

**Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT**

CASE NUMBER: DCI2025-00020

TYPE OF CASE: Minor Planned Development Rezoning

CASE NAME: Lehigh Acres Mobile Batch Plant IPD

TOTAL ACREAGE AFFECTED BY REQUEST: 3.45 +/- acres

SUFFICIENCY DATE: February 9, 2026

HEARING EXAMINER DATE: April 2, 2026

REQUEST:

Quattrone & Associates, Inc., on behalf of Bello Horizon, LLC, has filed an application to rezone 3.45 +/- acres, from Light Industrial (IL) to Industrial Planned Development (IPD). The applicant is proposing development of a concrete batch plant with a maximum of 35,000 square feet of enclosed building floor area, together with a limited schedule of industrial and contractor service uses, including ancillary retail and wholesale activities associated with the primary operation. The proposed development includes a maximum building height of 35 feet, while vertical process equipment and material storage structures associated with the batch plant may extend up to 75 feet in height. The IPD will have two access points from the south side of the property on 4th Street West, as identified on the Master Concept Plan (Attachment E).

The subject property is within the Industrial Development Future Land Use Category established by the Lee County Comprehensive Plan (the Lee Plan) and resides in the Lehigh Acres Community Plan area. The STRAP number of the subject property is 30-44-26-00-00001.045A, and the sketch and legal description for the property are attached as Attachment D.

The applicant held a public information meeting for the request pursuant to the requirements of **LDC Section 33-1401** and provided staff with minutes from the meeting (Attachment P). The meeting was held on August 28, 2025, at the Lehigh Acres Architectural, Planning and Zoning Review Board (LAAPZRB).

SUMMARY:

Staff recommends **APPROVAL** of the applicant's request, subject to the conditions found in Attachment C.

EXISTING CONDITIONS:

The property is approximately 3.45 +/- acres of land currently zoned Light Industrial (IL), and lies along the non-county-maintained, local roadway of 4th Street West, east of the county-maintained, arterial roadway of Westgate Boulevard. The property abuts the Jack Canal to the north, and parcels located north, south, east and west of the subject property are all zoned Light Industrial (IL). The property is less than a quarter of a mile east of Westgate Boulevard.

ANALYSIS:

LDC Section 34-145 establishes the review criteria for Planned Development rezoning. Before recommending approval, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by public services, defined in the Lee Plan, if located in a future urban area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a request statement analyzing the decision-making criteria (Attachment G). The following sections provide staff's analysis of the request, as measured by the review criteria.

a. Lee Plan Compliance

The parcel is located in the Industrial Development Future Land Use Category, as established by the Lee Plan. The Industrial Development future land use category is "reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, and laboratories". Pursuant to **Policy 1.1.7**, the project site is in an area where industrial uses are already established and is a suitable location for the proposed planned development. Staff finds the proposed request, as conditioned, consistent with **Policy 1.1.7** of the Lee Plan.

Objective 2.1 of the Lee Plan promotes contiguous and compact growth to contain urban sprawl. The proposed IPD will allow infill development that promotes compact growth patterns. **Objective 2.2** and **Policy 2.2.1** discuss new growth in future urban areas in proximity to available road networks and where adequate public facilities exist or are assured. The proposed planned development is located on property currently zoned Light Industrial (IL) and is surrounded by existing industrial development. The property is located on 4th Street West with access to Westgate Boulevard and is approximately 0.59 miles from Lee Boulevard, a county-maintained arterial roadway. There are two access points proposed on 4th Street West. Existing water and sewer infrastructure is in place, and utilities are available to the site. Adequate public facilities including fire, police, EMS, and solid waste serve the property. Staff finds the request consistent with **Objective 2.1, Objective 2.2, and Policy 2.2.1** of the Lee Plan.

The applicant has provided a Letter of Availability from the Florida Governmental Utility Authority (Attachment O), stating potable water is in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal, fulfilling

requirements of **Standards 4.1.1 and 4.1.2** of the Lee Plan. The applicant provided the required Protected Species, FLUCCS, Soils, Existing and Historic Flow Ways, and Topographic Maps in compliance with **Standard 4.1.4: Environmental Factors** (Attachments J and K). Staff finds the request is consistent with **Standards 4.1.1, 4.1.2, and 4.1.4** of the Lee Plan.

Goal 7 of Lee Plan seeks to promote opportunities for well-planned industrial development at suitable locations within the County. Pursuant to **Policy 7.1.2**, the property is located in the Industrial Development Future Land Use category, and is currently zoned Light Industrial (IL), while surrounded by existing industrial development. **Policy 7.1.3** states that industrial land uses must be located in areas appropriate for the special needs and constraints of industrial uses. As previously stated, the property is located within an existing industrial development, with surrounding uses compatible with the applicant's proposed Schedule of Uses (Attachment I). Residential uses to the east of the subject property are not located in proximity to the site, compliant with **Policy 7.1.7** which prohibits industrial traffic to travel through predominantly residential areas. Staff finds the request is consistent with **Goal 7, Policies 7.1.2, 7.1.3 and 7.1.7 of the Lee Plan**.

Goal 25 establishes the Lehigh Acres Community Plan, ensuring that continued development and redevelopment convert the largely single use, antiquated pre-platted area into a vibrant residential and commercial community. Access to the development will be located on 4th Street West, fulfilling the requirements of providing adequate access to the site established by Lee Plan **Objective 25.8**. Per the provided Florida Governmental Utility Authority letter (Attachment O), potable water and sanitary sewer capacity are available pursuant to **Policy 25.9.1**. The applicant held a public information meeting pursuant to the requirements of **LDC Section 33-1401** for the request and provided staff with minutes from the meeting (Attachment P). The meeting was held on August 28, 2025, at the Lehigh Acres Architectural, Planning and Zoning Review Board (LAAPZRB). Staff finds the request is consistent with **Goal 25, Objective 25.8, and Policy 25.9.1** of the Lee Plan.

Goal 61 of the Lee Plan requires the design of surface water management systems to protect or enhance groundwater. The applicant indicated the IPD will comply with water quality provisions of the South Florida Water Management District (SFWMD) (Attachment H). Surface water management systems will be collected via on-site grading, storm structures, and an underground storm pipe network and conveyed to a dry detention system for treatment and attenuation. Runoff from impervious and pervious areas will be retained on-site, and no off-site runoff will be accepted, fulfilling **Policy 60.4.1**. Staff finds the request consistent with **Policy 60.4.1**.

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

The applicant has acknowledged that at the time of development, Land Development Code and other applicable county regulations will be required and considered. No deviations have been requested.

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

The property lies within existing industrial development and is currently zoned Light Industrial (IL). The request, as conditioned, is compatible with the surrounding area and represents a continuation of the development patterns within the surrounding area.

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

The planned development is located on 4th Street West, within a quarter mile of the county-maintained arterial roadway of Westgate Boulevard. Two proposed access points from 4th Street West are sufficient to support the proposed development intensity.

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

The applicant has provided a Traffic Impact Analysis (TIS) that concluded the proposed development will not place an undue burden upon the existing transportation or planned infrastructure facilities, and will be served by streets with capacity to carry traffic generated by the development (Attachment M). LCDOT provided a Transportation-Related Analysis (Attachment N) stating the proposed project will generate 59 trips in the AM peak hour and 66 trips in the PM peak hour, and since projected trips generate less than 100 trips per hour, no intersection level of service analysis is required. Based on the roadway LOS analysis, 4th Street West and Westgate Boulevard are anticipated to operate at or better than the adopted LOS standard in the project's buildout year of 2026.

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

The applicant provided the required Protected Species Survey, FLUCCS, Soils, Existing Historic Flow Ways, and Topographic Maps. County staff made the following findings:

Open Space

The proposed project is considered a small development due to it being less than ten (10) acres in size and less than two (2) acres impervious. Per LDC Section 10-415(a), 10 percent open space is required, which equates to 0.34 acres or 14,810 square feet. The applicant is proposing 44 percent, (1.52 acres, or 66,137 square feet), of open space (see Attachment E). Therefore, staff recommends the following condition:

Prior to issuance of a Development Order, the Master Concept Plan must depict 44 percent, (1.52 acres, or 66,137 square feet), of open space as demonstrated on the provided MCP.

Indigenous Open Space Preservation

The project is not a large project and is therefore not required to provide indigenous open space preserve area.

Buffers

The proposed development abuts Jack Canal to the north, light industrial development to the east, 4th Street W right-of-way along the south, and light industrial development to the west. The required buffers are as follows:

West - Pursuant to LDC Section 10-416 (d) – No buffer required by code.

North – Pursuant to LDC Section 10-416 (d) – No buffer required by code.

South – Pursuant to LDC Section 10-416 (d) - a 15-foot-wide Type D Buffer is required between industrial uses abutting a right-of-way.

East - Pursuant to LDC Section 10-416 (d) – No buffer required by code.

All open outdoor storage areas visible from the right-of-way must be screened by a six-foot-high fence or vegetation per LDC Section 34-3005(b).

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

The parcel is located in the Industrial Development Future Land Use Category, as established by the Lee Plan. The following services are available to accommodate the request:

Utilities

The applicant has provided a Letter of Availability from the Florida Governmental Utility Authority, Attachment O, stating potable water and wastewater infrastructure is in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal.

Fire and EMS

Lehigh Acres Fire District, Station #107, located at 5105 Leonard Boulevard is approximately 0.70 miles away.

Sheriff

Lee County Sheriff's East District is located at 1299 Homestead Road approximately 8.0 miles away.

Solid Waste

The property is within Unincorporated Lee County Solid Waste's service area.

Public Transit

The nearest Lee Tran Bus Stop is number 2548 at Lee Boulevard and Westgate Boulevard.

Planned Development Findings and Conclusion:

Staff has reviewed the request and finds:

- a) The proposed use or mix of uses is appropriate at the proposed location;*

The proposed planned development is located on property currently zoned Light Industrial (IL) and is surrounded by existing industrial development. The request, as conditioned, is compatible with the surrounding area and represents a continuation of the development patterns within the surrounding area. The property is located on 4th Street West with access to Westgate Boulevard and is approximately 0.59 miles from Lee Boulevard, a county-maintained arterial roadway.

- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and*

The recommended conditions provide sufficient safeguards to the public interest and relate to the impact the request will have on the surrounding land uses.

c) *That the requested deviation:*

- 1) *Enhances the achievement of the objectives of the planned development; and*
- 2) *Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

No deviations are proposed with the request.

CONCLUSION

The requested rezone to IPD to allow development of a maximum 35,000 square feet of building floor area is consistent with the Lee Plan and Land Development Code, as conditioned. The development allows standard building heights up to 35 feet, with associated vertical process structures necessary for batch plant operations permitted to extend up to 75 feet. The request is consistent with the surrounding industrial development within the Industrial Development Future Land Use category as established by Lee Plan and is compatible with the surrounding area. Staff has concluded that the request, as conditioned, will not result in negative impacts to public services, infrastructure, or surrounding property. The subject property is sufficiently served by public services. The request will not impact any wetland preserves or flood hazard areas; or adversely affect environmentally critical or sensitive areas or natural resources. The request allows for a mix of uses and is appropriate for the location and sufficient safeguards to protect the public interest are established by recommended conditions of approval. The applicant has proposed no deviations. Therefore, staff recommends **APPROVAL** of the applicant's request, as conditioned in Attachment C.

ATTACHMENTS

Attachment A – Lee County Expert Witness Information
Attachment B – Case Maps
Attachment C – Conditions
Attachment D – Legal Description
Attachment E – Master Concept Plan and Open Space Plan
Attachment F – Residential Separation Exhibit
Attachment G – Applicant's Narrative
Attachment H – Applicant's Stormwater Narrative
Attachment I – Applicant's Schedule of Uses & Property Development Regulations
Attachment J – Protected Species Survey
Attachment K – Environmental Maps
Attachment L – Environmental Staff Report
Attachment M – Traffic Impact Statement
Attachment N – DOT Transportation-Related Analysis
Attachment O – Letter of Availability
Attachment P – Public Information Meeting Summary

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(F)3.

Case Number: DCI2025-00020
Project Name: Lehigh Acres Mobile Batch Plant
Hearing Examiner Date: April 2, 2026

MarySue Groth, Senior Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Environmental Sciences.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Katherine Burgess, AICP, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
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Ally Hall, P.E., Plan Reviewer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

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Nic DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

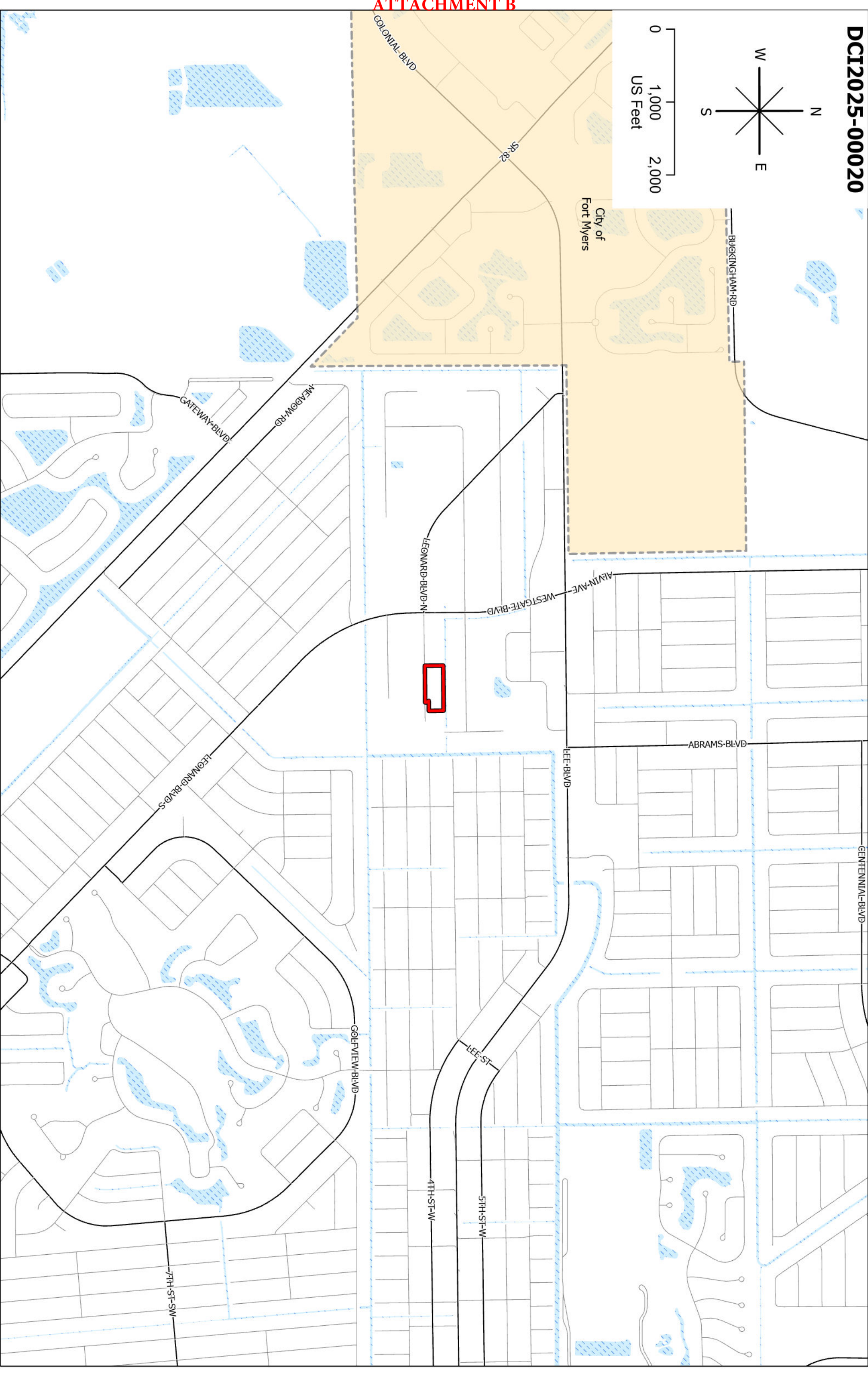
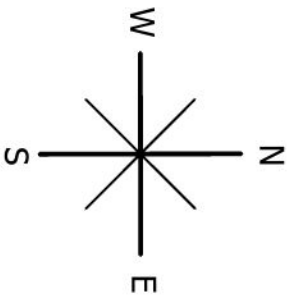
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William Lange, Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

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Jillian Scholler, Deputy Director Transportation, Planning, 1500 Monroe Street, Fort Myers, FL 33901

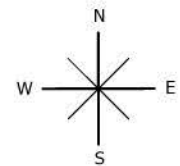
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Transportation.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.



