ADD2024-00149 Lee County ePlan

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 220,00 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.

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

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

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

Exhibit A

N

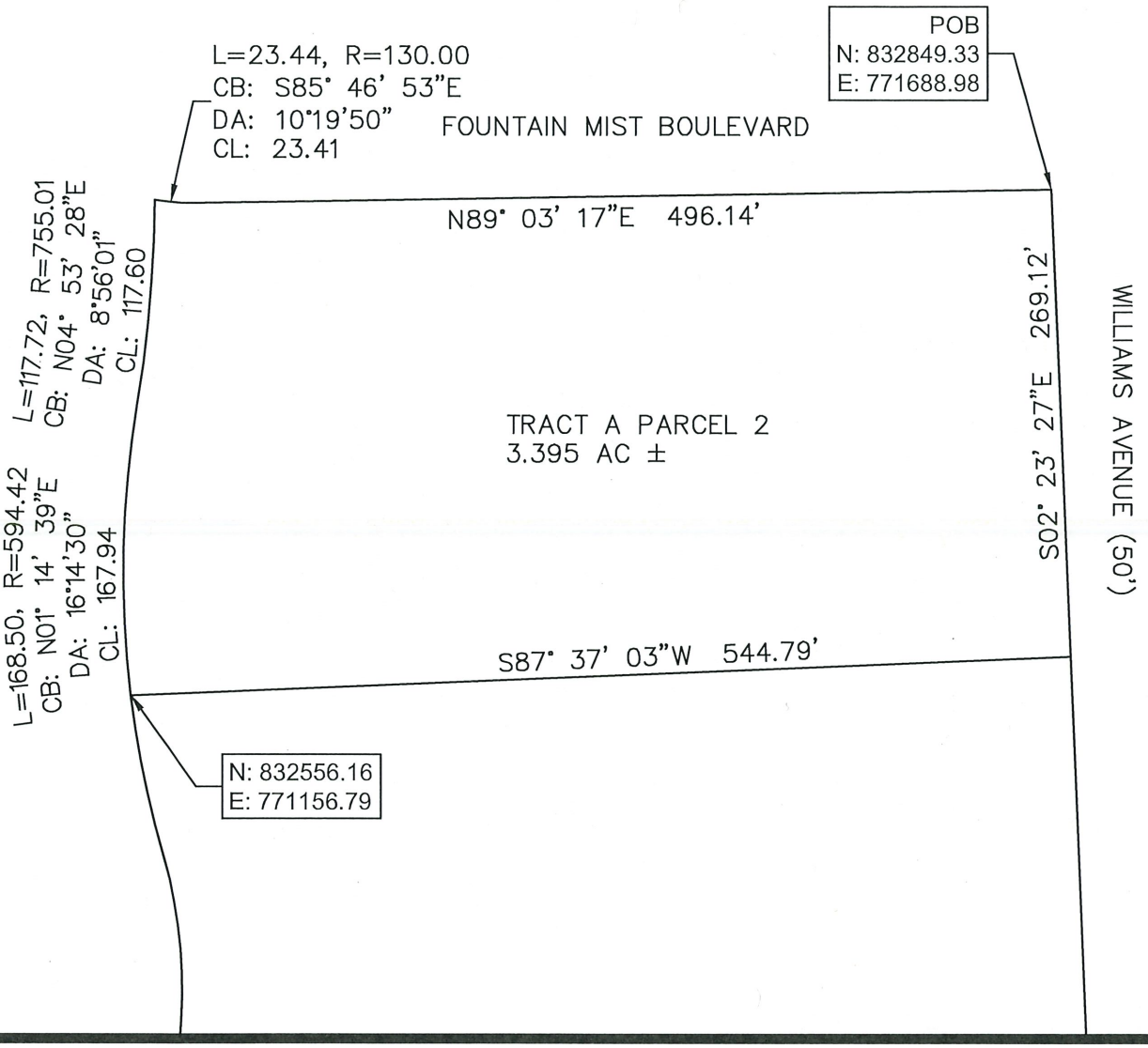
0 100 200
SCALE IN FEET

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
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 20:38:21 -04'00'

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

ADD2024-00149 Lee County ePlan
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

