABSORB EXISTING RESIDENTIAL DEVELOPMENTS MUST INCLUDE A BUFFER OF 50 FEET IN WIDTH ADJACENT TO ALL RESIDENTIAL USES AND PROPERTY LINES. THE BUFFER MUST CONSIST A SOLID WALL OR COMBINATION BERM AND SOLID WALL THAT IS NO LESS THAN EIGHT FEET IN HEIGHT, AND INCLUDE 2 TREES AND 15 SHRUBS PER LINEAR FEET, TO THE SATISFACTION OF COMMERCIAL DEVELOPMENTS THAT ADJOIN EXISTING RESIDENTIAL DEVELOPMENTS MUST INCLUDE A BUFFER OF NO LESS THAN 50 FEET IN WIDTH ADJACENT TO ALL RESIDENTIAL USES AND PROPERTY LINES. THE BUFFER SHALL INCLUDE 2 TREES AND 15 SHRUBS PER LINEAR FEET.

RESIDENTIAL DEVELOPMENT STANDARDS

A maximum of 425 lots/units are permitted on the RPD Property.

MINIMUM SINGLE FAMILY LOT
DEVIATION #1, #2, #3

COMMERCIAL DEVELOPMENT STANDARDS

The following uses and square footages are permitted on the CPD Property:

Neighborhood Retail	20,000 square feet
Professional Office	48,000 square feet
Mini-Warehousing	80,000 square feet

Property Development Regulations for the Commercial Planned Development will be in accordance with the CC, CG zoning district as listed in Table 34-844 of the Land Development Code.

General Notes:

1. The subject property is currently zoned RPD, CFPD/RPD, and CPD. These zoning categories where approved in Zoning Resolution Number Z-95-015.
2. An Administrative Amendment to the above Zoning Resolution was made in December, 1997 and approved in Administrative Amendment PD-97-018.
3. This Rezoning request is to: A. Rezone 73.30± acres of land from Community Facilities Planned Development/Residential Planned Development (CFPD/RPD), 170± acres of land from Residential Planned Development (RPD), and 10.0± acres of Commercial Planned Development (CPD) to Residential Planned Development (RPD); and B. Rezone 21.11± acres of land from Commercial Planned Development (CPD) to Commercial Planned Development (CPD).
4. There are no structures on site.
5. Structure within the CPD shall be designed to be internally architecturally compatible and generally compatible with both the RPD and CFPD/RPD.
6. Open space shall be in accordance with the Land Development Code Section 34-935(g)(1) For the RPD - Single Family lots of 7,000 or less than 6,500 square feet are not required to provide open space. For the CPD - Commercial developments, the percentage of open space must be 30 percent for large projects. Open Space will be also be in accordance with the Open Space Table on this plan. Buffering and Landscaping shall be in accordance with the Land Development Code Sections 10-414 and 10-415, with the exception of Deviation #9.
7. In the 10± acres that is marked as "Existing CPD Zoning, Proposed RPD Zoning", will be allowed to have all uses listed under the Schedule of Uses Town Lakes – RPD. However, only lots of smaller than 75' in width will be allowed on this property. This will make this area in compliance with the Lee Plan.

LEGAL DESCRIPTION FOR "RPD" ZONING:

A TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; RUN NORTH 89°22'22" WEST ALONG THE EAST LINE OF SAID SECTION 36 FOR 2151.76 FEET TO THE POINT OF BEGINNING, BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE (50 FEET WIDE); THENCE RUN SOUTH 01°36'38" EAST FOR 660.00 FEET; THENCE RUN SOUTH 01°12' 38" EAST FOR 1654.48 FEET; THENCE RUN SOUTH 89°46' 17" WEST FOR 1968.8 FEET; THENCE RUN NORTH 00°13' 38" WEST FOR 660.00 FEET; THENCE RUN SOUTH 89°46' 17" WEST FOR 2640.00 FEET; THENCE RUN SOUTH 44°48' 17" WEST FOR 3464.80 FEET; THENCE RUN SOUTH 89°46' 17" WEST FOR 2640.00 FEET; THENCE RUN SOUTH 87°32' 38" EAST FOR 779.84 FEET; THENCE RUN NORTH 89°26' 16" WEST FOR 5282.37 ; THENCE RUN SOUTH 27°56' 4" WEST FOR 4343.1 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ABBE CANAL (120 FEET WIDE); THENCE RUN NORTH 62°32' 19" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE FOR 1267.42 FEET; THENCE CONTINUE RUNNING NORTH 27°27'41" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE FOR 1733.63 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36; THENCE RUN NORTH 89°32' 00" WEST ALONG THE WEST LINE OF SAID SECTION 36 FOR 982.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36 FOR 2134.41 RUN NORTH 87°52' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 36 FOR 2134.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36 AND THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE; THENCE RUN SOUTH 01°36' 11" EAST ALONG THE EAST LINE OF SAID SECTION 36 AND THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE FOR 13.66.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 203.34± ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 36 AS BEARING NORTH 01°12' 37" WEST.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

LEGAL DESCRIPTION FOR "CPD" ZONING:

A TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; RUN NORTH 89°22'22" WEST ALONG THE EAST LINE OF SAID SECTION 36 FOR 2151.76 FEET TO THE POINT OF BEGINNING, BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE (50 FEET WIDE); THENCE RUN SOUTH 89°46' 17" WEST FOR 933.53 FEET; THENCE RUN NORTH 01° 12'37" WEST FOR 343.23 FEET; THENCE RUN NORTH 89°51'17" EAST FOR 353.01 FEET; THENCE RUN NORTH 01°12'38" WEST FOR 144.00 FEET; THENCE RUN NORTH 89°51'17" EAST FOR 600.00 FEET TO SAID EAST LINE OF SECTION 36 AND WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE; THENCE RUN SOUTH 01°12'37" EAST ALONG SAID EAST LINE OF SECTION 36 AND WEST RIGHT-OF-WAY LINE FOR 1137.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 21.11 ± ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 36 AS BEARING NORTH 01°12' 37" WEST.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

OPEN SPACE TABLE
TOWN LAKES
COMMERCIAL PLANNED DEVELOPMENT

LDC SECTION 10-415(b): LARGE COMMERCIAL DEVELOPMENTS ARE REQUIRED TO PROVIDE 20% OPEN SPACE.

21.11± ACRES x 20% OPEN SPACE = 4.22± ACRES OF OPEN SPACE TO BE PROVIDED

LDC SECTION 10-415(b)(3): LARGE DEVELOPMENTS WITH EXISTING INDIGENOUS NATIVE VEGETATION, AT LEAST 25 PERCENT OF THE REQUIRED OPEN SPACE MUST BE DESIGNED TO PRESERVE THE EXISTING INDIGENOUS NATIVE VEGETATION.

4.22± ACRES OPEN SPACE TO BE PROVIDED x 25% TO BE EXISTING INDIGENOUS NATIVE VEGETATION = 1.11± ACRES OF INDIGENOUS NATIVE VEGETATION MUST BE PRESERVED.

LDC SECTION 10-415(b)(3): ALLOWS FOR INCENTIVES TO PRESERVE INDIGENOUS NATIVE UPLAND PLANT COMMUNITIES IN LARGE TRACTS, AND THIS WILL APPLY TO THIS DEVELOPMENT IF IN COMPLIANCE WITH THIS SECTION.

A MINIMUM OF 10% OPEN SPACE IS REQUIRED TO REMAIN ON-SITE. UP TO 90% OF THE OPEN SPACE AND PRESERVATION OF INDIGENOUS NATIVE VEGETATION CAN BE LOCATED ON THE RPD PROPERTY OR TO THE OFFSITE FOR THOSE PRESERVE.

