



Engineers, Planners & Development Consultants

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February 5, 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

Environmental Review

Please demonstrate compliance with LDC Section 10-421(a)(5) and 10-421 (a)(2) for right of way buffer. Please clearly depict measurements for any easements, required buffer, and planting.

Response: Please see the revised MCP

Zoning Review

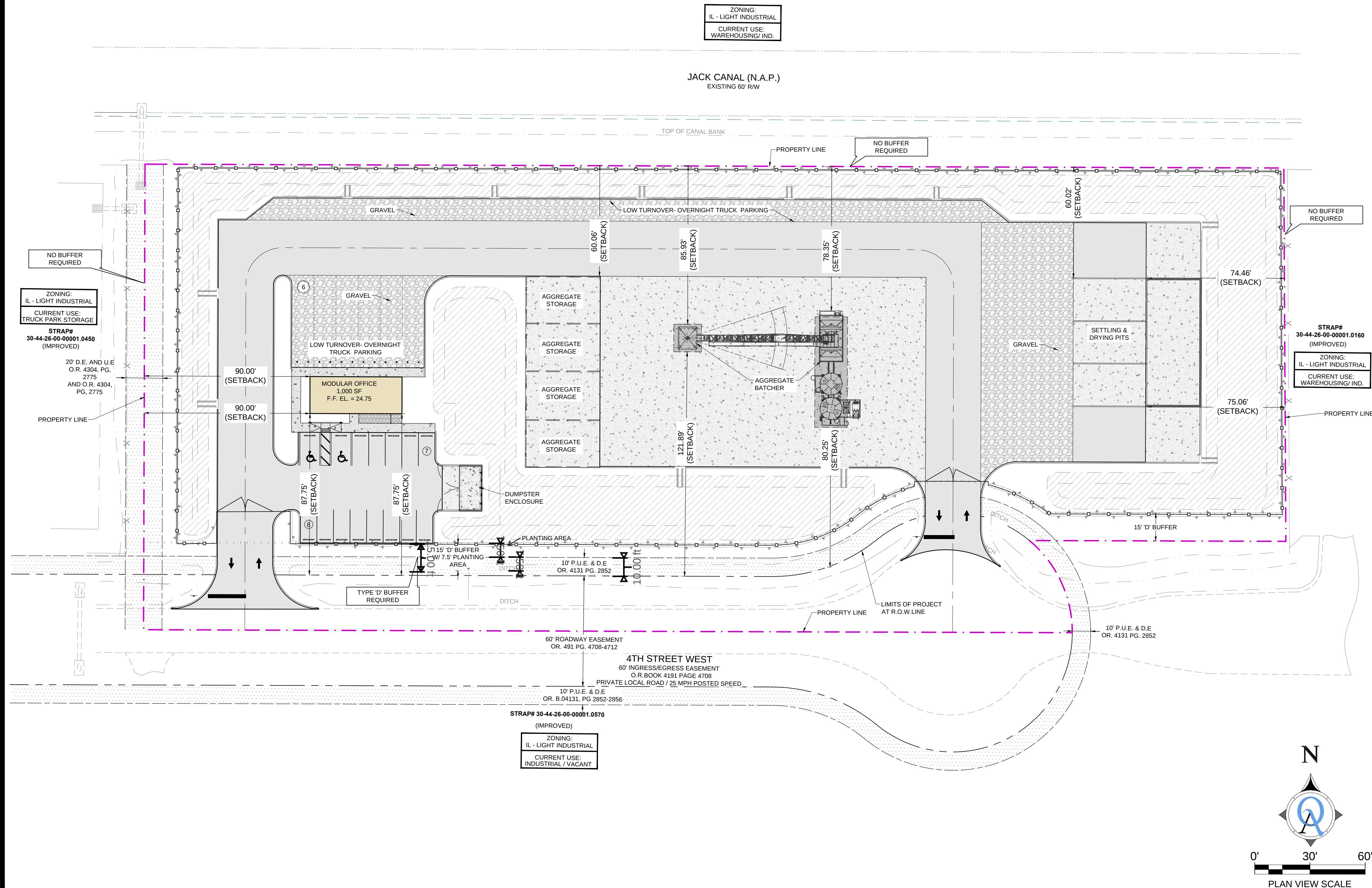
Please demonstrate on the MCP the setback dimensions to the surrounding neighborhoods pursuant to LDC Section 34-2443(a)(6)i.