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

ADD2024-00149 Lee County ePlan

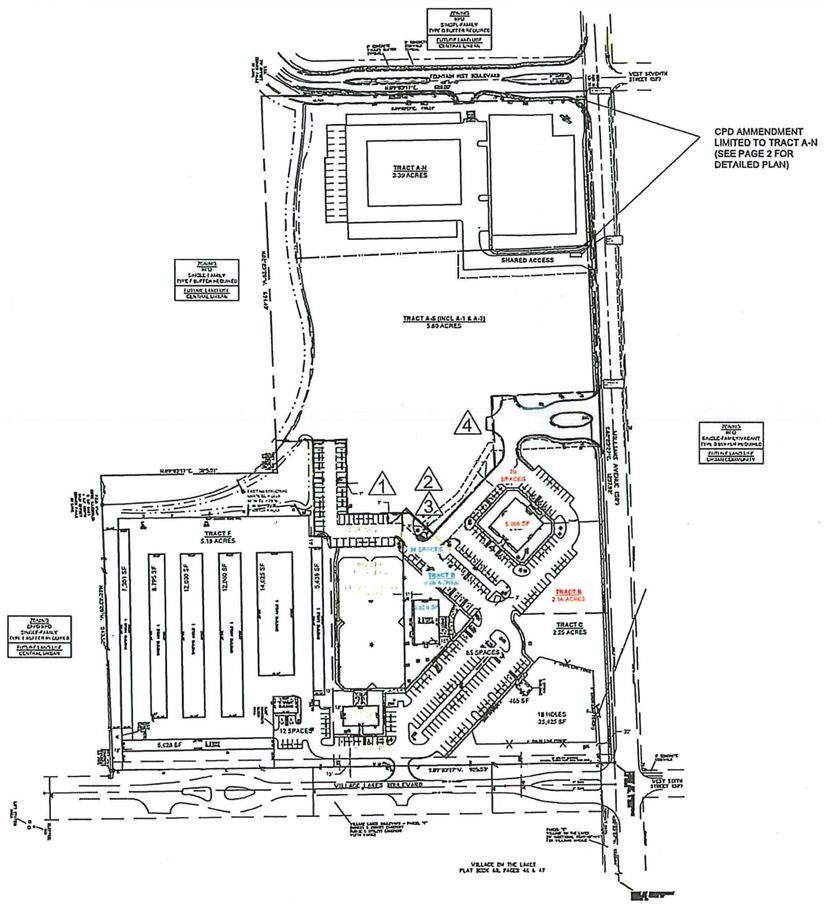
Exhibit "B"

ADD2024-00149 Lee County ePlan

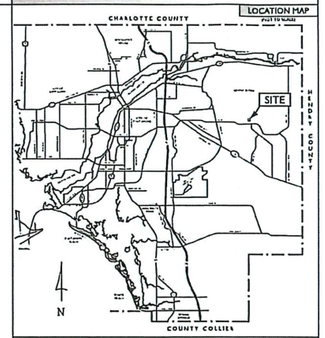
TOWNLAKES CPD AMMENDMENT

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 (Z-95-022)

STRAP #'s
30-44-27-00-00001.0000
30-44-27-00-00001.0300
30-44-27-00-00001.0070
30-44-27-00-00001.0080

TOTAL RPD/CPD ACREAGE
274 ± ACRES

PROJECT ACREAGE
21.1 ACRES

TRACT			
A	102,735 SF	A-N	147,835 SF
B	94,188 SF	A-S, A-1 & A-2	252,821 SF
C	97,841 SF		
D	36,827 SF		
E	72,110 SF		
F	255,812 SF		