Town Lakes Planned Development
(f/k/a Village on the Lakes)
Master Concept Plan

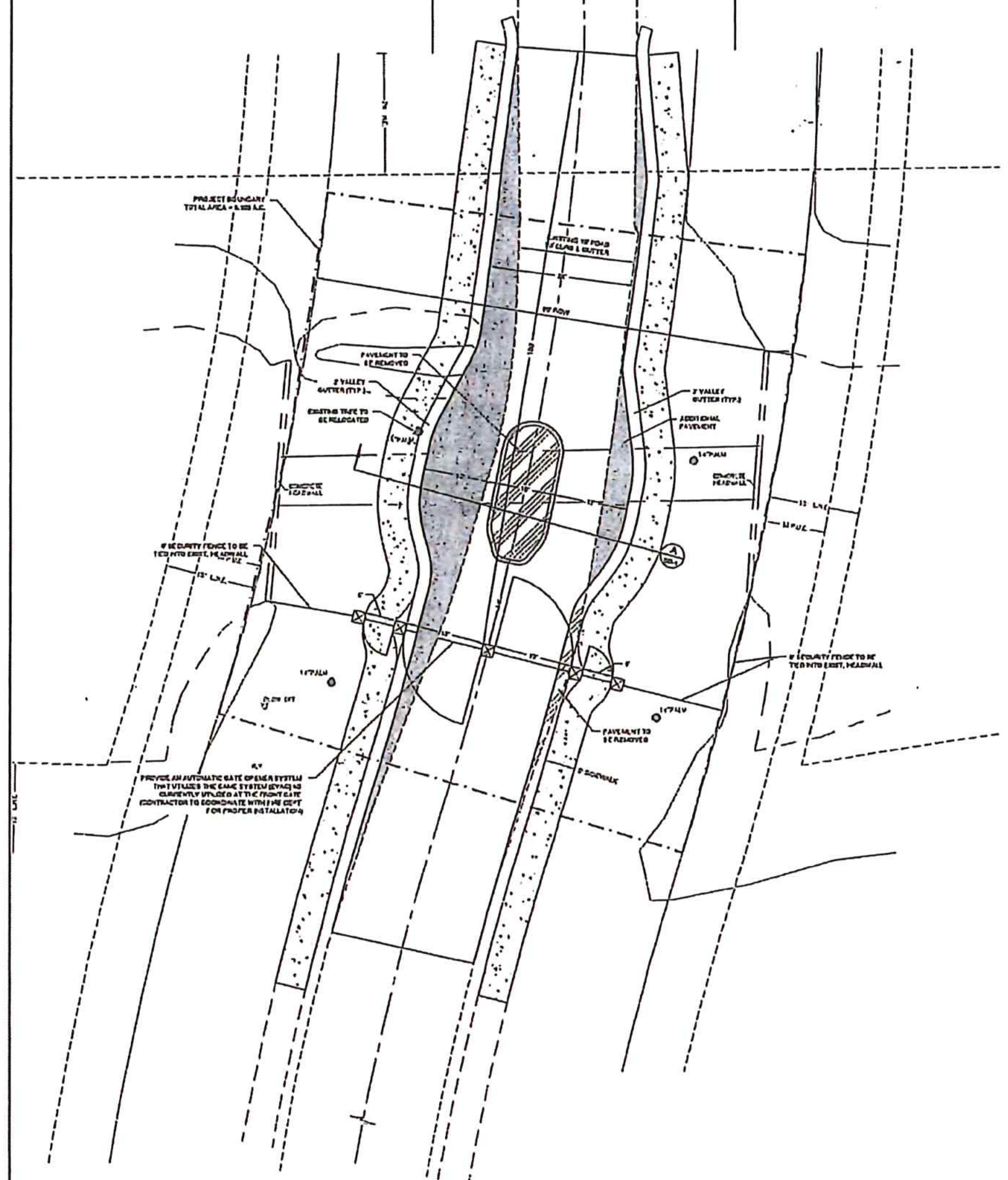
Exhibit IV-E
March 28, 1998
Revised: August 13, 1998
September 27, 1998
January 16, 1999

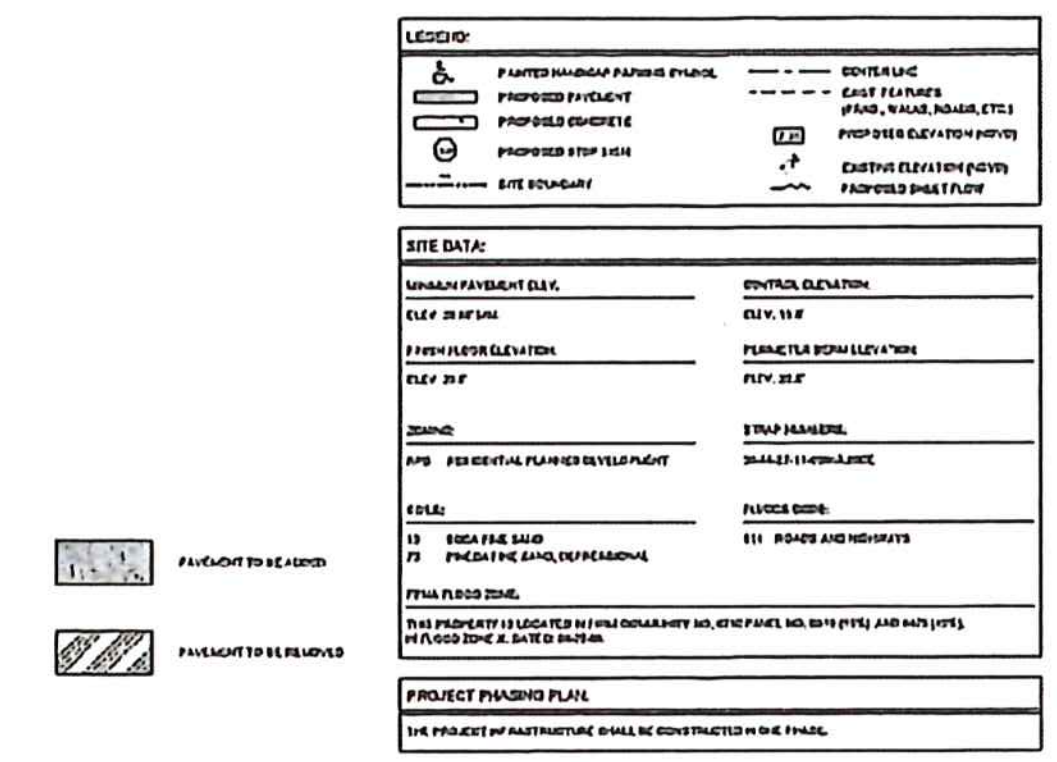
Prepared For:
Enterprise Lehigh, Inc.
Gasser Development, Inc.
Village Associates, Inc.