Response: Please see the previously submitted Residential Separation Exhibit

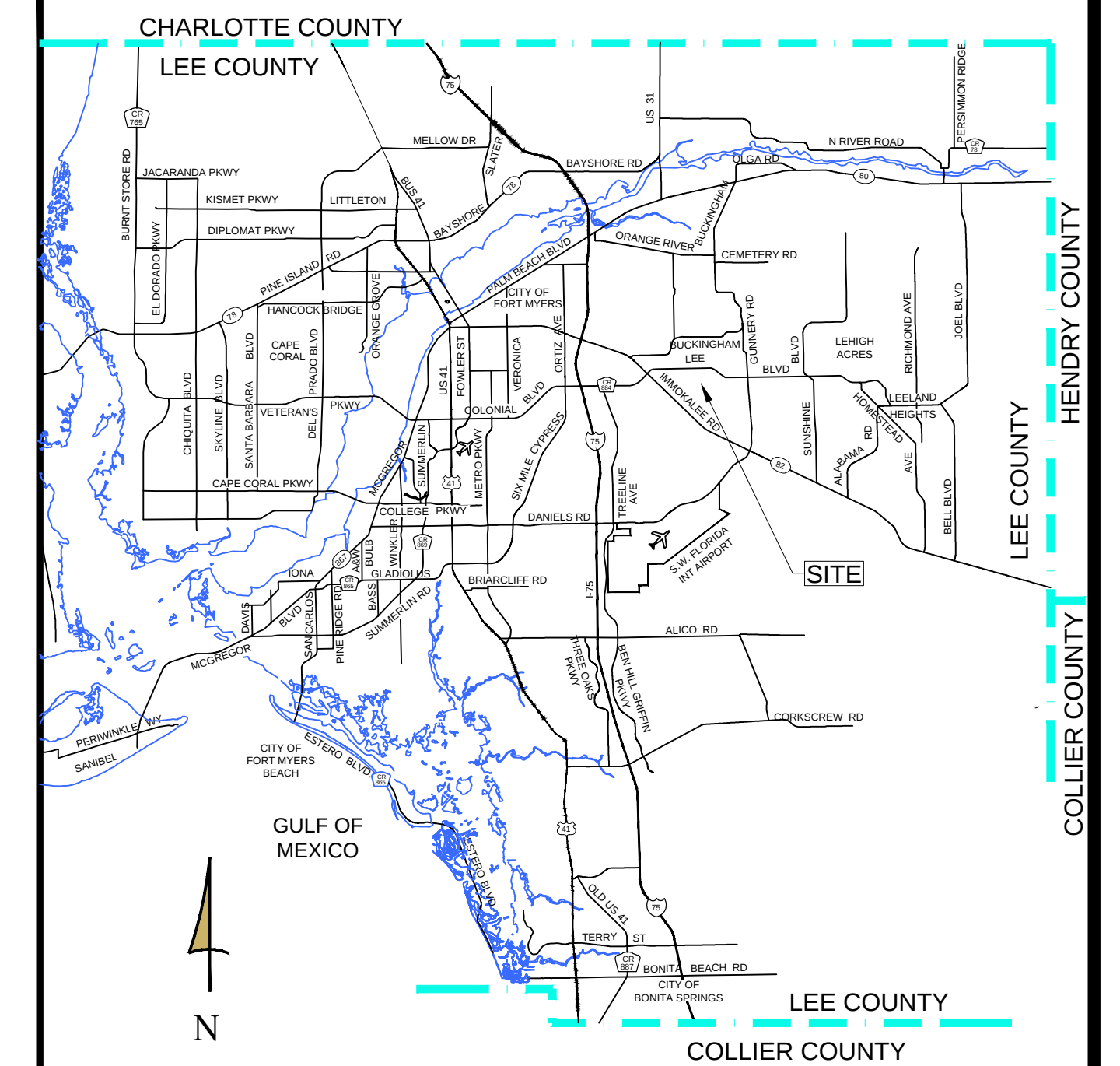
If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.
Sharon Hrabak.
Email: Sharon@qainc.net
Attachments:
Revised MCP

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