DCI2025-00020

Aerial

 Subject Property



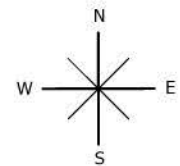
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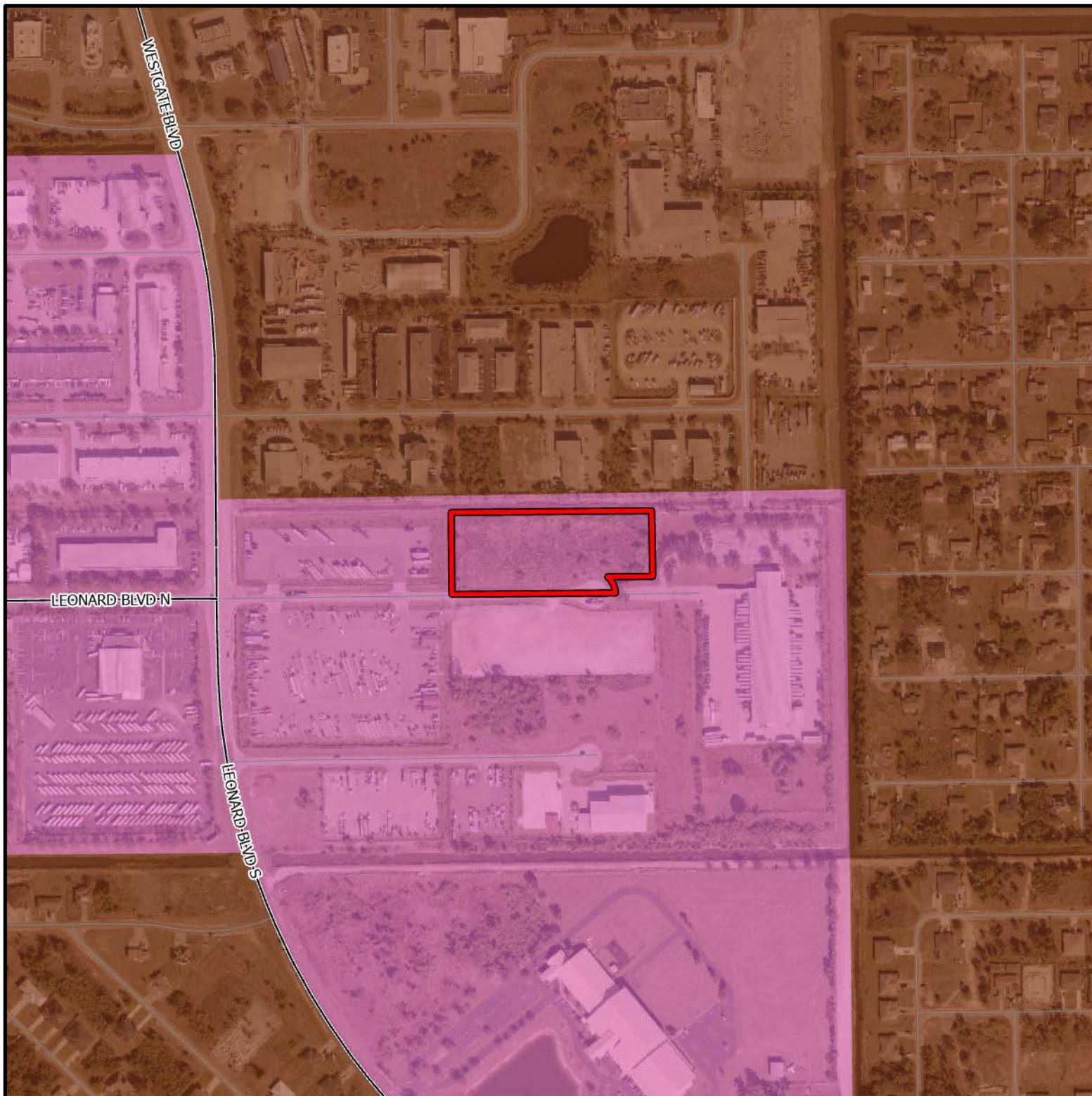
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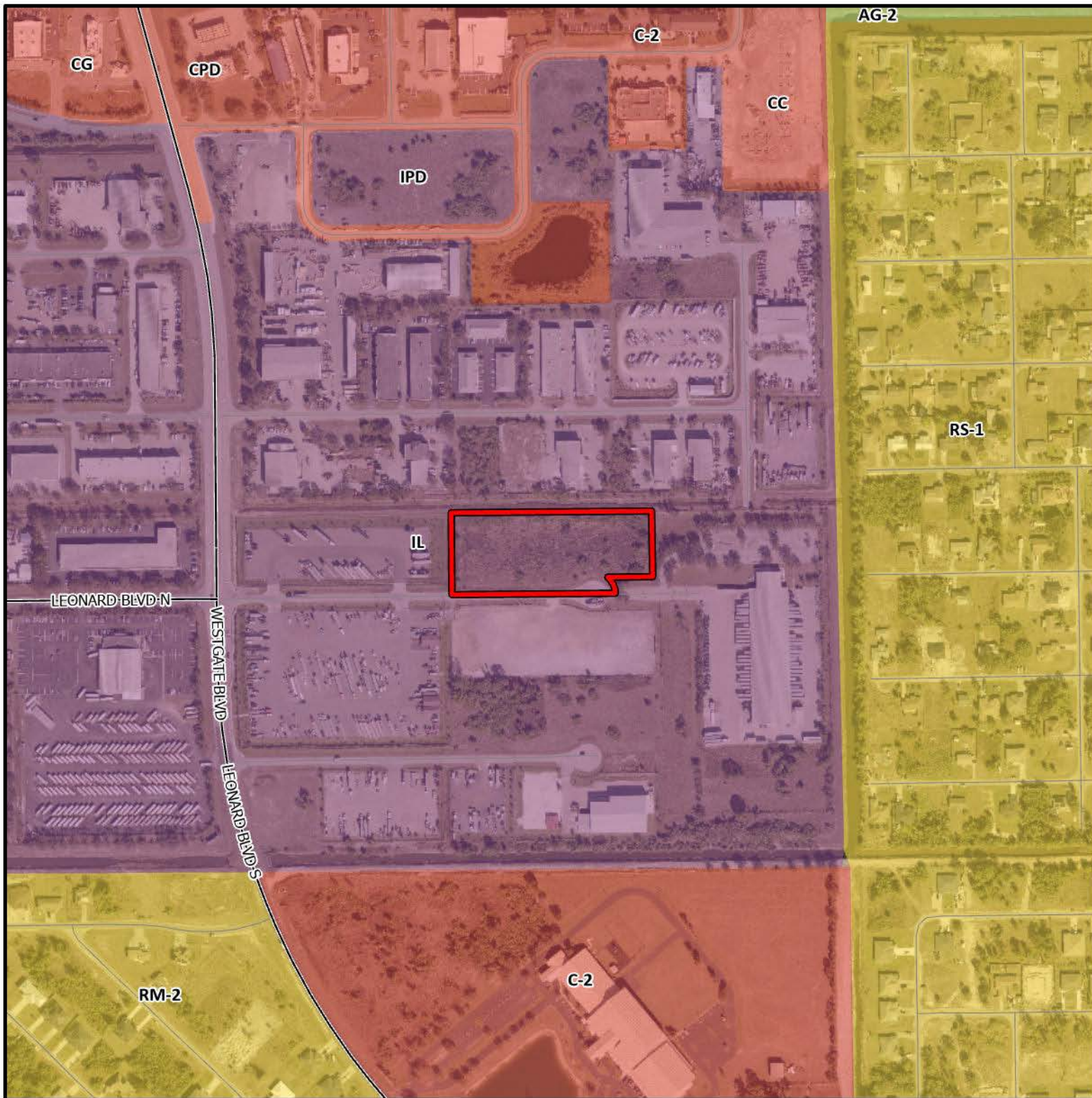
Future Land Use

-  Subject Property
-  Central Urban
-  Industrial



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Feet

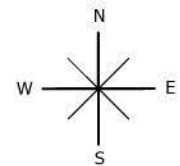




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Zoning

 Subject Property



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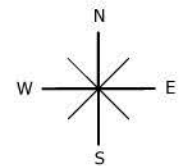


DCI2025-00020

Mixed Use Overlay

 Subject Property

 Mixed Use Overlay



0 500
Feet



Lehigh Acres Mobile Batch Plant – DCI2025-00020

Attachment C – Conditions

CONDITIONS

All references to uses are defined or listed in the Lee County Land Development Code (LDC).

1. MCP/Development Parameters

MCP. Development must be consistent with the two-page MCP entitled “Lehigh Acres Batch Plant” dated September 25, 2025 (Attachment E), except as modified by the conditions below.

LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except as may be granted by deviation herein. Subsequent changes require appropriate approvals.

Development Parameters. The IPD is limited to 35,000 square feet of floor area. Building height is 35 feet, with associated vertical process structures necessary for batch plant operations permitted to extend up to 75 feet.

2. Uses and Site Development Regulations

a. 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 Establishments
Manufacturing of:
 Stone, clay, glass and concrete products, Groups II, III, IV
Nonstore Retailer, Group I
Parking Lot, Accessor
Processing and Warehousing
Retail and Wholesale Sales, Ancillary to an Approved Use
Signs
Storage, indoor and open
Wholesale Establishments: Groups I and II

b. Site Development Regulations

Minimum Lot Size: 20,000 square feet

Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet
Maximum Building Height:	35 feet
Batch Plant Structures:	75 feet (must provide separation per LDC Section 34-2174(a))
Maximum Lot Coverage:	40 percent
Minimum Open Space:	44 percent

Minimum Setbacks:

Street, local:	25 feet
Side:	20 feet
Rear:	15 feet
Waterbody:	25 feet (top of bank)
Accessory Structures (side & rear):	5 feet

3. Environmental Conditions

- a. Prior to the issuance of development order permit, plans must depict 44 percent (1.52 acres, 66,137 square feet) of open space, as depicted on the Master Concept Plan.



GEOMETRIC SURVEYING INC.

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



REVIEWED

ATTACHMENT D

Project: DCI2025-00020

5511 4TH ST W, LEHIGH ACRES, FL 33971

By: Larissa Narkiewicz

LEGAL DESCRIPTION

Dept: Legal Review

THIS IS NOT A SURVEY

Date: 01/13/2026

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)

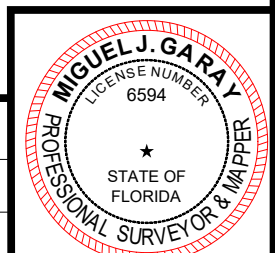
SURVEYOR'S NOTES:

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'

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



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



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5511 4TH ST W, LEHIGH ACRES, FL 33971

REVIEWED

Project: DCI2025-00020

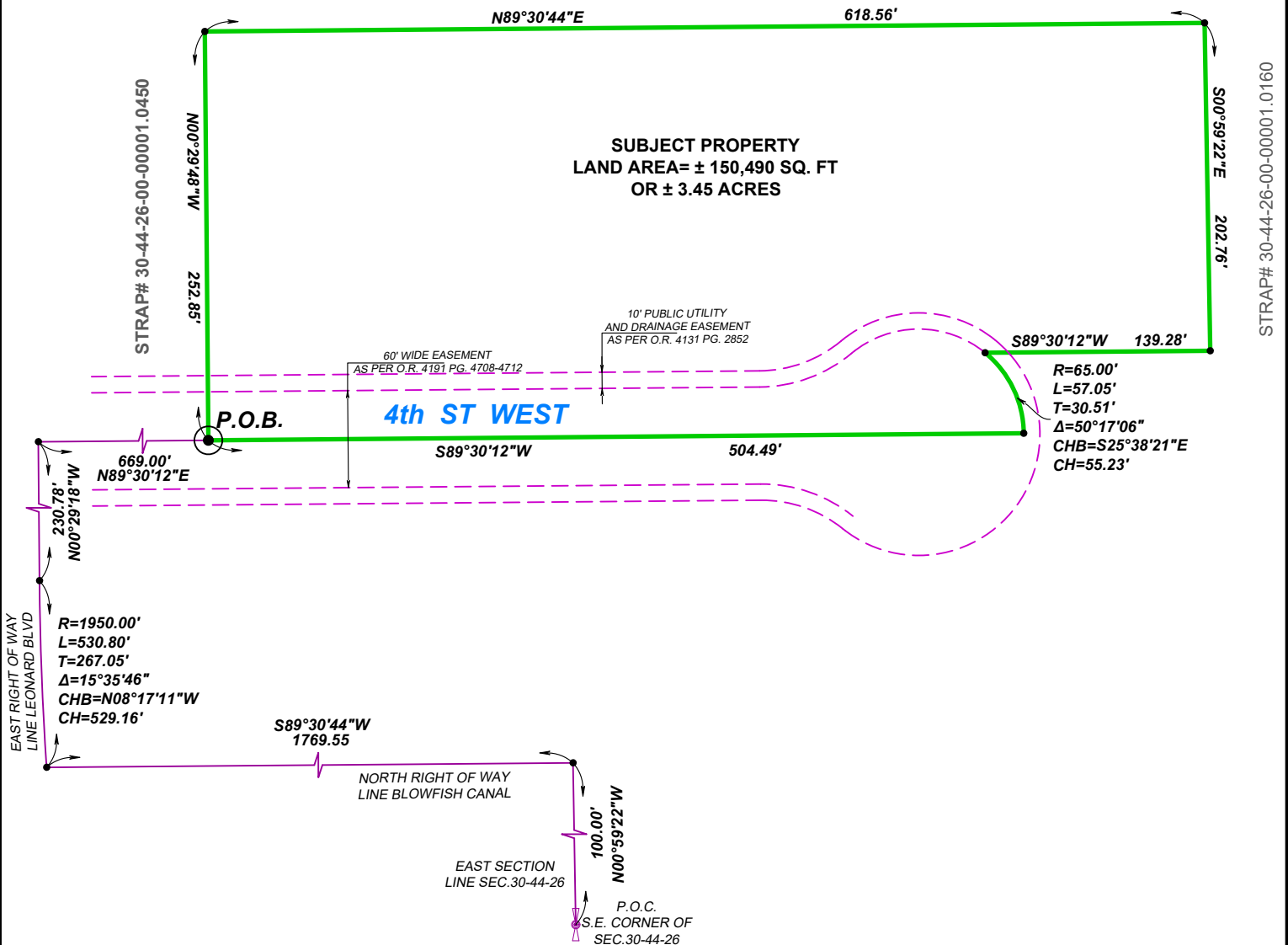
By: Larissa Narkiewicz

Dept: Legal Review

Date: 01/13/2026

SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY



GRAPHIC SCALE

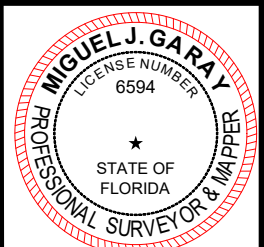


1 INCH = 100 FEET

ABBREVIATIONS:

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

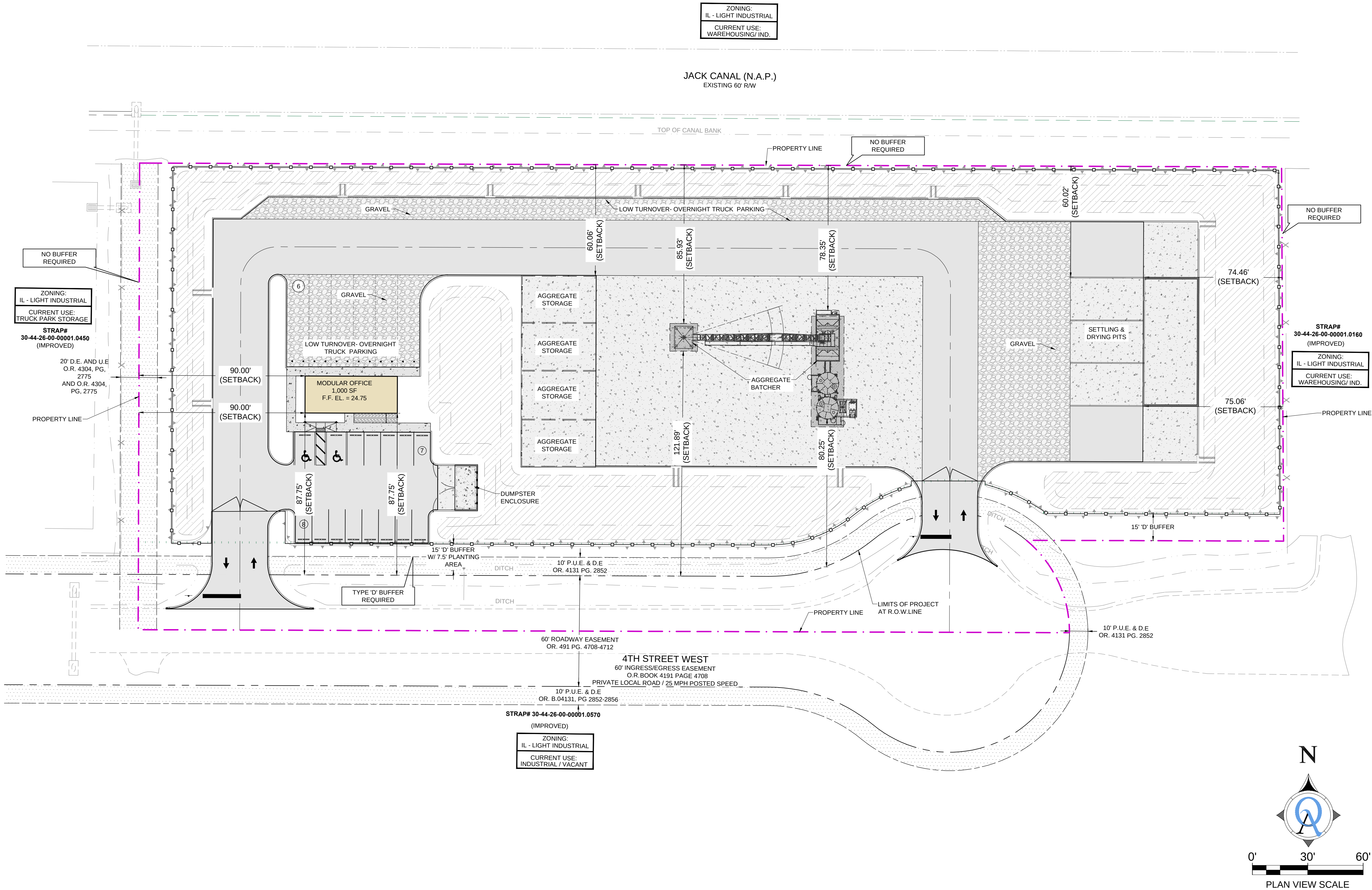
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FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	2 of 2



