

ADMINISTRATIVE APPROVAL (ASV) ADD2026-00091

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Retland Holdings, LLC, in reference to Devonwood Estates Front Entry, filed an application for administrative approval of a variance from Land Development Code (LDC) Section 30-152(2)d.4, which requires a 15-foot setback from the edge of the entranceway pavement for residential development identification signs, in order to authorize the relocation of an existing residential development identification sign within the Devonwood Estates subdivision, on property more particularly described as follows:

LEGAL DESCRIPTION: In Section 36, Township 45 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated the property is identified by STRAP Number 36-45-24-09-0000A.00CE; and

WHEREAS, the subject property is zoned Community Commercial (CC), Agricultural (AG-2) and Residential Multiple-Family (RM-2) and is located in the Suburban Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, LDC Section 30-152(2)d.4. establishes that residential development identification signs not located within a median strip must be set back 15 feet from the edge of entranceway pavement along a private street; and

WHEREAS, the Devonwood Subdivision is currently served by an existing identification sign located within the boulevard median of Lake Devonwood Drive (see Exhibit "D"); and

WHEREAS, LDC Section 30-152(2)a. provides that identification signs within a median strip are subject to a five-foot setback from the edge of the private entranceway pavement; and

WHEREAS, Devonwood Estates Homeowners' Association, Inc. seeks to remove the existing identification sign from the median strip and install identification signs on each side of the boulevard (see Exhibits "B" and "C"); and

WHEREAS, the proposed signs will remain within the CC-zoned portion of the private street right-of-way common element tract, will be set back 10 feet from the edge of pavement, and will comply with the required 15-foot setback from the abutting public right-of-way (South Tamiami Trail); and

WHEREAS, the requested relief is not contrary to the Lee Plan and does not diminish public health, safety, or welfare; and

WHEREAS, an application for approval of an administrative variance has been filed pursuant to LDC Section 34-174(a)(1)g; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

- (1) There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question;
- (2) The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to the property; and
- (3) The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative variance from LDC Section 30-152(2)d.4, which requires a 15-foot setback from the edge of the entranceway pavement for residential development identification signs, to allow a 10-foot setback for the relocation of an existing residential development identification sign within the Devonwood Estates subdivision is **APPROVED, subject to the following conditions:**

- 1. Development of the residential development identification signs must be in substantial compliance with the site plan attached hereto as Exhibit "B." Relief is limited to a minimum setback of 10 feet as measured from the edge of pavement of Lake Devonwood Drive to each residential development identification sign.**
- 2. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 05/06/2026

Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal Exhibit

Exhibit B: Proposed Site Plan

Exhibit C: Applicant's Request Statement

Exhibit D: Existing Sign Exhibit

EXHIBIT A

LEGAL DESCRIPTION

TRACT A, DEVONWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 43 THROUGH 45, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.





**DEVONWOOD ESTATES
ADMINISTRATIVE VARIANCE
REDUCED SETBACK FOR RESIDENTIAL SIGN**

Request Statement

To variate from LDC Section 30-152(2)d.4. shown below, to allow a minimum setback of 10 feet from the edge of the entranceway pavement for a permanent residential sign on a private street, which will allow the HOA to relocate the community's entry signage from the right-of-way center island to the north and south sides of the community's entrance. The proposed relocation of the community's entry signage will improve visibility, access, and safety for the community, the adjacent commercial projects, and the public.

Sec. 30-152. - Permanent signs in residential areas.

(2) Residential development identification signs.

d. Limitations.

4. *Except when permitted in the entrance median strip, the sign shall be located on private or commonly-owned property and shall be set back a minimum of 15 feet from the edge of the public right-of-way and at least 15 feet from the edge of the entranceway pavement, if a private street.*

The proposed north entry sign would be located a minimum of 15 feet from the U.S. 41 right-of-way and a minimum of 10 feet from Lake Devonwood Drive's edge of pavement, as shown on the attached Site Visibility Exhibit (Exhibit). Per the Exhibit, motorists heading south on US 41 from Devonwood Estates will have a sight distance of 425 feet to the north and south, with no impediment to other traffic movements at the signalized intersection. As such, the proposed 10-foot sign setback along Lake Devonwood Drive, will not obstruct visibility or have a negative impact on the health, safety, and welfare of the public.

The variance is needed to construct entry monument signage on the north and south sides of the Devonwood Community's entryway to improve both visibility and traffic flow. The HOA's proposed signage locations, and removal of the current signage, will improve visibility for motorists by creating an unobstructed view of the intersection. The community's current signage, located in the center island of Lake Devonwood Drive, hinders stacked motorists visibility and restricts turning movements for large trucks. Additionally, the adjacent commercial sites, to the north and south, will utilize Lake Devonwood Drive as a point of access in the future. In preparation for this, the HOA's proposed signage and removal of the existing signage will improve visibility and



turning movements for large trucks accessing the adjacent commercial parcels via Lake Devonwood Drive.

Due to the peculiar shape of the Devonwood Estates entryway parcel, the right-of-way (ROW) takes up the majority of parcel and is located proximate to the site's northern boundary line to accommodate the traffic light at Tamiami Trail. The odd shape and ROW configuration requires the applicant to seek relief from the application of LDC Section 30-152(2)d.4, via an administrative variance, to fit the proposed entry signage on the north side of Lake Devonwood Drive. The proposed variance request is the minimum needed to accommodate the proposed signage and will have a positive impact on the health, safety, and welfare of the community's residents and the public.

Consistent with LDC Section 34-145(b)(3), the site has inherent exceptional conditions that cause the application of the regulation to create a hardship that is not the result of actions of the property owners. The request is for the minimum variance needed to relieve the unreasonable burden caused by the application of the regulation to the property. Furthermore, granting of the requested variance will not be injurious to the neighborhood or detrimental to the public welfare. Lastly, the requested variance will be consistent with the Lee Plan.

GeoView Map



May 1, 2026

Air Photos: 2025 Hi-Res (3 inch)

EXHIBIT D

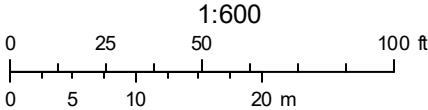
- Hospital Locations
- Library Locations
- CCC_Parks

- School Locations
- School Locations
- CCC_Parks

- County Boundary
- Major Roads Medium
- I - 75

- US 41
- Other Highways
- Other Roads

Parcels Near



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.