



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

January 7, 2026

Lee County
Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Record Number: DCI2025-00020

Record Type: Planned Development

Address: 5511 4TH ST W, LEHIGH ACRES, FL 33971

Project Name: Lehigh Acres Mobile Batch Plant

Development Services Review

1. Please demonstrate on the proposed MCP how the proposed open storage areas are screened from the street right-of-way or street easement as required in LDC Section 34-3005(b).

Response: No proposed Open Storage areas are being proposed along with the Development

2. Please provide the ground cover material on the proposed MCP for Truck Parking area.

Response: Please see the attached revised MCP

3. [10-291(2)] Access to Street that Meets LDC Standards. All development must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296. NOTE: At time of development order the applicant must demonstrate compliance with this requirement.

Response: Acknowledged

4. 10-256(a) All development and redevelopment proposed within future urban areas or future suburban areas as defined by the Lee Plan, or along trails depicted on the Greenways Master Plan (Lee Plan Map 22) are required to provide for bikeways and pedestrian ways. NOTE: At time of development order the applicant must demonstrate compliance with this requirement.

Response: Acknowledged

DOT Review

TIS

1. Sufficiency Response with Stipulation: The Traffic Impact Statement (TIS) for the proposed project is sufficient and reflects the most impactful use permissible under the proposed zoning, 35,000 sq. ft. of General Office, ITE Land Use Code 710. The trip generation, distribution, and traffic assignment is recognized to be a Planning-level study applicable to Zoning requirements; it is stipulated that future iterations of the TIS submitted for DO must include a) Proposed trip generation for the final land use, and b) Distribution and assignment of traffic utilizing (County arterial) Leonard Blvd between Westgate Blvd and Lee Boulevard.

Response: Acknowledged

2. Informational TIS comment: The ultimate land use proposed at Development Order (D.O.) within the IPD will recognize the trip generation for the ultimate proposed land use at that time. The DO-level TIS shall be subject to both the "TRAFFIC IMPACT STATEMENT GUIDELINES FOR DEVELOPMENT ORDERS" as well as LDC Sec. 12-116, as applied to Concrete Batch Plants.

Response: Acknowledged

DOT

Stipulation: Turn Lane Requirements stated in AC-11-4, as well as LDC Sec. 12-116 (b)(1) Turn Lanes shall be reviewed at the time of Development Order Application and shall be based on the traffic generated by the final proposed land use.

Response: Acknowledged

Environmental Review

Indicate the amount of impervious proposed. If the impervious is two or more acres, the development is considered large and requires 20 percent open space, of which, 10 percent must be indigenous, if present.

Response: Impervious is less than 2 acres

Please provide an open space exhibit demonstration where the open space (10 or 20 percent) is proposed (pending impervious total).

Response: Please see the attached Open Space exhibit.

Please demonstrate a Type D buffer along the right of way to comply with LDC Section 10-416(3) and 10-416(4).

Response: Please see the attached revised MCP

If open storage is proposed, please revise MCP to demonstrate compliance with LDC Section 34-3005(b).

Response: No Open Storage is being proposed.

Provide an analysis of Lee Plan Policy 7.1.1

Response: Please see the revised request statement

Legal Review

Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

Response: Please see the Legal Sketch and Description

The legal sketch and description contain conflicting calls. Please review the highlighted discrepancies.

Response: Please see the Legal Sketch and Description

Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).

Response: Please see the Revised Survey

The boundary survey and legal description on boundary survey contain conflicting calls. Please review the highlighted discrepancies.

Response: Please see the revised Legal Sketch and Description and Survey

Natural Resources Review

Please provide a written description of the surface water management plan per LDC 34-373(b)(1).

Response: Please see the written description Surface Water Management Plan

Please provide analysis of Lee Plan policies 60.1.1, 60.4.1 and 125.1.2.

Response: Please see the revised request statement

Zoning Review

On the MCP, please remove the "Zoning/Rezoning" language.

Response: Please see revised MCP

Please demonstrate on the MCP the setback dimensions to the surrounding neighborhoods pursuant to LDC Section 34-2443(a)(6)i.

Response: Please see the MCP

On the Schedule of Uses, please remove "Commercial" Parking. Not allowed in IPD.

Response: Commercial Parking has been removed from the Schedule of Uses

LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-44I, no improvements are required by the developer at this time but will be reassessed at the time of DO or LDO.

Response: Acknowledged

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,

Quattrone & Associates, Inc.

Sharon Hrabak.

Email: Sharon@qainc.net

Attachments:

Revised Survey

Revised Legal Sketch & Description

Surface water Management Plan

Revised Request Statement

Revised Schedule of Uses

Residential Separation Exhibit

Open Space Exhibit

Revised MCP

REQUEST STATEMENT

LEHIGH ACRES MOBILE BATCH PLANT, IPD

IPD REZONING

± ACRES

STRAP#: 30-44-26-00-00001.045A

5511 4TH St. W Lehigh Acres, FL 33971

REQUEST

The applicant, Bello Horizon, LLC, as owner is requesting approval for a zoning change for a ±3.45 acres site from Light Industrial (IL) to Industrial Planned Development (IPD) to allow manufacturing of concrete, group II and III

PROPERTY OVERVIEW AND HISTORY

The subject property is located off of East of Westgate Blvd. (County Maintained, Arterial Road) at the dead of 4th Street West (Non-County Maintained, local Road) in Lehigh Acres and is within the Lehigh Acres Planning Community. The properties are in Section 30, Township 44 South, Range 26 East, Lee County, Florida.





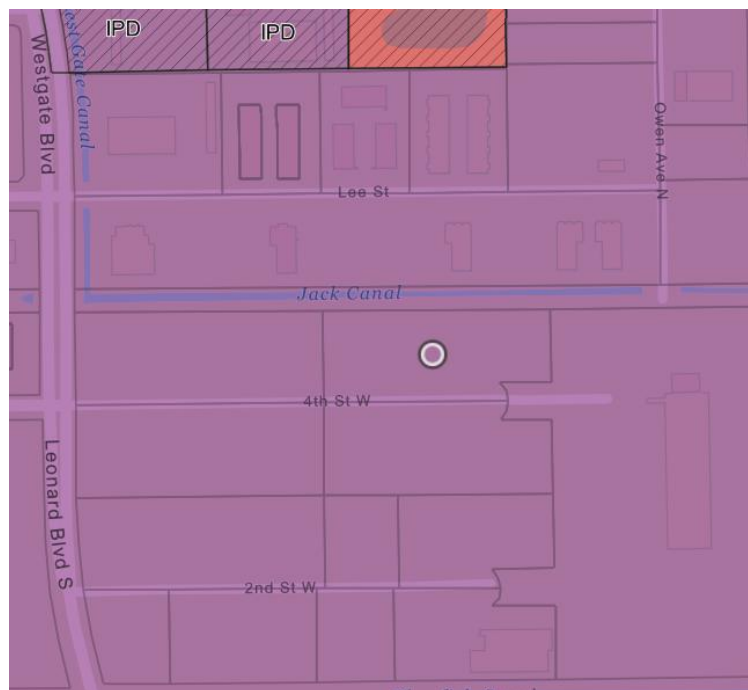
LAND USE AND ZONING

The subject property is within the Industrial Future Land Use Category (FLUC) district (delineated on Lee Plan Map I-C) within the Lehigh Acres Planning Community.

