LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING
and
COMPREHENSIVE PLAN AMENDMENT HEARING AGENDA

Wednesday, November 5, 2025
9:30AM

DCI2024-00037 Z-25-020	Savanna Lakes MPD
DCI2024-00040 Z-25-015	North Captiva LCEC Essential Service Facility
DCI2024-00025 Z-25-009	Sanibel Siesta RV Resort
CPA2024-00006	Horizon Tamiami
CPA2025-00001	Honc 41 CPA

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, November 5, 2025 in the Board Chambers at 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the case(s) below.

DCI2024-00037 / Savanna Lakes MPD

Request to amend the Savanna Lakes MPD (Resolution Z-99-049, as amended) to increase the total number of residential units from 1,477 to 2,300, reconfigure the master concept plan, add two deviations, propose amendments to the property development regulations table, and update conditions.

Located at Along Grant Blvd, Parkdale Blvd and Homestead Road in Lehigh Acres. Owner: GA Pinnacle Savanna Lakes, LLC.

DCI2024-00040 / North Captiva LCEC Essential Service Facility

Request to rezone 0.24± acres from Residential Single family (RS-1) to Community Facilities Planned Development (CFPD), to allow for Administrative Office, Essential Service Facilities, Group I, and Temporary Employee Housing.

Located at Located at the intersection of Spanish Gold Lane and Hodgepodge Lane, across the street from the North Captiva Fire Station, North Captiva Community Planning Area, Lee County FL

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone (239) 533-8585 for additional information. Owner: Lee County Electric Cooperative, Inc.

DCI2024-00025 / Sanibel Siesta RV Resort

Request to rezone 50.52± acres from Mobile Home Residential (MH-2) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow for the development of a transient RV park with a maximum of 404 recreational vehicle lots.

Located at 16271 McGregor Blvd., Iona/McGregor Planning Community Lee County, FL. Owner: Fort Myers 21, LLC.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

Any document that a participant of record intends to submit must have been submitted as part of the record in the hearing before the Hearing Examiner or the document is relevant new evidence that was not known or could not have been reasonably discovered by the participant at the time of the hearing before the Hearing Examiner. All other documents will not be accepted by the Board. To ensure compliance with these regulations, copies of documents not submitted as part of the record before the Hearing Examiner must be provided to the Applicant and County Staff (BCherry2@leegov.com) not less than 2 days before the date of the zoning hearing.

If a participant decides to appeal a decision made by the Board of County Commissioners with

respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact the ADA Coordinator, Dr. Ranice Monroe, (239) 533-8782, ADArequests@leegov.com or Florida Relay Service 711. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

NOTICE OF PROPOSED AMENDMENTS TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN

The Lee County Board of County Commissioners will hold a public hearing to consider the proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, the 5th day of November, 2025. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers, Florida.

At the hearing, the Board proposes to adopt two ordinances amending the Lee Plan as follows:

CPA2025-00001 HONC 41 CPA - Amend Lee Plan Map 1-A, Future Land Use Map, to redesignate the 19.36-acre subject property to the Central Urban future land use category from the Suburban future land use category. The subject property is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

CPA2024-00006 Horizon Tamiami - Amend Lee Plan Map 1-C, Mixed Use Overlay, to add 20.2 acres of the subject property to the Mixed-Use Overlay. The property is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

Documentation for the Proposed Comprehensive Plan Amendments is available at https://www.leegov.com/dcd/planning/cpa or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the Proposed Plan Amendments. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of the Comprehensive Plan Amendments may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact the ADA Coordinator Ranice Monroe, (239) 533-0255, ADArequests@leegov.com, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Comprehensive Plan Amendment and Zoning Hearing Agenda
Wednesday, November 5, 2025

List of Hearing Attendees by Case

Case Number	Name	Party
DCI2024-00037 Savanna Lakes MPD	Richard Akin Henderson, Franklin, Starnes & Holt	Applicant
	Daniel Delisi, AICP Delisi, Inc.	Applicant
	David Kraizgrun GA Pinnacle Savanna Lakes	Applicant
	Bridgette Thebault Passarella & Associates, Inc.	Applicant
	Ted Treesh, PE TR Transportation Consultants	Applicant
	Jeff Wasko, PE Barraco & Associates, Inc.	Applicant
	Derek Felder	Public Participant
	Andrea Keppel	Public Participant
	Marsha Stephens	Public Participant
	Harry Usagueri	Public Participant
DCI2024-00040 North Captiva LCEC Essential Service Facility	Richard Akin Henderson, Franklin, Starnes & Holt	Applicant
	Ray Boss LCEC	Applicant
	Cesarina Candelier Harvard Jolly PBK	Applicant
	Tricia Dorn LCEC	Applicant
	David Kulsveen Landesco	Applicant
	Linda Miller, AICP Avalon Engineering	Applicant
	Paul Owen Owen Environmental	Applicant
	Brendan Sloan, PE Avalon Engineering	Applicant

Comprehensive Plan Amendment and Zoning Hearing Agenda
Wednesday, November 5, 2025

List of Hearing Attendees by Case

Case Number	Name	Party
DCI2024-00040 North Captiva LCEC Essential Service Facility (Continued)	Lacey Farley	Public Participant
	Scott Farley	Public Participant
	Jonathan Flyte	Public Participant
	Daryl Max Forgey, AICP	Public Participant
	Richard Gross	Public Participant
	Alex Murphy	Public Participant
	Mark Muller	Public Participant
	Duncan Rosen	Public Participant
	Kasey Stilson	Public Participant
	Tayor West	Public Participant
	David Wilcox	Public Participant
	Desiree Wilson	Public Participant
DCI2024-00025 Sanibel Siesta RV Resort	Carl A. Barraco, PE Barraco & Associates, Inc.	Applicant
	Vince Cautero, AICP Barraco & Associates, Inc.	Applicant
	Joel Christensen Fort Myers 21	Applicant
	Megan Strayhorn Strayhorn, Persons-Mulicka & Fisher	Applicant
	Justin Walsh RS Walsh Landscaping, Inc.	Applicant
	John Crawford	Public Participant
	Dale Givens	Public Participant
	Patricia Givens	Public Participant
	Kelly Halle	Public Participant
	Martha A. Lowe	Public Participant
	Christine Tomlin	Public Participant
	Adam Sewall	Public Participant
	Frank Stipkovich	Public Participant
	Stephanie Stipkovich	Public Participant
	Tanya Wojcik	Public Participant
CPA2024-00006, Horizon Tamiami	Dean Martin	Applicant
	Veronica Martin	Applicant
	Megan Strayhorn	Applicant
	James Ailant	Public Participant
	Roger Horton	Public Participant
	Mary Sandro	Public Participant
	Michael O'Neill	Public Participant
CPA2025-00001, Honc 41	Cindy Leal Brizuela	Applicant
	Brian Smith	Applicant
	Daniel Stovall	Applicant
	Yury Bykau	Applicant

DCI2024-00037
Savanna Lakes MPD

Lee County Community Development

CASE NUMBER & NAME:	DCI2024-00037 / Savanna Lakes MPD
REQUEST:	Request to amend the Savanna Lakes MPD (Resolution Z-99-049, as amended) to increase the total number of residential units from 1,477 to 2,300, reconfigure the master concept plan, add two deviations, propose amendments to the property development regulations table, and update conditions.
RESOLUTION NUMBER:	Z-25-020
LOCATION:	178 Grant Blvd., Fort Myers Planning Community, Lee County, FL
OWNER:	GA Pinnacle Savanna Lakes LLC
APPLICANT:	GA Pinnacle Savanna Lakes LLC
AGENT:	Daniel DeLisi DeLisi, Inc. 520 27th Street West Palm Beach, Florida 33407
HEARING EXAMINER RECOMMENDATION:	Approval, subject to conditions and deviations.
PARTICIPANTS:	1. Derek Felder 2. Andrea Keppel 3. Marsha Stephen 4. Hary Usaquen 5. Johanna Barahona

Summary of Hearing Examiner Recommendation

SAVANNA LAKES MPD

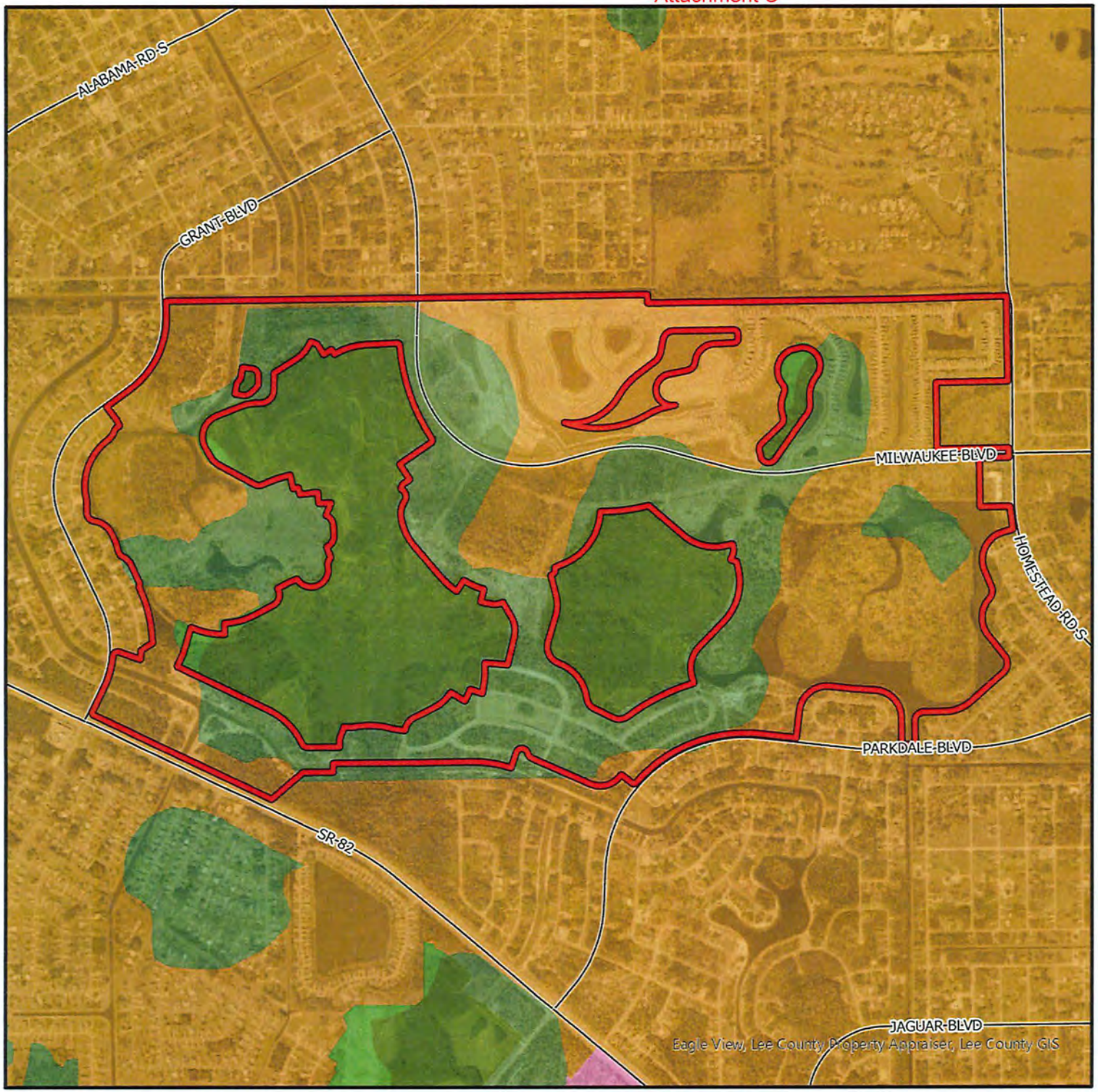
The request revises development parameters of a mixed use planned development in south Lehigh Acres first approved in 1999.

Revisions to the plan of development reflect market demand for a wider range of housing types. The request increases residential dwellings from 1,477 to 2,300, reduces commercial square footage, and eliminates hotel uses.

The Hearing Examiner finds these changes consistent with Lee Plan directives for diverse housing options to meet the needs of County residents. Relocation of the commercial tract closer to the intersection of Homestead and Milwaukee Boulevards concentrates commercial activity at an intersection that is an emerging commercial node.

Detailed recommendation follows

Attachment C



DCI2024-00037

Future Land Use

- Subject Property
- Urban Community
- Industrial
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

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Feet

Lee County
Southwest Florida

Attachment C

DCI2024-00037

Aerial

Subject Property

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Lee County
Southwest Florida

Attachment C

DCI2024-00037

Mixed Use Overlay

Subject Property

Mixed Use Overlay

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Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2024-00037

Regarding: **SAVANNA LAKES MPD**

Location: Address
Lehigh Acres Planning Community
(District 5)

Hearing Date: September 18, 2025

I. Request

Amend the 371.62 acre Savanna Lakes Mixed Use Planned Development (MPD) to increase residential unit count from 1,477 to 2,300, reduce commercial square footage to 30,000 square feet, eliminate hotel uses, amend property development regulations, update the Master Concept Plan and conditions, and add deviations.

The property legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to conditions and deviations in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to amend the zoning approvals of the Savanna Lakes Mixed Use Planned Development (MPD). Staff recommended approval with conditions.

In preparing a recommendation to the Board, the Hearing Examiner must apply the County's Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts presented at hearing. The record must contain substantial competent evidence to support the recommendation.

[1] LDC §34-145(d)(4) a.

Discussion supporting the Hearing Examiner's recommendation of approval, with conditions below.[2]

Request

The request amends the Master Concept Plan (MCP), development parameters.

The MCP reflects the following development parameters:

2,300 dwelling units
30,000 square feet of commercial floor area.
Maximum building heights: 45 feet.[3]
Add two deviations from LDC standards.

The 371.52 acres prompting the amendment has frontage on S.R. 82, Grant Boulevard, Milwaukee Boulevard, Parkdale Boulevard, and Homestead Road.

History

The County originally zoned the 1,138 acre Savannah Lakes project to MPD in 1999, approving 1,599 residential units, 75 motel units, and 100,000 square feet of commercial floor area.[4] Maximum building height was 45 feet. The resolution included 11 deviations from the LDC.[5] The original MPD included property north and south of Milwaukee Boulevard.[6]

The Board approved a reduction in residential intensity from 1,599 to 1,477 dwelling units in 2007.[7]

In 2010, the Board approved a request to remove 18 acres from the MPD at the corner of Milwaukee Boulevard and Homestead Drive S.[8] The resolution rezoned the 18 acres to CPD, leaving approximately 822.5 acres of developable area in the Savannah Lakes MPD.[9] Applicant controls approximately 371.62 of those acres south of Milwaukee Boulevard and seeks to amend the MCP development approvals to accommodate a new plan of development increasing the dwelling unit count, removing hotel uses, and decreasing commercial square footage.

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[2] Hearing Examiner codified conditions and deviations from prior approvals, eliminating those no longer applicable.
[3] Buildings outside of Lehigh's Specialized Mixed-Use Nodes are limited to a maximum of three stories or 45 feet unless greater heights are approved by deviation. LDC §33-1417.
[4] Z-99-049 approved November 1, 1999.
[5] *Id.*
[6] The south of Milwaukee Boulevard, the MCP placed development tracts around a 298 acre preserve area. The preserve is owned and managed by the Lehigh Acres Municipal Services Improvement District. The remaining acres consisted of various development tracts slated for motel, residential, and commercial uses.
[7] Z-06-074 approved April 16, 2007.
[8] Z-10-021 approved September 20, 2010.
[9] Heavy Tree Center CPD. Z-10-021 approved September 20, 2010. The 18.07 acre Heavy Tree Center CPD included property north and south of Milwaukee Boulevard at the intersection of Homestead Road S.

Lee Plan

The Lee Plan regulates land development activity.[10] The Future Land Use Map divides the County into future urban, nonurban, and environmentally sensitive areas. All development must be consistent with the Lee Plan, including the Future Land Use Map.[11]

The property's future land use designation is Urban Community and Wetlands.[12] The Urban Community is characterized by a mix of relatively intense commercial and residential uses.[13] The Lee Plan encourages mixed use development in the Urban Community.[14] The proposed amendment retains previously approved commercial and residential land uses in furtherance of these Lee Plan directives. Standard density in the Urban Community ranges from one to six units per acre.[15] The request seeks a project density of 2.8 units per acre.

A small area of the property is designated Wetlands. Wetlands may develop with low-density residential and recreational uses that do not adversely affect the ecological functions of wetlands.[16] The area will remain designated as wetland until a jurisdictional wetland determination clarifies precise boundaries.[17]

The Savannah Lakes MPD preexisted the Board's adoption of the Lehigh Acres Community Plan and corresponding LDC regulations.[18] Existing approved planned developments may be voluntarily brought into compliance with the community plan.[19] Applicant's representatives testified on the record the intent is to comply with the Lehigh Community's LDC development standards.[20]

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[10] LDC §34-491. Approximately 215.31 acres of the MPD north of Milwaukee Boulevard is approved for a total of 669 single family residences pursuant to development orders DOS 2020-00120 and DOS 2022-00166.

[11] Lee Plan Policy 2.1.2; LDC §§34-411(a), 34-491: Rezonings must be consistent with Lee Plan goals, objectives, and polices. Potential conflicts between the Lee Plan and the LDC must be resolved in favor of the Lee Plan.

[12] Property designated Urban Community are considered Future Urban Areas. *See* Lee Plan Chapter XIV: Glossary definition of Future Urban Areas.

[13] Lee Plan Policy 1.1.4; Residential, commercial, public, and quasi-public, and limited light industrial land uses are permissible in the Urban Community.

[14] Lee Plan Objective 11.1. and Policies 1.1.4, 11.1.1, 11.1.2.

[15] Maximum total density is typically ten units per acre but may be as high as 15 units per acre using Greater Pine Island Transfer of Development Units. Lee Plan Policy 1.1.4.

[16] Lee Plan Policy 1.5.1.

[17] Applicant has not provided a formal wetland jurisdictional determination to staff. Accordingly, upland and wetland acreages are subject to further review and approval consistent with Lee Plan Policies 124.1.2, 124.1.3.

[18] The Board adopted the Lehigh Acres Planning Community LDC regulations in 2012.

[19] LDC §33-1402.

[20] Testimony of Daniel DeLisi, AICP.

The Lehigh Acres Community Plan prioritizes vibrant commercial and employment centers, and pedestrian friendly mixed use activity centers.[21] The Economic Element directs the County to strive for a diversified economy to ensure maximum employment opportunities.[22] The element also directs the county to ensure development of a variety of housing options to support a diverse workforce.[23] The request reduces permissible commercial square footage to 30,000 square feet. The tract slated for commercial uses is directly adjacent to a Commercial Overlay zone at the intersection of Milwaukee and Boulevard and Homestead Road.[24] Approved commercial uses will serve residents of the project and the greater Lehigh community.

The Lee Plan Housing Element also directs the County to ensure a mix of residential housing types and designs.[25] The request expands the range of permissible housing to include single family, duplex, two family attached, townhouse, multiple family buildings, and zero lot line products.

The School Board anticipates the request will generate 564 school aged children.[26] Lee Plan directives require residential developments to provide pedestrian and bicycle access for school children.[27] Designing the project to accommodate safe school bus access by children and bicycles is prudent since the project will generate a significant number of students.[28] Staff recommended a condition to ensure the project design accommodates safe pedestrian and bicycle access to school buses at the time of development order permitting. Conditioning project design at the outset reduces the likelihood of future design conflicts.[29]

Compatibility

The County evaluates compatibility during zoning.[30] Compatibility exists when land uses exist in proximity and no one use unduly negatively impacts another.[31] The planned development zoning district allows flexibility in site design to address

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[21] Lee Plan Goal 25. *See also* Goal 158.
[22] Lee Plan Goal 158. Objective 158.2, Policy 158.2.1.
[23] Lee Plan Goals 5, 160, Objective 160.1, Policies 160.1.3, 160.2.2.
[24] Lee Plan Objective 25.6, Map 2-B.
[25] Lee Plan Policy 135.1.9.
[26] Staff Report Attachment S: Lee School Board Concurrency Report.
[27] Lee Plan Policy 67.3.7.
[28] Developing the site to provide safe access to school buses is consistent with the transportation and Community Facilities and Services elements of the Lee Plan. Lee Plan Policies 39.3.2, 67.3.7, 68.3.7.
[29] In addition to Lee Plan directives in Policy 67.3.7, internal sidewalks connecting to future school bus stops will achieve Lee Plan directives for bicycle and pedestrian interface with transit. *See* Lee Plan Policies 43.1.1. (*Provide access for bicycle and pedestrian interface with transit by linking bicycle/pedestrian facilities with bus stops.*), 43.1.2.(*maintain efforts to provide construction of bus stop amenities*), 43.3.3.
[30] LDC §34-145(d)(4).
[31] Florida Statutes s. 163.3164(9); Lee Plan Policy 135.9.6, LDC 34-411(i).

potential incompatibilities with neighboring development.[32] Planned development zoning is useful when integrating new development with surrounding land uses.[33]

Surrounding properties are zoned for residential and commercial use.[34] Development patterns in the area feature platted single family lots and commercially zoned property at the Homestead Road intersection. A parcel recently zoned for multi-family residential uses abuts the property to the south on S.R. 82.

Appropriate intensity is determined on a case-by-case basis in accordance with the Lee Plan and nature of surrounding land uses.[35] Proposed development parameters include 2,300 dwelling units and 30,000 square feet of commercial use. The parameters are consistent with development in the Urban Community. The increased density promotes infill development in an area with public facilities capable of supporting intense development patterns.[36]

The MCP uses creative site design to protect neighboring residential land uses with open space, stormwater management areas, and landscaping.[37] The design addresses potential incompatibilities with surrounding land uses.[38]

LDC

Development must comply with the LDC or request deviations.[39] A "deviation" is a departure from a land development regulation.[40]

The requested MPD amendment includes 12 deviations. Applicants must demonstrate deviations enhance the project and will not be detrimental to the public.[41] Staff recommended approval of the two new deviations. The Hearing Examiner agrees with this recommendation. [42]

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[32] *Id.*
[33] LDC §34-612(2).
[34] Surrounding properties are zoned RS-1 and CPD. The project constitutes infill development consistent with development patterns in the area. Lee Plan Policy 39.2.1.
[35] LDC §34-413.
[36] Lee Plan Goal 2, Objectives 2.1, 2.2, Policies 2.2.1, 6.1.7, 135.9.7.
[37] Staff Report Attachment D: MCP. The MCP depicts buffers in compliance with LDC §§10-425, 33-1405(c) and 34-411(h).
[38] Lee Plan Policies 5.1.5, 6.1.4, LDC §34-411(i).
[39] LDC 34-411(b).
[40] LDC §34-2.
[41] LDC §34-373(a)(9).
[42] The Hearing Examiner may recommend approval, approval with modifications, or denial of deviations based on findings that a deviation (1) enhances the planned development and, (2) preserves/promotes public health, safety, and welfare. LDC §34-377(a)(4).

Development in the Lehigh Acres Planning District is subject to the Lehigh Acres Community Plan.[43] Community specific LDC regulations require zoning applications to conduct a public hearing in the community prior to the Hearing Examiner hearing.[44] Applicant conducted an advertised meeting within Lehigh at the offices of the Lehigh Acres Municipal Services Improvement District.[45] Future development orders will also be subject to community review.[46]

The Lehigh Community planning regulations limit building height outside Lehigh's Specialized Mixed-Use Nodes to a maximum of three stories or 45 feet unless greater heights are approved by deviation.[47] The request does not request a deviation from this height limitation. Accordingly, maximum proposed building heights remain at 45 feet.[48]

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

The property is vacant, partially cleared, and with native and exotic vegetation. The MCP arranges development tracts around a large preserve managed by the Lehigh Acres Municipal Services Improvement District (LAMSID).[49]

The LDC requires protected species management plans for protected species with development order submittals.[50] Applicant's protected species survey disclosed 110 Gopher Tortoise burrows.[51] The gopher tortoise and its burrow are protected by Florida law.[52] If tortoises cannot be preserved on site, the law requires relocation of gopher tortoises prior to development activity. The property owner must secure authorization from the Florida Wildlife Commission (FWC) to relocate gopher tortoises to an approved recipient site in accordance with FWC Gopher Tortoise Permitting Guidelines.[53] Applicant's representative testified that some tortoises would be preserved on site; the remainder will be relocated in accordance with FWC permitting guidelines.

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[43] Lee Plan Goal 25 and supplemental development regulations in LDC §33-1400 *et seq*. Future development permits, including development orders, must comply with community standards.
[44] LDC §33-1401(a)(2).
[45] Staff Report Attachment L: Meeting held January 23, 2025. LDC §33-1401(a).
[46] The LDC requires development order and building permit applications to comply with the Lehigh Acres Planning Community regulations. LDC §§33-1400(c). 33-1401(a).
[47] LDC §33-1417.
[48] The Lehigh Community planning regulations limit building height outside Lehigh's Specialized Mixed-Use Nodes to a maximum of three stories or 45 feet unless greater heights are approved by deviation. LDC §33-1417. The request does not request a deviation from this height limitation.
[49] Lee Plan Policy 77.3.4, LDC §34-411.
[50] LDC §10-473.
[51] Staff Report Attachment I: Applicant's Environmental Report - Savanna Lakes Property Lee County Protected Species Survey dated August 2024 prepared by Passarella & Associates, Inc.
[52] Chapter 68A-27 FAC.
[53] Lee Plan Policy 123.8.1. An updated species survey is required during development order permitting.

Development will impact a small quantity of wetlands. Applicant must secure necessary approvals from permitting agencies prior to construction.[54]

Development order submittals ensure buffers and landscaped areas follow Xeriscape principles.[55]

The Hearing Examiner finds the requested amendments to the MPD will not harm environmentally critical/sensitive areas or natural resources.[56]

Transportation

Requests to rezone property must provide access to support the development and address impacts to transportation facilities through County regulations and conditions of approval.[57]

The property is located on the north side of SR 82, east of Grant Boulevard and west of Homestead Boulevard in south Lehigh.[58] The MCP reflects access drives on Lee Boulevard, Milwaukee Boulevard, Parkdale Boulevard, and Grant Boulevard.[59]

Changes in the development parameters include increasing residential dwelling units, decreasing commercial square footage and deleting previously approved hotel uses. The Traffic Impact Statement (TIS) is based on the highest trip generation rates associated with the development.[60] The TIS reflects that the proposed reduction in commercial intensity substantially decreases anticipated transportation impacts from an increase in dwelling units.[61] Staff and Applicant's traffic analyses conclude the project will not negatively impact area roadways at buildout.[62]

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[54] *Id.* If the District determines there are more wetlands than the environmental consultant observed, Applicant must update the MCP or mitigate through state and federal permitting procedures.
[55] Lee Plan Objective 126.2, Policy 126.2.1. Required landscape buffers must consist of native landscape to conserve water.
[56] Lee Plan 125.1.2.
[57] LDC §34-145(d)(4)a.1.
[58] Homestead Boulevard is a County maintained arterial roadway. Grant Boulevard is County maintained collector roadway. Lee County Administrative Code AC 11-1.
[59] LDC §34-411(d).
[60] Staff Report Attachment M: Traffic Impact Statement for Savanna Lakes MPD Lehigh Acres prepared by TR Transportation Consultants, Inc., and Staff Report Attachment N: LCDOT Staff Memo prepared by Tim Brooks, Project Manager, dated August 12, 2025. Both reports assumed project build out in 2030.
[61] Staff Report page 1.
[62] Staff Report Attachments M, N. Lee County DOT memo anticipates a reduction in trip generation rates over existing approvals. Specifically, the revised development parameters result in a 1,958 reduction in daily two way trips. (From 21,513 to 19,555). As a mixed use project, interaction between uses potentially reduces trip generation. This interaction is called "internal capture." Internal capture means trips typically coming from external sources will originate from the project, reducing project impact on surrounding roadways.

Road impact fees will adequately address project impacts to the County network. Further analysis of transportation impacts, including site related turn lane improvements, will occur during development order permitting.

Public Services and Infrastructure

Public services include facilities, capital improvements, and infrastructure necessary to support development.[63] The Lee Plan requires an evaluation of public services during the zoning process.[64]

Public services and infrastructure are available to serve the site.[65] The property is surrounded by paved roads. Florida Governmental Utility Authority (FGUA) has potable water and sanitary sewer infrastructure in the area.[66] The Lehigh Acres Fire District is available to provide fire protection and emergency medical services from Station 102.[67] Lee County Sheriff provides law enforcement services from a station located on Homestead Road.[68]

The Lee County School District anticipates the MPD will generate approximately 564 school aged children. There are elementary, middle and high schools within the zone designated to serve Lehigh, but there are capacity constraints that will be addressed during permitting.[69]

Large commercial and employment centers serving the greater Lehigh Community are within reasonable driving distance.

The project will be integrated with surrounding development by automobile, pedestrian, and bicycle connections.[70] SR 82 is improved with sidewalks and on-road bikeways.[71] Milwaukee Boulevard has sidewalks on the north side of the roadway. The Developer must comply with LDC requirements to provide pedestrian and bicycle improvements during development order permitting.[72]

Development will be subject to road, park, school, fire, and emergency medical service impact fees.[73]

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[63] Public services and infrastructure available to serve the project will include public water and sewer, paved streets, parks and recreation facilities, libraries, police, fire and emergency services, urban surface water management, and schools. Lee Plan Goal 95, Objective 4.1, Standards 4.1.1, 4.1.2, 4.1.4.
[64] Lee Plan Policy 2.2.1.
[65] Staff Report Attachments G, L. Lee Plan Goal 95, Policies 2.2.1, 5.1.3, 6.1.1, 6.1.4, Standards 4.1.2., 4.1.3.
[66] Staff Report Attachment Q. Lee Plan Objective 4.1, Policies 25.9.1, 53.1.5, 56.1.4, Standards 4.1.1, 4.1.2.
[67] Lehigh Acres Fire Control & Rescue District Station 102 is located on Homestead Road South.
[68] Lee County Sheriff 2nd Precinct Substation is within 306 miles of the property. Staff Report.
[69] Staff Report Attachment F: Applicant's Request Statement.
[70] Lee Plan Policies 39.1.3, 39.2.1.
[71] The road corridor is also part of the Charlotte-Lee-Hendry Trail. Lee Plan Map 4-E.
[72] LDC §10-256
[73] LDC Chapter 2, Article VI.

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[74] Conditions must plausibly relate to anticipated impacts, and pertinent to mitigating impacts to the public.[75] The MPD is subject to conditions addressing impacts anticipated from development.[76]

Hearing Examiner revised conditions/deviation for clarity, compliance with state law and to remove LDC references applicable to development by Condition 1.

Public

The public spoke at hearing seeking information on drainage outflows, onsite amenities, housing products, and whether there would be gated access.

Conclusion

The Hearing Examiner recommends approval of the requested amendments to the Savanna Lakes MPD, subject to conditions in Exhibit B.

The Hearing Examiner finds the proposed MPD amendments meet LDC criteria and, as conditioned, is compatible with surrounding development.[77]

IV. Findings and Conclusions

Based on the testimony and exhibits presented in the record, the Hearing Examiner finds:

A. The requested amendment to the Savanna Lakes MPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 11, 25, 53, 77, 95, 158, 160, Objectives 2.1, 2.2, 4.1, 5.1, 6.1, 11.1, 25.8, 25.10, 55.1, 56.1, 77.3, 126.2, 158.2, 160.1, and Policies 1.1.4, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 5.1.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 11.1.1, 25.8.2, 25.10.1, 53.1.5, 56.1.4, 67.3.7, 135.1.9, 135.9.5, 135.9.6, 135.9.7, 158.2.1, 160.1.3, Lee Plan Maps 1-A, 1-B, 2-A, 2-B, 3-D, 4-E, Tables 1(a), 1(b)

B. As conditioned, the MPD amendment:

1. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.

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[74] Lee Plan Policies 5.1.5, 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[75] LDC §34-932(b).
[76] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.3, Policies 5.1.5, 6.1.4.
[77] Lee Plan Policy 6.1.4.

2. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, 11.1, and Policies 1.1.4, 5.1.5, 5.1.6, 6.1.4, 11.1.1, 25.6.1, 135.9.5, 135.9.6, 135.9.7; LDC §§34-411, 34-413.

3. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 25.8, Policies 6.1.5, 25.8.2, 39.6.4, 43.1.1.

4. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objectives 11.1, 39.1, Policies 38.1.1, 39.2.1, 43.1.1; LDC §§2-261 *et seq.*, 34-411.

5. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 25.10, 77.1, 77.2, 77.3, 126.2, Policies 6.1.6, 25.10.1, 60.4.1, 60.4.2, 123.8.1, 125.1.2, 126.1.4, 126.2.1, Standard 4.1.4; and

6. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 25, 95, Objectives 2.1, 2.2, 4.1, 55.1, 56.1, 67.1, 135.9.7, Policies 2.2.1, 5.11, 6.1.4, 25.9.1, 25.9.2, 53.1.5, 56.1.4, Standards 4.1.1, 4.1.2.

C. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 5, 6, 11, 25; Objectives 2.1, 2.2, 11.1, Policies 1.1.4, 2.1.1, 2.1.2, 5.1.2, 5.1.6, 6.1.7, 6.1.8, 11.1.1, 25.9.2,135.9.5, 135.9.6, 135.9.7, 158.2.1, 160.1.3.

D. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.3, 126.2, Policies 5.1.5, 6.1.4, 43.1.1, 53.1.5, 56.1.4, 67.3.7, 135.9.5, 135.9.6: LDC §§34-377(a)(3), 34-411 and 34-932(c).

E. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§34-373(a)(9), 34-377(a)(4).

Recommendation Date: September 24, 2025.

Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 16, 17 and 18, Township 45 South, Range 27 East
Lee County, Florida

A tract or parcel of land being a portion of the record plat of "MIRROR LAKES" recorded in Plat Book 27, Page 83, Lee County Records, lying in Sections 16, 17 and 18, Township 45 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows

BEGINNING at the Northeast corner of said Section 18 run N89°08'48"E along the North line of the Northwest Quarter (NW 1/4) said Section 17 for 2,565.02 feet to an intersection with the Westerly line of UNIT 7 of said record plat; thence run S00°50'30"E along said Westerly line for 99.98 feet to an intersection with the South line of a Canal shown on said record plat; thence run along said South line the following courses: N89°09'30"E for 2,766.27 feet and N88°17'42"E for 1,243.95 feet intersection with the Westerly right of way line of Homestead Road (Richmond Avenue per plat), of said record plat; thence run S00°55'43"E along said Westerly right of way line for 966.92 feet to an intersection with the Northerly line of PARCEL "A" as described in a deed recorded in Instrument No. 2009000075218, Lee County Records; thence run along the Northerly and Westerly line of said PARCEL "A" the following courses: S89°04'17"W for 800.00 feet and S00°55'43"E for 756.89 feet to an intersection with the Northerly right of way line of Milwaukee Boulevard (106' wide right of way) as described in a deed recorded in Official Records Book 4561, at Page 4816 and in Instrument No. 2013000045583, both of the Public Records of Lee County, Florida; thence run along the Northerly, Easterly and Southerly right of way line of said Milwaukee Boulevard the following courses: N89°04'17"E for 800.00 feet; S00°55'43"E for 106.00 feet and S89°04'17"W for 330.00 feet to an intersection with the Westerly line of PARCEL "B" as described in a deed recorded in Instrument No. 2009000075218, Lee County Records; thence run along the Westerly and Southerly line of said PARCEL "B" the following courses: S00°55'43"E for 550.00 feet and N89°04'17"E for 332.92 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of Homestead Road (Richmond Avenue per plat), of said record plat; thence run Southerly along said Westerly right of way line along an arc of a curve to the left of radius 1,962.86 feet (delta 07°35'53") (chord bearing S07°51'12"E) (chord 260.11 feet) for 260.30 feet to an intersection with the Northerly line of LOT 1, BLOCK 80, of said record plat; thence run along the Northerly and Westerly line of LOTS 1 through 12, BLOCK 80 and LOTS 1 through 23, BLOCK 124, of said record plat the following twelve (12) courses: S73°49'06"W for 119.97 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 315.00 feet (delta 94°24'20") (chord bearing S26°36'56"W) (chord 462.27 feet) for 519.02 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 2,397.86 feet (delta 04°55'47") (chord bearing S23°03'08"E) (chord 206.25 feet) for 206.31 feet to a point of reverse curvature;

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Southerly along an arc of a curve to the right of radius 120.00 feet (delta 68°29'37") (chord bearing S08°43'47"W) (chord 135.06 feet) for 143.45 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 315.00 feet (delta 78°13'52") (chord bearing S03°51'40"W) (chord 397.46 feet) for 430.10 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 2,707.86 feet (delta 06°30'43") (chord bearing S38°30'38"E) (chord 307.60 feet) for 307.77 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 137.94 feet (delta 90°00'00") (chord bearing S03°14'00"W) (chord 195.08 feet) for 216.68 feet to a point of tangency; S48°14'00"W for 482.15 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 447.36 feet (delta 40°46'12") (chord bearing S68°37'06"W) (chord 311.65 feet) for 318.33 feet to a point of tangency; S89°00'12"W for 237.81 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 100.00 feet (delta 89°55'55") (chord bearing S44°02'15"W) (chord 141.34 feet) for 156.96 feet to a point of tangency and S00°55'43"E for 265.11 feet to an intersection with said Northerly right of way line of Parkdale Boulevard; thence run S89°00'13"W along said Northerly right of way line for 150.00 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 17; thence run N00°55'43"W along said East line for 323.77 feet to a point on a non-tangent curve and an intersection with the Westerly line of PARCEL 30, of said record plat; thence run along the Westerly, Southerly and Easterly line of said PARCEL 30 the following courses: Northwesterly along an arc of a curve to the left of radius 310.00 feet (delta 85°51'35") (chord bearing N46°12'14"W) (chord 422.28 feet) for 464.55 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 2,438.36 feet (delta 05°31'26") (chord bearing N86°22'19"W) (chord 234.99 feet) for 235.08 feet to a point of tangency; N83°36'36"W for 260.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 310.00 feet (delta 90°00'00") (chord bearing S51°23'24"W) (chord 438.41 feet) for 486.95 feet to a point of tangency and S06°23'24"W for 310.00 feet to an intersection with the Northerly right of way line of Parkdale Boulevard, of said record plat; thence run along said Northerly right of way line, the following courses: N83°36'36"W for 398.38 feet to a point of curvature and Southwesterly along an arc of a curve to the left of radius 1,602.61 feet (delta 55°55'33") (chord bearing S68°25'38"W) (chord 1,502.93 feet) for 1,564.29 feet to a point of reverse curvature; thence run Westerly along the Northerly right of way line of Parish Drive of said record plat along an arc of a curve to the right of radius 30.00 feet (delta 87°53'38") (chord bearing S84°24'40"W) (chord 41.64 feet) for 46.02 feet to a point of tangency; thence run N51°38'31"W along said right of way line and continuing along the Northwesterly prolongation thereof for 155.85 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 1,787.61 feet (delta 00°57'41") (chord bearing S38°50'20"W) (chord 30.00 feet) for 30.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 275.76 feet (delta 75°40'06") (chord bearing S76°11'32"W) (chord 338.29 feet) for 364.18 feet to an intersection with the Northerly right of way line of

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Marabou Drive of said record plat; thence run N65°58'25"W along said Northerly right of way line for 710.94 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 90.00 feet (delta 53°50'30") (chord bearing N39°03'10"W) (chord 81.50 feet) for 84.57 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 149°38'59") (chord bearing N86°57'25"W) (chord 125.47 feet) for 169.77 feet to a point of tangency and intersection with the Northerly prolongation of the Easterly line of LOT 3, BLOCK 114, of said record plat; thence run S18°13'06"W along said prolongation and continuing along said Easterly line of LOT 3 for 185.00 feet to a point on a radial curve being the Southerly most corner of said LOT 3; thence run along the Northerly line of a Canal shown on said record plat the following courses: Westerly along an arc of a curve to the left of radius 1,379.39 feet (delta 19°12'54") (chord bearing N81°23'21"W) (chord 460.43 feet) for 462.60 feet to a point of tangency; S89°00'12"W for 544.71 feet and S89°39'36"W for 989.62 feet to an intersection with the Easterly line of UNIT 33 of said record plat; thence run S00°20'24"E along said Easterly line for 100.00 feet to an intersection with the Southerly line of said record plat; thence run along said Southerly line the following courses: S89°39'36"W for 338.08 feet and S49°05'23"W for 466.78 feet to an intersection with the Northerly right of way line of STATE ROAD 82 (200' wide right of way); thence run N64°20'03"W along said Northerly right of way line for 2,209.41 feet to a point of curvature and an intersection with the Easterly right of way line of Grant Boulevard of said record plat; thence run along said Easterly right of way line the following courses: Northerly along an arc of a curve to the right of radius 30.00 feet (delta 90°00'00") (chord bearing N19°20'03"W) (chord 42.43 feet) for 47.12 feet to a point of tangency; N25°39'57"E for 300.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 1,077.25 feet (delta 19°47'53") (chord bearing N15°46'01"E) (chord 370.38 feet) for 372.23 feet to a point of reverse curvature and an intersection with the Southerly right of way line of Parish Drive of said record plat; thence run along said Southerly right of way line the following courses: Northeasterly along an arc of a curve to the right of radius 50.00 feet (delta 103°25'23") (chord bearing N57°34'46"E) (chord 78.49 feet) for 90.25 feet to a point of tangency and S70°42'33"E for 255.33 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to the left of radius 1,387.25 feet (delta 04°13'26") (chord bearing N04°11'43"E) (chord 102.25 feet) for 102.27 feet to the Southerly most corner of LOT 8, BLOCK 66, of said record plat; thence run along the Southerly and Easterly line of LOTS 8 through 1, BLOCK 66, of said record plat line and continuing along the Northerly prolongation thereof the following courses: N56°49'59"E along a non-tangent line for 158.60 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 50.00 feet (delta 30°49'48") (chord bearing N17°45'06"W) (chord 26.58 feet) for 26.90 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 1,512.25 feet (delta 23°12'58") (chord bearing N13°56'41"W) (chord 608.58 feet) for 612.76 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 25.00 feet (delta 60°00'00") (chord bearing N04°26'50"E) (chord 25.00 feet) for 26.18 feet to a point of reverse

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curvature; Northerly along an arc of a curve to the left of radius 25.00 feet (delta 60°00'00") (chord bearing N04°26'50"E) (chord 25.00 feet) for 26.18 feet to a point of tangency and N25°33'10"W for 258.82 feet to a point of curvature being the Easterly most corner of LOT 12, BLOCK 64; thence run along the Westerly line of UNIT 15 of said record plat the following courses: Northwesterly along an arc of a curve to the left of radius 101.78 feet (delta 42°54'34") (chord bearing N47°00'27"W) (chord 74.46 feet) for 76.22 feet to a point of tangency; N68°27'44"W for 14.93 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 61°33'12") (chord bearing N37°41'08"W) (chord 102.34 feet) for 107.43 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 265.00 feet (delta 18°38'38") (chord bearing N16°13'51"W) (chord 85.85 feet) for 86.23 feet to a point of tangency; N25°33'10"W for 100.00 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 265.00 feet (delta 55°52'07") (chord bearing N53°29'13"W) (chord 248.28 feet) for 258.40 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 92°39'33") (chord bearing N35°05'30"W) (chord 144.66 feet) for 161.72 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 265.00 feet (delta 25°32'49") (chord bearing N01°32'09"W) (chord 117.18 feet) for 118.16 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 646.50 feet (delta 67°18'47") (chord bearing N19°20'50"E) (chord 716.60 feet) for 759.53 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 215.00 feet (delta 33°06'32") (chord bearing N36°26'58"E) (chord 122.52 feet) for 124.24 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the right of radius 100.00 feet (delta 48°14'02") (chord bearing N44°00'42"E) (chord 81.72 feet) for 84.18 feet to an intersection with the Westerly line of UNIT 2 of said record plat; thence run along said Westerly line the following courses: N21°52'17"W for 64.55 feet and N36°59'46"W for 200.00 feet to an intersection with the Easterly right of way line of Grant Boulevard, of said record plat; thence run along said Easterly right of way line the following courses: N53°00'14"E for 341.86 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 997.03 feet (delta 53°44'58") (chord bearing N26°07'45"E) (chord 901.40 feet) for 935.32 feet to a point of tangency and N00°44'44"W for 177.69 feet to an intersection with the North line of said Section 18; thence run N89°17'24"E along North line of said Section 18 for 2,819.08 feet to the POINT OF BEGINNING.
Containing 1,119.56 acres, more or less.

LESS AND EXCEPT THE FOLLOWING 5 PARCELS:

LESS AND EXCEPT PARCEL 1, also being PRESERVATION AREA ONE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:
COMMENCING at the Northeast corner of said Section 18 run S89°17'24"W along the North line of said Section 18 for 2,061.91 feet; thence run S00°42'36"E for

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1,057.52 feet to the Westerly most corner of Lot 20, Block 9, of said record plat and the POINT OF BEGINNING.

From said Point of Beginning run N10°44'03"E along the Westerly line of said Lot 20 for 125.00 feet to the Northerly most corner of said Lot 20; thence run N37°22'17"E for 67.50 feet to the Westerly most corner of Lot 19, Block 2, of said record plat; thence run N09°27'55"E along the Westerly line of said Lot 19 for 125.00 feet to a point on a radial curve being the Northerly most corner of said Lot 19; thence run along the Northerly line of Lot 19 and Lot 20, Block 2, of said record plat, the following courses: Easterly along an arc of a curve to the left of radius 1,241.60 feet (delta 03°57'15") (chord bearing S82°30'42"E) (chord 85.67 feet) for 85.69 feet to a point of tangency; S84°29'20"E for 26.48 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 68.03 feet (delta 65°12'47") (chord bearing S51°52'56"E) (chord 73.32 feet) for 77.43 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 57.55 feet (delta 20°04'41") (chord bearing S29°18'53"E) (chord 20.06 feet) for 20.17 feet to the Northeast corner of said Lot 20; thence run S01°07'03"W along the easterly line of said Lot 20 and continuing along the Southerly prolongation thereof for 125.20 feet to an intersection with the Southerly right of way line of Lodestone Drive, of said record plat; thence run S41°02'13"W for 72.83 feet to the Southeast corner of Lot 21, Block 9, of said record plat; thence run along the Southerly line of Lot 20 and Lot 21, Block 9, of said record plat, the following courses: S50°50'53"W for 57.02 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 100.97 feet (delta 46°25'24") (chord bearing S74°03'35"W) (chord 79.59 feet) for 81.81 feet to a point of compound curvature and Westerly along an arc of a curve to the right of radius 1,551.60 feet (delta 03°27'46") (chord bearing N80°59'50"W) (chord 93.76 feet) for 93.77 feet to the POINT OF BEGINNING.

Containing 1.37 acres, more or less.

LESS AND EXCEPT PARCEL 2, also being PRESERVATION AREA TWO IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at the Northeast corner of said Section 18 run S89°17'24"W along the North line of said Section 18 for 1,205.30 feet; thence run S00°42'36"E for 475.58 feet to the POINT OF BEGINNING.

From said Point of Beginning run S68°24'51"E for 75.00 feet; thence run S32°54'39"E for 140.17 feet; thence run N57°05'21"E for 61.01 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 851.35 feet (delta 02°54'32") (chord bearing N58°32'37"E) (chord 43.22 feet) for 43.22 feet; thence run S27°58'57"E for 60.04 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 791.35 feet (delta 27°14'02") (chord bearing N73°27'43"E) (chord 372.61 feet) for 376.14 feet to a point of tangency; thence run N87°04'43"E for 345.78 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 30.00 feet (delta 88°30'16") (chord bearing S48°40'08"E) (chord 41.87 feet) for

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DESCRIPTION (CONTINUED)

46.34 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 2,269.09 feet (delta 28°32'30") (chord bearing S18°41'15"E) (chord 1,118.69 feet) for 1,130.34 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 30.00 feet (delta 88°15'19") (chord bearing S11°10'09"W) (chord 41.78 feet) for 46.21 feet to a point of tangency; thence run S55°17'48"W for 403.07 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 1,348.10 feet (delta 01°04'35") (chord bearing S55°50'06"W) (chord 25.33 feet) for 25.33 feet to a point of tangency; thence run S33°37'36"E for 205.27 feet; thence run S55°17'48"W for 94.03 feet; thence run S24°15'40"W for 55.33 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the right of radius 97.33 feet (delta 99°12'29") (chord bearing S16°08'06"E) (chord 148.25 feet) for 168.53 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 251.53 feet (delta 41°25'05") (chord bearing S12°45'36"W) (chord 177.89 feet) for 181.83 feet to a point of tangency; thence run S07°56'56"E for 1.66 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 613.02 feet (delta 32°30'00") (chord bearing S24°11'56"E) (chord 343.08 feet) for 347.72 feet to a point of tangency; thence run S40°26'56"E for 464.99 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 875.02 feet (delta 15°54'48") (chord bearing S48°24'20"E) (chord 242.25 feet) for 243.03 feet; thence run N33°38'16"E along a radial line for 145.00 feet to a point on a radial curve; thence run Southeasterly along an arc of a curve to the left of radius 730.02 feet (delta 19°16'36") (chord bearing S66°00'02"E) (chord 244.45 feet) for 245.61 feet; thence run S14°21'40"W along a radial line for 145.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the left of radius 875.02 feet (delta 03°48'36") (chord bearing S77°32'38"E) (chord 58.18 feet) for 58.19 feet to a point of tangency; thence run S79°26'56"E for 72.11 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 175.00 feet (delta 40°59'38") (chord bearing N80°03'15"E) (chord 122.56 feet) for 125.21 feet to a point designated as POINT "A"; thence run S30°26'14"E for 190.02 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 299.95 feet (delta 43°36'22") (chord bearing S08°38'03"E) (chord 222.81 feet) for 228.28 feet to a point of tangency; thence run S13°10'08"W for 326.94 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 2,494.39 feet (delta 05°53'42") (chord bearing N85°07'50"W) (chord 256.53 feet) for 256.65 feet; thence run S00°09'51"E for 116.31 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 594.24 feet (delta 09°09'32") (chord bearing S04°24'55"W) (chord 94.89 feet) for 94.99 feet to a point of tangency; thence run S08°59'41"W for 132.11 feet; thence run N70°58'45"W for 140.58 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 655.00 feet (delta 12°43'35") (chord bearing S25°23'03"W) (chord 145.19 feet) for 145.49 feet; thence run N58°15'10"W along a radial line for 185.00 feet to a point on a radial curve; thence run Southwesterly along an arc of a curve to the right of radius 470.00 feet

DESCRIPTION (CONTINUED)

(delta 31°35'19") (chord bearing S47°32'30"W) (chord 255.85 feet) for 259.12 feet to a point of tangency; thence run S63°20'09"W for 246.21 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 190.00 feet (delta 55°59'49") (chord bearing S35°20'15"W) (chord 178.39 feet) for 185.69 feet; thence run N82°39'40"W along a radial line for 125.00 feet; thence run N76°07'37"W for 119.18 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 975.56 feet (delta 17°16'22") (chord bearing N89°30'16"W) (chord 292.99 feet) for 294.10 feet to a point of tangency; thence run S79°54'03"W for 66.68 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the right of radius 150.00 feet (delta 31°58'41") (chord bearing N86°04'07"W) (chord 82.64 feet) for 83.72 feet; thence run S19°55'14"W for 147.90 feet; thence run S00°20'24"E for 87.89 feet; thence run S89°39'36"W for 360.91 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 65.00 feet (delta 65°41'48") (chord bearing N57°29'30"W) (chord 70.51 feet) for 74.53 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 795.00 feet (delta 39°41'27") (chord bearing N44°29'20"W) (chord 539.78 feet) for 550.72 feet to a point of tangency; thence run N64°20'03"W for 1,052.85 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 3,838.82 feet (delta 01°09'08") (chord bearing N64°54'37"W) (chord 77.20 feet) for 77.20 feet; thence run N24°30'49"E along a radial line for 155.00 feet; thence run N16°32'27"E for 309.18 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 853.19 feet (delta 26°05'12") (chord bearing S78°21'39"E) (chord 385.11 feet) for 388.46 feet; thence run N01°24'15"W along a radial line for 125.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the left of radius 728.19 feet (delta 25°48'42") (chord bearing N75°41'24"E) (chord 325.28 feet) for 328.05 feet to a point of tangency; thence run N62°47'03"E for 260.00 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 130.00 feet (delta 90°00'00") (chord bearing N17°47'03"E) (chord 183.85 feet) for 204.20 feet to a point of tangency; thence run N27°12'57"W for 15.00 feet; thence run N62°47'03"E for 155.00 feet; thence run N67°43'39"E for 85.62 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 190.00 feet (delta 159°35'45") (chord bearing N67°38'56"E) (chord 373.99 feet) for 529.24 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 100.00 feet (delta 61°13'08") (chord bearing N18°27'38"E) (chord 101.84 feet) for 106.85 feet; thence run N21°09'31"W along a non-tangent line for 129.28 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 130.00 feet (delta 73°01'26") (chord bearing N32°19'46"E) (chord 154.70 feet) for 165.69 feet to a point of tangency; thence run N04°10'57"W for 110.04 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 130.00 feet (delta 64°07'48") (chord bearing N36°14'51"W) (chord 138.03 feet) for 145.51 feet; thence run N21°41'15"E along a radial line for 149.66 feet; thence run S87°26'49"W for 137.15 feet; thence run N02°33'11"W for 125.00 feet; thence run S87°26'49"W for 6.48 feet to a point

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of curvature; thence run Westerly along an arc of a curve to the left of radius 1,410.43 feet (delta 08°15'43") (chord bearing S83°18'58"W) (chord 203.20 feet) for 203.38 feet; thence run N12°02'01"W for 80.02 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 1,490.43 feet (delta 02°18'24") (chord bearing S77°57'59"W) (chord 60.00 feet) for 60.00 feet; thence run N12°02'01"W for 155.03 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 1,645.43 feet (delta 11°24'31") (chord bearing S71°13'02"W) (chord 327.10 feet) for 327.64 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 100.00 feet (delta 52°59'45") (chord bearing N87°59'21"W) (chord 89.23 feet) for 92.50 feet to a point of tangency; thence run N61°29'29"W for 449.02 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 255.00 feet (delta 31°49'39") (chord bearing N45°34'39"W) (chord 139.84 feet) for 141.65 feet to a point of tangency; thence run N29°39'49"W for 111.08 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 98°00'00") (chord bearing N19°20'11"E) (chord 384.90 feet) for 436.16 feet to a point of tangency; thence run N68°20'11"E for 338.93 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 285.00 feet (delta 22°46'52") (chord bearing N79°43'37"E) (chord 112.57 feet) for 113.32 feet to a point of tangency; thence run S88°52'57"E for 59.16 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 150.00 feet (delta 90°00'00") (chord bearing N46°07'03"E) (chord 212.13 feet) for 235.62 feet to a point of tangency; thence run N01°07'03"E for 194.99 feet; thence run N57°05'21"E for 299.31 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 410.00 feet (delta 35°30'13") (chord bearing N39°20'15"E) (chord 250.01 feet) for 254.06 feet to the POINT OF BEGINNING.
Containing 196.88 acres, more or less.

LESS AND EXCEPT PARCEL 3, also being PRESERVATION AREA THREE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at said POINT "A" run N60°50'07"E for 615.14 feet to the POINT OF BEGINNING.
From said Point of Beginning run Northeasterly along an arc of a curve to the left of radius 65.00 feet (delta 98°16'34") (chord bearing N26°32'59"E) (chord 98.32 feet) for 111.49 feet; thence run N67°24'42"E along a radial line for 115.00 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 655.00 feet (delta 64°59'17") (chord bearing N34°55'03"E) (chord 703.75 feet) for 742.94 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 2,054.09 feet (delta 13°30'05") (chord bearing N83°46'35"E) (chord 482.91 feet) for 484.03 feet to a point of tangency; thence run N77°01'33"E for 60.17 feet; thence run S49°28'49"E for 506.79 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 545.66

DESCRIPTION (CONTINUED)

feet (delta 53°29'38") (chord bearing S76°13'38"E) (chord 491.15 feet) for 509.45 feet to a point of tangency; thence run N77°01'33"E for 79.00 feet; thence run S12°58'27"E for 34.56 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 150.00 feet (delta 38°52'58") (chord bearing S06°28'02"W) (chord 99.85 feet) for 101.80 feet to a point of tangency; thence run S25°54'31"W for 45.83 feet; thence run S70°49'14"E for 73.23 feet; thence run S12°58'19"E for 84.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 635.76 feet (delta 56°58'25") (chord bearing S15°30'54"W) (chord 606.46 feet) for 632.19 feet to a point of tangency; thence run S44°00'06"W for 391.98 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 345.65 feet (delta 60°06'32") (chord bearing S13°56'50"W) (chord 346.22 feet) for 362.62 feet to a point of tangency; thence run S16°06'26"E for 77.61 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 2,252.61 feet (delta 21°14'10") (chord bearing S63°16'29"W) (chord 830.14 feet) for 834.91 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 150.00 feet (delta 65°32'57") (chord bearing S85°25'53"W) (chord 162.40 feet) for 171.61 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 3,147.79 feet (delta 04°10'47") (chord bearing N63°53'02"W) (chord 229.58 feet) for 229.63 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 150.00 feet (delta 58°40'04") (chord bearing N36°38'23"W) (chord 146.97 feet) for 153.59 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 485.00 feet (delta 62°38'30") (chord bearing N38°37'36"W) (chord 504.23 feet) for 530.25 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 194.08 feet (delta 86°05'10") (chord bearing N26°54'16"W) (chord 264.94 feet) for 291.60 feet to a point of tangency; thence run N16°08'19"E for 317.45 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 404.19 feet (delta 30°27'03") (chord bearing N00°54'47"E) (chord 212.30 feet) for 214.81 feet to a point of tangency; thence run N14°18'44"W for 238.60 feet to the POINT OF BEGINNING.

Containing 77.80 acres, more or less.

LESS AND EXCEPT PARCEL 4, being those lands described in a deed recorded in Official Records Book 2530, at Page 3370, Lee County Records:

COMMENCING at the Northeast corner of said Section 17 run S89°09'30"W along the North line of the Northeast Quarter (NE 1/4) said Section 17 for 1,810.46 feet; thence run S00°50'30"E for 410.34 feet to the POINT OF BEGINNING.

From said Point of Beginning run Southeasterly along an arc of a curve to the right of radius 50.00 feet (delta 90°00'00") (chord bearing S45°50'30"E) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S00°50'30"E for 46.94 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 50.00 feet (delta 88°10'36") (chord bearing S43°14'48"W) (chord 69.58 feet) for 76.95 feet to a point of tangency; thence run S87°20'06"W for 218.21 feet

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to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 225.00 feet (delta 82°05'23") (chord bearing S46°17'24"W) (chord 295.49 feet) for 322.37 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 110.00 feet (delta 73°24'47") (chord bearing S41°57'06"W) (chord 131.50 feet) for 140.94 feet to a point of tangency; thence run S78°39'29"W for 209.37 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 180.00 feet (delta 180°00'00") (chord bearing S11°20'31"E) (chord 360.00 feet) for 565.49 feet to a point of cusp; thence run S78°39'29"W for 85.83 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 650.00 feet (delta 19°56'40") (chord bearing S68°41'09"W) (chord 225.12 feet) for 226.26 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 1,108.09 feet (delta 50°49'10") (chord bearing S84°07'24"W) (chord 950.94 feet) for 982.84 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 604.11 feet (delta 68°46'55") (chord bearing N63°25'30"E) (chord 682.45 feet) for 725.22 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the right of radius 760.00 feet (delta 23°19'24") (chord bearing N40°41'44"E) (chord 307.24 feet) for 309.37 feet to a point of tangency; thence run N52°21'26"E for 245.04 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 200.00 feet (delta 41°38'40") (chord bearing N31°32'06"E) (chord 142.19 feet) for 145.37 feet to a point of tangency; thence run N10°42'46"E for 143.12 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 110.00 feet (delta 78°26'44") (chord bearing N49°56'08"E) (chord 139.11 feet) for 150.60 feet to a point of tangency; thence run N89°09'30"E for 677.96 feet to the POINT OF BEGINNING.

Containing 12.85 acres, more or less.

LESS AND EXCEPT PARCEL 5, also being PRESERVATION AREA FIVE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at the at the Northeast corner of said Section 17 run S89°09'30"W along the North line of the Northeast Quarter (NE 1/4) said Section 17 for 1,054.84 feet; thence run S00°50'30"E for 621.74 feet to the POINT OF BEGINNING.

From said Point of Beginning run Southeasterly along an arc of a curve to the right of radius 200.00 feet (delta 131°08'25") (chord bearing S28°07'06"E) (chord 364.19 feet) for 457.77 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 375.00 feet (delta 46°30'15") (chord bearing S14°11'59"W) (chord 296.08 feet) for 304.37 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 200.00 feet (delta 43°53'40") (chord bearing S12°53'41"W) (chord 149.50 feet) for 153.22 feet to a point of tangency; thence run S34°50'31"W for 623.40 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 132°11'22") (chord bearing N79°03'48"W) (chord 164.56 feet) for 207.64 feet to a point of tangency; thence run N12°58'07"W for 65.00 feet

DESCRIPTION (CONTINUED)

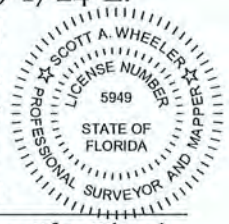
to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 90.00 feet (delta 59°12'13") (chord bearing N16°38'00"E) (chord 88.91 feet) for 93.00 feet to a point of tangency; thence run N46°14'06"E for 295.38 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 100.00 feet (delta 65°45'06") (chord bearing N13°21'33"E) (chord 108.56 feet) for 114.76 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 350.00 feet (delta 43°06'14") (chord bearing N02°02'08"E) (chord 257.14 feet) for 263.31 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the left of radius 100.00 feet (delta 62°58'50") (chord bearing N07°54'10"W) (chord 104.47 feet) for 109.92 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 250.00 feet (delta 106°26'52") (chord bearing N13°49'51"E) (chord 400.49 feet) for 464.47 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the right of radius 345.00 feet (delta 19°15'25") (chord bearing N76°40'59"E) (chord 115.41 feet) for 115.95 feet to the POINT OF BEGINNING.

Containing 8.96 acres, more or less.

Net Parcel area (less and except PARCELS 1 thru 5) is 821.71 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of said Section 18 to bear N89°17'24"E.

Digitally signed by Scott A Wheeler
Date: 2025.06.26 '11:15:49 -04'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

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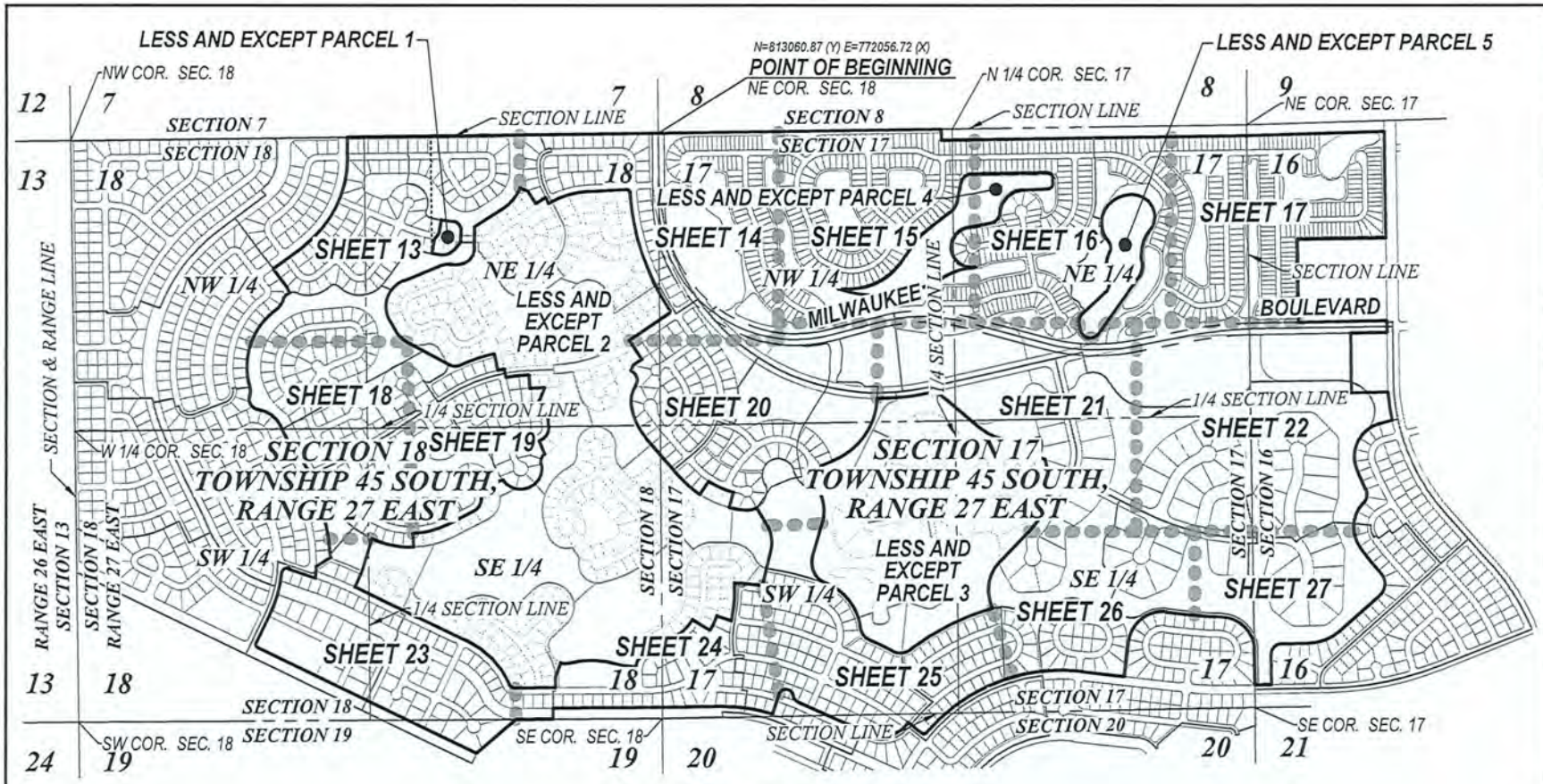

KEY MAP

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SEE SHEET 28 FOR COURSE INFORMATION TABLE

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.999957917 TO OBTAIN GRID DISTANCES.
2. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
3. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
4. (P) - DENOTES PLAT.
5. P.B. - DENOTES PLAT BOOK.
6. PG. - DENOTES PAGE.
7. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE SECTION 18 TO BEAR N89°17'24"E.
8. DESCRIPTION IS ATTACHED.