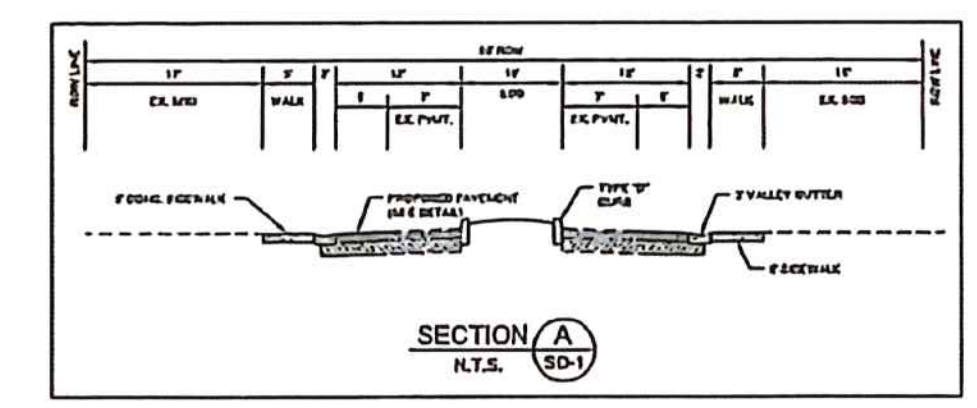
Prepared By:
Kathy L. Morgan
Land Development Consultant
6747 Plantation Manor Loop
Fort Myers, Florida 33912
(941) 768-6677

Approved as Exhibit C
MCP Page 5 of 6
Resolution # Z-24-013

ADD2024-00149 Lee County ePlan







TOWNLAKES REAR ENTRANCE GATE ADDITION
MASTER SITE PLAN
LEHIGH ACRES, FL

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

SHEET
SD-1
01 OF 03

RECEIVED
JAN 1 9 2010
COMMUNITY DEVELOPMENT

APPROVED
Plan
Subject to Case # ADD 2010-00003
Date 2/1/2010

ADD 2010-00003

ATTACHMENT A

Approved as Exhibit C
MCP Page 6 of 6
Resolution # Z-24-013

EXHIBIT D

Case: DCI2023-00044

CPD

CPD Property Development Regulations

Tracts:	A-N	A-S	B	C	D	E	F
Min. Lot Size	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF
Min. Lot Depth	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100FT
Min. Lot Width	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
Setback, accessory	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT
Setback, street front	20 FT (1)	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
Setback, street side	15 FT (2)	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. side	15 FT	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. rear	25 FT (3)	25 FT	25 FT	25 FT	15 FT	25 FT	15 FT
Setback, min. waterbody	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT
Max. Bldg. Height	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
Max. Bldg. Coverage	45%	45%	45%	45%	45%	45%	45%
Min. Open Space	30% 25%	30% 25%	30%	30%	30%	19%	29%

53%

3. Environmental Conditions

a. The development order application for each parcel must include a Gopher Tortoise Management Plan (GTMP) if gopher tortoises have been documented within that parcel. The GTMP must consist of on-site preservation within suitable native indigenous habitat or off-site mitigation as permitted by the Fish and Wildlife Conservation Commission (FWC). Gopher tortoise management plans must be approved by Development Services and must include, but are not limited to, the following elements:

i. On-site Preservation: The amount of gopher tortoise preservation areas within the planned development will be based upon occupied gopher tortoise habitat. The gopher tortoise preservation areas may be located within the parcel in which the tortoises are existing, or, in the alternative, gopher tortoise preservation areas may be situated within suitable habitat in other areas of the RPD, where tortoises may be relocated subject to permits from the FWC. Development Services staff must review and approve all proposed gopher tortoise preservation areas. The suitability of proposed preservation areas will be based upon the quality of foraging and burrowing habitat, the

EXHIBIT E

Townlakes Storage CPD Amendment

Schedule of Deviations and Justifications

DEVIATIONS APPROVED UNDER Z-23-044 – DEVIATIONS 20 and 21 ADDED

1. Deviation (1) is WITHDRAWN.

2. Property Development Regulations. Deviation (2) seeks relief from the LDC § 34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the building heights or 20 feet, to allow a 10-foot minimum separation between buildings. This deviation is APPROVED by Z-99-022.

3. Property Development Regulations. Deviation (3) seeks relief from the LDC § 34-2222(1) requirement that corner lots have a 15-foot increased lot width, to allow for an increase of only 10 feet. This deviation is APPROVED by Z-99-022.

4. Property Development Regulations. Deviation (4) seeks relief from the LDC §10-328(a) requirement to provide a 20-foot-wide maintenance easement around water ways, to allow a 15-foot-wide maintenance easement. This deviation is APPROVED, SUBJECT TO the following condition:

The applicant/developer must submit suitable documentation of "no objection" to the reduced easement width from the South Florida Water Management District, prior to development order approval. This deviation is APPROVED by Z-99-022.

5. Property Development Regulations. Deviation (5) seeks relief from the LDC § 10-329(d)(1)a.3., requirement to provide a 50-foot-wide setback for water retention lakes from any private property line under separate ownership, to delete this requirement within the overall Town Lakes project boundaries only. This deviation is APPROVED, SUBJECT TO the applicant/developer establishing covenants pertaining to the continued maintenance and operation of the water retention areas, prior to development order approval. These covenants must be reviewed and approved by Development Services Staff and the County Attorney's Office prior to recording in the public records. Recording costs will be the developer's responsibility. This deviation is APPROVED by Z-99-022.

6. Deviation (6) is WITHDRAWN.

7. Property Development Regulations Deviation (7) seeks relief from the LDC § 10-421 (a)(5) [role citation is different than that shown on the MCP), provision prohibiting the placement of required trees or shrubs in any utility, power or street easement or right-of- way, to allow required trees or shrubs to be planted within an easement or right-of-way area. This deviation is APPROVED, SUBJECT TO the following conditions:

   a. If any of the required buffer plantings that are installed within an easement have to be removed, the developer or property owner must replace these plantings with like size (at the time replacement is required) and species at no expense to Lee County. This requirement must be clearly stated in any deed restriction documents.

   b. To avoid conflicts with overhead utility lines, only small trees, less than 20 feet in height at maturity, may be used directly adjacent to an overhead line.

This deviation is APPROVED by Z-99-022.

8. Property Development Regulations. Deviation (8) seeks relief from the LDC § 10-418(2) provisions setting forth the minimum requirements for native wetland herbaceous plants, to:

a. Exempt the shoreline length of the northern boundary of George Canal and the large lake in the northwestern corner of the property from this requirement.

b. Allow native wetland trees to be substituted for up to 50 percent rather than the required 25 percent of the total number of required herbaceous plants.

c. Allow one tree or five shrubs to be substituted for fifty herbaceous plants rather than the required ten herbaceous plants.

This deviation is APPROVED, on the condition that up to 50 percent of the required littoral planting is provided by trees and/or shrubs, with one tree or two shrubs being substituted for every ten of the required herbaceous plants. This deviation is APPROVED by Z-99- 022.

9. Deviation (9) is WITHDRAWN.

10. Turn-around. Deviation (10) requests relief from the LDC § 34-1748(5), which requires a paved turn-around provided on the ingress side of the gate or gatehouse, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) as specified in the AASHTO Green Book current addition, to allow development of an alternate turn-around, as depicted on the site plan approved by ADD2010-00003. This deviation is APPROVED, SUBJECT TO the condition that the proposed access gate must be an electric gate opener that is acceptable to Lee County and the Lehigh Acres Fire Control & Rescue District, and the gate is subsequently maintained by the homeowner's association to permit access for the residents of the development and the fire district. This deviation is APPROVED by ADD2010-00003.

11. Buffers. Deviation (11) seeks relief from the LDC § 10-416(d)(3), which requires commercial use abutting a commercial use to provide a Type 'A' buffer between the uses, to allow no required buffers between tract/lots. This deviation is APPROVED by ADD2011- 00081.