Table I: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Industrial	IL	Warehousing
SOUTH	Industrial	IL	Vacant
EAST	Industrial	IL	Warehouse
WEST	Industrial	IL	Open Storage

The abutting property to the north, south, east and west are zoned IL and are being developed with Industrial Uses.



Lands designated Industrial are “reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses.” These policies recognize the need for Industrial uses in order to meet the County’s need for job creation and economic development. The Industrial land use category is described in the Lee Plan as follows



LEE PLAN COMPLIANCE

The Lee Plan has designated the property as Industrial future land use category. The adjacent neighboring properties share this land use designation. The requested IPD (Industrial Planned Development) rezoning is appropriate within the Industrial future land use, is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.7: *The Industrial Development future land use category are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and employees. This category is reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Retail, recreational, and service uses are allowed as follows:*

- 1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,*
- 2. Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use category of each Planning District.*

It is the County's policy to prevent encroachment of incompatible uses, such as residential, into areas designated Industrial Development. In order to provide adequate area in locations suitable for industrial uses and to meet the County's corresponding needs for job creation and economic development, the County will not support land use changes from Industrial Development to accommodate residential development. (Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20, 17-13, 21-09, 23-08).

Applicant Narrative: **The property is in the Industrial Future Land Use category on the Lee Plan Future Land Use Map. The property is surrounded by Industrial uses zoned IL. The proposed IPD will not exceed any of the standards set forth in Policy 1.1.7.**

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map I-B and Table I(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table I(b) to be exceeded. This policy will be implemented as follows:*

- 1. For each Planning District the County will maintain a parcel-based database of existing land use.*
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table I(b) regardless of other project approvals in that Planning District.*
- 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)*



Applicant Narrative: The proposed development of approximately 3.45 acres within the Industrial Land Use classification falls well within the limits established by Table I(b). By the year 2045, a total of 4,788 acres is allocated for Industrial land use within unincorporated Lee County. Since the subject property is already designated for Industrial use and the request involves only a rezoning of a Planned Development district, the acreage has already been included in the allocated total. Therefore, the proposal is consistent with this and related policies.

GOAL 2: GROWTH MANAGEMENT. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

OBJECTIVE 2.1 and POLICY 2.1.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22).*

POLICY 2.1.2 *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

Applicant Narrative: The approval of this development promotes continuous and compact growth patterns as it would allow for development within the Industrial Development area of Lee County, where existing growth is occurring and where services and infrastructure are available to serve the project.

OBJECTIVE 2.2 and POLICY 2.2.1: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ord. No. 94-30, 00-22)*

Applicant Narrative: The proposed industrial planned development encompasses approximately ±3.45 acres. The subject property is bound by Industrial Development and has access to Westgate Blvd. (County Maintained, Arterial Road) and Leonard Blvd. N/Leonard Blvd S. (County Maintained, Arterial Road). Lehigh Acres Fire Department, Station 103 at 308 Gunnery Rd. S. will provide fire protection and emergency response. The Lee County Sheriff Department station for the Lehigh Acres Area is located at 1301 Homestead Rd.

In addition, the parcel is located approximately 0.13 miles from Westgate Blvd. and Leonard Blvd. N/Leonard Blvd S. (county maintained Arterial roadways) and approximately .59 miles from Lee Blvd. Lee Blvd is close proximately to State RD 82 that serves as a northeast/southwest corridor.



Therefore, this rezoning complies with Lee Plan Objectives 2.1 and 2.2 and policies 2.1.1, 2.1.2 and 2.2.1 in that the rezoning is consistent with the Future Land Use Map, encourages economic growth and will be able to rely on existing infrastructure.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550)

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system

Applicant Narrative: The subject property is located in the FGUA franchise service area for both potable water and sanitary sewage. FGUA has advised that they currently have sufficient capacity to serve the proposed development. Therefore, this request is consistent with these standards of the Lee plan. Any required system enhancements, such as line extensions that are required to bring the project into compliance with County code, will be founded by the developer.

GOAL 7: INDUSTRIAL LAND USES. To promote opportunities for well-planned industrial development at suitable locations within the County.

OBJECTIVE 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94- 30)

POLICY 7.1.1: In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:

1. The development must comply with local, state, and federal air, water, and noise pollution standards.
2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.
3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.
4. Contamination of ground or surface water will not be permitted.
5. Applications for industrial development will be reviewed and evaluated as to:



- a. air emissions (rezoning and development orders);
- b. impacts and effects on environmental and natural resources (rezoning and development orders);
- c. effect on neighbors and surrounding land use (rezoning);
- d. impacts on water quality and water needs (rezoning and development orders);
- e. drainage system (development orders);
- f. employment characteristics (rezoning);
- g. fire and safety (rezoning and development orders);
- h. noise and odor (rezoning and development orders);
- i. buffering and screening⁴ (planned development rezoning and development orders);
- j. impacts on transportation facilities and access points (rezoning and development orders);
- k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
- l. utility needs (rezoning and development orders); and
- m. sewage collection and treatment (rezoning and development orders).

Applicant Narrative: Development of the site shall be done in conformance with the LDC and State rules and regulations regarding the prevention of air, water, and noise pollution. All the above criteria shall be met to ensure compliance with the Lee plan and compatibility with surrounding uses. The intent and proposal for this application is to develop the property as a unified Industrial Planned Development (IPD) in an integrated and cohesive fashion. The project is consistent with 7.1.

POLICY 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a Planned Development. All rezonings to allow industrial uses outside of the Industrial Development, Tradeport, or Industrial Interchange future land use categories must be rezoned to a Planned Development, except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses as an integrated and cohesive unit in order to: promote compatibility and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary facilities and services where they are inadequate to serve the proposed use. (Ord. No. 94-30, 9809, 00-22, 21-09, 23-08)

Applicant Narrative: The intent and proposal for this application is to rezone the subject property to an Industrial Planned Development (IPD) which will be arranged as integrated and cohesive unit.

POLICY 7.1.3: Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Amended by Ordinance No. 93-25, 94-30, 00-22)

Applicant Narrative: The subject property is located in an area currently designated for Industrial Development Land Use along Westgate Blvd. a County maintained Arterial Roadway. The site is located not more than 1.71 miles from SR 82, a designated arterial



route that facilitates the efficient movement of heavy trucks. This location minimizes the need for concrete delivery vehicles to use local or residential streets, reducing noise, congestion, and wear on lower-capacity roads.

LeeTrans, the County's public transportation system closes bus route is along Lee Blvd approximately .50 miles away. Proximity to public transportation should be considered an amenity to this development, in that it could enhance the ability for people without transportation to be able to work at this industrial development or allow for alternate transportation for those who choose not to drive to work.

With regard to utilities, the subject property lies within the FGUA Utilities franchise areas for sewer and water service.

The surrounding land uses are compatible with the proposed industrial planned development. To the north are Tibbets Lumber, Rocket Cooling, and various other industrial properties. To the west lies SW Trucking Services, while to the east is R+L Carriers, a distribution warehouse. To the south, 4th Street W separates the subject property from both developed and vacant industrial land.

POLICY 7.1.4: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ord. No. 00-22, 21-09)*

Applicant Narrative: With regard to utilities, the subject property lies within the FGUA franchise areas for sewer and water service.

POLICY 7.1.7: *Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Ord. No. 00-22)*

Applicant Narrative: The site is located on 4th St W. which has access to Westgate Blvd. / Leonard Blvd N. This stretch of Westgate Blvd./ Leonardo Blvd. N. from Lee Blvd. to SR 82 that runs through an area dominated by the Industrial Development and Central Urban Land Use designations.