N

(NSRS2011) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

0 750 1500

SCALE IN FEET

THIS IS NOT A SURVEY

Digitally signed by Scott A Wheeler
Date: 2025.06.26 '11:16:07 -04'00

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83, LEE COUNTY RECORDS

A SUBDIVISION LYING IN SECTIONS 16 THRU 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SKB2.DWG
LAYOUT	12
LOCATION	J:\24168\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 5-28-2025 - 5:04 PM
PLOT BY	PETER OLSEN

DRAWING DATA

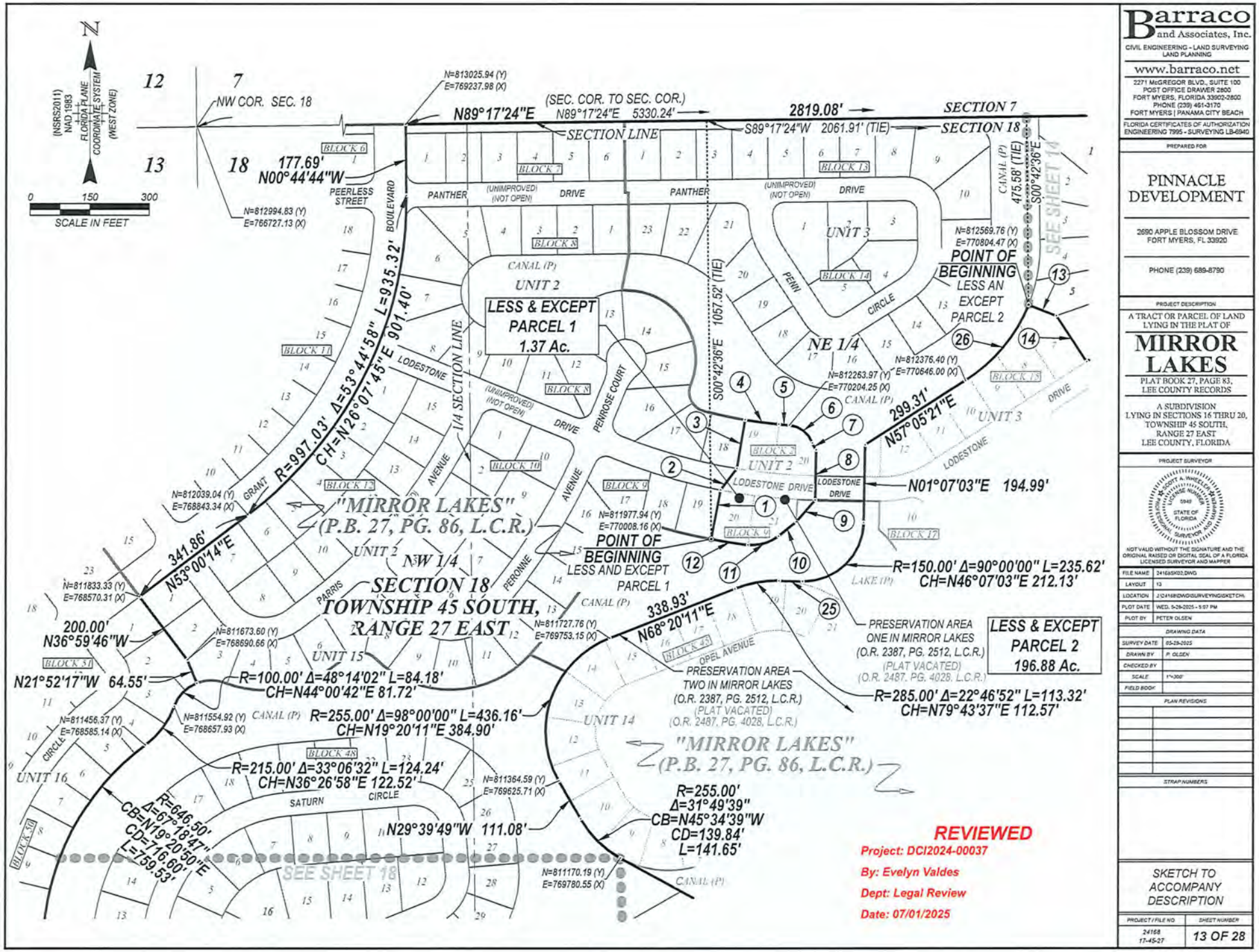
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	12 OF 28



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Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
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Barraco and Associates, Inc.
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER
5940
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	13
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 9-29-2025 - 5:07 PM
PLOT BY	PETER OLSEN

DRAWING DATA

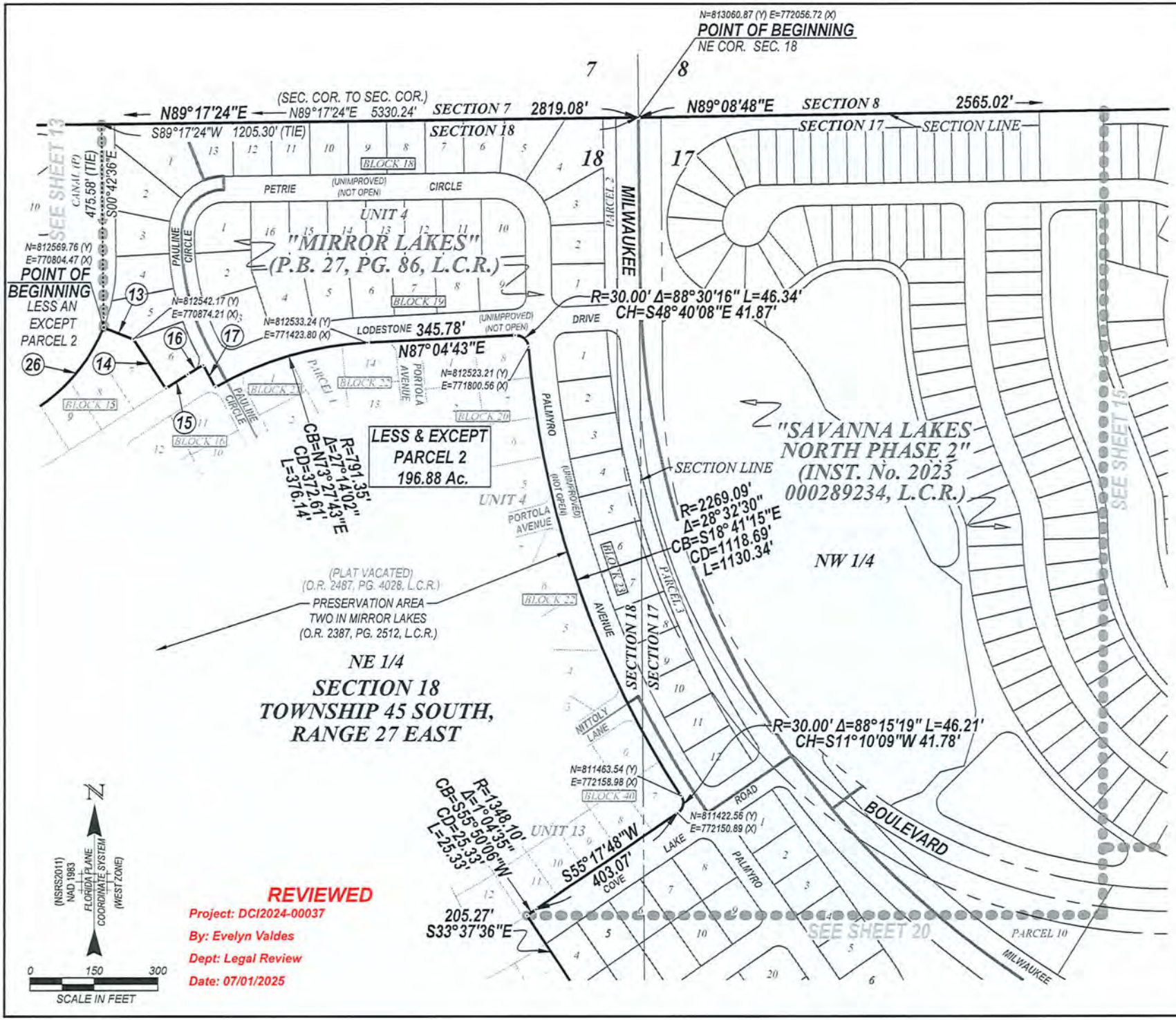
SURVEY DATE	05-29-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	13 OF 28



REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

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PREPARED FOR

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PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	14
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED. 5-28-2025 - 10:34 AM
PLOT BY	PETER OLSEN

DRAWING DATA

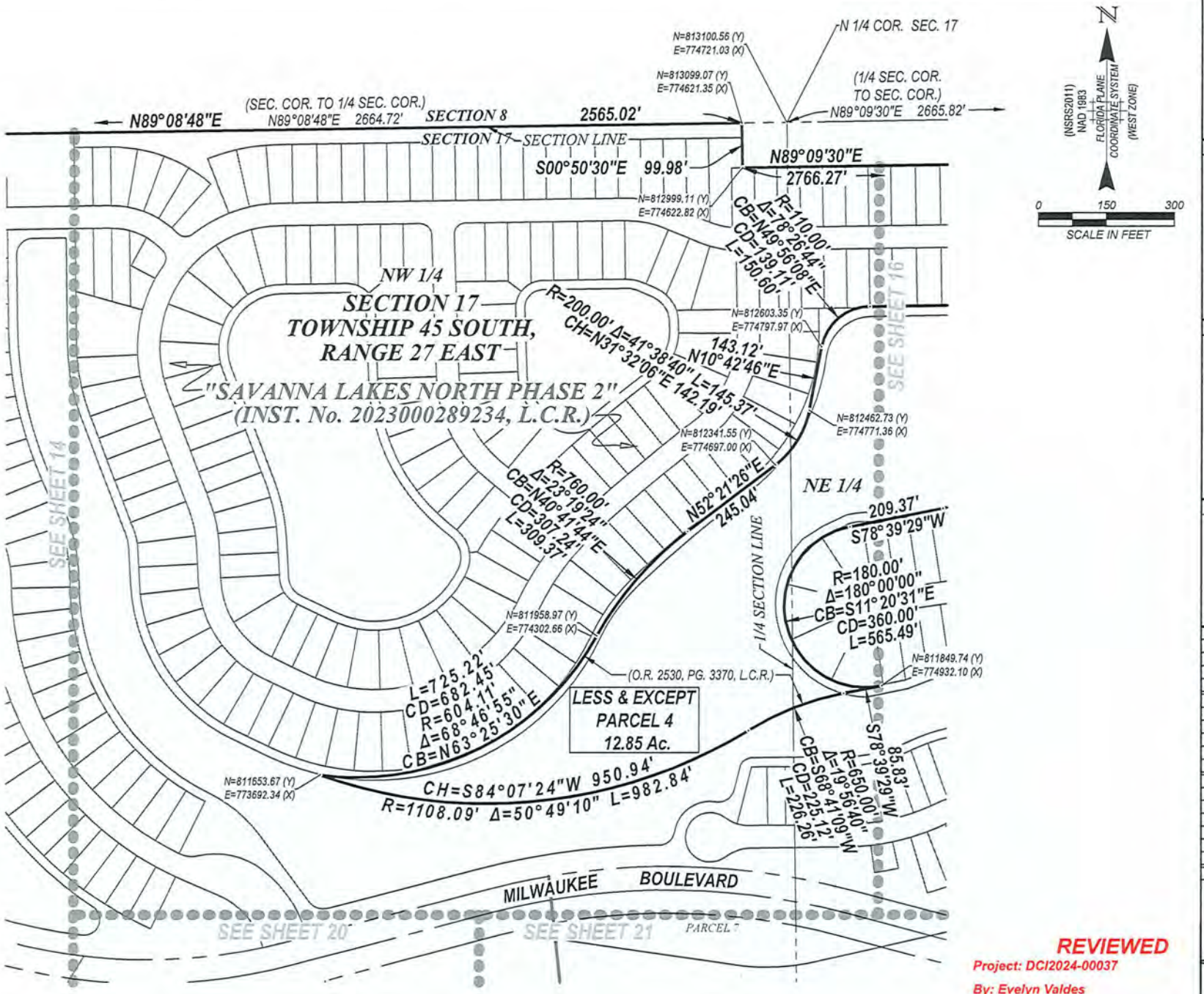
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	14 OF 28



REVIEWED
Project: DCI2024-00037
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Dept: Legal Review
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PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
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PROJECT DESCRIPTION

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MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELOCK
LICENSE NUMBER
5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	15
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED. 5-28-2025 - 10:36 AM
PLOT BY	PETER OLSEN

DRAWING DATA

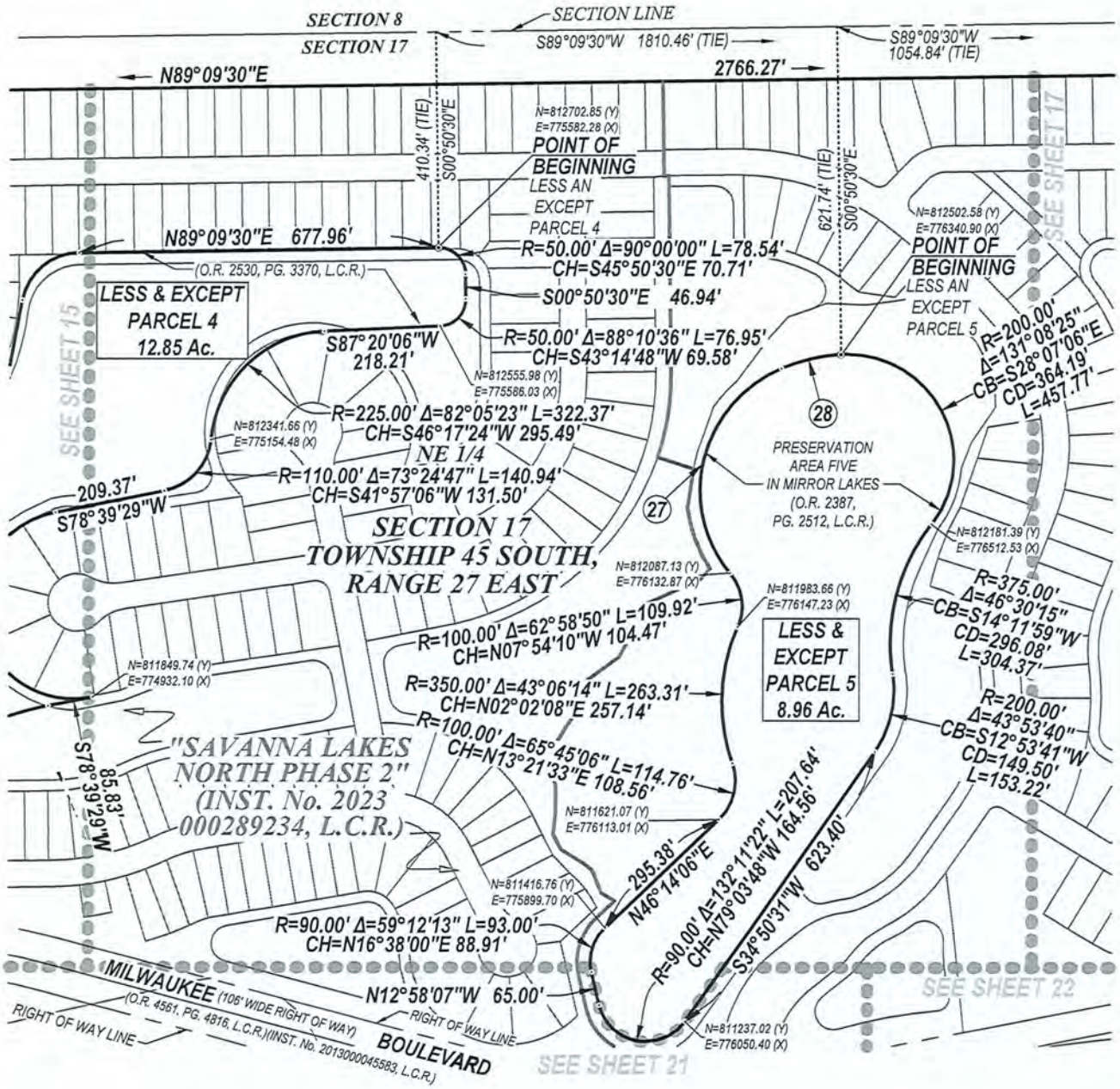
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
24168 17-45-27	15 OF 28



REVIEWED
Project: DCI2024-00037
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Dept: Legal Review
Date: 07/01/2025

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PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83, LEE COUNTY RECORDS

A SUBDIVISION LYING IN SECTIONS 16 THRU 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, PSM, LICENSE No. 3949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	16
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 5-29-2025 - 10:38 AM
PLOT BY	PETER OLSEN

DRAWING DATA

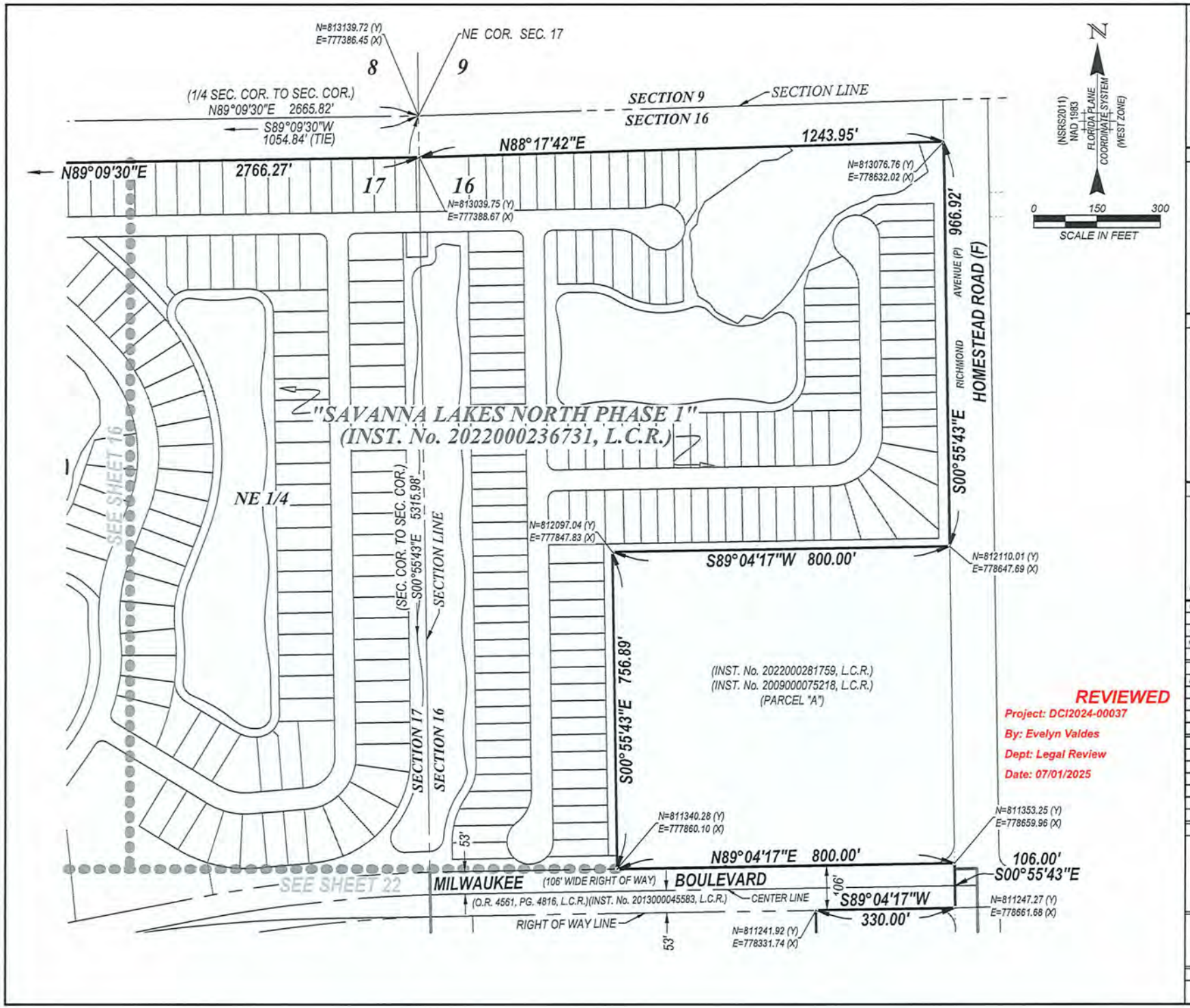
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	16 OF 28



REVIEWED
Project: DCI2024-00037
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Dept: Legal Review
Date: 07/01/2025

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE No. 6949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	17
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED. 5-28-2025 - 10:40 AM.
PLOT BY	PETER OLSEN

DRAWING DATA

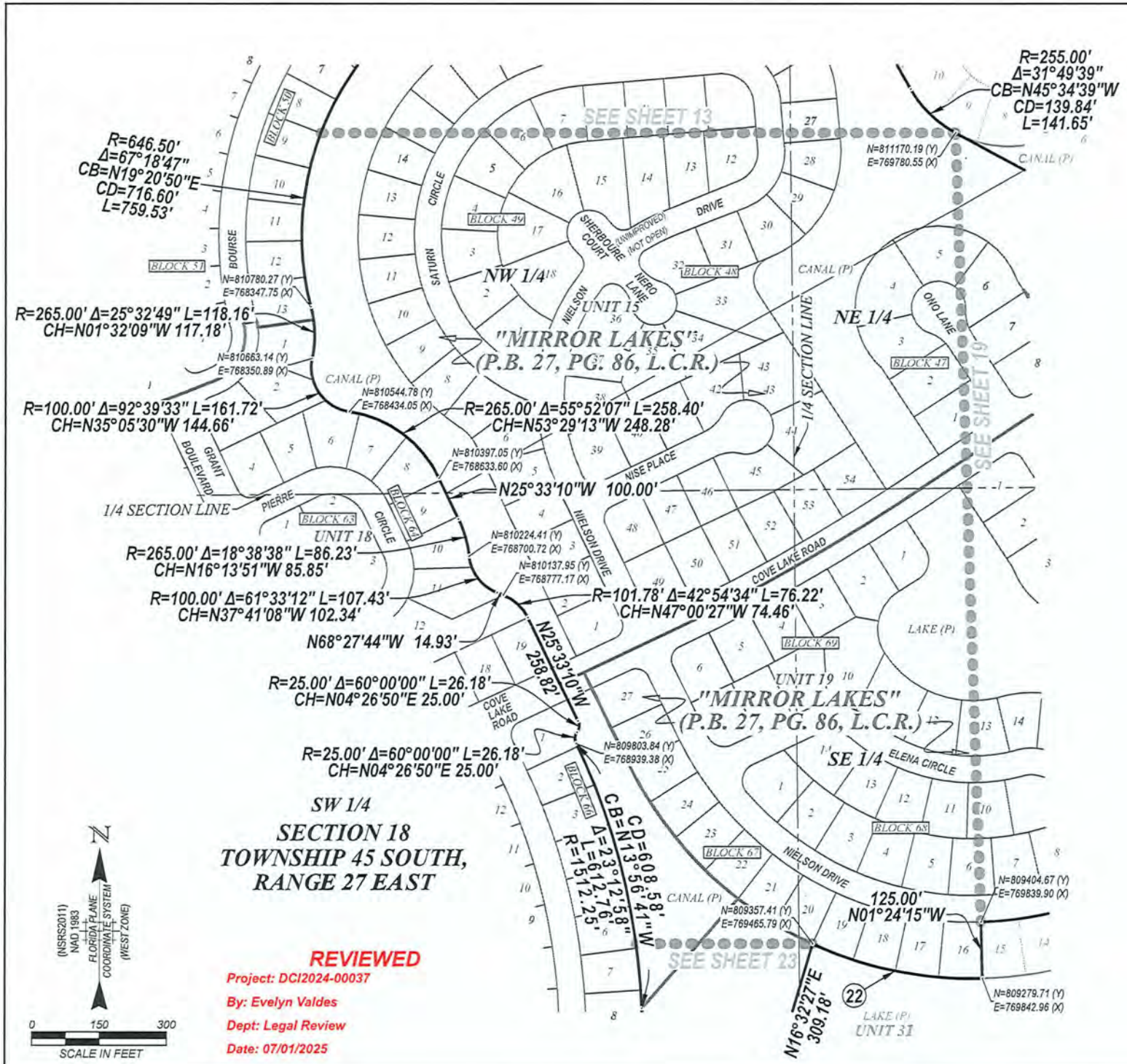
SURVEY DATE	05-26-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	17 OF 28



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

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MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
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TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	18
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 5-28-2025 - 10:42 AM
PLOT BY	PETER OLSEN

DRAWING DATA

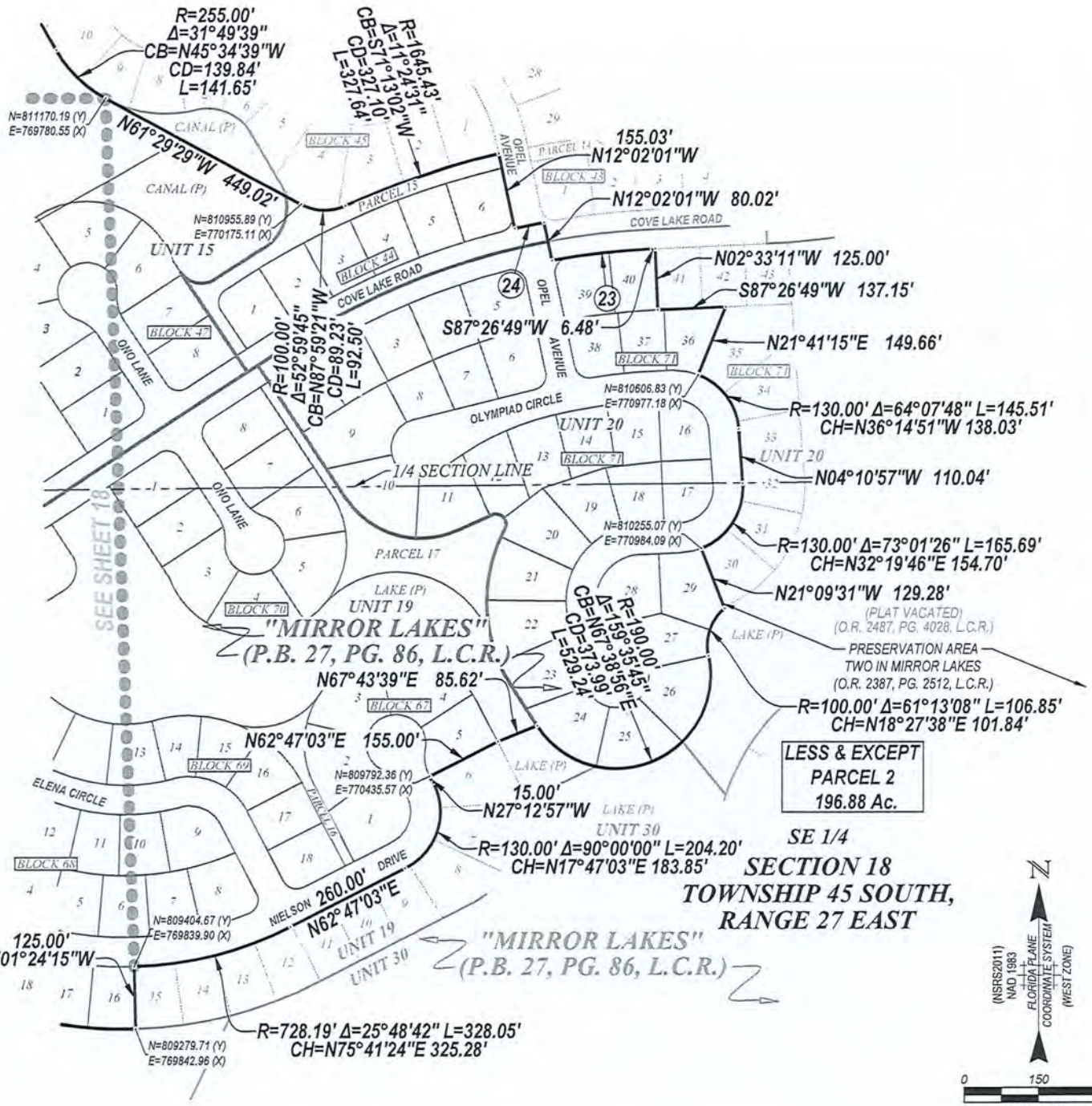
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
24168 17-45-27	18 OF 28



REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER
5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168DM22.DWG
LAYOUT	19
LOCATION	J:\24168\DWG\SURVEY\NOSKETCH\
PLOT DATE	WED, 5-28-2025 - 10:44 AM
PLOT BY	PETER OLSEN

DRAWING DATA

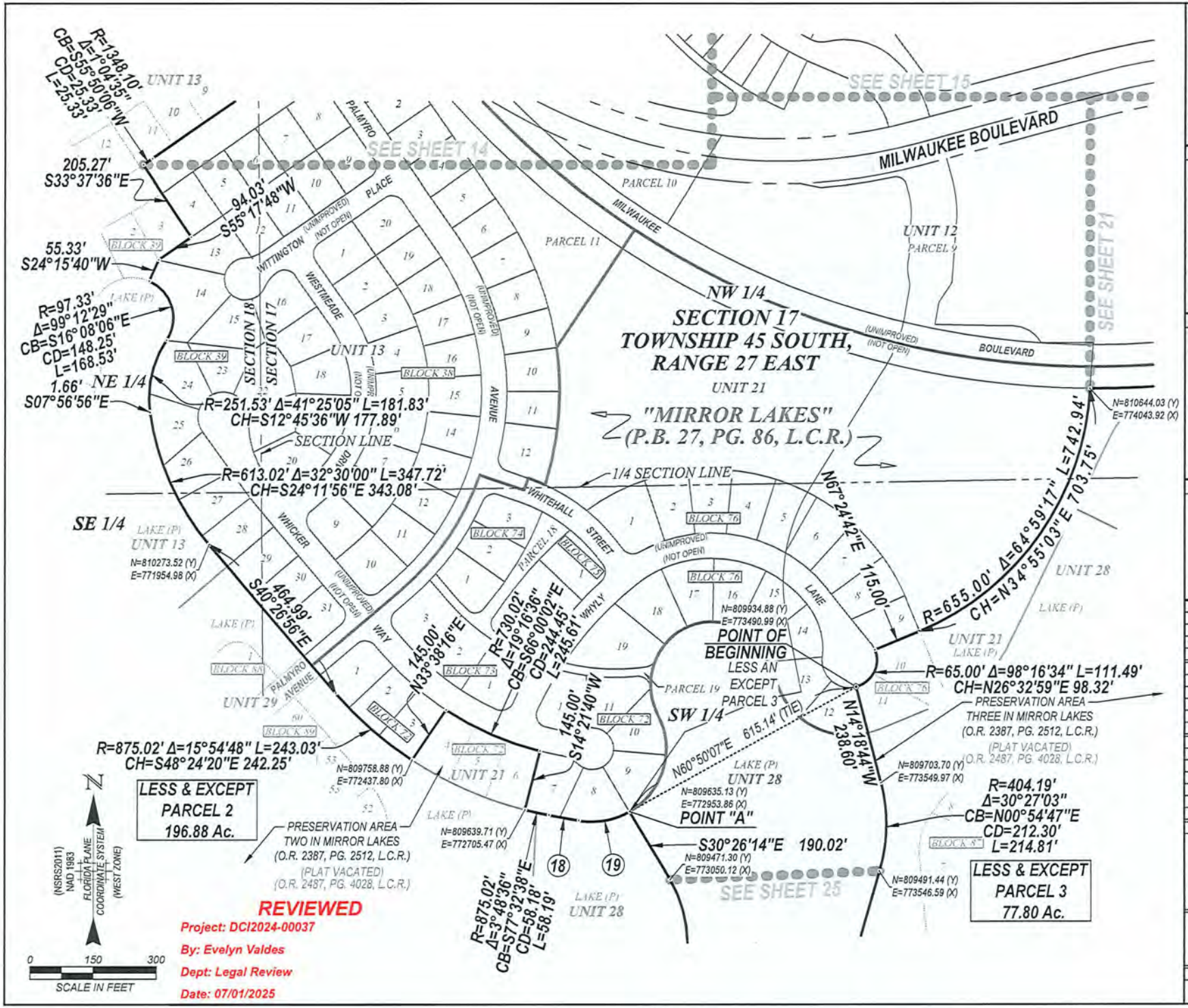
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	19 OF 28



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
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TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER
5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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FILE NAME	24168SK02.DWG
LAYOUT	20
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED. 5-28-2025 - 10:46 AM
PLOT BY	PETER OLSEN

DRAWING DATA

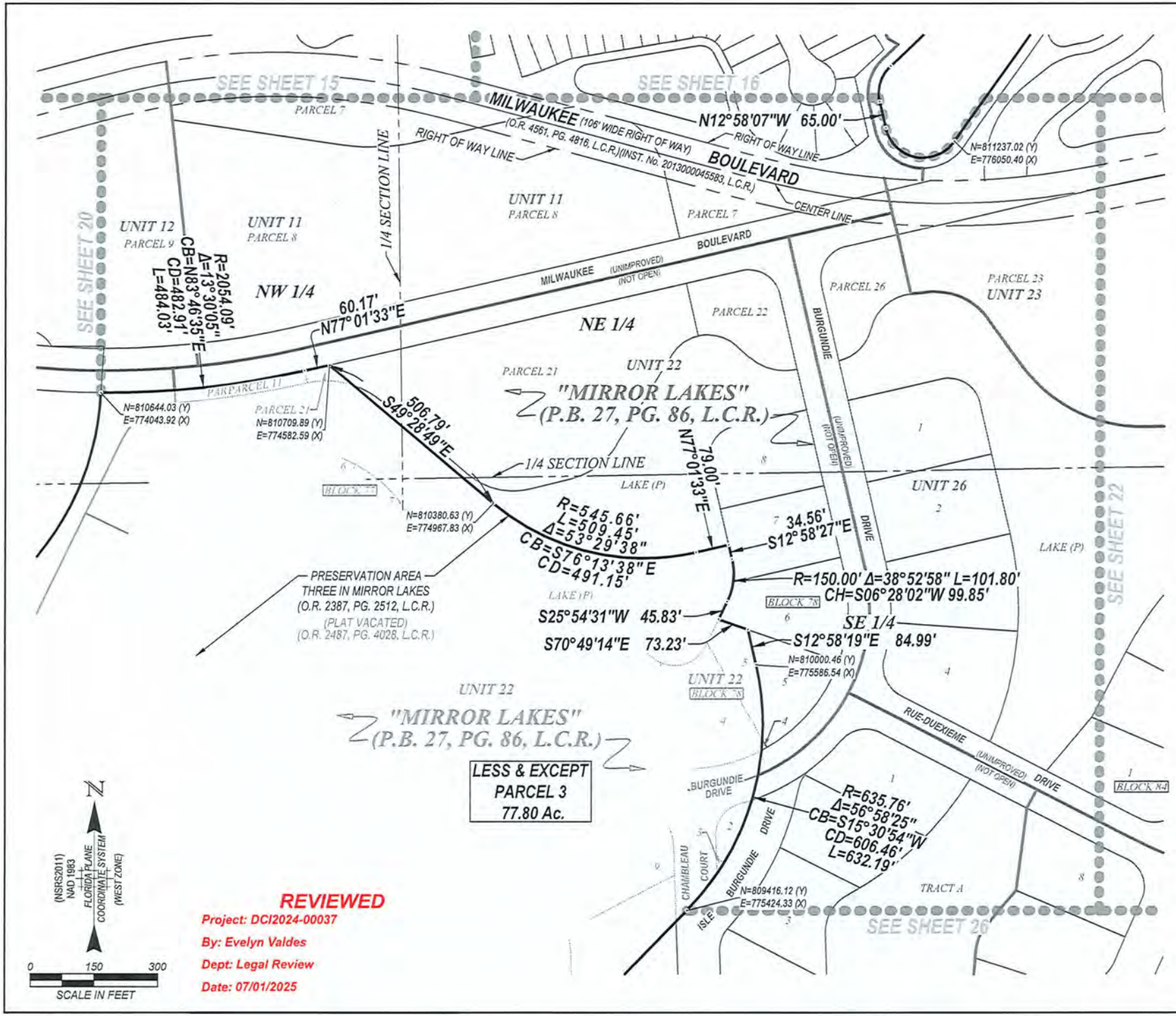
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	20 OF 28



REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

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PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83, LEE COUNTY RECORDS

A SUBDIVISION LYING IN SECTIONS 16 THRU 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, PSM, LICENSE NO. 5949, STATE OF FLORIDA, SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	2?
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 5-28-2025 - 10:48 AM
PLOT BY	PETER OLSEN

DRAWING DATA

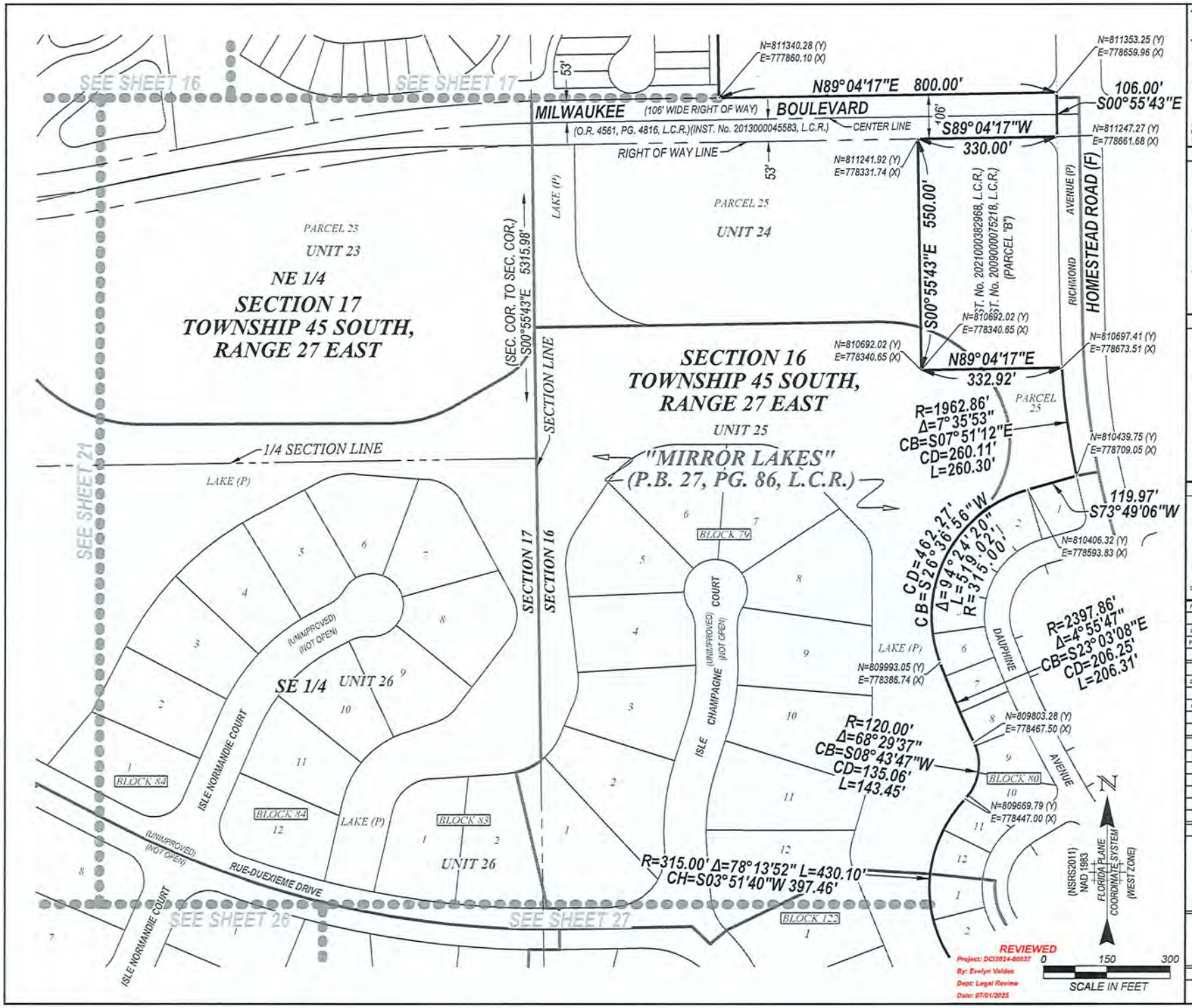
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	21 OF 28



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PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
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PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
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RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
No. 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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FILE NAME	24168SK02.DWG
LAYOUT	22
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED. 5-28-2025 - 10:50 AM
PLOT BY	PETER OLSEN

DRAWING DATA

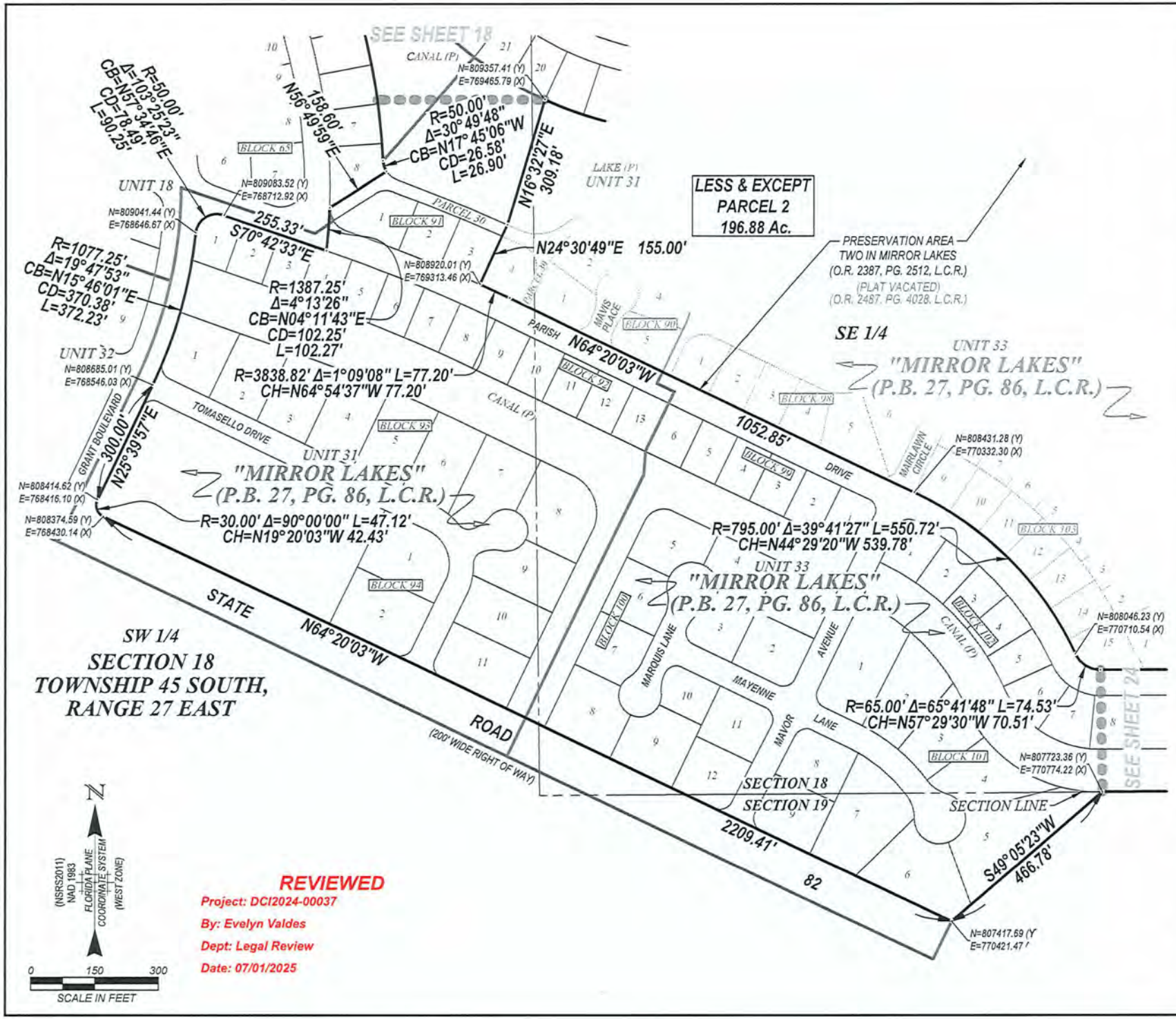
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	22 OF 28



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Project: DCI2024-00037
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Dept: Legal Review
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LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, PSM
LICENSE NUMBER
5949
STATE OF FLORIDA
SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2416ASK02.DWG
LAYOUT	23
LOCATION	J:\24168\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 5-28-2025 - 10:52 AM
PLOT BY	PETER OLSEN

DRAWING DATA

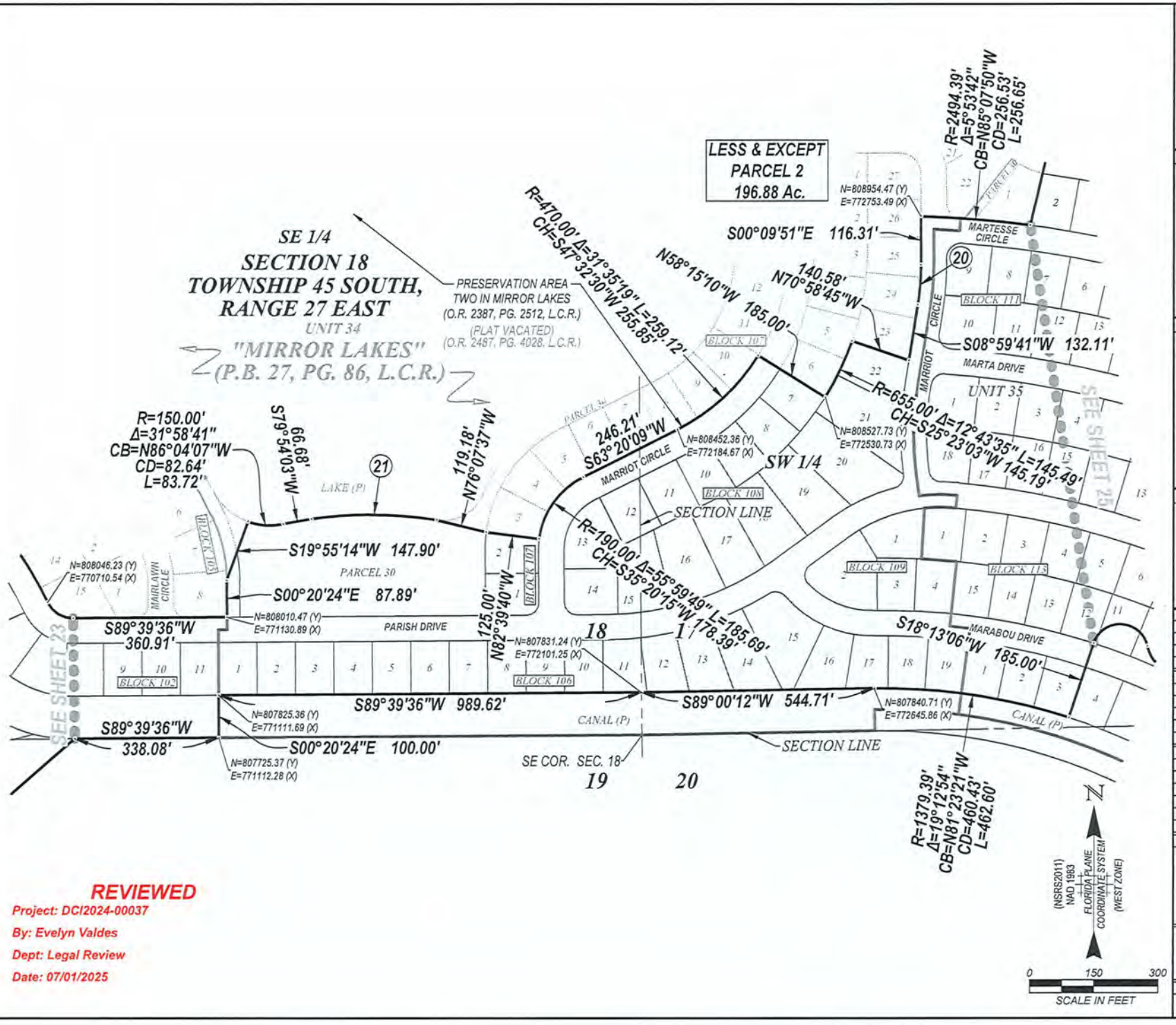
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	23 OF 28



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Project: DCI2024-00037

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Dept: Legal Review

Date: 07/01/2025

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

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LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NO. LS 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	24
LOCATION	J:\24168\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 5-29-2025 - 10:54 AM
PLOT BY	PETER OLSEN

DRAWING DATA

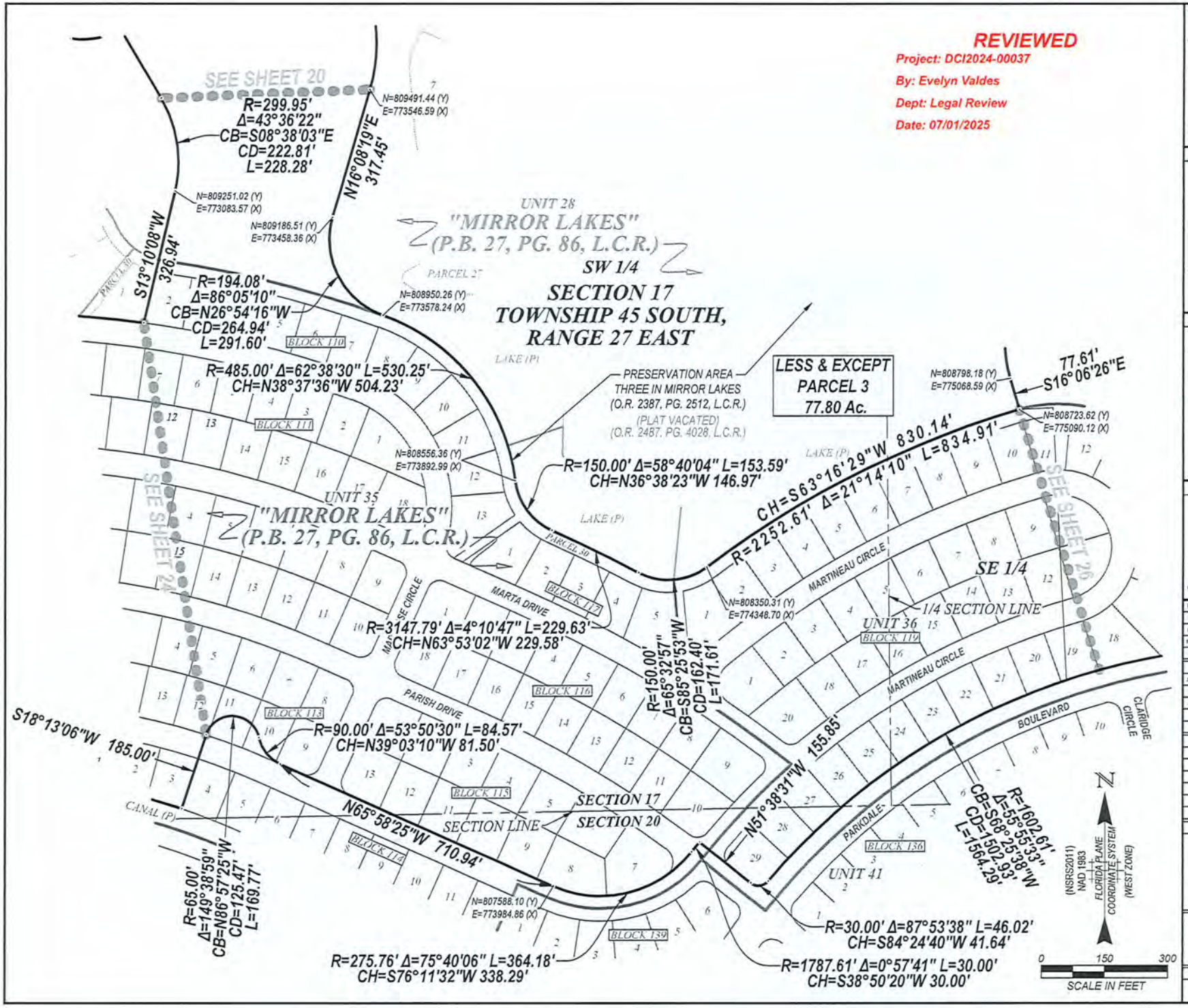
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	24 OF 28



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PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NO. 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24168SK02.DWG
LAYOUT	25
LOCATION	J:\24168\DWG\SURVEY\INDX\SKETCH\
PLOT DATE	WED, 5-28-2025 - 10:56 AM
PLOT BY	PETER OLSEN

DRAWING DATA

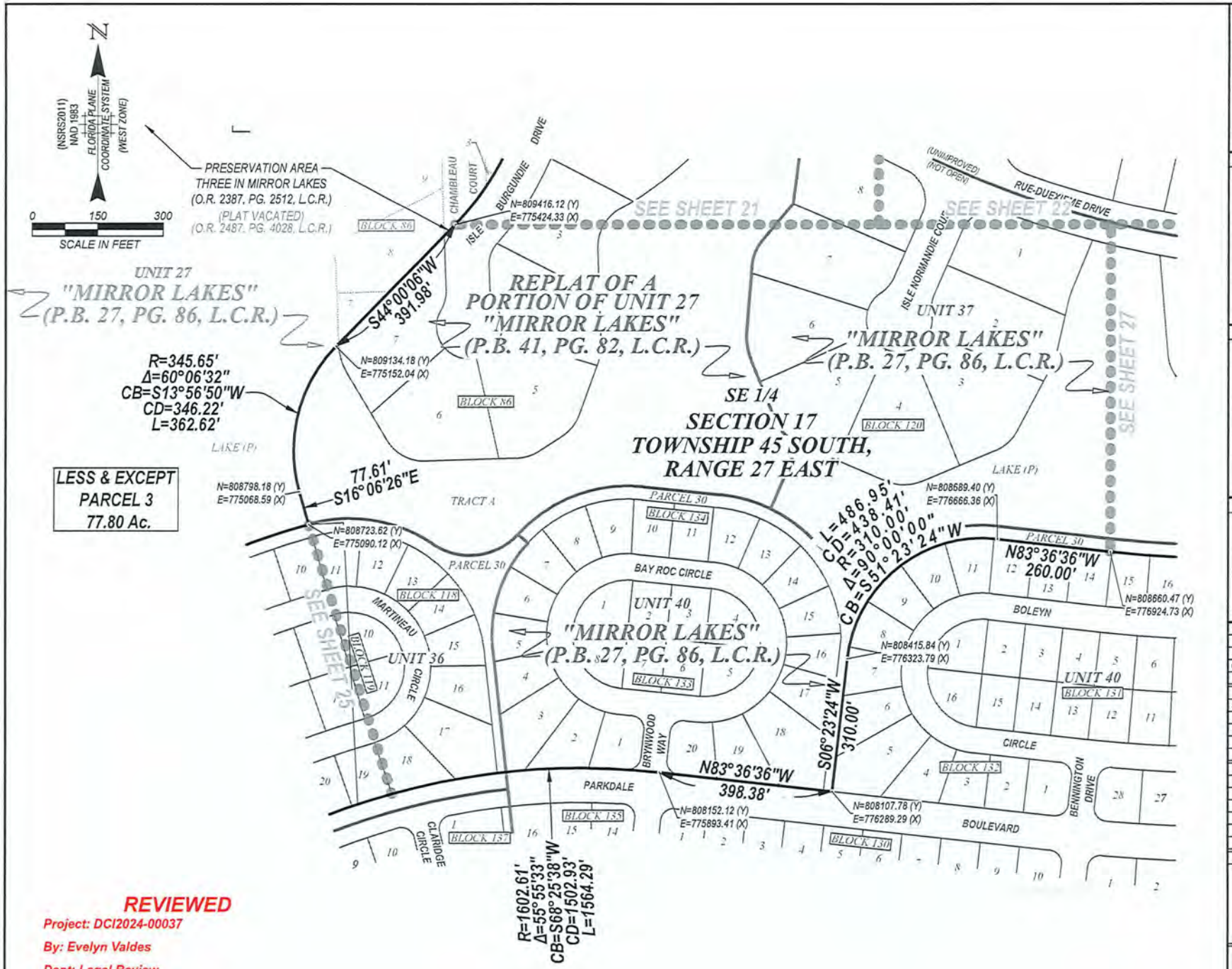
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	25 OF 28



REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

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PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

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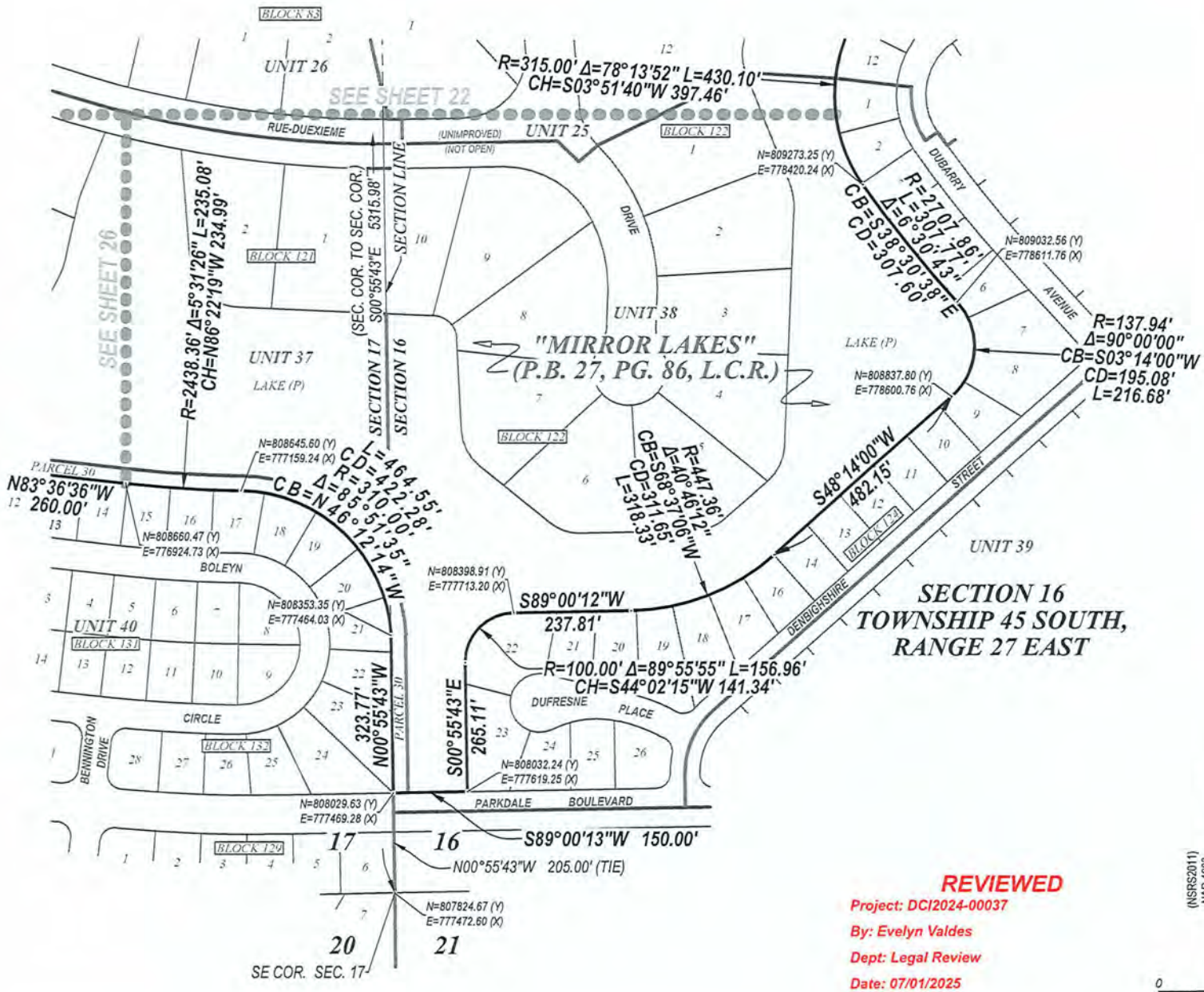
PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	26 OF 28



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LEE COUNTY, FLORIDA

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SURVEYOR AND MAPPER

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FILE NAME	24168SK02.DWG
LAYOUT	27
LOCATION	J:\2416\DWG\SURVEYING\SKETCH\
PLOT DATE	WED, 5-28-2025 - 11:00 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	27 OF 28

COURSE INFORMATION

(1) N10°44'03"E 125.00'
(2) N37°22'17"E 67.50'
(3) N09°27'55"E 125.00'
(4) R=1241.60' Δ=3°57'15" L=85.69' CH=S82°30'42"E 85.67'
(5) S84°29'20"E 26.48'
(6) R=68.03' Δ=65°12'47" L=77.43' CH=S51°52'56"E 73.32'
(7) R=57.55' Δ=20°04'41" L=20.17' CH=S29°18'53"E 20.06'
(8) S01°07'03"W 125.20'
(9) S41°02'13"W 72.83'
(10) S50°50'53"W 57.02'
(11) R=100.97' Δ=46°25'24" L=81.81' CH=S74°03'35"W 79.59'
(12) R=1551.60' Δ=3°27'46" L=93.77' CH=N80°59'50"W 93.76'
(13) S68°24'51"E 75.00'
(14) S32°54'39"E 140.17'
(15) N57°05'21"E 61.01'
(16) R=851.35' Δ=2°54'32" L=43.22' CH=N58°32'37"E 43.22'
(17) S27°58'57"E 60.04'
(18) S79°26'56"E 72.11'
(19) R=175.00' Δ=40°59'38" L=125.21' CH=N80°03'15"E 122.56'
(20) R=594.24' Δ=9°09'32" L=94.99' CH=S04°24'55"W 94.89'
(21) R=975.56' Δ=17°16'22" L=294.10' CH=N89°30'16"W 292.99'
(22) R=853.19' Δ=26°05'12" L=388.46' CH=S78°21'39"E 385.11'
(23) R=1410.43' Δ=8°15'43" L=203.38' CH=S83°18'58"W 203.20'
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(25) S88°52'57"E 59.16'
(26) R=410.00' Δ=35°30'13" L=254.06' CH=N39°20'15"E 250.01'
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(28) R=345.00' Δ=19°15'25" L=115.95' CH=N76°40'59"E 115.41'

REVIEWED
Project: DCI2024-00037
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Dept: Legal Review
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PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	05-28-2025
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SCALE	
FIELD BOOK	

PLAN REVISIONS	

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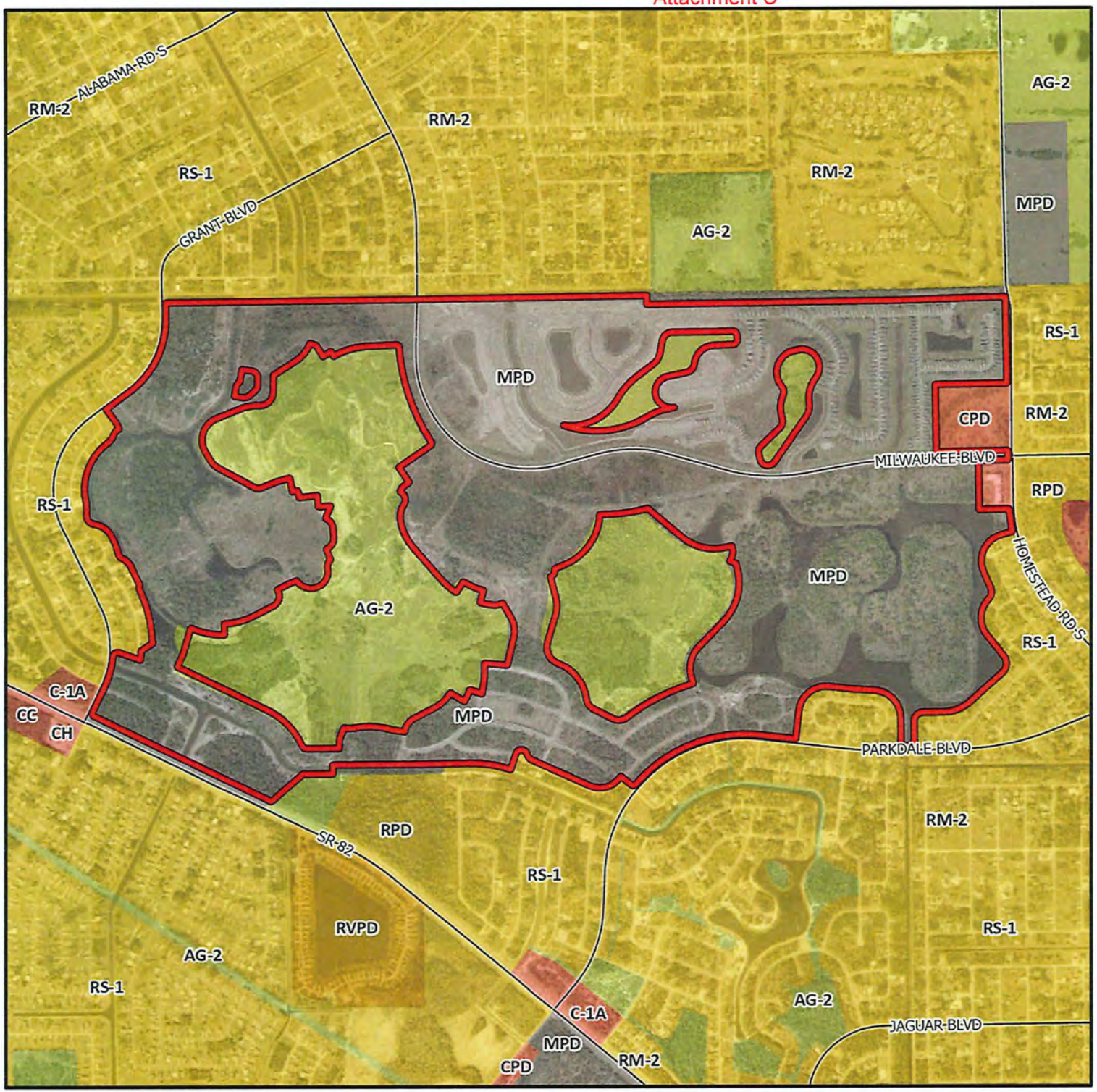
Attachment C



DCI2024-00037

Zoning

Subject Property

N
W
E
S

0 1,000 2,000 3,000
Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS
As revised by the Hearing Examiner

CONDITIONS

1. **Master Concept Plan and Approved Development Parameters**

Master Concept Plan (MCP). Development must be substantially consistent with the two-page Master Concept Plan Entitled "Savanna Lakes Lee County, Florida", last revised 5/16/2025, attached as Exhibit B1.

Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC, except where deviations are approved in this resolution. Amendments to the MCP or conditions will be subject to further development approvals.

Approved Development Parameters. Development is limited to a maximum of 2,300 dwelling units and 30,000 square feet of commercial floor area. The maximum building height is 45 feet.

Resolution Supersedes Prior Approvals. This resolution codifies and supersedes Resolution Z-99-049, and amendments ADD2003-00129, Resolution Z-06-074, ADD2019-00207, and ADD2022-00068.