12. Parking Deviation (12) seeks relief from the LDC § 34-2020(2), which requires minimum parking spaces for types of uses per development, to allow the parking calculations to be totaled not by tract/lot, but according to the overall parking for the entire CPD. This deviation is APPROVED by ADD2011-00081.

13. Street Access. Deviation (13) seeks relief from the LDC § 10-291(1), which requires street access designed so as not to create remnants and landlocked areas, unless those areas are established as common areas, to allow Tract D as a commercial lot. This deviation is APPROVED by ADD2011-00081.

14. Signs. Deviation (14) seeks relief from the LDC § 30-153(2)(c), which restricts individual occupants to have individual ground-mounted identification signs, to allow each lot to have one ground-mounted identification sign not to exceed 100 square feet and 10 feet in height. This deviation is APPROVED for Tract D only, SUBJECT TO Condition 17 by ADD2011-00081.

15. Outdoor Storage. Deviation (15) seeks relief from the LDC § 34-1352(c)(1), which requires all buildings and structures part of a development engaged in the outdoor storage of vehicles (for rent) be set back 50 feet from the street and 40 feet from the side yard, to allow the existing mini-warehouse building on the eastern border to remain set back at15.87 feet and the existing building

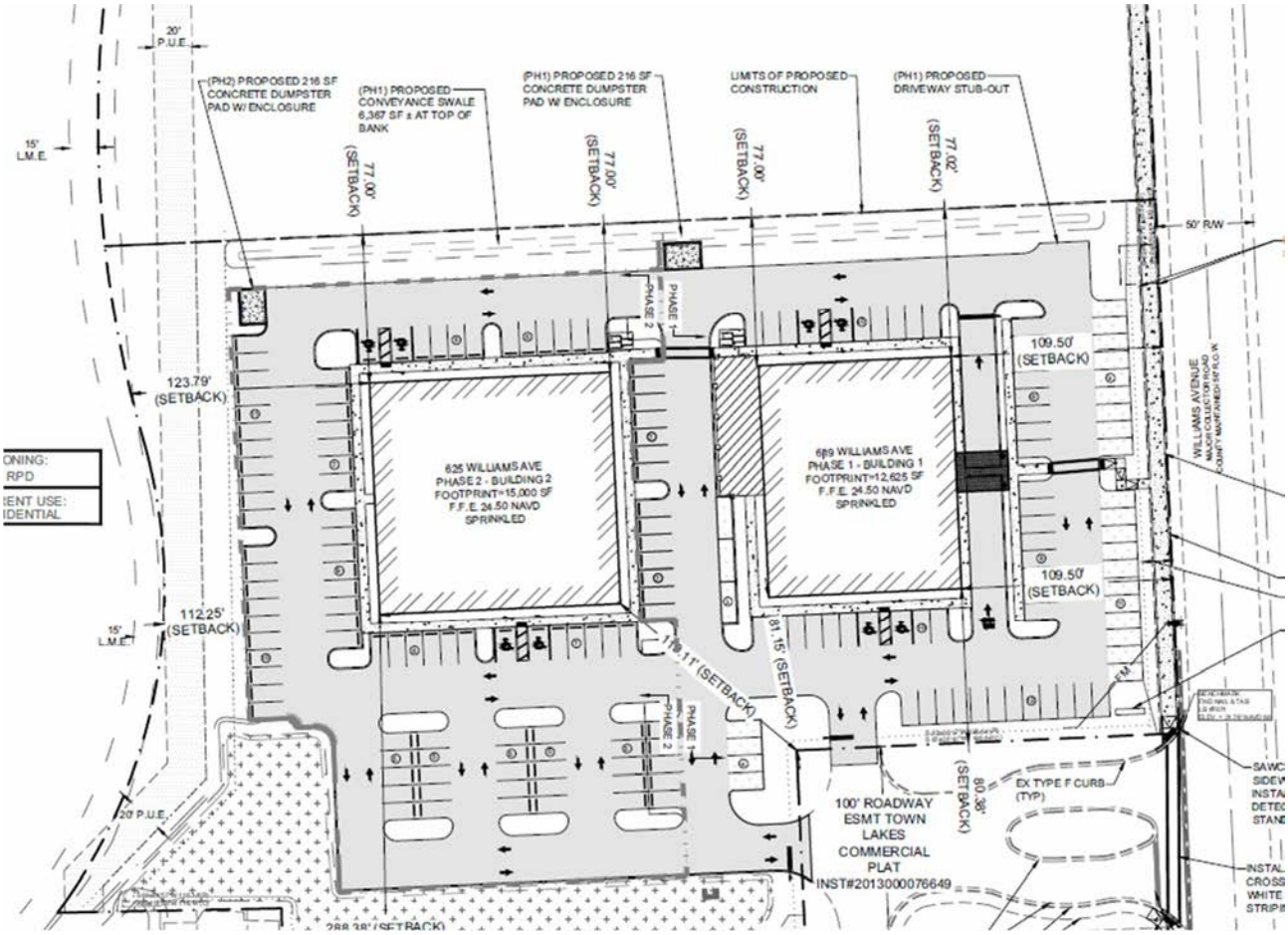
on the western border to remain setback at 27.67 feet. This deviation is APPROVED by ADD2014-00095.

16. Outdoor Storage. Deviation (16) seeks relief from the LDC § 34-1352(c)(3), which requires all buildings and items covered by this section that are displayed or offered for rent must be setback 100 feet from any existing residence or residentially zoned property, to allow the proposed open storage of rental vehicles to be located behind the 8-foot high wall at 81.41 feet from the abutting RPD to the north. This deviation is APPROVED by ADD2014- 00095.

17. Refuse and Recyclable Storage. Deviation (17) seeks relief from the LDC §10-261(a), which requires new construction of commercial businesses to provide 216 square feet for the first 25,000 square feet of building area plus 8 square feet for each additional 1,000 square feet of building area for placement of garbage/recyclable receptables, to allow a reduction based solely on the first 25,000 square feet. This deviation is APPROVED, SUBJECT TO the following conditions: The refuse area may be limited in size to support only the office operations. Development order submittals must include a copy of the lease agreement stating tenants are prohibited from using on-site dumpsters. This deviation is limited to warehouse use on Tract A-N.

18. Parking. Deviation (18) seeks relief from the LDC § 34-2020(b), which requires mini-warehouse uses to have one parking space per 25 storage units, to allow a five percent reduction in required parking spaces, pursuant to LDC § 34-2020(c)(3). This deviation is APPROVED.

19. Access. Deviation (19) seeks relief from the LDC § 10-285(a), which states lots in urban areas with access alternatives will not be granted access to an arterial or major collector, to allow an access on Williams Avenue and closure of the access on Fountain Mist Boulevard/Liriope Loop. This deviation is APPROVED, limited to Tract A-N.



20. Deviation (20) is WITHDRAWN.

21. Building Perimeter Plantings. Deviate from LDC §10-416(b) Building perimeter plantings which requires commercial buildings to provide building perimeter planting area equal to ten percent of the building ground level floor area to reduce the required foundation planting area for Building #2 by 50% with landscape required along all portions of the Building "B" perimeter that are not used for doors and foundation landscaping distributed along the west side of the drive aisle and the entrance drive.

    JUSTIFICATION: The enhanced landscape plan shows 2% perimeter building plantings for Building "B" plus additional ground plantings in other areas.

    Perimeter landscaping along commercial buildings is required to break up long expanses of blank building walls, create a softening effect and add visual interest.
    Landscaping is to be placed with emphasis on the sides most visible to the public, not including the loading areas.