OBJECTIVE 17.3: PUBLIC INPUT. *To provide opportunities for public input as part of the comprehensive plan and land development code amendment process. (Ordinance No. 18-18).*

The applicant has requested a public information meeting in the Lehigh Acres Community and we have provided the meeting minutes with this application.

GOAL 25: LEHIGH ACRES COMMUNITY PLAN. *Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities. (Ordinance No. 10-16, 18-18)*

Applicant Narrative: This parcel is not located in the Specialized Mixed-Use Node or the Commercial Overlay Zones.



OBJECTIVE 25.9: SEWER AND WATER. Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems. (Ord. No. 10-16, 18-18)

POLICY 25.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon. (Ord. No. 10-16, 18-18, 21-09)

Applicant Narrative: Utilities are available to the site per the FGUA letter of availability included with this submittal.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater. (Ord. No. 07-12, 18-28)

Applicant Narrative: The projects storm water management system will be designed to meet or exceed the South Florida Water Management District's Environmental Permitting criteria which will protect the groundwater.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 0306, 18-28, 19-02)

Applicant Narrative: The proposed project does not include retention/detention lakes, wetlands, or meandering flow-ways. The project will incorporate best management practices, such as grassed swales with native or Florida-Friendly plants and other approved stormwater treatment methods. The stormwater system will meet or exceed SFWMD water quality.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)

Applicant Narrative: The site design will ensure pretreatment of stormwater water quality prior to discharge off-site per SFWMD criteria.

DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following

a) Complies with the Lee Plan;

The application is consistent with the uses and densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for industrial uses such as manufacturing.

b) Meets this Code and other applicable County regulations or qualifies for deviations.

The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the land development code, and any other applicable code or regulation and demonstrates the protection of public health, safety and welfare.



- c) Is compatible with existing and planned uses in the surrounding area.

The request is compatible with existing or planned uses in the surrounding area as indicated by the adjacent IPD planned developments and IL zoning with similar uses in the vicinity of the project. The surrounding area contains a mixture of existing and planned industrial developments, warehousing, distribution, industrial flex space, service (repair) garages, and office. The proposed rezoning represents a continuation of the development patterns within the surrounding area.

- d) Will provide access sufficient to support the proposed development intensity.

The parcel has access to Westgate Blvd. and Leonard Blvd (both Arterial ROW) via 4th St West. Just north of the subject property is Lee Blvd (a Major Arterial roadway).

- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

As demonstrated in the Traffic Impact Study, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development. The projected level of service and significant impacts to the surrounding areas were analyzed and there is no expected adverse impact to roadway level of service as a result of the proposed development.

- f) Will not adversely affect environmentally critical or sensitive areas and natural resources.

The subject property is currently undeveloped and contains gopher tortoise burrows, a protected species is included with the submittal. No land disturbance will occur as part of this rezoning, and all future development will comply with applicable environmental regulations, including obtaining required FWC permits for gopher tortoise relocation. As such, the rezoning will not adversely affect environmentally sensitive areas or natural resources.

- g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The subject property is located within the Industrial Development land use category, which is in the Future Urban area. Adequate potable water and sanitary sewer services are available to this area. The property is adjacent to arterial and collector roadways and located in an area convenient for employees to access. Adequate public services including EMS, Sheriff and fire protection are available to service the proposed development.

Conclusion

In accordance with the above, the proposed rezoning from IL to IPD (Industrial Planned Development) complies with the Lee County Comprehensive Plan, Lee County Development Code; is compatible with existing or planned uses in the surrounding



area; provides sufficient access to support proposed residential development; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by adequate urban services. For these reasons, the Applicant respectfully requests that the rezoning to RPD (Residential Planned Development) be approved.



SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

LEHIGH ACRES MOBILE BATCH PLANT, IPD

IPD REZONING

± 3.45 ACRES

STRAP: 30-44-26-00-00001.045A

5511 4TH St. W Lehigh Acres, FL 33971

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	20,000 square feet
Min. Lot Depth	100 feet
Min. Lot Width	100 feet
Maximum Height	75 feet (Heights in excess of 35' must maintain additional building setbacks and separation per LDC Section 34-2174(a))
Maximum Lot Coverage	40%
Minimum Open Space	Must provide a minimum of 10%

Minimum Building Setbacks:

Street, local	25 feet
Side	20 feet
Rear	15 feet
Water body	25 feet (top of bank)
Accessory Structures (side & rear)	5 feet
Residential Zoned Property	660 feet
Buffers, per LDC 10-416 (ROW)	15.0-foot Type 'D' Buffer (Type 'D' Buffers to have min. 7.5' of planting area).



SCHEDULE OF USES

Accessory Uses and Structures

Administrative Offices

Building Material Sales

Business Services, All Groups

Contractors and Builders, All Groups

Entrance Gates and Gatehouse

Excavation: Water Retention

Excess Spoil Removal

Fences, walls

Freight and Cargo handling

Manufacturing of:

Stone, clay, glass and concrete products. Group II, III, IV

Nonstore Retailer, Group I

Parking Lot, Accessory

Processing and Warehousing

Retail and Wholesale Sales, Ancillary to an Approved Use

Signs (in accordance with chapter 30)

Storage, indoor and outdoor

Wholesale Establishments: Groups I and II



GEOMETRIC SURVEYING INC.

2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237



5511 4TH ST W, LEHIGH ACRES, FL 33971

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING PART OF THAT LAND VACATED IN OFFICIAL RECORD BOOK 2633, PAGE 1695, AND BEING PART OF THAT LAND SHOWN IN PLAT BOOK 15, PAGE 81, OF THE RECORDS OF LEE COUNTY, FLORIDA, WHICH LIES NORTH OF BLOWFISH CANAL, WEST OF AMBERJACK CANAL, SOUTH OF JACK CANAL, AND EAST OF WESTGATE AND LEONARD BOULEVARDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE POINT OF COMMENCEMENT (POC) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE, N. 00°59'22" W., FOR 100.00 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 30; THENCE LEAVING SAID EAST SECTION LINE, S. 89°30'44" W., FOR 1769.55 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLOWFISH CANAL TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID LEONARD AND WESTGATE BOULEVARDS AND THE POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 15°35'46", AND A CHORD BEARING AND DISTANCE OF N. 08°17'11" W., 529.16 FEET; THENCE, CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR 530.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 00°29'18" W., FOR 230.78 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FEET WIDE EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708- 4712); THENCE N. 89°30'12" E., FOR 669.00 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE POINT OF BEGINNING (POB) OF THE PARCEL HEREIN DESCRIBED: FROM SAID POINT OF BEGINNING; THENCE N. 00°29'48" W., FOR 252.85 FEET LEAVING SAID CENTERLINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACK CANAL; THENCE N. 89°30'44" E., FOR 618.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE, S. 00°59'22" E., FOR 202.76 FEET, LEAVING SAID RIGHT-OF-WAY LINE; THENCE S. 89°30'12" W., FOR 139.28 FEET TO A POINT BEING IN THE EASTERLY LINE OF SAID EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708- 4712) AND THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS 65.00 FEET, A CENTRAL ANGLE OF 50°17'06", A CHORD BEARING AND DISTANCE OF S. 25°38'21" E., 55.23 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND SAID EASEMENT LINE FOR 57.05 FEET TO THE END OF SAID CURVE; THENCE S. 89°30'12" W., FOR 504.49 FEET, LEAVING SAID EAST LINE AND CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT (60.00 FEET WIDE) TO THE POINT OF BEGINNING.