2. **Schedule of Permitted Uses and Property Development Regulations**

a. Permitted Uses

Accessory uses and structures
Administrative Offices
ATM (Automatic Teller Machine)
Automobile Service Station
Banks and Financial Establishments
Bed and Breakfast
Business Services, Group I
Car Wash
Cleaning and Maintenance Services
Clothing Stores, General
Clubs:
- Country
- Commercial
- Fraternal
- Membership
  - Organization
  - Private

Consumption on Premises

Convenience Food and Beverage Store
Cultural Facilities
Day Care Center, Child, Adult
Drive-through Facility for any Permitted Use
Drugstore, Pharmacy
Dwelling unit:
- Single family
- Duplex
- Two-family attached
- Townhouse
- multiple-family building

EMS, Fire, or Sheriff's Station
Essential Services
Essential Services Facilities, Group I
Excavation:
- Water Retention

Fences, Walls
Food and Beverage Services, Limited
Food Stores, Group I
Gift and Souvenir Shop
Hardware Store
Health Care Facilities, Groups I, II, and III
Heliport or Helistop
Hobby, Toy, and Game Shops
Home Care Facility
Household and Office Furnishings, All Groups
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Stores
Library
Medical Office
Non-store Retailers, All Groups
Parcel and Express Services
Package Store
Paint, Glass, and Wallpaper
Parking Lot:
Accessory
Commercial
Garage
Temporary
Personal Services, Groups I, II, III, and IV
Pet Shop
Pharmacy
Place of Worship
Post Office
Real Estate Sales Office

Recreation, Commercial, Groups I, III, and IV
Recreational Facilities, Personal and Private, on-site
Religious Facilities
Rental or Leasing Establishments, Groups I, II, and III
Repair Shops, Groups I, II, III, and IV
Restaurant, Fast Food
Restaurant, Groups I, II, III, and IV
Retail and Wholesale Sales, incidental and subordinate to a permitted principal use on the same premises
Self Service Fuel Pumps
Signs

b. Property Development Regulations

Property development regulations are attached as Exhibit B2.

3. Pedestrian and Bicycle Access to School Buses

Development Order plans must include safe pedestrian and bicycle access to school bus stops. The site plan must depict locations for school buses to stop, load and unload students in each residential development pod. Plans must also include a dedicated area for students to wait for the school bus. These waiting areas must be outside road rights-of-way and coordinated with the Lee County School District.

4. Open Space

Project open space must be substantially consistent with the MCP.

5. Environmental Conditions

a) Gopher Tortoise Survey. Development order submittals must include an updated survey of gopher tortoise habitat consistent with LDC requirements. The survey is subject to review and approval by County staff.

b) Gopher Tortoise Management Plan. If gopher tortoises will remain on the property, development order submittals must include the gopher tortoise permit issued by Florida Fish and Wildlife Conservation Commission (FWC) along with an LDC compliant Gopher Tortoise Management Plan.

c) Gopher Tortoise Relocation Permit. If developer obtains a relocation permit, development order submittals must include an LDC compliant Gopher Tortoise Management Plan. If developer secures an incidental take permit, developer must move gopher tortoises and commensal species out of harm's way to a fenced upland preserve area during construction. Development order submittals must include an approved plan outlining the method of moving the tortoises out of harm's way and construction of a gopher tortoise fence.

d) Alligator Management Plan. Development order submittals must include a detailed Alligator Management Plan. The Management Plan must include:

1. Distribution of educational literature or lectures for residents concerning human/alligator interaction.

2. The location and wording of warning signs designed to prevent feeding or harassment of alligators.

6. Hurricane Impact Mitigation

a. Property Owner Association. Development order submittals for tracts with residential units must establish a homeowners'/residents' association. The association must conduct annual educational programs, in conjunction with Emergency Management staff, offering literature, brochures, and speakers for Hurricane Awareness Preparedness Seminars describing the risks of natural hazards. The intent of education program is to educate residents on actions to mitigate the dangers associated with hurricanes.

b. Hurricane Evacuation Plan. Developer must formulate an emergency hurricane notification and evacuation plan for the development. The plan is subject to review and approval by Lee County Office of Emergency Management.

7. Gated access

If project access is through an unmanned security gate, the entry must be equipped with an override switch installed for emergency vehicles to gain entry.

8. Milwaukee Road Improvements

Prior to Certificates of Compliance/Occupancy for vertical development, the developer, or his designee, must extend Milwaukee Boulevard from its terminus at the intersection of Homestead Road in a northwesterly direction approximately two miles to intersect the southerly terminus of Beth Stacey Boulevard. The roadway must be constructed to county standards, based upon the functional classification of the road. If construction has begun and is proceeding in a reasonable manner, Certificates of Compliance/Occupancy may be issued for non-retail uses and no more than 30,000 square feet of retail development provided the Milwaukee Boulevard/Homestead Road intersection has been established.

9. Height

Buildings and structures may exceed 35 feet in height provided required street, side, and rear setbacks are increased by one-half foot for every one foot the building/structure exceeds 35 feet in height. Buildings and structures may not exceed 45 feet in height.

10. Landscape Buffers

Buffers must be provided in accordance with Lee County LDC §10-416(d) for the multi-family and commercial areas. No buffering is required for single-family conventional or attached or two-family units.

11. Charwood Avenue

Developer may not use Charwood Avenue for construction vehicles larger than standard pickup trucks. Direct construction access to Charwood Avenue is prohibited. The developer must post signs at all construction entrances advising drivers that concrete and fill trucks may not use Charwood Avenue. As part of the contract for each fill and concrete contractor, the developer must include written notice to the contractors advising of the Charwood Avenue use prohibition.

12. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if Applicant undertakes actions in violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Property Development Regulations. Deviation 1 seeks relief from LDC §§34-695, 34-715 and 34-844 requirements for property development regulations for residential uses, to allow the property development regulations set forth in Exhibit B2.

   Deviation **APPROVED**

2. Building Separation. Deviation 2 seeks relief from LDC §34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the heights or 20 feet, whichever is greater, to allow a 10-foot minimum building separation.

   Deviation **APPROVED,** subject to the condition that the development orders submittals include letters of approval from the fire district.

3. Lots Created After January 28, 1983. Deviation 3 seeks relief from LDC §34-2222(1), which requires a 15-foot increase in minimum lot widths for corner lots, to allow a minimum increase of 10 feet for corner lots.

   Deviation **APPROVED,** subject to compliance with LDC visibility/sight distance requirements.

4. Intersection Separation. Deviation 4 seeks relief from LDC §10-285(a) requirement for a 660-foot minimum intersection separation distance on arterial roadways, to allow a 400-foot intersection separation distance on Milwaukee Boulevard near Preston Street.

   Deviation **APPROVED**.

5. Open Drainage Easements. Deviation 5 seeks relief from LDC §10-328(a) requirement to provide a minimum 20-foot-wide maintenance easement along water courses, to eliminate the maintenance easement in areas that do not abut single-family lots and allow a 15-foot-wide maintenance easement for areas directly abutting single-family lots.

   Deviation is **APPROVED** subject to the condition that development order submittals include evidence of South Florida Water Management District approval.

6. Sign Setback. Deviation 6 seeks relief from LDC §30-152(2) requirement to provide a minimum 15-foot setback for identification signs from rights-of-way/easements, to allow a zero-foot setback.

   Deviation **APPROVED** subject to compliance with LDC minimum vehicle visibility sight distances.

7. Indigenous Open Space. Deviation 7 seeks relief from LDC §10-415(b)(1) requirement to meet 50 percent of the open space requirement through preservation of indigenous native vegetation, to allow conservation easement areas controlled by the Lehigh Acres Municipal Services Improvement District (LAMSID) to satisfy the requirement.

   Deviation **APPROVED** subject to the following conditions:

   a. Development order submittals must demonstrate the developer/applicant must designate 10 acres of existing indigenous preservation within the highest quality native indigenous plant communities on-site. These areas located in Tract K include pine flatwoods/palmetto prairie along the north property line and pine flatwoods/cabbage palm forest in the center of the property.
   b. Onsite LAMSID conservation easement area(s) satisfy the required 193.65 acres of indigenous preservation. If the conservation easement area ever contains less than 193.65 acres of existing indigenous vegetation, Developer or their successor must satisfy the indigenous preservation requirement through any combination set forth below:

      I. existing indigenous community within the 840-acre MPD;
      II. on-site creation/restoration of indigenous plant communities;
      III. off-site mitigation consistent with LDC § 10-415(b)(3).

      Developer is not required to provide additional indigenous vegetation if the quantity of indigenous vegetation is reduced by hurricanes, lightning strikes, drought, or other acts of God.

8. Property Development Regulations. Deviation 8 seeks relief from LDC §§34-844 establishing property development regulations for the commercial uses, to allow the property development regulations in Condition 2b above.

   Deviation **APPROVED**.

9. Intersection Separation. Deviation 9 seeks relief from LDC §10-285(a) requirement to provide a 660-foot minimum intersection separation distance for arterial roadways, to allow a 450-foot separation distance on Milwaukee Boulevard near Homestead Road.

   Deviation **APPROVED**.

10. Signs. Deviation 10 seeks relief from LDC §30-152(3) requirement to provide a minimum 15-foot setback for identification signs from rights-of-way/easements, to allow a zero-foot setback.

    Deviation **APPROVED,** subject to LDC minimum vehicle visibility sight distances.

11. Dead-end Streets. Deviation 11 seeks relief from LDC §10-296(k)(1), which requires dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate circular turnarounds in seven locations on the MCP where there is less than 150 feet of roadway from the nearest intersection.

    Deviation **APPROVED**, limited to locations depicted on MCP.

12. Excavation Setbacks. Deviation12 seeks relief from LDC §10-329(d)(1)a.3., which requires a minimum setback of 50 feet between an excavation and a private property line under separate ownership, to allow a minimum setback of 30 feet.

    Deviation **APPROVED**, limited to locations depicted on MCP.

Exhibits to Conditions:

B1 Master Concept Plan "Savanna Lakes Lee County, Florida", revised 5/16/2025.
B2 Property development regulations.

EXHIBIT B-1

RESIDENTIAL TRACTS	
TRACT	AREA (AC)
A	11.4
B	9.7
C	6.8
D	17.5
E	8.4
F	14.7
G	19.4
H & I	49.6
J	5.3
K	18.4
L	17.5
M	15.3
N	12.8
O	17.3
P	15.3
Q	19.7
R	2.9
S	39.3
T	14.0
U	33.2
V	18.7
W	2.0
TOTAL	369.2

LAND USE TABLE	
USE	ACREAGE
LAKES	171.7 AC
PRESERVE	334.4 AC
RESIDENTIAL	369.2 AC
PRIVATE ROW	91.6 AC
MILWAUKEE ROW	19.5 AC
COMMON OPEN SPACE	137.9 AC
TOTAL	**1124.3 AC**

REQUIRED OPEN SPACE
±823 AC - ±51.6 AC (PROPOSED 346 SFD LOTS OF 6,500 SF OR GREATER LOCATED WITHIN PORTIONS OF RESIDENTIAL TRACTS S, T, U, & V) = ±771.4 AC

±771.4 AC X 0.4 (40%) = ±308.6 AC

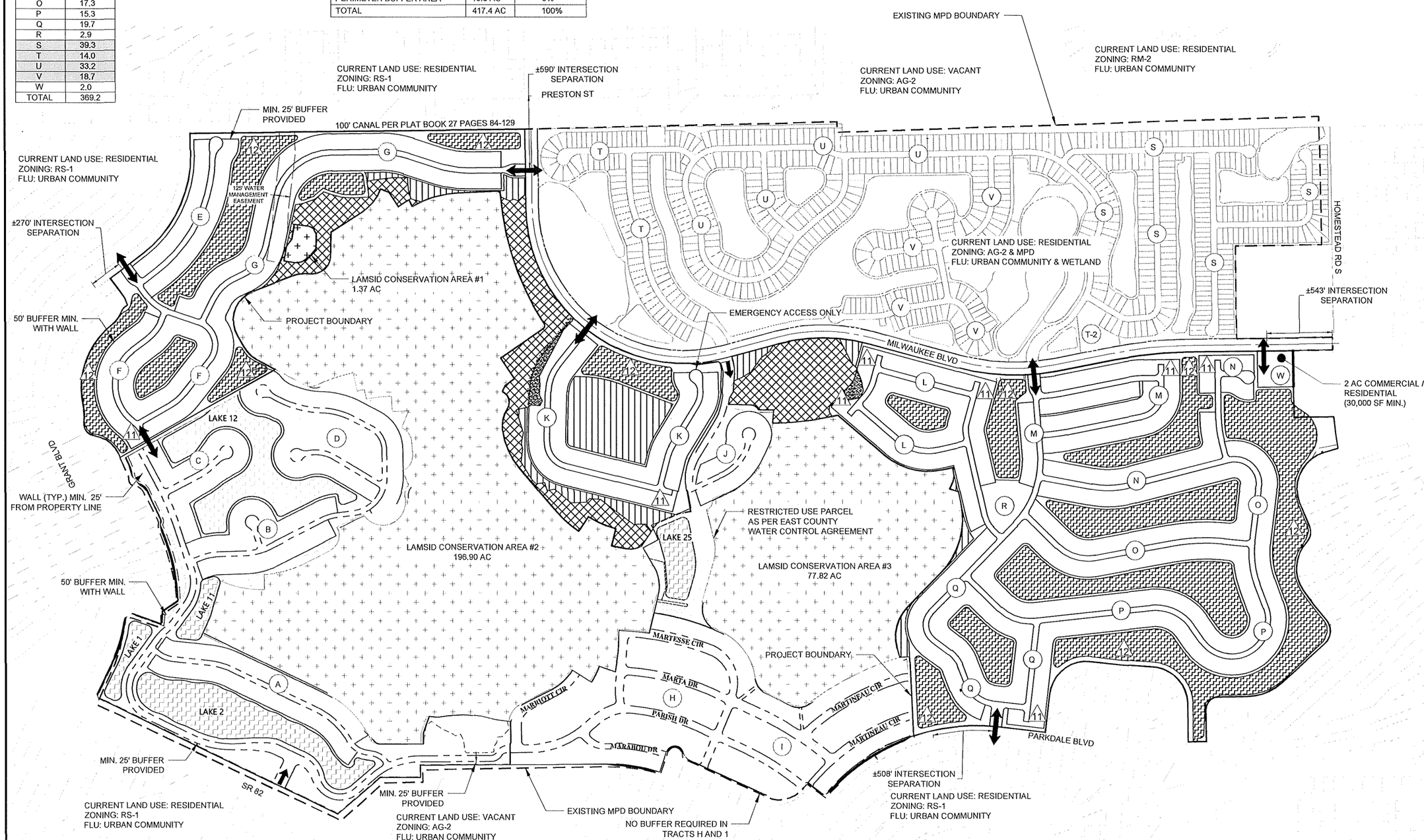
PROVIDED OPEN SPACE		
AREA	ACREAGE	PERCENTAGE
LAMSID CONSERVATION AREAS	285.1 AC	68%
LAMSID LAKE #2	12.9 AC	3%
ADDT'L CONSERVATION AREAS	98.9 AC	24%
RESTRICTED USE AREA	7.0 AC	2%
PERIMETER BUFFER AREA	13.5 AC	3%
TOTAL	417.4 AC	100%

DENSITY SUMMARY
2300 UNITS

LEGEND
- ACCESS POINT
- LAKE
- PRESERVE
- IMPACTED PRESERVE PREVIOUSLY APPROVED IN ADD2022-00068
- # DEVIATION

N / W / E / S

0 200 400 800
SCALE IN FEET



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SAVANNA LAKES

LEE COUNTY, FLORIDA

FILE NAME	24168Z02.DWG
LOCATION	J:\24168\DWG\ZONING\
PLOT DATE	THU, 5-22-2025 - 8:47 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS
BASEPLAN = 24168Z00.DWG

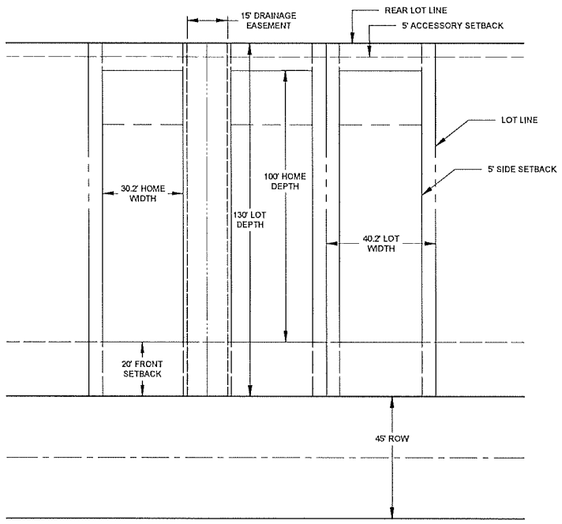
PLAN REVISIONS

5-16-25	REVISIONS PER COUNTY COMMENTS

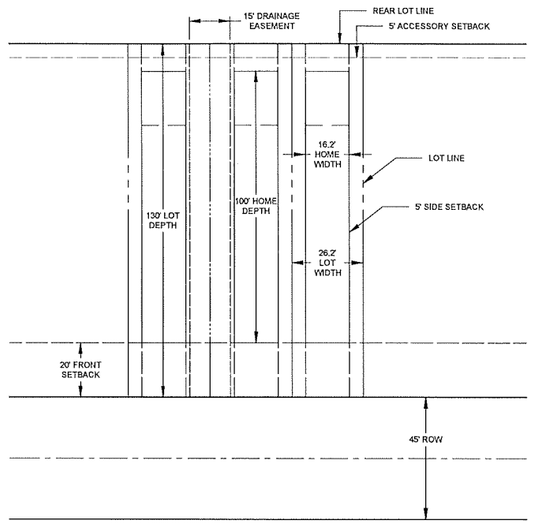
PLAN STATUS

MASTER CONCEPT PLAN

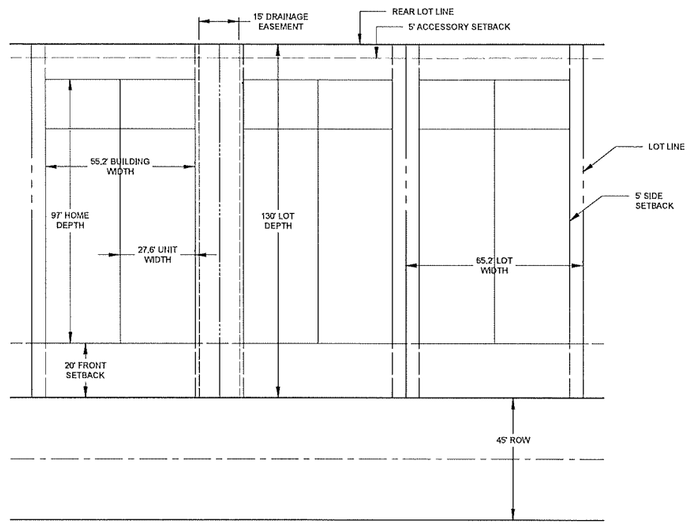
PROJECT / FILE NO.	SHEET NUMBER
24168	1.0



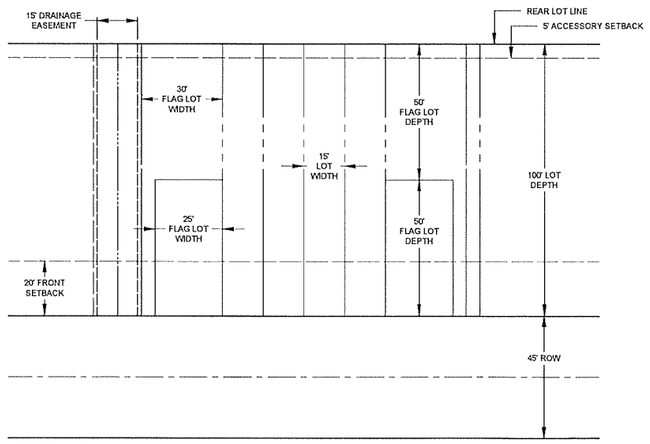
TYPICAL 40' SINGLE FAMILY LOT DETAIL



TYPICAL 26' SINGLE FAMILY LOT DETAIL



TYPICAL TWIN VILLA LOT DETAIL



TYPICAL TOWNHOME LOT DETAIL

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

SAVANNA LAKES

LEE COUNTY, FLORIDA

FILE NAME	24168Z02.DWG
LOCATION	J:\24168\DWG\ZONING\
PLOT DATE	THU, 5-22-2025 - 8:47 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24168Z00.DWG

PLAN REVISIONS

PLAN STATUS

TYPICAL LOT DETAILS

PROJECT / FILE NO.	SHEET NUMBER
24168	2.0

2. b. Site Development Regulations - RESIDENTIAL

RESIDENTIAL	*SINGLE FAMILY* DETACHED VILLAS	*SINGLE FAMILY* DETACHED REGULAR	2-FAM. ATTACHED / TOWNHOUSE	*MULTIPLE-FAMILY* HOUSING	*ALL USES* ALLOWED IN THE TOWN CENTER/CLUB HOUSE AREAS	AMENITY AREA
MINIMUM LOT AREA (SQUARE FOOTAGE)	2,500 SF	4,000 SF	1,200 SF / UNIT	10,000 SF	7,500 SF	7,500 SF
MINIMUM LOT SIZE	25' X 100'	40' X 100'	15' X 80'	100' X 100'	75' X 100'	75' X 100'
MINIMUM CORNER LOT SIZE	25 X 100'	40' X 100'	15' X 80'	110' X 100'	85' X 100'	85' X 100'
FRONT SETBACK FOM STREET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET
SIDE SETBACK FROM STREET	15 FEET	15 FEET	15 FEET	15 FEET	15 FEET	15 FEET
SIDE SETBACK	5 FEET	5 FEET	5'/0'	15 FEET	10 FEET	10 FEET
REAR SETBACK	5 FEET	5 FEET	5 FEET	20 FEET	10 FEET	10 FEET
MIN. BUILDING SEPARATION	N/A	N/A	10 FEET	10 FEET	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET / 3 STORIES	35 FEET / 3 STORIES	35 FEET / 3 STORIES	35 FEET / 3 STORIES	45 FEET OR 3 STORIES, WHICHEVER IS THE LESSER AMOUNT	35 FEET / 3 STORIES
MAXIMUM LOT COVERAGE (%)	65%	65%	65%	60%	60%	60%
				TOTAL MAXIMUM BUILIDNG SQUARE FOOTAGE	40,000 SQUARE FEET	

EXHIBIT B2

2. b. Site Development Regulations – COMMERCIAL

MINIMUM LOT SIZE	10,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM SETBACKS:	
STREET	VARIABLE ACCORDING TO THE FUNCTIONAL CLASSIFICATION OF THE STREET OR ROAD (LEE COUNTY LAND DEVELOPMENT CODE §34-2192)
SIDE	15 FEET
REAR	25 FEET
WATER	25 FEET
MAXIMUM LOT COVERAGE	60%
MAXIMUM BUILDING HEIGHT	THREE STORIES, OR 45 FEET, WHICHEVER IS THE LESSER AMOUNT

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Adam Mendez

Applicant Representatives:

1. Richard Akin, Esq.
2. Daniel DeLisi, AICP
3. Bridgette Thebault, Senior Ecologist
4. Ted Treesh
5. Jeff Wasko, PE

Public Participants:

1. Derek Felder
2. Andrea Keppel
3. Marsha Stephen
4. Hary Usaquen
5. Johanna Barahona

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. DCD Staff Report with attachments for DCI: Prepared by Adam Mendez, Principal Planner, date received August 19, 2025 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. 48-Hour Notice: Email from Adam Mendez to Maria Perez, with copies to Richard Akin, Esq., Dan DeLisi, Jeff Wasko, and Brienne Cherry, dated Monday, September 15, 2025, 11:44 AM (multiple pages – 8.5"x11")

3. PowerPoint Presentation: Prepared by Lee County Staff for DCI2024-00037, Savanna Lakes MPD (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

1. 48-Hour Notice: Email from Richard Akin, Esq., to Hearing Examiner and Maria Perez, with copies to Dan DeLisi, Jeff Wasko, and Adam Mendez, dated Monday, September 15, 2025, 11:02 AM (3 pages – 8.5"x11")

2. PowerPoint Presentation: Prepared DCI2024-00037, Savanna Lakes MPD, dated September 18, 2025 (multiple pages – 8.5"x11")[color]

3. Master Concept Plan: Prepared by Barraco and Associates, Inc., for Pinnacle Development, last revised May 16, 2025 (3 pages – 8.5"x11")

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

DCI2024-00040
North Captiva LCEC Essential Service Facility

CASE NUMBER & NAME:	DCI2024-00040 / North Captiva LCEC Essential Service Facility
REQUEST:	Request to rezone 0.24± acres from Residential Single family (RS-1) to Community Facilities Planned Development (CFPD), to allow for Administrative Office, Essential Service Facilities, Group I, and Temporary Employee Housing.
RESOLUTION NUMBER:	Z-25-015
LOCATION:	Access Undetermined, Captiva, FL 33924, North Captiva Community Planning Area, Lee County, FL
OWNER:	Lee County Electric Cooperative, Inc.
APPLICANT:	Lee County Electric Cooperative, Inc.
AGENT:	Linda Miller Avalon Engineering, Inc. 2506 Del Prado S., Suite 200 Cape Coral, Florida 33904
HEARING EXAMINER RECOMMENDATION:	Approval, subject to conditions and deviations.
PARTICIPANTS:	1. Lacey Farley 2. Scott Farley 3. Jonathan Flyte 4. Daryl Max Forgey 5. Richard Gross 6. Alex Murphy 7. Mark Muller 8. Duncan Rosen 9. Kasey Stilson 10. Taylor West 11. David Wilcox 12. Desiree Wilson

Summary of Hearing Examiner Recommendation

NORTH CAPTIVA LCEC ESSENTIAL SERVICE FACILITY

Applicant seeks to locate an electrical substation on Upper Captiva to improve service for island residents. The proposed facility includes office space and employee housing to accommodate limited overnight stays on the island following storm events.

Requested uses are permitted under current RS-1 zoning. Planned development zoning is sought to secure deviations from LDC setback/buffer standards. The requested deviations acknowledge site constraints created by undeveloped rights-of-way that are unlikely to be utilized.

There was significant opposition from island residents at hearing. Concerns center on intensification of a parcel nestled in a residential area. Many concerns stem from current site operations, including open storage of heavy equipment/vehicles. The property is subject to two Code violations related to this unpermitted activity.

If approved, the request prohibits open/outdoor storage; equipment and vehicles must be enclosed within the building. Conditions of approval impose architectural standards to ensure aesthetic consistency with neighboring properties.

The Hearing Examiner finds the request satisfies LDC rezoning review criteria.

Detailed recommendation follows

DCI2024-00040

Future Land Use

- Subject Property
- Public Facilities
- Outer Island
- Conservation Lands - Upland

N
W E
S

0 500
Feet

Lee County
Southwest Florida

DCI2024-00040

Aerial

Subject Property

N
W E
S

0 500
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2024-00040

Regarding: **NORTH CAPTIVA LCEC ESSENTIAL SERVICE FACILITY**

Location: **Northwest Corner of Spanish Gold Lane and Hodgepodge Lane**
Captiva Planning Community
(District 1)

Hearing Date: June 26, 2025 (Heard)
Additional Date: July 25, 2025 (Heard)
Record Closed: **August 8, 2025**

I. Request

Rezone 0.24± acres from Residential Single Family (RS-1) to Community Facilities Planned Development (CPFD) to allow an Administrative Office, Essential Service Facilities Group I, and Temporary Employee Housing.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to rezone 0.24± acres in North Captiva to CFPD.

In preparing a recommendation to the Board, the Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to the testimony and evidence presented at hearing.[2] The record must contain competent substantial evidence to support the recommendation.[3]

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[1] LDC §34-145(d)(1)b.
[2] LDC §34-145(d)(3).
[3] Lee Co. Admin. Code 3.3.A(2).

Discussion supporting the Hearing Examiner's recommendation of approval follows below.

Request

Lee County Electric Cooperative (LCEC) seeks to rezone a parcel in North Captiva to a Community Facilities district. Applicant acquired the property to improve electricity service to island residents and businesses, particularly after storm events.[4]

Site design proposes an elevated electrical substation with a 696 square foot mechanical pad housing switch equipment and a two-story office/temporary employee housing building.[5] The Master Concept Plan (MCP) centrally locates the building within the property, encircled by enhanced landscaping to screen site activity. Four deviations from the LDC request relief to acknowledge site constraints created by unused rights-of-way.

The property sits across from the Upper Captiva Fire Department Station. The site is subject to Code Violations stemming from open storage of heavy equipment/vehicles and related site work done prior to obtaining proper approvals.[6]

Staff recommended approval with conditions, finding the request to rezone the property to the CFPD district satisfies LDC review criteria.

Character of the Area

The property is located on North Captiva Island/Upper Captiva, accessible only by air or sea. There is no vehicular access to the island.

Development on Upper Captiva is clustered at the northern end with commercial zoning along the eastern tip. Residential zoning dominates the remainder of the developed area.

[4] *See* Applicant Narrative, Staff Report (Attachment H); Hearing Testimony.
[5] Hearing testimony reflects the mechanical pad will be accessed from the second floor, level with the office/housing area. Miller Testimony (6/26/25 Transcript pg. 31).
[6] *See* Staff Report (pg. 1, Attachment J, referencing VIO2024-06999 and VIO2024-07000).

Only two lots on the island host Community Facilities zoning. Both support the Upper Captiva Fire Station. The subject property is located directly across from the fire station on Hodgepodge Lane, creating a node of Commercial Facilities uses.

Lee Plan

The Lee Plan regulates land development activity in the County.[7] The Plan's Future Land Use Map divides the County into future urban, nonurban, and

[7] LDC §34-491(b).

environmentally sensitive areas. Planned developments must be consistent with the Lee Plan.[8]

The property is designated Outer Islands on the Future Land Use Map.[9] The Outer Islands category is a Future Non-Urban Area that is sparsely settled, far from major shopping or employment centers.[10]

Lee Plan Maps also designate the property within the North/Upper Captiva Planning Community.[11] Rezoning requests in North Captiva are subject to a Community Plan with specific review and lighting criteria.[12] The goal of the community is to preserve the island's character, scale, fragile environment, and way of life.[13]

Essential service facilities consist of buildings or above-ground structures necessary to provide essential services, including electricity.[14] The request expands vital public service by locating an essential service facility central to the island.

The Lee Plan permits public utility uses in *all* land use categories and Planning Districts, rendering the requested use consistent with the site's designation within the Outer Islands category and the North Captiva Planning Community.[15]

The site is also within the Coastal High Hazard Area.[16] The facility is needed to streamline restoration work necessitated by underground lines flooding after storm events. Applicant faces unique challenges for electricity restoration on an island devoid of vehicular access. The substation will be elevated to protect vital equipment during flood events.

Applicant further seeks to construct a two-story building consisting of enclosed storage on the first floor and office/temporary employee housing on the second

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[8] *Id.*; Lee Plan Policy 2.1.2; LDC §34-411(a), §34-491: Rezonings must be consistent with Lee Plan Goals, Objectives, and Policies. Potential conflicts between the Lee Plan and the LDC must be resolved in favor of the Lee Plan.
[9] Lee Plan Map 1-A.
[10] Lee Plan Policy 1.4.2; Glossary definition of Future Non-Urban Area.
[11] Lee Plan Map 2-A, and Goal 26 identify the North Captiva Planning Community. LDC §§33-1701 identifies the Upper Captiva Planning Community.
[12] Lee Plan Goal 26 adopted by Lee County Ordinance No. 09-09 on February 25, 2009. Community specific LDC regulations adopted by Lee County Ordinance No. 14-13 on June 17, 2014, codified in LDC §§33-1701 *et. seq.*
[13] Lee Plan Goal 26. Reliable electric service is a staple to support the island's way of life.
[14] LDC §§34-2, 34-622(c)(13): Essential services include erection, construction, alteration, and maintenance by public or private utility companies to furnish adequate service of electrical and communication cables, poles, and wires. The definition includes transformers, switching equipment, meters, pumps, and equipment less than 27 cubic feet in area, excluding communication towers.
[15] Lee Plan Policy 2.1.3; See also LDC §34-1612.
[16] Lee Plan Map 5-A.

floor.[17] The building enables LCEC to position personnel and equipment/materials prior to known storm activity.[18] Providing accommodations for critical employees during/following storm events expedites restoration efforts for island residents and businesses.

Compatibility

The County evaluates compatibility during the zoning process.[19] Compatibility is found when land uses can exist in proximity, and no one use unduly negatively impacts another.[20]

Requested uses are permitted under the existing RS-1 zoning.[21] The evaluation of compatibility then turns to identifying protective measures through conditions to adequately mitigate off-site impacts.[22]

Compatibility is achieved through site design and conditions of approval, including:

- Screening. The site will be screened from adjacent residences by an enhanced landscaping plan providing 75% opacity.[23] Planting enhancements to shield the site will be installed in a tiered fashion, starting with a shrub hedge encircling the building foundation.[24]
- Building Design. The building and substation are scaled to match neighboring properties and to not appear like a traditional substation.
- Architectural Features. Conditions tie development to elevations mimicking aesthetic characteristics of surrounding homes.[25]

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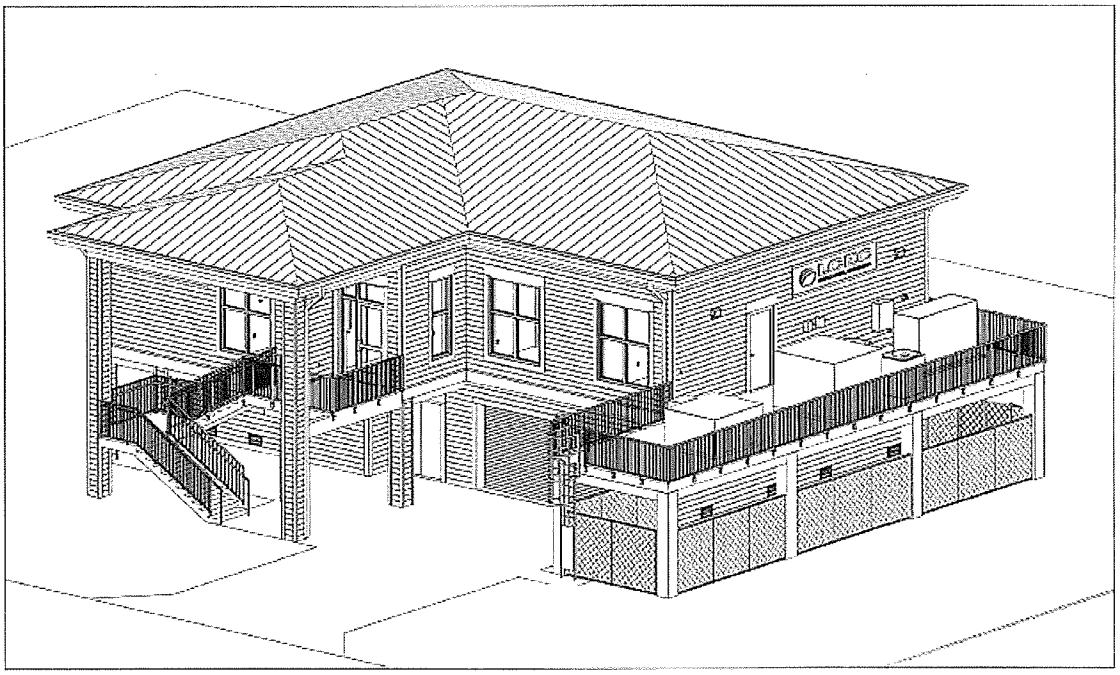
[17] The building can be classified as an Essential Service Facility. *See* LDC §34-622(c)(13).
[18] Akin Testimony (6/26/25 Transcript pg. 15).
[19] LDC §34-145(d)(4).
[20] Florida Statutes §163.3164(9) (2025); Lee Plan Policy 135.9.6. Appropriate intensity is determined on a case-by-case basis in accordance with uses permitted by the Lee Plan and the nature of land uses surrounding the project. LDC §34-413.
[21] The LDC permits Essential Services, Essential Service Facilities Group I, Administrative Offices, and Accessory Uses/Structures by right in the RS-1 district. *See* LDC §34-694; See also LDC §34-1612. *Essential services* are defined as the erection, construction, alteration or maintenance, by a public or private utility company for the purpose of furnishing adequate service by such company for the public health, safety or general welfare, of electrical and communication cables, poles and wires, and water and sewer collection, transmission or distribution mains, drains and pipes, including fire hydrants. The term includes necessary transformers, switching equipment, meters, pumps and similar equipment less than 27 cubic feet in size. *Group I Essential Service Facilities* include the buildings or above-ground structures exceeding 27 cubic feet required to provide essential services including electricity and Electric substations.
[22] Lee Plan Policy 5.1.5. Since the request is in the form of a planned development, the Plan directs conditions to be attached to minimize/eliminate potential impacts. *See Id.*
[23] Miller & Kulsveen Testimony (6/26/25 Transcript pg. 29-30, 32-35); Lee Plan Policies 5.1.5, 135.9.6; Master Landscape Plan (MCP Sheet L 1.0).
[24] Applicant's landscape architect provided expert testimony. Kulsveen Testimony (6/26/25 Testimony pg. 33-35).
[25] Condition 6.

- Building Height. Conditions restrict building height to 30 feet, consistent with surrounding properties.[26]
- Improved Surface Water Management. A stormwater management system will address water quality/quantity, directing surface waters through an engineered design rather than continue the uninhibited sheet flow under present conditions.
- Prohibits outdoor/open storage.[27]
- Collocates Community Facilities. Centralizes Community Facilities serving the island.[28]
- Encloses Vehicles/Equipment. First floor roll-up garage doors, similar to the fire station across the street, enclose stored materials/equipment/vehicles.

Based upon the foregoing, the Hearing Examiner finds the request balances providing a vital public service while minimizing off-site impacts through conditions of approval.[29] Required design elements provide sufficient safeguards to find compatibility.



[26] Condition 2b.
[27] *See* Condition 2a.
[28] Lee Plan Objective 26.1, Policy 5.1.5.
[29] *See generally* Lee Plan Policy 5.1.5, 135.9.6, LDC §34-145(d)(1)d & (4)a.2(b).

LDC

Planned developments integrate proposed development with surrounding land uses.[30] Planned developments further Lee Plan goals and offer flexibility in planning and site design.[31]

CFPD zoning is reserved for necessary governmental/community service activities that may impact adjacent land.[32] Applicant demonstrated necessity for the requested facility. Vehicular inaccessibility to the island creates unique utility needs and presents challenges to address issues in a timely fashion. LCEC provided testimonial evidence demonstrating the proposed facility will increase reliability of electric infrastructure and decrease outage times on the island.

Development must comply with County land development regulations or seek deviations. A "deviation" is a departure from a land development regulation.[33] Applicants seeking deviations from the LDC must demonstrate that each deviation enhances the planned development and does not cause detriment to the public.[34]

Applicant requests four deviations from the LDC, seeking relief from setbacks, landscaping, and dumpster enclosure regulations.[35] Deviations are necessary given site constraints created by unutilized easements.[36]

The record indicates granting the deviations meets the spirit of the Code. Setbacks remain consistent with the intent of the LDC despite not meeting the letter of the Code. The LDC originates points of measurement at easement boundaries. The property is encumbered by right-of-way easements unlikely to be developed given the island's unique transportation network.[37]

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[30] LDC §34-612(2).
[31] LDC §§34-411(a), 34-612(2), Lee Plan Policy 2.1.2.
[32] LDC §34-931(d). State law preempts local governments from regulating certain aspects of electric substations and explicitly permits the *use* in all land use categories and zoning districts. Statutes restrict the County to addressing setbacks, landscaping, buffering, screening, lighting, and other aesthetic compatibility-based standards. F.S. §163.3208 (2025).
[33] LDC §34-2.
[34] LDC §34-373(a)(9).
[35] *See* Applicant Ex. 3. Requested setback deviations are triggered by measurements taken from undeveloped rights-of-way rather than property boundaries. The record demonstrates the intent of the Code is met even with granting the deviations. *See* Staff Report and Hearing Testimony (6/26/25 Transcript pg. 23-30, 47-48, 54-55).
[36] *Id.* Hearing testimony reflects the easements are unlikely to be used given the island's vehicular prohibition. *See* Lee Plan Policy 26.2.3. Spanish Gold Lane utilizes 30 feet for established right-of-way, although an additional 15-feet is reserved on the property for right-of-way expansion. Both parties agree expansion is highly improbable. 6/26/25 Transcript pg. 23-30, 47-48, 54-55. The landscaping deviation is also triggered by easements. Notably, required plantings remain unchanged and passersby will experience a green site perimeter. Badamtchian Testimony (6/26/25 Transcript pg. 55).
[37] Hearing Testimony (6/26/25 Testimony pg. 47-48, 54-55); Staff Report.

Applicant offered testimonial evidence supporting the deviations.[38] The Hearing Examiner agrees with Staff's recommendation of approval.

Transportation

Zoning requests must demonstrate the property has adequate access to support the proposed development intensity and that expected impacts to transportation facilities will be addressed by County regulations and conditions of approval.[39]

The property has direct access to Spanish Gold Lane and Hodgepodge Lane. The Lee Plan bans heavy construction equipment and internal combustion powered vehicles on the island but exempts public purpose equipment/vehicles.[40]

Applicant obtained a waiver from traffic study requirements given the unique transportation network on the island.[41]

Environmental

Requests to rezone property must not adversely affect environmentally critical/sensitive areas or natural resources.[42]

There are no environmentally critical areas or natural resources on the property. Applicant's expert ecologist testified that the site hosts no wetlands, protected species, or natural habitat.[43]

The project exceeds open space requirements and provides enhanced landscaping.[44]

Applicant's engineering expert detailed site topography and proposed surface water attenuation.[45] The stormwater management system is comprised of dry detention to retain runoff for pretreatment prior to outfall from the site.[46] A perimeter berm will capture storm water for attenuation to meet State nutrient removal

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[38] Miller Testimony (6/26/25 Transcript pg. 25-30); LDC §34-377(a)(4).
[39] LDC 34-145(d)(4).
[40] Lee Plan Policy 26.2.3.
[41] *See* Staff Report (pg. 2, Attachment K). The Lee Plan prohibits internal combustion powered vehicles aside from emergency events, public purposes, approved community needs, and permitted heavy construction equipment. Policy 26.2.3. The Staff Report notes the Fire District utilizes the only trucks on the island, which is located immediately south of the property.
[42] LDC §34-145(d)(4).
[43] Owen Testimony (6/26/25 Transcript pg. 36, 7/25/25 Transcript pg. 192-93); Applicant Ex. 3, Vegetation Map and Protected Species Survey Map.
[44] Lee Plan Objective 77.2.
[45] Sloan Testimony (6/26/25 Transcript pg. 37-39, 7/25/25 Transcript pg. 201); Applicant Ex. 3 (slide 24).
[46] Sloan Testimony; Lee Plan Goals 60, 61, Policies 60.1.5, 61.2.4, 61.3.11.

standards.[47] This is an improvement over existing conditions that direct sheet flow to adjacent roadways.[48]

The Hearing Examiner finds the proposed CFPD will not harm environmentally critical/sensitive areas or natural resources.[49]

Public Services and Infrastructure

Public services are the requisite services, facilities, capital improvements, and infrastructure necessary to support development.[50] The Lee Plan requires an evaluation of public services during the rezoning process.[51]

The property is identified as a Future Non-Urban Area under the Lee Plan.[52] Accordingly, the site does not access significant public services or infrastructure.[53] Potable water, sanitary sewer, and public transit do not serve the site.[54] Applicant must demonstrate compliance with septic permitting prior to commencing site development.[55]

There are no paved roads on the island. The Upper Captiva Fire Protection and Rescue District provides fire and emergency services, with Station 191 located across from the site.

Public Participation

Applicant conducted a community meeting consistent with LDC requirements in the Upper Captiva Planning Community.[56]

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[47] Applicant Ex. 3 (slide 24).
[48] Sloan Testimony (6/26/25 Transcript 38-39); Applicant Ex. 3 (slide 24); Lee Plan Policy 135.9.6.
[49] Lee Plan 125.1.2.
[50] Lee Plan Glossary. Public services are defined to include public sewer/water, paved streets/roads, public transit, parks and recreation facilities, police, fire, and emergency services, surface water management, schools, and community facilities such as senior citizens' centers, libraries, and community centers.
[51] Lee Plan Goal 95 and Policy 2.2.1.
[52] Lee Plan Glossary.
[53] Lee Plan Objective 2.2. The LDC requires a finding of public service only if located within a Future Urban area, which the property is not. *See* LDC §34-145(d)(4)a.1(g).
[54] *See* Staff Report (pg. 2-3).
[55] Condition 5. Significant hearing discussion focused on the ability of Applicant to establish septic service. The Lee Plan requires consideration of water, sewer, and environmental standards during the rezoning process, but directs the county to ensure standards are met "*prior to issuing a local development order.*" Lee Plan Objective 4.1 (emphasis added). The Lee Plan and LDC dictate thresholds of uses/flows to determine appropriate sewer provision for proposed developments at the time of permitting.
[56] *See* LDC §33-1702 & §33-1711. Applicant held the community meeting on February 25, 2025. *See also* Staff Report (Attachment F).

Island residents appeared at hearing in opposition to the request.[57] Many concerns centered on site conditions that resulted in the pending Code violations.[58] Specifically, concerns related to open storage of heavy vehicles/equipment, noise, visual impact, property value decline, and compatibility.[59]

Rebuttal testimony distinguished existing site activity from the request.[60] If approved, the CFPD will address concerns through site design and conditioning. Current operations will not continue after site development because open/outdoor storage is not a permitted use, and there will not be sufficient land area to accommodate large vehicles/equipment. Stored equipment/vehicles must be enclosed beneath the building. Existing Ordinances address noise and lighting impacts.[61]

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[62] Conditions must plausibly relate to the project's anticipated impacts and be pertinent to mitigating impacts to the public.[63] The CFPD is subject to conditions addressing impacts reasonably anticipated from development.[64]

The Hearing Examiner requested additional conditions governing septic service, imposing architectural standards, and limiting the number of employees for overnight stays.[65] CFPD zoning prohibits residential use, warranting a condition to ensure temporary occupation.[66]

The Hearing Examiner revised conditions/deviations for clarity and compliance with state law.[67]

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[57] Public testimony spanned two days of hearing. Public Testimony (6/26/25 Transcript pg. 58-133); (7/25/25 Transcript pg. 141-165).
[58] Applicant and members of the public disagree about application of Florida Statutes §163.3208. The Hearing Examiner lacks jurisdiction to resolve disputed interpretations of the statute or render determinations as to whether the request complies with this law. *See* LDC §34-145 and Lee Co. Admin. Code 2-2, establishing the Hearing Examiner's authority. *See also* LDC §34-145(f).
[59] Many comments characterized the proposed use as a commercial use. Rebuttal testimony distinguished the requested Commercial Facilities zoning district from commercial districts, which enjoy separate treatment under the Lee Plan and LDC.
[60] Rebuttal Testimony (7/25/25 Transcript pg. 167-203).
[61] Akin Testimony (6/26/25 Transcript pg. 50-51); LDC §§34-623 & 34-624.
[62] Lee Plan Policies 5.1.5, 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[63] LDC §34-932(b).
[64] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Policy 5.1.5.
[65] *See* Post-Hearing Written Submissions. 6/26/25 Transcript pg. 51-52.
[66] Badamtchian Testimony (6/26/25 Transcript pg. 56).
[67] Condition 7 ensures compliance with F.S. §125.022(6) (2025).

IV. Findings and Conclusions

Based on the testimony and evidence presented in the record, the Hearing Examiner makes the following findings and conclusions.

As conditioned herein, the proposed CFPD:

A. Complies with the Lee Plan. *See* Lee Plan Goals 2, 4, 26, 60, 61, 77; Objectives 2.1, 2.2, 4.1, 26.1, and Policies 1.4.2, 2.1.3, 1.1.8, 2.1.1, 2.2.1, 5.1.5, 135.9.5, 135.9.6, Standards 4.1.1 and 4.1.2.

B. Complies with the LDC and other County regulations or qualifies for deviations. *See* LDC Chapters 2, 10, 33, and 34.

C. Is compatible with existing and planned uses in the area. *See* Lee Plan Goals 2, 4, 26; Objectives 2.1, 2.2, and Policies 2.1.1, 2.1.3, 5.1.5, 135.9.5, 135.9.6; LDC §§34-931, 34-1612.

D. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by County regulations and conditions of approval. *See* LDC §34-411(d).

E. Will not adversely affect environmentally critical areas or natural resources. *See* Lee Plan Goals 26, 60, 61, and 77, Policies 60.1.5, 61.2.4, 61.3.11.

F. Is not within a Future Urban Area identified under the Lee Plan. *See* Lee Plan Glossary.

G. Recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See* LDC Chapters 10, 33, and 34.

H. As conditioned herein, the four deviations enhance the planned development and preserve public health, safety, and welfare. LDC §34-145(d)(4)a.2(c).

Date of Recommendation: September 18, 2025.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS DESCRIBED IN OFFICIAL INSTRUMENT #2023000379873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN S.81°20'E., 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE N.08°40'E., 205 FEET TO A CONCRETE POST; THENCE N.08°40'E., 420 FEET; THENCE S.81°20'E., 460 FEET TO THE POINT OF BEGINNING; THENCE S.08°40'W., 105 FEET; N.81°20'W., 100 FEET; THENCE N.08°40'E., 105 FEET; THENCE S.81°20'E., 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

REVIEWED
DCI2024-00040
Rick Burris, Principal Planner
Lee County DCD/Planning
11/12/2024

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TIMOTHY LEE MANN
LICENSE NUMBER
LS 5838
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Timothy L Mann
Digitally signed by Timothy L Mann
Date: 2024.07.24 11:25:44 -04'00'

BY: _____
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:
1. BEARINGS BASED ON THE RIGHT OF WAY OF HODGEPODGE LANE AS BEING N 81°20'00" W

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

LOT 28, UNIT 2, JOSE'S HIDEAWAY
UPPER CAPTIVA

TITLE:	LEGAL DESCRIPTION			

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS PLANNERS
LB# 7071

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15473SK.DWG	754/3	15473	1 OF 2

SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
7/22/24	BUD	1" = 40'	TLM	5-45-21

Exhibit A

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST LEE COUNTY, FLORIDA

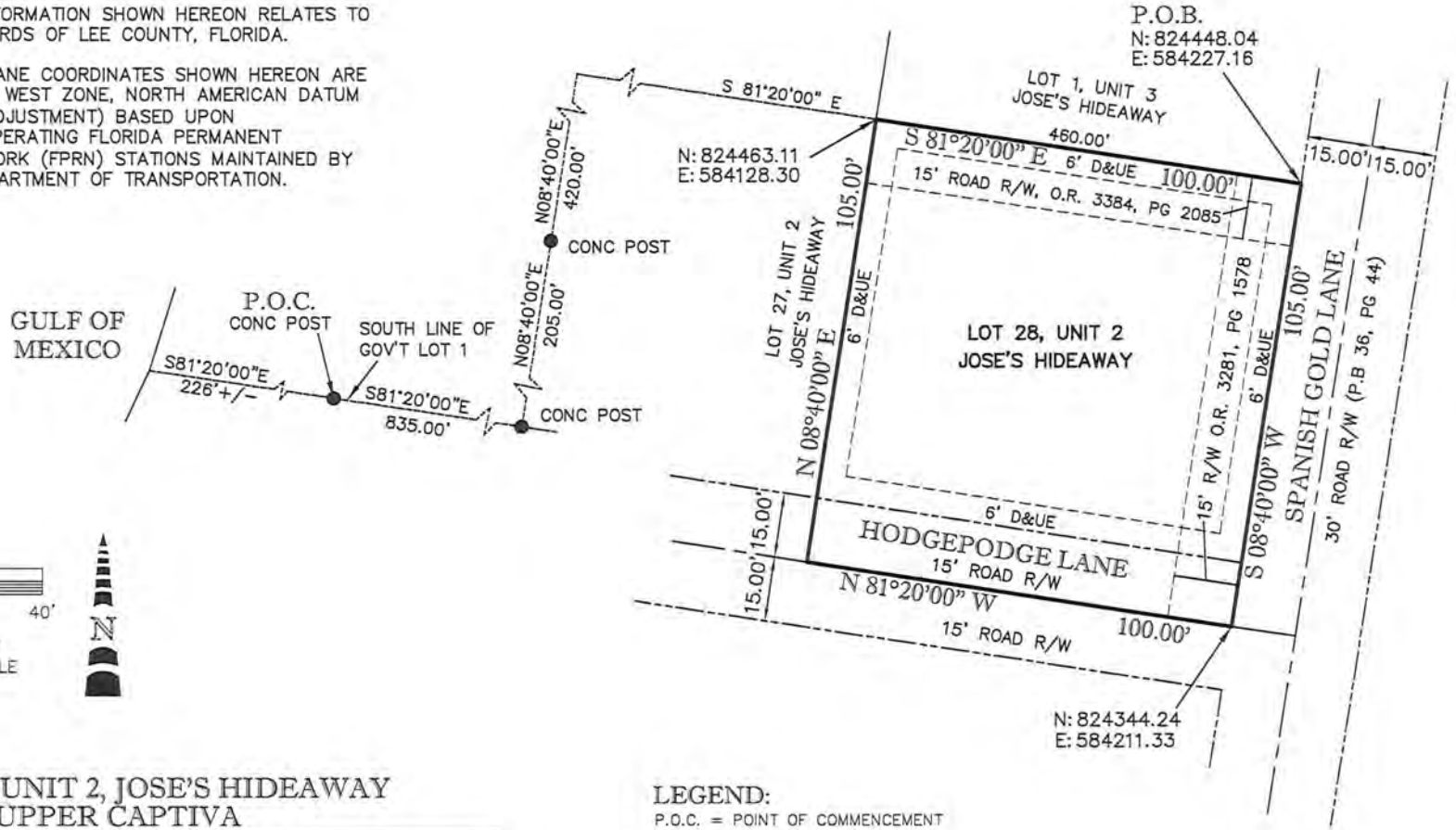
NOTES:
1. BEARINGS BASED ON THE RIGHT OF WAY OF HODGEPODGE LANE AS BEING N 81°20'00" W

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.



0' 20' 40'
(1" = 40')
GRAPHIC SCALE

N

LOT 28, UNIT 2, JOSE'S HIDEAWAY UPPER CAPTIVA

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
N: = NORTHING
E: = EASTING
D&UE = DRAINAGE & UTILITY EASEMENT
GOV'T = GOVERNMENT
CONC = CONCRETE

REVIEWED
DCI2024-00040
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/12/2024

TITLE:	SKETCH OF DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071	10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.: 15473		SHEET: 2 OF 2
SURVEY DATE: 7/22/24	DRAWN BY: BUD	SCALE: 1" = 40'	CHECKED BY: TLM	FILE NO. (S-T-R) 5-45-21

DCI2024-00040

Zoning

Subject Property

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

1. Master Concept Plan (MCP)/Development Compliance

a. MCP. Development must be consistent with the three-page MCP entitled "Upper Captiva LCEC Service Center" stamped received June 24, 2025, and "Landscape Details" dated February 24, 2025 (Exhibit B1).

b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of local development order approval, except where deviations are approved herein. Subsequent changes to the MCP or conditions may require further development approvals.

2. Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Caretaker's Residence
Essential Services
Essential Services Facilities, Group I
Fences, Walls
Parking Lot, Accessory
Signs
Storage, Indoor only
Temporary Uses, including temporary housing of employees during emergencies

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area:	0.24± Acres
Width:	100 feet
Depth:	105 feet

Minimum Setbacks: (See Deviations)

Street (From R.O.W. Easement Lines)

Hodgepodge Lane:	11 feet
Spanish Gold Lane:	5 feet
North Side Setback:	5 feet
West Side Setback:	11 feet

Building Height:	30 feet
Minimum Open Space:	59%
Maximum Lot Coverage:	40 %

3. **Environmental**
Development order plans must depict 59 percent of open space consistent with the MCP.

4. **Temporary Uses - Overnight Stays**
Temporary uses include overnight stays of up to four employees working on the island related to a disaster/weather event to protect and repair electric lines or equipment.

5. **Septic Condition**
If an onsite septic system is required for the project, Developer must provide an approved permit from the Department of Health for an onsite septic system to Lee County Development Services staff prior to development order approval.

6. **Architectural Compliance**
If development order plans include an office, temporary housing, or a garage storage use the building elevations must be similar to the building elevations provided (Exhibit B2).

7. **Development Permits**
County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if Applicant undertakes actions in violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. **Street Setback**. Deviation #1 seeks relief from LDC §34-2192(a), which requires a 25-foot street setback, to allow a 5-foot street setback for the mechanical pad and an 18.38-foot setback along Spanish Gold Lane, a 5-foot setback along Hodgepodge Lane, and a 5-foot setback along the northern property line, where there is a 15-foot wide road right-of-way.

   HEX Recommendation: Approve

2. **Buffer**. Deviation #2 seeks relief from LDC §10-416(d), which requires a 15-foot-wide Type D buffer along Hodgepodge Lane, Spanish Gold Lane and the right-of-war to the north and a Type C buffer along the western property line, to allow a 5-

foot-wide Type A enhanced buffer along northern, eastern, western and southern property lines.

HEX Recommendation: Approve, subject to the following conditions:

Development order plans must depict:

a. *Enhanced Type-A buffer to the north, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.*

b. *Enhanced Type-A buffer to the south, with 6 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.*

c. *The garage wall acting as a buffer wall as shown on the Master Landscape Plan with 6 trees planted per 100 linear feet and a double staggered hedge row planted at 36 inches and maintained at 48.*

d. *Enhanced Type-A buffer to the east, with 6 trees planted per 100 linear feet and a double staggered hedge row, planted at 36 inches and maintained at 48.*

3. **Solid Waste Enclosure**. Deviation #3 seeks relief from LDC §10-261, which requires commercial development to provide dumpster enclosure on site with specific requirements listed on LDC §10-261, to allow rolling trash totes similar to residential uses in the area.

HEX Recommendation: Approve

4. **Perimeter Setback**. Deviation #4 seeks relief from LDC §34-939(b)(1), which requires a 25-foot development perimeter setback, to allow an 11-foot perimeter boundary setback along the western and southern boundaries, and 5-foot along northern and eastern boundaries of the site.

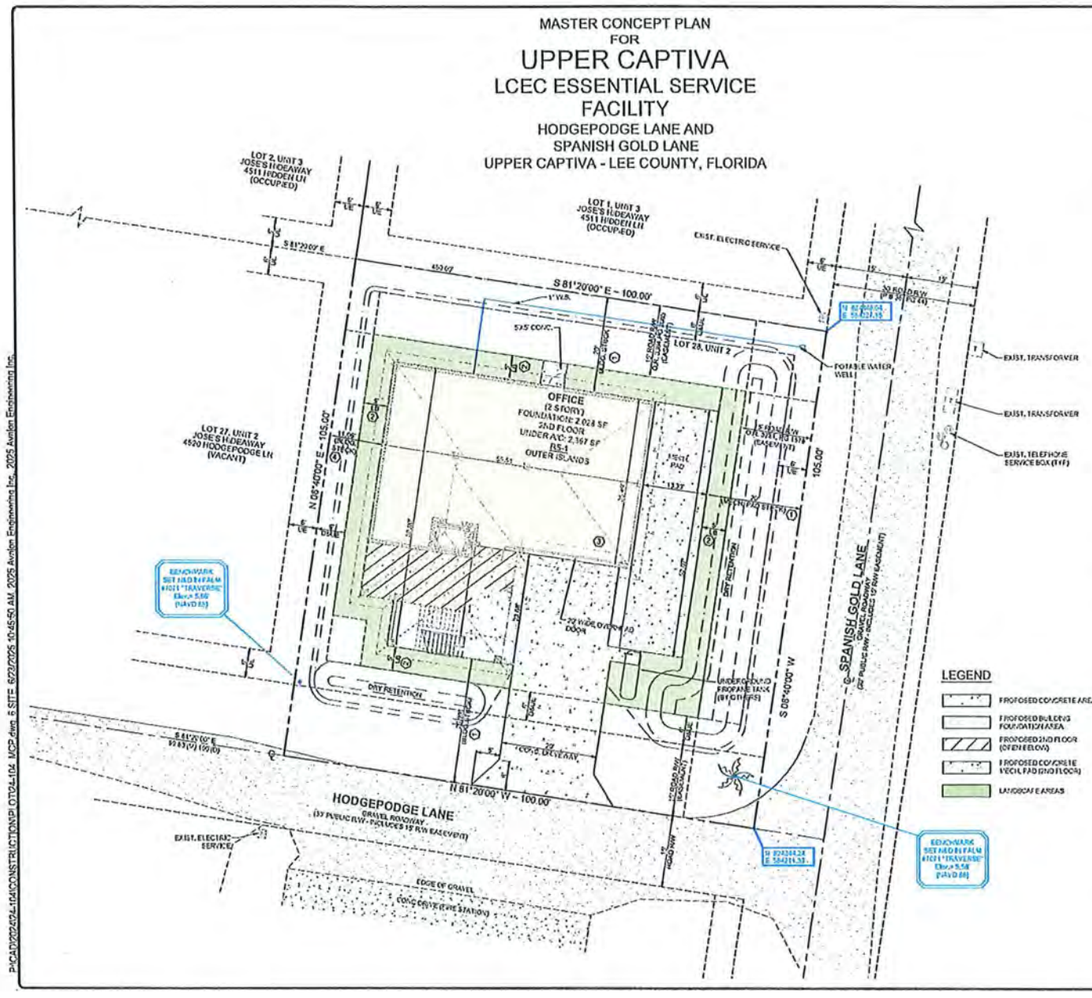
HEX Recommendation: Approve

Exhibits to Conditions:

B1 Three-page MCP entitled "Upper Captiva LCEC Service Center" stamped received June 24, 2025, and "Landscape Details" dated February 24, 2025

B2 Three-page Exterior Elevations, stamped received August 8, 2025

MASTER CONCEPT PLAN
FOR
UPPER CAPTIVA
LCEC ESSENTIAL SERVICE FACILITY
HODGEPODGE LANE AND SPANISH GOLD LANE
UPPER CAPTIVA - LEE COUNTY, FLORIDA



SITE DATA:

PROPOSED SITE: 10,500 SF (0.24 Ac.±)

SITE INFORMATION:

ADDRESS: HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FLORIDA 33924

LOCATION: JOSES HIDEAWAY OR 1528
PG 1918 DESC IN OR 617
PG 134 AKA LOT 28 UNI 2

STRAP#: 05-45-21-10-00000.028A
JURISDICTION: LEE COUNTY
EXISTING ZONING: RS-1 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING: CFPD (COMMUNITY FACILITY PLANNED DEVELOPMENT)
FUTURE LAND USE: OUTER ISLANDS
DEVELOPMENT TYPE: ESSENTIAL SERVICE FACILITY
FLOOD ZONE: AE 7.00 NAVD

TOTAL SITE AREA:

TOTAL SITE AREA:	10,500 SF	0.24 AC	(100%)
BUILDING: (BUILDING FOUNDATION-1ST FLOOR 2,028 SF + 2ND FLOOR A/C: PAD 656 SF) (BUILDING-2ND FLOOR 2,367 SF)	2,724 SF	0.06 AC	(25.9%)
CONCRETE: (CONC DRIVE & WALK)	1,526 SF	0.04 AC	(14.5%)
DRY RETENTION AREA:	1,559 SF	0.04 AC	(14.8%)
GREEN SPACE AREA:	4,691 SF	0.11 AC	(44.7%)
TOTAL IMPERVIOUS AREA:	4,250 SF	0.10 AC	(40.5%)
TOTAL OPEN SPACE AREA:	6,250 SF	0.14 AC	(59.5%)

REQUESTED DEVIATIONS

1. 34-2192 BUILDING SETBACK LOCAL STREET/ROW EASEMENT
2. 10-416d BUFFERING FOR ADJACENT PARCELS
3. LDC-10-261 REFUSE & SOLID WASTE DISPOSAL FACILITIES
4. LDC-34-935(b)(1)6 BUILDING SETBACK FOR CFPD

SITE DEVELOPMENT REGULATIONS

BUILDING HEIGHT:	30'
# OF STORIES	2
BUILDING SETBACKS FROM PROPERTY LINE	PROVIDED
FRONT: (HODGEPODGE LN)	25.93'
SIDE: (WEST)	11.06'
SIDE: (EAST)	20.00'
REAR: (NORTH)	20.00'
BUILDING SETBACKS FROM R/W EASEMENT LINE	PROVIDED
FRONT: (HODGEPODGE LN)	11.00'
SIDE: (WEST)	11.06'
SIDE: (EAST)	5.00'
REAR: (NORTH)	5.00'
LANDSCAPE BUFFERS	PROVIDED
FRONT: (HODGEPODGE LN)	5' - TYPE A ENHANCED
SIDE: (WEST)	5' - TYPE A ENHANCED
SIDE: (EAST)	5' - TYPE A ENHANCED
REAR: (NORTH)	5' - TYPE A ENHANCED
AREA REQUIREMENTS	
OPEN SPACE REQUIRED	30%
OPEN SPACE PROVIDED	59.5%

SITE AREA MINUS R/W EASEMENTS	6,375 SF	
OPEN SPACE REQUIRED		30%
OPEN SPACE PROVIDED	2,125 SF	33.3%

VERTICAL ELEVATIONS BASED ON: NAVD 88

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE AUTHENTICATED BY THE ENGINEER UNDER RULE 61G15-23.003, FAC

AVALON ENGINEERING, INC.
2285 COLONIAL BLVD, S #209
FORT MYERS, FLORIDA 33907
CERTIFICATE OF AUTHORIZATION #27004
PHONE (239) 275-2877

UPPER CAPTIVA
LCEC SERVICE CENTER

MASTER CONCEPT PLAN

FILE: DEC CONST
SHEET: 1 of 1

EXHIBIT B-1

SITE INFORMATION

[illegible]

DEVELOPMENT SITE AREAS

[illegible]

LEE COUNTY LANDSCAPE REQUIREMENTS

[illegible]

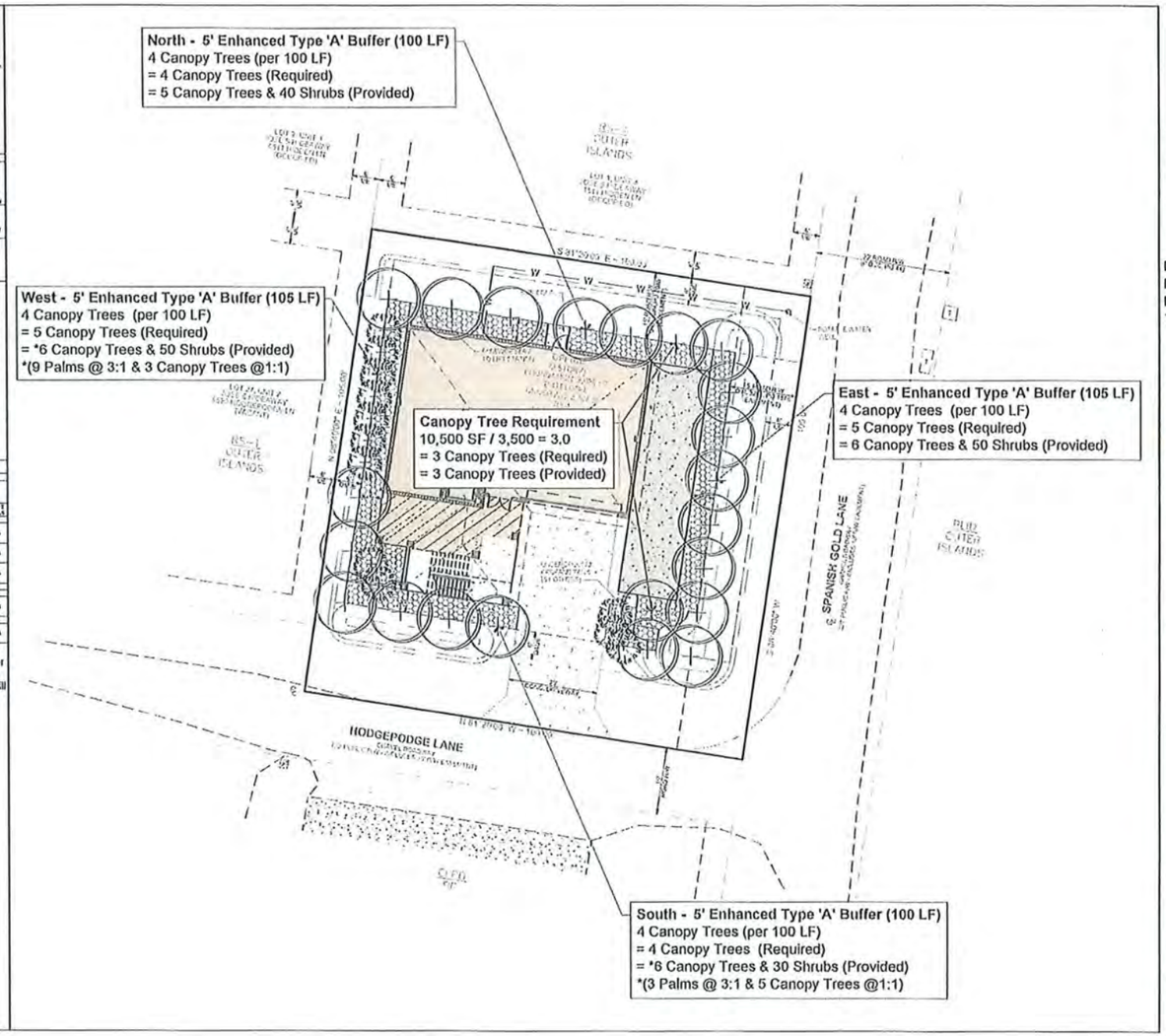
	Required	Provided
Sec. 10-415. [illegible]	[illegible]	[illegible]
Sec. 10-416. [illegible]	3	3
North Property Boundary [illegible]	4 NA	5 40
South Property Boundary [illegible]	4 NA	6 30
East Property Boundary [illegible]	5 NA	6 50
West Property Boundary [illegible]	5 NA	6 50
[illegible]	[illegible]	[illegible]

PLANT SCHEDULE

REF	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
—	⊕	[illegible]	BUFFER TREES	CANOPY	—	YES
—	⊕	12	BUFFER PALMS (3:1)	PALM	—	YES
—	⊕	[illegible]	GENERAL TREES	CANOPY	—	YES
TOTAL TREES	[illegible]	[illegible]				
PROPOSED SHRUBS						
—	▨	170	BUFFER SHRUBS	SHRUB	—	YES
TOTAL SHRUBS	170					
—	[illegible]	—	[illegible]	[illegible]	[illegible]	YES

^ The following canopy trees will be proposed for the buffer areas and general trees. The spread on these trees range from 10 to 20 feet which will avoid overcrowding between trees and the root system shouldn't create a problem with the building foundation.