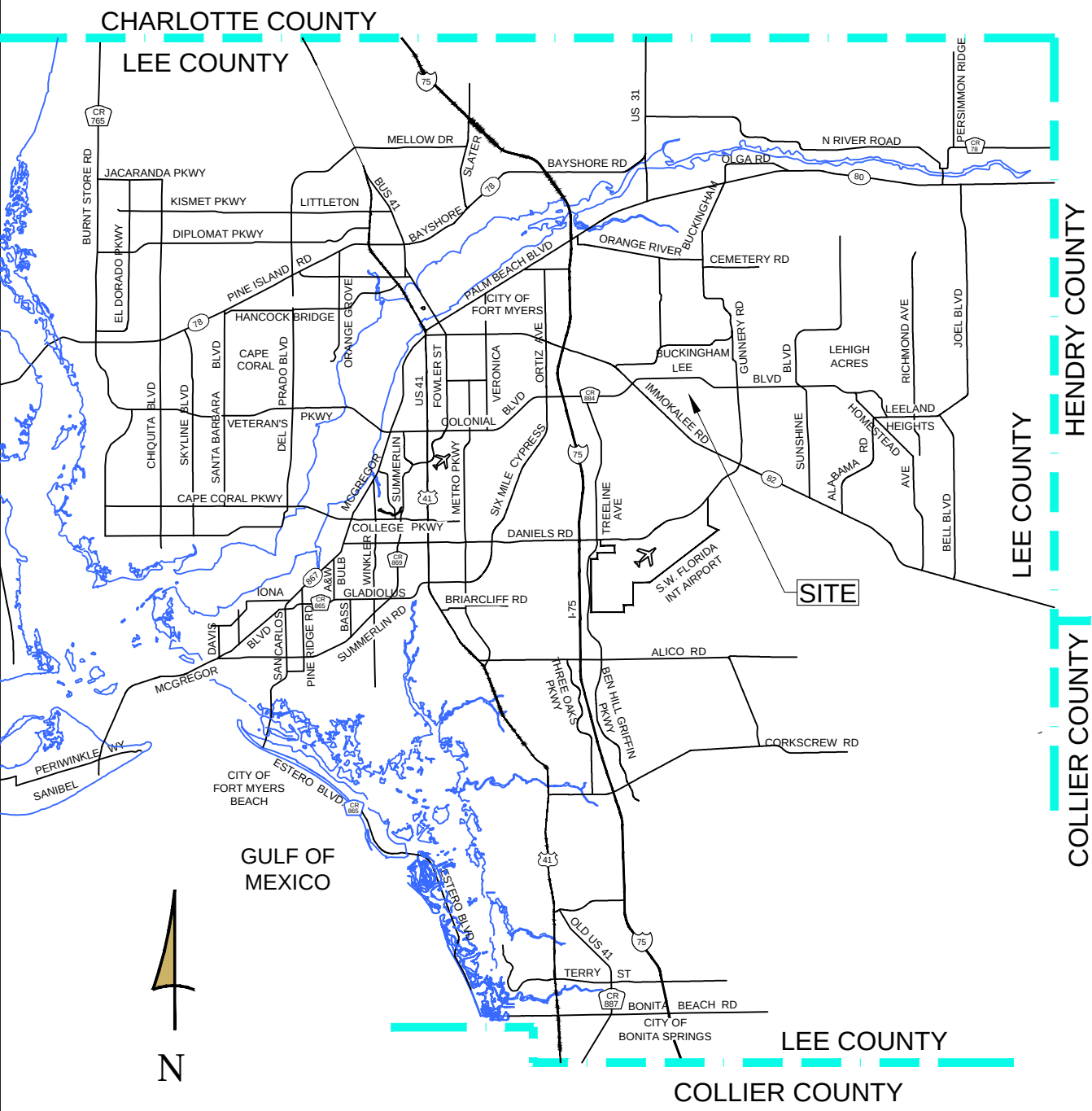
L.B.# 8203
L.S.# 6594 SEAL

LEHIGH ACRES BATCH PLANT

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



MASTER CONCEPT PLAN



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

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



CHARLOTTE COUNTY

LEE COUNTY

LEE COUNTY

COLLIER COUNTY

COLLIER COUNTY

GULF OF MEXICO

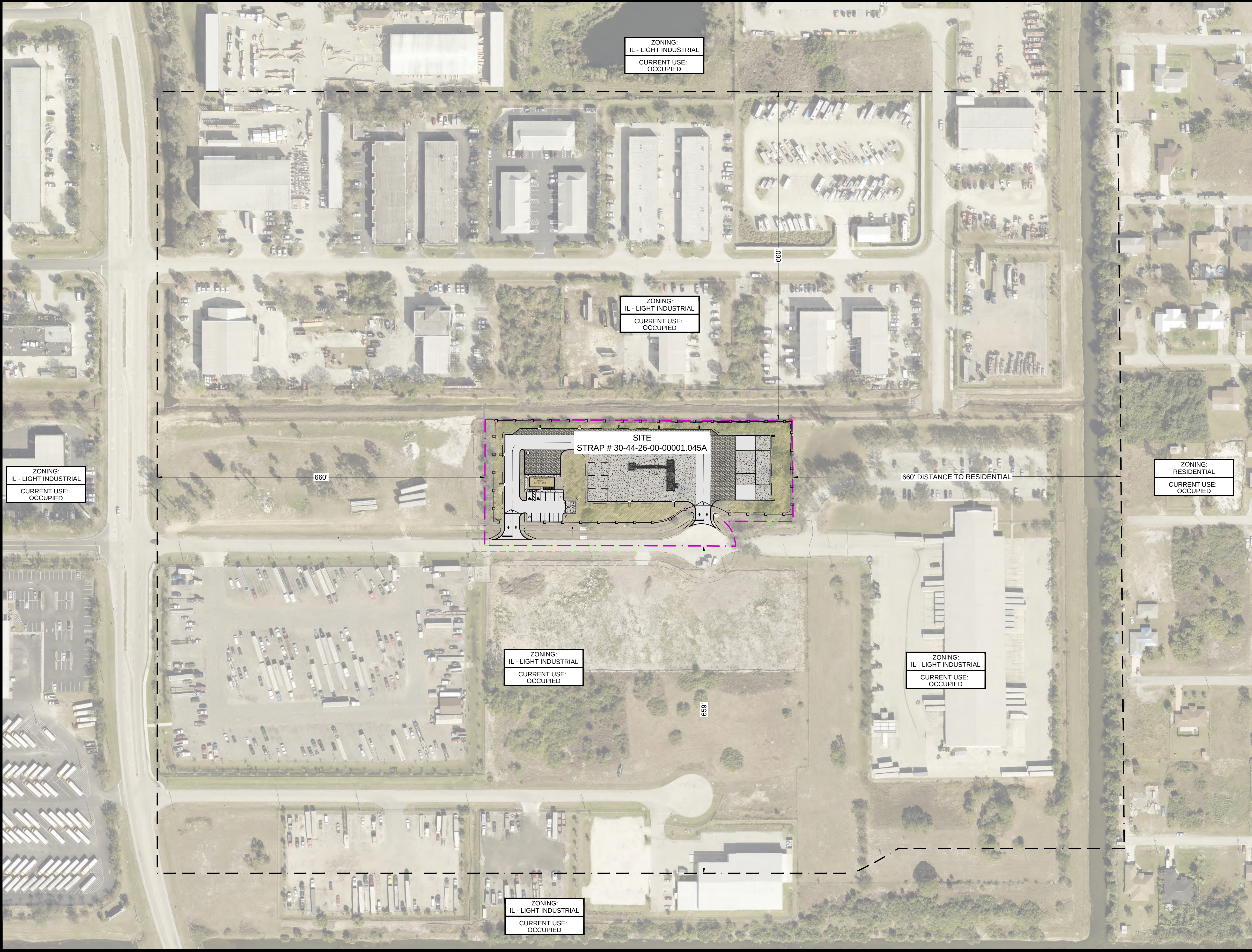
LEE COUNTY

COLLIER COUNTY

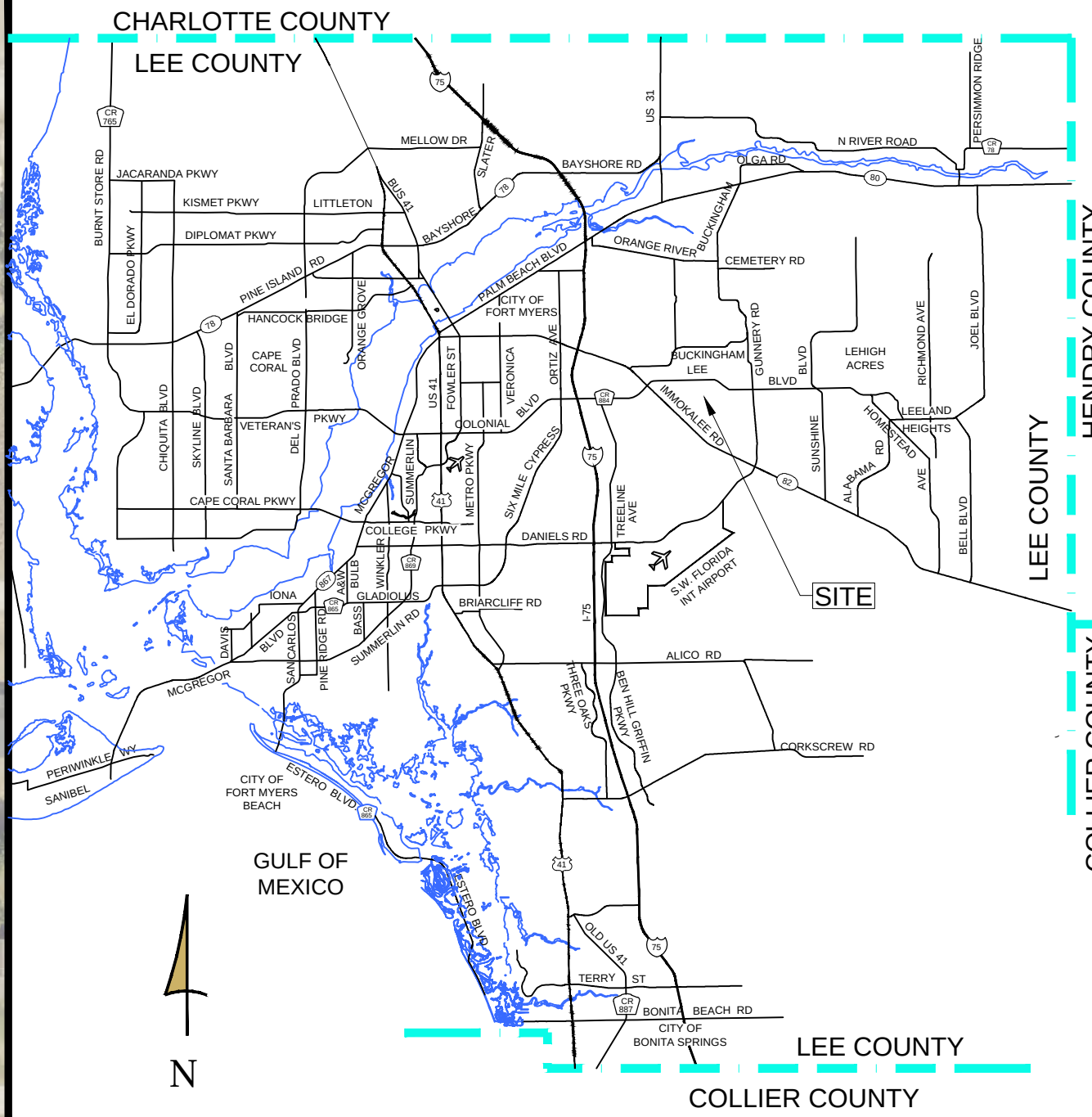
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

LEHIGH ACRES MOBILE BATCH PLANT

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



660 FT RESIDENTIAL SEPARATION



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING

IL TO IPD
STRAP #s
30-44-26-00-00001.045A

PROJECT ACREAGE

+/- 146,600 SF
PARKING
PROVIDED: 15 SPACES (INCLUDING 2 H.C. SPACES)

ATTACHMENT G

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.



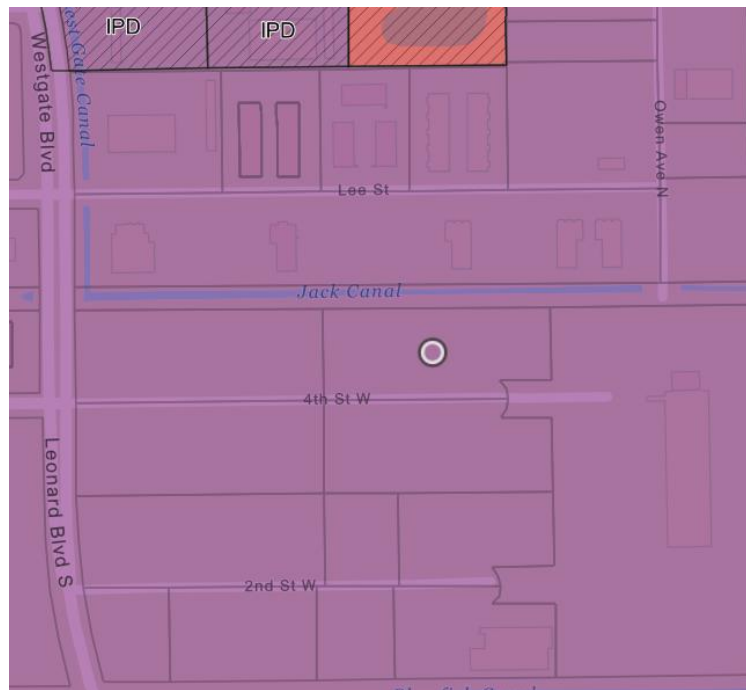
LAND USE AND ZONING

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.

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.

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
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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

Listed Species Survey

Section 30 Township 44 Range 26
VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC IN INST#2008000116474
Parcel Id. 30-44-26-00-00001.045A

5511 4th St W
Lehigh Acres, FL 33971
Lee County

Survey conducted: September 1, 2025

Prepared for:
Mr. Juniel Verdecia

Field survey and report completed by:

Tropical Environmental Consultants



3440 Marintown Ln Suite 212
North Fort Myers, FL 33903

(239) 455-6232

I. INTRODUCTION

Tropical Environmental Consultants (TEC) conducted a listed species survey on the subject 3.36-acre property located at 5511 4th St W, Lehigh Acres, FL 33971 (Figure 1). The parcel is zoned within use code 4000 – Industrial, Vacant and was undeveloped at the time of inspection. The lot is located within Florida Cooperative Land Cover code 18211 – Urban Open Land (Figure 2). Additional photographs of the site are included in Section I. The site is located within the Consultation and focal area for various species with the habitat on the lot particularly suitable for the gopher tortoise (*Gopherus polyphemus*). An outline of the basic biology of the animal is described below. The present survey was conducted to determine whether federal/state listed species, or evidence thereof, are present within the subject property as requested by the client. A resource list of potential protected species was generated using the Florida Natural Areas Inventory Biodiversity Matrix (FNAI) tool (Exhibit A). The project site is located within Matrix Unit 39831 of the Florida Natural Areas Inventory Biodiversity Matrix. The present survey was completed to examine potential or actual occupancy of all species listed within the FNAI matrix unit surrounding the parcel (39831).

Gopher tortoise (*Gopherus polyphemus*)



A medium-sized turtle (to 10 in. = 254 mm) fully adapted for life on land. Upper shell brown and relatively flat above; lower shell yellowish, without hinge, and projecting forward, especially in male; skin brown to dark gray. Forelimbs greatly expanded for digging; hind limbs reduced, stumpy, lacking any form of webbing between toes. Lower shell of male somewhat concave. Young: scales of carapace often with yellow centers, skin yellowish to tan; approximately 2 in. (51 mm) shell length at hatching (FNAI 2018).