CERTIFICATION:

BELLO HORIZON LLC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS SPECIFIC SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: 
MIGUEL J. GARAY

07/15/2025
(DATE)

PROFESSIONAL LAND SURVEYOR AND MAPPER LS#6594
STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

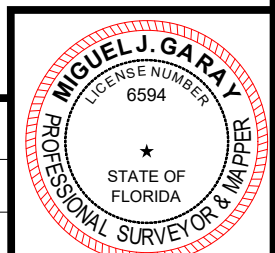
SURVEYOR'S NOTES:

1. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT

Miguel J
Garay

Digitally signed by Miguel J Garay
DN:
serialNumber=A01410C0000019A50075
DAB000FD913, 2.5.4.97=NTRUS+FL-
P17000058214, o=GEOMETRIC
SURVEYING INC, cn=Miguel J Garay,
sn=Garay, givenName=Miguel,
email=ASSISTANCE@GEOMETRICSURVEYING.COM, c=US
Date: 2026.01.08 10:02:51 -05'00'

DRAWN BY:	AGA
FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	1 OF 1



L.B.# 8203
L.S.# 6594 SEAL



GEOMETRIC SURVEYING INC.

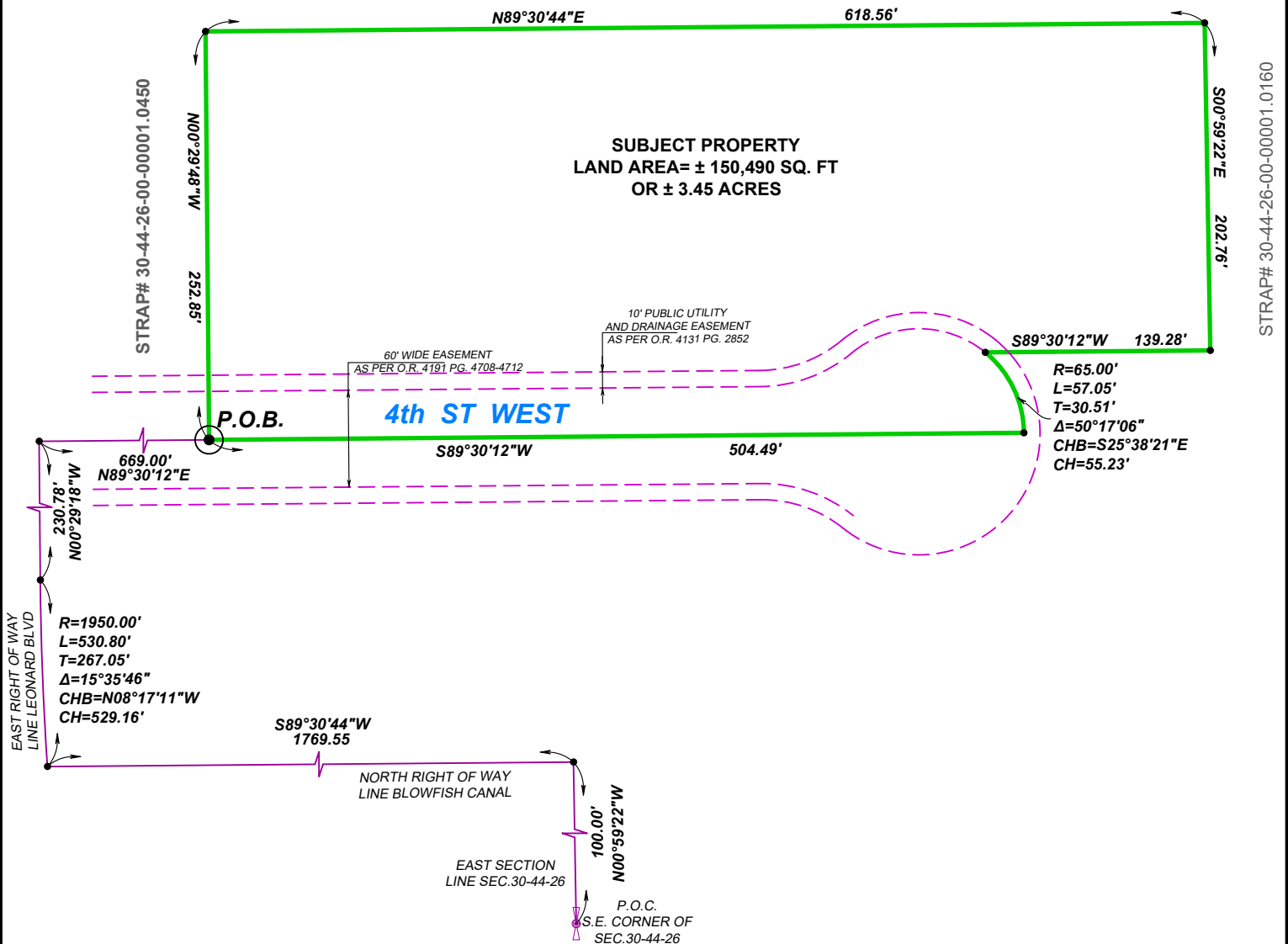
2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237



5511 4TH ST W, LEHIGH ACRES, FL 33971

SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY



GRAPHIC SCALE

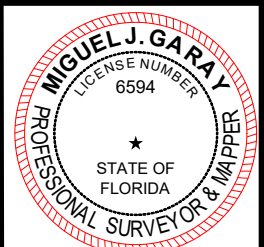


1 INCH = 100 FEET

ABBREVIATIONS:

CL = CENTER LINE
U.E. = UTILITY EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT

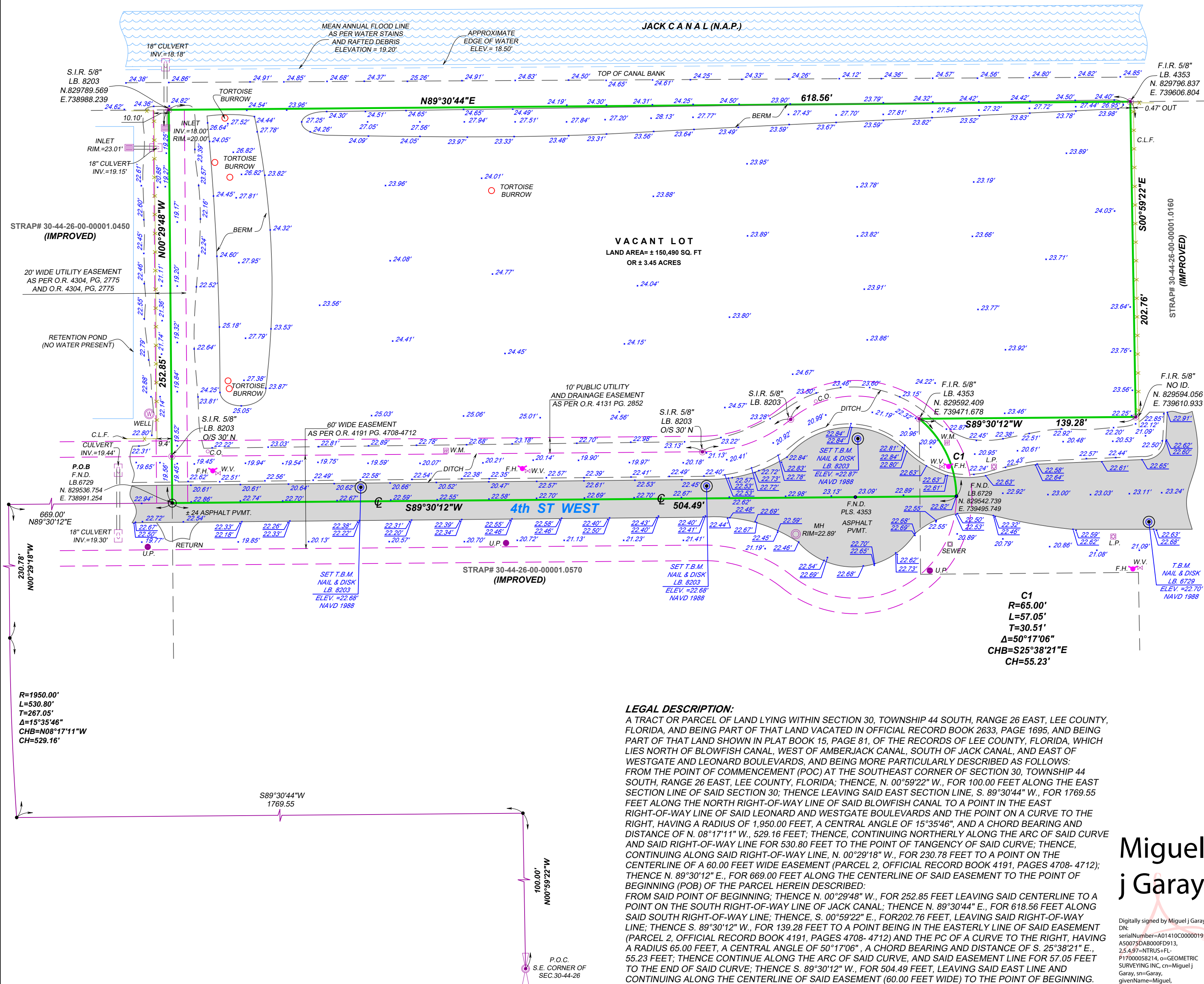
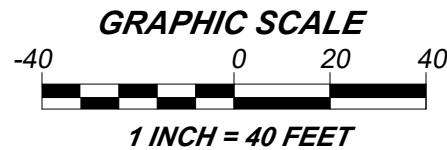
DRAWN BY:	AGA
FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	2 of 2



L.B.# 8203
L.S.# 6594 SEAL



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.

ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHEET
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX
E.T.P. = ELECTRICAL TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
F.P. = FENCE POST
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (RIGHT)
IN. E.G. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MINUTES
M.D. = MEASURED DISTANCE
N.B. = NAIL BOX
N.D.C.R. = NANT DARE COUNTY RECORDS
N.E. = NAIL & DISK
N.R. = NAIL ROD
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.V.M. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PNV = PARKWAY
F.R.M. = FURNISHED REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P. = POWER POLE
P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STX. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S. = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
" = SECONDS
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
W. = MONUMENT LINE
C. = CENTER LINE
D. = DITCH

PROPERTY ADDRESS:
5511 4TH ST W, LEHIGH ACRES, FLORIDA 33971

CERTIFICATION:
BELLO HORIZON LLC.

SURVEYOR NOTES :

- THIS SURVEY IS BASED ON THE TITLE INSURANCE POLICY ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY ON APRIL 15, 2025. FILE NUMBER: 250038 POLICY NUMBER: 2862294.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT, UNLESS NOTED OR DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" REFERS TO ABOVE GROUND INTRUSIONS OF IMPROVEMENTS ONTO SUBJECT PROPERTY FROM ADJOINERS PROPERTY OR ONTO ADJOINERS PROPERTY FROM SUBJECT PROPERTY.
- ARCHITECTS AND ENGINEERS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT INFORMATION TO BUILDING AND ZONING OFFICIALS OR ANY OTHER AUTHORITIES FOR APPROVAL OF PLANS FOR NEW CONSTRUCTION. THEY WILL ALSO BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT PROPOSED BUILDING HEIGHTS AND PROPOSED FINISHED FLOOR ELEVATION WITH DATUM FOR NEW BUILDINGS TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE SHOWN RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- FENCE TIES ARE TO CENTERLINE OF THE SAME.
- WALL TIES ARE TO THE FACE OF THE SAME.

FLOOD ZONE INFORMATION:

THE NIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 125095
PANEL: 0475
SUFFIX: F
DATE OF FIRM: 08/28/2008
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:  **11/01/2025**
MIGUEL J. GARAY (DATE OF FIELDWORK)

PROFESSIONAL LAND SURVEYOR AND MAPPER LSR6594 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: _____
REVISED ON: _____

Miguel
j Garay

Digitally signed by Miguel J Garay
DN: serialNumber=A01410C0000019
A50075DAB000FD913,
2.5.4.97=NTIRUS+FL-
P17000058214, o=GEOMETRIC
SURVEYING INC, cn=Miguel J
Garay, sn=Garay,
givenName=Miguel,
email=ASSISTANCE@GEOMETRIC
SURVEYING.COM, c=US
Date: 2026.01.08 10:01:42 -05'00'

LEGEND

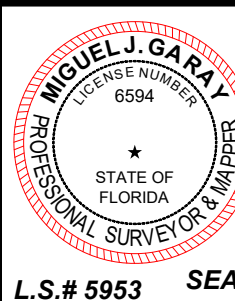
- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- EXISTING ELEVATIONS