CRAPE MYRTLE
DAHOON HOLLY
JATROPHA
EAST PALATKA HOLLY



North - 5' Enhanced Type 'A' Buffer (100 LF)
4 Canopy Trees (per 100 LF)
= 4 Canopy Trees (Required)
= 5 Canopy Trees & 40 Shrubs (Provided)

West - 5' Enhanced Type 'A' Buffer (105 LF)
4 Canopy Trees (per 100 LF)
= 5 Canopy Trees (Required)
= *6 Canopy Trees & 50 Shrubs (Provided)
*(9 Palms @ 3:1 & 3 Canopy Trees @1:1)

Canopy Tree Requirement
10,500 SF / 3,500 = 3.0
= 3 Canopy Trees (Required)
= 3 Canopy Trees (Provided)

East - 5' Enhanced Type 'A' Buffer (105 LF)
4 Canopy Trees (per 100 LF)
= 5 Canopy Trees (Required)
= 6 Canopy Trees & 50 Shrubs (Provided)

South - 5' Enhanced Type 'A' Buffer (100 LF)
4 Canopy Trees (per 100 LF)
= 4 Canopy Trees (Required)
= *6 Canopy Trees & 30 Shrubs (Provided)
*(3 Palms @ 3:1 & 5 Canopy Trees @1:1)

Prepared By:
LA
LANDESCO

6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal:
Digitally signed by David Kulsveen
Date: 2025.06.23 14:59:18 -04'00'

Prepared For:
Hodgepodge Lane & Spanish Gold Lane
Captiva, FL 33924

In Conjunction With:
Avalon Engineering, Inc.
2503 Del Prado Blvd. #200
Cape Coral, FL 33904
[illegible]

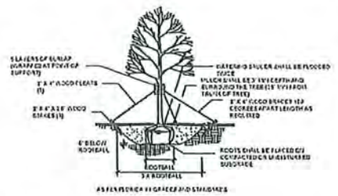
1" = 10'

MASTER LANDSCAPE PLAN

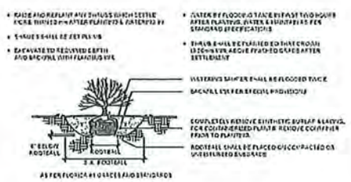
DATE IN: 06-23-2025
DRAWN BY: PHW
CHECKED BY: DKK

REVISION DATE:

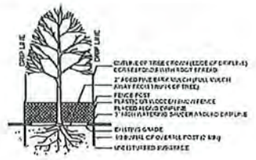
Sheet: 1 of 2
L 1.0



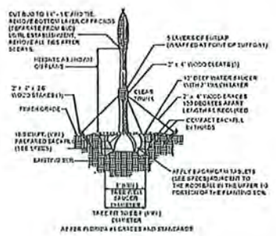
1 DECIDUOUS TREE PLANTING



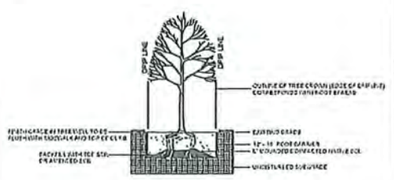
2 SHRUB PLANTING



3 TREE PROTECTION



4 PALM PLANTING & STAKING



5 ROOT BARRIER

PLAN NOTES

1. REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
2. CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART I AND 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE..
5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
7. CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF PLANTING.
8. ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD, SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
10. TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 3' DIAMETER MULCH RING.
11. ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
12. INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
13. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/WRITTEN ON THE PLAN.
14. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA, IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. TO DATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT HTTP://WWW.FLEPPC.ORG. ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY I INVASIVE SPECIES ARE STRICTLY PROHIBITED.

EXOTIC AND INVASIVE PLANT SPECIES REMOVAL AND CONTROL MECHANISMS

CHEMICAL CONTROL INCLUDES THE USE OF PESTICIDES, HERBICIDES, FUNGICIDES, AND INSECTICIDES. ALTHOUGH CHEMICAL USE CAN BE VERY EFFECTIVE, THEY CAN BE DANGEROUS TO OTHER SPECIES ON TO THE ECOSYSTEM IN GENERAL. CHEMICAL CONTROL MAY BE DIFFICULT, EXPENSIVE, AND CREATE CONCERNS ABOUT ENVIRONMENTAL HEALTH.

MECHANICAL CONTROL TECHNIQUES INCLUDE MOWING, HOEING, TILLING, GROUBING, CHOPPING, AND CONSTRUCTING BARRIERS USING TOOLS OR MACHINES TO "HARVEST" INVASIVE PLANTS BY REMOVING AND COLLECTING THEM, AND TRANSPORTING ELSEWHERE AND ALLOWING THEM TO DECOMPOSE IN PLACE. MECHANICAL TREATMENTS COMPLEMENT HERBICIDE (CHEMICAL) CONTROL AND SOMETIMES INCREASE EFFICIDICY.

PHYSICAL OR MANUAL CONTROL INVOLVES PHYSICAL ACTIVITIES (I.E. HARVESTING) SUCH AS HAND-PULLING, DIGGING, FLOODING, DRAWDOWNS (DE-WATERING), DREDGING, MULCHING, MANUAL DESTRUCTION OR REMOVAL OF NESTS, EGG MASSES, OR OTHER LIFE STAGES, OR SHADING TO CONTROL INVASIVE PLANTS. METHODS GENERALLY INCLUDES THE DESTRUCTION OF INVASIVE SPECIES BY HAND. MANUAL CONTROL CAN BE LABOR-INTENSIVE, COSTLY, AND PROVIDE ONLY TEMPORARY CONTROL.

SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, PLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

LANDSCAPING AND IRRIGATION STANDARDS/NOTES

1. PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
2. ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
3. 50% OF THE REQUIRED TREES AND 30% OF THE SHRUBS SHALL BE NATIVE VARIETIES.
4. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') OF CLEARANCE. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
5. A TWO INCH DEEP MINIMUM (AFTER WATERING IN) LAYER OF ORGANIC MULCH MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTINGS. EACH TREE, SHRUB, OR PALM MUST HAVE A RING OF MULCH NO LESS THAN 36" BEYOND ITS TRUNK IN ALL DIRECTIONS.
6. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
7. NO REQUIRED TREES OR SHRUBS SHALL BE PLANTED IN THE BOTTOM OF SWALES OR EASEMENTS.
8. ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT, HAVE A 2-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND). PALMS MUST HAVE A MINIMUM SIZE OF 18 FEET OVERALL, UNLESS LOCATED WITHIN 10 FEET OF A WALKWAY, IN WHICH CASE THEY SHALL HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK/WOOD AT PLANTING.
9. SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERED AND/OR SCREENED, WHEN MEASURED AT THE TIME OF PLANTING. ALL SHRUBS MUST BE A MINIMUM OF 7-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING, AND MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED AND/OR SCREENED, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED.
10. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE-STAGGERED ROWS AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MINIMUM OF 12 MONTHS AFTER TIME OF PLANTING.
11. CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY.ACCEPTABLE ROOT BARRIER MATERIAL SHALL CONSIST OF ONE OF THE FOLLOWING: A MANUFACTURED ROOT BARRIER MATERIAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, REINFORCED CONCRETE WITH A MINIMUM DEPTH OF 18 INCHES, OR A CONTINUOUS SHEET OF ALUMINUM WITH A MINIMUM DEPTH OF 18 INCHES AND A MINIMUM THICKNESS OF 0.024 INCHES. WHERE A ROOT BARRIER IS REQUIRED, IT SHALL BE INSTALLED FOR A MINIMUM DISTANCE OF 20 LINEAR FEET.
12. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICULAR USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS

Common Name	Scientific Name
Bolleleaf acacia	Acacia bolleana Forms
Wyman's tongue	Alocasia lindenii
Bhutgrass	Bothriochloa intermedia
Australian Pine	Casuarina equisetifolia
Carrotwood	Cupaniopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Water hyacinth	Eichhornia crassipes (Mart.)
Waterlily	Hydrocleys nymphoides
Cuban bulrush	Oxycaryum cubense
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca	Melaleuca quinquenervia
Downy rose myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cogon grass	Imperata cylindrica
Wedelia	Wedelia trilobata

Prepared By:
LA LANDESCO
6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal:

REGISTERED LANDSCAPE ARCHITECT — DAVID KULSVEEN — LA #0001510 — STATE OF FLORIDA

Digitally signed by David Kulsveen
Date: 2025.02.24 14:28:34 -05'00'

Hodgepodge Lane & Spanish Gold Lane
Captiva, FL 33924

In Conjunction With:
Avalon Engineering, Inc.
2503 Del Prado Blvd. #200
Cape Coral, FL 33904
FDPE#3118 (239) 573-2077

N

1" = 10'

LANDSCAPE DETAILS

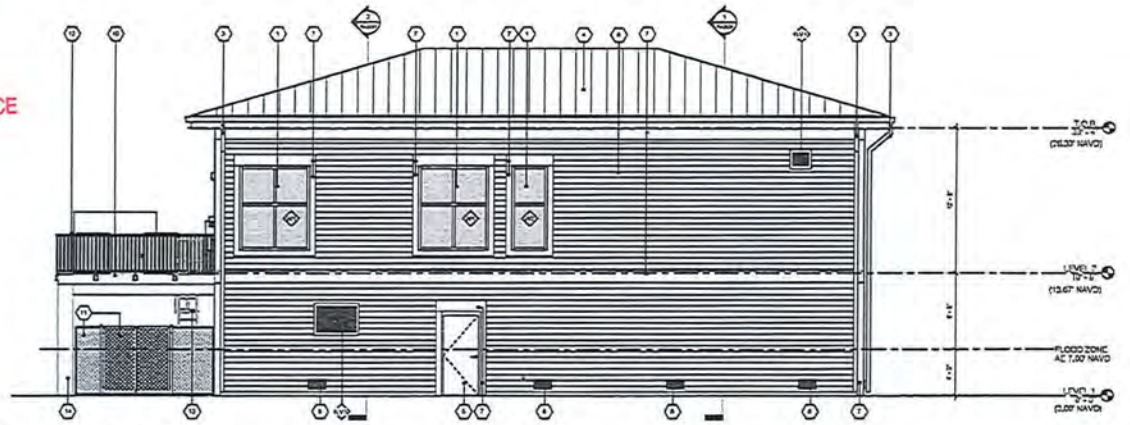
DATE IN: 02-24-2025
DRAWN BY: PHW
CHECKED BY: DKK

REVISION DATE:

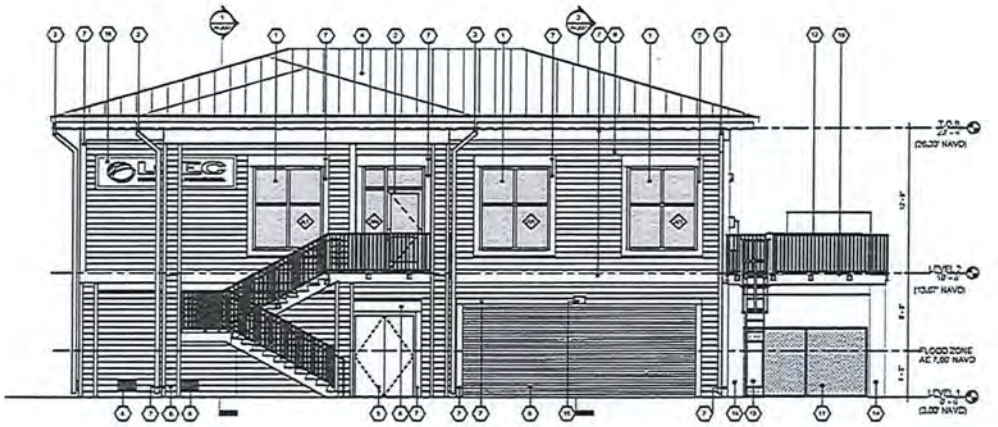
Sheet: 2 of 2

L 2.0

EXHIBIT B2



2 NORTH ELEVATION
A-200 1/4" = 1'-0"



1 SOUTH ELEVATION
A-200 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

HARVARD • JOLLY | PBK

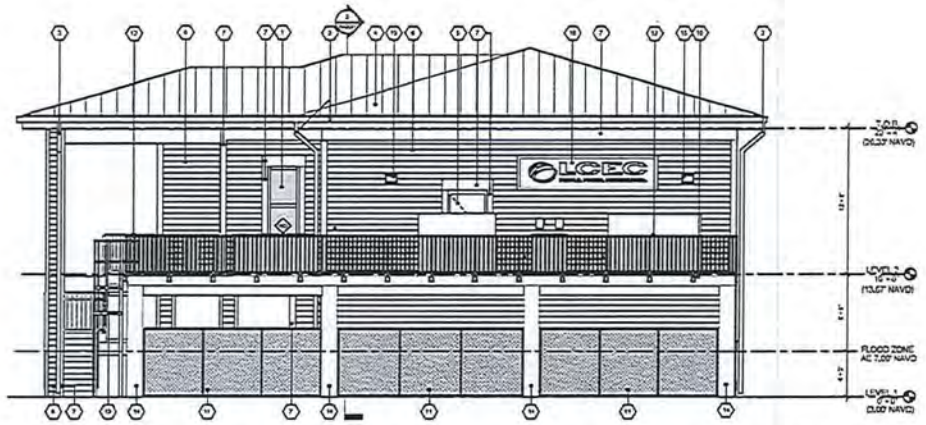
UPPER CAPTIVA
LCEC SERVICE CENTER

HODGEPODGE LN. & SPANISH GOLD LN.
CAPTIVA, FL 33924

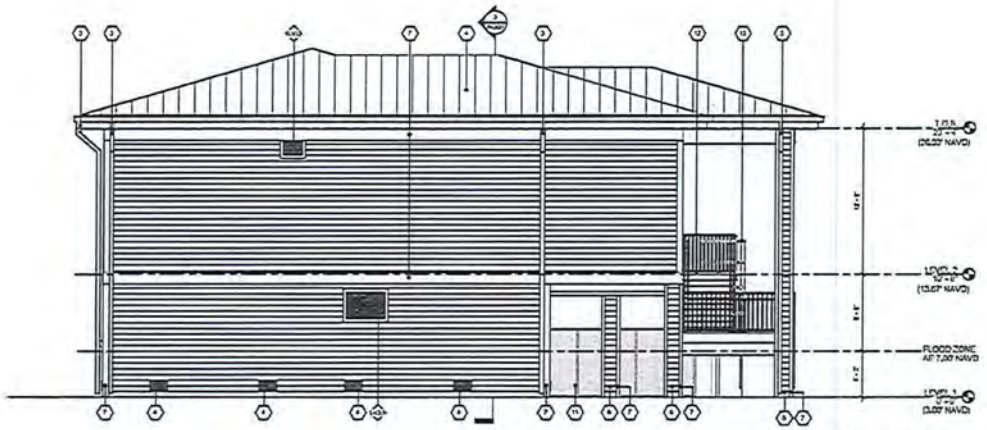
CONSTRUCTION DOCUMENTS 100%

EXTERIOR ELEVATIONS

A-200



2 EAST ELEVATION
A-201 1/4" = 1'-0"



1 WEST ELEVATION
A-201 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

HARVARD • JOLLY | PBSJ

UPPER CAPTIVA
LCEC SERVICE CENTER

HODGEPODGE LN. & SPANISH GOLD LN.
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CONSTRUCTION DOCUMENTS 100%

EXTERIOR ELEVATIONS

A-201

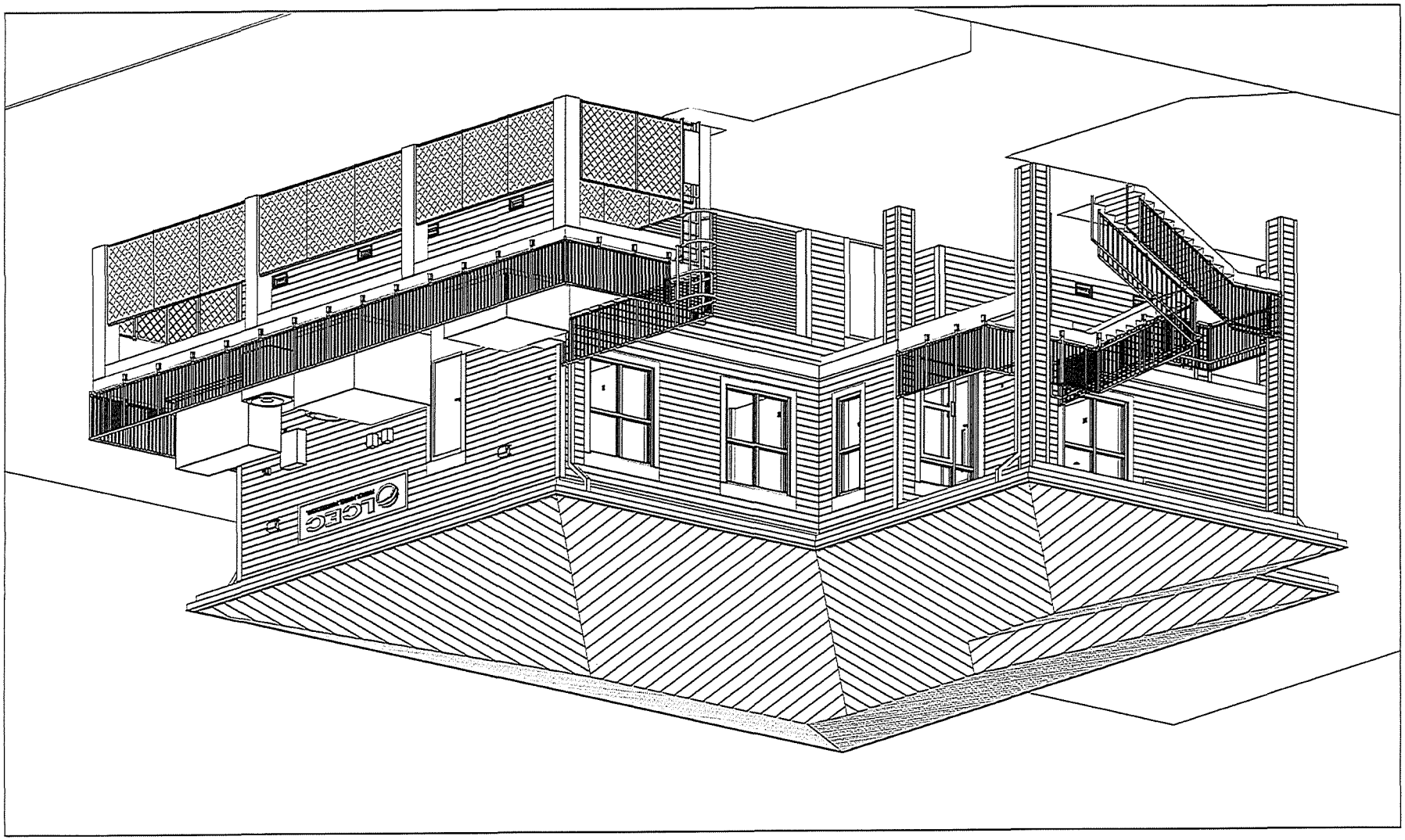


Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. DCD Staff Report with attachments: Prepared by Chahram Badamtchian, Senior Planner, date received June 11, 2025 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. Affidavit of Publication: For Zoning Case DCI2024-00040 North Captiva LCEC Essential Service Facility (1 page – 8.5"x11")

APPLICANT EXHIBITS

1. 48-Hour Notice: Email from Richard Akin, Esq., to Hearing Examiner, with copies to Linda Miller, Chahram Badamtchian, Anthony Rodriguez, and Joseph Adams, Esq., dated Monday, June 23, 2025, 5:18 PM (2 pages – 8.5"x11" and 2 pages - 11"x17")

2. Revised 48-Hour Notice: Email from Richard Akin, Esq., to Hearing Examiner, with copies to Linda Miller, Chahram Badamtchian, Anthony Rodriguez, and Joseph Adams, Esq., dated Monday, June 23, 2025, 5:18 PM (2 pages – 8.5"x11" and 2 pages - 11"x17")

3. PowerPoint Presentation: Prepared for LCEC Essential Service Facility, DCI2024-00040, by Henderson, Franklin, Starnes, and Holt PA, Avalon Engineering, Inc., Owen Environmental Consulting, and TR Transportation Consultants, Inc., dated June 26, 2025 (multiple pages – 8.5"x11")[color]

4. Master Concept Plan: Prepared by Ladesco, in conjunction with Avalon Engineering, Inc., dated June 23, 2025 (2 pages – 11"x17" and 2 pages – 24"x36")

5. PowerPoint Presentation (Rebuttal): Prepared for LCEC Essential Service Facility, DCI2024-00040 (multiple pages – 8.5"x11")[color]

6. Written Submission: Email from Linda Miller with Avalon Engineering to Maria Perez, with copies to Chahram Badamtchian, Richard B. Akin, Esq., Friday, August 8, 2025, 9:31 A (multiple pages – 8.5"x11")

OTHER EXHIBITS

Lacey Farley

1. Photograph: (1 page – 8.5"x11")[color]

2. Photograph: (1 page – 8.5"x11")[color]

3. Property Listed for Sale: List in the Multiple Listing Service (1 page – 8.5"x11")

4. Community Meeting Notice: (1 page – 8.5"x11")[

5. Letters from Residents: (multiple pages – 8.5"x11")

Daryl Max Forgey

1. PowerPoint Presentation and Letter: (multiple pages – 8.5"x11")[color]

Taylor West

1. Photograph: (1 page – 8.5"x11")[color]

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Chahram Badamtchian

Applicant Representatives:

1. Richard Akin, Esq.
2. Ray Boss
3. Linda Miller
4. Paul Owen
5. Brendan Sloan

Public Participants:

1. Lacey Farley
2. Scott Farley
3. Jonathan Flyte
4. Daryl Max Forgey
5. Richard Gross
6. Alex Murphy
7. Mark Muller
8. Duncan Rosen
9. Kasey Stilson
10. Taylor West
11. David Wilcox
12. Desiree Wilson

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

DCI2024-00025 Sanibel Siesta RV Resort

Lee County Community Development

CASE NUMBER & NAME:	DCI2024-00025 / Sanibel Siesta RV Resort
REQUEST:	Request to rezone 50.52± acres from Mobile Home Residential (MH-2) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow development of a recreational vehicle (RV) park with a maximum of 404 transient RV sites.
RESOLUTION NUMBER:	Z-25-009
LOCATION:	16271 McGregor Boulevard, Iona-McGregor Planning Community, Lee County, FL
OWNER:	Fort Myers 21, LLC
APPLICANT:	Barraco & Associates, Inc.
AGENT:	Vince Cautero, AICP Barraco & Associates, Inc. 2271 McGregor Boulevard, Ste. 100 Fort Myers, FL, 33901
HEARING EXAMINER RECOMMENDATION:	Approval, subject to conditions and deviations.
PARTICIPANTS:	1. John Crawford 2. Dale Givens 3. Patricia Givens 4. Kelly Halle 5. Martha A. Lowe 6. Christine Tomlin 7. Adam Sewall 8. Frank Stipkovich 9. Stephanie Stipkovich 10. Tanya Wojcik

Summary of Hearing Examiner Recommendation

SANIBEL SIESTA RV RESORT

Applicant seeks to redevelop a mobile home community that was devastated by Hurricane Ian with a Recreational Vehicle resort.

The request replaces habitable structures with a transient use, thereby reducing dangers to human life in a Coastal High Hazard Area. Site development also updates an antiquated water management system and improves water quality consistent with new State standards.

Residents from neighboring communities expressed concerns at hearing relating to flooding, noise, and the transient nature of the proposed use.

The Hearing Examiner agrees with Staff's recommendation of approval, finding Applicant satisfied LDC rezoning review criteria.

Detailed recommendation follows

DCI2024-00025

Future Land Use

- Subject Property
- Central Urban
- Suburban
- Public Facilities

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida

DCI2024-00025

Aerial

Subject Property

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2024-00025

Regarding: **SANIBEL SIESTA RV RESORT**

Location: 16271 McGregor Blvd
Iona/McGregor Planning Community
(District 3)

Hearing Date: April 17, 2025
Record Closed: **May 2, 2025**

I. Request

Rezone 50.52± acres from Mobile Home Residential (MH-2) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow development of a recreational vehicle (RV) park with a maximum of 404 transient RV sites.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on the application to rezone 50.52± acres to RVPD.

In preparing a recommendation for the Board, Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), the Land Development Code (LDC), and other County regulations to the facts presented. There must be competent substantial evidence in the record to support the recommendation to the Board.

Discussion supporting the Hearing Examiner's recommendation of approval follows below.

[1] LDC §34-145(d)(4)a.

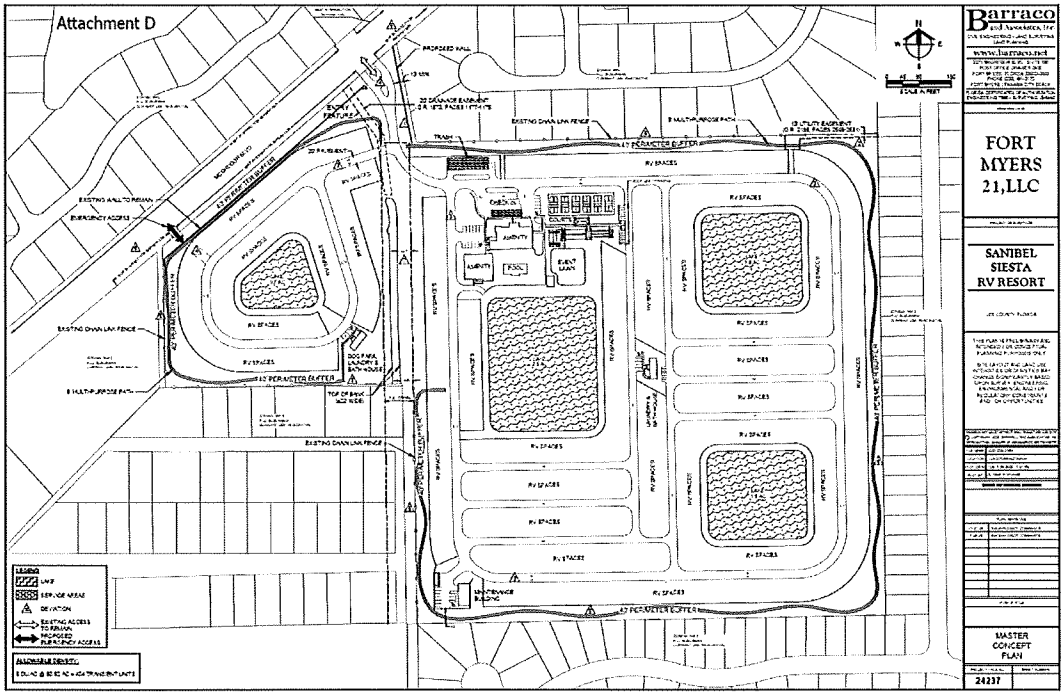
Synopsis of Request

The property is south of McGregor Boulevard, east of the Summerlin Road intersection. A mobile home park historically occupied the site but was destroyed by Hurricane Ian and subsequent tornadoes. The site is now vacant with some remnants of development.[2]

The request seeks approval of a resort hosting 404 transient RV spaces. Site design includes four lakes surrounded by RV sites with a clubhouse, event lawn, pool, dog park, laundry/bath house, pickleball courts, open space, and parking. Amenities are centralized to maximize buffers from adjacent residents. Maximum height for amenity buildings will be 35 feet. Six deviations from LDC regulations are requested to achieve the proposed site design in recognition of existing site conditions.[3]

The project retains an existing access point to McGregor Boulevard. A secondary access provides entry/exit solely for emergency vehicles.

Staff recommended approval, finding the proposed RVPD satisfies review criteria in the LDC and Lee Plan.



[2] The Hearing Examiner conducted a site visit on April 16, 2025.
[3] Seven deviations were included in the application, but Applicant withdrew Deviation 2 prior to hearing. Applicant also rescinded Excess Spoil Removal from the Schedule of Uses at hearing.

Zoning Review Criteria

Before recommending approval for rezoning to the Board, the Hearing Examiner must find the request:

A. Complies with the Lee Plan;

B. Meets the LDC and other applicable County regulations, or qualifies for deviations;

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

D. Provides sufficient access to support the proposed development intensity;

E. Addresses expected impacts on transportation facilities by existing County regulations and conditions of approval;

F. Will not adversely affect environmentally critical/sensitive areas and natural resources; and

G. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.[4]

If the request involves planned development zoning, the Hearing Examiner must also find:

H. The proposed use is appropriate at the proposed location;

I. Recommended conditions provide sufficient safeguards to the public interest and reasonably relate to impacts on the public's interest expected from the proposed development; and

J. Each requested deviation (1) enhances achievement of the objectives of the planned development, and (2) protects public health, safety, and welfare.[5]

[4] *See* LDC §34-145(d)(4)a.1. The property is not within a Future Urban Area, as defined. *See* Lee Plan Glossary.
[5] *See* LDC §34-145(d)(4)a.2.

History of the Site

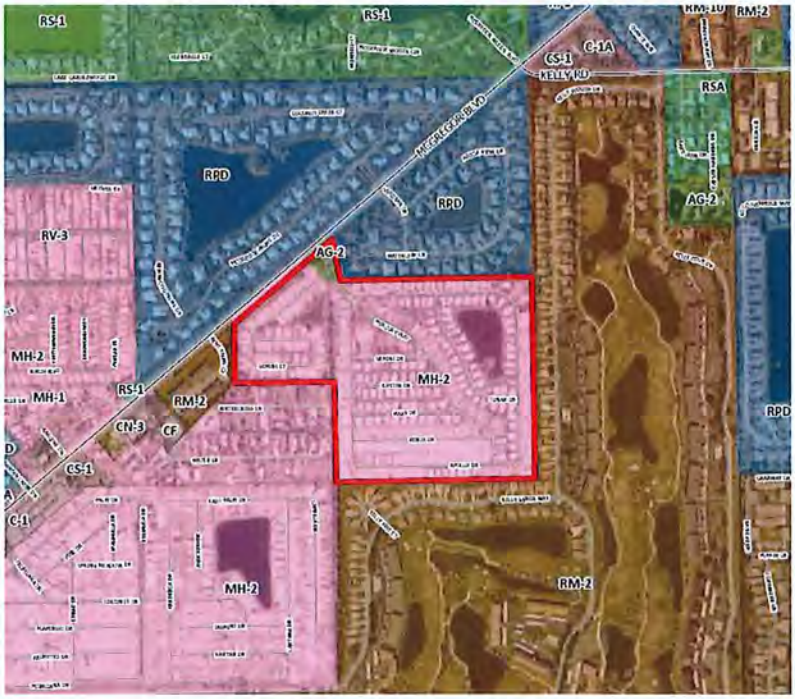
The Century 21 Mobile Home Park occupied the site from 1971 until Hurricane Ian struck in 2022.[6] The property supported 320 mobile homes under unified ownership.[7]

The property has retained its conventional MH-2 district since the inception of county zoning maps. A small segment at the project's entrance is assigned AG-2.

Character of Surrounding Area

The site fronts McGregor Boulevard just south of Kelly Road. Mobile home and RV parks historically occupied the area, with single family developments locating around them.[8] Residential, institutional, public facilities, and commercial uses line this segment of McGregor Boulevard.

The requested RVPD infills a heavily developed area, promoting contiguous and compact growth patterns consistent with the Lee Plan.[9]



[6] *See* Staff Report (pg. 1-2, detailing hurricane damage and subsequent destruction caused by an EF-2 tornado on January 16, 2023); Mendez Testimony (Transcript pg. 46-47); Staff Ex. 3 (slide 5).
[7] Strayhorn and Christensen Testimony (Transcript pg. 12, 88). Mr. Christensen explained the property has been owned by five families since 1973. *Id.* at 88. The Board vested the property for 320 mobile home units in 1986, despite the Suburban category limiting density to 303 units. *See* Staff Report (pg. 2, *citing* Lee Co. Ord. 86-36).
[8] Mendez Testimony (Transcript pg. 46).
[9] Lee Plan Objectives 2.1 and 2.2.

Lee Plan Consistency

Planned developments must be consistent with the Lee Plan.[10]

The Lee Plan Future Land Use Map classifies the property as Suburban in the Iona/McGregor Planning District.[11] Suburban lands are predominantly residential on the fringe of urban areas. Industrial uses are prohibited in the Suburban category.[12] Permissible density ranges from one to six dwellings per acre but may be as high as eight units per acre under certain circumstances.[13]

Applicant proposes redevelopment of a mobile home park with a transient RV resort. The LDC distinguishes between transient and nontransient parks by length of stay.[14] Parks permitting RV emplacement for more than six months are measured by density while parks permitting less than six months are treated as a nonresidential use measured by intensity.[15] Notwithstanding this distinction, the Code limits the number of RVs in transient parks to eight units per acre.[16] The requested 404 unit RV resort is consistent with the Suburban classification.[17]

The property is located within the Coastal High Hazard Area.[18] The record points to significant safety benefits afforded by replacing residences with recreational vehicles. Accessory uses likely to create errant debris during major storm events are prohibited on RV sites.[19] In addition, RVs are capable of prompt evacuation, protecting human life from flooding dangers.[20] Construction standards applicable to new development further bolster resiliency.[21] Applicant must prepare an emergency management and evacuation plan in coordination with appropriate agencies.[22]

Compatibility

The LDC defines *compatible* to mean the state wherein two land uses/buildings/ structures/zoning districts exhibit either: (1) a positive relationship based on fit, similarity, or reciprocity of characteristics; or (2) a neutral relationship based on a

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[10] Lee Plan Policy 2.1.2; LDC §34-411(a).
[11] Lee Plan Maps 1-A, 1-B, Policy 1.1.5.
[12] Policy 1.1.5.
[13] Maximum density is eight units per acre when utilizing Greater Pine Island Transfer of Development Units. *See Id.*
[14] LDC §34-2.
[15] *See Id.*
[16] LDC §34-939(b)(6)a.
[17] See Lee Plan Policy 1.1.5, LDC §34-939. The property's acreage (50.52 acres) multiplied by eight yields 404 units.
[18] Lee Plan Map 5-A. the site is not designated within a V-Zone on Flood Insurance Rate Maps. *See* LDC §34-939; Staff Report (pg. 14).
[19] Sheds, carports, and related items are prohibited on individual sites. *See* Condition 2(a).
[20] Lee Plan Goals 73 & 101.
[21] Safety benefits include strict construction standards imposed by FEMA, state, and local regulations.
[22] Cautero Testimony (Transcript pg. 17); Condition 8; Lee Plan Goal 72, 73 Objective 72.1, 73.1.

relative lack of conflict or on a failure to communicate negative/harmful influences on one another.[23]

Planned development zoning is a useful tool to integrate new development with surrounding land uses.[24] The PD districts allow flexibility in site design while providing a process and record on which the public can rely.[25] The site's current conventional zoning does not offer the same protections.[26]

A recreational vehicle resort is compatible with existing development patterns. Recreational vehicles share characteristics of residential communities, particularly when subject to minimum stay requirements.[27]

The proposed site plan considers neighboring uses and protects adjacent residents from site impacts by:

- Installing a 40-foot perimeter buffer with vegetated opacity.[28]
- Erecting an 8-foot-tall masonry wall along McGregor Boulevard and fencing remaining boundaries.[29]
- Increasing setbacks from prior mobile home placement.[30]
- Establishing caretakers' quarters for safety and monitoring noise/site activity.[31]
- Clustering and centralizing amenities to distance site activity from existing residences.
- Locating dumpster internal to the project, distanced from neighbors.[32]
- Improving water quality and modernizing surface water management to meet new standards.[33]
- Imposing minimum and maximum night stays to ensure transient nature of resort.[34]
- Prohibiting electrical generators and limiting hours for amplified sound/live entertainment to minimize noise production.

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[23] LDC §34-2.
[24] LDC §34-612(2)(b).
[25] LDC §34-612(2)(h).
[26] Applicant could develop the site consistent with a myriad of uses permitted by right without public input/review. *See* LDC §34-735.
[27] Condition 7 imposes a three-night minimum stay. The LDC limits maximum stays to six months. LDC §34-2.
[28] Staff Ex. 3 (slide 12). Planting material must be maintained and replanted to remain consistent with zoning approvals, even in post-storm conditions. Required trees are 14-foot-tall, and shrubs are 36-inches-tall. The Code requires a minimum 75% native plant species. *See* LDC §34-939(b)(3).
[29] Walsh and Cautero Testimony (Transcript pg. 22, 82). The wall runs along McGregor Boulevard. Most of the perimeter boundary will be fenced with requisite buffer plantings. *Id.* at 24, 28-29. No new fencing is proposed, but existing fencing will be repaired. *See Id.*
[30] Mendez Testimony (Transcript pg. 47). Mobile homes historically lined the property boundary without a perimeter buffer. *Id.*; Staff Ex. 3 (slide 5).
[31] Strayhorn and Christensen Testimony (Transcript pg. 52, 89).
[32] Testimony (Transcript pg. 40-41, 54-56).
[33] Lee Plan Objective 101.4.
[34] *See* Conditions 6-7.

- Connecting individual sites to electrical, water, and central sewer system.
- Removing accessory uses such as carports, sheds, and screen cages from individual spaces to reduce the danger of errant debris in a storm event.[35]

The request is consistent with the Lee Plan and compatible with the surrounding area.

Transportation

Planned developments must have access to roads with sufficient capacity to support proposed intensity.[36] Existing regulations or conditions of approval must address expected impacts on transportation facilities.[37]

Access

The site plan retains existing access to McGregor Boulevard.[38] A second access is reserved for emergency vehicle use. McGregor Boulevard is a four lane, County-maintained arterial road.[39] The record supports a finding that there is sufficient access to support the proposed development.

Impact to Transportation Facilities

The LDC requires zoning applicants to evaluate the volume of traffic generated by the proposed development program.[40] The general methodology to accomplish this task is to utilize land use codes within the Institute of Transportation Engineers (ITE) Trip Generation Manual that align with the proposed use. In this case, Applicant's traffic engineer employed a conservative land use classification to estimate projected trip generation.[41]

Notwithstanding the conservative estimate, the Traffic Impact Statement (TIS) demonstrates area roadways will operate at acceptable levels of service at

[35] Mendez Testimony (Transcript pg. 99).
[36] LDC §34-145(d)(4)a.1(d); §34-411(d)(1).
[37] LDC §34-145(d)(4)a.1(e); §34-411(d)(2).
[38] Staff provided the original site plan for the Century 21 Mobile Home Park, reflecting a single access to McGregor Boulevard. *See* Staff Report (pg. 2 *referencing* Lee Co. Ord. 86-36 & Attachment M).
[39] *See* Staff Report (pg. 3, Attachment K-L); Lee Co. Admin. Code 11-1.
[40] LDC §34-202(b)(5)b.
[41] The TIS evaluated traffic generation based on 404 mobile homes for year-round habitation (ITE Trip Generation 11th Edition Land Use Code 240). Staff identified RV parks are typically represented by ITE Land Use Code 416 to reflect the transient nature of the proposed use. The record reflects the request is expected to generate less peak hour trips than the former 320-unit mobile home community that occupied the site. Staff Report (pg. 14, Attachment K); Barraco Testimony (Transcript pg. 33).

buildout.[42] The report concluded the request does not adversely impact affected roads.[43]

Site-related improvements will be evaluated during local development order review.[44]

Environmental

Rezoning requests cannot adversely affect environmentally critical or sensitive areas and natural resources.[45]

The site has been cleared for development for over 50 years.[46] There are no protected species, indigenous vegetative communities, or wetlands on site.[47]

The RVPD exceeds open space requirements.[48] Site design provides a 40-foot perimeter buffer to shield neighboring residents from site activity.[49] Applicant's landscape expert testified to extensive plantings that provide opacity and shield site activity.[50] The request seeks no reduction in required planting material.[51] The landscape plan clusters required plantings where site constraints prohibit strict compliance with mandated buffer widths.[52]

Surface Water Management

Historical use of the site as a mobile home community utilized an antiquated surface water management system.[53] Applicant's expert engineer detailed a modernized water management system that will be consistent with current State and local standards and significantly improve water quality.[54]

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[42] *See* Staff Report (Attachment K-L). Applicant's transportation expert Yury Bykau, P.E., TR Transportation Consultants, Inc. prepared a Level of Service and Intersection Analysis summarized in a Memorandum dated December 18, 2024. Mr. Bykau defined "adverse impacts" as a degradation of Levels of Service beyond adopted LOS thresholds and concluded that McGregor Boulevard would continue operation at LOS B with or without the proposed project. *See* Staff Report (Attachment K).
[43] *See* Staff Report (Attachment K-L); Barraco Testimony (Transcript pg. 32).
[44] Applicant must address site related improvements, including turn lanes, if warranted during the development order process. Lee Plan Objective 39.1, Policy 39.1.1, LDC §10-287.
[45] *See* LDC §34-145(d)(4)a1(e).
[46] Applicant obtained a waiver from environmental submittals given the condition and history of the site. *See* Staff Report (Attachment J & O).
[47] *See* Staff Report (Attachment J); Staff Ex. 2 (slides 18-19); Cautero Testimony (Transcript pg. 30).
[48] LDC §10-415(a) requires 30% open space. The MCP Open Space Exhibit reflects 32% open space.
[49] A deviation is sought for the entry in recognition of site constraints and the existing entry feature. Walsh Testimony (Transcript pg. 19).
[50] *Id.* at 20, 24-25. Mr. Walsh equated proposed plantings to a 14-foot-tall tree every 10 feet, and shrubs maintained at five feet tall. Plantings include 10 trees and 66 shrubs every 100 linear feet.
[51] Walsh and Mendez Testimony (pg. 19, 24, 49, 57).
[52] Mendez Testimony (Transcript pg. 49). *See also* Deviations 1 & 5.
[53] Barraco Testimony (Transcript pg. 34); Staff Report (Attachment F).
[54] Barraco Testimony (Transcript pg. 34-39).

The surface water management system will be directed to onsite detention areas prior to discharging into the IDD Canal and eventually San Carlos Bay.[55] The MCP denotes 6.3± acres of lakes to store water before discharging through a control structure. This design improves the existing condition of uninhibited sheet flow to neighboring lands. The proposed system significantly improves water quality and quantity leaving the site.[56]

The property is entirely within the Coastal High Hazard Area.[57] Development in the CHHA is subject to additional requirements under the Conservation and Coastal Management Element of the Lee Plan.[58] The Lee Plan restricts development to uplands to protect human life and property from natural disasters.[59]

The project will be subject to County land development regulations designed to reduce vulnerability from natural disasters such as hurricanes and flooding.[60] Expert testimony confirmed RVs do not trigger habitable site elevation requirements.[61]

Public Services

The Lee Plan requires evaluation of the availability of urban services during the rezoning process. Public services are the services, facilities, capital improvements, and infrastructure necessary to support development.[62]

A broad range of services and infrastructure serve the site.[63] Services include public water and sewer, solid waste collection, law enforcement, fire, and emergency medical services.[64] Shopping, recreation, and employment centers are in proximity.

Existing water distribution and sanitary collection systems will be replaced to support the proposed development.[65] Applicant's engineering expert testified that

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[55] *See* Staff Report (Attachment F); Applicant Ex. 2 (slide 22).
[56] Barraco Testimony (Transcript pg. 79-80).
[57] Lee Plan Map 5-A.
[58] Lee Plan Objective 2.6. *See* Goals 72, 101, Policy 101.1.1.
[59] Lee Plan Objective 101.3, Policy 101.3.2.
[60] Lee Plan Goal 72, Objective 72.2, Policies 67.3.10, 101.3.2.
[61] Barraco Testimony (Transcript pg. 36-39). Mr. Barraco recounted that permanent habitable structures must meet 100-year flood elevations, while RVs are not held to that standard. Testimony reflects that the only buildings on site which must meet that standard would be the clubhouse and amenities in an isolated area internal to the project. *Id.* at 37.
[62] Lee Plan Glossary definition of public services.
[63] Applicant Ex. 1 (slide 11); Staff Report (Attachment H).
[64] Iona-McGregor Fire District #72 and EMS Station #27 provide emergency services to the site. The nearest fire station is one-quarter mile away. Law Enforcement will be supplied by Lee County Sheriff's West District office. Lee County Utilities provided letters of availability for potable water and sanitary sewer. *See* Staff Report (pg. 3, Attachment N); Lee Plan Maps 4-A, 4-B.
[65] Barraco Testimony (Transcript pg. 31-32).

demands impacts generated by 404 RV sites remain similar to historical generation by the 320 mobile homes previously occupying the site.[66]

Individual RV sites will connect directly to a central sewer system and a new potable water distribution system.[67] Direct utility connection mitigates odor and noise impacts otherwise created by septic tanks and generators.[68]

The MCP reflects an undulating bike/pedestrian path encircling the project to facilitate pedestrian movement.[69] Buffer plantings line both sides of the pedestrian path.[70]

Development will be subject to impact fees.[71]

Public Participation

Applicant conducted a public information meeting, not required by the LDC.[72]

There was significant public participation at hearing. Speakers in opposition reside near the site. Concerns focused on flooding, traffic, impact on property values, noise, lighting, hurricane evacuation, inadequate buffers, and compatibility.[73]

Rebuttal testimony confirmed the LDC and conditions of approval address off-site impacts.[74] The parties supplemented the record with additional conditions in response to neighbors' concerns to enhance compatibility.[75]

Conditions

The County must administer the zoning process so that proposed land uses acceptably minimize adverse impacts to adjacent residential properties.[76] Accordingly, the proposed RVPD will be subject to conditions of approval.

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[66] *Id.* at 31.
[67] Barraco Testimony (Transcript pg. 81).
[68] Barraco Testimony (Transcript pg. 80-82); *See also* LDC §34-623, §34-624, & §34-936.
[69] Walsh Testimony (Transcript pg. 20).
[70] *Id.* at 21.
[71] LDC §§2-261 *et seq.*
[72] *See* Staff Report (Attachment H), Applicant Ex. 2 (slide 7). The meeting was held on October 14, 2024. The Staff Report contains a meeting summary, notice of the meeting sent to affected neighbors, and an aerial map. *See Id.* Strayhorn Testimony (Transcript pg. 13).
[73] Public Testimony (Transcript pg. 59-77).
[74] Rebuttal Testimony (Transcript pg. 78-100); Staff Ex. 4: Post-Hearing Written Submissions (dated April 30, 2025). Staff also distinguished existing RV parks proximate to the site as conventional zoning districts that predated current development standards to highlight differences between those parks and the proposal. *Id.* at 97-98.
[75] *See* Staff Ex. 4: Post-Hearing Written Submissions.
[76] Lee Plan Policy 135.9.6.

Conditions must plausibly relate to impacts anticipated from the development and be pertinent to mitigating impacts on public health, safety, and welfare.[77]

Staff and the Applicant provided additional conditions after hearing public comment to address concerns related to off-site impacts. Specifically, the parties agreed to prohibit generators and institute procedural safeguards governing resort operations.[78] These are in addition to conditions regulating site development parameters, permitted uses, consumption on premises, open space, stay requirements, restrictions on amplified sound, and enhanced buffer plantings.

Deviations

The proposed RVPD includes six deviation requests. "Deviations" are departures from the land development regulations.[79]

The Hearing Examiner's standard of review for deviations requires a finding that each deviation:

1. Enhances objectives of the planned development; and
2. Protects public health, safety, and welfare.[80]

The requested deviations pertain to buffers, internal streets, access, and drainage easements.[81] Staff found requested deviations met LDC criteria for approval.[82]

The Hearing Examiner agrees with Staff's recommendation finding deviations, as conditioned, enhance the RVPD and protect public health, safety, and welfare.[83]

Conclusion

In conclusion, the Hearing Examiner recommends approval of the requested RVPD, subject to the conditions set forth in Exhibit B.

IV. Findings and Conclusions

Based on record testimony and evidence, the Hearing Examiner makes the following findings and conclusions:

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[77] LDC §34-932(b).
[78] Staff Ex. 4: Post-Hearing Written Submissions.
[79] LDC §34-2.
[80] LDC §34-377(a)(4).
[81] Applicant seeks deviations from LDC §34-939(b), §10-291, §10-421(a), §10-285, and §10-328. Deviation 1 retains planting material requirements in a truncated area due to the pinch point created by site geometry. Transcript pg. 21-30.
[82] *See* Staff Report (pg. 6-12). Applicant withdrew Deviation 2 based on Staff's recommendation.
[83] LDC §34-373(a)(9), §34-377(a)(4).

As conditioned, the Sanibel Siesta RVPD:

A. Complies with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 72, 73, 101, 125, 126, 161; Objectives 2.1, 2.2, 4.1, 72.2, 73.1; Policies 1.1.5, 1.6.5, 2.1.2, 2.2.1, 5.1.5, 6.1.1, 6.1.4, 101.1.1, 101.3.2, 101.3.3, 135.9.5, 135.9.6; Lee Plan Maps 1-A, 1-B, and 5-A.

B. Complies with the Land Development Code and other County regulations or qualifies for deviations. LDC §§34-145(d), 34-341, 34-378, 34-411, 34-413, 34-491, 34-612(2), 34-932, 34-939.

C. Is compatible with existing and planned uses. Lee Plan Objectives 2.1, 2.2, Policies 5.1.5, 135.9.5, 135.9.6; LDC §34-411.

D. Will provide sufficient access to support the proposed development. LDC §34-411(d).

E. Expected impacts on transportation facilities will be addressed by the conditions of approval or County regulations. Lee Plan Policies 39.1.1; LDC §§ 2-261 *et seq.*, 10-287, 34-411.

F. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 77, 125; Objectives 77.1, 77.3, 101.1.1, 101.3, 126.2; Policies 72.1.1, 72.2.2, 125.1.2, 125.1.3, 126.1.4, 126.2.1, Standard 4.1.4; and LDC §34-411.

G. Will be served by public services. Lee Plan Glossary, Lee Plan Goals 2, 4, Objectives 2.1, 2.2, 4.1, and Standards 4.1.1 and 4.1.2; LDC §10-256, 34-411.

H. The proposed mix of uses is appropriate at the proposed location. Lee Plan Goals 2, 5, 6; Policies 2.1.1, 2.2.2, 6.1.1, 6.1.4, 135.9.5, 135.9.6.

I. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. Lee Plan Policies: 5.1.5, 126.2.1, and 135.9.6; LDC §34-411, 34-932.

J. As conditioned herein, the requested deviations:

1. Enhance the objectives of the planned development, and
2. Protect public health, safety, and welfare.

Date of Recommendation: August 15, 2025.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

ATWELL

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1 (ALSO BEING THE CENTER OF SAID SECTION); THENCE N 00°51'46" W ALONG THE WEST LINE OF SAID FRACTION FOR 661.35 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 1; THENCE S 89°00'20" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.21 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N 00°59'30" W ALONG THE WEST LINE OF SAID FRACTION FOR 389.68 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (STATE ROAD 867 – 100 FEET WIDE); THENCE N 49°28'14" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR 119.20 FEET; THENCE N 49°26'59" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR 740.86 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE VERIDIAN SUBDIVISION, AS RECORDED IN PLAT BOOK 81, PAGES 31 THROUGH 41 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 11°11'40" E ALONG SAID SOUTHWESTERLY LINE FOR 278.73 FEET TO THE SOUTHWEST CORNER OF SAID VERIDIAN SUBDIVISION AND AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1; THENCE N 88°51'18" E ALONG THE SOUTH LINE OF SAID VERIDIAN SUBDIVISION AND THE NORTH LINE OF SAID FRACTION FOR 1,274.40 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 00°52'45" E ALONG THE EAST LINE OF SAID FRACTION FOR 1,325.39 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 88°54'15" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 1,324.55 FEET TO THE **POINT OF BEGINNING.**

SUBJECT PARCEL CONTAINS: 50.52 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES, UNLESS OTHERWISE SHOWN, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (STATE ROAD 867 - 100 FEET WIDE) BEARS N 49°26'59" E. THE SCALE FACTOR IS 0.999944648.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

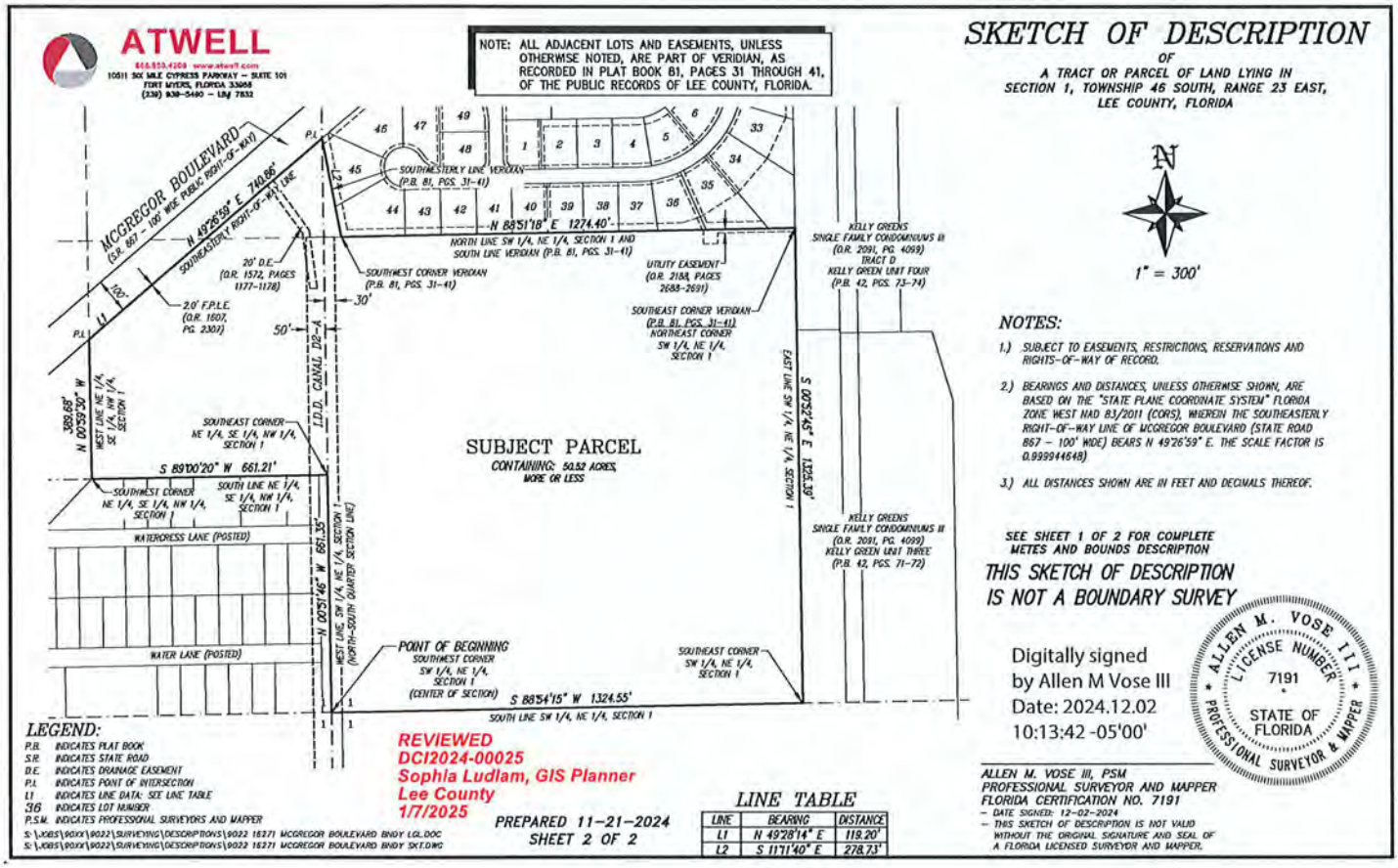
DESCRIPTION PREPARED: 11-21-2024

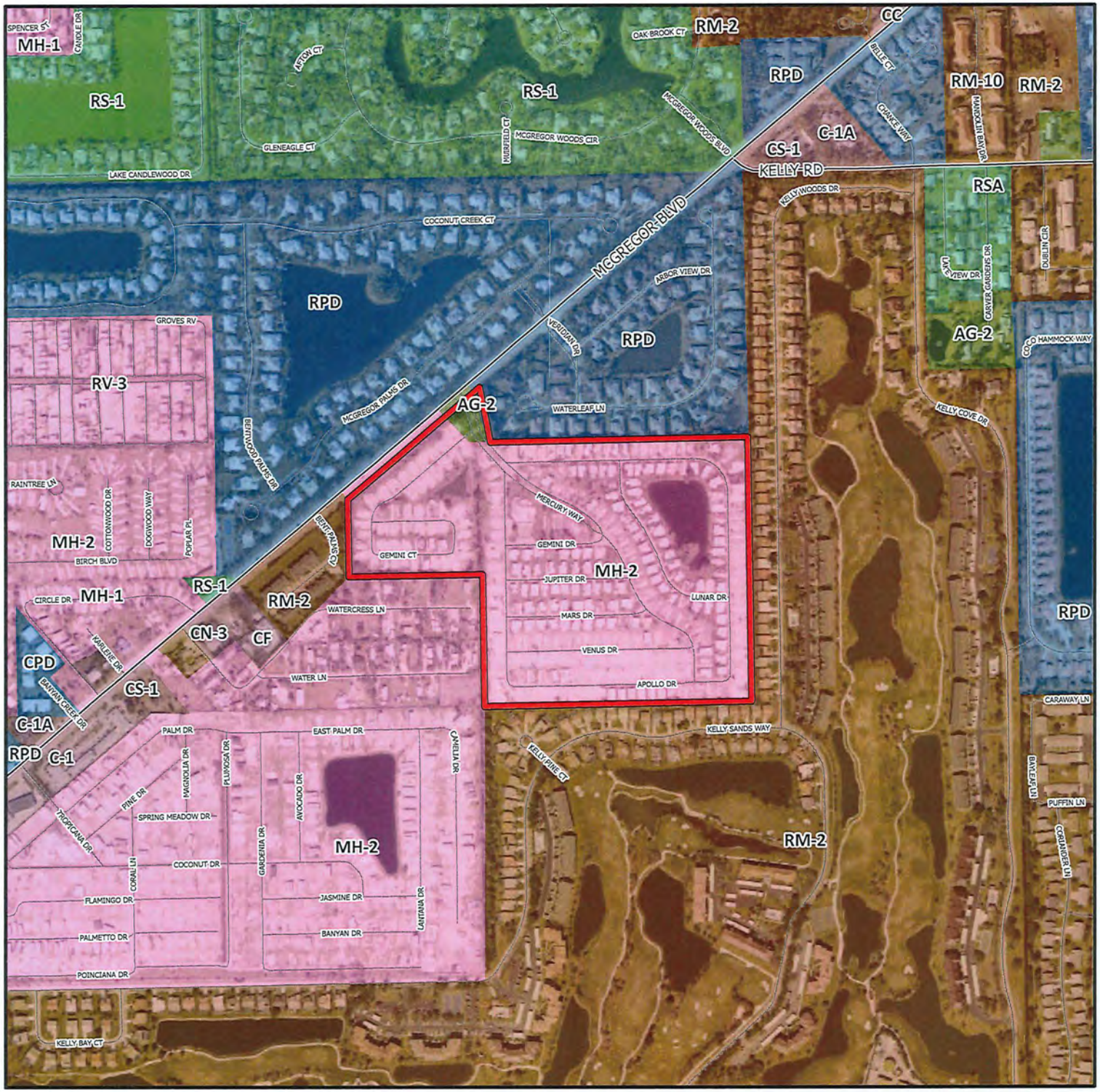
Digitally signed by Allen M Vose III
Date: 2024.12.02 10:13:20 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 12-02-2024
S:\Jobs\90xx\9022\Surveying\Descriptions\9022 16271 McGregor Boulevard BNDY LGL.doc
S:\Jobs\90xx\9022\Surveying\Descriptions\9022 16271 McGregor Boulevard BNDY SKT.dwg

REVIEWED
DCI2024-00025
Sophia Ludlam, GIS Planner
Lee County
1/7/2025

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
(239) 939-5490 – Licensed Business LB7832
www.atwell.com


ATWELL
239.939.4268 www.atwell.com
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832
NOTE: ALL ADJACENT LOTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF VERIDIAN, AS RECORDED IN PLAT BOOK 81, PAGES 31 THROUGH 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
MCGREGOR BOULEVARD
(S.R. 867 – 100' WIDE PUBLIC RIGHT-OF-WAY)
SOUTHEASTERLY RIGHT-OF-WAY LINE
N 49°26'59" E 740.86'
P.I.
P.I.
L1
100'
2.0' F.P.L.E. (O.R. 1607, PG. 2307)
20' D.E. (O.R. 1572, PAGES 1177-1178)
50'
30'
SOUTHWESTERLY LINE VERIDIAN (P.B. 81, PGS. 31-41)
N 88°51'18" E 1274.40'
NORTH LINE SW 1/4, NE 1/4, SECTION 1 AND SOUTH LINE VERIDIAN (P.B. 81, PGS. 31-41)
SOUTHWEST CORNER VERIDIAN (P.B. 81, PGS. 31-41)
UTILITY EASEMENT (O.R. 2188, PAGES 2688-2691)
SOUTHEAST CORNER VERIDIAN (P.B. 81, PGS. 31-41) NORTHEAST CORNER SW 1/4, NE 1/4, SECTION 1
KELLY GREENS SINGLE FAMILY CONDOMINIUMS III (O.R. 2091, PG. 4099) TRACT D KELLY GREEN UNIT FOUR (P.B. 42, PGS. 73-74)
KELLY GREENS SINGLE FAMILY CONDOMINIUMS III (O.R. 2091, PG. 4099) KELLY GREEN UNIT THREE (P.B. 42, PGS. 71-72)
EAST LINE SW 1/4, NE 1/4, SECTION 1
S 00°52'49" E 1325.39'
388.68' N 00°59'30" W
WEST LINE NE 1/4, SE 1/4, NW 1/4, SECTION 1
SOUTHEAST CORNER NE 1/4, SE 1/4, NW 1/4, SECTION 1
L.I.D. CANAL (D2-A)
SUBJECT PARCEL
CONTAINING: 50.52 ACRES, MORE OR LESS
S 89°00'20" W 661.21'
SOUTHWEST CORNER NE 1/4, SE 1/4, NW 1/4, SECTION 1
SOUTH LINE NE 1/4, SE 1/4, NW 1/4, SECTION 1
WATERPRESS LANE (POSTED)
N 00°51'46" W 661.35'
WEST LINE, SW 1/4, NE 1/4, SECTION 1 (NORTH-SOUTH QUARTER SECTION LINE)
WATER LANE (POSTED)
POINT OF BEGINNING
SOUTHWEST CORNER SW 1/4, NE 1/4, SECTION 1 (CENTER OF SECTION)
S 88°54'15" W 1324.55'
SOUTH LINE SW 1/4, NE 1/4, SECTION 1
SOUTHEAST CORNER SW 1/4, NE 1/4, SECTION 1
1
1
1
LEGEND:
P.B. INDICATES PLAT BOOK
S.R. INDICATES STATE ROAD
D.E. INDICATES DRAINAGE EASEMENT
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE DATA: SEE LINE TABLE
36 INDICATES LOT NUMBER
P.S.M. INDICATES PROFESSIONAL SURVEYORS AND MAPPER
S:\JOBS\90XX\9022\SURVEYING\DESCRIPTIONS\9022 18271 MCGREGOR BOULEVARD BNDY LGL.DOC
S:\JOBS\90XX\9022\SURVEYING\DESCRIPTIONS\9022 18271 MCGREGOR BOULEVARD BNDY SKT.DWG
REVIEWED
DCI2024-00025
Sophia Ludlam, GIS Planner
Lee County
1/7/2025
PREPARED 11-21-2024
SHEET 2 OF 2
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 49°28'14" E | 119.20'
L2 | S 11°11'40" E | 278.73'
SKETCH OF DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA
N
1" = 300'
NOTES:
1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2.) BEARINGS AND DISTANCES, UNLESS OTHERWISE SHOWN, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (STATE ROAD 867 – 100' WIDE) BEARS N 49°26'59" E. THE SCALE FACTOR IS 0.999944648).
3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION
THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY
Digitally signed by Allen M Vose III
Date: 2024.12.02 10:13:42 -05'00'
ALLEN M. VOSE III * LICENSE NUMBER 7191 * STATE OF FLORIDA * PROFESSIONAL SURVEYOR & MAPPER
ALLEN M. VOSE III, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
– DATE SIGNED: 12-02-2024
– THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DCI2024-00025

Zoning

Subject Property

N
W
E
S

0 500 1,000
Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

References to uses are as defined in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP) and Development Parameters

a. MCP. Development of the subject property must be substantially consistent with the three-page MCP entitled "Sanibel Siesta RV Resort", stamped received 4/17/2025 (Exhibit B1).

b. Compliance with Lee Plan and LDC. Development must comply with the LDC and Lee Plan at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

c. Development Parameters. Development is limited to a maximum of 404 transient recreational vehicle units (see Conditions 6 & 7). If a caretaker's residence is developed, the site is limited to 403 transient recreational vehicle units. The maximum building height for amenities is 35 feet.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Accessory uses and structures (accessory structures not permitted on individual RV sites)
Administrative offices
Caretaker's residence (limited to 1 and eliminates 1 RV site)
Entrance gates and gatehouses
Essential services
Essential service facilities, Group I
Excavation, water retention
Fences, walls
Parking lot:
Accessory
Recreational facilities, private on-site
Recreational vehicles, transient (see Conditions 6 and 7)
Signs

The following uses are limited to the Indoor/Outdoor Recreation Area

Accessory uses and structures
Clubs, private*
Consumption on premises* (see Conditions 3 and 4)
Day care center, adult or child*
Food and beverage service, limited*
Food stores, Group I*
Laundry or dry cleaning, Group I*
Personal services, Group I*
Recreational facilities, private on-site*
Rental or leasing establishment, Group I*
Storage, open and indoor* (limited to RV's, trailers, boats and other vehicles and goods belonging to park users)

* Limited to the convenience and utility of the guests staying at the RV Park. No exterior signage is permitted offering these goods or services visible from outside the project.

b. Site Development Regulations

Minimum Park Perimeter Setback	40 feet
Minimum Park Area	50.5 acres

Recreational Vehicle Sites:

Site Area:	1,950 square feet
Site Width:	30
Site Depth:	65

Minimum Setbacks and Maximum Building Heights:

Street, public:	40 feet
Internal street pavement:	10 feet
Between RVs:	10 feet
Waterbody:	25 feet
Maximum building height (amenities only):	35 feet
Lot coverage:	20 percent (of entire project area)
Building separation:	10 feet unless a greater separation is required by building/fire code

3. Consumption on Premises

Consumption on premises is limited to the Indoor Amenity Buildings surrounding the Outdoor Swimming Pool. Outdoor COP is limited to swimming pool limits depicted on the MCP. COP is limited to guests staying at the RV Resort. No administrative approval of consumption on premises is required prior to issuance

of an alcoholic beverage license, provided Developer provides a detailed site plan of the Indoor/Outdoor Areas demonstrating extent of the COP area for the sale/ service of alcoholic beverages for outdoor consumption is not closer than 300 feet to the project perimeter. A Special Exception or Public Hearing Amendment to the Planned Development must be sought for a lesser separation.