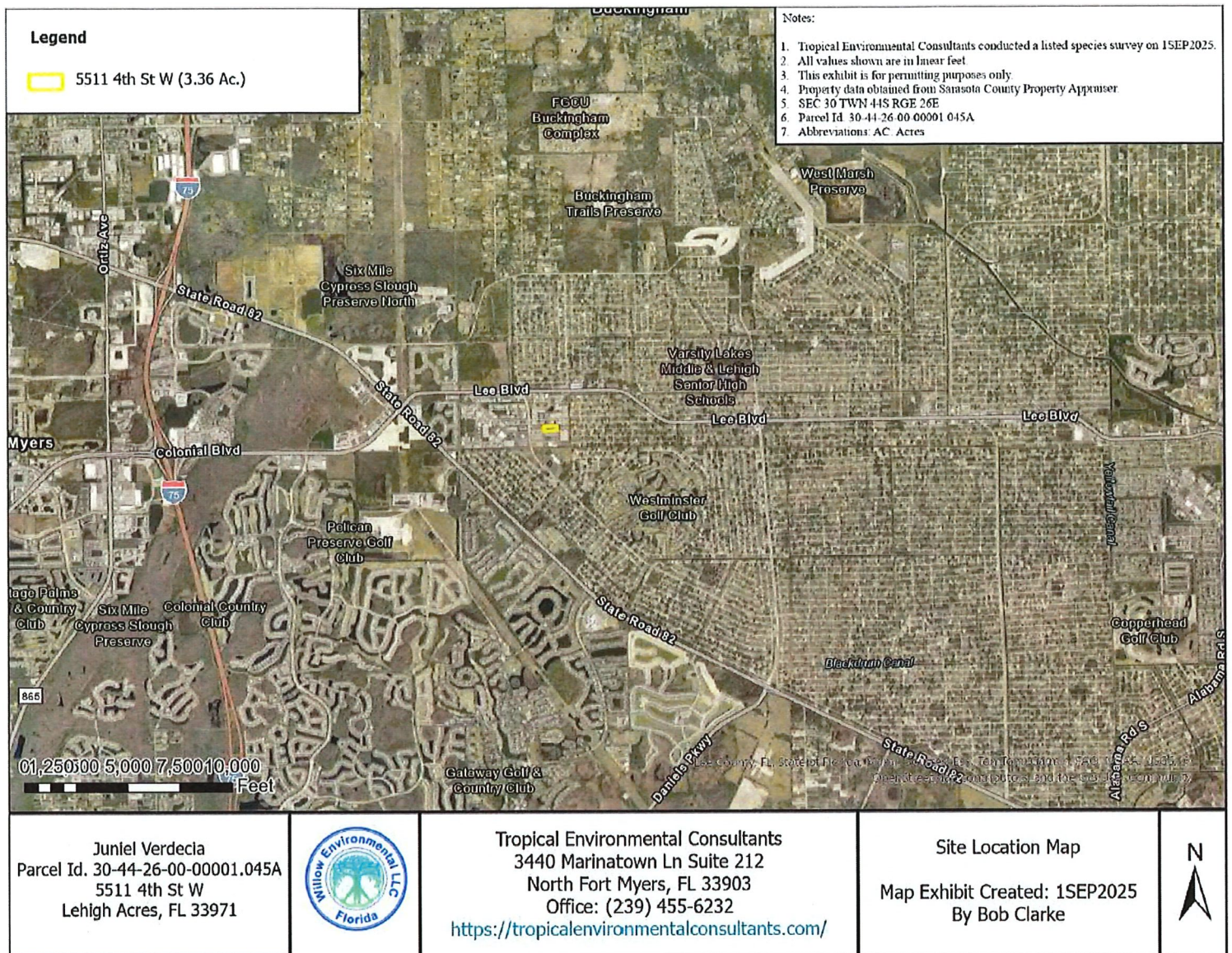


Fig. 1. Map of Lehigh Acres, FL 33971 with subject survey area Lee County Parcel Id. 30-44-26-00-00001.045A identified in yellow.

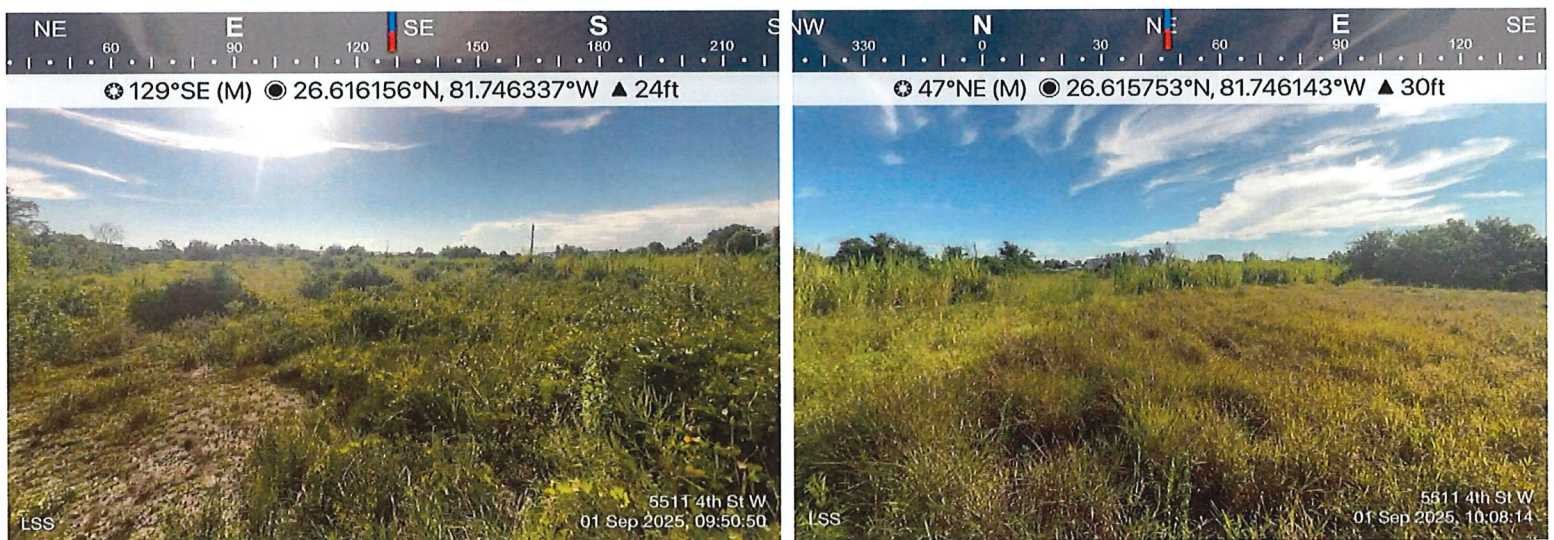


Fig. 2. Existing site condition images at Lee County Parcel Id. 30-44-26-00-00001.045A; Florida Cooperative Land Cover code 18211 – Urban Open Land.

II. Methods

TEC staff conducted meandering pedestrian transects through the property, ensuring 100 percent visual coverage of the site, including all habitat from arboreal to ground. Transects were spaced approximately 10' apart for the initial inspection of the lot with a subsequent ground inspection focused on protected species activity and burrows and included areas surrounding the subject parcel. Potential occurrences of listed species were recorded using field GPS coordinates which were then corrected by tape measure and labeled with orange flagging tape. Photos were taken of all identified tortoise burrows and assessed as "Abandoned" or "Potentially Occupied" as per FWC guidelines. Photographs of the burrows are provided in Figure 4.

III. Results

Among potentially listed flora and fauna species, only evidence of gopher tortoises was confirmed on site. A total of thirty-four (34) potentially occupied and one (1) abandoned gopher tortoise burrows were recorded within the assessment area (which includes the entirety of the parcel and a 25-foot surrounding buffer). Each burrow was documented with a sequential inventory and flagged in the field with orange flagging tape labeled with the burrow number and status (Figure 4) and marked by GPS coordinates. No other species indications were present other than the State threatened gopher tortoises. Gopher tortoises, their eggs and burrows are protected by state law, Chapter 68A- 27.003, FL Administrative Code, which prohibits the take, molestation, or harassment of tortoises and their nests unless authorized by a Florida Fish and Wildlife Conservation Commission (FWC) permit. Clearing, grading, filling and general construction activities are prohibited within 25 feet of potentially occupied burrows. Abandoned burrows do not require any special protection. If a potentially occupied burrow cannot be avoided by more than 25 feet, FWC permit will be required. Additionally, based on our review of available databases, there is no record of any other listed species occurrences within project site or nearby. An updated species survey should be conducted after 90 days or prior to construction to ensure activity has not changed.

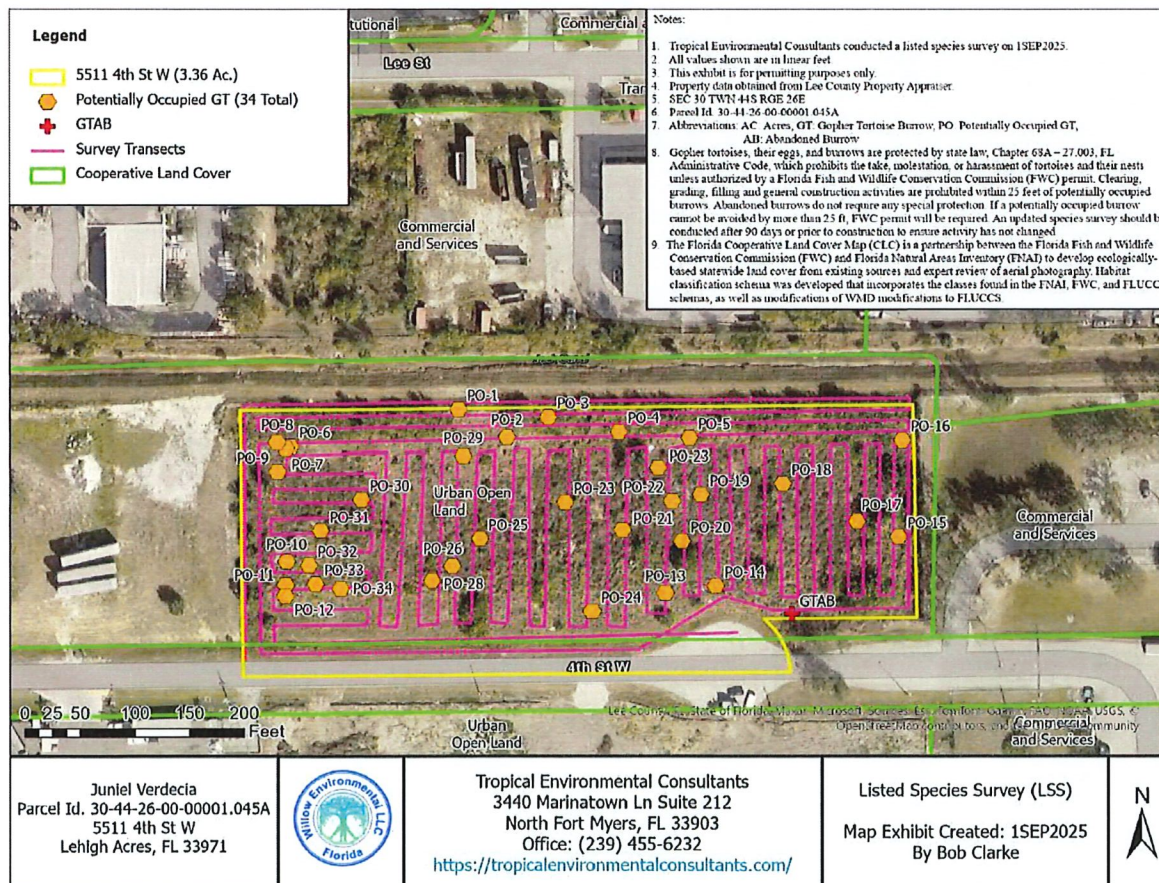


Fig. 3. Listed Species Survey Map with gopher tortoise (*Gopherus polyphemus*) burrows recorded at Lee County Parcel Id. 30-44-26-00-00001.045A, Lehigh Acres, Florida during September 1, 2025, listed species survey. Note that survey area extends beyond parcel limits by 25 feet or to fence line or road, where applicable.

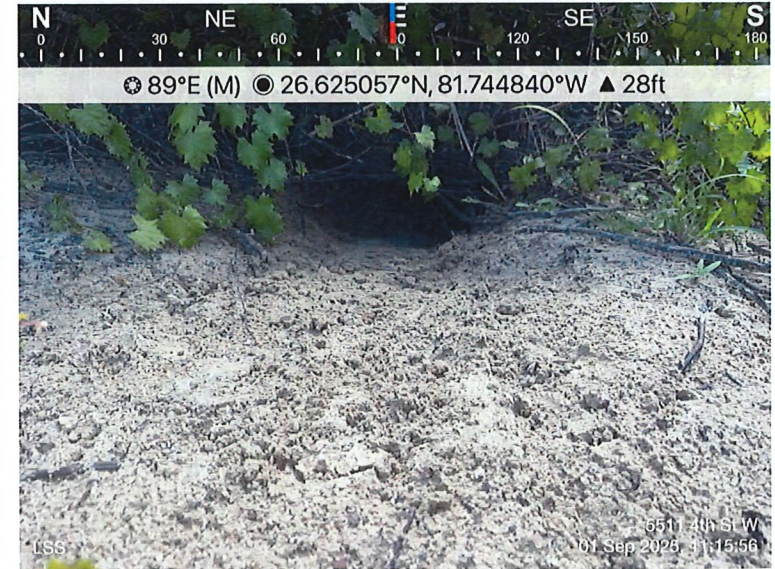
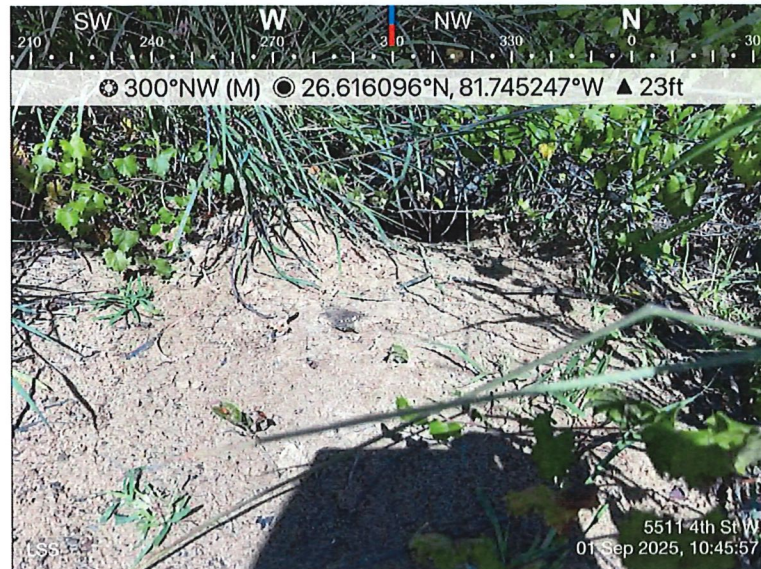
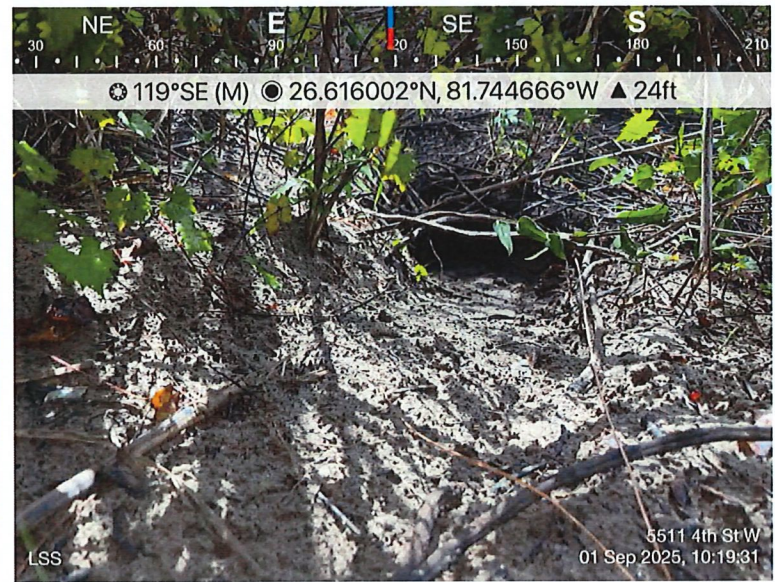


Fig. 4. Images of gopher tortoise (*Gopherus polyphemus*) burrows recorded at Lee County Parcel Id. 30-44-26-00-00001.045A during September 1, 2025, listed species survey.