DEVIATIONS

ORIGINAL CONCEPT PLAN PER ADD2011-00081

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

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

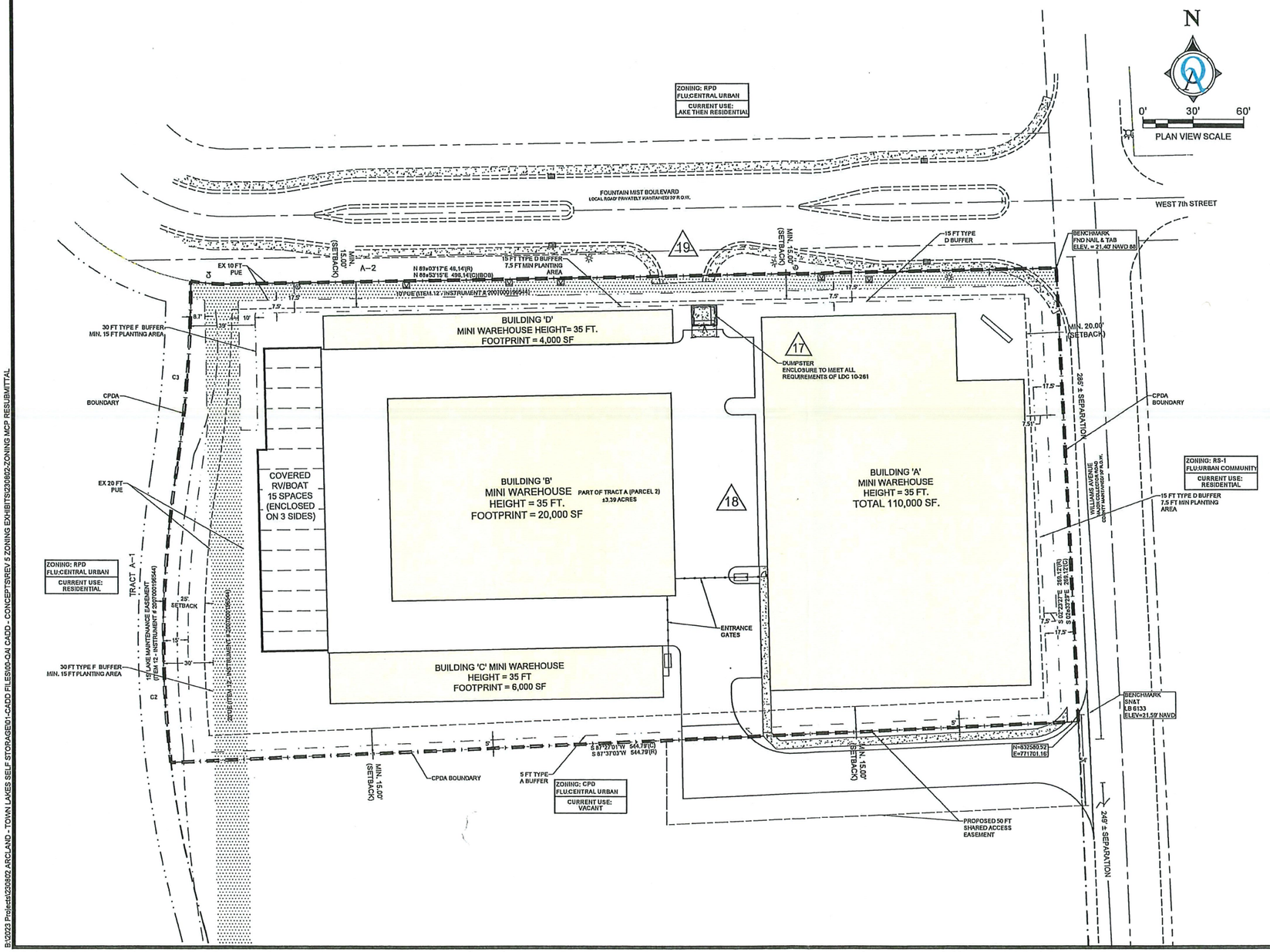
ADD2024-00149 Lee County ePlan

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

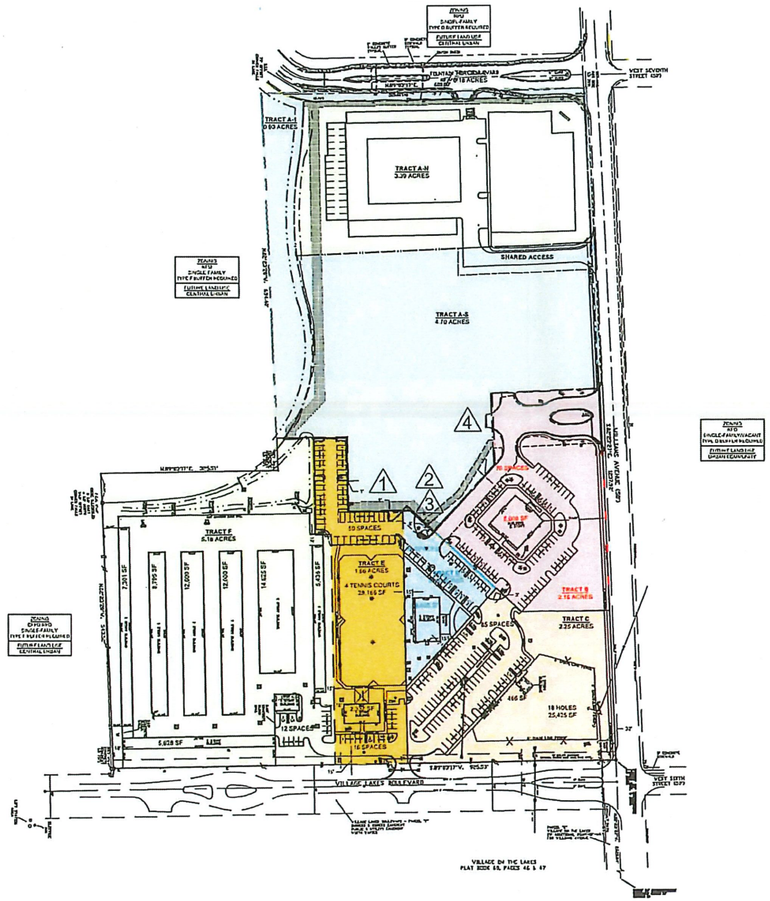
B:\2023 Projects\230802.ARCLAND - TOWN LAKES SELF STORAGE\01-CADD FILES\00-QAI CADD - CONCEPTS\REV 5 ZONING EXHIBITS\230802-ZONING MCP RESUBMITTAL