4. **Outdoor Amplified Sound and Live Entertainment**
Outdoor amplified sound and live entertainment are permitted:
10 A.M. to 8 P.M. Sunday through Wednesday; and
9 A.M. to 10 P.M. Thursday through Saturday.

5. **Open Space**
Project open space must be substantially consistent with the Open Space Exhibit (MCP Page 2).

6. **Transient Units**
The RVPD is limited to use as a transient park for short term (less than six months) emplacement of recreational vehicles. Recreational vehicles must be removed from the park at the end of each user's visit or six months, whichever is less. Non-transient use is prohibited.

7. **Minimum Night Stay**
Guests renting RV sites must stay a minimum of three nights.

8. **Hurricane Emergency Plan**
Prior to local development order approval for vertical development, including occupancy of individual RV sites, an emergency evacuation plan for the project must be approved by Lee County Emergency Management.

9. **Buffer Along Pump Station Utility Easement**
   a. A 10-foot-wide buffer planting strip must abut the 40-foot by 40-foot pump station utility easement along the northern project perimeter to provide a continuous visual screen.

   b. A minimum of four trees and 27 shrubs must be planted in the buffer planting strip. Trees must be 14 feet in height and shrubs must be 36 inches in height. Shrubs must be maintained at a minimum of 60 inches in height.

10. **Refuse and Solid Waste Disposal Facilities**
The primary refuse and solid waste facility depicted on the MCP must be set back a minimum of 180 feet from the project perimeter of the project.

11. Electrical Generators

Electrical generators at individual RV sites are prohibited. Temporary use is permitted solely in the event of an emergency (i.e. black-out/power grid failure).

12. Community Complaint Response Contact

Developer/operator must comply with Lee County and Noise Control Ordinance Land Development Code requirements during the construction phase pertaining to noise and construction activity.

During the operational phase, the developer/operator must maintain a 24-hour, 7-day-a-week contact number and email address for the purpose of receiving and responding to community complaints related to operational activities, noise, nuisance, odors, or any other project-related impacts. The contact number must be monitored at all times during the operational phase of the project.

The following requirements apply:

a. Public Posting: Prior to the issuance of the final Certificate of Occupancy, the development's website must contain the contact number and email address of the representative responsible.

b. Notification: The contact information must also be distributed to all property owners and residents within a minimum distance of 300 feet from the project perimeter prior to the issuance of the final certificate of occupancy. Such notice must also provide the website information including contact information of the representative.

c. Response Time: The designated representative must respond to all complaints within two (2) hours of receipt. A log of all complaints and corrective actions must be maintained and made available to the County upon request.

d. Updates: For the initial two years after issuance of the certificate of occupancy, any changes to contact information must be updated on the development's website and re-distributed to all properties within the distance specified in Subsection (b). After two years, contact information changes may be updated on the development's website.

13. Development Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. **Perimeter Buffer:** Deviation 1 seeks relief from LDC §34-939(b)(3), which requires a perimeter buffer area at least 40 feet wide adjacent to and completely around the boundary of an RVPD, to allow code required planting material in LDC §34-939(b)(3) to be located within a 15-foot-wide alternative perimeter buffer area with an eight-foot-tall solid wall.

   HEX Recommendation: Approve, subject to the following conditions:

   a. At time of planting, trees must be 14 feet in height and shrubs must be 36 inches in height. Shrubs must be maintained at a minimum of 60 inches in height. Palms are to be counted at a 3:1 ratio, clustered in staggered heights ranging from 14 feet to 18 feet in height. Palms are limited to 50 percent of the tree requirement.

   b. Prior to local development order approval, a completely opaque 8-foot-high masonry wall or 8-foot-high masonry wall and berm combination must be provided east of the primary access point, with all required plant material on the exterior side of the wall.

2. **Internal Streets**. Deviation 3 seeks relief from LDC §34-939(b)(4)a, which requires a minimum street right-of-way or easement width of 50 feet, to allow the required road to be located on an undivided property without dedicating an easement or right-of-way to encompass the road and road shoulders.

   HEX Recommendation: Approve, subject to the following conditions:

   a. This deviation is void if the property is subdivided, except as a result from an eminent domain proceeding.

   b. Developer must demonstrate a paved internal roadway with a minimum of 20 feet in pavement width, including sufficient area for required utilities and infrastructure supporting the project.

3. **Access.** Deviation 4 seeks relief from LDC §10-291(3), which requires residential developments of more than five (5) acres and commercial developments greater than 10 acres to provide more than one means of ingress and egress for the development, to maintain the existing single access point onto McGregor Boulevard and designate a secondary emergency only access point.

   HEX Recommendation: Approve, subject to the following conditions:

   a. The secondary access must be in substantial compliance with the MCP.

b. Prior to local development order approval, a notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

4. **Buffer Plantings**. Deviation 5 seeks relief from LDC §10-421(a)(8), which requires buffer plantings to be installed on the exterior side of the wall or fence, between the wall and the abutting property or street right-of-way if a wall or fence is proposed, but not required, to allow an existing chain-link fence depicted on the MCP to remain with the required buffer plantings internal to fencing.

HEX Recommendation: Approve, subject to the following conditions:

If existing chain link fence is damaged/removed, Developer must comply with LDC §10-421(a)(8) if fencing is substantially replaced (more than 50 percent).

5. **Connection Separation**. Deviation 6 seeks relief from LDC §10-285, which requires motor vehicle connections to a road from privately-maintained streets to be separated by a distance of 660 feet for principal arterial roads in Future Suburban areas, to allow a minimum of 200 feet of connection separation between the proposed emergency-only access and the existing access point on abutting property to the southwest (Bent Palms Cove).

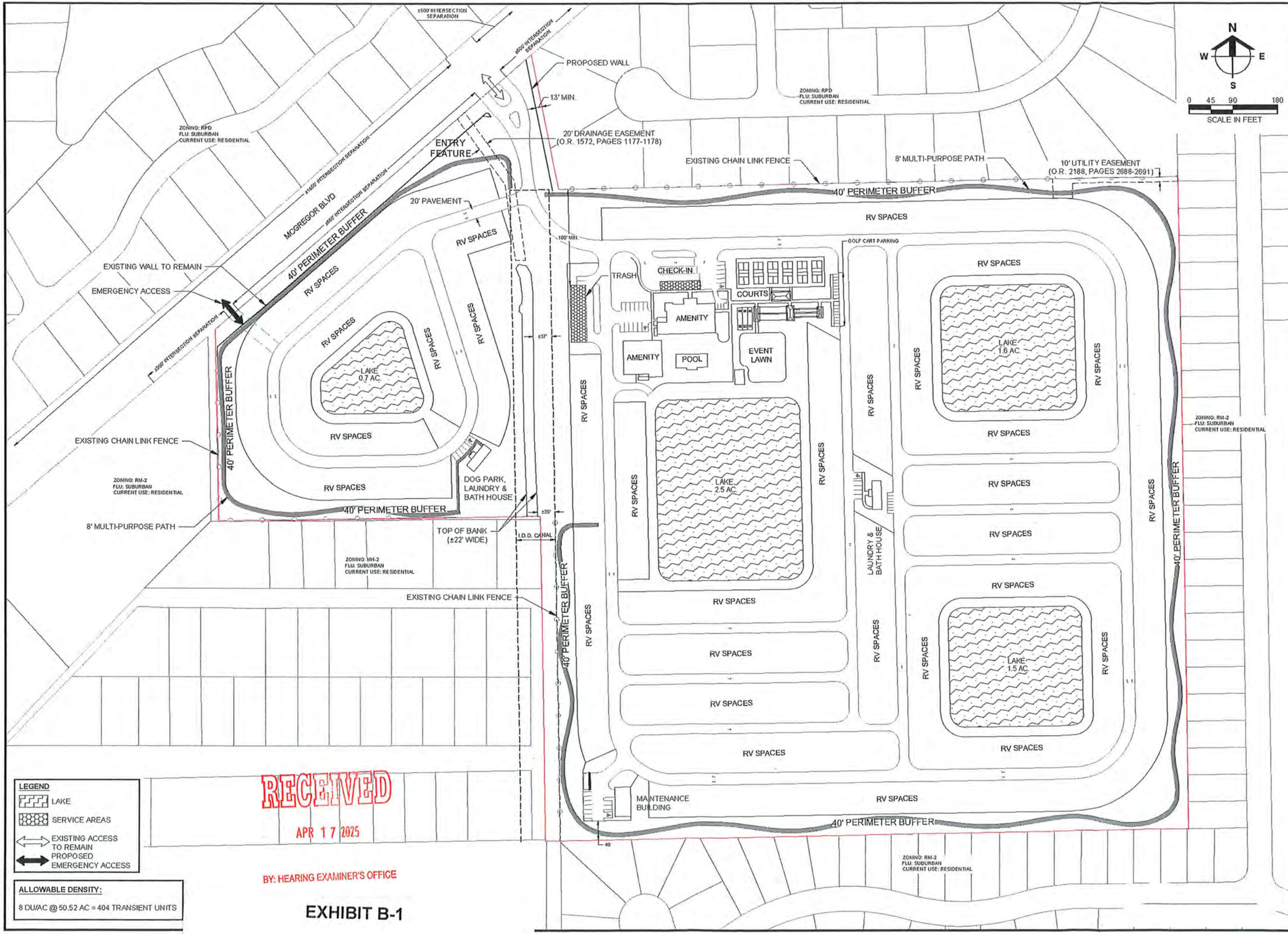
HEX Recommendation: Approve

6. **Drainage Easement**. Deviation 7 seeks relief from LDC §10-328, which requires that a 20-foot-wide easement for maintenance purposes must be provided along an IDD canal traversed through development, to allow no additional easement width for the existing 80-foot-wide IDD Canal Easement on the subject property.

HEX Recommendation: Approve, subject to the following conditions:

Unless authorized by the easement holder, no buildings/structures/ landscape features, including trees and shrubs, which obstruct the drainage maintenance operations are permitted within the 80-foot-wide IDD Canal D2-A easement. Easement areas must be kept clear and have satisfactory vehicle access and turnaround. No portion of easement areas may be located within the limits of a RV site or future platted lot.

Exhibits to Conditions:
B1 Master Concept Plan stamped received April 17, 2025



LEGEND

- LAKE
- SERVICE AREAS
- EXISTING ACCESS TO REMAIN
- PROPOSED EMERGENCY ACCESS

ALLOWABLE DENSITY:

8 DU/AC @ 50.52 AC = 404 TRANSIENT UNITS

RECEIVED
APR 17 2025
BY: HEARING EXAMINER'S OFFICE

EXHIBIT B-1

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FORT MYERS 21,LLC

PROJECT DESCRIPTION

SANIBEL SIESTA RV RESORT

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AI INTENDED FOR CONCEPTUA PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MA CHANGE SIGNIFICANTLY BASE UPON SURVEY, ENGINEERING ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

FILE NAME	24237Z02.DWG
LOCATION	J:\24237\DWG\ZONING\
PLOT DATE	FRI, 4-11-2025 - 2:49 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

11-21-24	INSUFFICIENCY COMMENTS
1-24-25	INSUFFICIENCY COMMENTS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
24237	1 OF 3

LEGEND

- LAKE
- COMMON OPEN SPACE

OPEN SPACE (LDC 10-415)

REQUIRED: 30% @ 50.52 AC = 15.16 AC

PROVIDED:

COMMON OPEN SPACE:	12.54 AC
LAKE (*):	3.79 AC
TOTAL:	16.33 AC

* 25% OF REQUIRED OPEN SPACE MAY BE LAKE

RECEIVED
APR 17 2025
BY: HEARING EXAMINER'S OFFICE

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FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FORT MYERS 21,LLC

PROJECT DESCRIPTION

SANIBEL SIESTA RV RESORT

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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LOCATION	J:\24237\DWG\ZONING\
PLOT DATE	FRI, 4-11-2025 - 2:49 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

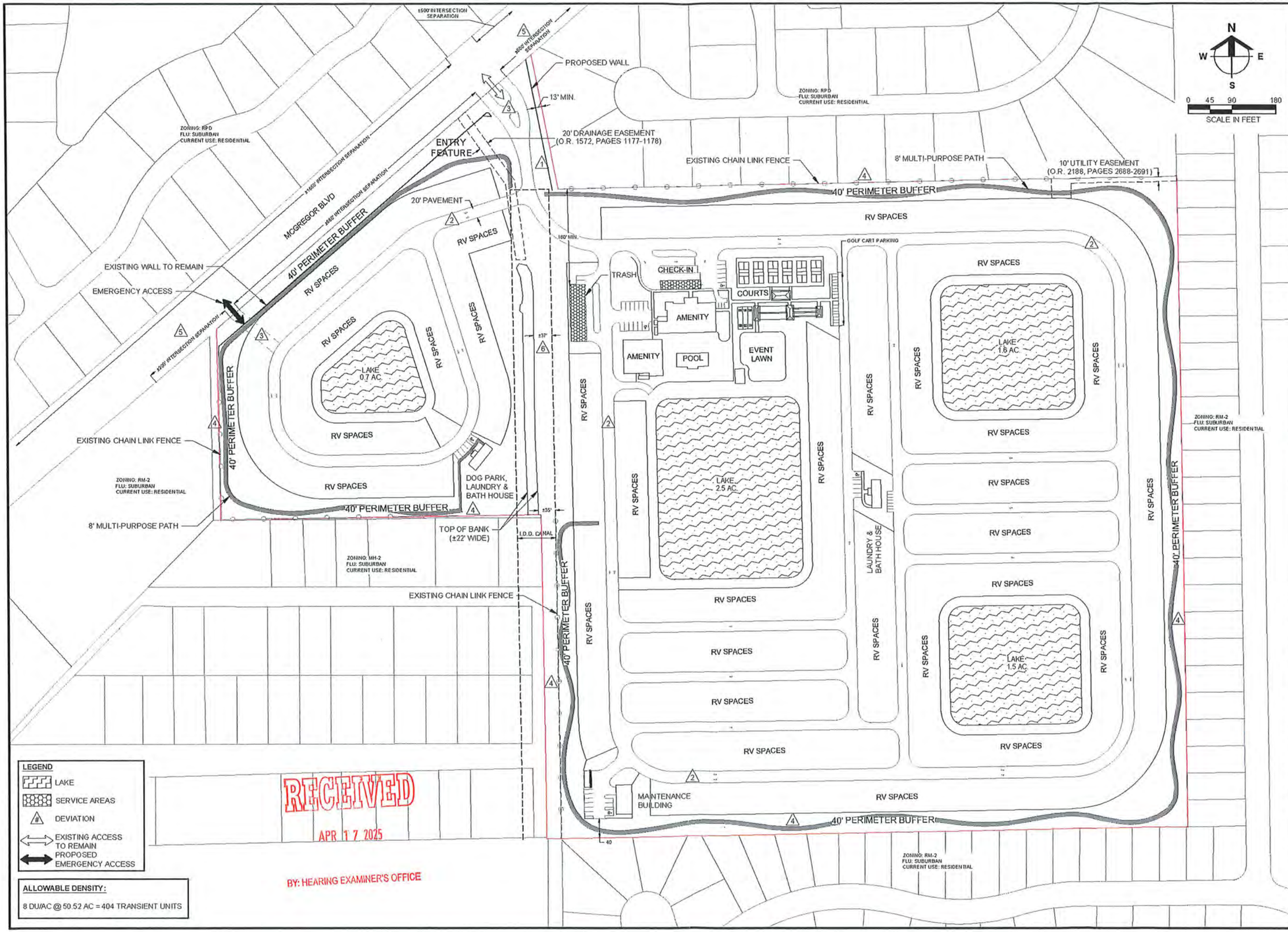
PLAN REVISIONS

1-24-25	INSUFFICIENCY COMMENTS

PLAN STATUS

MASTER CONCEPT PLAN OPEN SPACE

PROJECT / FILE NO.	SHEET NUMBER
24237	2 OF 3



LEGEND

- LAKE
- SERVICE AREAS
- DEVIATION
- EXISTING ACCESS TO REMAIN
- PROPOSED EMERGENCY ACCESS

ALLOWABLE DENSITY:

8 DU/AC @ 50.52 AC = 404 TRANSIENT UNITS

RECEIVED
APR 17 2025
BY: HEARING EXAMINER'S OFFICE

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FORT MYERS 21,LLC

PROJECT DESCRIPTION

SANIBEL SIESTA RV RESORT

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

FILE NAME	24237Z02.DWG
LOCATION	J:\24237\DWG\ZONING\
PLOT DATE	FRI, 4-11-2025 - 4:02 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

11-21-24	INSUFFICIENCY COMMENTS
1-24-25	INSUFFICIENCY COMMENTS

PLAN STATUS

MASTER CONCEPT PLAN WITH DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
24237	3 OF 3

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments for DCI:* Prepared by Adam Mendez, Senior Planner, date received April 1, 2025 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *Affidavit of Publication:* For Zoning Case DCI2024-00025, Sanibel Siesta RV Resort (1 page – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by Lee County Staff for Sanibel Siesta RV Resort, DCI2024-00025 (multiple pages – 8.5"x11")

4. *Written Submissions:* Email from Adam Mendez to Jamie Princing and Brienne Cherry, with copies to Megan Strayhorn, Esq., Carl Barraco, and Vincent Cautero, dated Wednesday, April 30, 2025, 11:21 AM (multiple pages – 8.5"x11"){post hearing submittal}

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Megan Strayhorn, Esq., to Maria Perez, Adam Mendez, and Joseph Adams, with copies to Carl Barraco and Vincent A. Cautero, dated Tuesday, April 15, 2025, 9:26 AM (multiple pages – 8.5"x11")

1. *Résumé:* For Justin W. Walsh, President/Owner with R.S. Walsh Landscaping, Inc. (1 page – 8.5"x11")

2. *PowerPoint Presentation:* Prepared for Sanibel RV Resort Siesta (multiple pages – 8.5"x11")

3. *Revised Master Concept Plan:* Prepared by Barraco and Associates, Inc., for Sanibel Siesta RV Resort, last revised January 24, 2025 (3 pages – 11"x17")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Adam Mendez

Applicant Representatives:

1. Carl Barraco
2. Vince Cautero
3. Joel Christensen
4. Megan Strayhorn, Esq.
5. Justin Walsh

Public Participants:

1. John Crawford
2. Dale Givens
3. Patricia Givens
4. Kelly Halle
5. Martha A. Lowe
6. Christine Tomlin
7. Adam Sewall
8. Frank Stipkovich
9. Stephanie Stipkovich
10. Tanya Wojcik

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

CPA2024-00006

Horizon Tamiami

SUMMARY SHEET
CPA2024-0006 – Horizon Tamiami CPA
ADOPTION HEARING

REQUEST:
Amend Map 1-C, Mixed Use Overlay, to add a 20.2-acre portion of the property to the Mixed-Use Overlay (MUO). The property is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

The requested map amendment is a small-scale comprehensive plan amendment per Florida Statute 163.3187(1). The requested amendments would allow for the development of the site in accordance with the Mixed Use Overlay standards in an existing urban area.

LPA PUBLIC HEARING:
The LPA discussed the proposed amendments. Members of the LPA specifically inquired about whether LeeTran was still proposing to eliminate the bus route that currently services the subject property and if they did, whether the property would still meet the requirements of the MUO. Staff informed the LPA that LeeTran no longer plans on eliminating that bus route but in addition to the bus route, the proposed Mobility On Demand area would also meet this requirement for access to public transit.

LPA PUBLIC INPUT:
Four members of the public provided public comment at the meeting expressing their generally dislike of the development of the site and concerns regarding traffic, flooding, environmental impacts and building size.

LPA MOTION:
A motion was made to recommend that the Board of County Commissioners (BOCC) ***adopt*** CPA2024-0006. The motion passed 4 to 0.

RAYMOND BLACKSMITH	ABSENT
DUSTIN GARDNER	AYE
DAWN RUSSELL	AYE
JENNIFER SAPEN	AYE
DON SCHROTENBOER	ABSENT
STAN STOUDER	AYE
HENRY ZUBA	ABSENT

STAFF RECOMMENDATION:
Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

LEE COUNTY ORDINANCE NO. ___

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2024-00006) PERTAINING TO HORIZON TAMIAMI; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-C, THE MIXED USE OVERLAY MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on August 25, 2025. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on November 5, 2025. At that hearing, the Board approved a motion to adopt proposed amendment CPA2024-00006 pertaining to Horizon Tamiami, amending Map 1-C of the Lee Plan, the Mixed Use Overlay Map. The subject parcel is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as "Horizon Tamiami (CPA2024-00006)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-C

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-C, the Mixed Use Overlay Map to incorporate approximately 20.2 acres of the subject property into the Mixed Use Overlay. The subject parcel is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Commerce or the Administration Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner _____ made a motion to adopt the foregoing ordinance, seconded by Commissioner _____. The vote was as follows:

Kevin Ruane	____
Cecil L Pendergrass	____
David Mulicka	____
Brian Hamman	____
District 5	Vacant

DONE AND ADOPTED this 5th day of November, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
_____, Chair

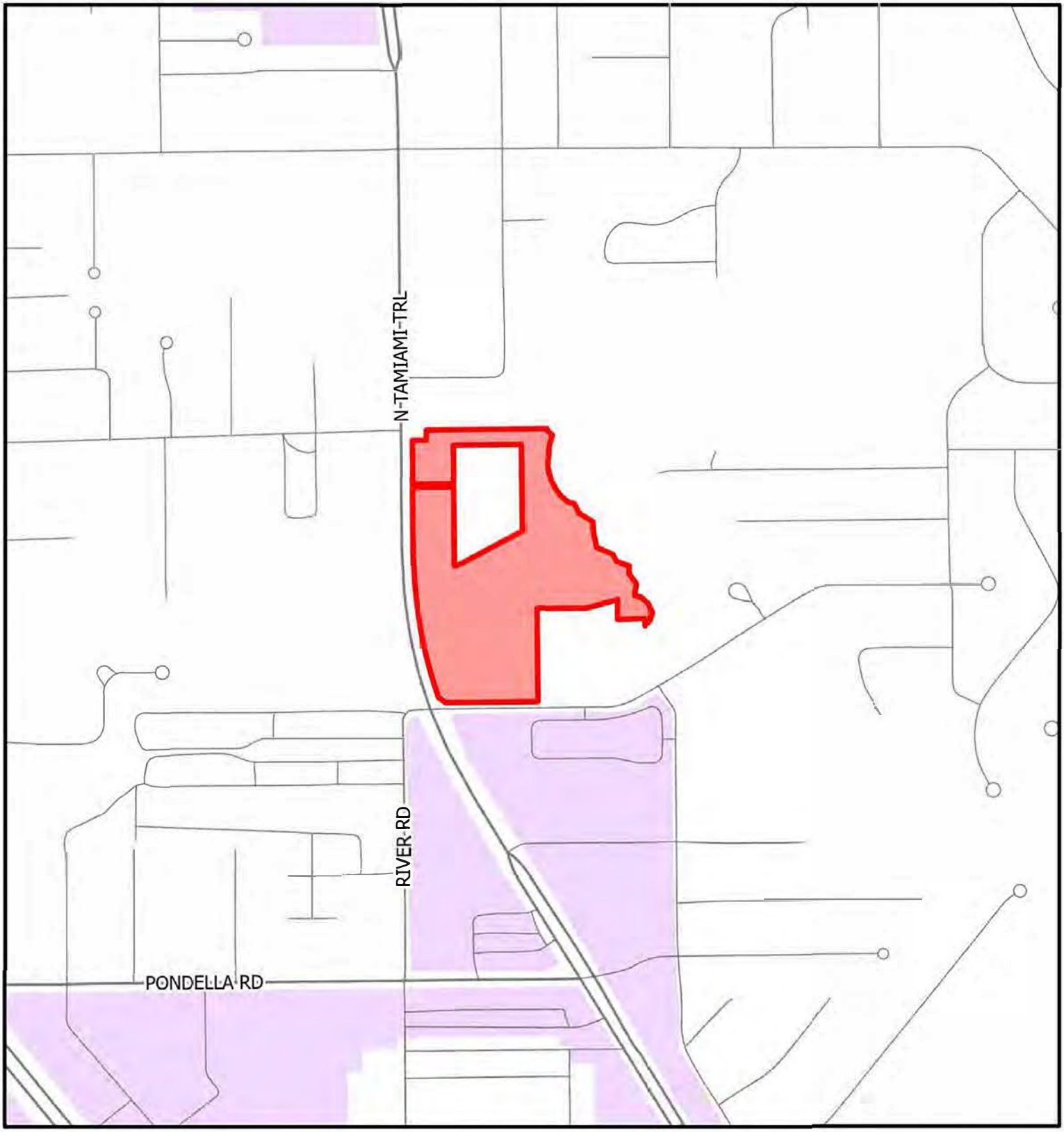
DATE:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Lee County Attorney's Office

Exhibit A (Adopted by BOCC on November 5, 2025):
Adopted proposed Mixed Use Overlay Map 1-C

CAO Draft 10/20/2025 10:08:50 AM



CPA2024-00006

Mixed Use Overlay

Existing Mixed Use Overlay

Proposed Mixed Use Overlay

Subject Property

N

W E

S

0 200 400 600 800 1,000 1,200

Feet

Lee County
Southwest Florida

Map Generated: July 2025

EXHIBIT A

STAFF REPORT FOR CPA2024-00006:
HORIZON TAMIAMI

Privately Initiated Small-Scale Lee Plan Map Amendment

Recommendation:
Adopt

Applicant:
Horizon Tamiami, LLC

Representatives:
Veronica Martin
TDM Consulting, Inc.

Property Location:
1450, 1456, 1460, and 1470 North Tamiami Trail

Size:
± 20.2 acres

Planning District:
District #19 (North Fort Myers)

Commissioner District:
District #4

Hearing Dates:
LPA: 08-25-2025
BoCC #1: 10-08-2025

Attachment(s):
1: Map Amendment
2: Applicant Materials

REQUEST

Amend Lee Plan Map 1-C to incorporate approximately 20.2 acres of the subject property into the Mixed Use Overlay.

SUMMARY

The applicant requests to incorporate an approximately 20.2-acre upland portion of the subject property into the Mixed Use Overlay (MUO) to develop the site in accordance with the MUO standards outlined in Chapter 34 of the Land Development Code and rezone to a conventional zoning district instead of a planned development. According to the companion rezone application, the applicant intends to construct a mixture of commercial and residential uses. No saltwater wetlands will be incorporated into the MUO.

PROPERTY LOCATION

The property is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

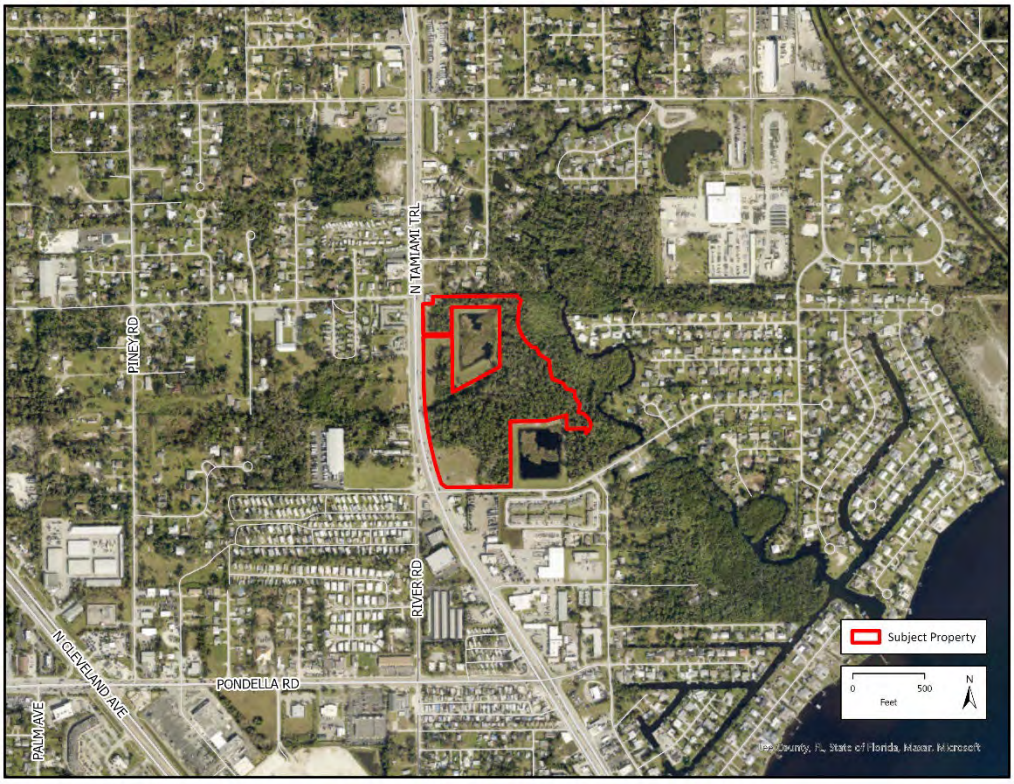


Figure 1: Location map of the portion of the subject property to be included in the Mixed Use Overlay

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) ***adopt*** the proposed amendment as shown in Attachment 1.

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The approximately 28.2-acre subject property, comprised of four parcels, was designated with Intensive Development and Transition Zone, the precursor to the existing Wetlands future land use category, on the 1984 Lee Plan Future Land Use Map. The property currently consists of ±20.2 acres of Intensive Development and ±8.0-acres of Wetlands future land use categories. The applicant is proposing to incorporate only the areas with the Intensive Development future land use category of the property into the MUO. A map depicting the existing future land use categories and the proposed MUO is included below.

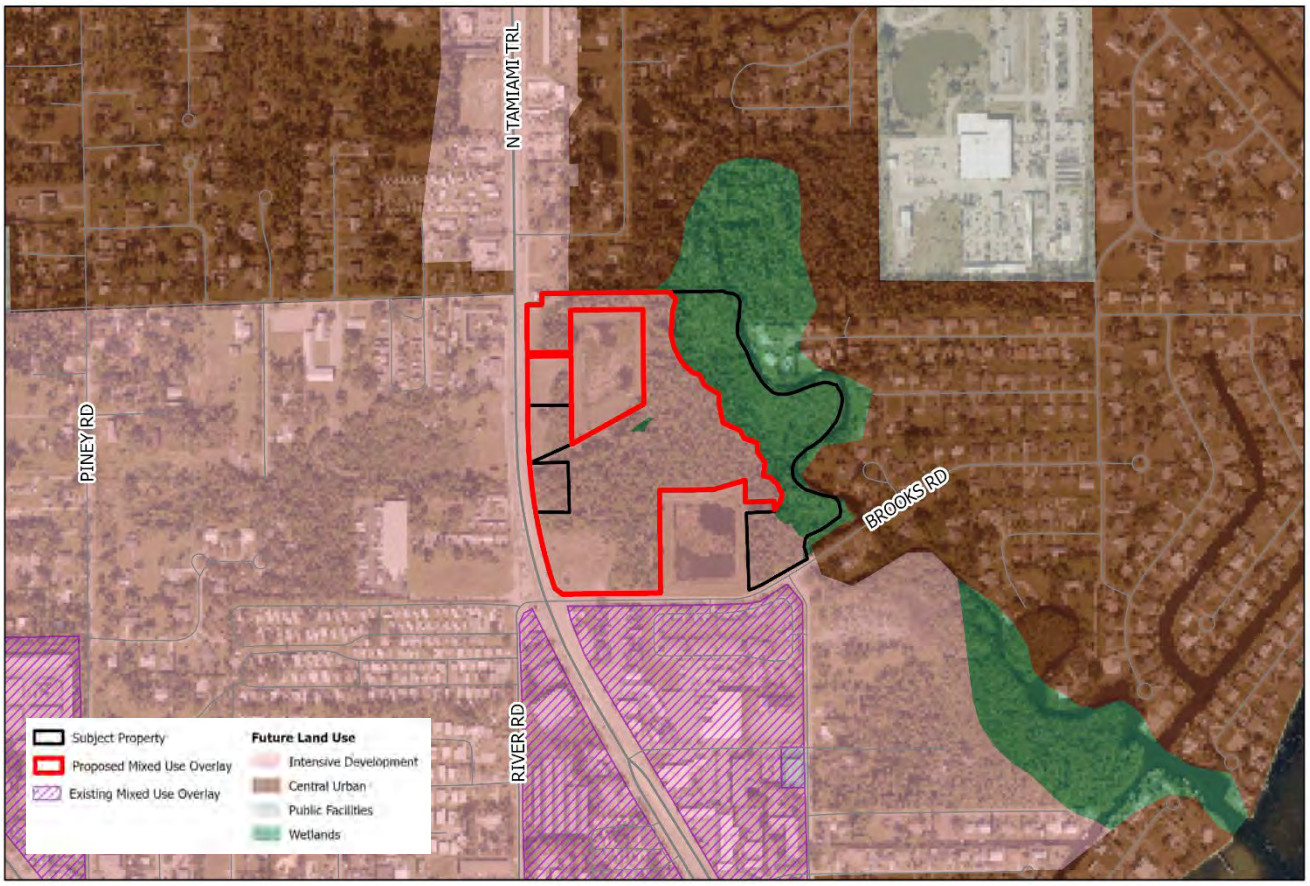


Figure 2: Future Land Use and Mixed Use Overlay

The proposed Comprehensive Plan Amendment enables the applicant to develop under the Mixed Use Overlay development standards and rezone to a conventional zoning district, rather than a planned development. The applicant has filed a companion rezoning application (REZ2024-00006), which is being reviewed concurrently with this comprehensive plan amendment application. The applicant is requesting to rezone ±20.2 acres from General Commercial (CG), Commercial (C-1), and Residential Single Family (RS-1) to Commercial (C-1). The wetlands along the eastern property line are proposed to remain RS-1.

Future Land Use Categories

The property is within the Intensive Development Future Land Use Category, which is the county's most intense future land use category. Lee Plan **Policy 1.1.2** states that this land use category allows the county's highest densities and intensities and encourages mixed-use centers. The policy is reproduced below.

> ***POLICY 1.1.2****: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum total density is twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ordinance No. 94-30, 09-06, 10-10, 16-07)*

The subject property is also within the Wetlands future land use category, with the jurisdictional boundaries confirmed through a Map Boundary Determination (MBD2024-00001). **Policy 1.5.1** outlines the permitted uses within the Wetlands future land use category, which include very low-density residential uses and recreation that will not adversely impact the ecological functions of wetlands. **Objective 1.5** is reproduced below.

> ***OBJECTIVE 1.5:*** *WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat.*
>
> ***POLICY 1.5.1:*** *Permitted land uses in Wetlands consist of very low-density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.*

The property will continue to have a mixture of Intensive Development and Wetlands future land use categories. Requirements and standards pertaining to development within or adjacent to state-designated wetlands within the subject property are not changed by the proposed amendment.

Community Plan Area

In addition to the future land use categories mentioned above, the subject property is located within the North Fort Myers Community Plan Area, which is generally located north of the Caloosahatchee River, west of Interstate 75 (I-75), and east of the City of Cape Coral. Lee Plan Goal 30, reproduced below, describes the North Fort Myers Community Plan Area.

GOAL 30: NORTH FORT MYERS COMMUNITY PLAN. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Goal 30 is divided into six objectives, each with supporting policies, that address neighborhoods and housing, transportation, community facilities and services, parks, recreation, and conservation, and the downtown waterfront. Under this goal and LDC Section 33-1566, the subject property is considered part of the Corridor Overlay District.

Planning District

The subject property is located in the North Fort Myers Planning District (District 19), which allocates 376 acres to the Intensive Development future land use category and no acreage to the Wetlands future land use category for residential development. District 19 allocates 1,121 acres for commercial use and 244 acres for industrial use. The proposed amendment will not change the future land use categories and, therefore, will not require a change to the total acreage allocations in the North Fort Myers Planning District. Additionally, the applicant's companion rezoning includes commercial and residential uses, of which the District contains adequate allocation capacity.

Surrounding Properties

The subject property is comprised of four parcels and is located at the intersection of Tamiami Trail and Brooks Road. There is existing development on a ±0.11-acre parcel adjacent to the subject property. Additionally, the Florida Department of Transportation owns two parcels that cut into the subject property, which are used for stormwater attenuation. The proposed amendment will not change any overlays or future land use categories on the adjacent parcels.

TABLE 1: SURROUNDING PROPERTY INFORMATION

	Future Land Use	Overlay	**Zoning**	**Existing Use**
North	Intensive Development, Central Urban, and Wetlands	-	C-1, TFC-2, & RS-1	Vacant, Duplex, & Single-Family Residential
East	Central Urban and Wetlands	-	TFC-2 & RS-1	Single-Family Residential
South	Intensive Development	Mixed Use Overlay	C-2 & RM-2	Multi-Family Residential, Vacant, & Commercial
West	Intensive Development	-	C-1, CPD, & AG-2	Commercial & Vacant

PROCEDURAL REQUIREMENTS

The Lee Plan is Lee County's comprehensive plan, which provides the long-term vision for development in the county. Florida Statutes require comprehensive plans to include certain topics as elements. The Lee Plan divides these elements into chapters, which are further supported by goals, objectives, standards, and policies. Lee Plan Chapter XIII, entitled Administration, section "d" addresses Amendments to the Plan. The applicable paragraph is reproduced below.

> *This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with § 163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.*

Lee County Administrative Code 13-6 establishes procedures for amendments to the Lee Plan, including notice requirements and provisions for public participation during the amendment process. The subject application requests privately initiated map amendments to the Lee Plan, meaning it has been requested by an entity other than the County and follows the amendment process described in Florida Statutes section 163.3184. **The applicant has met the procedural requirements in AC 13-6.**

Because the applicant is proposing a map designation within a Community Plan Area, one public information meeting is required prior to the application being found sufficient under Lee Plan Policy 17.3.2. The applicant has provided a summary, sign-in sheets, public notice, and agenda for the community meeting held at the North Fort Myers Recreation Center on April 2, 2024, at 6:00 pm. **The applicant has met the public input requirements of Lee Plan Objective 17.1.**

Under the Florida Statutes, the proposed amendment to Map 1-C, which is part of the Future Land Use Map series, is considered a small-scale map amendment and will follow the state review process under F.S. 163.3187.

The proposed addition to the MUO totals approximately 20.2 acres, well below the 50-acre threshold for small-scale amendments, and no text amendments are proposed. **The proposed amendments are small-scale amendments under F.S. 163.3187,** which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and one adoption hearing with the BOCC.

Small-scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small-scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance.

LEE PLAN ANALYSIS

The comprehensive plan applies to all land use decisions within unincorporated Lee County. Where goals, objectives, standards, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee Plan as a whole. The Lee Plan analysis included in this staff report outlines the proposed amendments in relation to the most applicable Lee Plan goals, objectives, and policies to determine their appropriateness.

As previously stated, Lee Plan **Policy 1.1.2** is the most intense future land use category, promoting mixed-use developments on suitable lands within this category. The proposed amendment to incorporate the subject property into the MUO further facilitates mixed-use development on the subject property, **consistent with the Intensive Development future land use category.**

Objective 2.2 directs new growth to areas where "adequate public facilities exist or are assured and where compact and contiguous development patterns can be created". The subject property is located in an area with existing public facilities. The development of this property will ensure continued compact development patterns, **consistent with Objective 2.2**.

Objective 11.1 provides that mixed-use development should be allowed and encouraged "within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development". **Adding the subject property to the Mixed Use Overlay will allow and encourage a mixed-use form of development, consistent with Objective 11.1.**

Expansion of the Mixed Use Overlay depends upon several criteria specifically addressed in **Policy 11.2.1**. Generally, these criteria include maintaining continued pedestrian and automobile connections, locating within specific future land use categories, and providing adequate access to public facilities and infrastructure. Policy 11.2.1 is reproduced below with an analysis of each criterion to follow.

> ***POLICY 11.2.1:*** *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*
> 1. *Located within the extended pedestrian shed of established transit routes; and,*
> 2. *Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
> 3. *Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
> 4. *Availability of adequate public facilities and infrastructure; and*
> 5. *Will not intrude into predominantly single-family residential neighborhoods.*

Proximity to Transit. LeeTran Route 595 runs next to the subject property, serving bus stops 10471 and 10472, both of which are within the extended pedestrian shed of the subject property. **The Subject property meets this requirement of the MUO.**

Pedestrian and Automobile Connections. The subject property is adjacent to or within walking distance of multiple uses, including hotels, restaurants, entertainment, and retail establishments. There is an existing sidewalk network adjacent to the subject property that connects it to the businesses along Tamiami Trail. **The subject property provides distinct pedestrian and vehicular connections.**

***Future Land Use Category*.** The portion of the subject property that will be incorporated into the Mixed Use Overlay is within the Intensive Development future land use category, **consistent with the Policy 11.2.1 requirement.** A portion of the subject property is within the Wetlands future land use category. This portion does not meet the requirements of Policy 11.2.1 and, therefore, was not included in the proposed amendment.

***Public facilities and infrastructure*.** The subject property has existing connections to public utilities, and the applicant has provided letters of availability for Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County LeeTran, and Lee County School District, verifying their ability to serve the site. **The subject property meets the criteria to have adequate public utilities and infrastructure available on-site.**

***Single-Family Residential*.** Much of the eastern portion of the subject property is designated as the Wetlands future land use category, and any impacts to lands designated Wetlands will be subject to a maximum density of one dwelling unit per twenty acres per Objective 1.5. The calculation of density in impacted Wetlands encourages the developer to cluster the new structures closer to North Tamiami Trail,

away from the existing single-family neighborhood located across Powell Creek from the subject property. Additionally, the proposed extension of the MUO is limited to the portion of the property within the Intensive Development future land use category. The Wetlands portion of the site will remain and act as a buffer between the MUO portion and the residential areas on the other side of Powell Creek. **The proposed MUO extension does not intrude into areas of predominantly single-family development and therefore meets this criterion.**

The proposed MUO extension meets all of the requirements of Lee Plan Policy 11.2.1.

Goal 30 of the Lee Plan outlines the vision for the North Fort Myers Community Plan Area. The proposed amendment promotes Goal 30 and the intent to improve the livability and economic vitality of North Fort Myers by promoting compact and mixed-use development, attracting appropriate investment to the commercial corridor, and preserving natural resources by excluding large portions of wetlands on the property from the request.

According to the Lee County Land Development Code Section 33-1537, the subject property is included within the definition of "commercial corridor". **Policy 30.2.5** indicates that stricter requirements for certain development criteria in the Land Development Code apply to areas within this corridor. Additionally, certain development standards cannot be deviated from unless variance criteria are met, providing greater assurance regarding the nature of future development of the subject property.

Policy 30.2.6 allows properties within the commercial corridor to utilize the development standards of the Mixed Use Overlay. This is interpreted to mean the standards for aspects such as parking, open space, and buffering allowed in the Mixed Use Overlay would also be allowed on the subject property. The proposed amendment will also allow the subject property to calculate density from the commercial areas of the project, which is not currently allowed under Policy 30.2.6 for properties not within the Mixed Use Overlay.

The subject property is also within the county's Coastal High Hazard Area. **Policy 101.1.4** addresses the requirements of comprehensive plan amendments within the CHHA. This policy is reproduced below.

> ***POLICY 101.1.4:*** *Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:*
> 1. *Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or*
> 2. *Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or*
> 3. *Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.*

The proposed amendment does not change the future land use categories depicted on Lee Plan Map 1-A, which determines density allowances. However, it does change how density is calculated. Because the MUO allows for all portions of the property within the MUO to be used in the density calculations instead of segregating the calculations to the different use areas, the resulting project with a horizontal mixing of uses may contain more residential density than would be permitted on just the residential portion without

the MUO. However, the potential maximum allowable residential density of the site is unchanged with the proposed amendment. **Therefore, the proposed change is not inconsistent with Lee Plan Policies 101.1.4 and 101.3.6, as the MUO does not grant any additional density, and all proposed density would require flood and storm mitigation.**

PUBLIC FACILITIES AND INFRASTRUCTURE

The lands on the subject property within the Intensive Development future land use category are located along major arterial roadways and have access to public services.

Analysis of the applicant's Traffic Impact Study by Lee County Department of Transportation indicates that the proposed amendments do not increase the traffic from the current Lee Plan allowable uses. Transportation concurrency is non-regulatory, as per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which states, "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes."

The subject property is within Lee County Utilities' (LCU) potable water service area and the Florida Governmental Utility Authority's wastewater (sewer) service area. FGUA currently has sewer infrastructure in place at the site and has provided the applicant with a letter of availability dated April 11, 2024, stating the capacity to serve the proposed development. LCU currently has potable water lines in operation adjacent to the site and has provided a letter of availability dated March 5, 2024.

Site-specific impacts on public services and the availability of services will be examined in any future development applications for construction on the impacted site.

- Fire: North Fort Myers Fire District, Station 2, located at 1280 Barrett Rd., is approximately 3.1 miles away. According to a letter dated April 3, 2024, the North Fort Myers Fire Department has no objection to this amendment and can adequately protect this property
- Emergency Medical Services: There are two ambulances located 1.0 miles south of the property. EMS service availability for the proposed development of this property is adequate at this time.
- Police: Lee County Sheriff's Office, located at 121 Pondella Rd, is approximately 1.3 miles away. According to a letter from the Lee County Sheriff's Office, dated April 2, 2024, the amendment will not affect the Agency's ability to provide law enforcement services.
- Solid Waste: The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro. According to a letter from Lee County's Solid Waste Department, dated April 2, 2024, solid waste is not opposed to the proposed amendment.
- Public Transit: According to a letter from LeeTran, dated August 14, 2025, the proposed development is within one-quarter mile of a fixed-route corridor, and the closest bus stop is #10471.
- Schools: The property is within the Lee County School District West Zone, District Area 5. According to a letter from the School District of Lee County, dated April 11, 2024, the proposed project will not negatively impact school capacity.

CONCLUSIONS

Staff has reviewed the proposed amendment and provides the following conclusions:

- The subject property meets all of the requirements in Policy 11.2.1 for the Mixed Use Overlay.

- The incorporation of the subject property within the MUO does not increase the maximum potential density of the subject property and is therefore not inconsistent with Goal 101.
- Utilities and infrastructure are in place with no availability issues for redevelopment of the subject property.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment as shown in Attachment 1.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25, 2025

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, the subject property, surrounding uses, and consistency with the Lee Plan.

Following this, staff made a presentation addressing the requested amendments, consistency with the Lee Plan, and staff recommendation.

Members of the LPA inquired about the transit availability on-site. Staff also provided some clarification on the approval processes, DOT and stormwater requirements, and the intent of Lee Plan Policy 5.1.2 after public comment.

Four members of the public spoke against the project at the meeting, expressing concerns about flooding, traffic, and the environment.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***adopt*** CPA2024-00006. The motion passed 4 to 0.

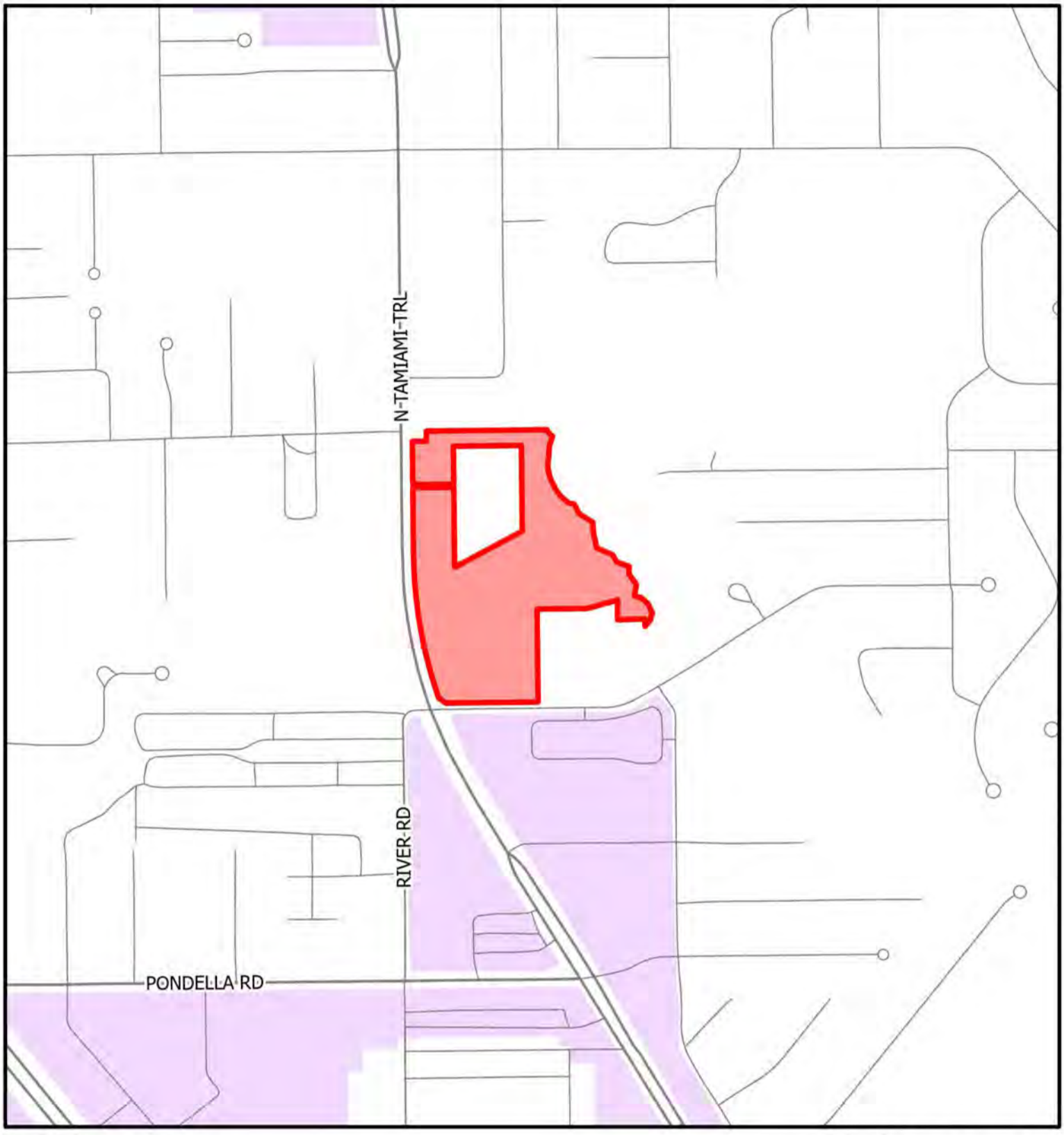
RAYMOND BLACKSMITH	**ABSENT**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**ABSENT**
STAN STOUDER	**AYE**
HENRY ZUBA	**ABSENT**

C. STAFF RECOMMENDATION

Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

ATTACHMENT 1

- **Map 1C Mixed Use Overlay**



CPA2024-00006

Mixed Use Overlay

Existing Mixed Use Overlay

Proposed Mixed Use Overlay

Subject Property

N

W E

S

0 200 400 600 800 1,000 1,200

Feet

Lee County
Southwest Florida

Map Generated: July 2025

Attachment 1

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

April 25, 2024

Brandon Dunn
Planning Manager
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: Application for Comprehensive Plan Amendment - Map
± 20.2-acres at 1460, 1470, 1456, and 1450 N. Tamiami Trail
Lee County S2-T44S-R24E

Dear Mr. Dunn,

Attached herewith is a completed application and associated support material for a Comprehensive Plan Amendment – Map. The Applicant is requesting to amend Lee Plan Map 1-C by adding 20.2 acres of the subject property into the Mixed Use Overlay.

Please find attached the following items in relation to this application:

1. One (1) copy of the completed Application for a Comprehensive Plan Amendment – Map, Exhibit M1;
2. One (1) copy of the notarized Disclosure of Interest Affidavit, Exhibit M2;
3. One (1) copy of the Surrounding Property Owners List, Mailing Labels and Map for all parcels within 500 feet of the Subject Property, Exhibit M3;
4. One (1) copy of the Existing and Proposed Future Land Use Map 1-C, Exhibit M4;
5. One (1) copy of the Map and Description of Existing Land Uses of the Subject Property and Surrounding Properties, Exhibit M5;
6. One (1) copy of the Map and Description of Existing Zoning of the Subject Property and Surrounding Properties, Exhibit M6;
7. One (1) signed and sealed Legal Description and Sketch of the Description for each FLUC Proposed, Exhibit M7;
8. One (1) copy of the Warranty Deed of the Subject Property, Exhibit M8;
9. One (1) copy of the Aerial Map showing the Subject Property and Surrounding Properties, Exhibit M9;

10. One (1) copy of the Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner, Exhibit M10;
11. One (1) copy of the Proposed Amendment, Exhibit M11;
12. One (1) copy of the Lee Plan Analysis, Exhibit M12;
13. One (1) copy of the Environmental Impacts Analysis, Exhibit M13;
14. One (1) copy of the Historic Resources Impact Analysis, Exhibit M14;
15. One (1) copy of the Public Facilities Impacts Analysis, Exhibit M15;
16. One (1) copy of the Traffic Circulation Analysis, Exhibit M16;
17. One (1) copy of the Existing and Future Conditions Analysis – Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools, Exhibit M17;
18. One (1) copy of the Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities – Fire Protection/Emergency Medical Services, Law Enforcement, Solid Waste, Mass Transit, Lee County Schools, Exhibit M18;
19. One (1) copy of the State Policy Plan and Regional Policy Plan, Exhibit M19;
20. One (1) copy of the Justification of Proposed Amendment, Exhibit M20; and
21. One (1) copy of the Planning Communities/Community Plan Area Requirements, Exhibit M21.

Your time and attention to this matter is greatly appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to contact this office.

Sincerely,

TDM CONSULTING, INC.

Veronica Martin

Veronica Martin
Senior Planner

EXHIBIT M1

Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Horizon Tamiami

Project Description: Amend Lee Plan Map 1-C, request to add 20.16 acres of the subject property to the Mixed Use Overlay.

Map(s) to Be Amended: 1-C

State Review Process: [X] Small-Scale Review [ ] State Coordinated Review [ ] Expedited State Review

1. **Name of Applicant:** Horizon Tamiami, LLC
   Address: 5 Corporate Dr #105
   City, State, Zip: Central Valley, NY 10917
   Phone Number: 941-274-1355 E-mail: trossi@redburndev.com

2. **Name of Contact:** Veronica Martin, TDM Consulting, Inc.
   Address: 43 Barkley Cir, Suite 200
   City, State, Zip: Fort Myers, FL 33907
   Phone Number: 239-433-4231 E-mail: vmartin@tdmconsulting.com

3. **Owner(s) of Record:** Horizon Tamiami, LLC
   Address: 5 Corporate Dr #105
   City, State, Zip: Central Valley, NY 10917
   Phone Number: 941-274-1355 E-mail: trossi@redburndev.com

4. **Property Location:**
   1. Site Address: 1460, 1470, 1456 and 1450 N Tamiami Tr, North Fort Myers 33903
   2. STRAP(s): 02-44-24-03-0000B.0010, -00001.0200, -00001.0210 and -02-44-24-03-0000B.0320

5. **Property Information:**
   Total Acreage of Property: 27.36 ac Total Acreage Included in Request: 20.16 ac
   Total Uplands: 20.16 ac Total Wetlands: 7.20 ac Current Zoning: RS-1, C-1, and CG
   Current Future Land Use Category(ies): Intensive Development and Wetlands
   Area in Each Future Land Use Category: Intensive Development: 20.16 ac and Wetlands: 7.20 ac
   Existing Land Use: Vacant/undeveloped

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 14 du/ac (22 du/ac with bonus density) Commercial Intensity: 10,000 sf/ac based on average calculations Industrial Intensity: none

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 14 du/ac (22 du/ac with bonus density) Commercial Intensity: 10,000 sf/ac based on average calculations Industrial Intensity: none

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a Franchise Area, Basin, or District in which the property is located
b Current LOS, and LOS standard of facilities serving the site
c Projected 2030 LOS under existing designation
d Projected 2030 LOS under proposed designation
e Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
f Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long rangeimprovements
g Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

[X]	Completed Application (Exhibit – M1)
[X]	Disclosure of Interest (Exhibit – M2)
[X]	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
[X]	Existing Future Land Use Map (Exhibit – M4)
[X]	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
[X]	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
[X]	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
[X]	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
[X]	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
[X]	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
[X]	Proposed Amendments (Exhibit – M11)
[X]	Lee Plan Analysis (Exhibit – M12)
[X]	Environmental Impacts Analysis (Exhibit – M13)
[X]	Historic Resources Impact Analysis (Exhibit – M14)
[X]	Public Facilities Impacts Analysis (Exhibit – M15)
[X]	Traffic Circulation Analysis (Exhibit – M16)
[X]	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
[X]	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
[X]	State Policy Plan and Regional Policy Plan (Exhibit – M19)
[X]	Justification of Proposed Amendment (Exhibit – M20)
[X]	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, Joseph Niederman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant — Date: 1/26/2024

Joseph Niederman
Printed Name of Applicant

STATE OF New York
COUNTY OF ORANGE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization on 1/26/24 (date) by Joseph Niederman (name of person providing oath or affirmation), who is personally known to me ~~or who has produced _____~~ (type of identification) as identification.