IV. References

Florida Natural Areas Inventory 2001. Field Guide to the Gopher tortoise. Accessed January 5, 2021: https://www.fnai.org/FieldGuide/pdf/Gopherus_polyphemus.pdf

EXHIBIT A (FNAI LIST)



FLORIDA
Natural Areas
INVENTORY

1018 Fairview Road
Suite 201-C
Tallahassee, FL 32303
904-224-8217
904-881-9554 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 8/28/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 39831

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is known to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
--	--

Matrix Unit ID: 39831

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Sciurus niger avicennia Big Cypress Fox Squirrel	G5T2	S2	N	ST
---	------	----	---	----

Matrix Unit ID: 39831

19 Potential Elements for Matrix Unit 39831

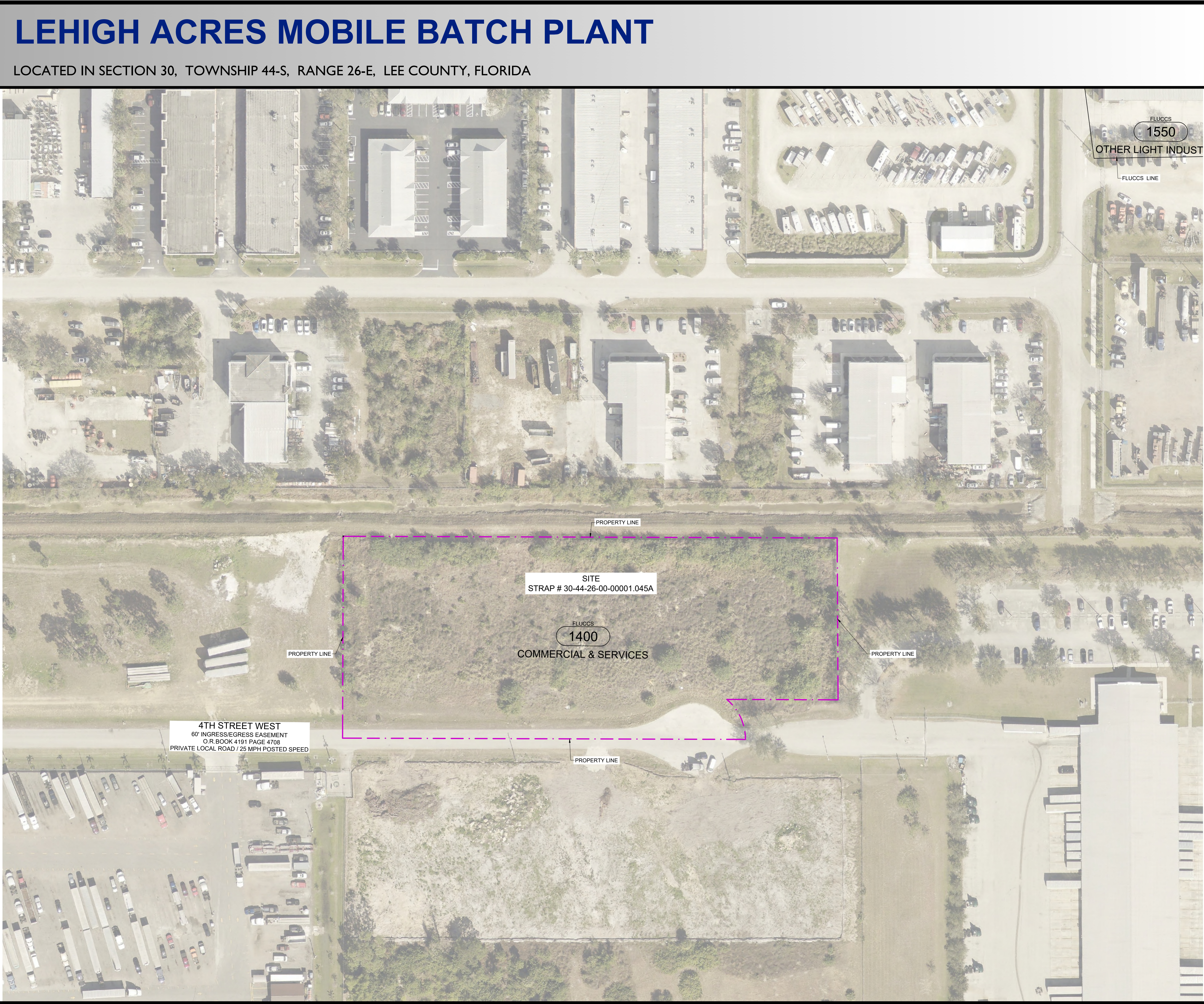
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Deeringothamnus pulchellus beautiful pawpaw	G1	S1	E	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



LEHIGH ACRES MOBILE BATCH PLANT

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

FLUCCS

LOCATION MAP

(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
IL TO IPD
STRAP #'s
30-44-26-00-00001.045A

PROJECT ACREAGE
+/- 146,600 SF

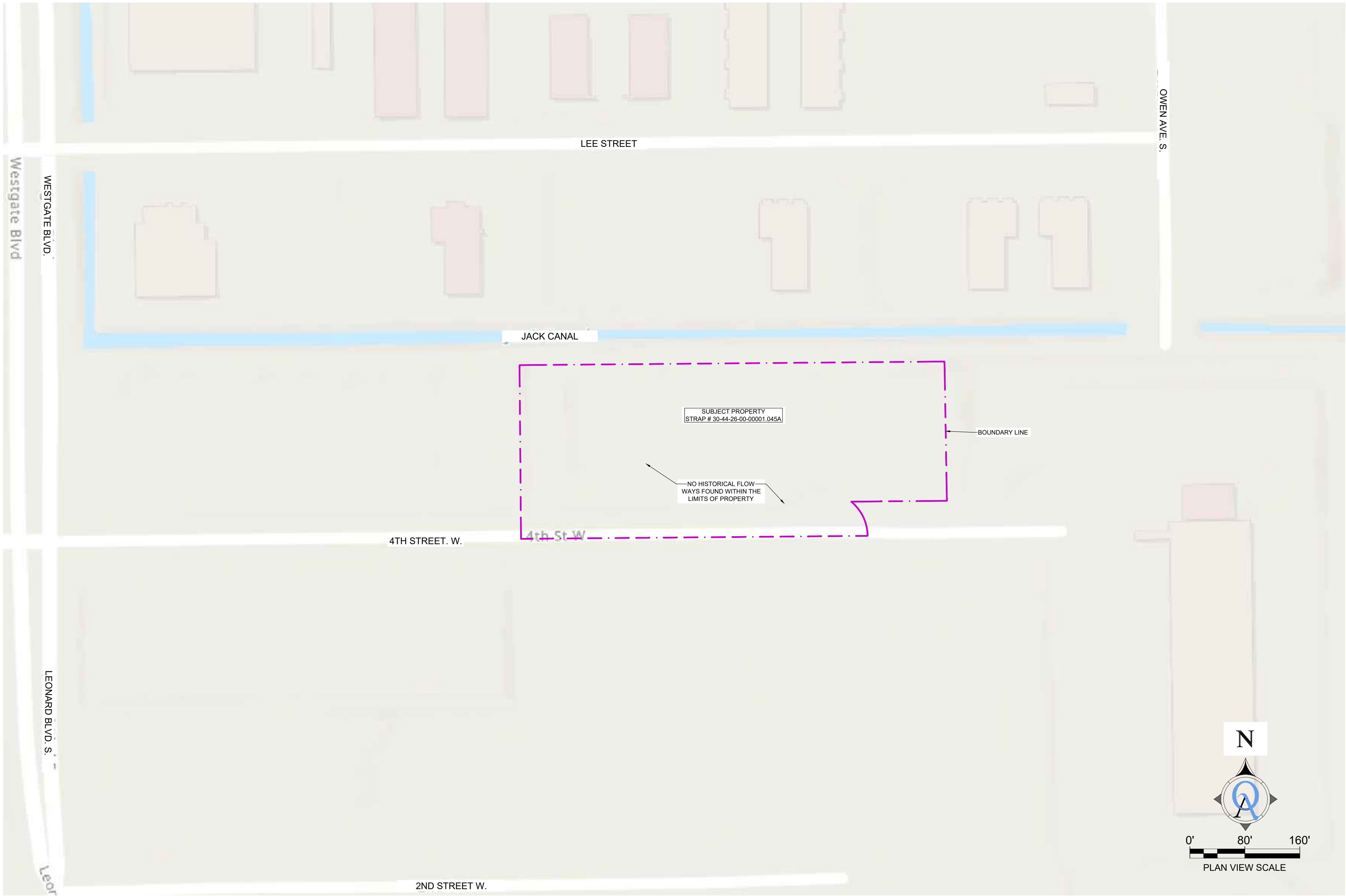
FLUCCS
1400 COMMERCIAL & SERVICES

PLAN VIEW SCALE

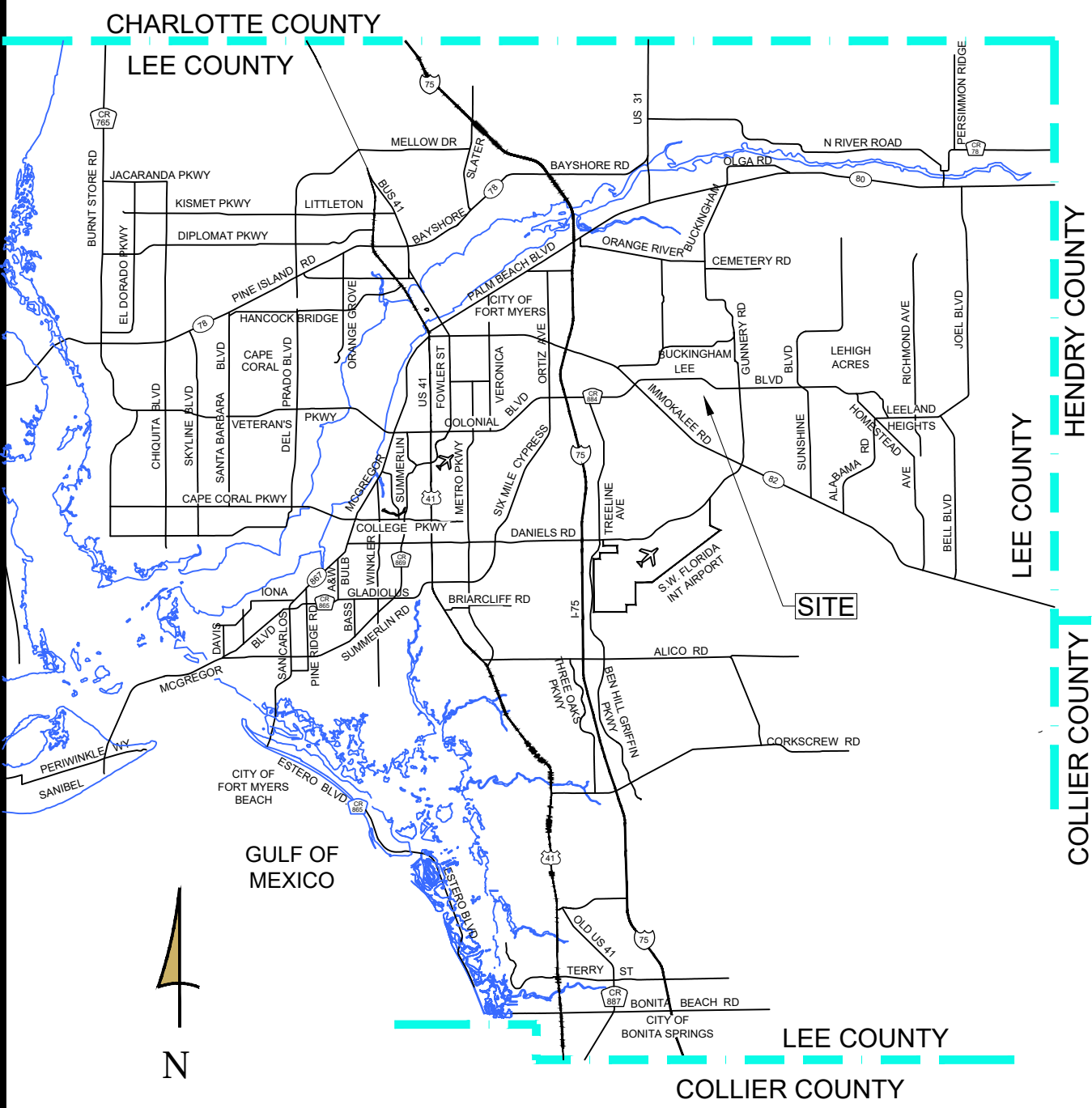
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

LEHIGH ACRES BATCH PLANT

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



HISTORICAL FLOWWAYS



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

DATA EXTRACTED FROM LEE COUNTY MAPS AND APP

Lee County Maps and Apps

Historic Flowways

Lee County Florida GIS

Lee County Florida GIS

Summary

Historic Flowways in Lee County, Florida

View Full Details

Download

Details

Dataset

Feature Layer

July 7, 2025 at 12:53:29 PM EDT

Info Updated

October 1, 2025 at 7:21:44 AM EDT

Data Updated

March 7, 2025 at 3:34:58 PM EST

Published Date

Records: 3,152

[View data table](#)

Public

Anyone can see this content

Custom License

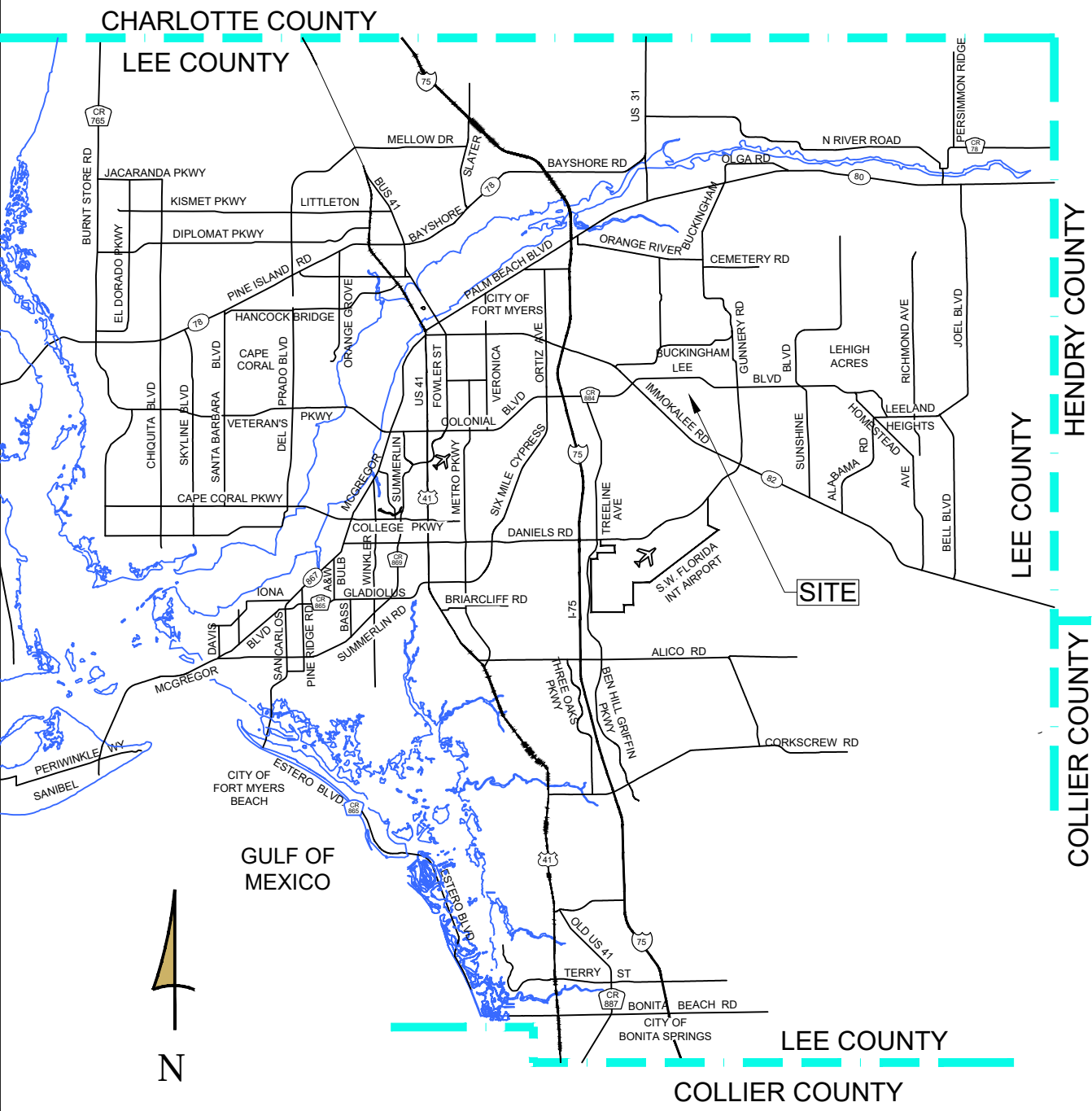
[View license details](#)

