ADD2025-00114 Lee County ePlan

STREET ADDRESSES

3513 LEE BOULEVARD AND
3512 AND 3514 4TH STREET W.
LEHIGH ACRES, FL 33971

STRAP NUMBERS

26–44–26–L4–07029.0030
26–44–26–L4–07029.0170
26–44–26–L4–07029.0180

SITE DEVELOPMENT REGULATIONS

CURRENT ZONING	= CPD (COMMERCIAL PLANNED DEVELOPMENT)
FUTURE LAND USE	= CENTRAL URBAN
MIN. LOT AREA	= 1 ACRE
MIN. LOT WIDTH	= 160 FEET
MIN. LOT DEPTH	= 235 FEET
MAX. LOT COVERAGE	= 40%
MIN. OPEN SPACE	= 30%
MAX. BLDG. HEIGHT	= 35 FEET
MIN. BLDG. SEPARATION	= 20 FEET

SITE DEVELOPMENT REGULATIONS

FAST FOOD RESTAURANT

MIN. LOT AREA	= 24,380 SQUARE FEET (5)
MIN. FRONTAGE	= 150 FEET
MIN. LOT DEPTH	= 150 FEET
MIN. STREET SETBACK	= 50 FEET (ARTERIALS & COLLECTORS)
MIN. SIDE YARD SETBACK	= 15 FEET
MIN. REAR YARD SETBACK	= 20 FEET

BUILDING SETBACK REQUIREMENTS

STREET ROW: 25 FEET
LOT LINE: 10 FEET
MIN. BUILDING SEPARATION: 20 FEET

ZONING/ACTUAL USE (MUO)

PROJECT SITE	= CPD (VACANT)
NORTH	= ROW (LEE BLVD.)
SOUTH	= CPD (SINGLE FAMILY/VACANT LOT)
EAST	= CS–1 (OFFICES/COMMERCIAL)
WEST	= CPD (RETAIL)

LANDSCAPE BUFFER REQUIREMENTS

EAST = TYPE A, 5' WIDE BUFFER TO COM
SOUTH = TYPE A, 5' WIDE BUFFER TO COM
NORTH = TYPE D, 15' WIDE BUFFER TO ROW (6)
WEST = TYPE A, 5' WIDE BUFFER TO COM

OPEN SPACE REQUIREMENTS

PER SECTION LEE COUNTY ZONING RESOLUTION Z–08–045.
COMMERCIAL: COFFEE SHOP

REQUIRED OPEN SPACE = 30% OF DEVELOPABLE PARCEL AREA
= 0.30 X 24,380 SF
= 7,314 SF REQUIRED

PROVIDED OPEN SPACE = PROPOSED DETENTION AREA + OPEN GREEN AREA
= 3,634 SF + 6,359 SF = 9,993 SF PROVIDED (40.9%)