Signature of Notary Public

SAMUEL JOSEPH
Notary Public-State of New York
No. 01JO0002524
Qualified in Orange County
Commission Expires 03/08/2027

(Name typed, printed or stamped)

EXHIBIT M2

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Joseph Niederman , who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 1450, 1456, 1460 and 1470 N. Tamiami Trail, North Fort Myers, Florida 33903 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
NONE	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Joseph Niedermeier

Print Name

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF NEW YORK
COUNTY OF ORANGE

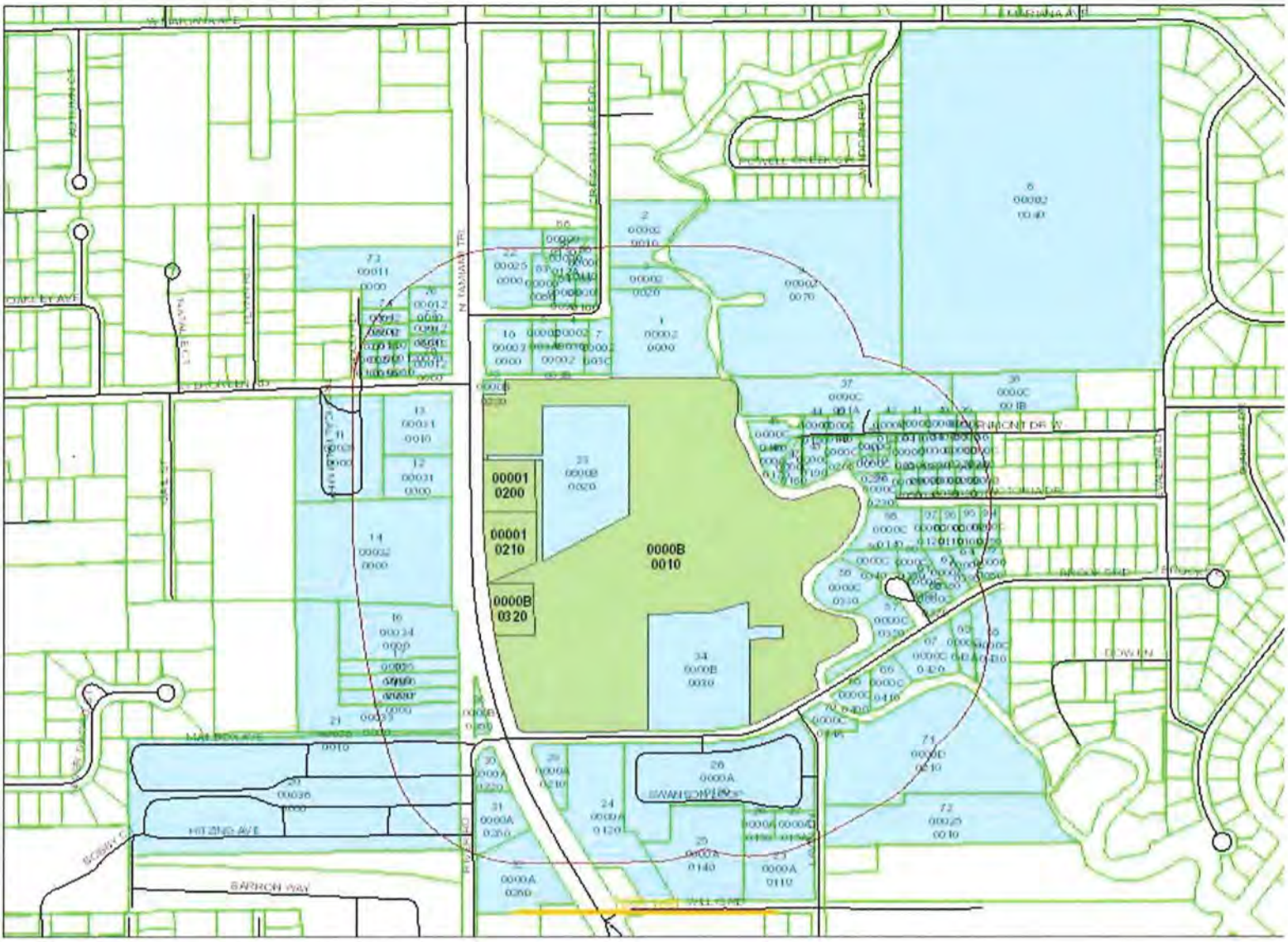
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 1/26/2024 (date) by Joseph Niedermeier (name of person providing oath or affirmation), who is personally known to me ~~or who has produced _____ (type of identification) as identification.~~

Signature of Notary Public

STAMP/SEAL

SAMUEL JOSEPH
Notary Public-State of New York
No. 01JO0002524
Qualified in Orange County
Commission Expires 03/08/2027

EXHIBIT M3



Date of Report: January 25, 2024

Buffer Distance: 500 feet Rerun

Parcels Affected: 99

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

Subject Parcels: **02-44-24-03-00001.0200, 02-44-24-03-00001.0210, 02-44-24-03-0000B.0010, 02-44-24-03-0000B.0320**

To change, add or remove subject parcels please change the parcel selection in GeoView

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LEMBO PHYLLIS E + 37 CRESCENT LAKE DR FORT MYERS FL 33917	**02-44-24-00-00002.0000** 37-41 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	S1/2 OF W1/2 OF W1/2 OF SE 1/4 OF NE1/4 + S1/2 OF SW 1/4 OF NE 1/4 W OF CREEK	1
THREE SEAS ESTATE LLC 12585 NEW BRITTANY BLVD FORT MYERS FL 33907	**02-44-24-00-00002.0010** 85 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC IN OR 1163 PG 407	2
DAVENPORT DONALD & YOSHIE + 83 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	**02-44-24-00-00002.0020** 83 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC IN OR 1136 PG 1352	3
DOLL KATHLEEN TR 5123 CALUSA COURT CAPE CORAL FL 33904	**02-44-24-00-00002.0030** CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC IN OR 1126/1057 LESS PARLA .003A + .003B +.003C	4
HAMOR PHYLLIS TR 2631 NE 24TH AVE CAPE CORAL FL 33909	**02-44-24-00-00002.003A** 17/19 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC OR 1469 PG 60	5

DOLL KATHLEEN TR 5123 CALUSA COURT CAPE CORAL FL 33904	**02-44-24-00-00002.003B** 21-27 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC OR 2468 PG 0210	6
DOLL KATHLEEN TR 5123 CALUSA COURT CAPE CORAL FL 33904	**02-44-24-00-00002.003C** 29-35 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	PARL IN SW 1/4 OF NE 1/4 DESC OR 2468 PG 0199	7
LEE COUNTY ELECTRIC CO-OP INC PO BOX 3455 NORTH FORT MYERS FL 33918	**02-44-24-00-00002.0040** 141 E MARIANA AVE NORTH FORT MYERS FL 33917	E 1/2 OF SE 1/4 OF NE 1/4 + E 1/2 OF W 1/2 OF SE 1/4 OF NE 1/4	8
FULLENKAMP DENNIS J TR 3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903	**02-44-24-00-00002.0070** ACCESS UNDETERMINED NORTH FORT MYERS FL	S1/2 OF W1/2 OF W1/2 OF SE 1/4 OF NE1/4 + S1/2 OF SW 1/4 OF NE 1/4 E OF CREEK	9
HOWARD SHARON 12584 IVORY ST FORT MYERS FL 33913	**02-44-24-00-00003.0000** 1526 N TAMIAMI TRL NORTH FORT MYERS FL 33903	S 210 FT OF W 210 FT OF SW 1/4 OF SW 1/4 OF NE 1/4 LES R/W OR2347/759	10
ZALLY AND CHARLIE LLC 602 CENTER ST FORT MYERS FL 33907	**02-44-24-00-00028.0000** 45 EVERGREEN RD NORTH FORT MYERS FL 33903	S 400 FT OF N 450 FT OF W 342 FT OF E 654 FT OF NE 1/4 OF SW 1/4 AKA TROPICAL PALM TRAILER PK	11
SOUTHERN RUSH BAR LLC 1475 N TAMIAMI TR FORT MYERS FL 33903	**02-44-24-00-00031.0000** 1475 N TAMIAMI TRL NORTH FORT MYERS FL 33903	S 160.5 FT OF N 210.5 FT OF W 261.5 FT OF E 315.5 FT OF N E 1/4 OF S W 1/4	12
BHAKTA AMRATBHAI D & 1499 N TAMIAMI TRL NORTH FORT MYERS FL 33903	**02-44-24-00-00031.0010** 1499 N TAMIAMI TRL NORTH FORT MYERS FL 33903	FROM NE COR OF SW 1/4 TH W 54 FT/S 50 FT TO POB TH S 239/W 261/N 233/E 261 TO POB	13
ANNPAQ2 LLC 1402 SW 53RD LN CAPE CORAL FL 33914	**02-44-24-00-00032.0000** 1451 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN N E 1/4 OF S W 1/4 DESC IN OR 3 PG 452	14
PREMIER RIVER ROAD GROUP LLC 1 S 443 SUMMIT AVE 302 OAKBROOK TERRACE IL 60181	**02-44-24-00-00033.0000** 1327 RIVER RD NORTH FORT MYERS FL 33903	S E 1/4 OF N E 1/4 OF S W 1/4 LESS PARL 32 + 34 THRU 37	15
MG4 INC 68 PONDELLA RD NORTH FORT MYERS FL 33903	**02-44-24-00-00034.0000** 1441 N TAMIAMI TRL NORTH FORT MYERS FL 33903	PARL IN N E 1/4 OF S W 1/4 DESC IN OR 1002 PG 1452	16
AGHA ENTERPRIESE LLC + 1389 N TAMIAMI TRL NORTH FORT MYERS FL 33903	**02-44-24-00-00035.0000** 1389 N TAMIAMI TRL NORTH FORT MYERS FL 33903	N 50.43 FT OF S 267 FT OF W 450 FT OF E 494 FT OF N E 1/4 OF S W 1/4	17
PREMIER FLORIDA GROUP LLC 1 S 443 SUMMIT AVE 302 OAKBROOK TERRACE IL 60181	**02-44-24-00-00036.0000** 1343 RIVER RD NORTH FORT MYERS FL 33903	N 58.5 FT OF S 217 FT OF W 450 FT OF E 494 FT OF N E 1/4 OF S W 1/4	18
PREMIER RIVER ROAD GROUP LLC 1 S 443 SUMMIT AVE 302 OAKBROOK TERRACE IL 60181	**02-44-24-00-00037.0000** 1341 RIVER RD NORTH FORT MYERS FL 33903	N 58.5 FT OF S 158.5 FT OF W 450 FT OF E 494 FT OF N E 1/4 OF S W 1/4	19
PARADISE LIFESTYLES RESORT IV 6108 26TH ST W STE 2 BRADENTON FL 34207	**02-44-24-00-00038.0000** 1305/1319 RIVER RD NORTH FORT MYERS FL 33903	N 200 FT OF S E 1/4 OF S W 1/4 LESS RD R/W + PARCEL DESC AS: BEG 880 FT N OF SE COR SE 1/4 OF SW 1/4 W 1320 FT N 240 FT E 1320 FT S TO POB AKA TWIN PINES VILLAGE (FOSTERS + PALMS TP)	20
PREMIER RIVER ROAD GROUP LLC 1 S 443 SUMMIT AVE 302 OAKBROOK TERRACE IL 60181	**02-44-24-00-00038.0010** RIGHT OF WAY NORTH FORT MYERS FL 33903	S 30 FT OF N E 1/4 OF S W 1/4 LESS RD R/W	21
MIRAH BLUE LLC 1308 MIRACLE LN	**02-44-24-01-00025.0000** 1570 N TAMIAMI TRL	LITTLEGROVES UNIT A PB 9 PG 12 N 100 OFS300 0FW240	22

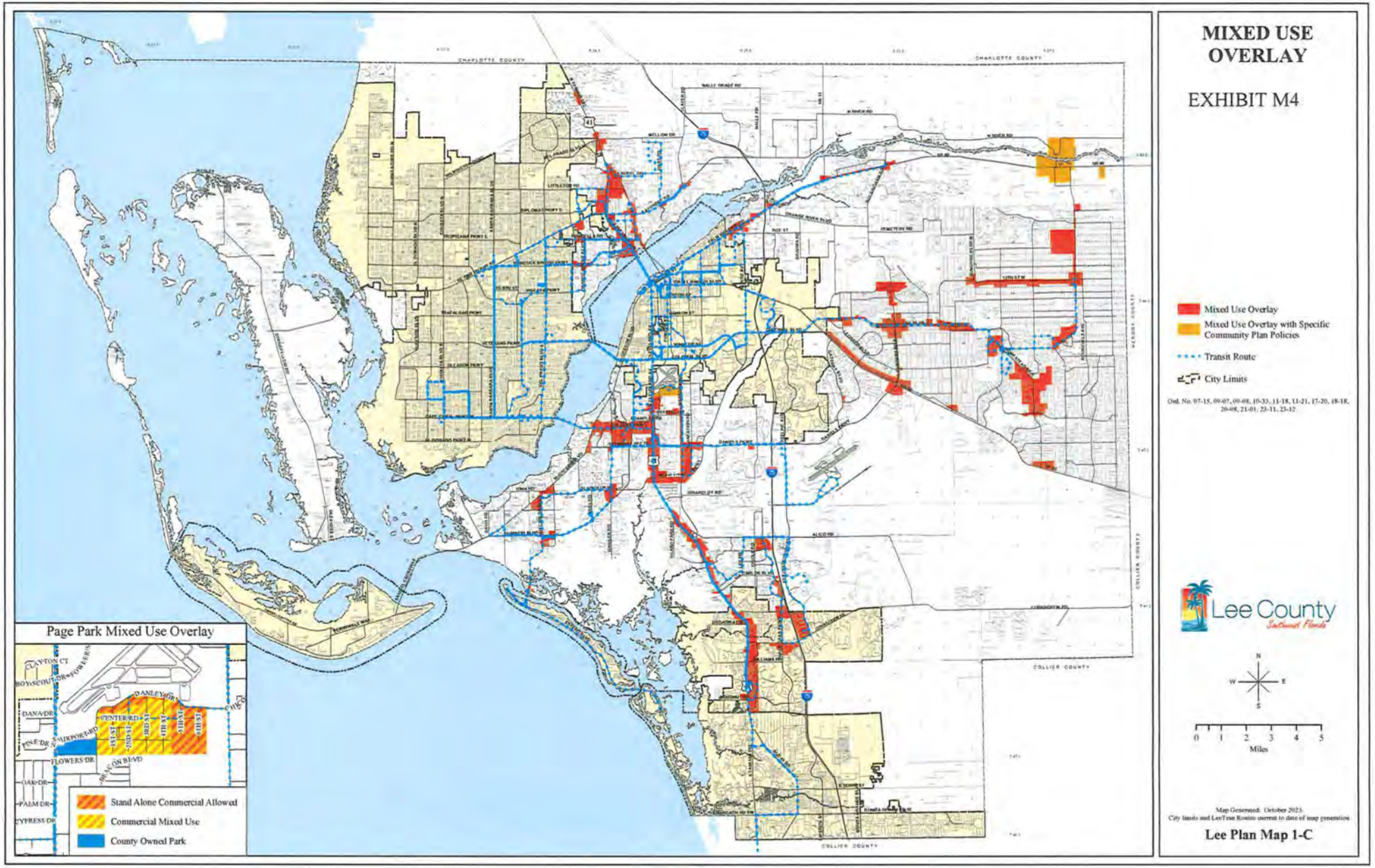
FORT MYERS FL 33901	NORTH FORT MYERS FL 33903	FT LT25 + SABAL PARK PB 9 PG 20 LOTS 6 + 7 LESS ROW OR 2347 PG 744	
NOAH LODGE # 357 F & A M 41 WILLIS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000A.0110** 41 WILLIS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK A PB 1 PG 19 LOTS 11 + 13	23
MERE THOMAS A & VICKI L 1314 N TAMIAMI TRL NORTH FORT MYERS FL 33903	**02-44-24-03-0000A.0120** 1314 N TAMIAMI TRL NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK A PB 1 PG 19 PT LTS 27 + 29 + 25 + PAR DESC IN OR 4680/58 + VAC LES R/W OR2962/4190	24
HABITAT FOR HUMANITY OF LEE CO 12751 NEW BRITTANY BLVD #100 FORT MYERS FL 33907	**02-44-24-03-0000A.0140** 31 WILLIS RD NORTH FORT MYERS FL 33917	KANTZ TOWN OF PB 1/19 BLK A PT LTS 12+14+15+25 ALL 16-23+VAC LESS OR 2347/744 LESS OR 4473/3427 LESS 4680/58 LESS PORTION OF LAND DESC IN INSTRUMENT 2020000074592	25
RICH MICHAEL J TR PO BOX 50549 FORT MYERS FL 33994	**02-44-24-03-0000A.0150** 1353-1357 LAVIN LN NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK.A PB 1 PG 19 LOT PT 15	26
3D PROPERTY MANAGEMENT WYOMING 2244 PARKER AVE FORT MYERS FL 33905	**02-44-24-03-0000A.015A** 1341-1347 LAVIN LN NORTH FORT MYERS FL 33917	FR INTERSECTION OF WLY LI LAVIN LN AND NLY LI WILLIS ST RUN NLY ALG WLY LI OF	27
SWANSON LOOP LLC 4224 RENAISSANCE PRESERVE WAY FORT MYERS FL 33916	**02-44-24-03-0000A.0190** 4701-4791 SWANSON LOOP NORTH FORT MYERS FL 33917	TOWN OF KANTZ PB 1 PG 19 PORTION BLK A DESC IN INSTRUMENT 2020000074592	28
WESTRA DAVE E & MARY L 1349 SUNRISE DR NORTH FORT MYERS FL 33917	**02-44-24-03-0000A.0210** 1366 N TAMIAMI TRL NORTH FORT MYERS FL 33903	KANTZ TOWN OF BLK A PB 1 PG 19 AS DESC IN OR 3419 PG 1085 LES R/W OR2347/737	29
SPEEDWAY LLC PROPERTY TAX DEPARTMENT 539 SOUTH MAIN ST FINDLAY OH 45840	**02-44-24-03-0000A.0220** 1365 N TAMIAMI TRL NORTH FORT MYERS FL 33903	KANTZ TOWN OFBLK A PB 1 PG 19 LOT 22 W OF RD + N 1/2 LES R/W OR2341/304	30
1357 N TAMIAMI TRAIL NFM LLC 16 WINEWOOD CT FORT MYERS FL 33919	**02-44-24-03-0000A.0260** 1357 N TAMIAMI TRL NORTH FORT MYERS FL 33903	KANTZ TOWN OF BLK A PB 1 PG 19 S1/2 LT24 W OF RD + LTS 26+28LESR/WOR2342/1504	31
LIFE STORAGE LP PO BOX 71870 SALT LAKE CITY UT 84171	**02-44-24-03-0000A.0280** 1347 N TAMIAMI TRL NORTH FORT MYERS FL 33903	KANTZ TOWN OF BLK A PB1/19 LTS 28 30+ PT LTS27 29 LES R/W 2335/3637	32
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**02-44-24-03-0000B.0020** 1474 N TAMIAMI TRL NORTH FORT MYERS FL 33903	TOWN OF KANTZ PB1/19 PT BLK B DESC OR 2339/3152 WATER STORAGE AREA	33
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**02-44-24-03-0000B.0030** SUBMERGED NORTH FORT MYERS FL 33917	TOWN OF KANTZ PB1/19 PT BLK B DESC OR 2339/3152 WATER STORAGE AREA	34
FIFTEEN TWENTY LLC 1520 N TAMIAMI TRL NORTH FORT MYERS FL 33903	**02-44-24-03-0000B.0220** 1520 N TAMIAMI TRL NORTH FORT MYERS FL 33903	TOWN OF KANTZ BLK B PB 1 PG 19 W 100 FT OF N 50 FT LOT 22 LESS OR 2454 PG 4076	35
GERALDS LOCKSMITH INC 1383 N TAMIAMI TRL NORTH FORT MYERS FL 33903	**02-44-24-03-0000B.0380** 1383 N TAMIAMI TRL NORTH FORT MYERS FL 33903	KANTZ TOWN OF BLK B PB 1 PG 19 LTS 38+40W OF TRL LESS R/W OR 2347 PG 744	36
MCKEOWN KIM & JAN 4801 MCKEOWN LN NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.001A** 4801 MCKEOWN LN NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 LOC IN E 2/3 OF N 1/2 OF N 1/2	37

		OF N 1/2 OF N 1/2 OF SE 1/4 E OF CREEK + PARL IN NE 1/4 OF SE 1/4 SEC 2 T44 R24 RECORDED IN PB 1 P 19	
MCKEOWN PATRICK & 1425 EVALENA LN NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.001B** MCKEOWN LN NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 PAR IN E 2/3 OF N 1/2 OF N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 DESC IN OR 4788 PG 2364	38
PARHAM TIMOTHY J + 2226 SE 2ND ST CAPE CORAL FL 33990	**02-44-24-03-0000C.0090** 62 GLENMONT DR W NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 W 75 FT OF E 789 2 FT OF	39
KGB PROPERTIES 106 LLC PO BOX 801 MARCO ISLAND FL 34146	**02-44-24-03-0000C.0100** 68 GLENMONT DR W NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 PT BLK C W 107 FT OF E 886.2 FT	40
WILSON JAMES B 76 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0110** 76 GLENMONT DR W NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C W 101 86 FT OF E 997.92 FT OF S 80 FT OF N 233 FT LYING E OF POWELL CREEK LESS S 16 FT FOR EASE TO RD ROW	41
RIVERA ALEX 110 WILLIAMS ST FORT MYERS FL 33916	**02-44-24-03-0000C.0120** 86 GLENMONT DR W NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK.C W 96 FT OF E 1093.92 FT OF	42
DAVIS DONALD D & 3251 RUSTIC LANE NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0140** 88 GLENMONT DR W NORTH FORT MYERS FL 33917	FR NE COR OF SE 1/4 RUN S 233 FT ALG E LI SD SEC TH W 1193.35 FT TO POB CONT	43
SANDRO BARBARA J TR 90 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0150** 90 GLENMONT DR W NORTH FORT MYERS FL 33917	FR NE COR OF SE 1/4 S 233 W 1288 TO POB THEN W 95 N 80 E 95 S 80 TO POB AKA TRACT 2 PARCEL 6	44
SANDRO MICHAEL LEE TR 93 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0160** 93 GLENMONT DR W NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 101 PAR DESC OR 785 PG 101 LESS PAR OR 1415 PG120	45
SANDRO MICHAEL J JR & 91 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0170** 91 GLENMONT DR W NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 119 PAR 1 + 2 DESC IN OR 2861 PG 0575	46
LOPEZ ALEJANDRO RODRIGUEZ 830 SW 101ST AVE MIAMI FL 33174	**02-44-24-03-0000C.0180** 89 GLENMONT DR W NORTH FORT MYERS FL 33917	BEG 233 FT ST 1375 FT W OF NE COR OF SE 1/4 TH S 44 DEG 32 MIN W 113.14 FT TH	47
ONEILL MICHAEL P 87 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0190** 87 GLENMONT DR W NORTH FORT MYERS FL 33917	FR NE COR SE 1/4 GO S 233 FT TH W 1375 FT TO POB TH E 80 FT TH S 140 M/L TH	48
BIERMANN PAUL & JEAN 85 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0200** 85 GLENMONT DR W NORTH FORT MYERS FL 33917	COMMENCE NE COR SE 1/4 TH S ALG E LI SEC FOR 233 FT TH W 1210.70 FT TH S 15 FT	49
BIERMANN PAUL & JEAN 85 GLENMONT DR WEST NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0210** 81 GLENMONT DR W NORTH FORT MYERS FL 33917	FR NE COR SE 1/4 GO S 233 FT TH W 1210 FT + POB TH E 170 FT S 75 FT TH S 82 DEG	50
AIMMACK PROPERTIES LLC 8429 CARDINAL RD FORT MYERS FL 33967	**02-44-24-03-0000C.0220** 83 GLENMONT DR W NORTH FORT MYERS FL 33917	BEG AT PT 248 FT S OF N LI OF SE 1/4 SEC 2 T 44 R 24 E + 1020 FT W OF E	51
BOESCH URS & EVELINE 13300-56 SOUTH CLEVELAND AV	**02-44-24-03-0000C.0230** 80 VICTORIA DR NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19	52

#700 FORT MYERS FL 33907		PT OF AS DESC 1015/760 + PT OF AS DESC 1825/2974	
BRITO SISI JIMENEZ + 77 GLENMONT DR W NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0250** 77 GLENMONT DR W NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C W 100 FT OF E 1020.7 FT OF S 127 FT OF N 360 FT LYG E OF POWELL CRK LESS N 15 FT EASE R/W	53
WEEKLY MARK J 1260 SUNRISE DR N FT MYERS FL 33917	**02-44-24-03-0000C.0260** 69 GLENMONT DR W #A&B NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C W 115 FT OF E 920.50 FT OF	54
FULTON BRIAN D PO BOX 100637 CAPE CORAL FL 33910	**02-44-24-03-0000C.0270** 61 GLENMONT DR W NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK.C PB 1 PG 19 BEG 360 FT S + 729 W OF	55
WEEKLY MARK 1260 SUNRISE DR N FT MYERS FL 33917	**02-44-24-03-0000C.0280** 55 GLENMONT DR W NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK.C PB 1 PG 19 PT OF BLK C DESC OR1918PG343	56
240 LLC 14460 SW 162ND ST MIAMI FL 33177	**02-44-24-03-0000C.0320** 118 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 FR SW COR LOT 8 BARTENS	57
BERRY SANDRA M + 122 BROOKS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0330** 122 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 POR OF BLK C LYING N OF BROOKS RD	58
WILLIS THOMAS WESLEY 5543 COLD CREEK DR KELSEYVILLE CA 95451	**02-44-24-03-0000C.0340** 126 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 AKA LT 14 UT 2 BARTENS PINEVIEW EST	59
GUZMAN NELSON & LILIAN 130 BROOKS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0350** 130 BROOKS RD NORTH FORT MYERS FL 33917	BEG 203 FT W OF NW COR LOT 8 BARTENS PINEVIEW EST + POB TH S 31 DEG E 72 FT TH	60
SYLVESTER R V & LOUISE C PO BOX 3563 FORT MYERS FL 33918	**02-44-24-03-0000C.0360** 134 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 FR THE N WLY CORNER OF LOT	61
BEERIHOME INC 17760 WELLSWOOD RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0370** 138 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ PT BLK C N OF OF BROOKS RD COMM FR NWLY COR LOT 8 RUN SW 203.56 FT SELY 152.7 FT TO POB CONT SELY 80 FT SWLY 120 FT NWLY 80 FT NELY 120 FT TO POB	62
KOEHN PAIGE & GARCIA JAVIER 142 BROOKS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0380** 142 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 AKA LOT 10 UT 2 BARTENS PIN	63
DUBOSE SHAWN R 36750 WHISPERING PINES RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0390** 146 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ POR BLK C DESC IN OR 3474 PG 3434	64
WIEBOLT PROPERTIES INC 5317 SWAN LN NE BEMIDJI MN 56601	**02-44-24-03-0000C.0400** 127 BROOKS RD NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 BEG NE COR SE 1/4 SEC 2 TH	65
WIEBOLT PROPERTIES INC 5317 SWAN LN NE BEMIDJI MN 56601	**02-44-24-03-0000C.0410** 139 BROOKS RD NORTH FORT MYERS FL 33917	KANTZ TOWN OF BLK C PB 1 PG 19 PARL N + E OF POWELL CRK	66
VELDHUYZEN ALBERT R & 1369 HARBOR VIEW DR NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0420** 145 BROOKS RD NORTH FORT MYERS FL 33917	PARL IN N 1/2 OF SE 1/4 A/K/A PT BLK C TOWN OF KANTZ	67

MURNANE MARK R & LINDA A TR 149 BROOKS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.0430** 149 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 PER INST 2005-84661	68
MURNANE MARK & LINDA TR 149 BROOKS RD NORTH FORT MYERS FL 33917	**02-44-24-03-0000C.043A** 147 BROOKS RD NORTH FORT MYERS FL 33917	TOWN OF KANTZ BLK C PB 1 PG 19 PER INST 2005-84660	69
PAULA SILMARA TOLEDO DE + 3766 METRO PKWY #534 FORT MYERS FL 33916	**02-44-24-03-0000C.044A** 1370 LAVIN LN NORTH FORT MYERS FL 33917	TOWN OF KANTZ PT LOTS B+C PB 1 PG 19 DESC IN OR 1302 PG 2082	70
SOUTHWEST FLORIDA AFFORDABLE H 4224 RENAISSANCE PRESERVE WAY FORT MYERS FL 33916	**02-44-24-03-0000D.0210** 1356 LAVIN LN NORTH FORT MYERS FL 33917	TRACT OR PARCEL OF LAND LYING IN BLK C+D OF TOWN OF KANTZ RECORDED IN PB1 PG19 DESC IN OR2905 PG1091	71
NOTTINGHAM MARK K TR 4026 PALM TREE BLVD CAPE CORAL FL 33904	**02-44-24-03-00025.0010** 1350 LAVIN LN NORTH FORT MYERS FL 33917	TOWN OF KANTZ PT OF BLK D PB 1 PG 19 DESC OR 2905 PG 1089	72
CLJ PROPERTIES OF FLORIDA LLC 4700 DEL SOL BLVD SARASOTA FL 34243	**02-44-24-04-00011.0000** 1555 N TAMIAMI TRL NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 LOT 11 + SLY 17 FT OF LOT 10 MERE THOMAS TRL PK 2 + N 78 FT OF W 180 FT OF E 343 FT OF LOT 12	73
LOPEZ CELERINO ROJAS & 1530 WOOD RD NORTH FORT MYERS FL 33903	**02-44-24-04-00012.0000** 1530 WOOD RD NORTH FORT MYERS FL 33903	MARIANA HTS PB 8 PG 73 S 60 FT OF N 138 FT OF W 180 FT OF E 343 FT OF LOT 12	74
RAINEY MATTHEW 1203 TRAVIS AVE NORTH FORT MYERS FL 33903	**02-44-24-04-00012.0030** 1526 WOOD RD NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 N 60 FT OF S 198 FT OF W 180 FT OF E 343 FT LOT 12	75
1547 N TAMIAMI LLC 4818 CORONADO PKWY #4 CAPE CORAL FL 33904	**02-44-24-04-00012.0040** 1547 N TAMIAMI TRL NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 N 120 FT OF E 163 FT OF LOT 12	76
T + S FASHION BOUTIQUE INC TR 1109 AMBER LAKE CT CAPE CORAL FL 33909	**02-44-24-04-00012.0050** 1535 N TAMIAMI TRL NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 S 50 FT OF N 170 FT OF E 163 FT OF LOT 12	77
IMPROTA JOHN 216 SE 15TH PL CAPE CORAL FL 33990	**02-44-24-04-00012.0060** 1515 N TAMIAMI TRL NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 S 91 FT OF E 163 FT OF LOT 12	78
T + S FASHION BOUTIQUE INC TR 1109 AMBER LAKE CT CAPE CORAL FL 33909	**02-44-24-04-00012.0070** 1517 N TAMIAMI TRL NORTH FORT MYERS FL 33903	MARIANA HTS PB 8 PG 73 N 75 FT OF S 166 FT OF E 163 FT OF LOT 12	79
SAMUELSON INDUSTRIES PO BOX 1130 PINE ISLAND MN 55963	**02-44-24-04-00012.0080** 18 EVERGREEN RD NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 PT LOT 12 BEGIN 380 FT FRM SW COR LOT 12 THEN N 138 FT THEN E 60 FT THEN S 138 FT THEN W 60 FT TO POB	80
VETTER RICHARD J TR 6470 BRIARCLIFF RD FORT MYERS FL 33912	**02-44-24-04-00012.0090** 22 EVERGREEN RD NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 S 138 FT OF W 60 FT OF E 283 FT OF LOT 12	81
VERTEFEUILLE PAUL A & 28 EVERGREEN RD NORTH FORT MYERS FL 33903	**02-44-24-04-00012.0100** 28 EVERGREEN RD NORTH FORT MYERS FL 33903	MARIANA HEIGHTS PB 8 PG 73 S 138 FT OF W 60 FT OF E 343 FT OF LOT 12	82

SINGLETARY DONISE 22 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	**02-44-24-11-00000.0080** 22 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOT 8	83
LANE MARTHA L/E 28 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	**02-44-24-11-00000.0090** 28 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOT 9	84
MULAC WAYNE W & NANCY P 46 CRESCENT LAKE DR FORT MYERS FL 33917	**02-44-24-11-00000.0100** 46 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOT 10	85
MULAC WAYNE II + 58 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	**02-44-24-11-00000.0110** 58 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOT 11	86
VETTER RICHARD J TR 6470 BRIARCLIFF RD FORT MYERS FL 33912	**02-44-24-11-00000.012A** 66 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOTS 12	87
DAVENPORT DONALD & YOSHIE I 70 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	**02-44-24-11-00000.0130** 70 CRESCENT LAKE DR NORTH FORT MYERS FL 33917	SABAL PARK PB 9 PG 20 LOT 13	88
HERNANDEZ JULIA 56 VICTORIA DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000B.0010** 56 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK B PB 10 PG 5 LOT 1	89
ALEXANDER INAMARY A 62 VICTORIA DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000B.0020** 62 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK B PB 10 PG 5 LOT 2	90
RAMP CAROL A 68 VICTORIA DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000B.0030** 68 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK B PB 10 PG 5 LOT 3	91
DEITER RYAN 99 SPRUCE AVE BIRDSBORO PA 19508	**02-44-24-13-0000B.0040** 74 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK B PB 10 PG 5 LOT 4	92
DEITER RYAN 99 SPRUCE AVE BIRDSBORO PA 19508	**02-44-24-13-0000B.0050** 78 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK B PB 10 PG 5 LOT 5	93
NILE SEAN A & TAMMY J 55 VICTORIA DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000C.0090** 55 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK C PB 10 PG 5 LOT 9	94
PROPEASY LLC 14148 8TH ST #203 DADE CITY FL 33525	**02-44-24-13-0000C.0100** 61 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK C PB 10 PG 5 LOT 10	95
CSMA FT LLC 1850 PARKWAY PL #900 MARIETTA GA 30067	**02-44-24-13-0000C.0110** 67 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK C PB 10 PG 5 LOT 11	96
WEEKLY MARK & MARGARET H 1260 SUNRISE DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000C.0120** 71/73 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK C PB 10 PG 5 LOT 12	97
WEEKLY MARK & MARGARET H 1260 SUNRISE DR NORTH FORT MYERS FL 33917	**02-44-24-13-0000C.0140** 75-79 VICTORIA DR NORTH FORT MYERS FL 33917	KLINE MANOR NO 2 BLK C PB 10 PG 5 LOTS 13 + 14	98
HANSON MICHAEL 18 WISTERIA WAY PALMYRA VA 22963	**02-44-24-19-00000.0080** 150 BROOKS RD NORTH FORT MYERS FL 33917	BARTENS PINEVIEW ESTATES PB 11 PG 26 LOT 8	99


MIXED USE OVERLAY
EXHIBIT M4
Mixed Use Overlay
Mixed Use Overlay with Specific Community Plan Policies
Transit Route
City Limits
Ord. No. 07-15, 09-07, 09-08, 10-33, 11-18, 13-21, 17-20, 18-18, 20-08, 21-01, 23-11, 23-12
Lee County
Southwest Florida
0 1 2 3 4 5
Miles
Map Generated: October 2023
City limits and LeeTran Routes current to date of map generation
Lee Plan Map 1-C
Page Park Mixed Use Overlay
Stand Alone Commercial Allowed
Commercial Mixed Use
County Owned Park
CHARLOTTE COUNTY
COLLIER COUNTY

HORIZON TAMIAMI
EXISTING FUTURE LAND USE MAP 1-C

HORIZON TAMIAMI
PROPOSED FUTURE LAND USE MAP 1-C

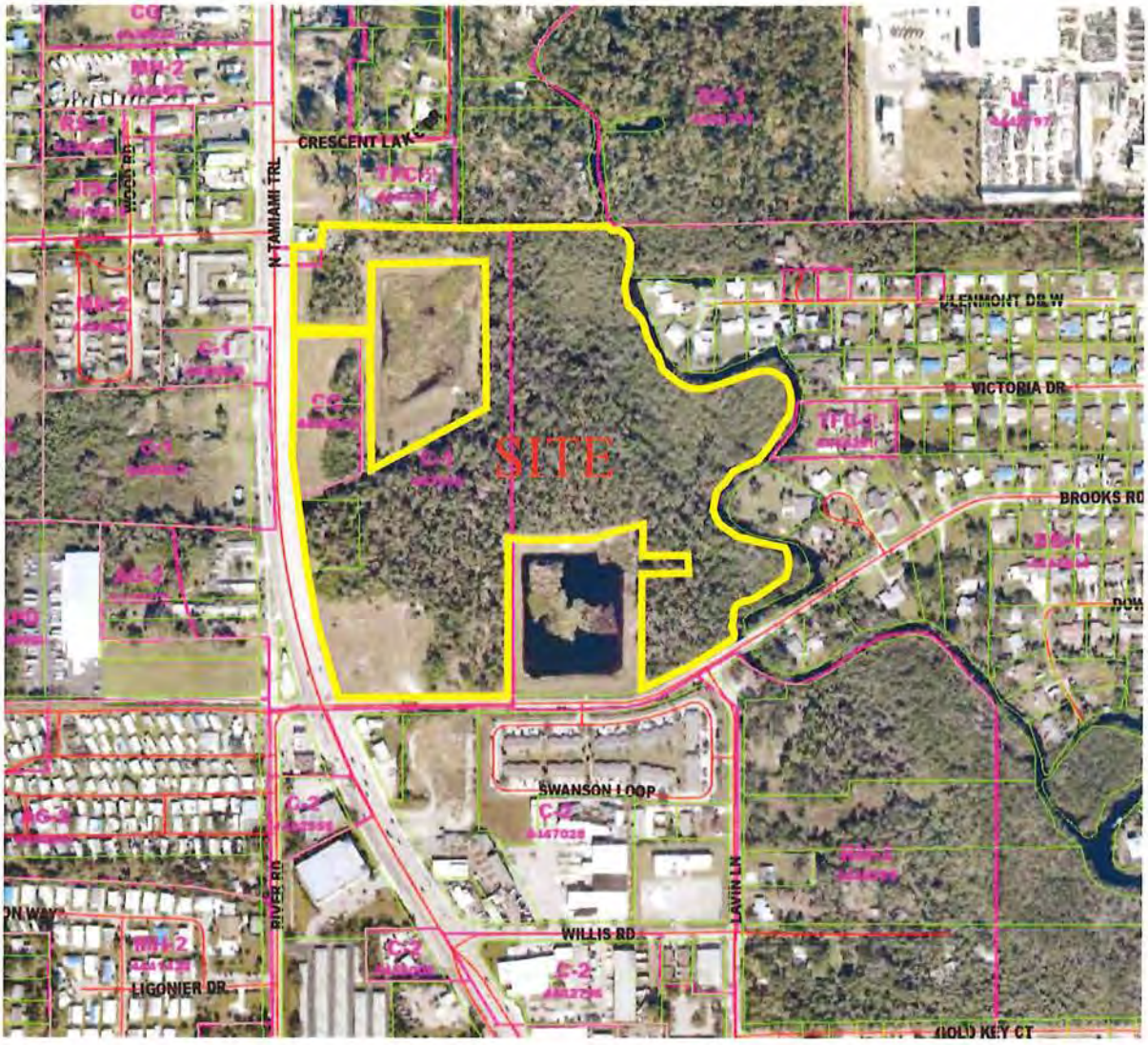
EXHIBIT -M4
REVISED 12-11-2024

HORIZON TAMIAMI
MAP OF EXISTNG LAND USES
Revised 7/19/2024

EXHIBIT M5

HORIZON TAMIAMI
EXISTNG ZONING OF SUBJECT PROPERTY

EXHIBIT M6



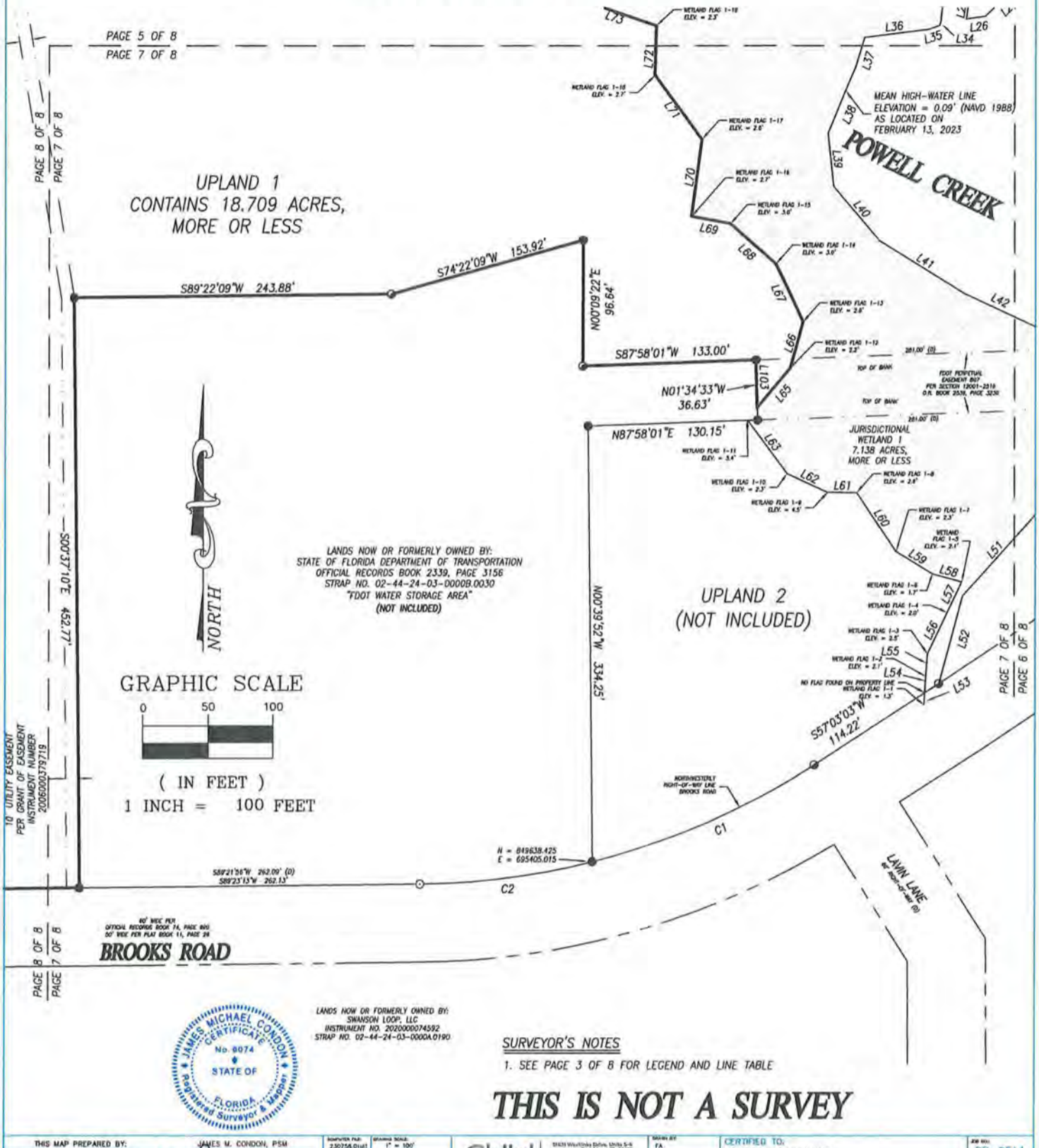
Mixed-Use Zoning Districts: C-1, C-2

Commercial Zoning Districts: CG

Residential Zoning Districts: RS-1, TFC-2, MH-2, RM-2, AG-2

Industrial Zoning Districts: IL

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



LANDS NOW OR FORMERLY OWNED BY:
SWANSON LOOP, LLC
INSTRUMENT NO. 2020000074592
STRAP NO. 02-44-24-03-0000A.0190

JAMES MICHAEL CONDON
CERTIFICATE
No. 6074
STATE OF
FLORIDA
Registered Surveyor & Mapper

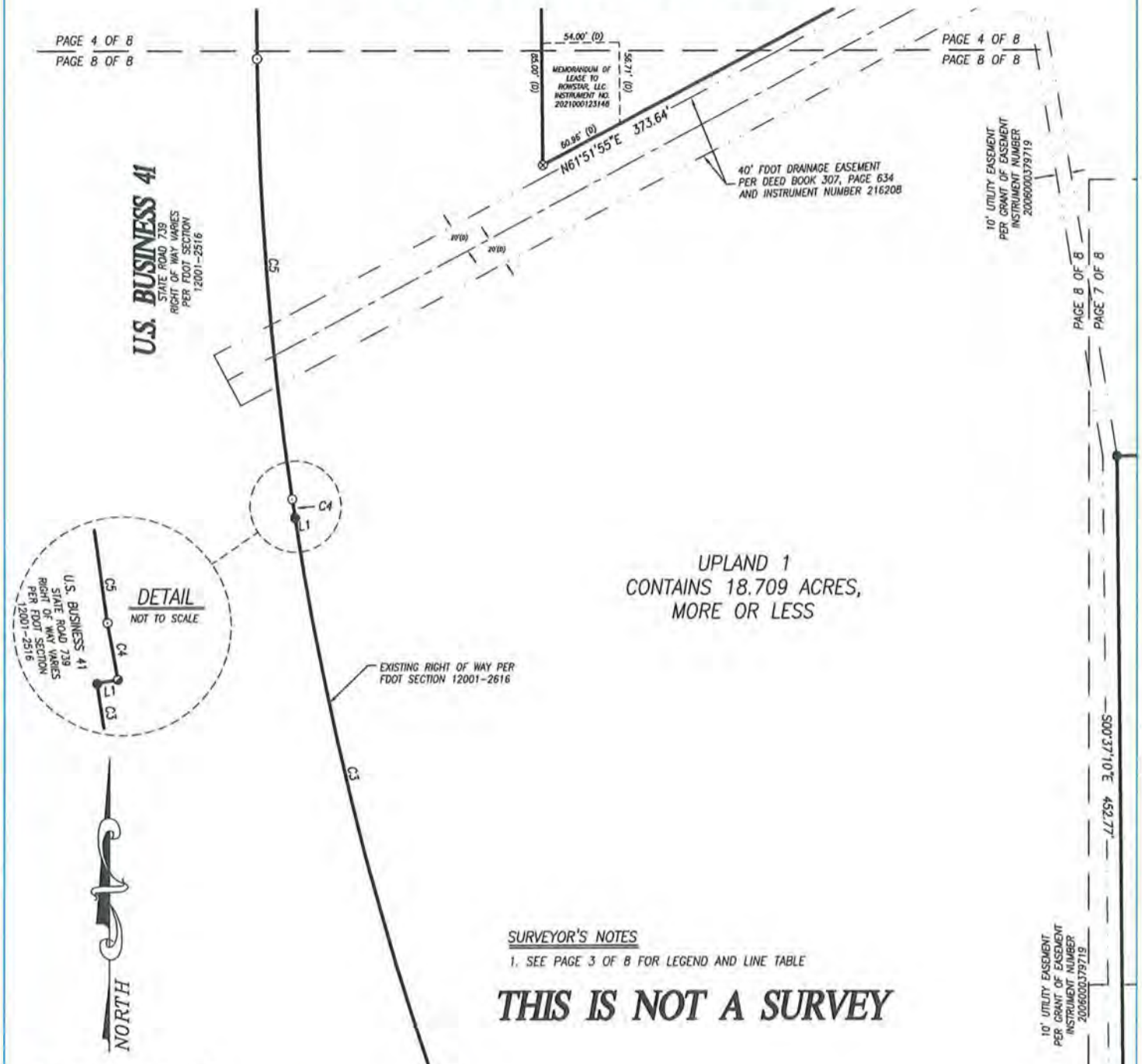
SURVEYOR'S NOTES

1. SEE PAGE 3 OF 8 FOR LEGEND AND LINE TABLE

THIS IS NOT A SURVEY

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8909 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No. 6074	COMPUTER FILE: 230756.Dwg1 SURVEY DATE: 02/28/2024 SIGNATURE DATE: 05/09/2025	DRAWING SCALE: 1" = 100' REVISED BY: REVISION DATE:	CHW Professional Consultants	13631 Westlinks Drive, Units 5-6 Fort Myers FL 33913 (239) 332-6068 www.chw-inc.com FLORIDA CA-5175	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/56	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 7 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. SEE PAGE 3 OF 8 FOR LEGEND AND LINE TABLE

THIS IS NOT A SURVEY

GRAPHIC SCALE

0 50 100

(IN FEET)

1 INCH = 100 FEET

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

LANDS NOW OR FORMERLY OWNED BY:
DAVE E. WESTRA, ET AL.
INSTRUMENT NO. 2008000020310
STRAP NO. 02-44-24-03-0000A.0210

LANDS NOW OR FORMERLY OWNED BY:
THOMAS A. MERE, ET AL.
INSTRUMENT NO. 2021000218046
STRAP NO. 02-44-24-03-0000A.0120

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8089 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No. 6074	COMPUTER FILE: 230758.01all SURVEY DATE: 02/28/2024 SIGNATURE DATE: 05/09/2025	DRAWING SCALE: 1" = 100' REVISED BY: REVISION DATE:	CHW Professional Consultants 12420 Westlake Drive, Units 5-9 Fort Myers FL 33913 (239) 332-0046 FLORIDA CA-5075	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 8 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

(UPLAND 2)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FDOT WATER STORAGE AREA AS RECORDED IN OFFICIAL RECORDS BOOK 2339, PAGE 3156 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE NORTH 00°39'52" WEST, A DISTANCE OF 334.25 FEET; THENCE NORTH 87°58'01" EAST, A DISTANCE OF 122.50 FEET TO A JURISDICITIONAL WETLAND LINE; THENCE ALONG SAID WETLAND LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. THENCE SOUTH 36°47'49" EAST, A DISTANCE OF 50.69 FEET;
2. THENCE SOUTH 65°31'15" EAST, A DISTANCE OF 35.16 FEET;
3. THENCE SOUTH 89°22'29" EAST, A DISTANCE OF 22.26 FEET;
4. THENCE SOUTH 34°05'09" EAST, A DISTANCE OF 54.42 FEET;
5. THENCE SOUTH 58°21'04" EAST, A DISTANCE OF 32.84 FEET;
6. THENCE SOUTH 74°58'53" EAST, A DISTANCE OF 23.34 FEET;
7. THENCE SOUTH 25°19'14" WEST, A DISTANCE OF 26.07 FEET;
8. THENCE SOUTH 25°15'50" WEST, A DISTANCE OF 35.18 FEET;
9. THENCE SOUTH 04°10'37" WEST, A DISTANCE OF 17.37 FEET;
10. THENCE SOUTH 03°48'11" WEST, A DISTANCE OF 12.58 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BROOKS ROAD (60' RIGHT-OF-WAY);

THENCE SOUTH 57°03'03" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 101.42 FEET TO THE POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 18°48'41", THE CHORD FOR WHICH BEARS SOUTH 66°27'23" WEST, A CHORD DISTANCE OF 186.30 FEET, AN ARC DISTANCE OF 187.14 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 1.511 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION "FDOT WATER STORAGE AREA" HAVING A BEARING OF NORTH 00°39'52" WEST, WHICH IS STATE PLANE. COORDINATES ARE GRID, BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), FLORIDA WEST ZONE.

2. THE STREET ADDRESS IS:

   1460 NORTH TAMIAMI TRAIL
   NORTH FORT MYERS, FLORIDA 33903

3. SUBJECT PARCEL CONTAINS 1.511 ACRES, MORE OR LESS

4. JURISDICTIONAL WETLAND LINES SHOWN HEREON ARE BASED UPON FIELD LOCATED FLAGS. WETLAND DELINEATION AND WETLAND FLAGGING WAS PERFORMED UNDER THE RESPONSIBLE CHARGE OF ANDY WOODRUFF OF CHW CONSULTANTS, INC. IN FEBRUARY OF 2023.

5. SEE PAGE 2 OF 2 SKETCH OF DESCRIPTION.

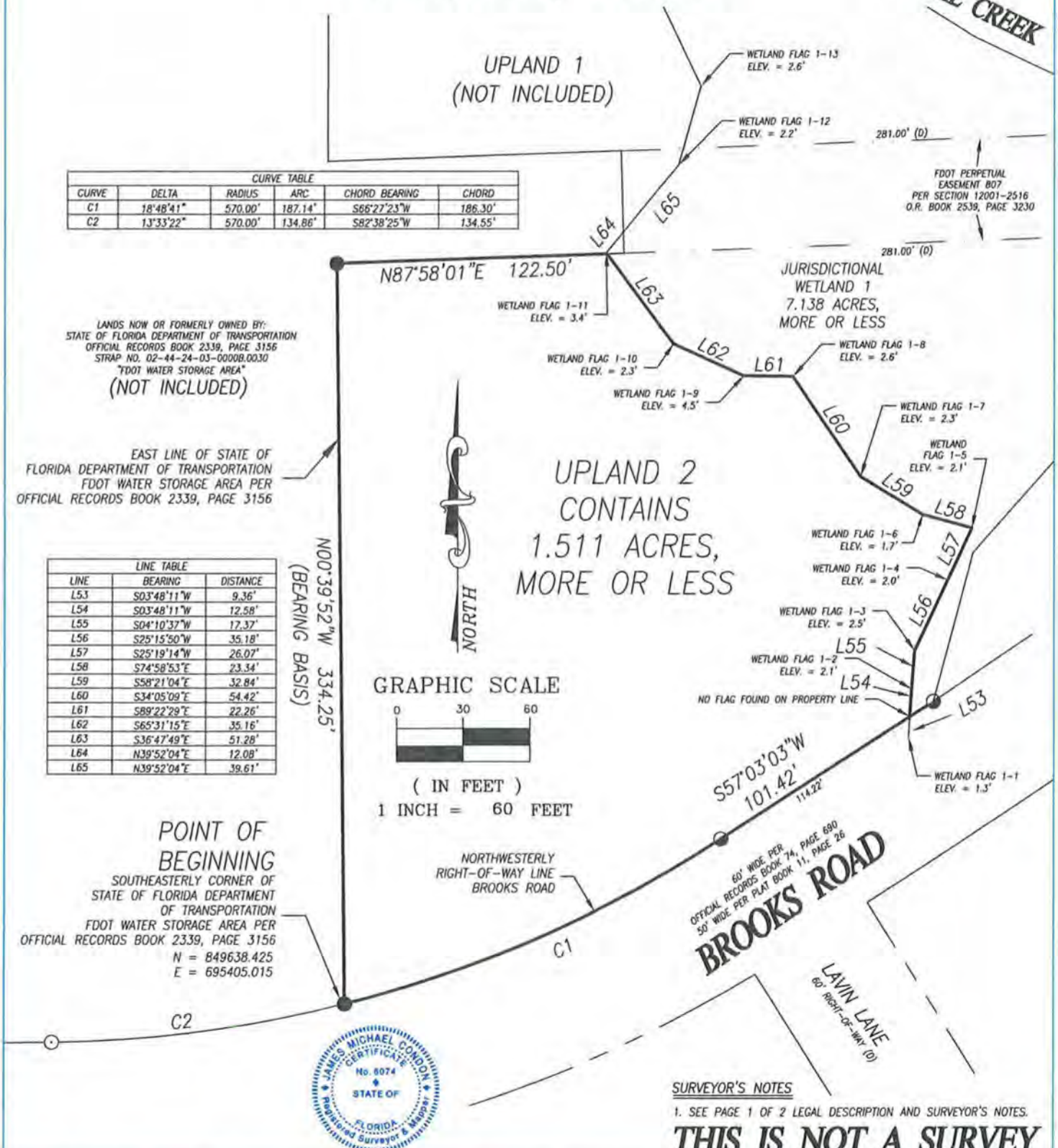
James M Condon

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

THIS IS NOT A SURVEY

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8596 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No.6074	SURVEYOR FILE: 230758.01ef2 SURVEY DATE: 02/28/2024 SIGNATURE DATE: 05-09-2025	DRAWING SCALE: NOT TO SCALE REVISED BY: REVISION DATE:	CHW Professional Services	13291 Westlinks Drive, Units 6-8 Fort Myers, FL 33913 (239) 332-6081 www.chw-inc.com FLORIDA CA-5001	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58
CERTIFIED TO: HORIZON TAMIAMI LLC						JOB NO.: 22-0514 SHEET NO.: 1 OF 2

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	18°48'41"	570.00'	187.14'	S66°27'23"W	186.30'
C2	13°33'22"	570.00'	134.86'	S82°38'25"W	134.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	S03°48'11"W	9.36'
L54	S03°48'11"W	12.58'
L55	S04°10'37"W	17.37'
L56	S25°15'50"W	35.18'
L57	S25°19'14"W	26.07'
L58	S74°58'53"E	23.34'
L59	S58°21'04"E	32.84'
L60	S34°05'09"E	54.42'
L61	S89°22'29"E	22.26'
L62	S65°31'15"E	35.16'
L63	S36°47'49"E	51.28'
L64	N39°52'04"E	12.08'
L65	N39°52'04"E	39.61'

JAMES MICHAEL CONDON
CERTIFICATE
No. 6074
STATE OF
FLORIDA
Registered Surveyor & Mapper

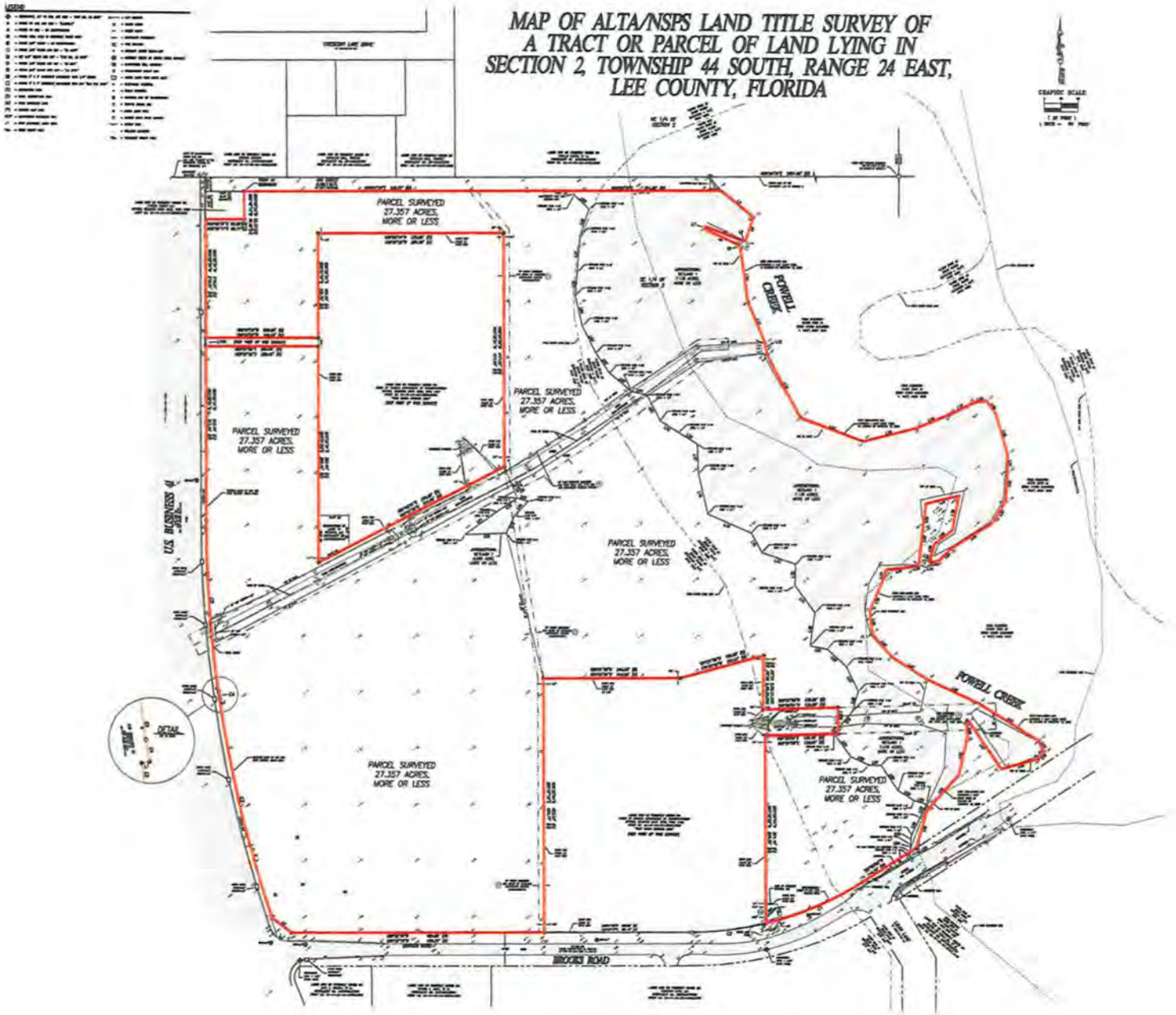
SURVEYOR'S NOTES

1. SEE PAGE 1 OF 2 LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

THIS IS NOT A SURVEY

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8095 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No. 6074	DRAWING FILE: 230755.01s2 SURVEY DATE: 02/28/2024 SIGNATURE DATE: 05/09/2025	DRAWING SCALE: 1" = 60' REVISED BY: REVISION DATES:	CHW	12800 Whitehall Drive, Units 8-9 Fort Myers FL 33907 (239) 652-0050 www.chw-inc.com inc. com FLORIDA CA-5075	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 2 OF 2

MAP OF ALTA/NSPS LAND TITLE SURVEY OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

(UPLAND 1)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE NORTH 89°24'36" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 56.34 FEET; THENCE SOUTH 00°32'31" EAST, A DISTANCE OF 25.23 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4322, PAGE 4600 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°36'32" EAST, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 68.57 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

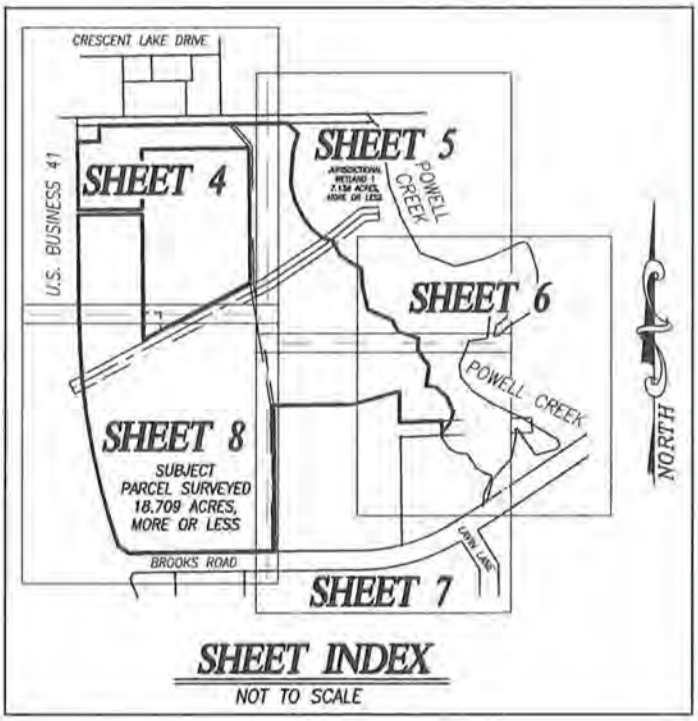
THENCE NORTH 89°22'36" EAST, A DISTANCE OF 535.52 FEET; THENCE NORTH 89°25'19" EAST, A DISTANCE OF 52.82 FEET TO THE JURISDICTIONAL WETLAND LINE; THENCE ALONG SAID WETLAND LINE THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. THENCE SOUTH 00°35'25" EAST, A DISTANCE OF 7.56 FEET;
2. THENCE SOUTH 46°42'18" EAST, A DISTANCE OF 36.17 FEET;
3. THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 51.07 FEET;
4. THENCE SOUTH 03°47'01" WEST, A DISTANCE OF 64.98 FEET;
5. THENCE SOUTH 04°19'23" WEST, A DISTANCE OF 40.86 FEET;
6. THENCE SOUTH 13°40'41" EAST, A DISTANCE OF 55.29 FEET;
7. THENCE SOUTH 26°37'14" EAST, A DISTANCE OF 54.08 FEET;
8. THENCE SOUTH 35°07'44" EAST, A DISTANCE OF 42.36 FEET;
9. THENCE SOUTH 50°06'37" EAST, A DISTANCE OF 51.63 FEET;
10. THENCE SOUTH 77°39'45" EAST, A DISTANCE OF 27.87 FEET;
11. THENCE SOUTH 27°27'16" EAST, A DISTANCE OF 52.70 FEET;
12. THENCE SOUTH 57°28'33" EAST, A DISTANCE OF 38.79 FEET;
13. THENCE SOUTH 58°49'31" EAST, A DISTANCE OF 39.42 FEET;
14. THENCE SOUTH 02°59'05" EAST, A DISTANCE OF 52.66 FEET;
15. THENCE SOUTH 12°53'33" EAST, A DISTANCE OF 75.44 FEET;
16. THENCE SOUTH 66°47'05" EAST, A DISTANCE OF 84.51 FEET;
17. THENCE SOUTH 29°01'06" EAST, A DISTANCE OF 40.01 FEET;
18. THENCE SOUTH 71°12'26" EAST, A DISTANCE OF 63.76 FEET;
19. THENCE SOUTH 01°41'48" WEST, A DISTANCE OF 38.09 FEET;
20. THENCE SOUTH 36°08'40" EAST, A DISTANCE OF 60.87 FEET;
21. THENCE SOUTH 07°45'32" WEST, A DISTANCE OF 59.32 FEET;
22. THENCE SOUTH 79°23'10" EAST, A DISTANCE OF 30.47 FEET;
23. THENCE SOUTH 48°25'34" EAST, A DISTANCE OF 46.50 FEET;
24. THENCE SOUTH 25°46'41" EAST, A DISTANCE OF 49.36 FEET;
25. THENCE SOUTH 16°02'04" WEST, A DISTANCE OF 36.87 FEET;
26. THENCE SOUTH 39°52'04" WEST, A DISTANCE OF 39.61 FEET TO THE END OF SAID JURISDICTIONAL WETLAND LINE AND TO THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2339, PAGE 3156; THENCE ALONG SAID LANDS THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. THENCE NORTH 01°34'33" WEST, A DISTANCE OF 36.63 FEET;
2. THENCE SOUTH 87°58'01" WEST, A DISTANCE OF 133.00 FEET;
3. THENCE NORTH 00°09'22" EAST, A DISTANCE OF 96.64 FEET;
4. THENCE SOUTH 74°22'09" WEST, A DISTANCE OF 153.92 FEET;
5. THENCE SOUTH 89°22'09" WEST, A DISTANCE OF 243.88 FEET;
6. THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 452.77 FEET TO THE NORTH RIGHT OF WAY LINE OF BROOKS ROAD; THENCE SOUTH 89°22'16" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 450.69 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. BUSINESS 41 (STATE ROAD 739) PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 12001-2516; THENCE NORTH 52°53'31" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 42.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.83 FEET, A CENTRAL ANGLE OF 10°17'22", THE CHORD FOR WHICH BEARS NORTH 13°55'16" WEST, A CHORD DISTANCE OF 401.16 FEET, AN ARC DISTANCE OF 401.70 FEET TO THE END OF SAID CURVE; THENCE NORTH 79°29'59" EAST, A DISTANCE OF 0.41 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2818.79 FEET, A CENTRAL ANGLE OF 00°16'20", THE CHORD FOR WHICH BEARS NORTH 10°21'51" WEST, A CHORD DISTANCE OF 13.39 FEET, AN ARC DISTANCE OF 13.39 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.83 FEET, A CENTRAL ANGLE OF 07°53'18", THE CHORD FOR WHICH BEARS NORTH 04°29'10" WEST, A CHORD DISTANCE OF 307.72 FEET, AN ARC DISTANCE OF 307.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°32'31" WEST, A DISTANCE OF 313.44 FEET TO THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2339, PAGE 3157; THENCE ALONG SAID LANDS THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. THENCE NORTH 89°27'58" EAST, A DISTANCE OF 200.04 FEET;
2. THENCE SOUTH 00°31'08" EAST, A DISTANCE OF 389.41 FEET;
3. THENCE NORTH 61°51'55" EAST, A DISTANCE OF 373.64 FEET;
4. THENCE NORTH 00°34'05" WEST, A DISTANCE OF 417.56 FEET;
5. THENCE SOUTH 89°23'24" WEST, A DISTANCE OF 330.86 FEET;
6. THENCE SOUTH 00°31'47" EAST, A DISTANCE OF 185.78 FEET;
7. THENCE SOUTH 89°29'57" WEST, A DISTANCE OF 199.93 FEET THE EAST RIGHT OF WAY LINE OF U.S. BUSINESS 41 (STATE ROAD 739 PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 12001-2516; THENCE NORTH 00°32'31" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 210.81 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4322, PAGE 4600 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°28'57" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 68.66 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°40'19" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.709 ACRES, MORE OR LESS.



SHEET INDEX

NOT TO SCALE

James M Condon

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Professional Surveyor & Mapper

THIS MAP PREPARED BY: JAMES M. CONDON, PSM. CERTIFICATE OF AUTHORIZATION NO. LB 6868 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Professional Surveyor & Mapper Fla. License No. 6074	SURVEY FILE: 230758.01ctl	DRAWING SCALE: NOT TO SCALE	CHW	2525 Martin Luther King Jr. Blvd. Suite 6-8 Fort Myers FL 33901 (239) 332-0555 www.chw-inc.com	DRAWN BY: FA	CERTIFIED TO: HORIZON TAMIAMI LLC
		SURVEY DATE: 02/28/2024	REVISED BY:			CHECKED BY: JC	
		SIGNATURE DATE: 05-09-2025	REVISION DATE:		LIC. NO. FLORIDA CA-6071	FIELD BOOK: 167/58	JOB NO.: 22-0514 SHEET NO.: 1 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF BROOKS ROAD HAVING A BEARING OF SOUTH 89°22'16" WEST, WHICH IS STATE PLANE. COORDINATES ARE GRID, BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), FLORIDA WEST ZONE.

2. THE STREET ADDRESS ARE:

1450 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FLORIDA 33903

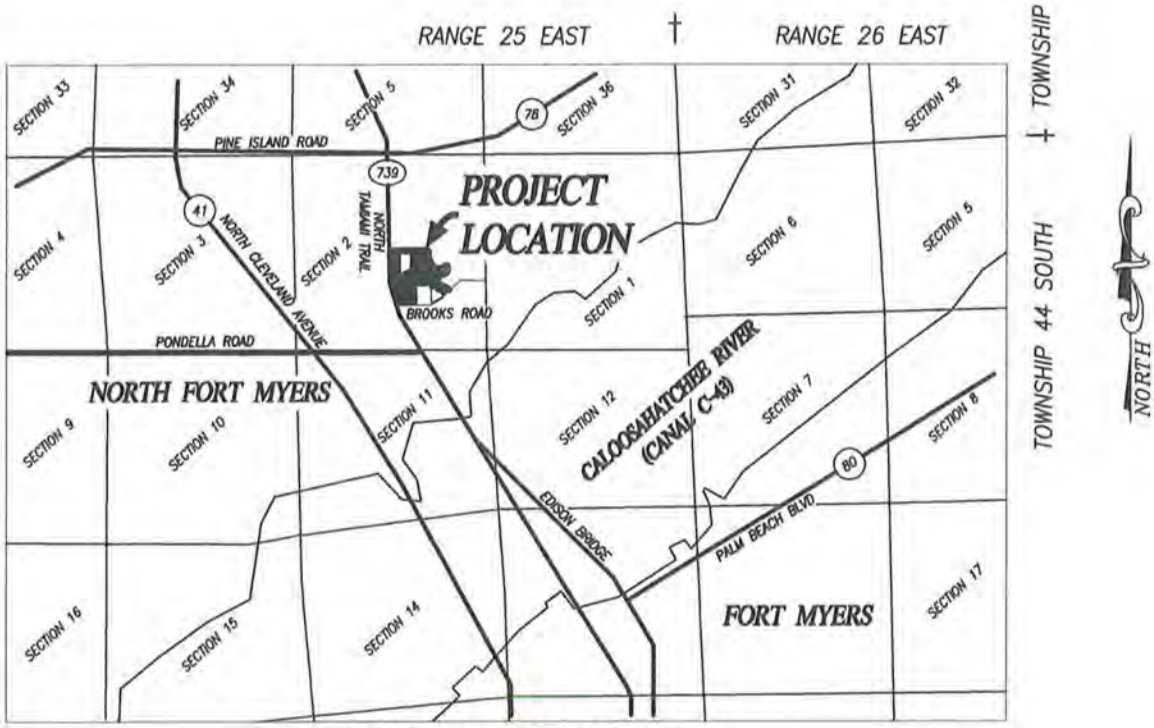
1456 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FLORIDA 33903

1460 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FLORIDA 33903

1470 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FLORIDA 33903

3. SUBJECT PARCEL CONTAINS 18.709 ACRES, MORE OR LESS.

4. JURISDICTIONAL WETLAND LINES SHOWN HEREON ARE BASED UPON FIELD LOCATED FLAGS. WETLAND DELINEATION AND WETLAND FLAGGING WAS PERFORMED UNDER THE RESPONSIBLE CHARGE OF ANDY WOODRUFF OF CHW CONSULTANTS, INC. IN FEBRUARY OF 2023.