LEHIGH ACRES MOBILE BATCH PLANT

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



SOILS



LOCATION MAP

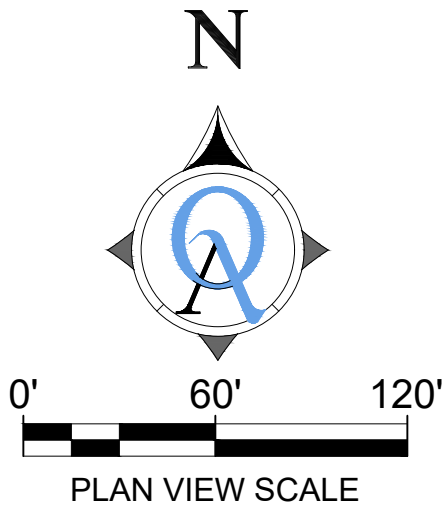
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
IL TO IPD
STRAP #'s
30-44-26-00-00001.045A

PROJECT ACREAGE
+/- 146,600 SF

SOILS
137: WABASSO SAND, LIMESTONE SUBSTRATUM-URBA.
36: IMMOKALEE SAND -URBAN





U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



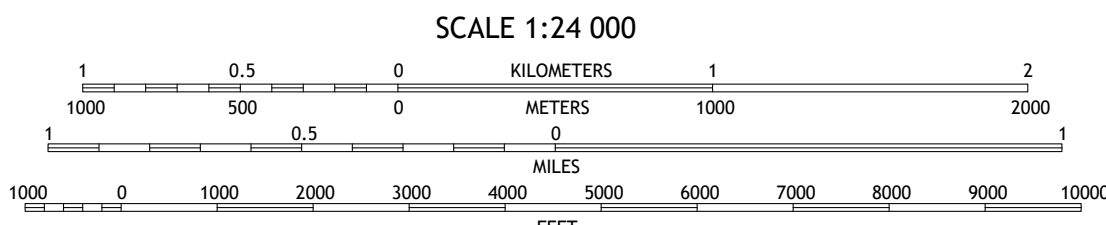
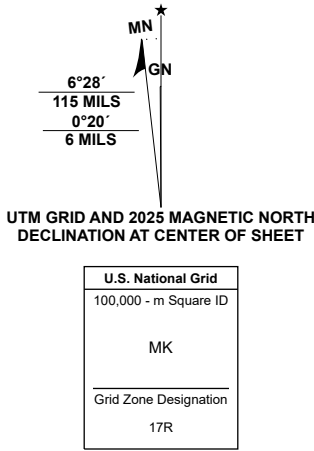
7.5-MINUTE TOPO QUADRANGLE
FLORIDA - CUSTOM EXTENT
7.5-MINUTE TOPO



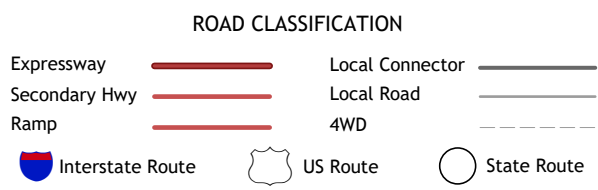
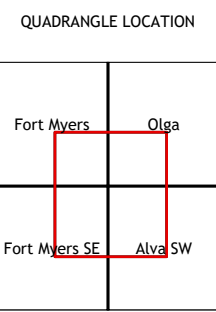
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 17R
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CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS - Medium



7.5-MINUTE TOPO, FL
2025

ATTACHMENT L

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2025-00020

TYPE OF CASE: Industrial Planned Development

CASE NAME: Lehigh Acres Mobile Batch Plant

TOTAL ACREAGE: 3.45 acres

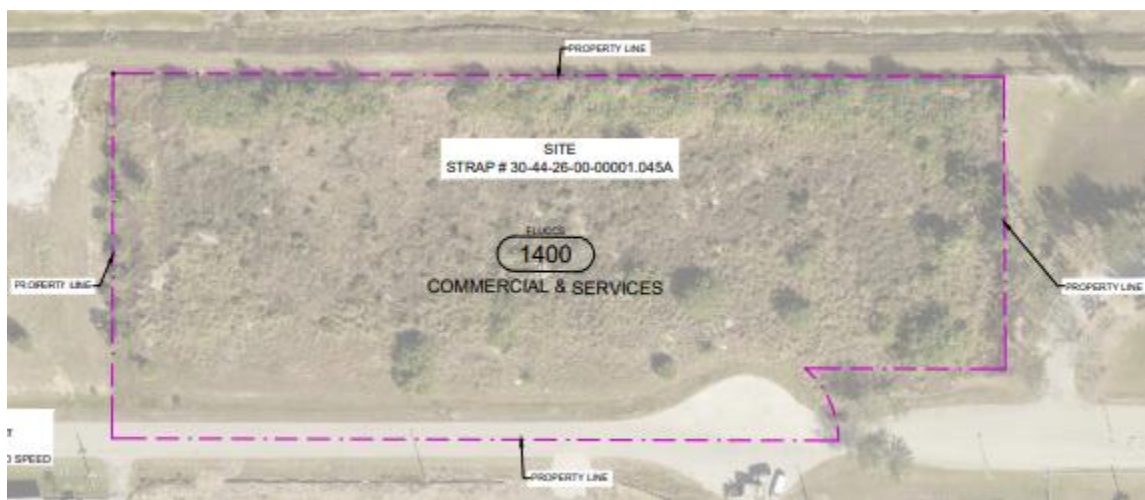
SUFFICIENCY DATE: 02/09/2026

HEARING EXAMINER DATE: 04/02/2026

Request

The applicant is requesting to rezone the subject property (STRAP 30-44-26-00-00001.045A) from Light Industrial (IL) to Industrial Planned Development to propose manufacturing of concrete facility, group II and group III. The property is located south of Jack Canal and north of 4th Street West in Lehigh Acres. The subject property is located within the Lehigh Community Planning Area and the Industrial Development Future Land Use category.

Existing Conditions



The subject property is currently undeveloped with no existing structures on site. The applicant provided a Protected Species Survey, Florida Land Use Cover and Classification

System (FLUCCS), and Soils Map. The protected species survey indicated that there are potentially 34 occupied and 1 abandoned gopher tortoise burrows on the site.



Buffers

The proposed development abuts Jack Canal to the north, Light Industrial development to the east, 4th Street W right-of-way along the south, and Light Industrial development to the west. The required buffers are as follows:

West - Pursuant to LDC Section 10-416 (d) – No buffer required by code.

North – Pursuant to LDC Section 10-416 (d) – No buffer required by code.

South – Pursuant to LDC Section 10-416 (d) - a 15-foot-wide Type D Buffer is required between industrial uses abutting a right-of-way.

East - Pursuant to LDC Section 10-416 (d) – No buffer required by code.

All open outdoor storage areas visible from the right-of-way must be screened by a six-foot-in-height fence or vegetation per LDC Section 34-3005(b).



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

LEHIGH ACRES BATCH PLANT

ZONING TRAFFIC STUDY

November 5, 2025

Prepared By:
Jhonny Foronda, P.E.
FL P.E. #97974

QAI Project # 250304





Lehigh Acres Batch Plant
STRAP#: 30-44-26-00-00001.045A
5511 4th St. W. Lehigh Acres, FL 33971

The purpose of the ZTS is to analyze the potential traffic impacts and identify any improvements required for approval of the IPD rezoning.

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 0.4 miles south of Lee Blvd along 4th St W.

ROADWAY INFORMATION

4th St. W. is a two-lane, two-way privately maintained roadway with an unposted speed limit of 25 mph, accessed via Westgate Blvd. There are two arterial roadways that were analyzed, county-maintained two-lane two-way divided roadway Westgate Blvd with a posted speed limit of 40 mph, and county-maintained two-lane two-way undivided roadway Leonard Blvd S with a posted speed limit of 40 mph.

PROPOSED ZONING

The proposed rezoning requests approval for a zoning change for the subject parcel from Light Industrial (IL) to Industrial Planned Development. Included within the proposed rezoning is a maximum floor area of 35,000 square feet for the schedule of uses specified within the application. The following analysis utilizes the most intensive ITE Land Use Code for traffic generation which is also applicable within the proposed schedule of uses.

LUC 710 – General Office Building has been determined to be the most intensive use for the proposed square footage, and which is also applicable to the schedule of uses. The referenced use within the schedule of uses for this land use code is “Administrative Offices.”

Below is the land use code utilized to calculate the projected trips:

LUC 710 – General Office Building **35.00 (per 1,000 SF)**

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation*, 12th Edition.

LUC 710 – General Office Building was within the ITE data ranges for the weekday, peak P.M. and peak A.M. time periods for trip generation; therefore, the best fit method was used for trip generation.

The table below outlines the anticipated weekday A.M. and P.M. peak hour trip generation for the proposed uses as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
710 – General Office Building	52	7	11	55	212	212



TRIP DISTRIBUTION

The trips shown above were distributed to the surrounding roadway network. Traffic has been distributed 100% west, towards Westgate Blvd, then 75% north, onto Westgate Blvd, towards Lee Blvd. The remaining 25% is distributed south, onto Leonard Blvd S.

The Trip Distribution Exhibit T-01 shows the projected distribution to Westgate Blvd and Leonard Blvd S. used for the projected level of service. Please refer to the attached **Trip Distribution Exhibits** in the appendices.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

Per AC-13-17, the following portions of the ZTS are inclusive of the requirements for rezoning which generate less than 100 trips in the peak hour.

There are two roadways that will be analyzed for Level of Service (LOS): County Maintained Westgate Blvd., and County Maintained Leonard Blvd S.

The 2024 Lee County Concurrency Report shows a LOS C for Westgate Blvd, from Gunnery Rd to Lee Blvd, with a 100th highest hour volume of 492. Based on the Trip Generation, the peak trips which originated from the development were in the P.M.. peak hour with a total of 55 trips. The projected distribution for Westgate Blvd is 75%. The Trip Distribution Exhibits illustrate the distribution. Table I demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100 TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Westgate Blvd from Gunnery Rd to Lee Blvd			
PROJECT NAME:		LEHIGH ACRES BATCH PLANT	
ENGINEER:		QUATTRONE & ASSOCIATES, INC.	
PROJECT LOCATION:		5511 4TH ST. W.	
100 th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:		2023	492
LOS EXISTING =			C
100 th HOUR V.P.H. FOR PROJECT =			55
NEW TRIP DISTRIBUTION % = 75%		NEW TRIPS =	41.25
100 th HOUR V.P.H. ADJUSTED + NEW TRIPS =		492 + 41	533
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =		Westgate Blvd from Gunnery Rd to Lee Blvd	
		A	0
		B	250
		C	1,840
		D	1,960
		E	1,960

Table 1 LOS Calculations & Analysis



The performance standard for this road linkage of Westgate Blvd is LOS C at a capacity of 1840. Based on Table 1, Westgate Blvd will operate at an acceptable LOS with and without the proposed development.

The 2024 Lee County Concurrency Report shows the Level of Service (LOS) D Leonard Blvd S, with a 100th highest volume of 714. The LOS Trip Threshold values were based on the Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas, which indicates that Leonard Blvd S performs at LOS C for a 100th highest volume of 714. Based on the Trip Generation, the highest trips which originated from the development were in the P.M. peak hour with a total of 55 trips. The projected distribution for Leonard Blvd S is 25%, the Trip Distribution Exhibit T-01 illustrates the distribution. Table 2 demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Leonard Blvd S. from Gunnery Rd to Westgate Blvd			
PROJECT NAME:		LEHIGH ACRES BATCH PLANT	
ENGINEER:		QUATTRONE & ASSOCIATES, INC.	
PROJECT LOCATION:		5511 4TH ST. W.	
100th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:		2023	714
LOS EXISTING =			C
100th HOUR V.P.H. FOR PROJECT =			55
NEW TRIP DISTRIBUTION % = 25%		NEW TRIPS =	13.75
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =		714 + 14	728
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =		Leonard Blvd S. from Gunnery Rd to Westgate Blvd	
		A	0
		B	140
		C	800
		D	860
		E	860

Table 2 LOS Calculations & Analysis

The performance standard for this road linkage of Leonard Blvd S. is LOS C at a capacity of 800 trips. Based on Table 2, Leonard Blvd S. will operate at an acceptable Level of Service with and without the proposed development.

The directional traffic splits entering and exiting the proposed project at the proposed access points have been provided in trip distribution exhibits T-02 and T-03. As the only traffic originating east of the project would be a result of the adjacent industrial development at 5500 4th St W., right turn entries and left turn exits have not been considered at the project's access points.



CONCLUSION

There is no change in the Level of Service for either Westgate Blvd or Leonard Blvd S. based on the 100th highest hour LOS calculations; therefore, both roads are adequate to accommodate the additional volume from the proposed project. The proposed rezoning will not have a detrimental impact on the surrounding roadway system.

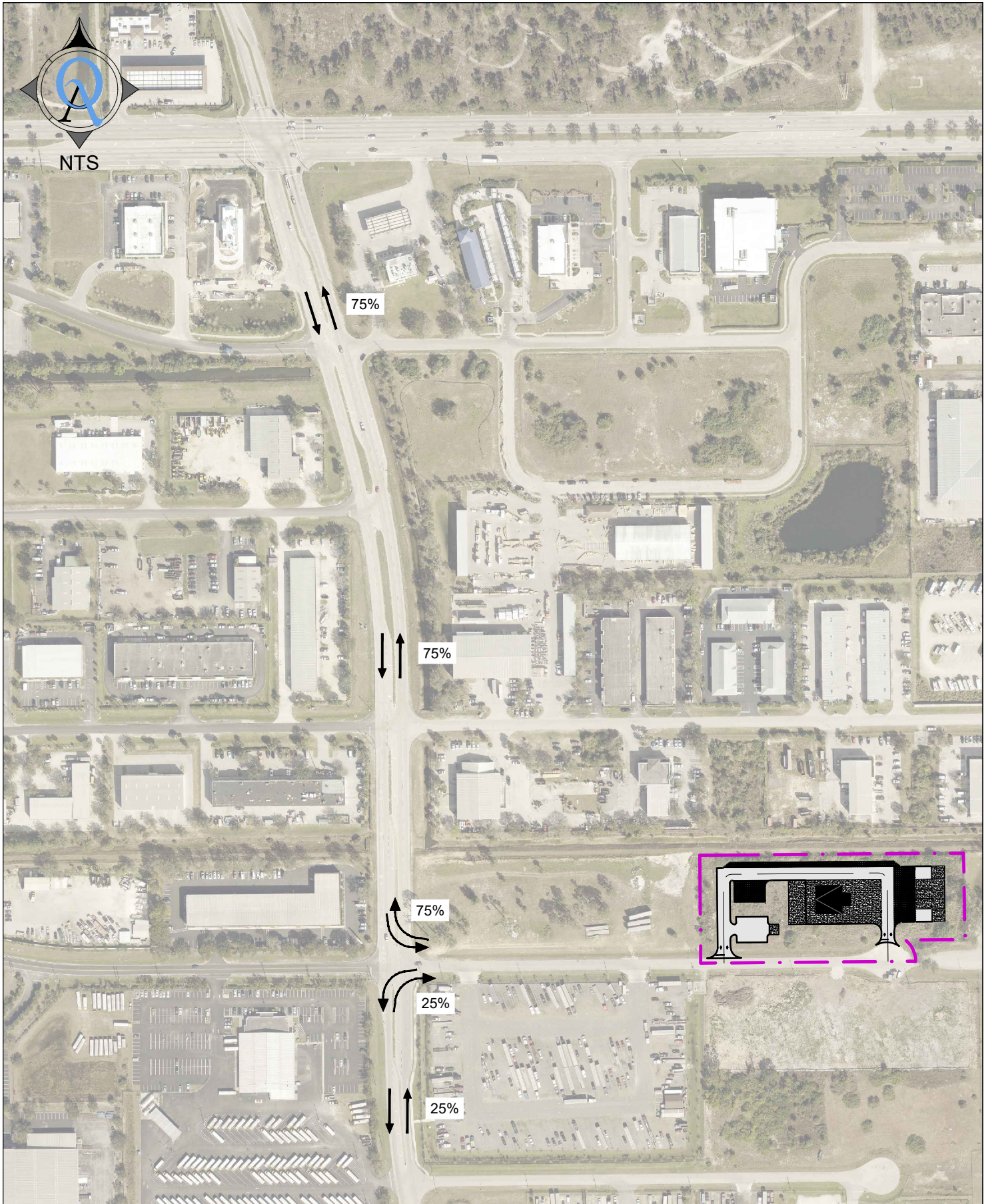


REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Lee County Concurrency Report 2024 (LCDOT)*