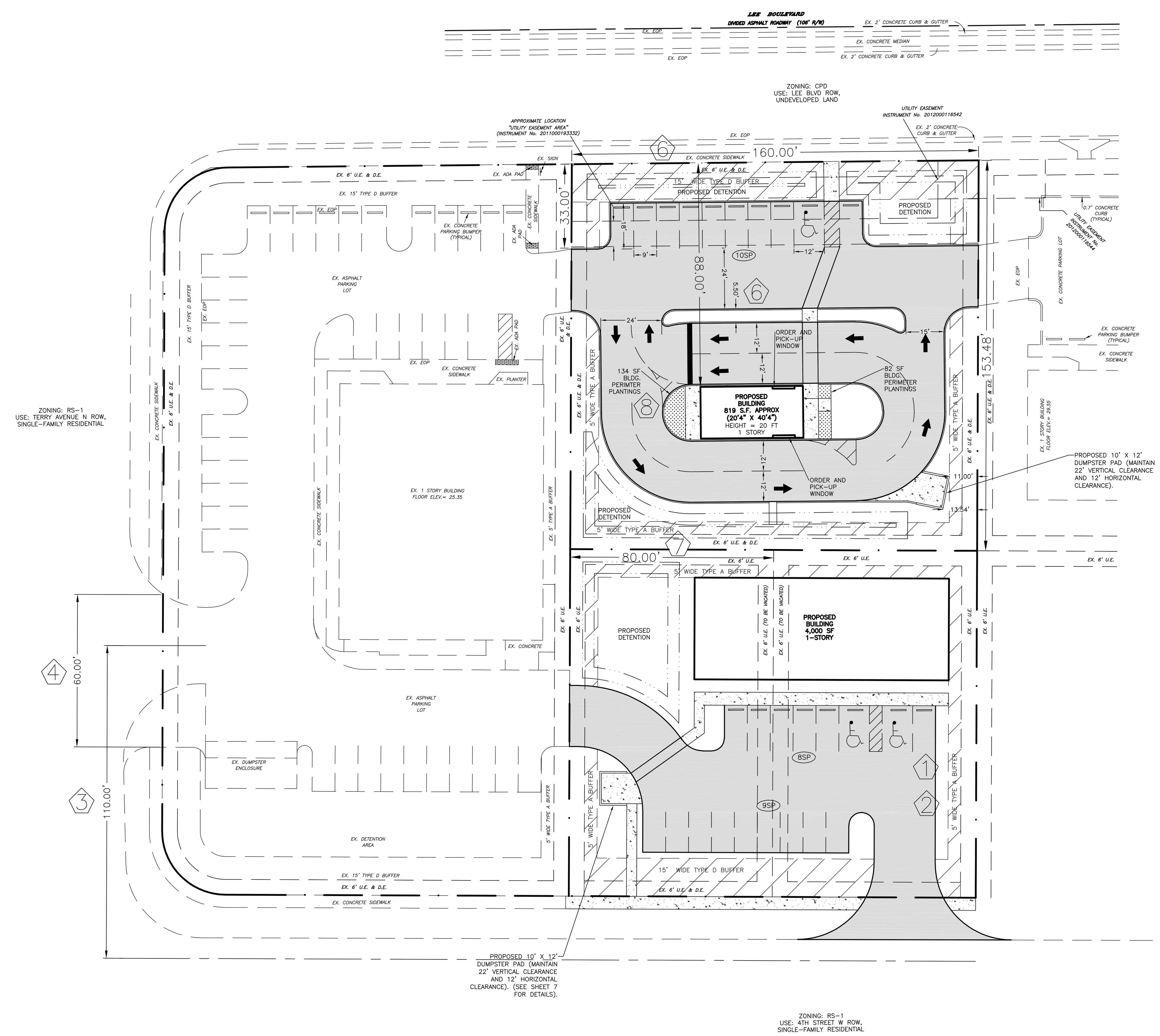
PARKING REQUIREMENTS

PER SECTION 34–2020(B) LEE COUNTY LAND DEVELOPMENT CODE.
819 SF BUILDING (FOR COFFEE SHOP)
= 13 SPACES PER 1,000 SF
= 819 SF/1,000 SF X 13 SPACE = 10.6 SPACES
= 10.6 SPACES REQUIRED (11 SPACES)
MIXED USE OVERLAY REDUCTION = 55% OR 0.55
= 0.55 X 11 SPACES = 6.1 SPACES REQUIRED
TOTAL REQUIRED SPACES = 7 SPACES
TOTAL PROVIDED SPACES: 10 INCLUDING 1 HANDICAP SPACE

BUILDING PERIMETER PLANTINGS

REQUIRED: 10% BUILDING PERIMETER:
= 0.10 X 819 SF
= 82 SF REQUIRED

PROVIDED: 134 SF + 82 SF = 216 SF



LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT–OF–WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
10SP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE

N
1" = 30'

EXHIBIT B

DATE	REVISIONS
07/2025	REVISED PER LC COMMENTS
10/2025	REVISED PER LC COMMENTS

DATE: 03/2025
DESIGNED BY: ADM
DRAWN BY: ADM
CHECKED BY: TDM
APPROVED BY: TDM

ELLIANO'S COFFEE
MASTER CONCEPT PLAN

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DATE:

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

SHEET # 1 of 1

SCALE: AS NOTED