DRAWN BY: AGA

FIELD DATE: 11/01/2025

SURVEY NO: 25-01118

SHEET: 1 OF 1

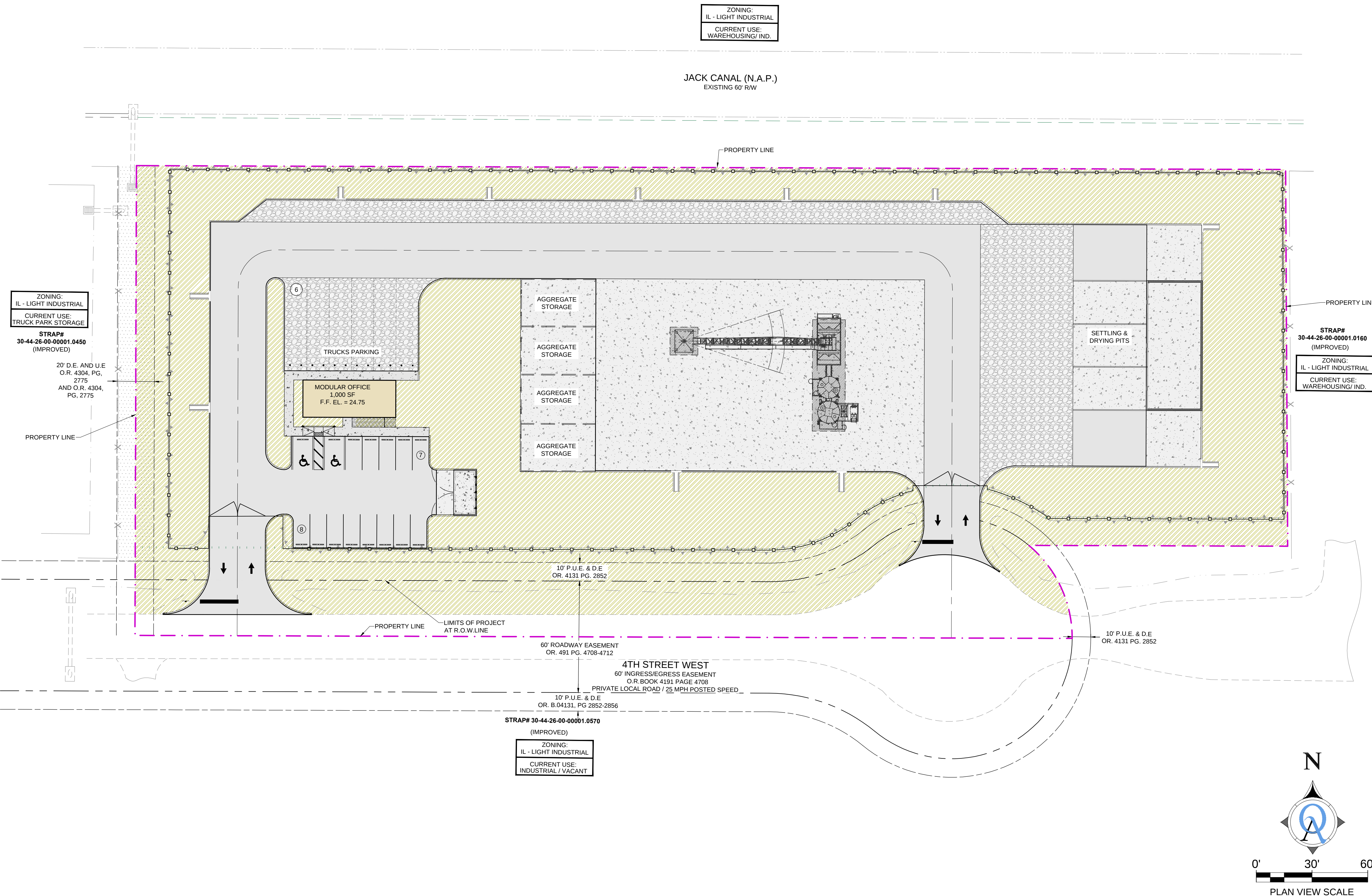


L.S.# 5953

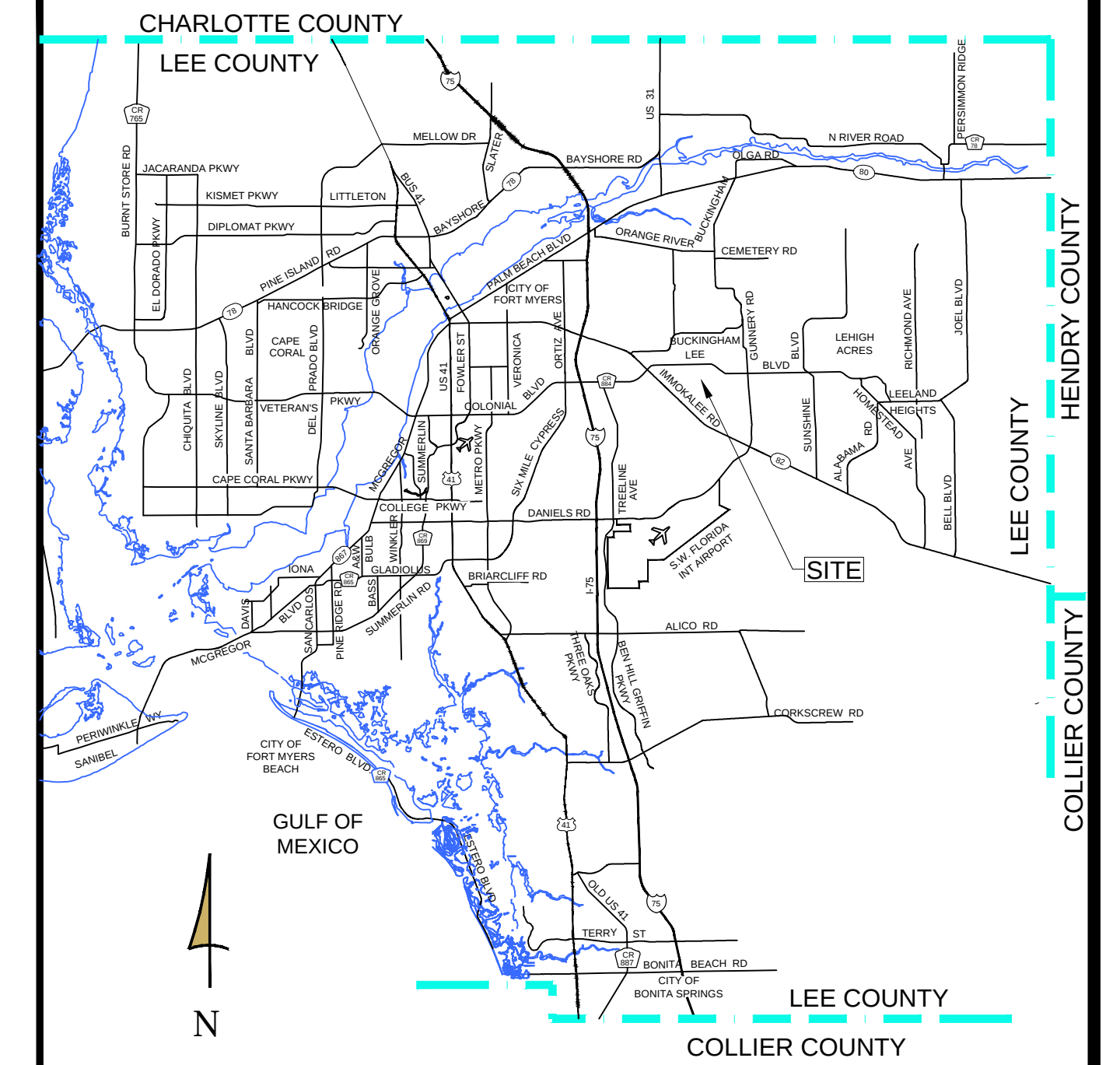
SEAL

LEHIGH ACRES BATCH PLANT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



OPEN SPACE EXHIBIT



PROJECT SUMMARY:

