



Town Lakes ADD 2024 Request Statement

I. REQUEST AND NARRATIVE

Arcland Property Company, LLC ("Applicant") seeks to administratively amend resolution Z-24-044 to accomplish the following changes:

- Add Warehouse, Public and Warehouse, Hybrid to the approved development parameters statement in Condition 1b and the schedule of uses in Condition 2a.
- Internally reconfigure Tract A-N to increase acreage.
- Internally reconfigure Tract A-S to reduce acreage to accommodate adjustment int Tract A-N.
- Amend the property development regulations table for the CPD in Conditions 2b to allow adjustments in the lot coverage and open space. Overall open space for the CPD will not be decreased.
- Change the parcel size reference for Tract A-N from 3.39 acres to 4.55 acres in Conditions 22 and 23.
- Amend Exhibit C, pages 1-4 of the Master Concept Plan.

The referenced resolution amended a portion of the 21.1+/- acre of the Town Lakes Commercial Planned Development (CPD) located southwest corner of Williams Ave/Fountain Mist Blvd and in Lehigh Acres, particularly at 625 Williams Ave (Parcel ID: 30-44-27-17-0000A.0000) in unincorporated Lee County, Florida. The successful request allowed for the development of a 140,000 square foot mini warehouse and public warehouse with open storage area for RV/boat storage that is in addition to the existing mini warehouse in the Town Lakes CPD/RPD.

The requested Administrative Amendment accomplishes changes to the development program that took place after the approval of the zoning amendment under Z-24-044. The site plan for the warehouse use is proposed to expand from 3.39 acres to 4.55 acres after an amendment to the private agreement with the abutting property owned by Providence Church of Lehigh Acres Florida, Inc. The church decided they did not need as much acreage and was willing to sell more to Arcland Property Company. The larger site plan allowed Arcland to reduce the height of the proposed warehouse buildings which should please the residents of the Town Lakes RPD.

The change in the site plan results in single-story buildings which changes the lot coverage and open space of the tract by spreading the floor area over a larger area. However, the open space over the entire project is not compromised and still meets the requirement of Condition 18 of 6.69 acres. The open space is documented on MCP page 4. The increase in lot coverage for the warehouse tract does not alter buffers or any other conditions of Tract A-N or the overall Town Lakes CPD.

The internal reconfiguration maintains the buffers and basic parameters of the original site plan that was approved by the Lehigh Acres Planning and Zoning Review Board (LAAPZRB). The applicant has presented the revisions to the board on July 25 in a public meeting and received approval of the changes. The signed application is included in the ADD submittal package.

II. CRITERIA FOR APPROVAL

Per LDC 34-174(i)(1)(2) for administrative approvals for planned developments the Director must find the request:

- a. Does not increase height, density or intensity of the development, except as permitted in [Chapter 2](#).

APPLICANT: The request lowers the height and does not increase the floor area. The lot coverage and open space is altered to allow for the internal lot reconfiguration but not for the overall CPD.

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

APPLICANT: The internal reconfiguration does not alter the zoning approval that established the development meeting this criterion.

- c. Does not result in a reduction of total open space provided on the Master Concept Plan by more than ten percent;

APPLICANT: The open space for the CPD will meet Condition 18 and remain at a minimum of 6.69 acres.

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

APPLICANT: Not changes to setbacks, buffers, indigenous, or open space for the overall CPD are proposed.

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

APPLICANT: No changes are proposed.

- f. Does not adversely impact surrounding land uses; and

APPLICANT: The change should increase compatibility by lowering building heights.

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

APPLICANT: The internal reconfiguration has recently been found consistent with the LEE Plan. This change should not change the consistency.