ADD2024-00149 Lee County ePlan

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

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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: ____