TRIP DISTRIBUTION EXHIBITS





Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

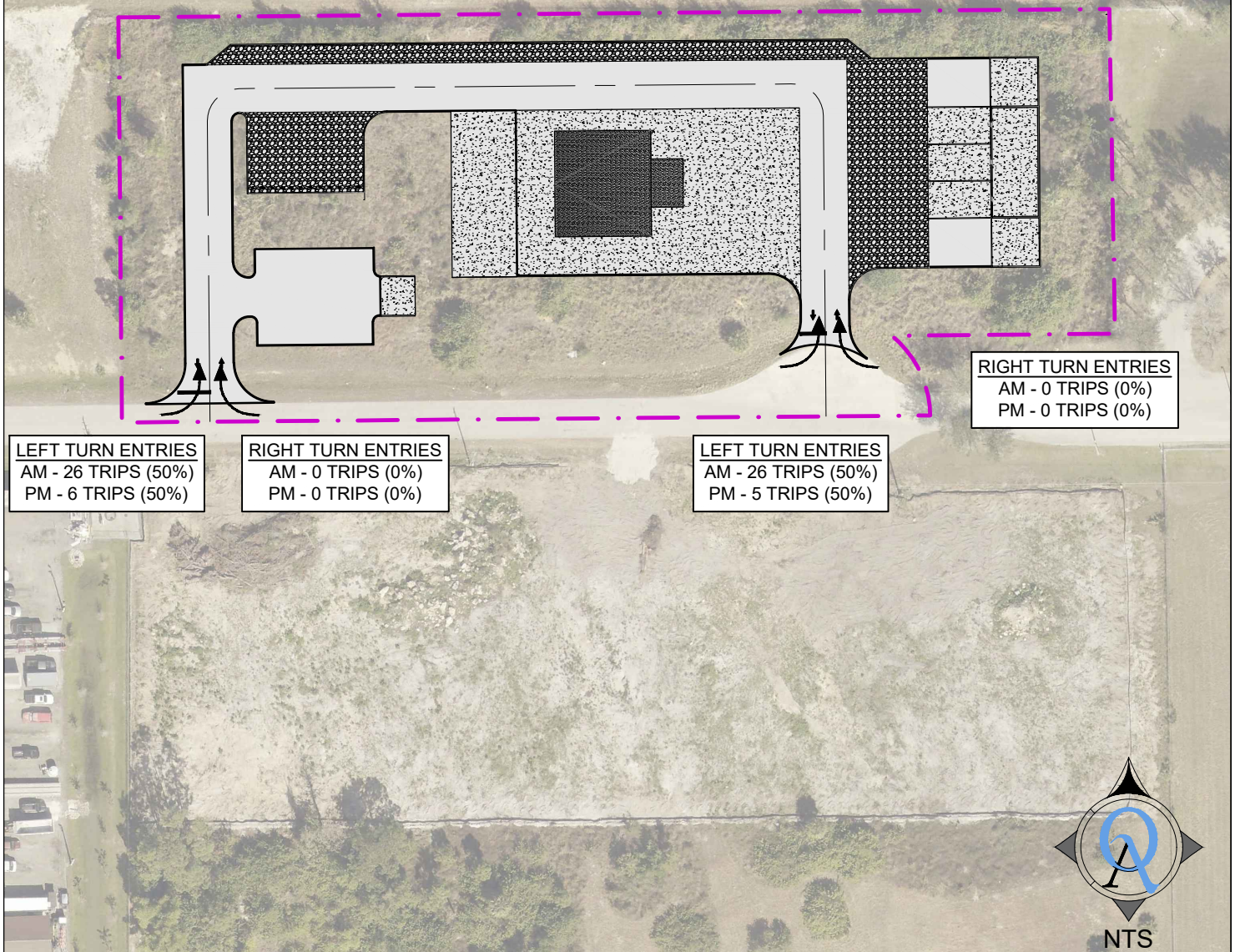
Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS DISTRIBUTION EXHIBIT

5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-01
01 OF 03

PROPOSED TRIPS	
Driveway Volume	
7-9 AM Peak Hour Enter	52
7-9 AM Peak Hour Exit	7
7-9 AM Peak Hour Total	59
4-6 PM Peak Hour Enter	11
4-6 PM Peak Hour Exit	55
4-6 PM Peak Hour Total	66



Quattrone & Associates, Inc.

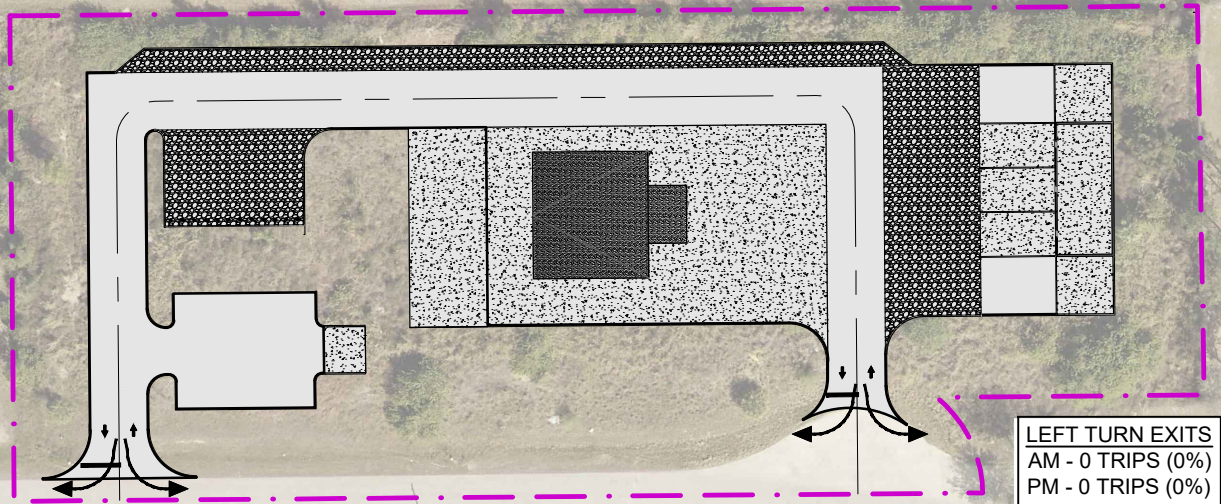
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS ENTRIES EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-02
02 OF 03

PROPOSED TRIPS	
Driveway Volume	
7-9 AM Peak Hour Enter	52
7-9 AM Peak Hour Exit	7
7-9 AM Peak Hour Total	59
4-6 PM Peak Hour Enter	11
4-6 PM Peak Hour Exit	55
4-6 PM Peak Hour Total	66



RIGHT TURN EXITS
AM - 6 TRIPS (80%)
PM - 44 TRIPS (80%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)

RIGHT TURN EXITS
AM - 1 TRIPS (20%)
PM - 11 TRIPS (20%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS EXITS EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-03
03 OF 03

TRIP GENERATION ANALYSIS



ZONING TRIP GENERATION

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
710 - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	52	7	59
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 1.12(X) + 19.95$	88%	12%	
710(1) - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	11	55	66
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 0.99(X) + 31.14$	16%	84%	
710(2) - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday	Best Fit (LIN)	212	212	424
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 6.18(X) + 207.96$	50%	50%	

TRIP GENERATION GRAPHS



Land Use: 710

General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

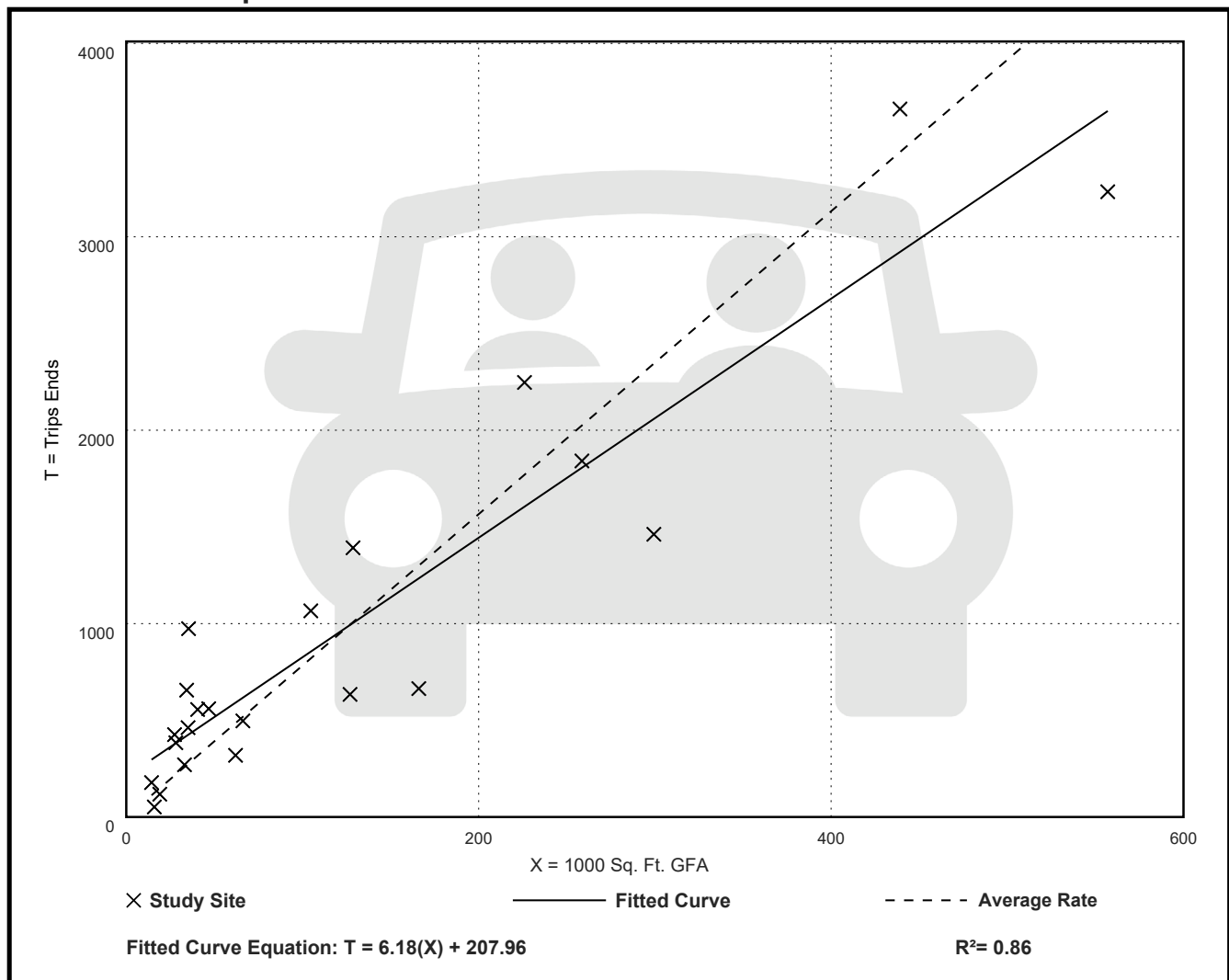
Avg. 1000 Sq. Ft. GFA: 126

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 54

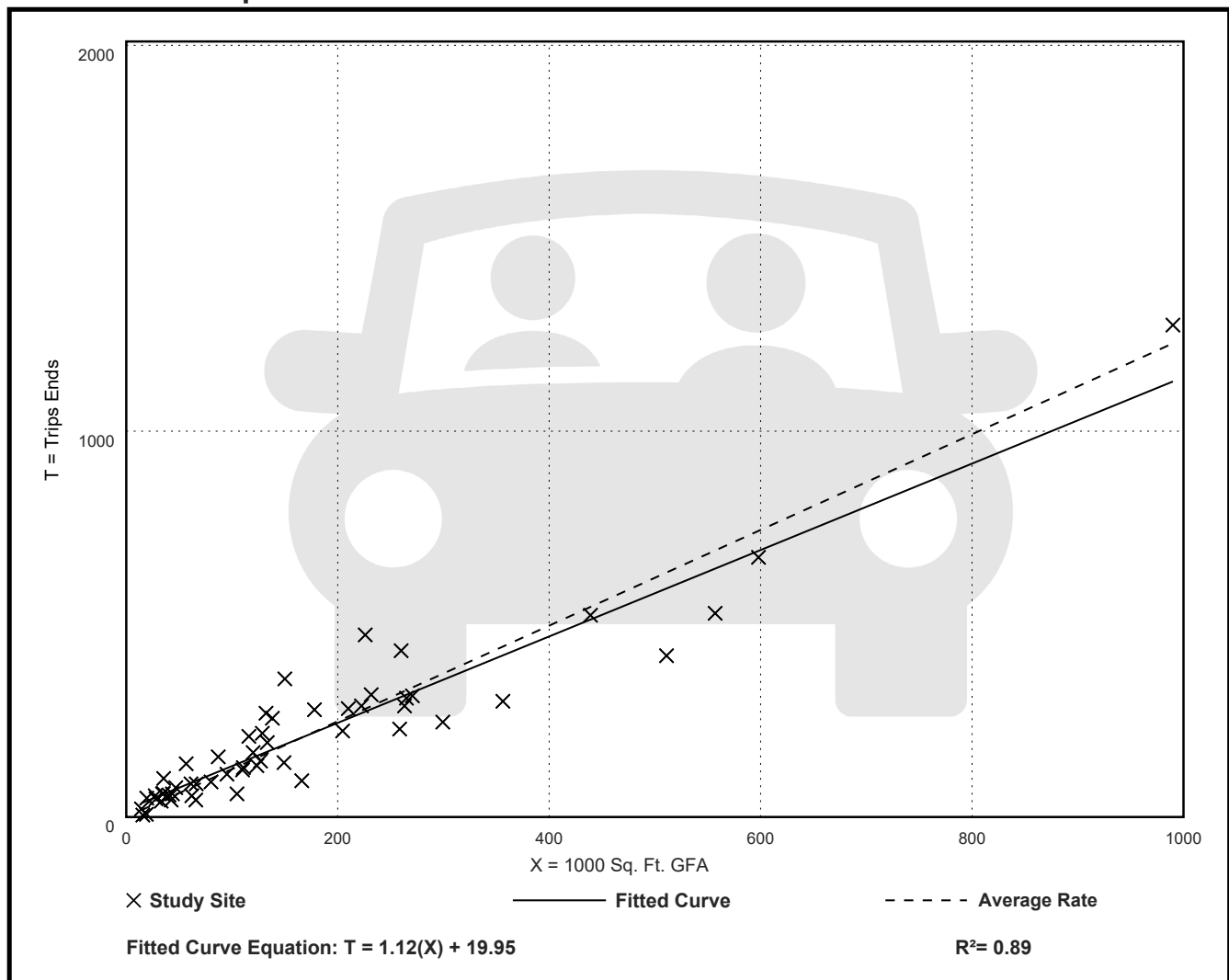
Avg. 1000 Sq. Ft. GFA: 170

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

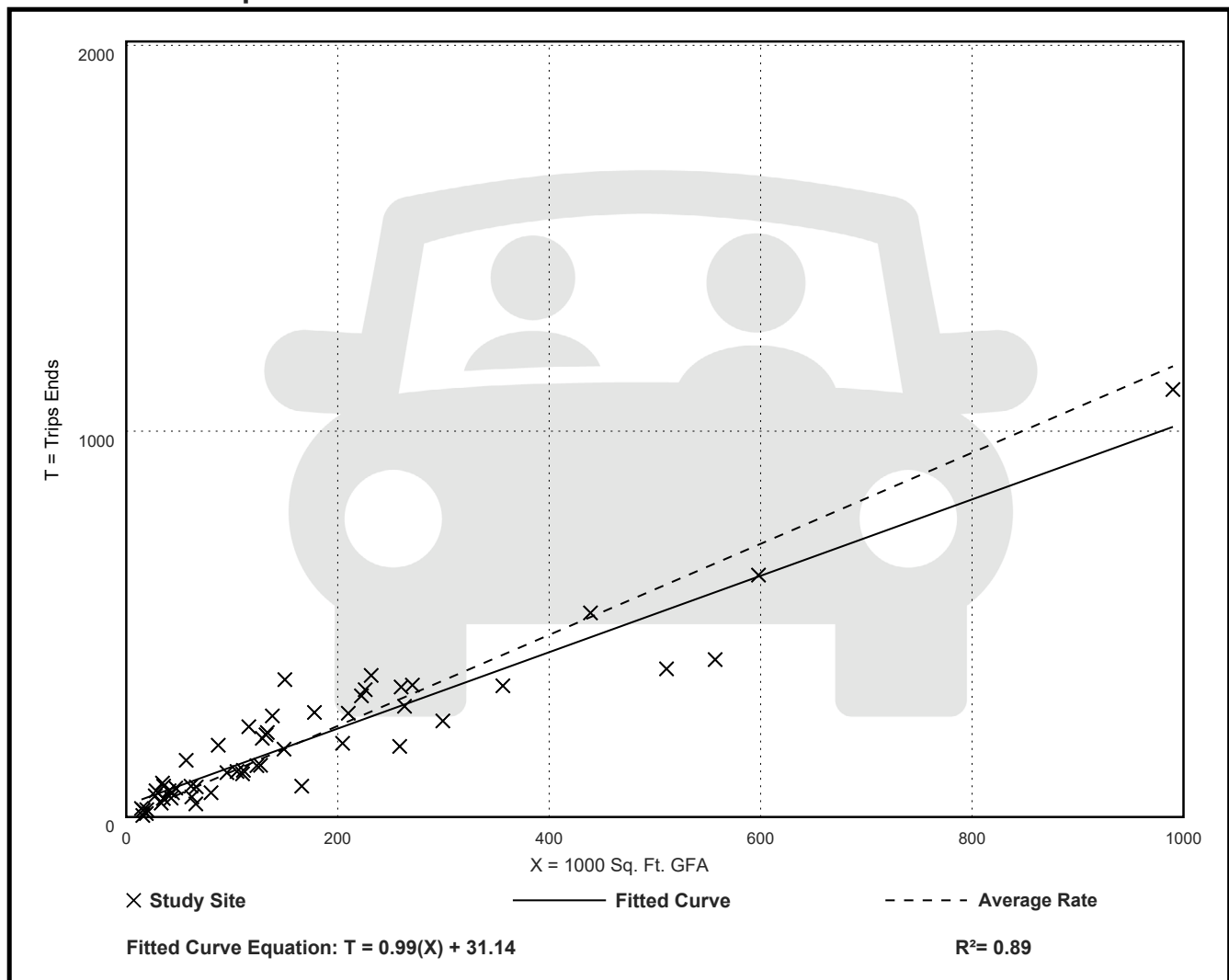
Avg. 1000 Sq. Ft. GFA: 166

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



CONCURRENCY & TRAFFIC REPORT



LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83	F	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,888	0.99	F	2,148	1.13	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,186	0.41	B	1,416	0.49	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	927	0.45	A	974	0.48	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,453	0.71	B	1,527	0.75	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,518	0.82	B	2,646	0.86	⁽⁴⁾ ; City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,084	1.00	F	3,241	1.05	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,317	1.08	F	3,486	1.13	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,937	0.73	D	3,087	0.77	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	188	0.22	C	202	0.23	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	299	0.35	C	314	0.37	⁽⁴⁾
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	714	0.83	F	893	1.04	⁽⁴⁾ ; Ibis Landing (a.k.a. Copperhead Glf Comm)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	492	0.57	C	642	0.75	pre-development order res development
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	308	0.34	C	324	0.36	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	308	0.34	C	324	0.36	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	677	0.79	D	714	0.83	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	⁽⁴⁾
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	321	0.21	C	337	0.22	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	518	0.59	B	544	0.62	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	518	0.59	B	544	0.62	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	703	0.39	D	739	0.42	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	425	0.53	B	447	0.56	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	⁽⁴⁾