    In the case of Building "B", loading areas with overhead doors to access storage units are located along the majority of the building facades. The perimeter of Building "B" is 1,038 ft. and approximately 835 ft is covered by doorways (80%). To meet the planting area requirement when only 20% of the building perimeter can be used for landscape

ADD2024-00149 Lee County ePlan

would require excessively wide landscape beds. This deviation proposes using all available areas adjacent to Building "B" for planting as well as distributing foundation planting areas along the drive aisle west of Building "B" and along the entrance driveway.

The intent of the code is met as all available areas adjacent to the building are utilized to landscape the building façade. Additionally, Building "B" is almost completely screened from adjacent rights of way and the abutting properties by the exterior buildings. A reduction in the landscape area does not negatively impact the adjacent properties or the health, safety or welfare of the patrons or the general public and moving the planting areas will benefit the overall development as these areas are more visible from the adjacent roadways and neighboring property.

See attached landscape plan with Building "B" foundation planting areas highlighted.

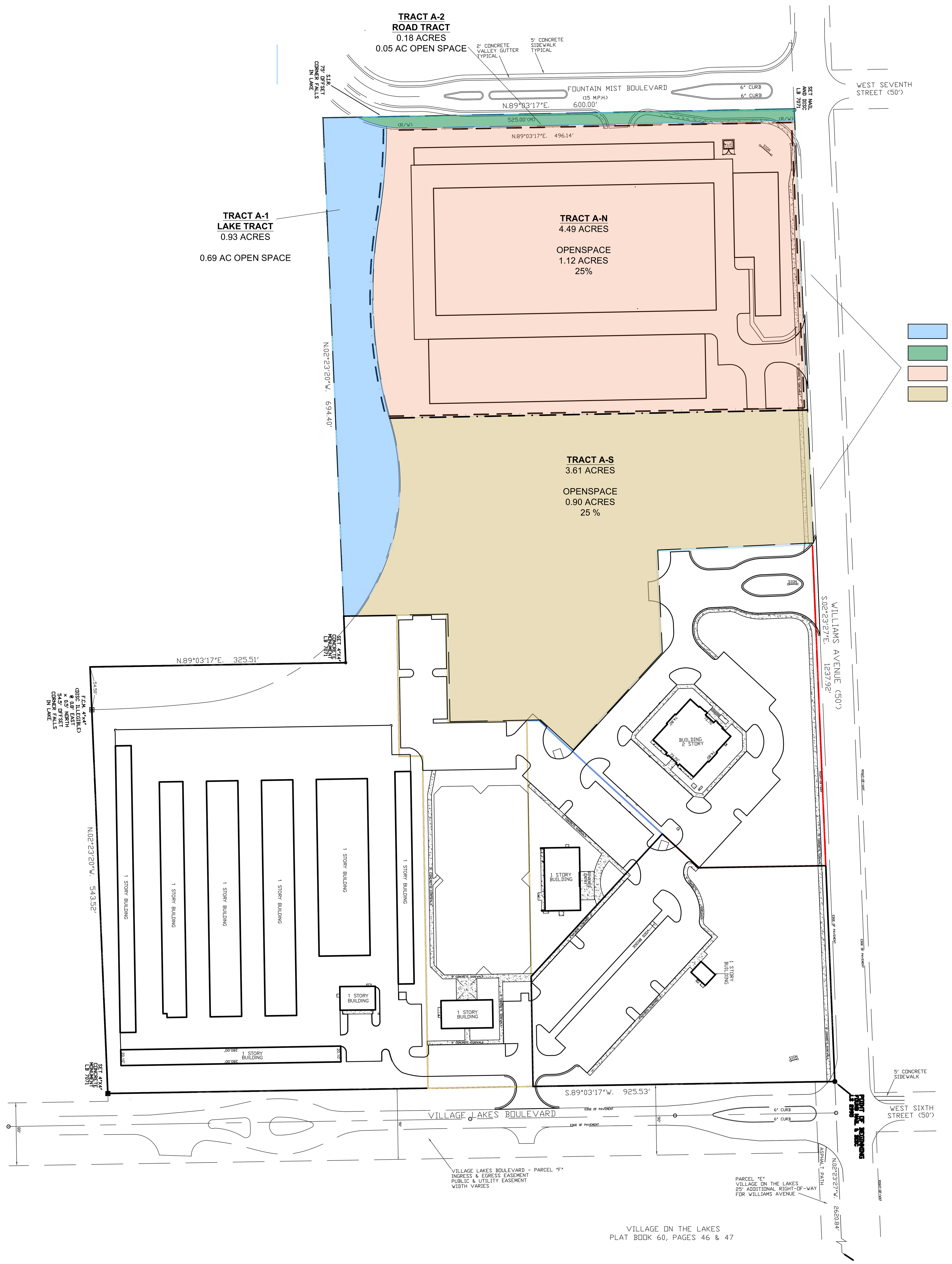
ADD2024-00149 Lee County ePlan

TOWNLAKES CPD AMENDMENT

EXHIBIT F

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

OPEN SPACE EXHIBIT



TRACT A = 9.21

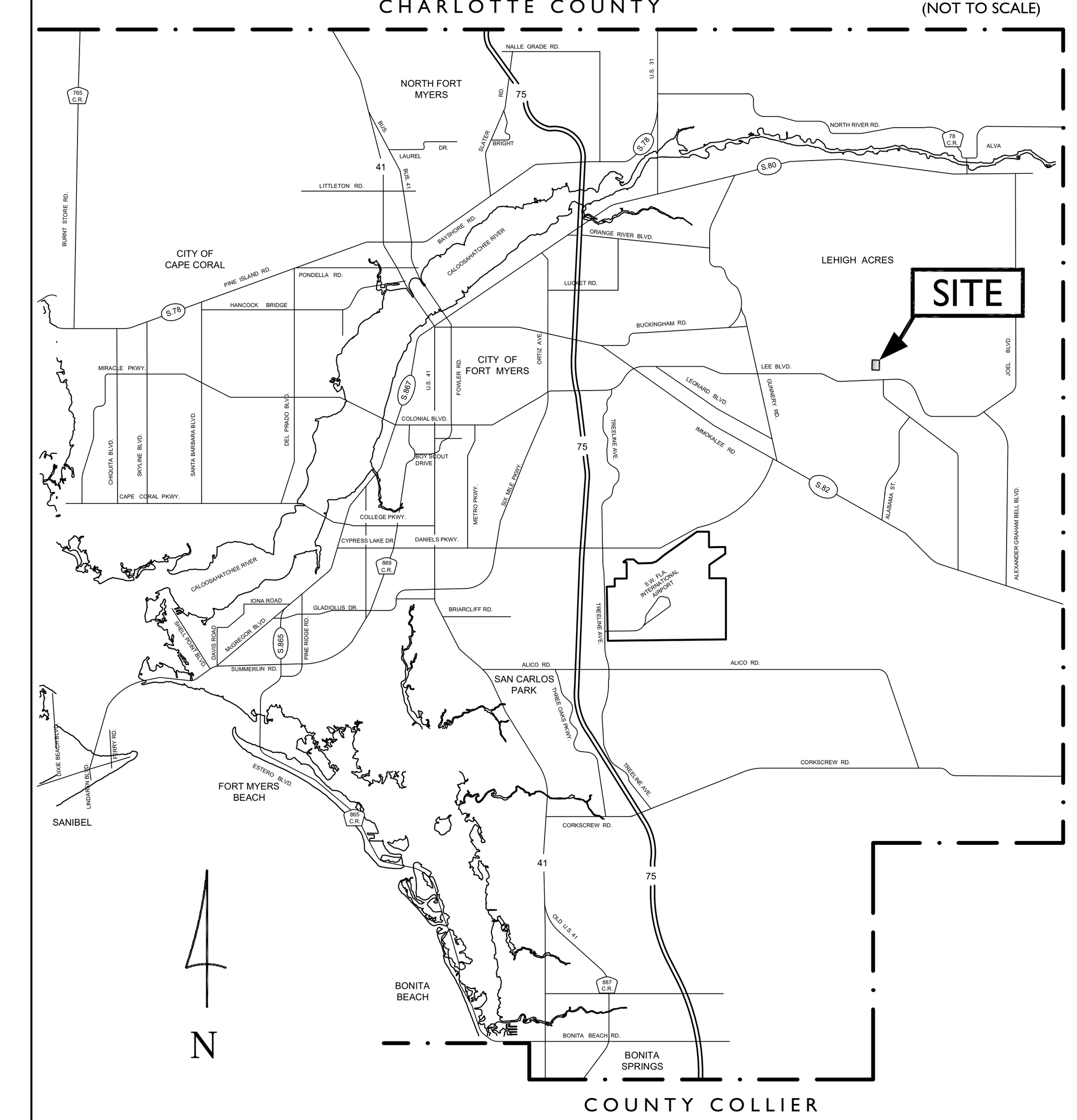
TOTAL REQUIRED OPEN SPACE FOR TRACT A 30% = 2.76