ZONING
IL TO IPD

STRAP #'s
30-44-26-00-00001.045A

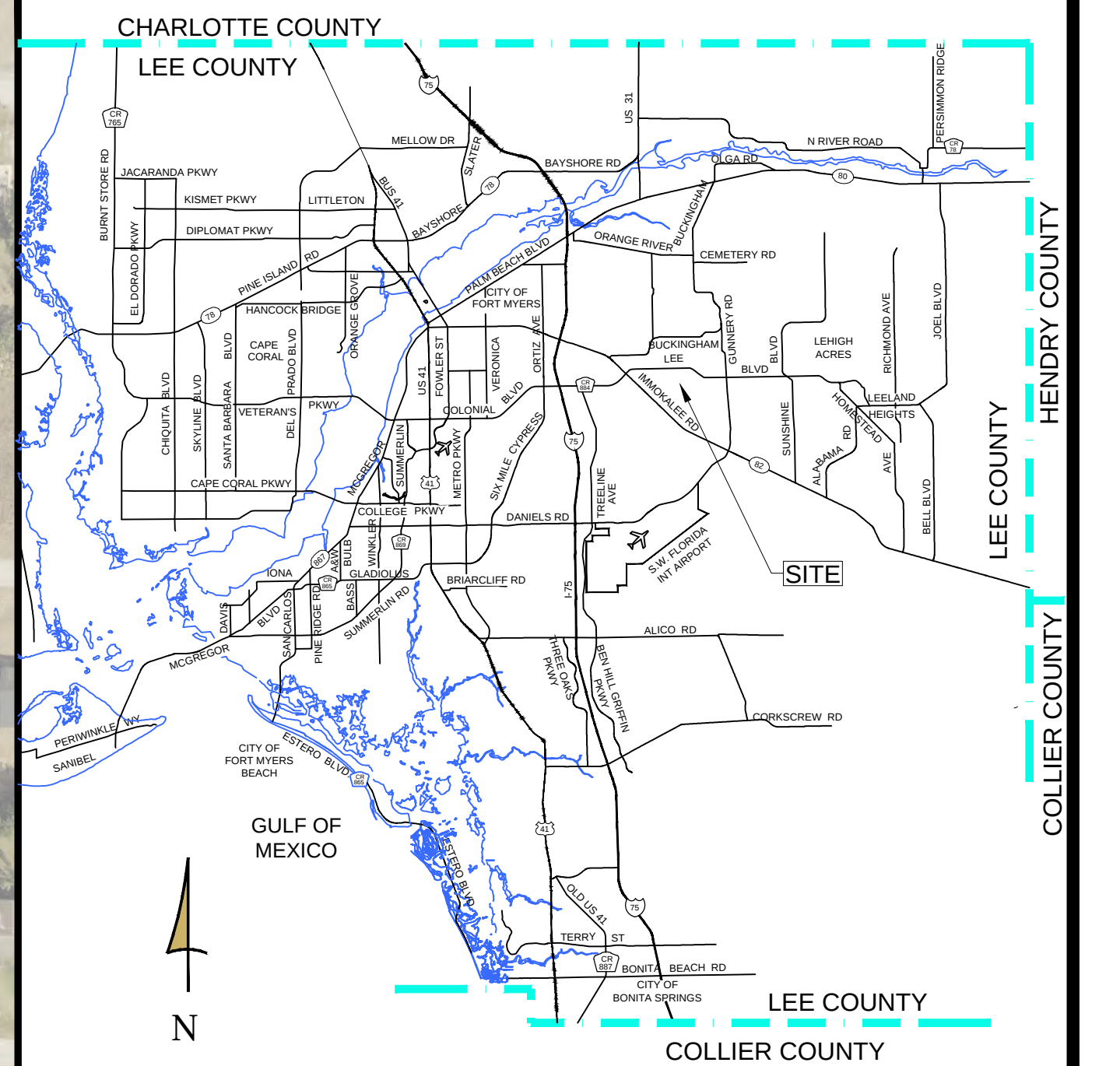
PROJECT ACREAGE
3.45 ACRES (150,282 SF)

OPEN SPACE
MINIMUM 10% = 0.34 ACRES (14,810 SF.)
IN-SITE OPEN SPACE = 53,680 SF.
ROW OPEN SPACE = 12,457 SF.
TOTAL OPEN SPACE = 66,137 SF.



LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA

660 FT RESIDENTIAL SEPARATION



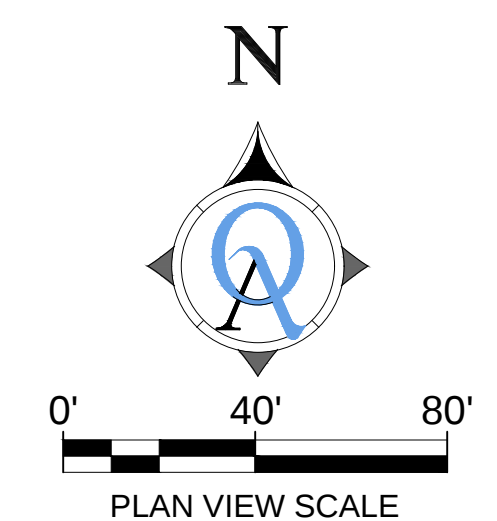
LOCATION MAP

PROJECT SUMMARY:

30-44-26-00-00001.045A

+/- 146,600 SF

PROVIDED: 15 SPACES (INCLUDING 2 H.C. SPACES)



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

P:\2025 Projects\250304 LEHIGH ACRES MOBILE BATCH PLANT\01-CADD FILES\00-MCP\250304--MCP



SURFACE WATER MANAGEMENT SYSTEM

LEHIGH ACRES MOBILE BATCH PLANT

IPD REZONING

±3.45 ACRES

STRAP: #30-44-26-00-00001.045A

The proposed surface water management system for the Lehigh Acres Mobile Batch Plant has been designed in accordance with the criteria of the South Florida Water Management District (SFWMD), Lee County, and the Lehigh Acres Municipal Services Improvement District (LAMSID).

Stormwater runoff from the 2.79-acre industrial site will be collected via on-site grading, storm structures, and an underground storm pipe network and conveyed to a dry retention system for treatment and attenuation. Runoff from impervious and pervious areas is retained on-site, and no off-site runoff is accepted.

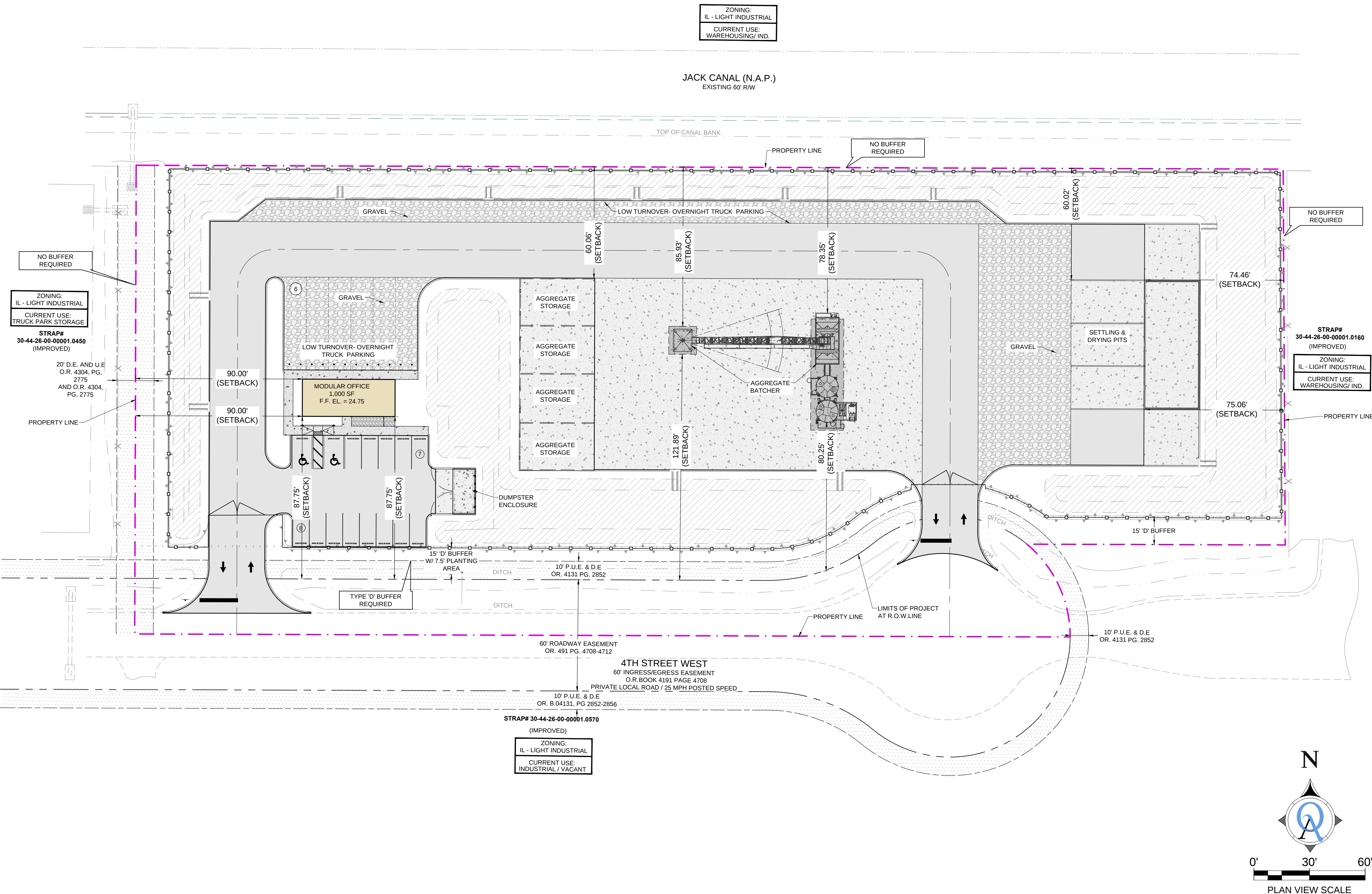
Water quality treatment was evaluated using the 1-inch over total area, 2.5-inches over impervious area, and nutrient loading criteria. The nutrient loading method governed, resulting in a required treatment volume of 0.291 acre-feet. The proposed system provides 0.295 acre-feet of treatment volume between elevations 20.50' and 22.10' NAVD, satisfying SFWMD water quality requirements.