VICINITY SKETCH
(NOT TO SCALE)

THIS IS NOT A SURVEY

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6989 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No.6074	COMPUTER FILE: 230758.01ul1 SURVEY DATE: 05/28/2024 SIGNATURE DATE: 05/09/2025	DRAWING SCALE: NOT TO SCALE REVISED BY: REVISION DATE:	CHW Professional Consultants 12301 Whitlinbe Drive, Units 5-8 Fort Myers, FL 33913 (239) 313-6185 www.chw-inc.com FLORIDA CA-5071	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 2 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°29'59"E	0.41'
L2	N52°53'31"W	42.80'
L3	S50°30'43"E	74.18'
L4	S17°12'49"W	43.92'
L5	S83°01'33"W	5.28'
L6	N68°54'15"W	70.99'
L7	S02°36'37"W	5.05'
L8	S64°21'30"E	66.16'
L9	S26°09'19"E	4.88'
L10	S08°28'45"E	97.16'
L11	S23°21'37"E	77.36'
L12	S10°55'19"E	21.72'
L13	S27°49'37"E	128.74'
L14	S69°29'01"E	119.40'
L15	N75°39'25"E	97.39'
L16	N66°20'45"E	63.33'
L17	N63°07'19"E	51.18'
L18	N81°17'57"E	21.20'
L19	S35°18'31"E	30.24'
L20	S16°25'35"E	74.25'
L21	S00°03'56"E	32.37'
L22	S02°53'18"W	52.91'
L23	S30°17'17"W	44.99'
L24	S57°22'34"W	85.21'
L25	S45°32'21"W	34.93'
L26	S82°24'42"W	14.68'
L27	N08°35'50"E	12.96'
L28	N16°40'59"E	21.62'
L29	N52°14'55"E	39.65'
L30	N09°43'18"E	63.43'
L31	S75°56'44"W	59.86'
L32	S06°30'49"W	43.32'
L33	S06°06'13"W	65.62'
L34	S17°40'46"W	2.88'
L35	S71°00'00"W	8.69'
L36	S82°52'55"W	49.76'
L37	S16°52'50"W	23.68'
L38	S22°48'22"W	55.10'
L39	S06°07'45"E	40.65'
L40	S40°34'45"E	54.92'
L41	S58°01'48"E	75.62'
L42	S64°58'48"E	101.03'
L43	S58°41'06"E	124.44'
L44	S28°36'41"E	21.51'
L45	S38°20'18"W	16.11'
L46	S74°01'51"W	69.00'
L47	N34°56'58"W	100.61'
L48	S41°51'17"W	6.13'
L49	S01°43'42"E	22.21'
L50	S11°50'36"W	68.18'
L51	S41°50'50"W	85.65'
L52	S15°04'22"W	69.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	N03°48'11"E	9.36'
L54	N03°48'11"E	12.58'
L55	N04°10'37"E	17.37'
L56	N25°15'50"E	35.18'
L57	N25°19'14"E	26.07'
L58	N74°58'53"W	23.34'
L59	N58°21'04"W	32.84'
L60	N34°05'09"W	54.42'
L61	N89°22'29"W	22.26'
L62	N65°31'15"W	35.16'
L63	N36°47'49"W	51.28'
L64	N39°52'04"E	12.08'
L65	S39°52'04"W	39.61'
L66	S16°02'04"W	36.87'
L67	S25°46'41"E	49.36'
L68	S48°25'34"E	46.50'
L69	S79°23'10"E	30.47'
L70	S07°45'32"W	59.32'
L71	S36°08'40"E	60.87'
L72	S01°41'48"W	38.09'
L73	S71°12'26"E	63.76'
L74	S29°01'06"E	40.01'
L75	S66°47'05"E	84.51'
L76	S12°53'33"E	75.44'
L77	S02°59'05"E	52.66'
L78	S58°49'31"E	39.42'
L79	S57°28'33"E	38.79'
L80	S27°27'16"E	52.70'
L81	S77°39'45"E	27.87'
L82	S50°06'37"E	51.63'
L83	S35°07'44"E	42.36'
L84	S26°37'14"E	54.08'
L85	S13°40'41"E	55.29'
L86	S04°19'23"W	40.86'
L87	S03°47'01"W	64.98'
L88	S17°55'57"W	51.07'
L89	S46°42'18"E	36.17'
L90	S87°30'33"W	73.47'
L91	S53°40'02"W	70.18'
L92	S55°39'00"W	43.65'
L93	N74°40'52"W	19.96'
L94	N41°43'42"E	36.75'
L95	N24°43'45"E	33.38'
L96	S81°15'58"W	30.32'
L97	N08°43'01"W	25.08'
L98	N54°21'34"E	27.21'
L99	N75°30'29"E	38.96'
L100	S22°29'08"E	28.45'
L101	N73°34'16"W	30.16'
L102	S15°56'47"W	29.16'
L103	N01°34'33"W	46.11'
L104	S00°32'31"E	15.15'

LEGEND

(D) = LEGAL DESCRIPTION DATA

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	18°48'41"	570.00'	187.14'	S66°27'23"W	186.30'
C2	13°33'22"	570.00'	134.86'	S82°38'25"W	134.55'
C3	10°17'22"	2236.83'	401.70'	N13°55'16"W	401.16'
C4	0°16'20"	2818.79'	13.39'	N10°21'51"W	13.39'
C5	7°53'19"	2236.83'	307.97'	N04°29'10"W	307.73'

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

THIS IS NOT A SURVEY

THIS MAP PREPARED BY:
CERTIFICATE OF AUTHORIZATION NO. LB 8285
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JAMES M. CONDON, PSM
Professional Surveyor & Mapper Fla. License No 6074

SURVEY FILE: 230758.01.01
SURVEY DATE: 02/28/2024
SIGNATURE DATE: 05/09/2025
DRAWING SCALE: NOT TO SCALE
REVISED BY:
REVISION DATE:

CHW Professional Consultants
North Westshore Drive, Suite 5-6, Port Richey FL 34668, (239) 352-6065, www.chw-inc.com
at the FLORIDA CA 6629

DRAWN BY: FA
CHECKED BY: JC
FIELD BOOK: 167/55

CERTIFIED TO:
HORIZON TAMIAMI LLC

JOB NO.: 22-0514
SHEET NO.: 3 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

CRESCENT LAKE DRIVE 50' RIGHT-OF-WAY (D)

POINT OF COMMENCEMENT FOUND P/K NAIL AND DISK "LB3542" AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4

LANDS NOW OR FORMERLY OWNED BY: SHARON HOWARD INSTRUMENT NO. 2010000274836 STRAP NO. 02-44-24-00-00003.0000

LANDS NOW OR FORMERLY OWNED BY: KATHLEEN DOLL, TRUSTEE INSTRUMENT NO. 2011000265343 STRAP NO. 02-44-24-00-00002.003B

LANDS NOW OR FORMERLY OWNED BY: KATHLEEN DOLL, TRUSTEE INSTRUMENT NO. 2011000265343 STRAP NO. 02-44-24-00-00002.003C

N89°24'36"E 56.34'(C)

25.23'(C) S00°32'31"E

POINT OF BEGINNING N = 850936.455 E = 694465.672

25' RIGHT OF WAY (P) PLAT BOOK 1, PAGE 19 NOT OPEN / UNIMPROVED

N89°22'36"E 535.52'

4TH STREET

PAGE 4 OF 8 / PAGE 5 OF 8

68.57' N89°36'32"E

49.95' S00°32'31"E

49.80' N00°40'19"W

LANDS NOW OR FORMERLY OWNED BY: FIFTEEN TWENTY LLC OFFICIAL RECORDS BOOK 4322, PAGE 4600 STRAP NO. 02-44-24-03-0000B.0220

68.66' N89°28'57"E

UPLAND 1
CONTAINS 18.709 ACRES, MORE OR LESS

S89°23'24"W 330.86'

N00°32'31"W 210.81'

S00°31'47"E 185.78'

10' UTILITY EASEMENT PER GRANT OF EASEMENT INSTRUMENT NUMBER 2006000379719

S89°29'57"W 199.93'

L104 (NOT INCLUDED)

N89°27'58"E 200.04'

N00°34'05"W 417.56'

LANDS NOW OR FORMERLY OWNED BY: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION OFFICIAL RECORDS BOOK 2339, PAGE 3157 STRAP NO. 02-44-24-03-0000B.0020 "FDOT WATER STORAGE AREA" (NOT INCLUDED)

SUBJECT PARCEL CONTAINS 18.709 ACRES, MORE OR LESS

PAGE 4 OF 8 / PAGE 5 OF 8

NORTH

GRAPHIC SCALE

0 50 100

(IN FEET)

1 INCH = 100 FEET

U.S. BUSINESS 41
STATE ROAD 739
RIGHT OF WAY VARIES
PER FDOT SECTION
12001-2616

N00°32'31"W 313.44'

UPLAND 1
CONTAINS 18.709 ACRES, MORE OR LESS

S00°31'38"E 369.41'

SURVEYOR'S NOTES

1. SEE PAGE 3 OF 8 FOR LEGEND AND LINE TABLE

THIS IS NOT A SURVEY

N61°51'55"E 373.64'

EXISTING RIGHT OF WAY PER FDOT SECTION 12001-2616

54.00' (D)

55.71' (D)

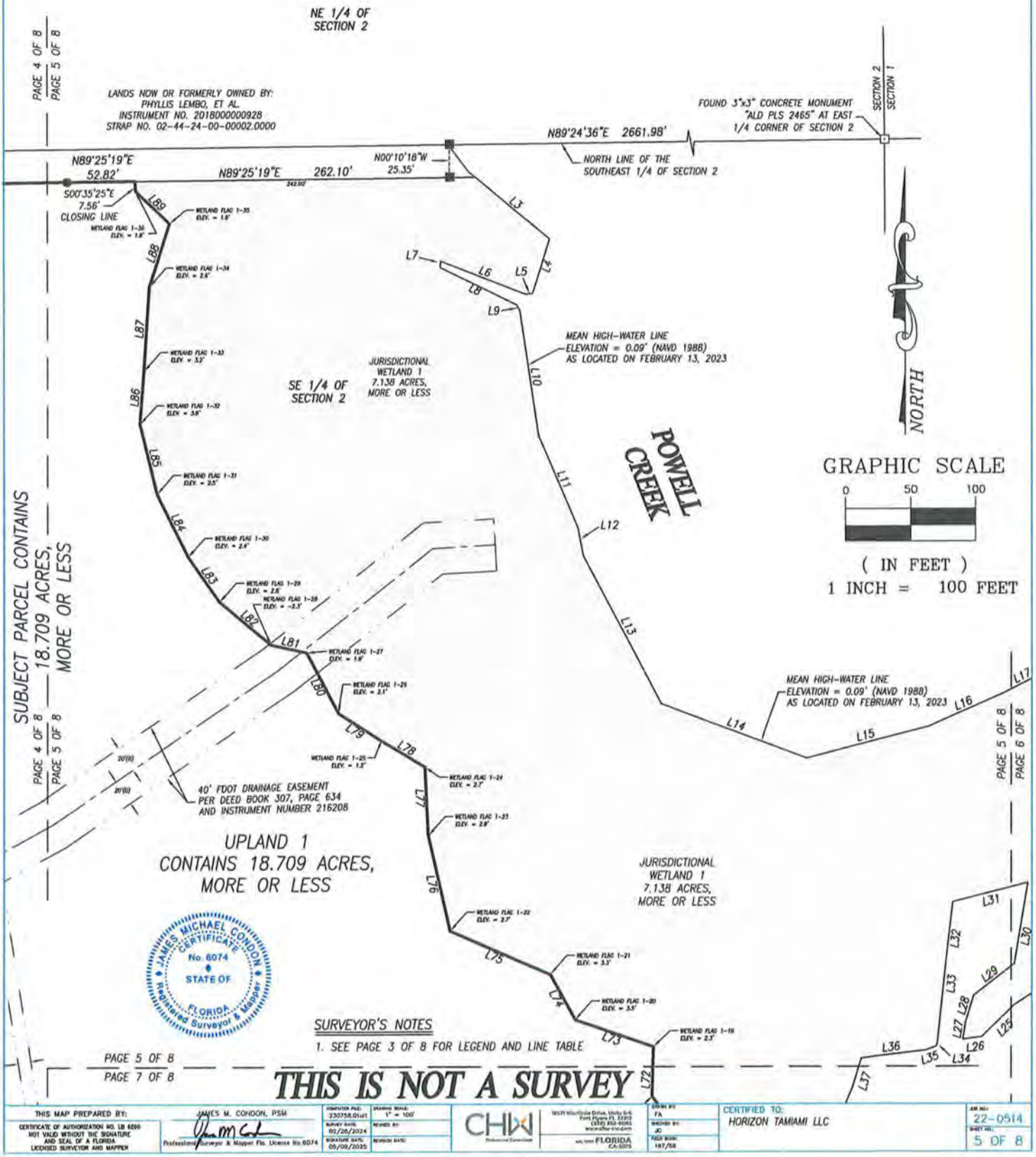
MEMORANDUM OF LEASE TO ROMSTAR, LLC

PAGE 4 OF 8 / PAGE 8 OF 8

PAGE 4 OF 8 / PAGE 8 OF 8

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8895 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No.6074	DISPATCH FILE: 230758.01ut1 SURVEY DATE: 02/28/2024 SIGNATURE DATE: 05/09/2025	DRAWING SCALE: 1" = 100' REVISED BY: REVISED DATE:	CHW Professional Consultants 10631 Whiskey Bridge Drive, Units 5-8 Fort Myers FL 33913 (239) 362-0363 Service Area: Nationwide with main FLORIDA CA-5403
DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 4 OF 8		

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

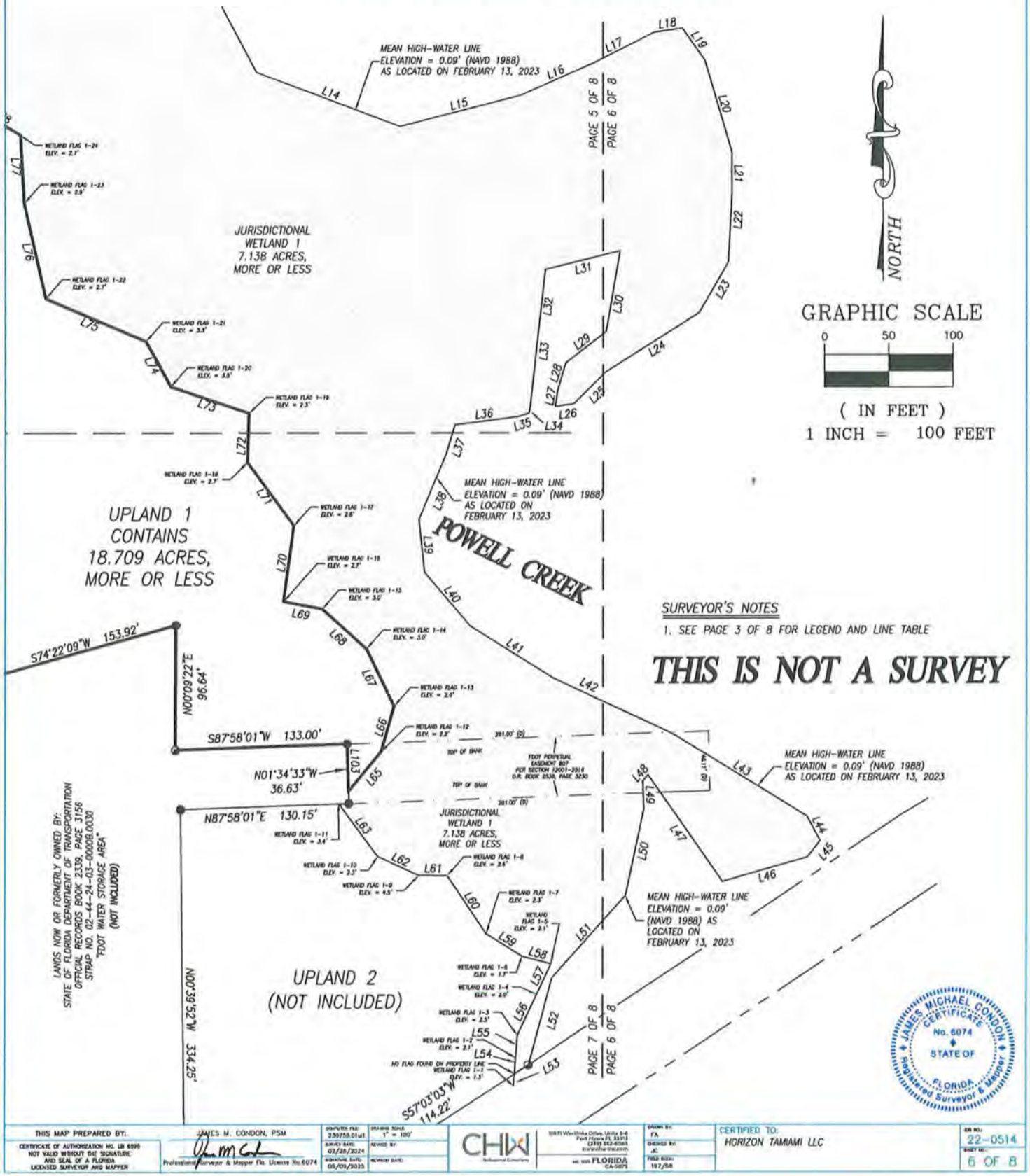
SURVEYOR'S NOTES

1. SEE PAGE 3 OF 8 FOR LEGEND AND LINE TABLE

THIS IS NOT A SURVEY

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8295 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No.6074	COMPUTER FILE: 230758.01.dt1	DRAWING SCALE: 1" = 100'	CHW Professional Consultants	9071 Worthington Drive, Units 5-6 Fort Myers FL 33913 (239) 362-4061 www.chw-inc.com FLORIDA CA-5075	DRAWN BY: FA	CERTIFIED TO: HORIZON TAMIAMI LLC
		SURVEY DATE: 02/26/2024	REVISED BY:			CHECKED BY: JC	JOB NO.: 22-0514
		SIGNATURE DATE: 05/09/2025	REVISION DATE:			FIELD BOOK: 187/58	SHEET NO.: 5 OF 8

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. SEE PAGE 3 OF 8 FOR LEGEND AND LINE TABLE

THIS IS NOT A SURVEY

JAMES MICHAEL CONDON CERTIFICATE No. 6074 STATE OF FLORIDA Registered Surveyor & Mapper

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6995 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No.6074	COMPUTER FILE: 230758.01cd1 SURVEY DATE: 03/26/2024 SIGNATURE DATE: 05/09/2023	DRAWING SCALE: 1" = 100' REVISED BY: REVISED DATE:	CHW Professional Consultants	9891 Wiles Road Office, Suite B-6 Fort Myers FL 33912 (239) 362-6565 www.chw-inc.com inc. 2005 FLORIDA CA-5975	DRAWN BY: FA CHECKED BY: JC FIELD BOOK: 197/58	CERTIFIED TO: HORIZON TAMIAMI LLC	JOB NO.: 22-0514 SHEET NO.: 6 OF 8

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2023000350870, DocType D, Pages 5, Recorded 10/31/2023 at 11:17 AM, DeputyClerk WMILLER
Rec Fees: $44.00 Deed Doc: $25,200.00 ERECORD

EXHIBIT M8

This Instrument was prepared by:
Gregg S. Truxton, Esquire
Bolaños Truxton, P.A.
12800 University Drive, Suite 350
Fort Myers, Florida 33907

Parcel Identification No: 02-44-24-03-0000B.0320; 02-44-24-03-00001 0210; and
02-44-24-03-0000B.0010; 02-44-24-03-00001.0200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 20th day of October, 2023, by **Brooks Road QOZB, LLC**, a Florida limited liability company (hereinafter called the Grantor), whose address is 200 Mirror Lake Drive N., St. Petersburg, FL 33701, to **Horizon Tamiami LLC** a Delaware limited liability company (hereinafter called Grantee), whose address is 5 Corporate Drive, Suite 105, Central Valley, NY 10917.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida to-wit:

See **Exhibit "A"** attached hereto.

and this conveyance is subject to: (1) applicable zoning ordinances, regulations and governmental requirements; (2) real estate taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable; and (3) covenants, conditions, restrictions and easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereunto set our hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Sign: Sandra D Christensen
Print Name: Sandra D. Christensen

Sign: Carrie L Moore
Print Name: Carrie L Moore

Brooks Road QOZB, LLC,
a Florida limited liability company

By: _____
Joseph Bonora, Manager

State of Florida)
County of Lee)

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 20th day of October, 2023, by Joseph Bonora, as Manager of Brooks Road QOZB, LLC, a Florida limited liability company, who is ( ) personally known to me, or (X) who has produced the following as identification: Florida drivers license.

My Commission Expires:

Carrie L Moore
Notary Public

Notary Public State of Florida
Carrie L Moore
My Commission GG 949548
Expires 01/21/2024

EXHIBIT "A"

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE NORTH 89°24'36" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 56.34 FEET; THENCE SOUTH 00°32'31" EAST, A DISTANCE OF 25.23 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4322, PAGE 4600 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°36'32" EAST, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 68.57 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

THENCE NORTH 89°22'36" EAST, A DISTANCE OF 535.52 FEET; THENCE NORTH 89°25'19" EAST, A DISTANCE OF 314.92 FEET TO THE MEAN HIGH-WATER LINE OF POWELL CREEK; THENCE ALONG SAID MEAN HIGH-WATER LINE THE FOLLOWING FIFTY (50) COURSES AND DISTANCES:

1. THENCE SOUTH 50°30'43" EAST, A DISTANCE OF 74.18 FEET;
2. THENCE SOUTH 17°12'49" WEST, A DISTANCE OF 43.92 FEET;
3. THENCE SOUTH 83°01'33" WEST, A DISTANCE OF 5.28 FEET;
4. THENCE NORTH 68°54'15" WEST, A DISTANCE OF 70.99 FEET;
5. THENCE SOUTH 02°36'37" WEST, A DISTANCE OF 5.05 FEET;
6. THENCE SOUTH 64°21'30" EAST, A DISTANCE OF 66.16 FEET;
7. THENCE SOUTH 26°09'19" EAST, A DISTANCE OF 4.88 FEET;
8. THENCE SOUTH 08°28'45" EAST, A DISTANCE OF 97.16 FEET;
9. THENCE SOUTH 23°21'37" EAST, A DISTANCE OF 77.36 FEET;
10. THENCE SOUTH 10°55'19" EAST, A DISTANCE OF 21.72 FEET;
11. THENCE SOUTH 27°49'37" EAST, A DISTANCE OF 128.74 FEET;
12. THENCE SOUTH 69°29'01" EAST, A DISTANCE OF 119.40 FEET;
13. THENCE NORTH 75°39'25" EAST, A DISTANCE OF 97.39 FEET;
14. THENCE NORTH 66°20'45" EAST, A DISTANCE OF 63.33 FEET;
15. THENCE NORTH 63°07'19" EAST, A DISTANCE OF 51.18 FEET;
16. THENCE NORTH 81°17'57" EAST, A DISTANCE OF 21.20 FEET;
17. THENCE SOUTH 35°18'31" EAST, A DISTANCE OF 30.24 FEET;
18. THENCE SOUTH 16°25'35" EAST, A DISTANCE OF 74.25 FEET;
19. THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 32.37 FEET;
20. THENCE SOUTH 02°53'18" WEST, A DISTANCE OF 52.91 FEET;
21. THENCE SOUTH 30°17'17" WEST, A DISTANCE OF 44.99 FEET;
22. THENCE SOUTH 57°22'34" WEST, A DISTANCE OF 85.21 FEET;
23. THENCE SOUTH 45°32'21" WEST, A DISTANCE OF 34.93 FEET;
24. THENCE SOUTH 82°24'42" WEST, A DISTANCE OF 14.68 FEET;
25. THENCE NORTH 08°35'50" EAST, A DISTANCE OF 12.96 FEET;

26. THENCE NORTH 16°40'59" EAST, A DISTANCE OF 21.62 FEET;
27. THENCE NORTH 52°14'55" EAST, A DISTANCE OF 39.65 FEET;
28. THENCE NORTH 09°43'18" EAST, A DISTANCE OF 63.43 FEET;
29. THENCE SOUTH 75°56'44" WEST, A DISTANCE OF 59.86 FEET;
30. THENCE SOUTH 06°30'49" WEST, A DISTANCE OF 43.32 FEET;
31. THENCE SOUTH 06°06'13" WEST, A DISTANCE OF 65.62 FEET;
32. THENCE SOUTH 17°40'46" WEST, A DISTANCE OF 2.88 FEET;
33. THENCE SOUTH 71°00'00" WEST, A DISTANCE OF 8.69 FEET;
34. THENCE SOUTH 82°52'55" WEST, A DISTANCE OF 49.76 FEET;
35. THENCE SOUTH 16°52'50" WEST, A DISTANCE OF 23.68 FEET;
36. THENCE SOUTH 22°48'22" WEST, A DISTANCE OF 55.10 FEET;
37. THENCE SOUTH 06°07'45" EAST, A DISTANCE OF 40.65 FEET;
38. THENCE SOUTH 40°34'45" EAST, A DISTANCE OF 54.92 FEET;
39. THENCE SOUTH 58°01'48" EAST, A DISTANCE OF 75.62 FEET;
40. THENCE SOUTH 64°58'48" EAST, A DISTANCE OF 101.03 FEET;
41. THENCE SOUTH 58°41'06" EAST, A DISTANCE OF 124.44 FEET;
42. THENCE SOUTH 28°36'41" EAST, A DISTANCE OF 21.51 FEET;
43. THENCE SOUTH 38°20'18" WEST, A DISTANCE OF 16.11 FEET;
44. THENCE SOUTH 74°01'51" WEST, A DISTANCE OF 69.00 FEET;
45. THENCE NORTH 34°56'58" WEST, A DISTANCE OF 100.61 FEET;
46. THENCE SOUTH 41°51'17" WEST, A DISTANCE OF 6.13 FEET;
47. THENCE SOUTH 01°43'42" EAST, A DISTANCE OF 22.21 FEET;
48. THENCE SOUTH 11°50'36" WEST, A DISTANCE OF 68.18 FEET;
49. THENCE SOUTH 41°50'50" WEST, A DISTANCE OF 85.65 FEET;
50. THENCE SOUTH 15°04'22" WEST, A DISTANCE OF 69.44 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BROOKS ROAD (60' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 74, PAGE 690);

THENCE SOUTH 57°03'03" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 114.22 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 18°48'40", THE CHORD FOR WHICH BEARS SOUTH 66°27'23" WEST, A CHORD DISTANCE OF 186.30 FEET, AN ARC DISTANCE OF 187.14 FEET TO THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2339, PAGE 3156 AND THE END OF SAID CURVE; THENCE ALONG SAID LANDS THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. THENCE NORTH 00°39'52" WEST, A DISTANCE OF 334.25 FEET;
2. THENCE NORTH 87°58'01" EAST, A DISTANCE OF 130.15 FEET;
3. THENCE NORTH 01°34'33" WEST, A DISTANCE OF 46.11 FEET;
4. THENCE SOUTH 87°58'01" WEST, A DISTANCE OF 133.00 FEET;
5. THENCE NORTH 00°09'22" EAST, A DISTANCE OF 96.64 FEET;
6. THENCE SOUTH 74°22'09" WEST, A DISTANCE OF 153.92 FEET;
7. THENCE SOUTH 89°22'09" WEST, A DISTANCE OF 243.88 FEET;
8. THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 452.77 FEET TO THE

NORTH RIGHT OF WAY LINE OF BROOKS ROAD;

THENCE SOUTH 89°22'16" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 450.69 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. BUSINESS 41 (STATE ROAD 739) PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 12001-2516; THENCE NORTH 52°53'31" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 42.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.83 FEET, A CENTRAL ANGLE OF 10°17'22", THE CHORD FOR WHICH BEARS NORTH 13°55'16" WEST, A CHORD DISTANCE OF 401.16 FEET, AN ARC DISTANCE OF 401.70 FEET TO THE END OF SAID CURVE; THENCE NORTH 79°29'59" EAST, A DISTANCE OF 0.41 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2818.79 FEET, A CENTRAL ANGLE OF 00°16'20", THE CHORD FOR WHICH BEARS NORTH 10°21'51" WEST, A CHORD DISTANCE OF 13.39 FEET, AN ARC DISTANCE OF 13.39 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.83 FEET, A CENTRAL ANGLE OF 07°53'18", THE CHORD FOR WHICH BEARS NORTH 04°29'10" WEST, A CHORD DISTANCE OF 307.72 FEET, AN ARC DISTANCE OF 307.96 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°32'31" WEST, A DISTANCE OF 313.44 FEET TO THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2339, PAGE 3157; THENCE ALONG SAID LANDS THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. THENCE NORTH 89°27'58" EAST, A DISTANCE OF 200.04 FEET;
2. THENCE SOUTH 00°31'08" EAST, A DISTANCE OF 389.41 FEET;
3. THENCE NORTH 61°51'55" EAST, A DISTANCE OF 373.64 FEET;
4. THENCE NORTH 00°34'05" WEST, A DISTANCE OF 417.56 FEET;
5. THENCE SOUTH 89°23'24" WEST, A DISTANCE OF 330.86 FEET;
6. THENCE SOUTH 00°31'47" EAST, A DISTANCE OF 185.78 FEET;
7. THENCE SOUTH 89°29'57" WEST, A DISTANCE OF 199.93 FEET THE EAST RIGHT OF WAY LINE OF U.S. BUSINESS 41 (STATE ROAD 739 PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 12001-2516;

THENCE NORTH 00°32'31" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 210.81 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4322, PAGE 4600 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°28'57" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 68.66 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°40'19" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING.

HORIZON TAMIAMI
AERIAL MAP OF SUBJECT PROPERTY

EXHIBIT M9

EXHIBIT M10

AUTHORIZATION TO REPRESENT

Please be advised that VERONICA MARTIN, SENIOR PLANNER and DEAN MARTIN, P.E., of TDM Consulting, Inc., 43 Barkley Circle, Suite 200, Fort Myers, FL 33907, are hereby authorized to represent Horizon Tamiami, LLC, 5 Corporate Drive #105, Central Valley, NY, 10917, the Applicant and Owner of Record, in all applications to Lee County and subsequent public hearings regarding the properties at 1450, 1456, 1460, and 1470 N. Tamiami Trail, North Fort Myers, FL 33903, also identified by STRAP Nos 02-44-24-03-0000B.0320, 02-44-24-03-00001.0210, 02-44-24-03-0000B.0010, and 02-44-24-03-00001.0200.

Joseph Niederman, Managing Member
Horizon Tamiami, LLC

STATE OF New York
COUNTY OF ORANGE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 1/26/2024 (date) by Joseph Niederman (name of person providing oath or affirmation), who are personally known to me ~~or who has produced~~ _____ (type of identification) as identification.

STAMP/SEAL

SAMUEL JOSEPH
Notary Public-State of New York
No. 01JO0002524
Qualified in Orange County
Commission Expires 03/08/2027

Signature of Notary Public

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Proposed Amendment – Exhibit M1 l
Revised 7/19/2024

The Applicant, Horizon Tamiami, LLC, is requesting to amend Lee Plan Map 1-C, the Mixed Use Overlay Map. The project site is 27.36 acres, located in Section 2, Township 44 South, Range 24 East, north of Brooks Road and east of N. Tamiami Trail. The majority of the subject property has a future land use classification of Intensive Development. The remainder of the property has a future land use classification of Wetlands. The South Florida Water Management District (SFWMD) issued a formal wetland and OSW determination on May 2, 2023. Of the 27.36 acres, 7.20 acres is identified as Wetlands and another 0.29 acres is identified as OSW in the form of man-made ditches. As a result, the Applicant is requesting to add ±20.16-acres into the Mixed Use Overlay.

Lee Plan Policy 11.2.3 states that "At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay. The subject property is adjacent to the Mixed Use Overlay to the south of Brooks Road.

1520 Royal Palm Square Blvd, Suite 100
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Horizon Tamiami Rezoning
Lee Plan Analysis
Exhibit M12
Revised 12-12-2024

Lee Plan Analysis:

Policy 1.1.2*: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The majority of the subject property (±20.16 acres) has a future land use classification of Intensive Development. The Intensive Development future land use category is described as having the highest levels of public services and being best suited to accommodate high densities and intensities with mixed used developments encouraged where appropriate. The Applicant is requesting to add the 20.16-acres to Lee Plan Map 1-C, the Mixed-Use Overlay Map. The property is located at the intersection of N. Tamiami Trail, a state-maintained arterial roadway, and Brooks Road, a county-maintained local road. Urban services are available and adequate to serve future development at this location. This is consistent with **Lee Plan Policy 1.1.2**.

OBJECTIVE 1.5: WETLANDS*. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat.*

POLICY 1.5.1: *Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.*

POLICY 1.5.2: *When the exact location of Wetlands boundaries is in question, Chapter XIII provides an administrative process to precisely define the boundary.*

The overall subject property owned by the applicant includes approximately 7.20 acres of land with a Wetlands future land use classification. The formal Wetland Determination Line was

approved by the South Florida Water Management District (SFWMD) via Permit no. 36-108765-P. The applicant will be required to apply to Lee County Department of Community Development for an administrative interpretation of Land Use Map Boundaries (LUMB) to clearly define the wetland boundary as required by Lee Plan Policy 1.5.2. The applicant does not intend to develop the wetlands, except as may be permitted for recreational uses like a boardwalk. This is consistent with **Lee Plan Objective 1.5 and Policies 1.5.1 and 1.5.2.**

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.*

Policy 2.1.1*: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

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.*

Objective 2.2: 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.*

Policy 2.2.2: *The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:*

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system.

Urban services are available and adequate to service future development of the property.

Fire:	North Fort Myers Fire District, Station 2, located at 1280 Barrett Rd., is approximately 3.1 miles away.
Police:	Lee County Sheriff's Office, located at 121 Pondella Rd, is approximately 1.3 miles away.

EMS:	North Fort Myers Fire District, Station 2, located at 1280 Barrett Rd., is approximately 3.1 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro.
Public Transit:	There is an existing bus stop located approximately .03 miles north on N Tamiami Trail from the northwest corner of the property and another existing bus stop on the corner of N Tamiami Trail and Brooks Road. Lee Tran Route 590 currently services this segment of N Tamiami Trail; however, Lee Tran intends to discontinue service along this section of N. Tamiami Trail in the future.
Public Schools:	The property is within the Lee County School District West Zone, District Area 5.
Public Parks:	The property is approximately 2.3 miles east from Judd Community Park and 2.4 miles south from North Fort Myers Community Park.

The subject property is one of the few remaining large blocks of land along N. Tamiami Trail, just north of the Edison Bridge. This area of the County has a future land use classification of Intensive Development with Central Urban future land use north and east of the subject property and Wetlands future land use near Powell Creek. The site has frontage on N. Tamiami Trail, a state-maintained arterial roadway, and Brooks Road, a county-maintained local road. Potable water, sanitary sewer and other urban services are adequate and available to serve the site. Although public transit is slated to be discontinued along this segment of N. Tamiami Trail, Lee Tran may add this to their "Transit on Demand" Map. **Lee Plan Table 1(b) Year 2045 Allocations** identifies 376 acres available in the Intensive Development future land use category for residential use and 1,121 acres for commercial development in the North Fort Myers planning community. Development of this property promotes compact and contiguous growth patterns in future urban areas where public facilities exist and are adequate to serve future developments. Adding the 20.16-acre subject property to Lee Plan Map 1-C is consistent with **Lee Plan Goal 2, Objective 2.2: Development Timing, and Policies 2.1.1, 2.1.2, and 2.2.2.**

Standard 4.1.1: Water.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.

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.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

Lee County Utilities (LCU) provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service as estimated. In addition, Florida Governmental Utility Authority (FGUA) provided a Letter of Availability confirming that sanitary sewer lines are in operation adjacent to the subject property and that FGUA presently has sufficient capacity to provide sanitary sewer service as estimated. Both letters confirm the capacity to serve the future development; however, developer enhanced improvements may be required at time of Development Order permitting. This is consistent with **Lee Plan Standards 4.1.1: Water and 4.1.2: Sewer**.

STANDARD 4.1.3: Reuse.

1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.

3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

Lee County Utilities (LCU) provided a letter stating that there aren't any reuse mains in the vicinity of the subject property. The applicant will be required to provide the anticipated irrigation demand calculations at time of Development Order permitting and will be required to provide the necessary infrastructure at that time or provide the source of irrigation water (wells) consistent with Lee Plan Policy 61.1.6. This is consistent with **Lee Plan Policy 4.1.3.**

***Goal 5: Residential Land Uses**. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.*

***POLICY 5.1.2**: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

Powell Creek is located along the east property line of the subject property. FEMA identifies the area on both sides of Powell Creek to be in a Floodway. In addition, 7.20-acres of the subject property along Powell Creek is identified as wetlands. No development, with the exception of potential recreational uses in the form of a boardwalk, is anticipated within the wetlands. The applicant will be required to provide a Finished Floor Elevation of 1-foot above FEMA requirements to protect from potential flooding hazards. In addition, the community clubhouse can be used as a hurricane shelter. The applicant also has the option to provide a Hurricane Mitigation fee to Lee County Emergency Management. The applicant will comply with all necessary codes and regulations as required at time of Development Order permitting. This is consistent with **Lee Plan Policy 5.1.2.**

Policy 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

The subject property is located along N. Tamiami Trail, also known as Business 41, a state-maintained arterial roadway. Lee Tran Route 590 currently serves this segment of N. Tamiami Trail and there are two bus stops along the property frontage. In addition, there's an existing pedestrian facility along N. Tamiami Trail and a future planned bikeway facility. Nearby parks include Judd Community Park and North Fort Myers Community Park. As a true mixed-use development, pedestrian connections will be provided internal to the site between the residential development and the commercial development along N. Tamiami Trail.

The subject property already has a mix of commercial and residential zoning districts – CG, C-1, and RS-1. Existing and proposed uses surrounding the subject property include both commercial and residential. Brooks Road right-of-way is located south of the property. The properties south of Brooks Road are zoned C-2, are located within the Mixed-Use Overlay, and consist of multi-family development, retail, and vacant land. Powell Creek separates the subject property from the single-family lots to the east. There are 7.20-acres of wetlands along Powell Creek on the subject property. The applicant does not intend to impact those wetlands, but will designate them as both indigenous preservation and the requisite 50-foot upland buffer. This will protect the existing and/or future single-family lots from any potential impacts of the future mixed-use development. The zoning district of the single-family lots east of Powell Creek is RS-1 and TFC-2. There's a small commercial business with C-1 zoning along the north property line. In addition, there's a multifamily development with TFC-2 zoning and a single-family home with RS-1 zoning to the north of the subject property. North Tamiami Trail right-of-way is located along the west property line. Mostly commercial uses are located on the west side of the right-of-way, including several motels, a cocktail bar, single-family lot, and vacant land with C-1 and AG-2 zoning. Amending Lee Plan Map 1-C to add the 20.16-acre property to the Mixed-Use Overlay is consistent with **Lee Plan Goal 5 and Policy 5.1.5.**

Goal 6: Commercial Land Uses: *To permit orderly and well-planned commercial development at appropriate locations within the county.*

Policy 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

The subject property has a future land use classification of Intensive Development which is an area where mixed-use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged. The subject property is currently zoned CG, C-1, and RS-1, which is a mix of commercial and residential zoning districts. The surrounding roadway network and other urban services, including potable water and sanitary sewer, are available and adequate to serve a proposed mixed-use development at this location. This is consistent with **Lee Plan Goal 6 and Policy 6.1.4.**

Goal 11: Mixed Use. *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

Objective 11.1: Mixed Use Development. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

Policy 11.1.1*: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

The subject property is currently zoned CG, C-1, and RS-1. The Applicant intends to develop the property as a true mixed-use development with commercial development along the N. Tamiami Trail frontage and multi-family residential along Brooks Road and the center of the site, while preserving the 7.20-acres of wetlands. The Intensive Development future land use category encourages mixed-use development. The existing roadway infrastructure, Lee Tran facilities, existing and planned pedestrian and bicycle facilities, and urban services are available and adequate to support a mixed-use development at this location. This is consistent with **Lee Plan Goal 11, Objective 11.1 and Policy 11.1.1.**

Objective 11.2: Mixed Use Overlay*. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

Policy 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

1. Located within the extended pedestrian shed of established transit routes; and,

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories;

4. Availability of adequate public facilities and infrastructure; and

5. Will not intrude into predominately single-family residential neighborhoods.

Policy 11.2.2*: Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

Policy 11.2.3*: At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.*

***Policy 11.2.4**: Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.*

***Policy 11.2.5**: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.*

***Policy 11.2.7**: Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations.*

Lee Plan Policy 11.2.3 permits the Board of County Commissioners to extend the Mixed Use Overlay boundary to accommodate developments located partially within or immediately adjacent to a Mixed Use Overlay. As noted, the properties south of Brooks Road are located within the Mixed Use Overlay, per Lee Plan Map 1-C, only separated by the 60-foot right-of-way. Future development will provide vehicular and pedestrian connections to Brooks Road for easy accessibility to the mixed-use development south of the property. In addition, future development will include vehicular and pedestrian facilities internal to the site between the multi-family residential area and the commercial area along N. Tamiami Trail. This will permit residents and visitors to travel internally without accessing an arterial road.

The subject property is currently zoned CG, C-1 and RS-1, which permits both commercial and residential uses. The property is located in the Intensive Development future land use category along an arterial roadway and urban services are available and adequate to serve future development of the property.

Lee County Utilities (LCU) provided a letter of availability confirming that LCU currently has sufficient capacity to provide potable water service to the proposed development, but that additional permitting will be required at time of local Development Order permitting. Florida Governmental Utility Authority (FGUA) also provided a letter of availability confirming that wastewater disposal service is available to serve the future development, which has an estimated demand of 96,600 GPD. The letter serves as a "statement of service", but will also require additional permitting at time of local development order permitting.

Lee Tran Route 590 currently serves the site; however, Lee Plan Map 3-C: 2045 Financially Feasible Transit Network shows that this section of North Tamiami Trail is not slated to remain in operation. It is possible that the Map may be amended over the next 20 years to retain transit service along this section of N. Tamiami Trail especially with the addition of the proposed development, which is anticipated to develop 468 multi-family residential units plus commercial development. Other options are to include this segment of N. Tamiami Trail in the "Transit on Demand" Map. The request to add this subject property to the Mixed Use Overlay meets the other criteria and will have a positive impact on other urban services.

Lee County School District provided a letter confirming nearby schools had available capacity for a mixed-use development that included multi-family residential development. As a true mixed-use development, the subject property will be developed with multi-family residential uses along Brooks Road, with commercial outparcels located along N. Tamiami Trail. The development will have internal pedestrian and vehicular access between the two. In addition, there are other employment and shopping centers located south of Brooks Road, which can be accessed without accessing arterial roadways.

The property has frontage along a designated corridor overlay (N. Tamiami Trail, also known as Business 41). As previously stated, the site is one of the last remaining large undeveloped

properties along this section of N. Tamiami Trail in the Intensive Development future land use category. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses. The unusual lot configuration (due to the two FDOT-owned parcels that cut into the subject property), along with the wetlands along Powell Creek, has discouraged development of this property. Brooks Road is located along the south property line and Powell Creek acts as a physical barrier separating the subject property from the existing single-family lots to the east. Adding the subject property to Lee Plan Map 1-C is consistent with **Lee Plan Objective 11.2 and Policies 11.2.1, 11.2.2, 11.2.3, 11.2.4, 11.2.5, and 11.2.7.**

Objective 17.3: Public Input. *To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

Policy 17.3.2*: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.*

Policy 17.3.3*: Public information meetings required pursuant to the provisions of this subelement must be held within the established community plan area boundary that is affected by the amendment.7*

Policy 17.3.4*: For required public information meetings, the applicant must provide the following:*

- *Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- *Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- *At the meeting, a general overview of the text or map amendment and effect thereof.*
- *After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.*

A Public Information Meeting was held on April 2, 2024 at the North Fort Myers Recreation Center. The meeting was advertised in the News-Press ten days in advance and two signs were posted on the property advertising the meeting, as required by the North Fort Myers Community Planning Panel. A meeting summary with sign-in sheets is included with this application. This is consistent with **Lee Plan Objective 17.3 and Policies 17.3.2, 17.3.3, and 17.3.4.**

Goal 30: North Fort Myers Community Plan. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Policy 30.1.3*: Encourage a diversity of housing types in the North Fort Myers Community Plan area by supporting mixed use projects, with residential above or adjacent to retail and service uses, within the Mixed Use Overlay.*

Objective 30.2: Land Use Centers and Corridors. *To encourage revitalization of designated Town Center overlay districts, road corridor overlay districts and redevelopment areas.*

Policy 30.2.3: *Maintain provisions allowing for greater minimum, maximum base, and maximum total densities and building heights in the Mixed Use Overlay.*

Policy 30.2.6: *Development within the Town and Neighborhood Centers and the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay.*

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay (N. Tamiami Trail, also known as Business 41). As previously stated, the site is one of the last remaining large undeveloped properties along this section of N. Tamiami Trail in the Intensive Development future land use category. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses.

The subject property is located adjacent to lands already within the Mixed-Use Overlay per Lee Plan Map 1-C, to the south of Brooks Road. The site is currently zoned CG, C-1, and RS-1 – a mix of commercial and residential zoning districts. Adding the 20.16 acres to the Mixed-Use Overlay meets the intent of the North Fort Myers Community Plan to promote compact, mixed-use development, revitalizing commercial corridors, and allowing for more urban forms of design in the design regulations for developments in the Mixed Use Overlay. This is consistent with **Lee Plan Goal 30, Objective 30.2, and Policies 30.1.3, 30.2.3, and 30.2.6.**

GOAL 101: COASTAL AREAS. *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.*

OBJECTIVE 101.1: COASTAL AREA PLANNING. *Improve the function of natural systems as a defense against coastal flooding.*

POLICY 101.1.1*: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.*

POLICY 101.1.2: *Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.*

OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS. *Protect human life and property from natural and man-made disasters.*

POLICY 101.3.2*: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.*

The applicant is requesting to add 20.16 acres of uplands to Lee Plan Map 1-C Mixed Use Overlay. The uplands will be developed for a mix of residential and commercial uses. The remaining 7.20 acres of the subject property is wetlands and will not be developed with the exception of possible

recreational uses (boardwalk), as may be permitted by the Lee Plan and LDC. Both an Environmental Resource Permit (ERP) through South Florida Management District (SFWMD) and an Army Corps of Engineers (ACE) will be required at time of local Development Order permitting. FEMA updated their requirements for surface water management immediately after Hurricane Ian in November 2022. The Finished Floor Elevation (FFE) is required to be a minimum of 1 foot above FEMA requirements. This is consistent with **Lee Plan Goal 101, Objective 101.1, Policies 101.1.1 and 101.1.2, Objective 101.3, and Policy 101.3.2.**

GOAL 126: WATER RESOURCES. *Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability.*

OBJECTIVE 126.1: WATER SUPPLIES. *Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment.*

POLICY 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

An Environmental Resource Permit (ERP) will be required by SFWMD at time of local Development Order permitting. The applicant will be required to comply with the historic drainage patterns. All local, state and federal codes and regulations will be complied with at time of development order permitting to protect the County's water resources. This is consistent with **Lee Plan Goal 126, Objective 126.1 and Policy 126.1.4.**

The applicant is requesting to amend Lee Plan Map 1-C, Mixed-Use Overlay. The 20.16-acre property is not in relative proximity to either the City of Fort Myers or the City of Cape Coral municipal boundaries. The City of Fort Myers Comprehensive Plan, Chapter 11: Intergovernmental Coordination requires the City to monitor and participate in planning activities from other local governments, including major developments; however, this request does not impact the City of Fort Myers' Comprehensive Plan. The City of Cape Corals Comprehensive Plan, Chapter 6: Intergovernmental Coordination requires coordination with other governmental jurisdictions, agencies, and entities; however, this request does not impact the City of Cape Corals' Comprehensive Plan.

In summary, the subject property is consistent with the Goals, Objectives and Policies of the Lee Plan for properties in the Mixed Use Overlay.

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Environmental Impacts Analysis – Exhibit M13

The Applicant owns a ±27.36 acre property located at the northeast intersection of N. Tamiami Trail and Brooks Road. The property owner had a formal wetland determination completed by SFWMD, which determined that 7.2 acres of the property is classified as wetlands. The area classified as wetlands abuts Powell Creek. The remainder of the property is uplands and has a future land use classification of Intensive Development. The Applicant is requesting to add the remaining 20.16 acres to Lee Plan Map 1-C (Mixed-Use Overlay Map_.

The attached Soils Map indicates that the majority (89.1%) of the subject property is underlain with Immokalee sand – Urban land complex soil, #36. The hydric soils, Kesson fine sand, tidal (#24) and Isles fine sand (#39) is located within the wetland area.

The attached FLUCFCS Map identifies mostly Pine, Oak, and Cabbage Palm along with Mixed Wetland Hardwoods with various levels of exotic vegetation, including Brazilian Pepper and Melaleuca throughout the site. The range of Exotics varies from E2 to E4.

The attached Flood Insurance Rate Map (FIRM) identifies the existing floodway (Powell Creek) along the eastern boundary of the property. The floodway coincides with the existing wetlands on-site, which will be preserved. The FIRMette/Topographic Map provides more detailed information on the flood elevations.

Amending Lee Plan Map 1-C to add the 20.16 acres to the Mixed-Use Overlay will not have any impacts to the environmental conditions of the property.

A copy of the Formal Wetland Determination Letter, Soils Map, and FLUCFCS Map is included with this Analysis.

Soil Map—Lee County, Florida
(North Fort Myers Parcel)

Exhibit No. 4.0
Permit No. 36-108765-P
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 20, Sep 1, 2022

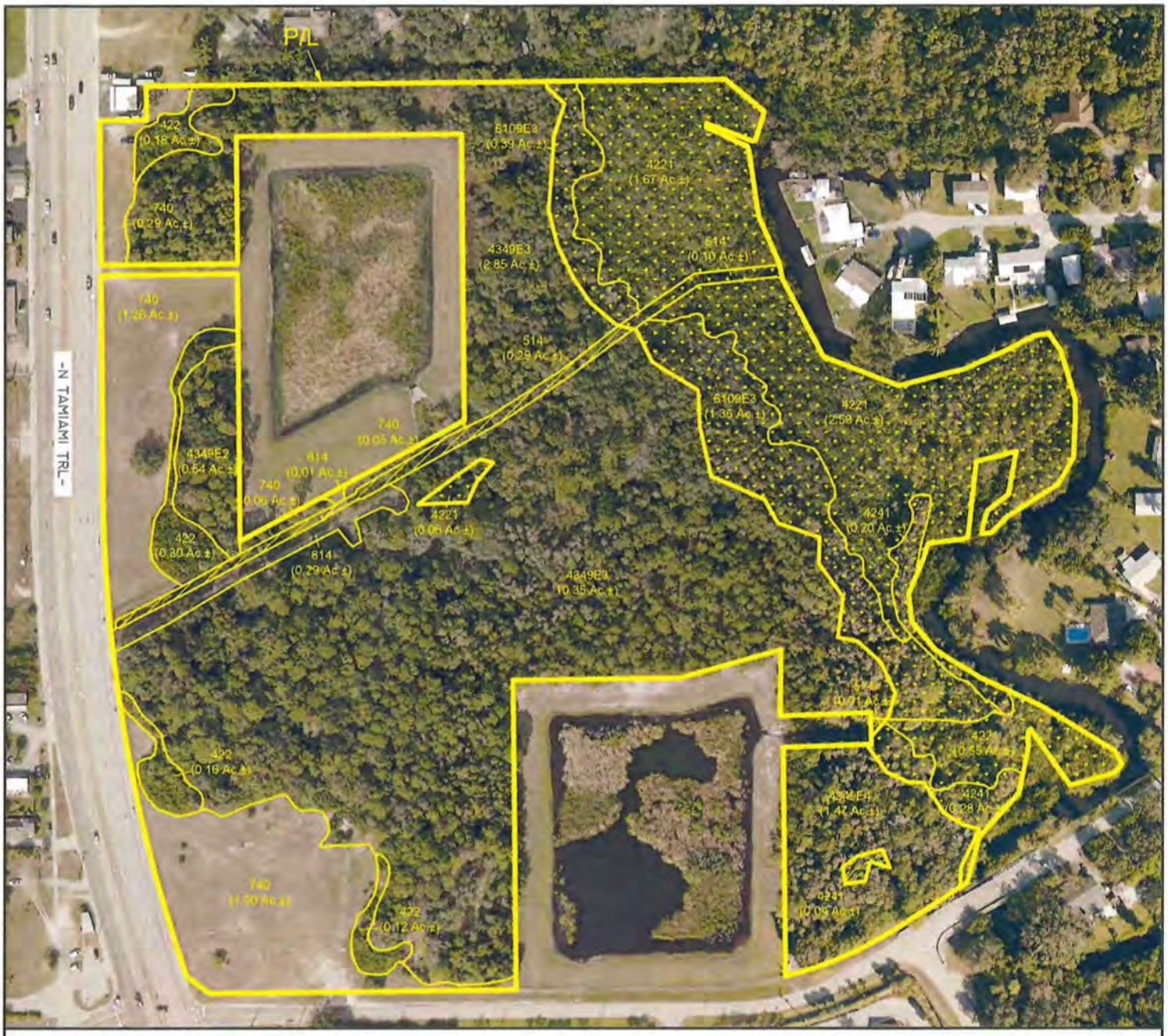
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Kesson fine sand, tidal, 0 to 1 percent slopes	2.6	9.4%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	24.4	89.1%
39	Isles fine sand, frequently ponded, 0 to 1 percent slopes	0.1	0.5%
64	Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes	0.3	1.0%
Totals for Area of Interest		**27.4**	**100.0%**



LEGEND:

- WETLANDS (7.20 Ac.)
- OTHER SURFACE WATERS (0.30 Ac.)
- WETLANDS NOT VERIFIED BY COE STAFF (0.04 AC.

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
422	BRAZILIAN PEPPER	0.76 Ac.±	2.8%
4221	BAZILIAN PEPPER, HYDRIC	4.87 Ac.±	17.8%
4241	MELALEUCA, HYDRIC	0.52 Ac.±	1.9%
4349 E2	PINE/OAK/CABBAGE PALM, DISTURBED, (25-49% EXOTICS)	0.54 Ac.±	2.0%
4349 E3	PINE/OAK/CABBAGE PALM, DISTURBED, (50-75% EXOTICS)	13.20 Ac.±	48.2%
4349 E4	PINE/OAK/CABBAGE PALM, DISTURBED, (76-100% EXOTICS)	1.47 Ac.±	5.4%
514	DITCH	0.29 Ac.±	1.1%
514*	DITCH, HYDRIC	0.10 Ac.±	0.4%
6109 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.75 Ac.±	6.4%
740	DISTURBED LANDS	3.56 Ac.±	13.0%
814	ROAD	0.30 Ac.±	1.1%
	TOTAL	27.36 Ac.±	100.0%

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER CHW DRAWING NO. 220514 TOB.DWG DATED APRIL 14, 2023.

AERIAL PHOTOGRAPHS PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY-MARCH 2022.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

WETLAND LINES ARE PRELIMINARY AND SUBJECT TO REVISION UPON REVIEW BY THE APPROPRIATE AGENCIES.

CHW Professional Consultants
www.chw-inc.com

N

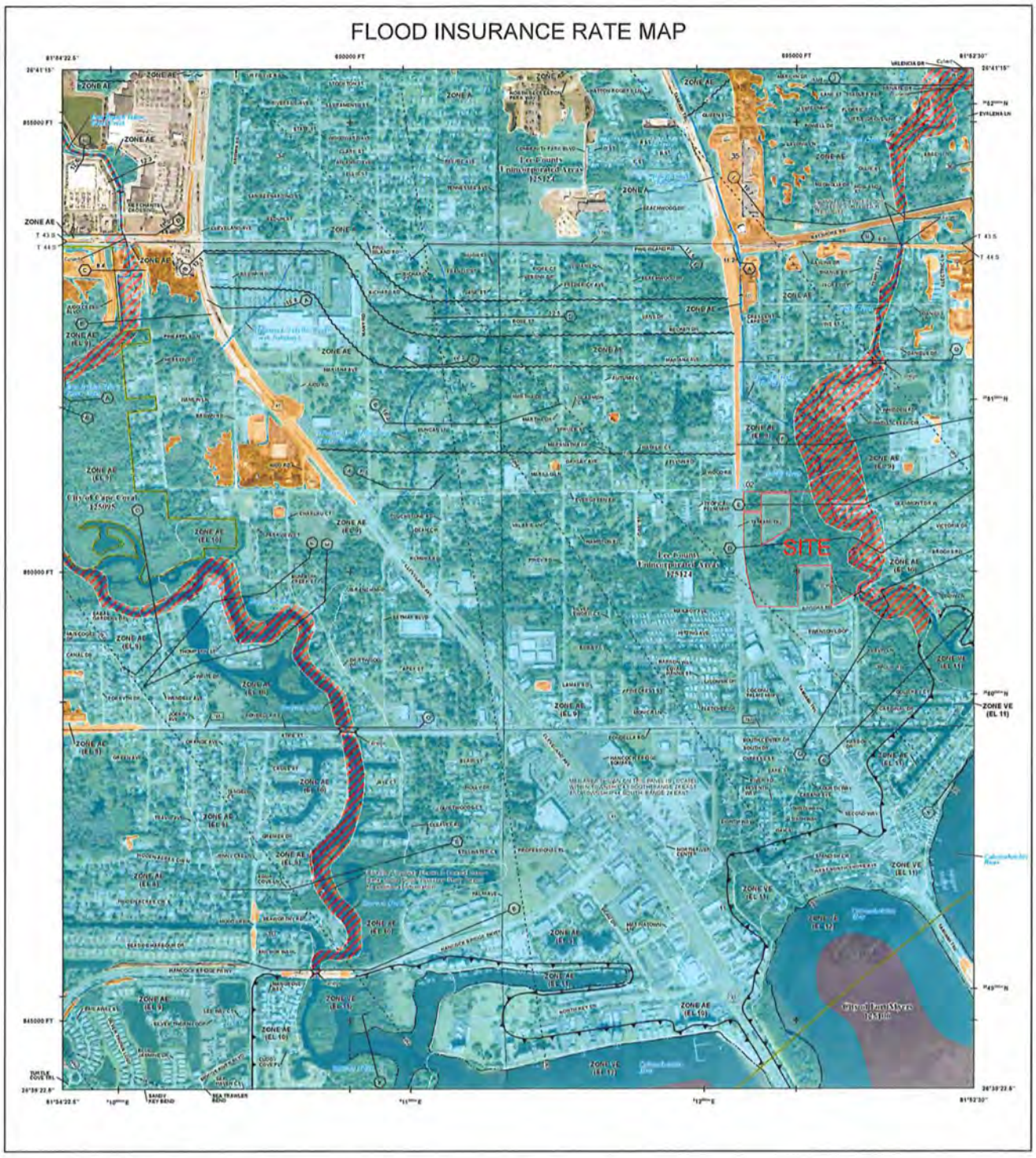
0 100 200 Feet

Aerial with FLUCFCS and Wetlands Map
North Fort Myers Parcel

DRAWN BY:	D.B.
DRAWING DATE:	09/06/23
REVISED:	
EXHIBIT NUMBER:	Appendix B

Tech: donb Plot Date: Sep 06, 2023 12:21pm Filename: N:\2022\22-0514\Admin & Information\07_Maps\CAD\2023\FBB Acoustic Survey Report\Aerial With FLUCFCS and Wetlands 230413.dwg

FLOOD INSURANCE RATE MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 19.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by Lee County dated 2018 and 2019, the Florida Department of Transportation, dated 2019 and 2018, the U.S. Department of Agriculture, dated 2018, and the U.S. Department of Transportation, dated 2017.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave heights between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodways and floodplains that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables may reflect stream channel distances that differ from what is shown on this map.

Limit of Moderate Wave Action (LiMWA)

SCALE

N

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA and Incorporated Areas

PANEL 267 OF 685

COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0267	G
FORT MYERS, CITY OF	125106	0267	G
LEE COUNTY	125124	0267	G

VERSION NUMBER 2.4.3.5

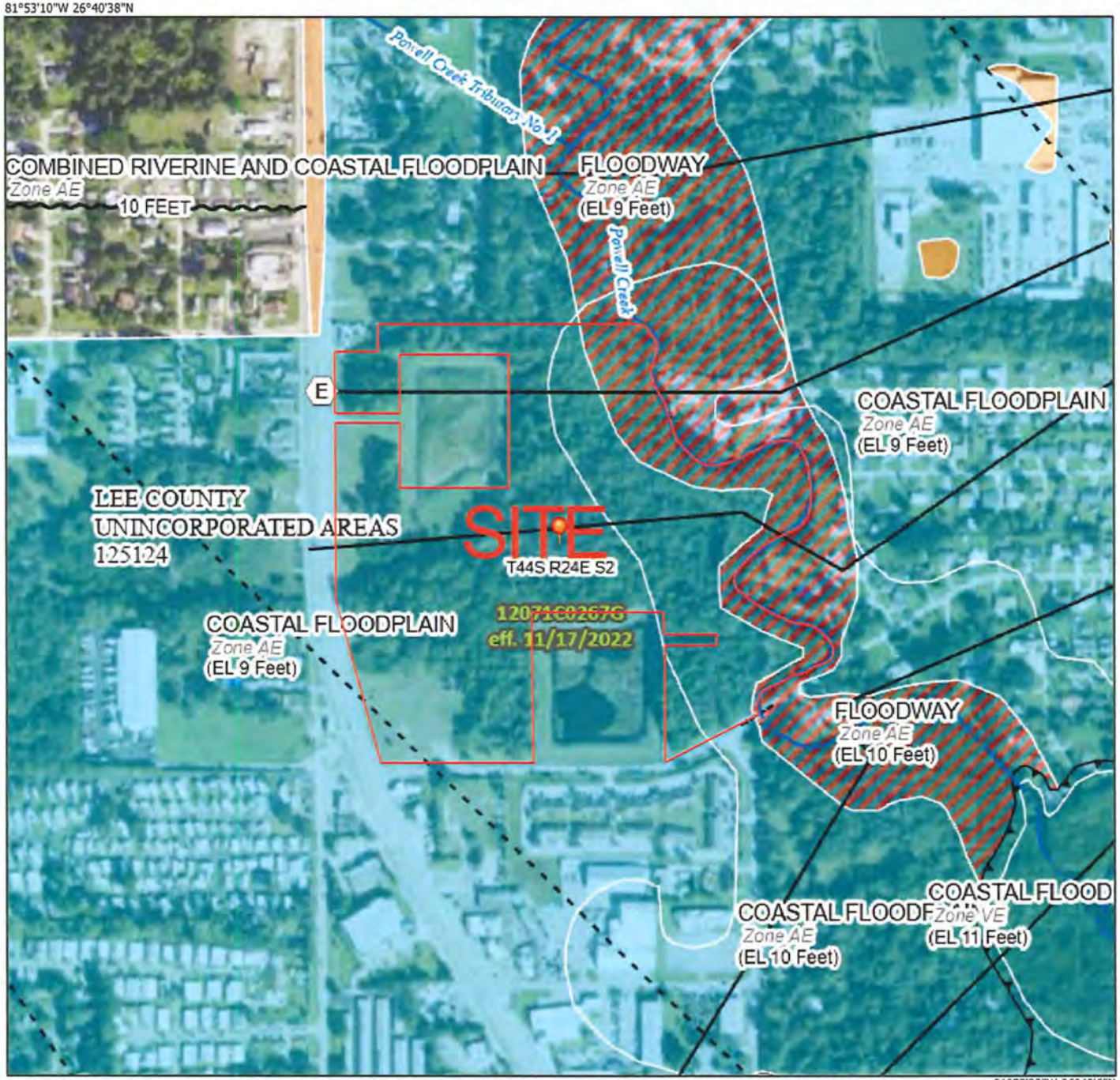
MAP NUMBER 12071C0267G

MAP REVISED NOVEMBER 17, 2022

National Flood Hazard Layer FIRMette

FEMA

81°53'10"W 26°40'38"N



81°52'32"W 26°40'6"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

TOPOGRAHIC MAP

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

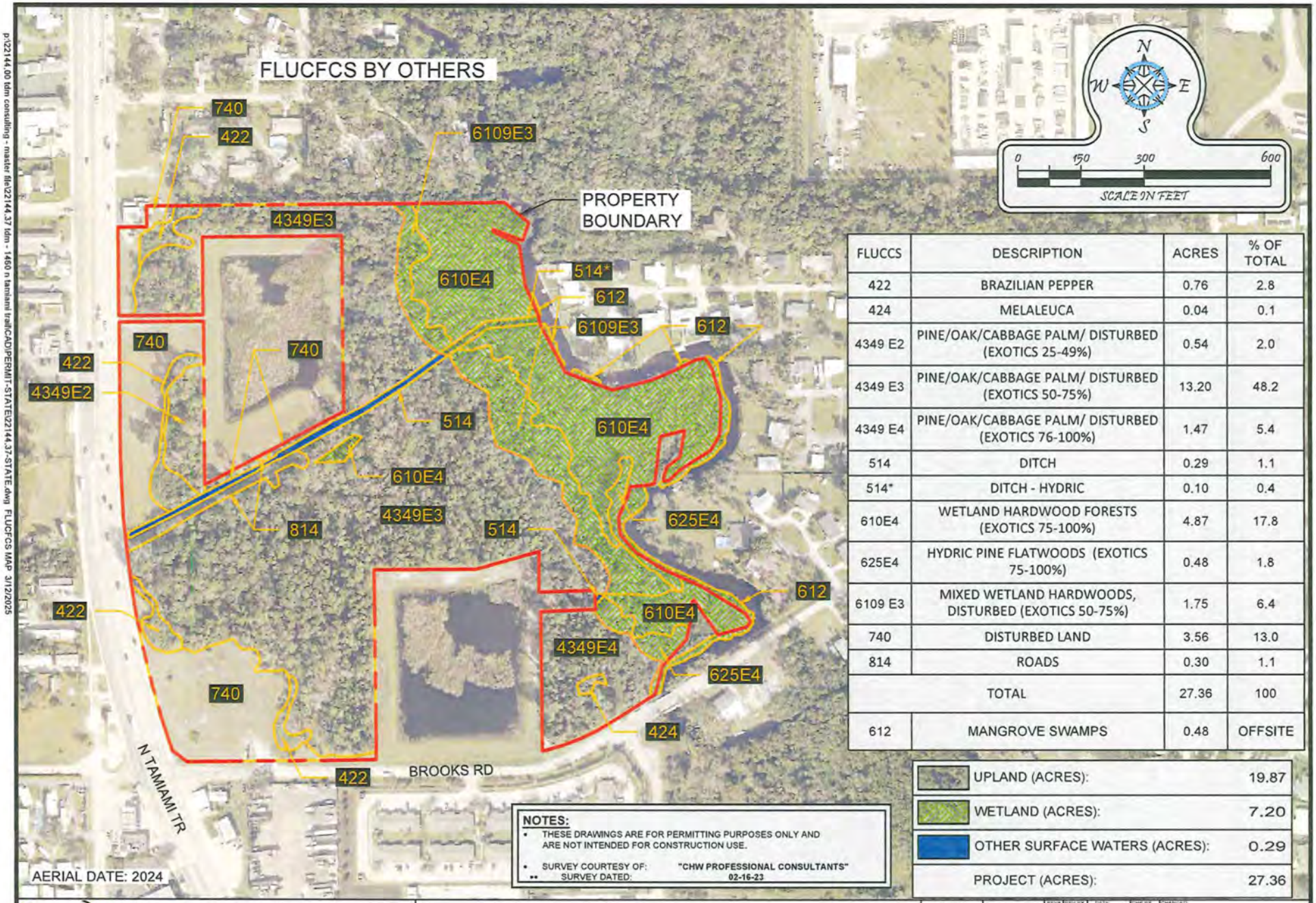
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2024 at 2:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



FLUCCS	DESCRIPTION	ACRES	% OF TOTAL
422	BRAZILIAN PEPPER	0.76	2.8
424	MELALEUCA	0.04	0.1
4349 E2	PINE/OAK/CABBAGE PALM/ DISTURBED (EXOTICS 25-49%)	0.54	2.0
4349 E3	PINE/OAK/CABBAGE PALM/ DISTURBED (EXOTICS 50-75%)	13.20	48.2
4349 E4	PINE/OAK/CABBAGE PALM/ DISTURBED (EXOTICS 76-100%)	1.47	5.4
514	DITCH	0.29	1.1
514*	DITCH - HYDRIC	0.10	0.4
610E4	WETLAND HARDWOOD FORESTS (EXOTICS 75-100%)	4.87	17.8
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	0.48	1.8
6109 E3	MIXED WETLAND HARDWOODS, DISTURBED (EXOTICS 50-75%)	1.75	6.4
740	DISTURBED LAND	3.56	13.0
814	ROADS	0.30	1.1
TOTAL		27.36	100
612	MANGROVE SWAMPS	0.48	OFFSITE

UPLAND (ACRES):	19.87
WETLAND (ACRES):	7.20
OTHER SURFACE WATERS (ACRES):	0.29
PROJECT (ACRES):	27.36

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "CHW PROFESSIONAL CONSULTANTS"
- SURVEY DATED: 02-16-23

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BROOKS RD MULTI-FAMILY

FLUCFCS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY	DATE	CHK BY	CHANGES
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	02-19-25	3.	-	-	-	-
JOB NO.:	22144.37	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 2 TOWNSHIP- 44 S RANGE- 24 E

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/25/2023
Page 1 of 3

Exhibit No. 4.0
Permit No. 36-108765-P
Page 1 of 3

MAP LEGEND

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- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
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- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 20, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Exhibit No. 4.0
Permit No. 36-108765-P
Page 2 of 3

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue • Naples, Florida 34104-3732 • 239-643-0166 • Fax (239) 643-6632 • tuna@thanaples.com

June 23, 2025

Lee County
Attn: Ms. Kate Burgess
kburgess@leegov.com

RE: CPA2024-00006 Horizon Tamiami

Dear Ms. Burgess,

Thank you for your Request for Additional Information (RAI) dated June 13, 2025. Please see our responses below in **bold**.