ADD2024-00149 Lee County ePlan

DCI2023-00344 Lee County ePlan

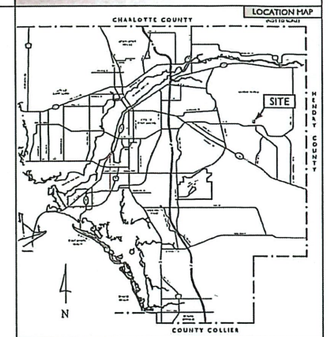
TOWNLAKES CPD AMMENDMENT

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



TRACT EXHIBIT

LOCATION MAP



TOWNLAKES COMMERCIAL ADD

PROJECT SUMMARY:

ZONING/REZONING
Administrative Amendment to Townlakes RPD/CPD (Z-90-022)

STRAP #'s
30-44-27-00-00001.0000
30-44-27-00-00001.0060
30-44-27-00-00001.0070
30-44-27-00-00001.0080

TOTAL RPD/CPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
21.1 ACRES

TRACT			
A	400,000 SF	A-H	147,885 SF
B	84,168 SF	A-S, A-1 & A-2	252,821 SF
C	97,541 SF		
D	28,827 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 Vonnie Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAlnc.net

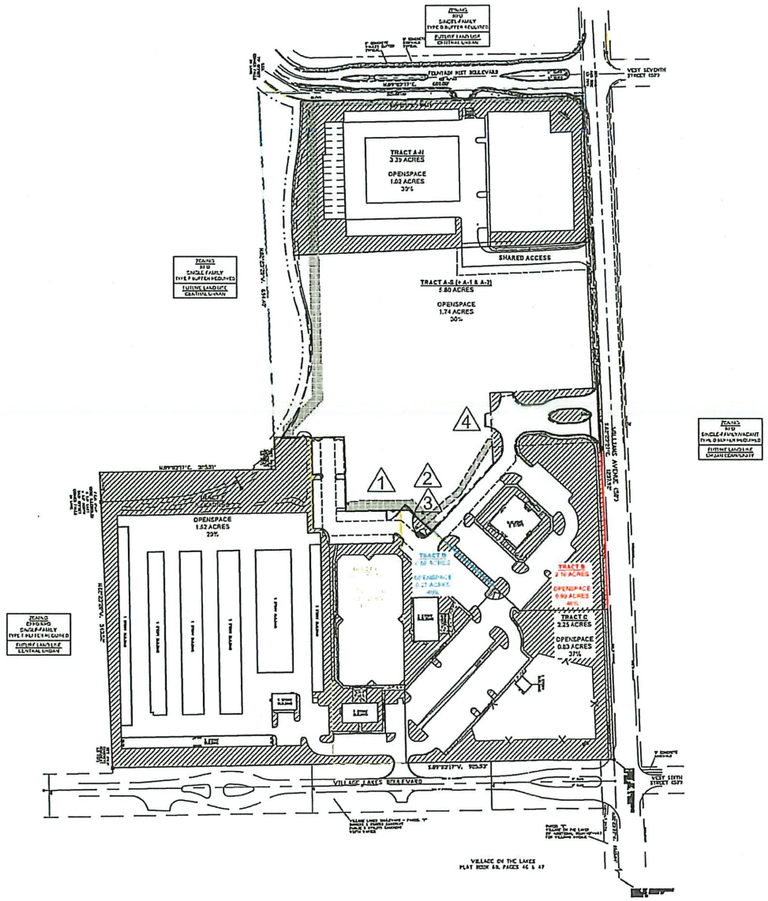
Approved as Exhibit C
MCP Page 3 of 6
Resolution # Z-24-013

ADD2024-00149 Lee County ePlan

DCD2023-00044 Lee County ePlan

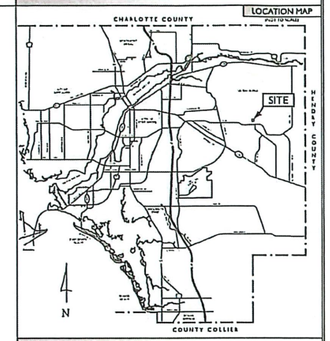
TOWNLAKES CPD AMMENDMENT

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-99-022)

STRAP #'s
30-44-27-00-00001.0370, 30-44-27-00-00001.0300, 30-44-27-00-00001.0380, 30-44-27-00-00001.0350

CPD/RPD ACREAGE
274.61 ACRES

PROJECT ACREAGE
21.1 ACRES (919,335.3 SF)