TOTAL PROVIDED OPEN SPACE FOR TRACT A

- TRACT A-1 = 0.93 AC : OPEN SPACE = 0.69 AC (LAKE CONTRIBUTES TO 25% OF REQUIRED OPEN SPACE)
- TRACT A-2 = 0.18 AC OPEN SPACE = 0.05 AC (GREENSPACE ADJ TO ROADWAY)
- TRACT A-N = 4.49 AC OPEN SPACE = 1.12 AC (25% OF LOT)
- TRACT A-S = 3.61 AC OPEN SPACE = 0.90 AC (25% OF LOT)

TOTAL PROVIDED OPEN SPACE FOR TRACT A : 2.76 AC

LOCATION MAP
(NOT TO SCALE)



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes CPDA (DCI2023-00044)
ORIGINAL RPD/CPD (Z-99-022)

STRAP #'s
30-44-27-00-00001.0370, 30-44-27-00-00001.0300, 30-44-27-00-00001.0380, 30-44-27-00-00001.0360

CPD/RPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
21.1 ACRES (919.385.3 SF)

OVERALL OPEN SPACE
6.69 ACRES (291,416.6 SF)
31.7%

A: 2.76 AC
B: 0.99A C
C: 0.83 AC
D: 0. 27 AC
E: 0.32 AC
F: 1.52 AC

ORIGINAL CONCEPT PLAN PER ADD2011-00081 & UPDATED BY DCI2023-00044

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

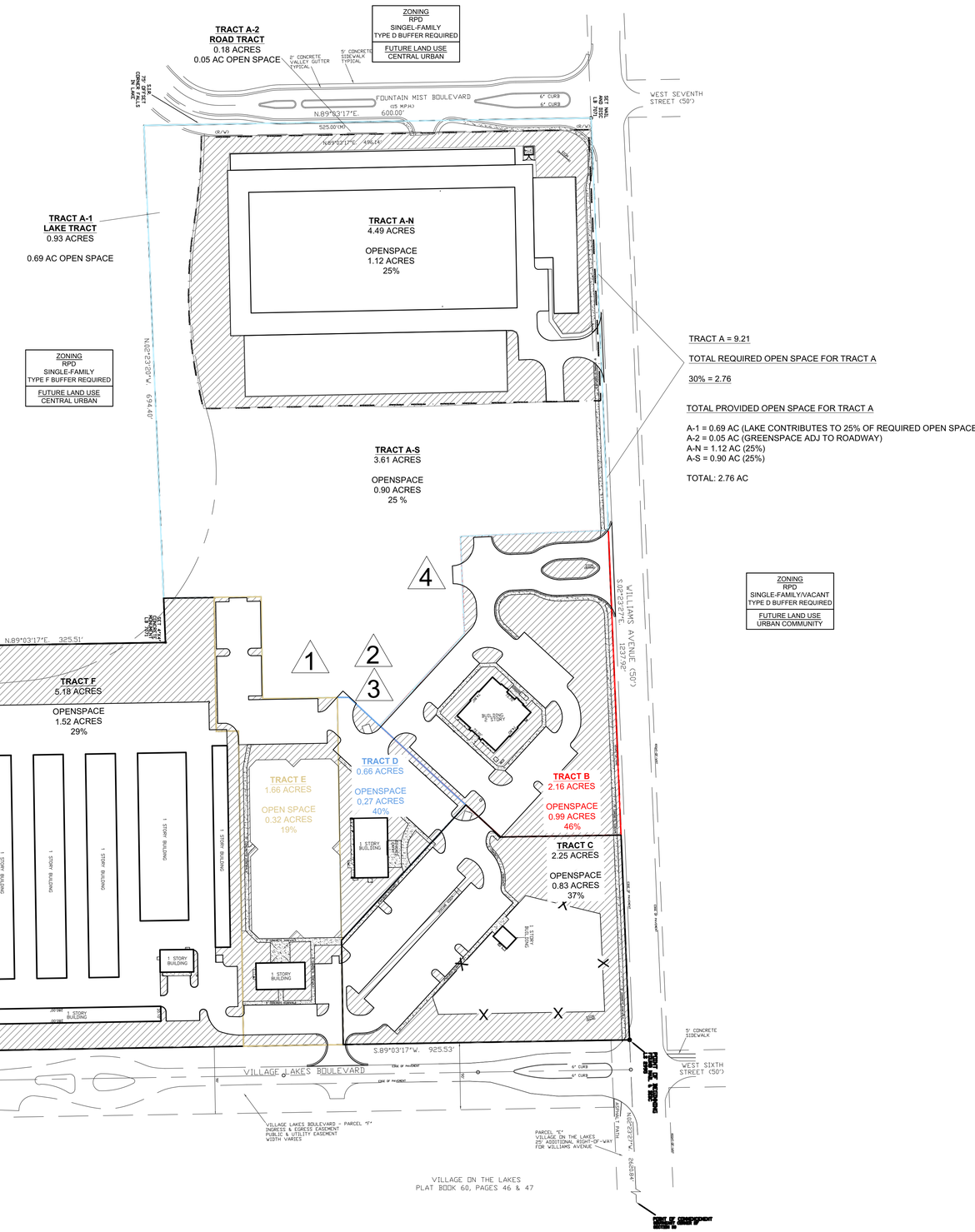
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230802 REV ZONING.DWG

ADD2024-00149 Lee County ePlan

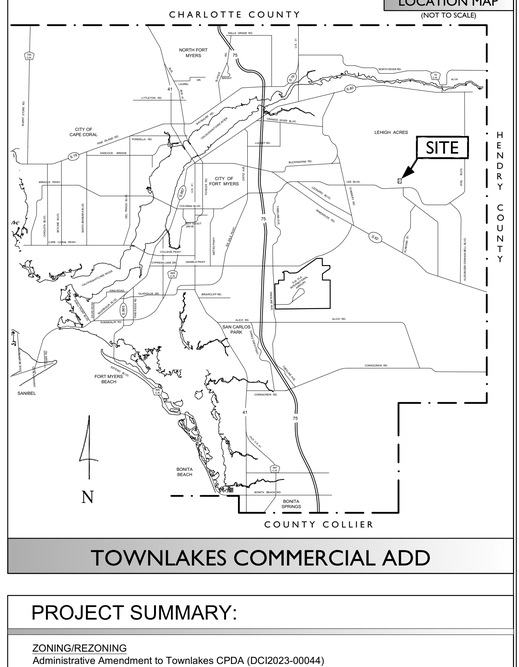
TOWNLAKES CPD AMENDMENT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 27-E, LEE COUNTY, FLORIDA