⁽¹⁾ level of service; ⁽²⁾ directional; vehicles/hour; ⁽³⁾ directional volume-to-capacity ratio; ⁽⁴⁾ previous years data; ⁽⁵⁾ EEPKO Study

*Future forecast on State maintained facilities are Year 2029 forecast

- County-Maintained Collector Roadway - Unincorporated Lee County
- County-Maintained Collector Roadway - Incorporated Lee County
- County-Maintained Arterial Roadway - Unincorporated Lee County
- County-Maintained Arterial Roadway - Incorporated Lee County

- County-Maintained Controlled Access Arterial Facility
- County-Maintained Expressway
- State-Maintained Arterial Roadway - Unincorporated Lee County

Revised : December 13, 2024

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.



DEPARTMENT OF TRANSPORTATION

Memo

To: MarySue Groth, Senior Planner

From: John Podczerwinsky, AICP CTP, Principal Planner, D O T Engineering

Date: Mar 3, 2026

Subject: DCI2025-00020 Lehigh Acres Mobile Batch Plant Transportation-Related Analysis

Proposed Development

This application requests approval to amend the Light Industrial (IL) to Industrial Planned Development (IPD) allowing up to 35,000 sq. ft. of General Office development, consistent with the highest impact use associated within the proposed zoning.

Site Location

The subject property is located in Lehigh Acres on 4th St. SW, a privately maintained roadway. To the west, 4th St. SW connects to Westgate Blvd and aligns with Leonard Boulevard N. The easterly terminus of 4th St. SW lies just beyond the property; no further connectivity exists to the east.

Site Access

Access to the project will be provided via two connection points on 4th St. SW, permitting unrestricted ingress/egress at both driveways. 4th St. SW is classified as a two-lane local roadway with a posted speed limit of 25 mph and is privately maintained. No capacity improvements are currently planned for 4th St. SW.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineers' (ITE) Trip Generation 12th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hours traffic volumes. No internal capture or Pass-By reductions are contemplated as they are not consistent with the proposed land use(s).

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour		
	In	Out	Total	In	Out	Total
LUC 710 - General Office	52	7	59	11	55	66
Total Project Traffic	52	7	59	11	55	66
Less: Internal Capture (Driveway Traffic Volumes)	0	0	0	0	0	0
Less: Pass-By Trips	0	0	0	0	0	0
Total Net New Trips (External Trips Impacting Roadway)	52	7	59	11	55	66

Roadway Level of Service Analysis

New trips related to the subject case were distributed across the surrounding road network to assess their impact on the Level of Service (LOS) in arterial/collector road sections most affected by the proposed development. According to Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" signifies a 10% or more of the LOS "C" service volumes at build-out.

The proposed development was assumed to be completed by 2026 (build-out year) for analysis purposes. Therefore, the roadway links impacted by the proposed development were analyzed for the current traffic conditions without the proposed development and with the proposed development (Table 2).

Note: The Traffic Impact Study utilized 100th Hour Vehicles per Hour. This method factors traffic volumes to reach a higher forecast than the Lee County Concurrency Report and is considered an acceptable methodology for this scope.

Because 4th Street SW is not a monitored roadway segment for capacity purposes, project traffic assigned to Westgate Blvd was evaluated as the primary impact area.

Table 2: Impacted Arterial/Collector Roadway Sections

Roadway	Location		Level of Service (LOS)	
	From	To	2026 Conditions without IPD	2026 Conditions with Proposed IPD
Westgate Blvd	Gunnery Rd	Lee Blvd	C	C

Roadway Intersection Traffic Operation Level of Service Analysis

Based on Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezoning, no further LOS analysis or intersection analysis is required.

Deviation Reviews

No deviations from Transportation-related requirements were noted during the review.

Conclusion

Based on the roadway LOS analysis, 4th St. SW and Westgate Blvd are anticipated to operate at or better than the adopted LOS standard in project's build-out year (2026).

ATTACHMENT O



Florida Governmental Utility Authority

FGUA c/o Accenture
9400 Southpark Center Loop, Suite 400
Orlando, FL 32819

(877) 552-3482 Toll Free
(407) 629-6900 Tel

July 3, 2025

Al Quattrone, PE
Quattrone & Assoc., Inc
4301 Veronica Shoemaker Blvd,
Ft. Myers, FL 33916
permits@qainc.net

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 25-074 LED

Parcel ID No.: 30-44-26-00-00001.045A

5511 5th St W, Lehigh Acres, FL 33971

Lehigh Acres Mobile Batch Plant

Dear Mr. Quattrone:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 1,000 SF industrial plant with an estimated potable water usage demand of 250 GPD and 250 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. Projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis will need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / ADOLFO GONZALEZ, P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County/ HEIDI PETITO, Flagler County

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Paul Arnett
Date: 2025.07.03 07:30:18 -04'00'

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Application Meeting Information
2. Utility Locates
3. Fee Statement/Receipt

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County



Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Services Manager, and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Orlando, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

Please e-mail Development Services to request a meeting at devservices@fgua.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

FGUA Board of Directors

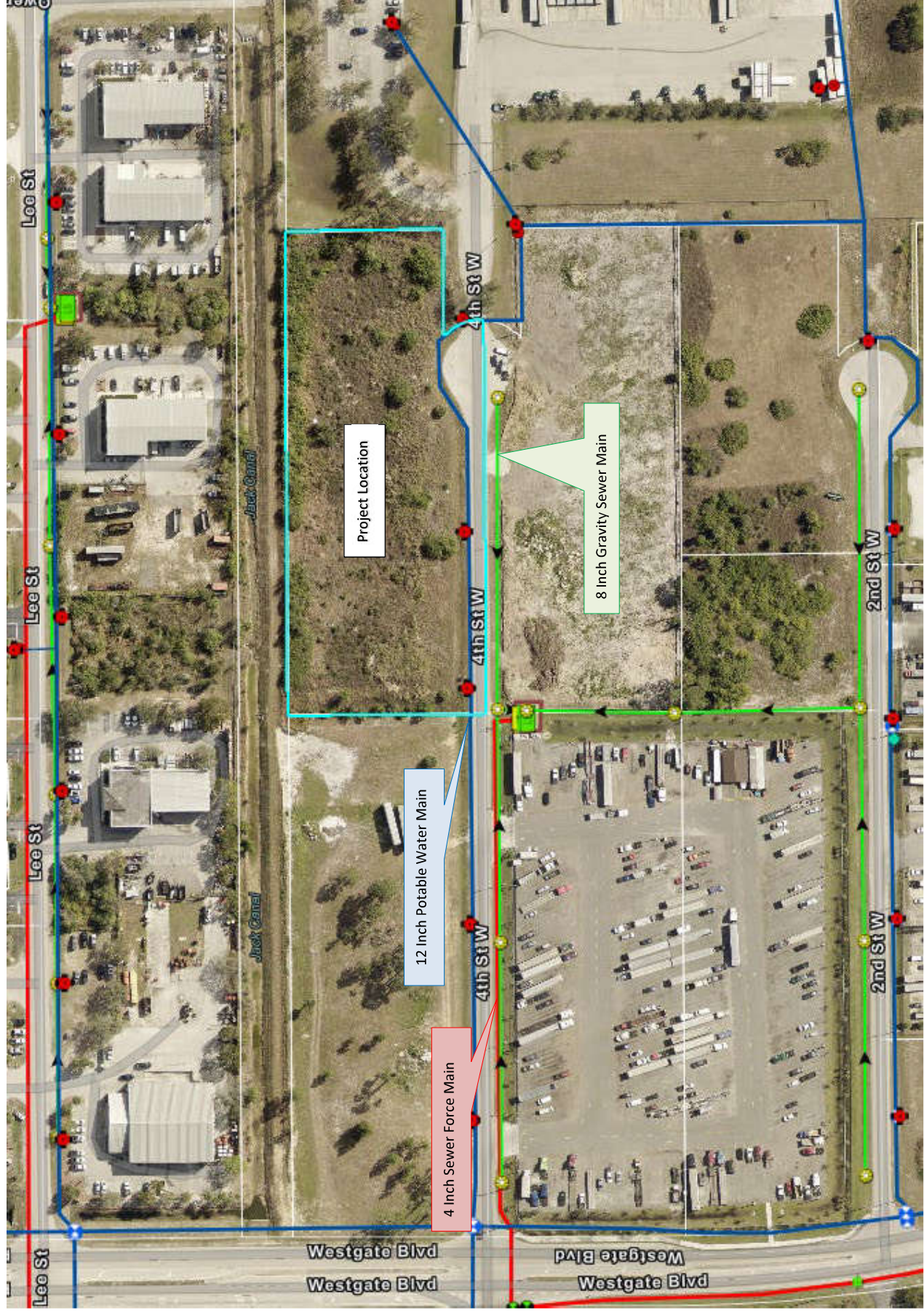
PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County

6/24/2025

STRAP/PID #: 30-44-26-00-000001.045A

Project Name: Lehigh Acres Mobile Batch Plant

Property Address: 5511 4th St W, Lehigh Acres, FL 33971



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 551 4th St W, Lehigh Acres, FL 33971

System: Lehigh 404

Development/Project Name: Lehigh Acres Mobile Batch Plant

Date: July 2, 2025

County: Lee

LOA ID: 25-074 LED

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

FGUA

G/L Code

Fees

Total fees

Amount Paid

Balance Due

LOA Request

202098	\$	100.00	\$	100.00	\$	100.00	\$	-
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Fees Due: \$ -

Payment History

Date

Check Date

Check #

Payer Name

Amount

0 Letter and Locate Map	7/2/2025	6/26/2025	4388	Quayyryne & Assoc., Inc	\$	100.00
1 Map Only						
2 Letter Only						

ATTACHMENT P

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – August 28, 2025

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 5:30 pm

Roll Call: Tami Baker, Thomas Pfuner, Derek Felder, Inke Schirrmacher, Laurie Sternowski

Excused: Mohamed Yasin

Consulting: Matt – Lehigh Acres Fire and Rescue District, Wade – Lehigh Acres Municipal Services Improvement District

Minutes: Melissa Barry

Public Comments on Non-agenda Items: None

Approval of Agenda: 1st by Tami and 2nd by Derek

Motion: Passed

Approval of July Minutes: 1st by Derek and 2nd by Tami

Motion: Passed

New Project Reviews:

A. 601 Leeland Heights Blvd W – Rezoning –Steve Enquita, Crown Key Investments, LLC

Steve Enquita presented: I just purchase recently. It is just shy of a ½ acre on the northeast corner of Leeland Heights and Kentucky road. There are lots of residential and commercial. Future land use is urban. Requesting from RS1 to CPD. It is about 2100 square feet of land. We don't know what it is going to be right now, but we want to serve the area. What we are looking to do; we will put a solid fence around it and if there was a restaurant in it we would there would be about 14. We will have one entrance. Parking will be at an angle to make it easier – and have more spots on the side. Depending on what the development is will depend on what is going on in there.

Board Member Comments:

Laurie – Depending on what the use is will depend on if we have more questions.

Response to Laura –

Tami – no questions

Response to Tami -

Derek – 1) 15 foot buffers? 2) is the house stay? 3) long list of uses for a house

Response to Derek- 1) yes, 15-foot buffer 2) yes. Nothing adds to it. 3) yes, we don't know what it is going to be.

Wade – No questions – submit to LAMSID

Response to Mike –

Thomas – No questions

Response to Thomas –

Inke – I agree with the Laurie and Derek – what the uses will be and depending on the uses might affect the traffic

Response to Inke

Matt – No comment

Response to Matt

No public comment.

Motion to approve with the removal of the restaurant or drive-thru: First – 1st by Tami and 2nd by Laurie

Motion passed 4-1

B. Sunshine Kids Center 3312 10th St W –Special Exception to allow a daycare in RS-1 Zone- Veronica Martin TDM Consulting

Veronica Martin TDM Consulting – We are requesting a special exception to allow a daycare in RS-1. In addition, we are requesting a companion variance application for reduced buffers to the north and the east. It is on the corner of 10th St W and Ruth Ave. The future land use is urban community. The applicant will make improvements to the site. The drive way into a handicap parking and then adding more parking along with a drop off area and play ground. The variance is for the required 25-foot buffer to make it 7 1/5-foot buffer so we will have to do a solid wall or fence. This will not be a large daycare.

Board Member Comments:

Laurie –

Response to Laura –

Tami –

Response to Tami -

Derek – 1) How many kids? 2) to connect to sewer?

Response to Derek- 1) depends on their ages 2) if DCF required it.

Wade – No questions – just submit to LAMSID

Response to Wage –

Thomas –

Response to Thomas –

Inke –

Response to Inke

Matt – Nothing that won't be addressed during the DO.

Response to Matt

Public Comment – None

Motion to deny as presented: First – 1st by Derek and 2nd by Thomas

Motion to deny was passed – the project was denied due to the concerns about the conformity with surrounding neighborhood. There were also concerns about the number of children that could be in the daycare.

C. Lehigh Acres Batch Plant- 551 4th St W -Rezone to IPD to allow for a concrete batch plant & DO- Jhonny Foronda P.E.

Jhonny Foronda P.E. presented: a property from industrial light to industrial planned development (IDP) to allow for a concrete batch plant. The plant would produce 5-10 trucks of concrete daily. The site will include a 1000 square foot modular office and is expected to create 5 -10 jobs.

Public Comment – None

Motion to approve as presented: First – 1st by Laurie and 2nd by Tami

Motion: Passed

D. Betan Builders-2412 Meadow Rd- Development Order- Jhonny Foronda, P.E. presenter

Jhonny Foronda, P.E. presenter: the request of a development of a 8400 sq ft building for manufacturing and selling concrete/stone countertops. There will be a 30-foot high building that will include an indoor truck well, showroom, office space. This operation involves water cutting slabs inside the building.

Board Member Comments:

The Board wanted clarification on the use, confirming it was manifesting with a sales component. Noise was a consideration, but it was noted that all the cutting would be done indoors,

Public Comment – None

Motion to approve as presented: First – 1st by Derek and 2nd by Thomas

Motion Passes

**E. El Car Wash- 2701 Lee Blvd and 2700 4th St W- Site/Subject approval & Variance approval
reduction of 50 ft required street setback –Michael Pannell , Engineer of Record Stonefield
Engineering & Design**

Michael Pannell presented: Approval for a new car wash, including a variance for reduced 50-foot street setback for the pay stations. The plan is to demolish the existing funeral home at Lee Boulevard and Elva Avenue. The construct a single-tunnel automatic car wash with access only from Fourth Street. Improvements will be made to the property including sidewalks in Elva Ave and Fourth street.

Board Member Comments:

Public Comment – None

Motion to approve as presented: First – 1st by Laurie and 2nd by Tami

Motion Passes

Old Business: None

New Business:

- a) Board Members Comments
 - a. Board Member announce her semi-retirement for LA Insurance
 - b. There will be a business coaching class staring in October – See Inke for more details
 - c. Updates on local construction projects

Motion to Adjure – 1st by and 2nd by

Adjourn: pm

Next LAAPZRB Meeting on September 25, 2025 (if projects are submitted)

Project Submittal Deadline is September 15, 2025