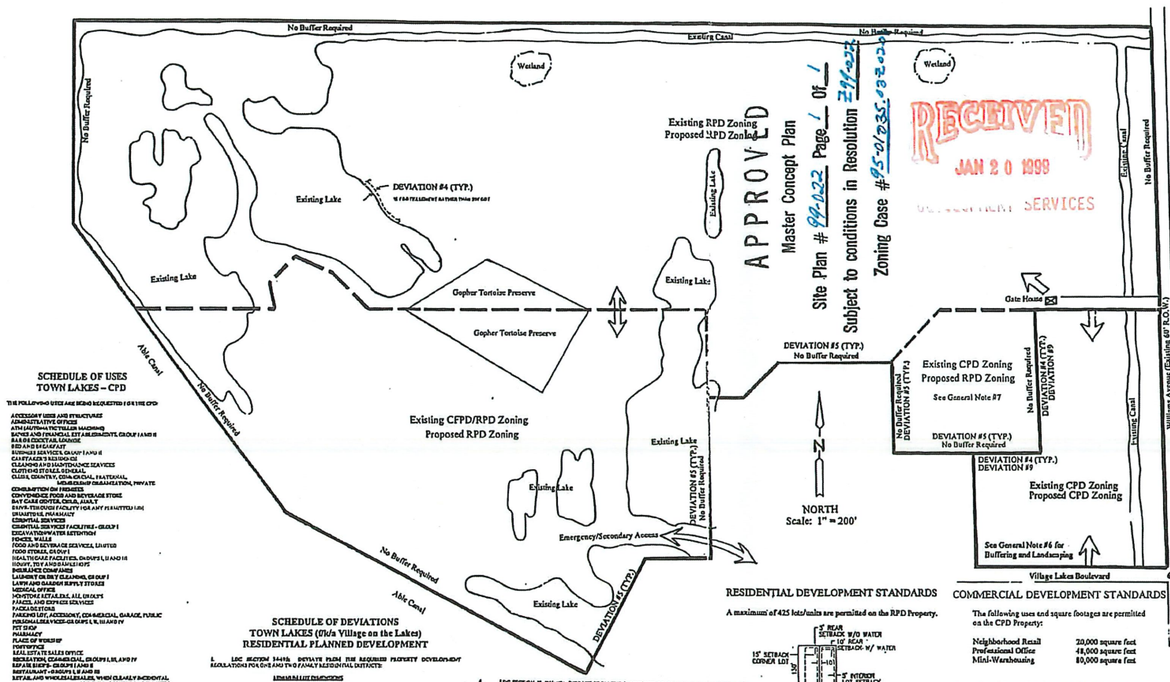
OVERALL OPEN SPACE
6.69 ACRES (291,416.6 SF)
31.7%

ORIGINAL CONCEPT PLAN PER
ADD2011-00081

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAI.co.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 SHOP OR BEAUTICIAN
BED AND BREAKFAST
BUSINESS SERVICES, GROUP I AND II
CARETAKER'S RESIDENCE
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CLUBS, COUNTRY, COMMERCIAL, FRATERNAL, MEMBERSHIP ORGANIZATION, PRIVATE
CONSUMPTION ON PREMISES
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES - GROUP I
EXCAVATION: WATER RETENTION
FENCE WALL
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
MONUMENT, STATUARY, ART, AND CRAFT
PACKAGE STORE, LIQUOR
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
RECREATION, COMMERCIAL, GROUPS I, III, AND IV
REPAIR SHOPS - GROUPS I AND II
RESTAURANT - GROUPS I, II AND III
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SELF SERVICE FUEL PUMPS
SIGNS - IN ACCORDANCE WITH CHAPTER 30 OF LDC
SPECIALTY RETAIL SHOPS - GROUPS I, II, III AND IV
TEMPORARY USES
VANITY STORE
WAREHOUSE - LIMITED WAREHOUSES

SCHEDULE OF USES
TOWN LAKES – RPD

THE FOLLOWING USES ARE BEING REQUESTED FOR THE RPD:

ACCESSORY USES AND STRUCTURES
AGRICULTURE, LIMITED
ADMINISTRATIVE OFFICES
CLUB – COUNTRY, PRIVATE
BED AND BREAKFAST
DWELLING UNITS - DUPLEX, SINGLE FAMILY, TWO-FAMILY ATTACHED
ENTRANCE GATES AND GATE HOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES - GROUP I
EXCAVATION: WATER RETENTION
FENCES, WALLS
GOLF COURSE
HOME, MODEL 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 34-638. DEVIATE FROM THE REQUIRED PROPERTY DEVELOPMENT REGULATIONS FOR ONE AND TWO-FAMILY RESIDENTIAL DISTRICTS:

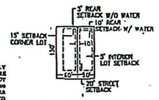
MINIMUM LOT DIMENSIONS

MINIMUM LOT AREA = 4,200 S.F.
MINIMUM LOT SIZE = 35' x 120'
MINIMUM CORNER LOT SIZE = 40' x 120'
FRONT SETBACK FROM STREET = 20'
SIDE SETBACK FROM STREET = 15'
REAR SETBACK = 15'
SEPARATION = 0'
SETBACK FROM WATERBODY = 15'
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM LOT COVERAGE = 60%

2. LDC SECTION 34-936(a)(1). DEVIATE FROM THE REQUIRED MINIMUM SEPARATION OF BUILDINGS SHALL BE ONE-HALF THE SUM OF THEIR HEIGHTS, OR 20' FEET, WHICHEVER IS GREATER TO ALLOW WITH 0' MINIMUM SEPARATION BETWEEN LOTS.
3. LDC SECTION 34-935(b). DEVIATE FROM THE REQUIRED CORNER LOTS 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 10 FEET IN ALL ZONING DISTRICTS WHICH HAVE A MINIMUM REQUIRED LOT WIDTH OF 100 FEET OR LESS.
4. LDC SECTION 10-329(d). DEVIATE FROM THE REQUIRED 20 FOOT MAINTENANCE EASEMENT ALONG WATERCOURSES, DRAINAGEWAYS, CANALS, DRAINAGE EASEMENTS, LAKES FOR OR STREAMS; TO ALLOW FOR A 15 FEET MAINTENANCE EASEMENT.
5. LDC SECTION 10-329(d). DEVIATE FROM THE REQUIRED 50 FEET SETBACK FOR WATER RETENTION FROM PROPERTY LINES AND LIKE LANDS SEPARATE OWNERSHIP; TO ALLOW FOR A 0 FEET 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 10-416(d)(3). DEVIATE FROM THE LANDSCAPE REQUIREMENT FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY RESIDENTIAL DEVELOPMENTS TO PROVIDE ONE TREE PER 2,500 SQUARE FEET OF DEVELOPMENT AREA, WHICH MUST INCLUDE A MINIMUM OF TWO TREES PER EACH FAMILY LOT INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY; TO REQUIRE ONE TREE PER 3,000 SQUARE FEET OF DEVELOPMENT AREA (13.5 ON 2 ACRES), NOT INCLUDING THE EXISTING BASINS OF WATER AND ONE TREE PER EACH FAMILY LOT INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
7. LDC SECTION 10-415(b)(4). DEVIATE FROM UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED LANDSCAPED OPEN SPACE, BUFFERS, AND REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER OR STREET EASEMENT OR RIGHT-OF-WAY; TO ALLOW THE UTILITY, DRAINAGE EASEMENT MAY OVERLAP REQUIRED LANDSCAPED STRIPS OR BUFFERS AND ANY REQUIRED TREES OR SHRUBS TO BE LOCATED WITH ON THE UTILITY, POWER OR STREET EASEMENT OR RIGHT-OF-WAY LINE.
8. LDC SECTION 10-415(b)(2). – DEVIATE FROM THE MINIMUM REQUIRED NUMBER OF NATIVE VEGETATION TREES AND SHRUBS PLANTED IN WETLAND AREAS AND WETLAND BUFFERS BASED ON THE CENTRAL ELEVATION WITHIN LONG-TERM WETLAND ZONES; TO ALLOW TREES OR SHRUBS MAY BE CLUSTERED FOR UP TO 25 PERCENT OF THE SHRUB NUMBER OF WETLAND TREES OR SHRUBS MAY BE CLUSTERED FOR UP TO 25 PERCENT OF THE SHRUB NUMBER OF TREES REQUIRED. ONE TREE OR TWO SHRUBS MAY BE SUBSTITUTED FOR TEN HERBACEOUS PLANTS TO WITH A MAXIMUM OF FOUR 25 GALLON SIZE TREES OR EIGHT 3 GALLON SHRUBS PER HERBACEOUS PLANTS OF ONE PLANT PER LINEAR FOOT OF LAKE SHORELINE AS MEASURED AT THE CENTRAL ELEVATION WATER LEVEL, LESS THE SHORELINE LENGTH OF THE NORTHERN BOUNDARY OF OAKMOE CANAL AND BAE LARGE LAKE IN THE NORTHWESTERN CORNER OF THE PROPERTY. NATIVE WETLAND TREES OR SHRUBS MAY BE SUBSTITUTED FOR UP TO 50% OF THE TOTAL NUMBER OF HERBACEOUS PLANTS REQUIRED. ONE TREE OR FIVE SHRUBS MAY BE SUBSTITUTED FOR FIFTY HERBACEOUS PLANTS.
9. LDC SECTION 10-601 – DEVIATE FROM THE REQUIREMENT OF COMMERCIAL DEVELOPMENTS THAT ABSORB EXISTING RESIDENTIAL DEVELOPMENTS MUST INCLUDE THE SAME TYPE OF USE THAN IS FIRST IN WITH ADJACENT TO ALL RESIDENTIAL USES AND PROPERTY LINES; TO ALLOW FOR A 6' SOLID WALL, OR COMBINATION BERM AND SOLID WALL THAT IS NO LESS THAN 6' IN HEIGHT, AND INCLUDE 2 TREES AND 15 SHRUBS PER 100 LINEAR FEET, TO THE ABSORPTION OF COMMERCIAL DEVELOPMENTS THAT ABSORB EXISTING RESIDENTIAL DEVELOPMENTS MUST INCLUDE A BUFFER OF NO LESS THAN 15 FEET IN WIDTH ADJACENT TO ALL RESIDENTIAL USES AND PROPERTY LINES. THE BUFFER MUST INCLUDES 2 TREES AND 30 SHRUBS PER 100 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 CFD. 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-97-028.
3. This Rezoning request is for A. Rezone 73.50± 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 31.11± acres of land from Commercial Planned Development (CPD) to Commercial Planned Development (CPD).
4. There are no structures on site.
5. Structures 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 not less than 6,500 square feet 25% 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± acre 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 use in compliance with the Lee Plan.