OPEN SPACE EXHIBIT



LOCATION MAP
(NOT TO SCALE)



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes CPDA (DCI2023-00044)
ORIGINAL RPD/CPD (Z-99-022)

STRAP #'s
30-44-27-00-00001.0370, 30-44-27-00-00001.0300, 30-44-27-00-00001.0380, 30-44-27-00-00001.0360

CPD/RPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
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4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

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230802 REVISED ZONING MCP FROM ORIGINAL ADD.DWG

ADD2024-00149 Lee County ePlan

EXHIBIT G

LEHIGH ACRES ARCHITECTURAL PLANNING AND ZONING REVIEW BOARD APPLICATION

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: Town Lakes CPD Administrative Amendment
2. Street Address of Project: 625 Williams Ave (southwest corner of Williams Ave/Fountain Mist Blvd)
3. Strap No. 30-44-27-17-0000A.0000
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)

   Amend the recently approved Townlakes CPD zoning to allow for a modified site plan that reduces height and changes the internal configuration of the parcel dedicated to mini-warehouse use.

5. Applicant Name / Title: Arcland Property Company, LLC / Steve Cratin
   Address: P.O. Box 25523, Washington, DC 20027
   Phone: (443) 845-6981 Email: steve@arc.land
6. Date of LAAPZRB meeting requested for presentation July 25, 2024
   (Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
   Name / Title: RVi Planning + Landscape Architecture / Fred Drovdlic, AICP
   Address: 1514 Broadway, Suite 201
   Phone: 239.318.6707 Email: fdrovdlic@rviplanning.com
8. Provide name and contact information of additional persons to receive correspondence from the LAAPZRB.
   Jake Fowler, Arcland Development, jake@arc.land
9. County staff Reviewer: MarySue Groth
10. Has project been presented to Community Development or Lee County Hearing Examiner or other public presentations: Yes_____ No X Dates: _____
    Application No.: DCI2023-00044

ADD2024-00149 Lee County ePlan

11. Direction to the project site:
southwest corner of Williams Ave/Fountain Mist Blvd 1/2 mile north of Lee Boulevard

12. Proposed Use:
Mini warehouse

13. Adjacent Zoning and Land Uses:
North: Townlakes RPD
South: Undeveloped (future church)
East: Wiliams Avenue; residential
West: Townlakes RPD

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:
See revised MCP and presentation p

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: Fred Dro

DATE: July 16, 2025

Print Name: Fred Drovdlic

Title: Director of Planning

ACTION TAKEN
☐ LAAPZRB

DATE 7/25/24

DECISION Approved

Initials: JR

Attachments: ____

ADD2024-00149 Lee County ePlan

EXHIBIT H

LEE COUNTY LDC REQUIREMENTS

PROJECT INFORMATION			
PROJECT NAME		**ARCLAND SELF STORAGE**	
PROJECT ZONING CLASSIFICATION	CPD	COM	
LDC SEC 10-415 OPEN SPACE			
PROJECT ZONING CLASSIFICATION		CPD	
PROJECT DEVELOPMENT AREA		195,501	SQFT
OPEN SPACE REQUIRED	20.0%	39,100	SQFT
OPEN SPACE PROVIDED	26.6%	52,072	SQFT
LDC SEC 416-(a)(4) GENERAL TREE REQUIREMENTS			
TOTAL PROJECT AREA		195,501	SQFT
1 TREE PER 3,500 SQFT REQUIRED			
GENERAL TREES REQUIRED		56	TREES
GENERAL TREES PROVIDED		56	TREES
LDC SEC 416-(c)(2) PARKING AREA REQUIREMENTS			
TOTAL PARKING AREA		8,510	SQFT
10% OF PARKING AREA REQUIRED AS LANDSCAPE		851	SQFT
1 TREE PER 250 SQFT OF REQ. LANDSCAPE AREA			
CANOPY TREES REQUIRED		3	TREES
CANOPY TREES PROVIDED		3	TREES
LDC SEC 416-(b) BUILDING PERIMETER PLANTING REQUIREMENTS			
10% OF BLDG 1ST FL AREA AS LANDSCAPE			
BLDG A		8,618	SQFT
PLANTING AREA REQ		870	SQFT
PLANTING AREA PROVIDED		870	SQ FT
BLDG B		57,834	SQFT
PLANTING AREA REQ		5,783	SQFT
(Reduced by 50% per Deviation #21 ADD2024-00149)		2,892	SQFT
PLANTING AREA PROVIDED		2,905	SQFT
BLDG C		8,404	SQFT
PLANTING AREA REQUIRED		900	SQFT
PLANTING AREA PROVIDED		900	SQ FT
BLDG D		28,864	SQFT
PLANTING AREA REQUIRED		2,886	SQ FT
PLANTING AREA PROVIDED		2,886	SQFT

LDC SEC 416-(d)(3,4) BUFFERING OF ADJACENT PROPERTIES

NORTH PROPERTY LINE

ABUTTING USE	ROW	RIGHT-OF-WAY	
	BUFFER TYPE	BUFFER WIDTH	WALL REQUIRED
	D	15'	NO
BUFFER LENGTH		485	LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES		0	LNFT
VEGETATED BUFFER LENGTH		485	LNFT
TREES REQUIRED	5 TREES/100'	24	TREES
TREES PROVIDED		24	TREES
SHRUBS REQUIRED	66 SHRUBS/100'	320	SHRUBS
SHRUBS PROVIDED		320	SHRUBS