Treated stormwater is discharged through a controlled outlet structure consisting of a minimum 3-inch circular orifice into the existing swale along the west side of the property, which ultimately conveys flow to the Jack Canal north of the site. Tailwater conditions were based on the existing swale top-of-bank elevations and wet season water table.

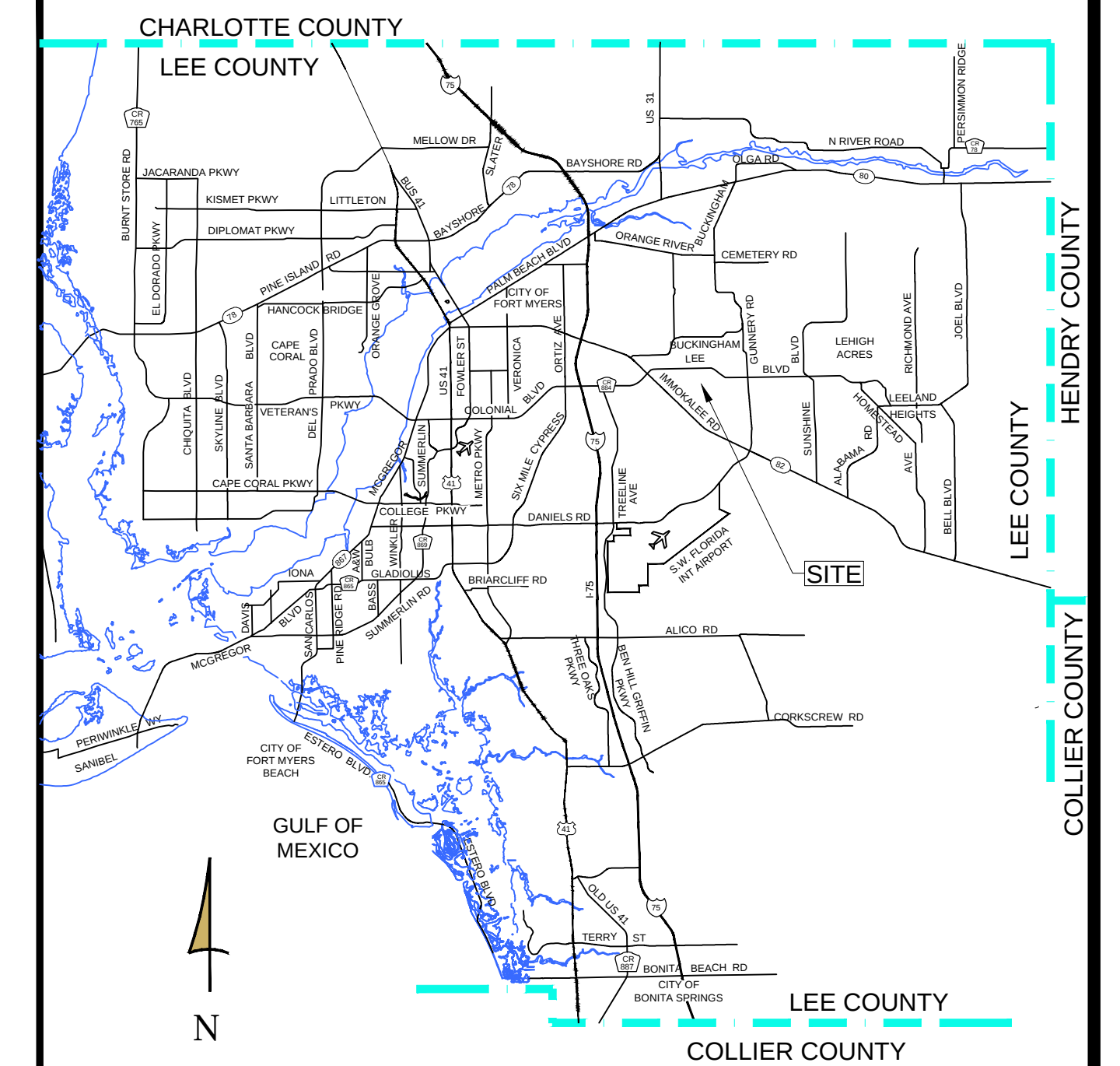
The stormwater system was modeled using ICPR4 for the 10-year, 24-hour; 25-year, 72-hour; 25-year, 72-hour back-to-back (R2); and 100-year, 72-hour zero-discharge storm events. The 10-year event governs roadway and parking lot elevations, while the 100-year event governs minimum finished floor elevations. Recovery was evaluated using the 25-year storm event at hour 360, and a second 25-year storm was modeled in accordance with SFWMD requirements to establish required berm elevations.

The site is located within FEMA Flood Zone X. The proposed system provides the required water quality treatment, flood protection, recovery, and discharge control and meets applicable SFWMD ERP criteria.

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP

PROJECT SUMMARY:

ZONING

IL TO IPD

STRAP #'s

30-44-26-00-00001.045A

PROJECT ACREAGE

3.45 ACRES (150,282 SF)

PROJECT INTENSITY

TOTAL MAX. BUILDING FLOOR AREA = 35,000 SF.
BUILDING HEIGHT 35'.
(HEIGHT IN EXCESS OF 35' MUST MAINTAIN ADDITIONAL
BUILDING SETBACKS AND SEPARATIONS PER LDC SECTIONS
34-2174(a).

OPEN SPACE

MINIMUM 10% = 0.34 ACRES (14,810 SF.)

PARKING CALCULATION

LDC 34-2020 (b) MIN. REQUIRED = 1.25 SPACES PER 1,000 SF
PROJECT REQUIRED: 3 PARKING SPACES
PROJECT PROVIDED: 15 PARKING SPACES
INCLUDING 2 ADA SPACES

NO DEVIATIONS REQUESTED