LEGAL DESCRIPTION FOR "MPD" 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°37'27" WEST ALONG THE EAST LINE OF SAID SECTION 36 FOR 1810.76 FEET TO THE POINT OF BEGINNING, BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE (80 FEET WIDE); THENCE RUN SOUTH 89°58' 17" WEST FOR 600.00 FEET; THENCE RUN SOUTH 61°17' 28" EAST FOR 656.46 FEET; THENCE RUN SOUTH 27°01' 17" WEST FOR 1010.00 FEET; THENCE RUN NORTH 62°32' 39" WEST FOR 618.87 FEET; THENCE RUN SOUTH 27°01' 17" WEST FOR 340.00 FEET; THENCE RUN SOUTH 62°32' 39" EAST FOR 1158.18 FEET; THENCE RUN SOUTH 47°47' 17" WEST FOR 340.00 FEET; THENCE RUN SOUTH 62°32' 39" EAST FOR 719.68 FEET; THENCE RUN SOUTH 87°58' 47" WEST FOR 1888.87 FEET; THENCE RUN NORTH 89°58' 16" WEST FOR 333.17'; THENCE RUN SOUTH 25°56' 47" WEST FOR 1332.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALDE CANAL (100 FEET WIDE); THENCE RUN NORTH 62°32' 39" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE FOR 1373.13 FEET; THENCE CONTINUE RUN NORTH 27°01' 21" WEST ALONG SAID CANAL RIGHT-OF-WAY LINE FOR 1373.13 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36; THENCE RUN NORTH 00°58' 39" EAST ALONG THE WEST LINE OF SAID SECTION 36 FOR 961.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE RUN NORTH 89°32' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 36 FOR 2334.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36 AND THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE; THENCE RUN SOUTH 89°32' 21" EAST ALONG THE EAST LINE OF SAID SECTION 31 AND THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE FOR 1340.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 253.84± ACRES, MORE OR LESS.
BEARING ARE BASED ON THE EAST LINE OF SAID SECTION 36 AS BEARING NORTH 89°32' 21" 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°32'27" WEST ALONG THE EAST LINE OF SAID SECTION 36 FOR 2478.84 FEET TO THE POINT OF BEGINNING, BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE (80 FEET WIDE); THENCE RUN SOUTH 89°58' 17" WEST FOR 933.33 FEET; THENCE RUN NORTH 61° 17'28" WEST FOR 543.85 FEET; THENCE RUN NORTH 14°47'17" EAST FOR 333.33 FEET; THENCE RUN NORTH 61°17'28" WEST FOR 644.46 FEET; THENCE RUN NORTH 89°58'17" EAST FOR 600.00 FEET TO SAID EAST LINE OF SECTION 36 AND WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE; THENCE RUN SOUTH 89°32'27" EAST ALONG SAID EAST LINE OF SECTION 36 AND WEST RIGHT-OF-WAY LINE FOR 1340.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.11± ACRES, MORE OR LESS.
BEARING ARE BASED ON THE EAST LINE OF SAID SECTION 36 AS BEARING NORTH 89°32' 27" 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.

31.11± ACRES x 20% OPEN SPACE = 6.22± ACRES OF OPEN SPACE TO BE PROVIDED

LDC SECTION 10-415(b)(i): 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.

6.22± ACRES OPEN SPACE TO BE PROVIDED x 25% TO BE EXISTING INDIGENOUS NATIVE VEGETATION = 1.55± ACRES OF INDIGENOUS NATIVE VEGETATION MUST BE PROVIDED.