SOUTH PROPERTY LINE

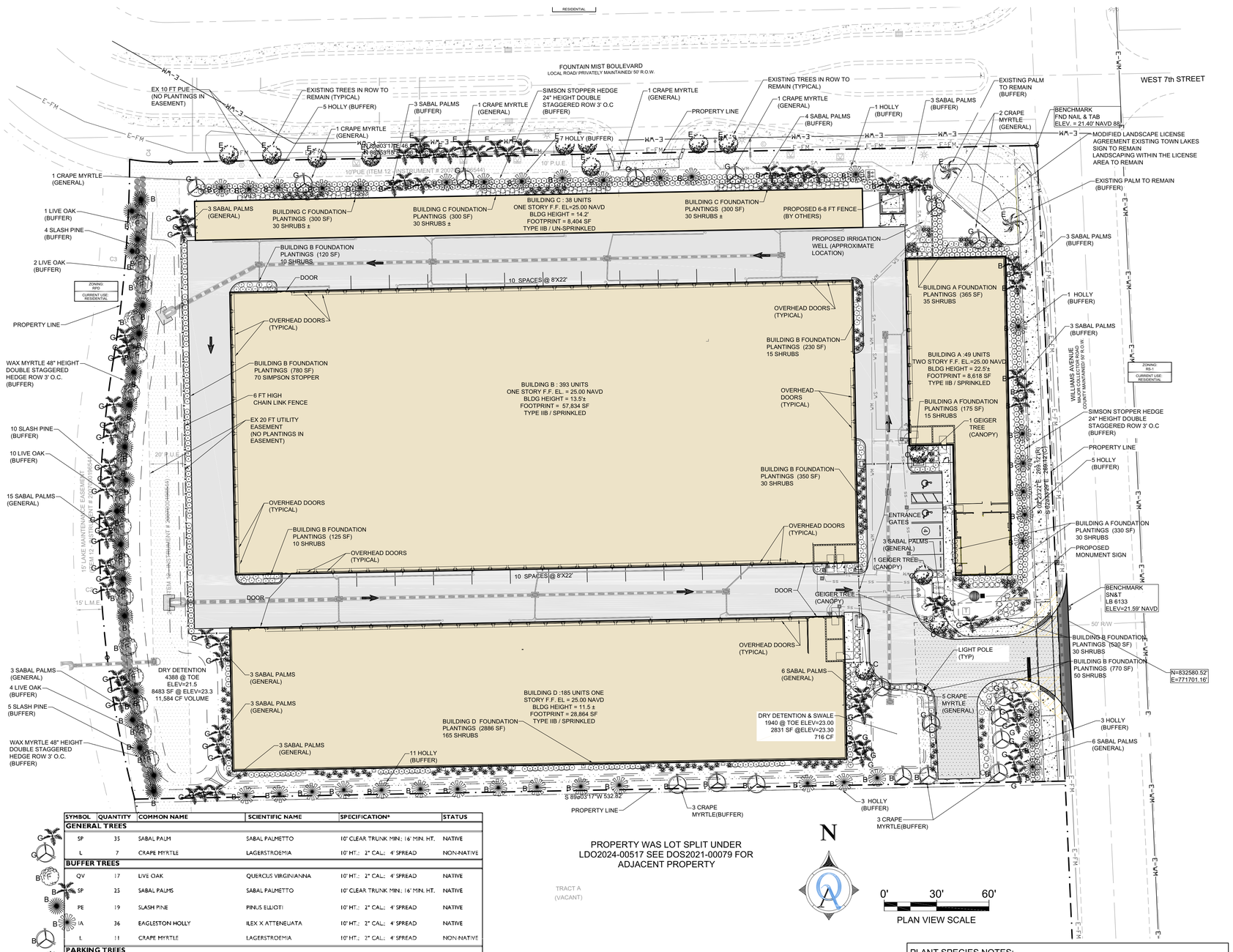
ABUTTING USE	COM	COMMERCIAL	
SOUTHERN 250' ADJACENT TO RESTAURANT ALREADY PLANTED WITH A CONTINUOUS HEDGE	BUFFER TYPE	BUFFER WIDTH	WALL REQUIRED
	A	5'	NO
BUFFER LENGTH		530	LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES		24	LNFT
VEGETATED BUFFER LENGTH		506	LNFT
TREES REQUIRED	4 TREES/100'	20	TREES
TREES PROVIDED		20	TREES
SHRUBS REQUIRED	NOT REQUIRED	0	SHRUBS

EAST PROPERTY LINE

ABUTTING USE	ROW	RIGHT-OF-WAY	
	BUFFER TYPE	BUFFER WIDTH	WALL REQUIRED
	D	15'	NO
BUFFER LENGTH		364	LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES		58	LNFT
VEGETATED BUFFER LENGTH		306	LNFT
TREES REQUIRED	5 TREES/100'	15	TREES
TREES PROVIDED		15	TREES
SHRUBS REQUIRED	66 SHRUBS/100'	202	SHRUBS
SHRUBS PROVIDED		202	SHRUBS

WEST PROPERTY LINE

ABUTTING USE	SF-R	SINGLE-FAMILY	
	BUFFER TYPE	BUFFER WIDTH	WALL REQUIRED
	F	30'	NO
BUFFER LENGTH		364	LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES		0	LNFT
VEGETATED BUFFER LENGTH		364	LNFT
TREES REQUIRED	10 TREES/100'	36	TREES
TREES PROVIDED		36	TREES
SHRUBS REQUIRED	66 SHRUBS/100'	240	SHRUBS
SHRUBS PROVIDED		240	SHRUBS



PROPERTY WAS LOT SPLIT UNDER LDO2024-00517 SEE DOS2021-00079 FOR ADJACENT PROPERTY

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION*	STATUS
GENERAL TREES					
SP	35	SABAL PALM	SABAL PALMETTO	10' CLEAR TRUNK MIN.; 16' MIN. HT.	NATIVE
L	7	CRAPE MYRTLE	LAGERSTROEMIA	10' HT.; 2" CAL.; 4' SPREAD	NON-NATIVE
BUFFER TREES					
QV	17	LIVE OAK	QUERCUS VIRGINIANNA	10' HT.; 2" CAL.; 4' SPREAD	NATIVE
SP	25	SABAL PALMS	SABAL PALMETTO	10' CLEAR TRUNK MIN.; 16' MIN. HT.	NATIVE
PE	19	SLASH PINE	PINUS ELLIOTI	10' HT.; 2" CAL.; 4' SPREAD	NATIVE
IA	36	EAGLESTON HOLLY	ILEX X ATTENEUATA	10' HT.; 2" CAL.; 4' SPREAD	NATIVE
L	11	CRAPE MYRTLE	LAGERSTROEMIA	10' HT.; 2" CAL.; 4' SPREAD	NON-NATIVE
PARKING TREES					
CS	4	GEIGER TREE	CORDIA SEBESTENA	10' HT.; 2" CAL.; 4' SPREAD	NATIVE
SHRUBS & PERIMETER LANDSCAPING					
MF	672	SIMPSON STOPPER	MYRACANTHES FRAGRANS	24" HT., #3 CONTAINER 36" O.C.	NATIVE
SF	240	WAX MYRTLE	MYRICA CERIFERA	48" HT., 7 GAL., 36" O.C.	NATIVE
CR	95	DWARF CLUSIA, SMALL LEAF	CLUSIA ROSEA, NANA	24" HT, #3 CONTAINER 36" O.C	NATIVE
MC	160	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	24" HT, #3 CONTAINER 36" O.C	NATIVE
IV	130	DWARF YAUPON HOLLY	ILEX VOMITORA	24" HT, #3 CONTAINER 36" O.C	NATIVE
		FOUNDATION SHRUBS MAY BE SUBSTITUTED WITH OTHER LEE COUNTY NATIVE SPECIES			
MISC					
SOD		BAHIA SOD	PASPALUM NOTATUM	SAND GROWN	NATIVE
MULCH		ORGANIC MULCH OR PINE STRAW		3" DEPTH THROUGHOUT	NATIVE

PLANT SPECIES NOTES:

1. SUBSTITUTE SPECIES MAY BE USED UPON APPROVAL BY THE LANDSCAPE ARCHITECT
2. CODE REQUIRED TREES MUST BE 75% NATIVE.
3. CODE REQUIRED SHRUBS MUST BE 50% NATIVE.

REV	REVISION	DATE
3	PER DO 3RD REVIEW	02/20/2025
2	PER DO 2ND REVIEW	09/6/2024
1	PER DOS 1ST REVIEW COMMENTS	06/06/2024
R1	LANDSCAPING PLAN	00-LS

ARCLAND SELF STORAGE
LANDSCAPING PLAN
619/625 WILLIAMS AVE LEHIGH ACRES 33972
LEE COUNTY, FLORIDA

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 0465

VALID ONLY WITH STAMPED SEAL

SAVED BY: miche
SAVED ON: 3/14/25

SHEET
LS-01
01 OF 02

P:\2023 Projects\230802 ARCLAND - TOWN LAKES SELF STORAGE\01-CADD FILES\01-QAI CADD - VERSION E\02-PRODUCTIONS PLANS\230802-LS1