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 50% OF THE OPEN SPACE AND PRESERVATION OF INDIGENOUS NATIVE VEGETATION CAN BE LOCATED ON THE RPD PROPERTY ON TO THE GOPHER TORTOISE PRESERVE.

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

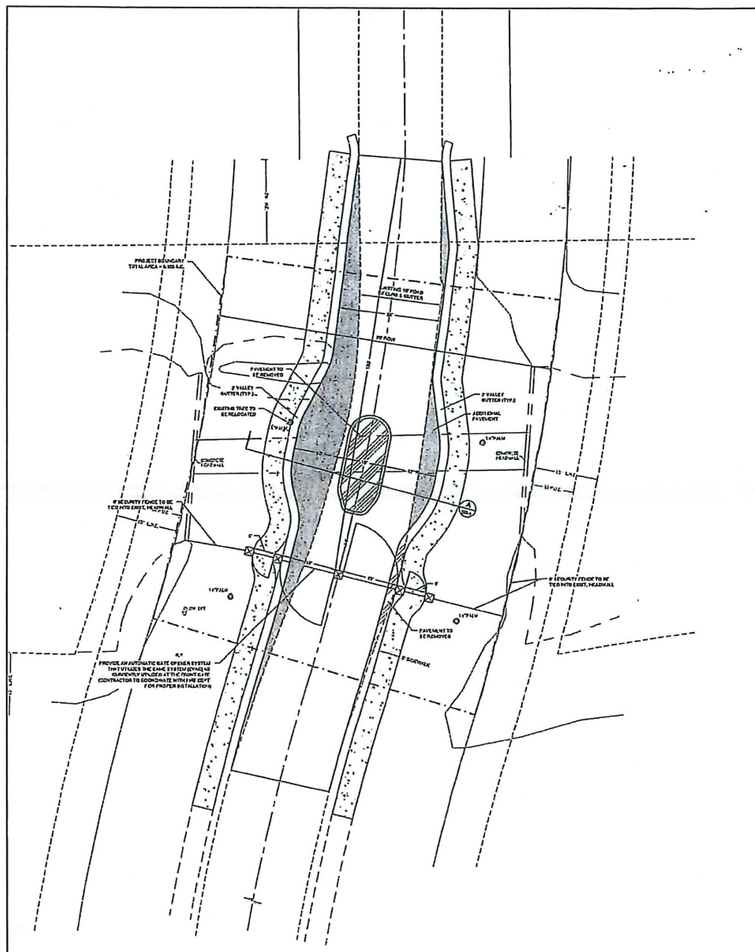
Exhibit IV-E
March 28, 1998
Revised: August 13, 1998
September 27, 1998
January 16, 1999

Prepared For:
Enterprise Lehigh, Inc.
Gazaway 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



LEGEND:

PAINTED HANDICAP PARKING SYMBOL	CENTERLINE
PROPOSED PAVEMENT	CAST FEATURES (POND, WALKS, ROADS, ETC.)
PROPOSED CONCRETE	PROPOSED ELEVATION (+XX.XX)
PROPOSED STOP SIGN	EXISTING ELEVATION (XX.XX)
SITE BOUNDARY	PROPOSED SHEET FLOW

SITE DATA:

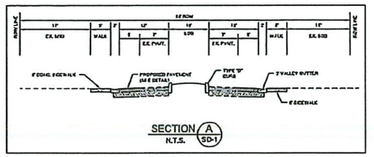
MINIMUM PAVEMENT ELEV.: ELEV. 29.00' MSL	CONTROL ELEVATION: ELEV. 11.0'
FINISH FLOOR ELEVATION: ELEV. 29.5'	PERIMETER BERM ELEV.: N/A ELEV. 28.5'
ZONING: MPD PLANNED PARKING DEVELOPMENT	STRAP NUMBERS: 36-44-27-11-00004.2002
EDGE: 13 SIDEWALK 24.00 72 PARKING LANE/DELINEATION	FLOOD ZONE: 611 ROADS AND HIGHWAYS

FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEMA DESIGNATED NO. 0742E PANEL NO. 0211 (FIS) AND NO. (FIS), FLOOD ZONE X, DATED 09/28/06

PAVEMENT TO BE ADDED

PAVEMENT TO BE REMOVED

PROJECT PHASING PLAN:
THE PROJECT AND INFRASTRUCTURE SHALL BE CONSTRUCTED IN ONE PHASE.



SECTION A (SD-1) N.T.S.

RECEIVED
JAN 19 2010
COMMUNITY DEVELOPMENT

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

ATTACHMENT A

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

DATE | REVISIONS

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. - Fort Myers, Florida 33916 - 239-936-1302
Certificate of Authorization Number 1449

FL. REG. NUMBER

PLOTTED BY: jmd
DATE: 12-2010 4:25 PM

SHEET
SD-1
01 OF 03

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