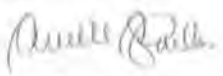
1. Repeat Comment: Provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state, and local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map). The FLUCCS map provided does not address this comment.

   Please see the table below:

FLUCFCS Code	Percent Survey Coverage	Species Name	Present	Absent
422	100	None		
424	100	None		
4349 E2	100	Bald eagle (*Haliaetus leucocephalus*) Florida bonneted bat (*Eumops floridanus*) Eastern indigo snake (*Drymarchon couperi*) Gopher tortoise (*Gopherus polyphemus*)		√ √ √ √
4349 E3	100	Bald eagle (*Haliaetus leucocephalus*) Florida bonneted bat (*Eumops floridanus*) Eastern indigo snake (*Drymarchon couperi*) Gopher tortoise (*Gopherus polyphemus*)		√ √ √ √
4349 E4	100	Bald eagle (*Haliaetus leucocephalus*) Florida bonneted bat (*Eumops floridanus*) Eastern indigo snake (*Drymarchon couperi*) Gopher tortoise (*Gopherus polyphemus*)		√ √ √ √
514	100	American alligator (*Alligator mississippiensis*) Little blue heron (*Egretta caerulea*) Roseate spoonbill (*Platalea ajaja*) Tricolored heron (*Egretta tricolor*) Wood stork (*Mycteria americana*)		√ √ √ √ √
6109 E3	100	Florida bonneted bat (*Eumops floridanus*) American alligator (*Alligator mississippiensis*) Little blue heron (*Egretta caerulea*) Roseate spoonbill (*Platalea ajaja*) Tricolored heron (*Egretta tricolor*) Wood stork (*Mycteria americana*)		√ √ √ √ √ √
610 E4	100	Florida bonneted bat (*Eumops floridanus*) American alligator (*Alligator mississippiensis*) Little blue heron (*Egretta caerulea*) Roseate spoonbill (*Platalea ajaja*) Tricolored heron (*Egretta tricolor*) Wood stork (*Mycteria americana*)		√ √ √ √ √ √
625 E4	100	Bald eagle (Haliaetus leucocephalus) Florida bonneted bat (Eumops floridanus) Eastern indigo snake (Drymarchon couperi) Gopher tortoise (Gopherus polyphemus)		√ √ √ √
740	100	None		
814	100	None		

Please feel free to contact me at any time with questions or comments regarding this project at the letterhead telephone number or at Arielle@THANaples.com.

Sincerely,



Arielle Poulos
Project Manager
Turrell, Hall & Associates, Inc.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 2, 2023

** Delivered via email*

Randall Henderson *
Tad M Yeatter Trust and Randall P Henderson Jr Trust For Yeatter-henderson Br
2310 First Street Suite 210B
Fort Myers, FL 33901

Subject: North Fort Myers Parcel
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-108765-P
Application No. 230421-38378
Lee County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on May 1, 2023 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/ePermitting).

Sincerely,

Rich Batewell, III, P.E.
Section Administrator

South Florida Water Management District
Formal Wetland Determination Permit No. 36-108765-P
Date Issued: May 2, 2023

Project Name: North Fort Myers Parcel

Petitioner: Randall Henderson
Tad M Yeatter Trust and Randall P Henderson Jr Trust For Yeatter-henderson Br
2310 First Street Suite 210B
Fort Myers, FL 33901

Application No. 230421-38378

Location: Lee County, See Exhibit 1

Acres: 27.36

Expiration Date: May 2, 2028

Type: Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201, Florida Administrative Code (F.A.C.), for a 27.36-acre property known as North Fort Myers Parcel. The methodology used for the determination is consistent with Chapter 62-340, F.A.C.

Project Site Description

The 27.36-acre property is located in Section 2, Township 44 South, Range 24 East, Lee County, Florida. More specifically, the property lies north of Brooks Road, east of U.S. 41 (North Tamiami Trail), in North Fort Myers, Florida. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by low-density single family homes to the north; Powell Creek to the east; commercial and retail development and single family homes to the south; and U.S.41 (North Tamiami Trail) to the west. The property is an undeveloped parcel of land that consists of upland and wetland forests adjacent to Powell Creek. A detailed description of the on-site wetlands is below. An aerial photograph depicting the inspection boundary is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On April 21, 2023, the District received a request for a formal determination of the boundary of wetlands and OSW on a 27.36-acre property known as North Fort Myers Parcel. The landward extent of wetlands and OSW was established by Andy Woodruff with CHW Consultants and verified by Certified Wetland Evaluator (CWE) Matt Brosious on August 18, 2022.

The wetlands and OSW were first delineated under Application No. 220708-35104, which was submitted July 8, 2022. The application was withdrawn; however, the wetland and OSW boundaries have not changed.

Wetlands and other surface waters (OSW), as defined by Subsection 373.019(27), F.S. and Chapter 62-340, F.A.C., were identified on the property. Wetlands on the property were delineated

using the methods established in Chapter 62-340, F.A.C.; more specifically, the wetlands were delineated using the wetland definition and the B and D tests. Wetlands delineated on the property totaled 7.20 acres and OSW totaled 0.29 acres. A wetland and OSW survey is attached as Exhibit No. 3.0. Wetland data forms and representative photographs of the wetlands and upland areas can be found in the permit file. Wetland delineation data forms were filled out by District staff on August 18, 2022.

Wetland and OSW Description:

The wetlands identified on the property totaled 7.20 acres (Exhibit No. 3.0). The wetland canopy generally consisted of laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliottii*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy was similar to the canopy except for myrsine (*Myrsine guianensis*) and Brazilian pepper (*Schinus terebinthifolius*). The ground cover was mostly open, but did contain swamp fern (*Blechnum serrulatum*). The wetlands were delineated using the B and D tests.

The OSW identified on the property totaled 0.29 acres (Exhibit No. 3.0). The OSW are man-made ditches. The Mean High Water line of Powell Creek forms the eastern property boundary, but is not within the property boundary.

Based on the National Resource Conservation Service (NRCS) data, the property contains three (3) historically mapped hydric soils. The mapped hydric soils on the property are Kesson Fine Sand, Tidal (Map Unit 24), Isles Fine Sand, Frequently Ponded (Map Unit 39) and Brynwood Fine Sand, Wet Urban Land Complex (Map Unit 64). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland delineation data forms, which were filled out during the August 18, 2022 inspection.

Hydrologic Indicators observed during the delineation included hydric soil indicator Muck Presence (A8), which is a stand-alone D test indicator. Hydrologic indicator data is included within the wetland delineation data forms, which were filled out during the August 18, 2022 inspection.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and OSW within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Andy Woodruff, Chw, Inc *

Joseph Bonora, Catalyst Asset Management, Inc *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 230421-38378.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Aerial With Inspection Boundary

Exhibit No. 3.0 Wetland And OSW Survey

Exhibit No. 4.0 Soils Map

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

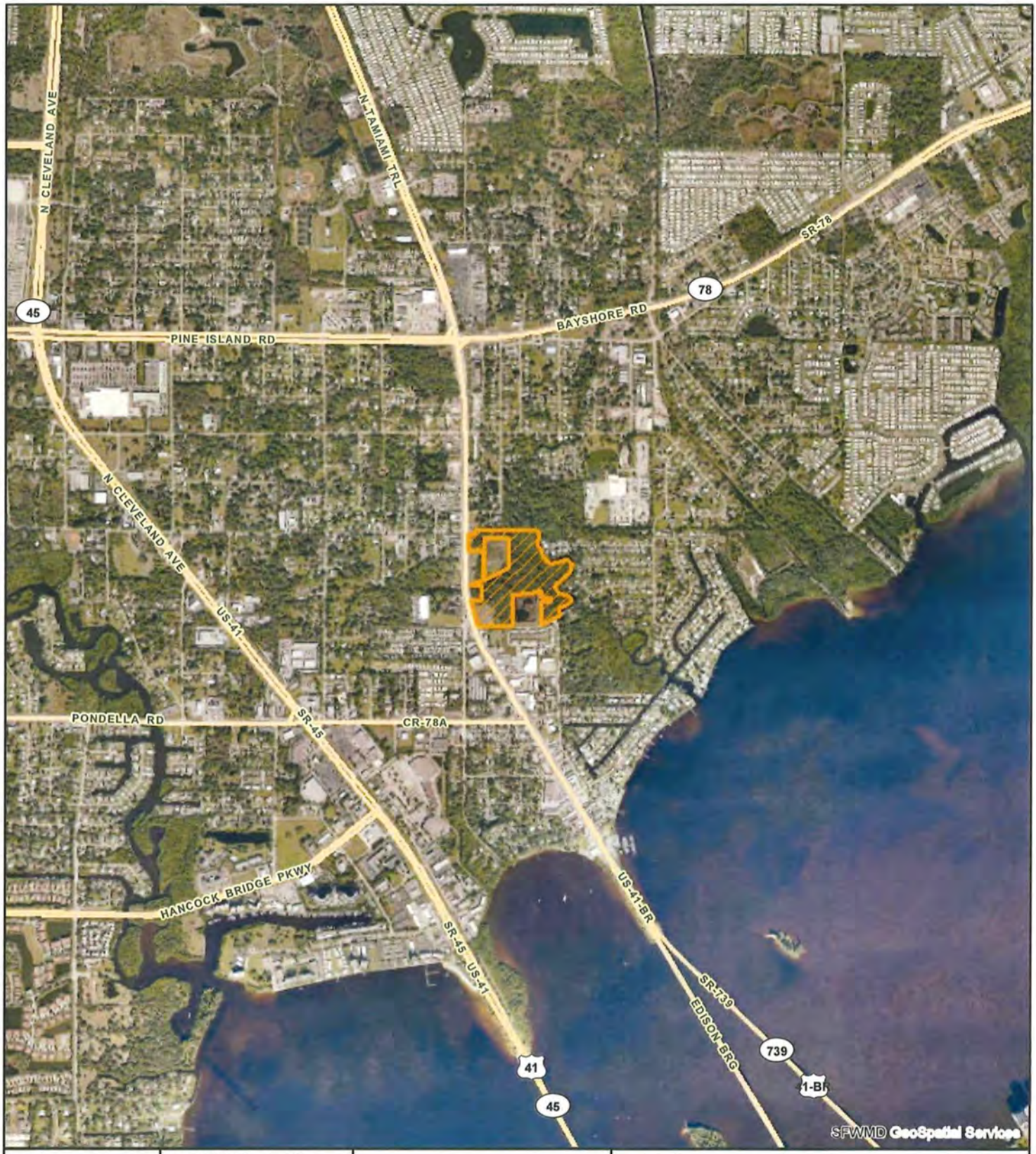


Exhibit No:1.0	Exhibit Created On: 2022-07-12	LEE COUNTY, FL

Application

REGULATION DIVISION

Project Name: North Fort Myers Parcel

Application Number: 230421-38378

0 1,700 3,400 Feet

N

sfwmd.gov

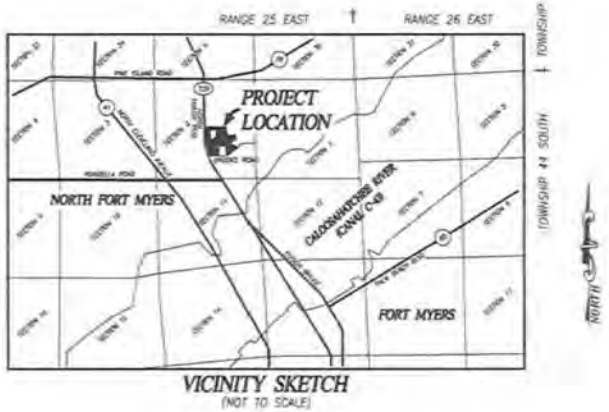
South Florida Water Management District

North Fort Myers Parcel
Aerial with Boundary
NORTH
Legend
0
80
160
240
320
Feet

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

SURVEYOR'S NOTES:

LEGAL DESCRIPTION:



VICINITY SKETCH
(NOT TO SCALE)

CERTIFIED TO:

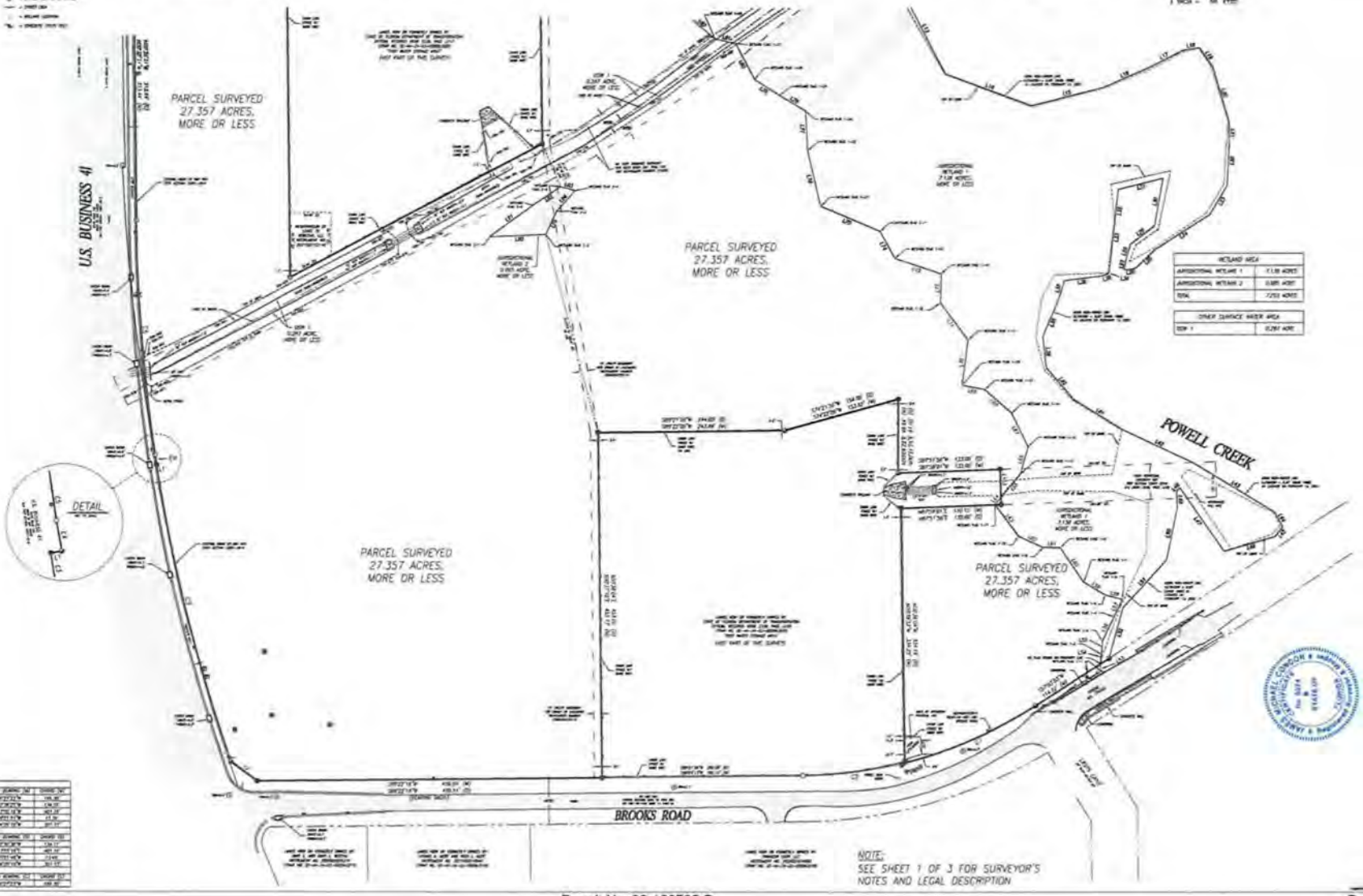
This map prepared by:
JAMES M. CONDON, PSM
Professional Surveyor & Mapper No. License No. LS5214

James M Condon

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

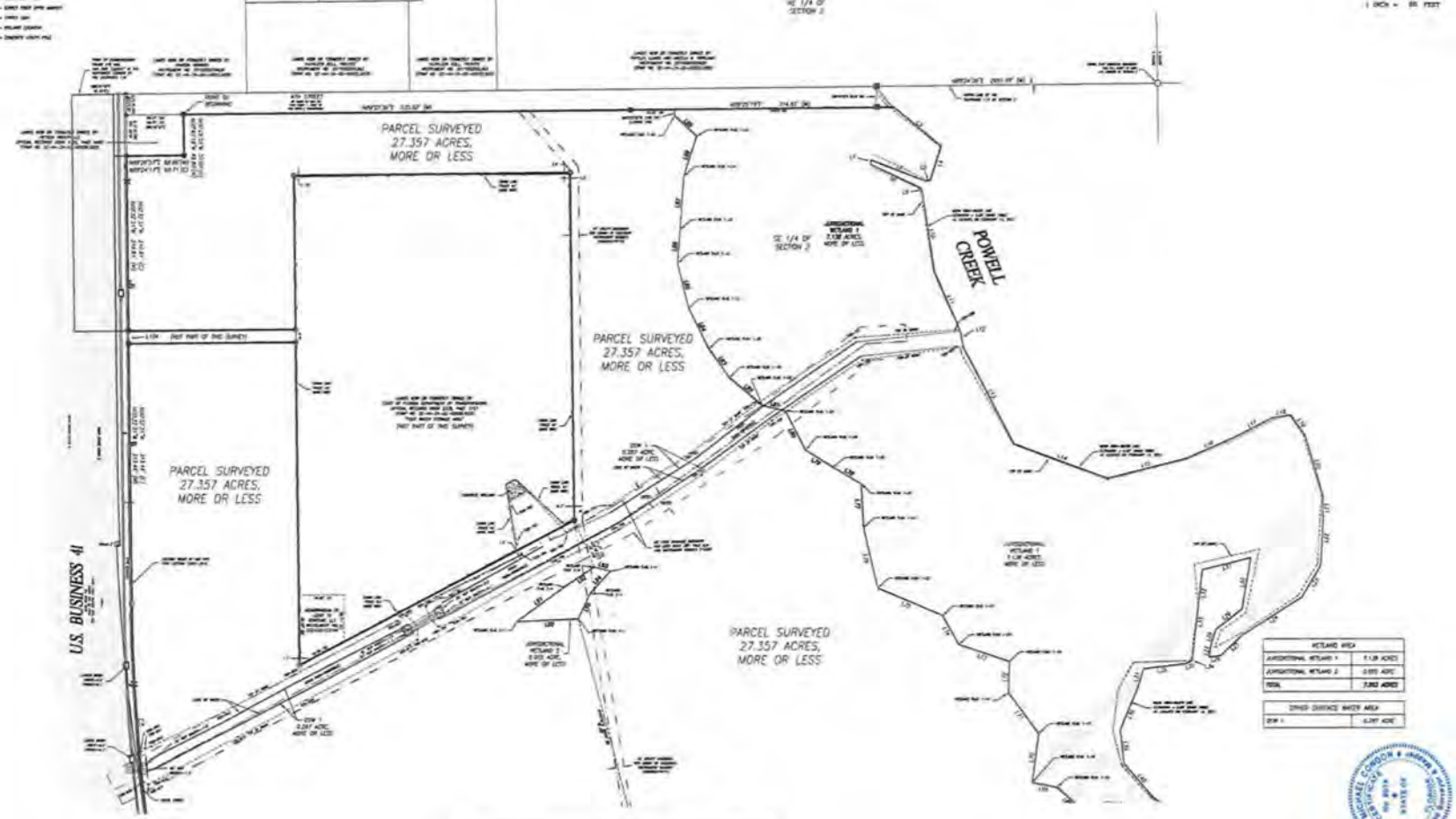
SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



NOTE:
SEE SHEET 1 OF 3 FOR SURVEYOR'S NOTES AND LEGAL DESCRIPTION

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



NOTE:
SEE SHEET 1 OF 3 FOR SURVEYOR'S NOTES AND LEGAL DESCRIPTION

Exhibit No. 4.0
Permit No. 36-108765-P
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Lee County, Florida
Survey Area Data: Version 20, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Kesson fine sand, tidal, 0 to 1 percent slopes	2.6	9.4%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	24.4	89.1%
39	Isles fine sand, frequently ponded, 0 to 1 percent slopes	0.1	0.5%
64	Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes	0.3	1.0%
Totals for Area of Interest		**27.4**	**100.0%**

CIVIL ENGINEERING
TDM
CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Historic Resources Impact Analysis – Exhibit M14
Revised 7/19/2024

Florida Master Site File

Per the Florida Master Site File, there aren't any previously recorded cultural or historic resources in the area of the subject property; however, a formal survey has not been conducted. See the attached email and map.

Archaeological Sensitivity Map

The subject property is identified as being located within Archaeological Sensitivity Level 2 according to the Lee County Archaeological Sensitivity Map, dated December 2014. See attached Map.

Analysis

Amending Lee Plan Map 1-C Mixed Use Overlay Map to include the subject property will have little to no impacts on the Historic or Archaeological Sensitivity level of the property.

Veronica Martin

From: Fowler, Christopher G. <Christopher.Fowler@DOS.MyFlorida.com>
Sent: Friday, February 9, 2024 11:05 AM
To: Veronica Martin
Subject: RE: Historical Resources - Brooks Rd
Attachments: map.pdf

Good morning Veronica,

STO

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

I searched the area you indicated. There were no previously recorded resources in the area, however, there have been no surveys conducted. I attached a map for you. Let me know if you have any questions or need anything else. Have a great weekend.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

Kind regards,

CHRIS FOWLER
Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

From: Veronica Martin <vmartin@tdmconsulting.com>
Sent: Friday, February 9, 2024 9:15 AM
To: Fowler, Christopher G. <Christopher.Fowler@DOS.MyFlorida.com>
Subject: Historical Resources - Brooks Rd

Good Morning Chris,

I'm requesting an amendment to the Lee County Comp Plan to add property to the Mixed Use Overlay. Can you please review the 27-acre property located at 1460, 1470, 1456, and 1450 N. Tamiami Trail, Fort Myers for historical and archaeological resources? Let me know if you have any questions.

Have a good day.

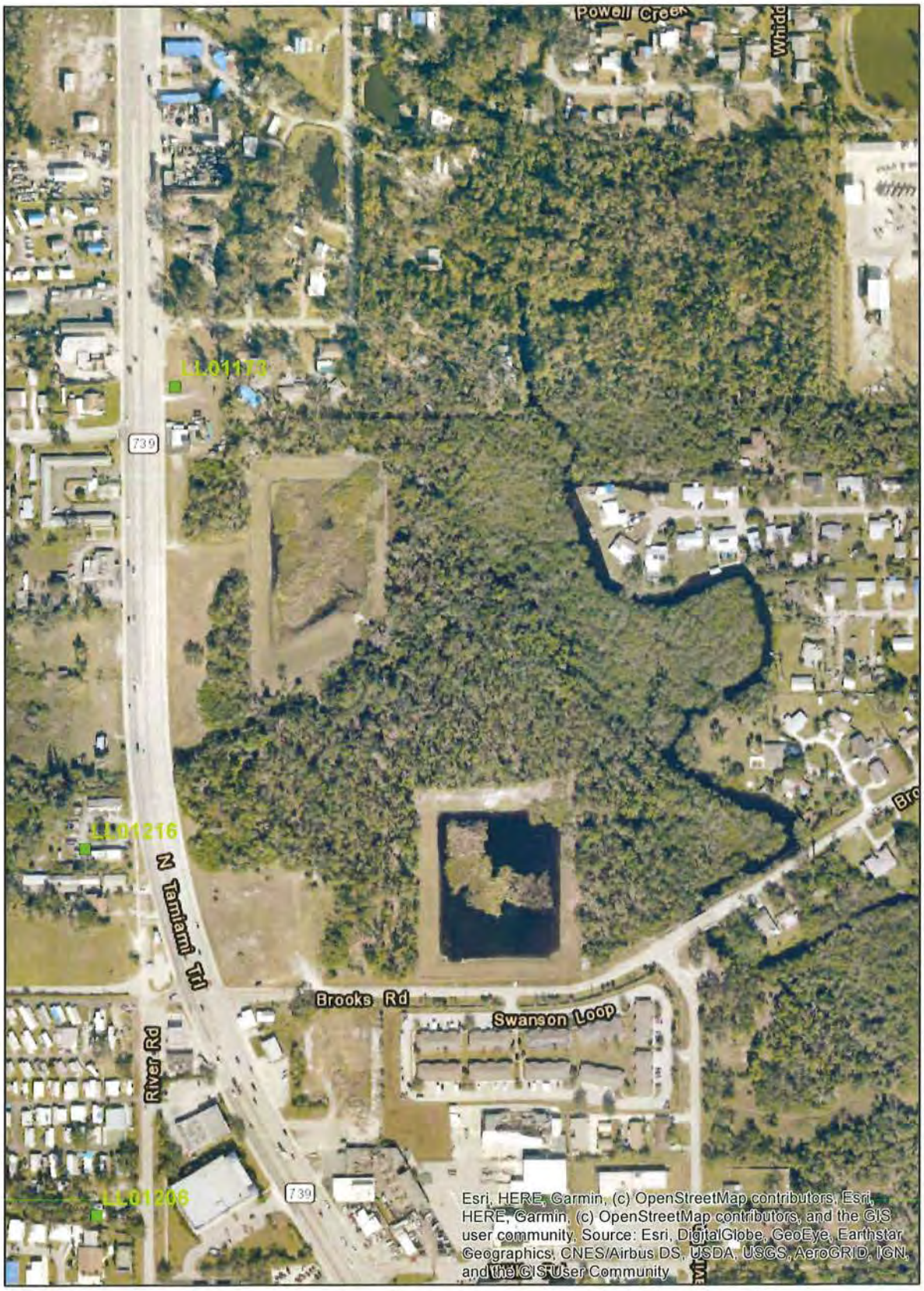
Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

Saving just one dog won't change the world...but, surely the world will change for that one dog...Adopt, don't shop...

CIVIL ENGINEERING
TDM
CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com

Date: 2/9/2024



Legend

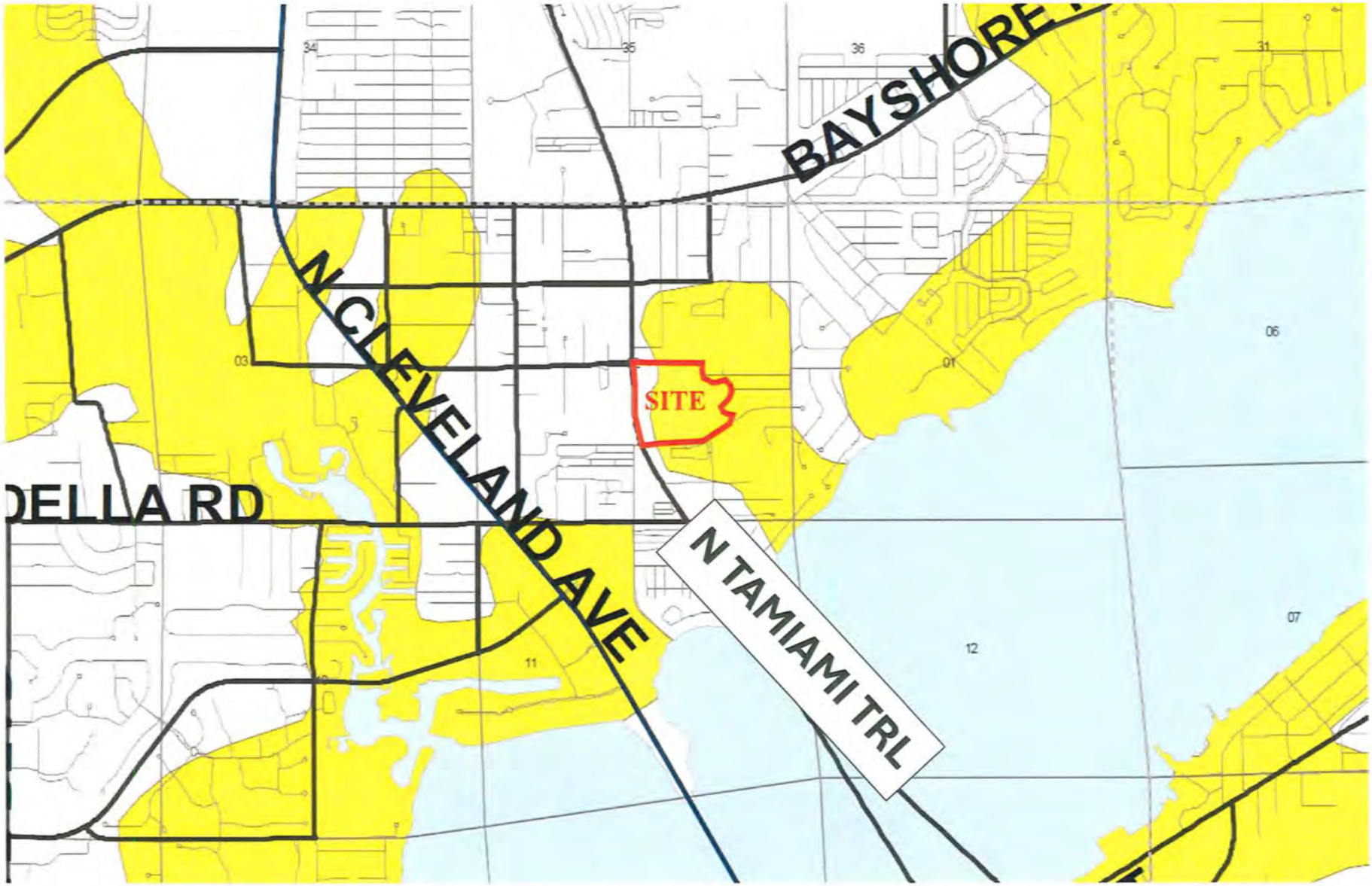
- FloridaSites
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups
- FloridaStructures

130 65 0 130 Meters

N

STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
02-44-24-03-0000B.0010	10151349	YEATTER TAD M TR	1460 N TAMIAMI TRL, NORTH FORT MY...	9-1995	$ 100	$ 637,500	$ 207,703
02-44-24-03-0000B.0320	10151364	YEATTER TAD M TR	1450 N TAMIAMI TRL, NORTH FORT MY...	9-1995	$ 100	$ 32,300	$ 32,300
02-44-24-03-00001.0200	10443151	YEATTER TAD M TR	1470 N TAMIAMI TRL, NORTH FORT MY...	5-1998	$ 100	$ 40,230	$ 40,230
02-44-24-03-00001.0210	10443152	YEATTER TAD M TR	1456 N TAMIAMI TRL, NORTH FORT MY...	5-1998	$ 100	$ 46,409	$ 46,409

LEE PLAN ARCHAEOLOGICAL SENSITIVITY MAP



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Horizon Tamiami

Public Facilities Impacts Analysis
Exhibit M15

The Public Facilities Impacts Analysis required for this Comprehensive Plan Amendment – Map Application includes:

1. Traffic Circulation Analysis (Exhibit – M16)
2. Existing and Future Conditions Analysis (Exhibit – M17)
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Opens Space
   e. Public Schools
3. Letters from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including: (Exhibit – M18)
   a. Fire protection
   b. Emergency medical service (EMS) provisions
   c. Law enforcement
   d. Solid Waste
   e. Mass Transit
   f. Schools

Please refer to Exhibits M16, M17, and M18 for the Analyses found therein.

EXHIBIT M16

TRAFFIC GENERATION COMPARISON

BETWEEN

CURRENTLY APPROVED VERSUS PROPOSED

Horizon Tamiami

PREPARED FOR:

Mr. Tom Rossi, Principal
Redburn Development Partners, LLC.
204 Lafayette Street
Schenectady, NY 12035

PREPARED BY:

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

February 2024
Revised May 2024

THOMAS DEAN MARTIN LICENSE No. 52003 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Thomas D. Martin
Date: 2024.12.11 10:55:38 -05'00'

This item has been digitally signed and sealed by Dean Martin, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with Lee County Department of Community Development and Lee County TIS Guidelines criteria for projects seeking a Comprehensive Plan Amendment. This report compares the anticipated traffic generation of the currently approved development versus the proposed development in order to determine any adverse roadway impacts associated with the addition of **Horizon Tamiami** to the Mixed-Use Overlay.

The subject parcel per the most recent boundary survey is 27.36 acres, with 20.16 acres of uplands included in this request (the remaining 7.20 acres are preserved wetlands).

2. SITE DESCRIPTION

SITE LOCATION

Horizon Tamiami is a 20.23-acre project located east of North Tamiami Trail (S.R. 739) north of Brooks Road in Section 2, Township 44 South, Range 24 East, Lee County, Florida (see Exhibit 1). The existing zoning for the property allows construction of ninety-three (93) single-family residential dwelling units (based on fourteen dwelling units per acre on 6.66 acres) and 135,700 square feet of commercial uses (based on 10,000 square feet per acre on 13.57 acres). The proposed Mixed-Use Overlay designation would allow the property to be developed into 202,300 square feet of commercial uses (based on 10,000 square feet per acre on 20.23 acres).

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the allowable development were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 210 (Single-Family Detached Housing) and Land Use Code 821 (Shopping Plaza 40-150k – Supermarket-Yes) using the average rates or the fitted curve equations shown in the tables.

Table 1. Raw Trip Generation – Allowable Single-Family Detached Housing (LUC 210)

93 Dwelling Units:

A. Daily Average Vehicle Trip Ends, Weekday
Ln (T) = 0.92 Ln (93) + 2.68 = **944 (472 entering, 472 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
Ln (T) = 0.91 Ln (93) + 0.12 = **70 (18 entering, 52 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
Ln (T) = 0.94 Ln (93) + 0.27 = **93 (59 entering, 34 exiting)**

Source: TDM, 2024

Table 2. Raw Trip Generation – Allowable Shopping Plaza (LUC 821)

135,700 Square Feet of Gross Floor Area:

A. Daily Average Vehicle Trip Ends, Weekday
T = 76.96 (135.700) + 1,412.79 = **11,856 (5,928 entering; 5,928 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 3.53 (135.700) = **479 (297 entering, 182 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 7.67 (135.700) + 118.86 = **1,160 (557 entering, 603 exiting)**

Source: TDM, 2024

Table 3. Raw Trip Generation – Total Allowable Development

Table 1 + Table 2:

A. Daily Average Vehicle Trip Ends, Weekday
944 + 11,856 = **12,800 (6,400 entering; 6,400 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
70 + 479 = **549 (315 entering, 234 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
93 + 1.160 = **1,253 (616 entering, 637 exiting)**

Source: TDM, 2024

Vehicular trips generated by the proposed development were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 820 (Shopping Center > 150k) using the fitted curve equations shown in the tables.

Table 4. Raw Trip Generation – Proposed Shopping Center (LUC 820)

202,300 Square Feet of Gross Floor Area:

A. Daily Average Vehicle Trip Ends, Weekday
T = 26.11 (202.300) + 5,863.73 = **11,146 (5,573 entering; 5,573 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 0.59 (202.300) + 133.55 = **253 (157 entering, 96 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
Ln (T) = 0.72 Ln (202.300) + 3.02 = **937 (450 entering, 487 exiting)**

Source: TDM, 2024

3.2 CONCLUSION

When comparing Table 4 to Table 3 above, the proposed amendment will actually result in a decrease in vehicle trips (1,654 total daily trips; 296 A.M. peak trips; and 316 P.M. peak trips) therefore, the surrounding roadway network will continue to operate at acceptable Levels of Service both with and without the trips generated by the proposed development. No roadway capacity improvements will be warranted as a result of the traffic expected to be generated by the proposed development.

100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
NORTH TAMIAMI TRAIL

ENGINEER:			TDM Consulting, Inc. Dean Martin, P.E.
DATE:			October 24, 2023
PROJECT NAME:			1450 - 1470 North Tamiami Trail
PROJECT LOCATION:			North of Brooks Road
PERMANENT COUNTING STATION NUMBER:			1
100TH HOUR V.P.H. (Year & Rate) =		2021	1,715
YEAR FOLLOWING PROJECT CONSTRUCTION:			2027
ADJUSTMENT FACTOR =			
Count & Yr min		N/A	N/A
Count & Yr max		N/A	N/A
Adjustment Factor =	(N/A / N/A	#####) 6	1.000
ADJUSTED 100TH HOUR V.P.H. =	1,715 x 1.000		1,715
EXISTING LEVEL OF SERVICE =			C
PROJECT V.P.H. =	1 149 (A.M. Ex.) x 96.7% x 69% (SB)		99
TOTAL V.P.H. =	1,715 + 99		1,814
LEVEL OF SERVICE =			C
COMMENTS:	A Growth Factor is not required		

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Horizon Tamiami Comprehensive Plan Amendment

Level of Service Analyses for Potable Water, Sanitary Sewer, Surface Water Drainage, Parks, Recreation and Open Space, and Public Schools
Revised 1/3/2025

Exhibit - M17

Potable Water and Sanitary Sewer

As a proposed development abutting an established mixed-use district, both potable water and sanitary sewer service the development. Per F.A.C. 64E-6.008 Table 1, the expected demand for the allowable ninety-three (93) single family residential dwelling units (assume three bedrooms and less than 2,250 square feet average) is 300 GPD per dwelling unit while the expected demand for the allowable 135,700 square feet of commercial uses is 0.1 GPD per square foot. Therefore, the allowable development can expect an average potable water and sanitary sewer demand of (93 x 300) + (135,700 x 0.1) = 27,900 GPD + 13,570 GPD = 41,470 GPD.

Per F.A.C. 64E-6.008 Table 1, the expected demand for the proposed 202,300 square feet of commercial uses is 0.1 GPD per square foot. Therefore, the proposed development can expect an average potable water and sanitary sewer demand of (202,300 x 0.1) = 20,230 GPD.

Daily Peak Demand = Average Demand x 1.3 = 20,230 GPD x 1.3 = 26,299 GPD

Hourly Peak Demand = Average Demand x 4 = 20,230 GPD x 4 = 80,920 GPD = 3,372 GPH = 56.2 GPM

The proposed development is within the Lee County Utilities (LCU) potable water franchise area. LCU owns and maintains existing potable water lines along the parcel's frontages with North Tamiami Trail and with Brooks Road. LCU's North Lee County Water Treatment Plant will provide potable water service to the proposed development.

The proposed development is within the Florida Governmental Utility Authority (FGUA) franchise area. FGUA owns and maintains existing wastewater lines passing through the property and then along the parcel's frontage with Brooks Road. FGUA's Del Prado Wastewater Treatment Plant will provide wastewater service to the proposed development.

According to the 2023 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 54.3 million gallon per day (MGPD) and is projected to operate at 40.0 MGPD in 2027. Therefore, there is sufficient capacity within the existing water distribution system to serve the 20,230 GPD increase in demand to LCU's system from the project at build-out.

According to FGUA, their wastewater distribution system has a current capacity of 7.01 million gallon per day (MGPD) and is projected to operate at 8.25 MGPD in the future with an anticipated demand of 6.575 MGP by 2027. Please see the attached email from Sam Cain, P.E., Utility Engineer for FGUA. In addition, FGUA provided a Letter of Availability confirming that wastewater disposal service is available to the subject property and that there is sufficient capacity to serve the estimated demand. Additional design and analysis will be required at time of development order permitting.

Surface Water Drainage

Water quantity, water quality, and attenuation will be provided by underground storage vaults prior to discharge to the preserved wetland and eventually Powell Creek. Stormwater runoff from the impervious areas will be directed to the underground storage vaults via catch basins and culverts. The parcel will require a SFWMD Environmental Resource Permit by virtue of its size (greater than ten acres) and the area of proposed impervious surfaces (greater than two acres).

The property in its existing state has no defined drainage pattern and appears to sheetflow to the existing wetland without benefit of any water quality treatment or attenuation. The property is almost entirely pervious, with most rainfall likely infiltrating the soil prior to discharge to the existing wetland and eventually Powell Creek.

Post-development stormwater discharge from the property will be to the existing wetland and eventually Powell Creek to mimic pre-development drainage patterns. There is no noticeable drainage flow from adjacent properties entering the property other than the FDOT drainage ditch conveying storm water runoff from North Tamiami Trail to the existing wetland. This FDOT drainage ditch will not be impacted by the proposed development except for two (2) culverted crossings.

The proposed underground storage vaults, culverts, catch basins, and control structures will be owned and maintained by the property owners in perpetuity.

The property is in an AE Flood Zone. Finished floor elevations of the proposed buildings on the property will be elevated to at least 1' above the flood elevation.

Parks, Recreation, and Open Space

Per the 2023 Public Facilities Level of Service and Concurrency Report, the Required Capacity for Parks and Recreation is 5,682 acres of regional parks and 314 acres of community parks. The Available Capacity is currently at 7,066 acres of regional parks and 762 acres of community parks. The subject property is located near North Shore Park, located on U.S. 41 south of the property, and near North Fort Myers Community Park, located on North Tamiami Trail northwest of the property. The allowable residences would have diminished available regional park capacity by 1.4 acres (per the formula in the cited Report) and community parks by 0.2 acres (per the formula in the cited Report). The proposed commercial development doesn't diminish the available capacity of Parks.

Public Schools

The proposed commercial development is in the West Zone per the School Benefit District Map according to the 2023 Lee County Concurrency Report. A total of fifteen (15) school-aged

children would be expected to utilize the public school system from the allowable development. The addition of this proposed commercial development to the Mixed Use Overlay will have no impacts to the overall capacity of Lee County Schools.

Veronica Martin

From: Sam Cain <Sam.Cain@fgua.com>
Sent: Friday, December 20, 2024 2:26 PM
To: Michael Currier; Veronica Martin
Cc: Paul Arnett; William Fontaine
Subject: RE: sanitary sewer LOS in North Fort Myers
Attachments: 2023Concurrency.pdf

Afternoon, Veronica!

Summarized below are the current and future treatment capacities for the Lehigh Acres and Del Prado WWTPs along with the projected demands for each facility through 2027 based on the most recent capacity analysis report:

System	Capacity (MGD)		Projected Demand (MGD)	
	Current	*Future	2025	2027
Lehigh Acres WWTP	2.76	4.00	2.831	2.975
Del Prado WWTP	4.25	4.25	3.5	3.6
Total:	7.01	8.25	6.331	6.575

*Anticipated by 2026

As shown above, the current treatment capacity of the Del Prado WWTP is adequate for providing service to both the projected future demand in 2027 and the estimated demand from the proposed development.

The Concurrency Report only lists capacity and demand values for the FGUA based on the sum of both the Del Prado and Lehigh Acres systems, therefore the values included in the report can't be used when evaluating the individual capacity of each system. The flow projections listed in the Concurrency Report also appear to be highly conservative compared to those in the most recent capacity analysis report for each system.

If any additional information is needed, please let us know.

Thanks!

Sam Cain, P.E.
Utility Engineer,
Florida Governmental Utility Authority

407-629-6900 www.fgua.com/ sam.cain@fgua.com

Latest News

Find out the latest happenings at the FGUA

From: Veronica Martin <vmartin@tdmconsulting.com>
Sent: Tuesday, December 17, 2024 3:23 PM
To: Douglas Black <douglas.black@anseradvisory.com>; Paul Arnett <paul.arnett@anseradvisory.com>; Michael Currier <michael.currier@anseradvisory.com>
Subject: FW: sanitary sewer LOS in North Fort Myers

Hello,

Lee County has asked me to find out from FGUA if there are any plans to expand sanitary sewer/treatment plants in the North Fort Myers area. I received the attached letter of availability, but Lee County staff is saying that the addition of this parcel exceeds the GPD currently provided by FGUA. Please see me email below for more information.

Thank you so much for your time and assistance.

Veronica Martin

Senior Planner

vmartin@tdmconsulting.com

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From: Veronica Martin
Sent: Wednesday, December 11, 2024 3:50 PM
To: Douglas Black <dblack@govmserv.com>
Subject: sanitary sewer LOS in North Fort Myers

Hello Mr. Black,

I hope you can help me. I'm working on Lee County staffs requests for additional information regarding a comprehensive plan amendment for property at 1450, 1456, 1460 and 1470 N. Tamiami Trail, North Fort Myers. You provided a Letter of Availability for sanitary sewer service. Lee County's Concurrency Report states that FGUA currently operates at 7.0 MGD with a projected demand of 7.4 MGD by 2026. Staff wants me to provide any future measures that will expand the capacity of wastewater service provided by FGUA. Does FGUA have plan to expand service or enter into agreements with other providers to meet future demand? Are you able to help me address LC staff questions? If not, please let me know who I can contact. I really appreciate any assistance you can provide.

Thank you.

Veronica Martin

Senior Planner

vmartin@tdmconsulting.com

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EXHIBIT M18

Lee County
Southwest Florida

Board of County Commissioners

July 29, 2024

Veronica Martin
TDM Consulting, Inc
1520 Royalm Palm Square Blvd, Suite 100
Fort Myers, FL 33919

Re: Letter of Service Availability – Horizon Tamiami

Ms. Martin,

I am in receipt of your letter requesting a Letter of Service Availability for a Compreneisve Plan Amendment for Horizon Tamiami. The site consists of four addresses along N. Tamiami Trail in North Fort Myers: 1450, 1456, 1460, and 1470. The applicant is applying for changes to the plan to alter buffers, open space, and parking, but has no impact on density.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There are two ambulances located 1.0 miles south of the property.

It is our opinion that the EMS service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Veronica Martin

From:	Veronica Martin
Sent:	Tuesday, July 23, 2024 11:51 AM
To:	RHanna@leegov.com
Subject:	Lee County application review request
Attachments:	Aerial 4 properties.png; Area Location Map.pdf; Proposed Mixed Use Overlay Map.pdf

Hello Ms. Hanna,

I hope you can help me or direct me to whom I need to contact. I'm submitting a comprehensive plan amendment application to Lee County to add 20.16 acres of the subject property into the Mixed Use Overlay. This excludes the wetland acreage. The application requires a letter of review from Lee County EMS confirming they have adequate facilities to serve the future development.

The project is located at 1450, 1456, 1460 and 1470 N Tamiami Trail. The property will be developed as a mixed use development with commercial along the N Tamiami Trail frontage and multi-family residential along Brooks Rd and the interior of the property. The maximum density under the current Comprehensive Plan is 22 dwelling units per acre utilizing bonus density and 10,000 square feet per acre for commercial development. The Amendment application to add the property to the mixed-use overlay doesn't increase the residential density or commercial intensity of the site, but it does allow for reduced buffers, open space, and parking.

I'm attaching several exhibits for reference. Please let me know if you have any questions or need additional information.

Have a good day.

Veronica Martin
Senior Planner
vmartin@ldmconsulting.com

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NFMFD
NORTH FT. MYERS FIRE DIST.
P.O. Box 3507 * 2900 Trail Dairy Circle
N. Ft. Myers, FL 33918-3507
(239) 997-8654 (239) 995-3757 fax

April 3, 2024

Letter of Adequacy and Support

Veronica Martin
TDM Consulting Inc.
1520 Royal Palm Square Blvd., Suite 100
Ft. Myers, Fl 33919

Ms. Martin:

The North Fort Myers Fire Department has reviewed the information provided by TDM Consultants pertaining to the submission of a Comprehensive Plan Amendment requesting to add the 20.32 acres located @ 1450-1470 N Tamiami and Brooks Rd. to the Mixed-use Overlay Map.

The North Fort Myers Fire Department has no objection to this amendment and can adequately protect this property. If you have any further questions, please contact our office @239-731-1931.

Respectfully,

Rick Jones
Fire Marshal

Veronica Martin

From: Veronica Martin
Sent: Tuesday, April 2, 2024 2:45 PM
To: m.brooks@northfortmyersfire.com
Subject: Letter of Review
Attachments: No Objection Letter.docx; Proposed Mixed Use Overlay Map.pdf; Area Location Map.pdf

Hello.

I hope you can help me again. I'm submitting a Comprehensive Plan Amendment application to Lee County Community Development to add 20.32 acres of land at the NE corner of N. Tamiami Trail and Brooks Road into the Mixed-Use Overlay. This property is already zoned to permit single-family, commercial, and other mixed-uses; however, it's technically not located within the Lee Plan Mixed Use Overlay Map. We're required to obtain a Letter of Review/Adequacy from all local support facilities stating that the change to mixed-use overlay won't impact the NFMFD/EMS ability to provide service to this property. I've attached a copy of the last letter that was provided by Fire Marshal Jones. I've also attached a copy of the area location map and map of the mixed use overlay.

The address of the property is 1460, 1470, 1456 and 1450 N Tamiami Trail, N Fort Myers. We're preserving the 7.14 acres of wetlands on-site. Please let me know if you need additional information or have any questions.

Thank you for your time.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

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Veronica Martin

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Thursday, April 11, 2024 9:17 AM
To: Veronica Martin
Subject: RE: Letter of Review

Good morning,

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone "C"

- The District's Student Generation Rate (SGR) for this area for multi-family development is 0.066 at the elementary level.
- The proposed 448 residential units could be expected to produce up to 29.57 elementary school students.
- Elementary School Proximity Zone "C" is currently operating at approximately 90 % of capacity with about 0 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone.

This project is located in Middle School Proximity Zone "CC"

- The District's Student Generation Rate (SGR) for this area for multi-family development is 0.043 at the middle school level.
- The proposed 448 residential units could be expected to produce up to 14.78 middle school students.
- Middle School Proximity Zone "CC" is currently operating at approximately 90% of capacity with about 17 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone.

This project is located in High School Enrollment Zone West, Sub-Zone 1

- The District's Student Generation Rate (SGR) for this area for multi-family development is 0.38 at the high school level.
- The proposed 448 residential units could be expected to produce up to 13.89 high school students.
- West Zone 1 is currently operating at approximately 105% of capacity with about 400 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone.

Thank you.

Jacqueline Heredia
District Planning Specialist
2855 Colonial Blvd, Fort Myers, FL 33966
o: 239-335-1494
JacquelineHE@leeschools.net
www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

| PASSIONATE | PROGRESSIVE

From: Veronica Martin <vmartin@tdmconsulting.com>
Sent: Wednesday, April 10, 2024 10:13 AM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: FW: Letter of Review

Good Morning Ms. Heredia,

I'm following up on my email from last week regarding a letter of review for a Lee County comprehensive plan amendment application. Please feel free to reach out if you have any questions.

Have a good day.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

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From: Veronica Martin
Sent: Tuesday, April 2, 2024 2:52 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: Letter of Review

Hello Ms. Heredia,

I hope you can help me again. I'm submitting a Comprehensive Plan Amendment application to Lee County Community Development to add 20.32 acres of land at the NE corner of N. Tamiami Trail and Brooks Road into the Mixed-Use Overlay. This property is already zoned to permit single-family, commercial, and other mixed-uses; however, it's technically not located within the Lee Plan Mixed Use Overlay Map. We're required to obtain a Letter of Review/Adequacy from all local support facilities stating that the change to mixed-use overlay won't impact the Lee County School District's ability to provide classrooms and educational programs to the future residents of this property. At maximum density, the property could potentially have 448 multi-family dwelling units. I've attached a copy of the area location map and map of the mixed use overlay.

The address of the property is 1460, 1470, 1456 and 1450 N Tamiami Trail, N Fort Myers. We're preserving the 7.14 acres of wetlands on-site. Please let me know if you need additional information or have any questions.

Thank you for your time.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

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Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

April 2, 2024

Veronica Martin
TDM Consulting
1520 Royal Palm Square Suite 100
Fort Myers, FL 33919

Ms. Martin,

The Lee County Sheriff's Office has reviewed your service availability request for 20.32 acres of land at the northeast corner of N. Tamiami Trail and Brooks Road in North Fort Myers.

The property requires a Comprehensive Plan Amendment to add it to the adjacent Mixed-Use Overlay Map. Based upon the information you provided, the property at 1460, 1470, 1450 and 1456 N. Tamiami Trail could potentially have 448 multi-family dwelling units at maximum density, with 7.14 acres of wetlands on site.

This proposed change in designation will not impact our Agency's ability to provide law enforcement services to this community. Services will be provided from our Precinct 1 offices in North Fort Myers. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Heather Turco at (239) 477-1863 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

Veronica Martin

From:	Veronica Martin
Sent:	Tuesday, April 2, 2024 2:56 PM
To:	Stanley Nelson (SNelson@sheriffleefl.org)
Subject:	Letter of Review
Attachments:	Area Location Map.pdf; Proposed Mixed Use Overlay Map.pdf

Hello Director Nelson,

I hope you can help me again. I'm submitting a Comprehensive Plan Amendment application to Lee County Community Development to add 20.32 acres of land at the NE corner of N. Tamiami Trail and Brooks Road into the Mixed-Use Overlay. This property is already zoned to permit single-family, commercial, and other mixed-uses; however, it's technically not located within the Lee Plan Mixed Use Overlay Map. We're required to obtain a Letter of Review/Adequacy from all local support facilities stating that the change to mixed-use overlay won't impact the Lee County Sheriff's Offices' ability to provide police protection to the future residents and commercial shoppers of this property. At maximum density, the property could potentially have 448 multi-family dwelling units. I've attached a copy of the area location map and map of the mixed use overlay.

The address of the property is 1460, 1470, 1456 and 1450 N Tamiami Trail, N Fort Myers. We're preserving the 7.14 acres of wetlands on-site. Please let me know if you need additional information or have any questions.

Thank you for your time.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

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Lee County
Southwest Florida

Board of County Commissioners

July 19, 2024

TDM Consulting, Inc.
1520 Royal Pam Square Blvd,
Suite 100
Fort Myers, FL 33919

Re: **N. Tamiami Trail and Brooks Road**
Letter of Review

LeeTran has received the request regarding the subject property in North Fort Myers. After reviewing the site and comparing the location with our existing and planned route locations according to the LeeTran 2021 Transit Development Plan (TDP), the following is determined:

Based on the LeeTran 2021 Transit Development Plan (TDP) evolved network, also reflected within the Lee County Comprehensive Map 3-C section 10-441, the route along N Tamiami Trail will not exist therefore, there are no routes within a one-quarter mile of the proposed development in the near future. Therefore, no improvements are required by the developer.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0322 or ocassidy@leegov.com

Sincerely,

Olivia Cassidy
Planner
Lee County Transit, LeeTran
3401 Metro Pkwy, Fort Myers, FL

Veronica Martin

From:	Veronica Martin
Sent:	Tuesday, April 2, 2024 3:01 PM
To:	Marino Diaz, Clarissa
Subject:	Letter of Review
Attachments:	Area Location Map.pdf; Proposed Mixed Use Overlay Map.pdf

Hi Clarissa,

I hope you can help me again. I'm submitting a Comprehensive Plan Amendment application to Lee County Community Development to add 20.32 acres of land at the NE corner of N. Tamiami Trail and Brooks Road into the Mixed-Use Overlay. This property is already zoned to permit single-family, commercial, and other mixed-uses; however, it's technically not located within the Lee Plan Mixed Use Overlay Map. We're required to obtain a Letter of Review/Adequacy from all local support facilities stating that the change to mixed-use overlay won't impact the Lee Tran's ability to provide public transit service to the future residents and commercial shoppers of this property. At maximum density, the property could potentially have 448 multi-family dwelling units. I've attached a copy of the area location map and map of the mixed use overlay.

The address of the property is 1460, 1470, 1456 and 1450 N Tamiami Trail, N Fort Myers. We're preserving the 7.14 acres of wetlands on-site. Please let me know if you need additional information or have any questions.

Thank you for your time.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

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Veronica Martin

From: Lighthall, Justin <JLighthall@leegov.com>
Sent: Tuesday, April 2, 2024 3:12 PM
To: Veronica Martin
Subject: RE: Letter of Review

Hi Veronica,

Solid Waste has reviewed your preliminary plans for development at the NE corner of N. Tamiami Trail and Brooks Road. We have no opposition to the proposed plans of 448 multifamily dwelling units, as plans have been made to account for future growth through the use of our Waste to Resource Recovery Facility and collection will be accomplished using our franchised hauling contractors. Please advise if you need any additional information.

Regards,

Lee County
Southwest Florida

Justin Lighthall | Manager, Public Utilities
Solid Waste Department
6431 Topaz Ct, Fort Myers, FL 33966
office: (239) 533-8007
email: Jlighthall@leegov.com
web: www.leegov.com/solidwaste
Connect With Us On Social Media

Sign up today to become a Solid Waste insider by clicking here!

From: Veronica Martin <vmartin@tdmconsulting.com>
Sent: Tuesday, April 2, 2024 3:04 PM
To: Lighthall, Justin <JLighthall@leegov.com>
Subject: Letter of Review

Hi Justin,

I hope you can help me again. I'm submitting a Comprehensive Plan Amendment application to Lee County Community Development to add 20.32 acres of land at the NE corner of N. Tamiami Trail and Brooks Road into the Mixed-Use Overlay. This property is already zoned to permit single-family,

commercial, and other mixed-uses; however, it's technically not located within the Lee Plan Mixed Use Overlay Map. We're required to obtain a Letter of Review/Adequacy from all local support facilities stating that the change to mixed-use overlay won't impact the Lee Tran's ability to provide services for solid waste and recyclables to the future residents and commercial shoppers of this property. At maximum density, the property could potentially have 448 multi-family dwelling units. I've attached a copy of the area location map and map of the mixed use overlay.

The address of the property is 1460, 1470, 1456 and 1450 N Tamiami Trail, N Fort Myers. We're preserving the 7.14 acres of wetlands on-site. Please let me know if you need additional information or have any questions.

Thank you for your time.

Veronica Martin
Senior Planner
vmartin@tdmconsulting.com

Saving just one dog won't change the world...but, surely the world will change for that one dog...Adopt, don't shop...

PLEASE NOTE OUR ADDRESS HAS CHANGED.

CIVIL ENGINEERING TDM CONSULTING, INC. AND PLANNING

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

HORIZON TAMIAMI
AERIAL MAP OF SUBJECT PROPERTY

EXHIBIT M9

HORIZON TAMIAMI
PROPOSED FUTURE LAND USE MAP 1-C

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Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

State Policy Plan and Regional Policy Plan – Exhibit M19

Florida Department of Economic Opportunity – Comprehensive Plan

There are no State Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.

Southwest Florida Regional Planning Council (SWFRPC)

There are no Regional Policy Plan goals, strategies, actions, or policies that are relevant to the proposed amendment.

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Justification of Proposed Amendment – Exhibit M20

Revised 12-11-2024

The Applicant, Horizon Tamiami, LLC, is requesting to amend Lee Plan Map 1-C, Mixed Use Overlay Map. The Applicant owns property totaling 27.36 acres, located in Section 2, Township 44 South, Range 24 East, north of Brooks Road and east of N. Tamiami Trail. The South Florida Water Management District (SFWMD) issued a formal Wetland and OSW determination on May 2, 2023. Of the 27.36 acres, 7.20 acres is identified as Wetlands. As a result, the Applicant is requesting to add ±20.16-acres into the Mixed Use Overlay.

Lee Plan Policy 11.2.3 states that "At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay. The subject property is adjacent to the Mixed Use Overlay to the south and west.

The 20.16 acres has a future land use classification of Intensive Development. The Lee Plan states that mixed use developments of high-density residential, commercial, limited light industrial and office uses are encouraged to be developed, where appropriate. The property is located along N. Tamiami Trail, a state-maintained arterial roadway, and Brooks Road, a county-maintained local road. LCU and FGUA have provided letters of availability confirming that potable water and sanitary sewer lines are available and adequate to service a future high density/intensity mixed-use development, and other urban services such as fire/EMS, police protection, solid waste, public transit, schools, and public parks and rec are available and proximate to the site.

The property is currently zoned CG, C-1, and RS-1, which permits commercial and residential uses. A future mixed-use development would be compatible with existing and proposed uses in the area since most are already commercial or multi-family residential. The only single-family subdivision is located east of Powell Creek. The existing wetlands and Powell Creek along the east property line act as a physical barrier to effectively buffer and shield the single-family lots from a future mixed-use development on the subject property.

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay (N. Tamiami Trail, also known as Business 41). The site is one of the last remaining large undeveloped properties along this section of N. Tamiami Trail in the Intensive Development future land use category. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses.

The subject property is located adjacent to lands already within the Mixed-Use Overlay per Lee Plan Map 1-C, to the south of Brooks Road. The site is currently zoned CG, C-1, and RS-1 – a mix of commercial and residential zoning districts. Adding the 20.16 acres to the Mixed-Use Overlay meets the intent of the North Fort Myers Community Plan to promote compact, mixed-use development, revitalizing commercial corridors, and allowing for more urban forms of design in the design regulations for developments in the Mixed Use Overlay.

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HORIZON TAMIAMI
PLANNING COMMUNITY AREA REQUIREMENTS - PIM SUMMARY
EXHIBIT M21

A Public Information Meeting was held at the North Fort Myers Recreation Center on April 2, 2024 at 6:00 p.m. The Notice of Meeting was published in the News-Press and meeting signs were posted on the property, as required by the North Fort Myers Community Planning Panel. A copy of the News-Press Ad, Meeting Agenda, and Sign-in Sheets are included with this summary.

TDM Consulting presented a Comprehensive Plan Amendment to add 20.23 acres of the subject property to Lee Plan Map 1-C, the Mixed Use Overlay, and a Conventional Rezoning application from RS-1, C-1, and CG to C-1 for a consistent zoning district. A copy of the presentation is included with this Summary.

Questions and Comments:

1. Who is the property owner/developer?
   Horizon Tamiami, LLC. TDM has worked with this developer on projects in the City of Fort Myers and Cape Coral and this is their first project in Lee County unincorporated.

2. Doesn't the Mixed-Use Overlay automatically guarantee bonus density?
   No. The property has a FLU classification of Intensive Development which permits a base density of 14 du/ac with a bonus density of 22 du/ac.

3. Will this be an affordable housing project – low income?
   No, the developer's typical product is aimed at renters at 80-120% of the median income.

4. Why are you rezoning if it already permits mixed-use?
   One of the current zoning districts is RS-1, which does not permit multi-family use. Instead of rezoning just the RS-1 portion of the property, we decided to rezone the entire property for a consistent zoning district.

5. Why didn't you rezone to a planned development?
   We don't anticipate needing any deviations or variances from the LDC. And although we've gone through several iterations of the site plan, it's still a work in progress. The comprehensive plan amendment is a long process, so we wanted to start that before submitting a site plan.

6. We don't believe the roads will support the density.

The property has a FLU classification of Intensive Development and is already zoned to permit commercial, multi-family, and single-family uses. The traffic engineer is required to analyze the development at maximum density and intensity. The traffic associated with the comprehensive plan amendment will not degrade the level of service of the surrounding roadway network beyond what is already permitted by right.

7. Why isn't there a site plan for us to look at?
   The comprehensive plan amendment application is quite complex, but it doesn't require a site plan. Neither does a conventional rezoning application. It would be premature to present a site plan at this stage when we're only in the planning and zoning stages of this development. We'll be back to present at time of DO permitting to show the site plans, landscaping plans, and architectural elevations.

8. Won't you need an FDOT permit?
   Yes, the applicant is proposing 2 entrances to the property from N. Tamiami Trail, so FDOT permitting will be required at time of DO permitting.

9. You mentioned a SFWMD permit. Is that a new one?
   The previous property owner, Joe Bonora with Catalyst obtained a District Permit. To my knowledge the permit is still current, but will need to be amended with the new site plan.

The North Fort Myers Community Planning Panel would have preferred to see a Site Plan, but realize its not required at this stage. Overall, they were supportive of the proposed Comp Plan Amendment and Rezoning. The public didn't have much to add. Their biggest concern is traffic.

Horizon Tamiami PIM Presentation

Summary

- Horizon Tamiami, LLC
- Previously presented by Joe Bonora with Catalyst Asset Management
- comprehensive plan amendment and conventional rezoning application
- 27-acre property located at the NE corner of N Tamiami Trl and Brooks Rd (1450, 1456, 1460 and 1470 N Tamiami Trail)
- 2 drainage areas owned by FDOT
- FLU – Intensive Development
- Mixed-use development with commercial development along N Tamiami Trail and MFR along Brooks Rd and the interior.
- We've already had a wetland jurisdictional determination from SFWMD and we're preserving approx. 7 ac of wetlands.

Comprehensive Plan Amendment

- Site is 27.35-acres
- 20.23 ac is uplands and 7.14 ac wetlands
- Requesting to amend the Mixed-Use Overlay Map, Lee Plan Map 1-C, by adding the 20.23 upland acres into the Mixed-Use Overlay.
- Intensive Development FLU permits 14 du/ac with bonus density up to 22 du/ac and an average commercial intensity of 10,000 sf/ac
- Public facilities: potable water, sanitary sewer, fire/EMS & police protection, parks, rec & open space and schools are all available and adequate to serve the proposed development at maximum density/intensity.
- The traffic analysis also demonstrated that the comprehensive plan amendment would not degrade the level of service of the surrounding roadways.
- FDOT permitting will be required at time of development order submittal.
- An Environmental Report

Conventional Rezoning

- Current zoning: RS-1 (SFR), C-1 (Mixed-Use) and CG (General Commercial).
- Requesting to rezone to C-1 for a true Mixed-Use development.
- Intensive Development FLU permits 14 du/ac with bonus density up to 22 du/ac and an average commercial intensity of 10,000 sf/ac (448 dwelling units)
- A Site Plan isn't required for conventional rezoning applications; however, existing site conditions kind of dictate the layout in this instance. Primary entrance to residential development on Brooks Road with a secondary entrance on N. Tamiami. Primary entrance to commercial component from N Tamiami.
- Code required buffers, landscaping, open space, drainage, and parking will be provided at time of development order permitting. The applicant isn't anticipating requesting any deviations or variances at this time.

News-Press.

Public Notices

Originally published at news-press.com on 03/24/2024

NOTICE OF MEETING
TDM Consulting, Inc. will be presenting a Comprehensive Plan Map Amendment and Conventional Rezoning application at the North Fort Myers Community Planning & Design Review Panel meeting on April 2, 2024 at 6:00 pm. The meeting will be held at the North Fort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The applicant, Horizon Tamiami, LLC, is requesting to amend Lee Plan Map 1-C by adding 27.35± acres located at 1450, 1456, 1460 and 1470 N. Tamiami Trail, North Fort Myers into the Mixed-Use Overlay. The applicant is also requesting to rezone the property from RS-1, C-1 and CG to C-1 for a consistent zoning district. For additional information please contact Veronica Martin with TDM Consulting, Inc. at 239-433-4231.
March 24, 204 9989435

AGENDA

JOINT MEETING OF THE NORTH FORT MYERS DESIGN REVIEW PANEL &

THE NORTH FORT MYERS COMMUNITY PLANNING PANEL

NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION PARK WAY
NORTH FORT MYERS, FL

April 2, 2024

6:00 PM

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF LAST MEETING MINUTES
4. NEW BUSINESS –

1) Pine Lakes Country Club II – Rezoning Request – Kimley-Horn
2) 1450, 1456, 1460 & 1470 N. Tamiami Trail Comp Plan Amendment - TDM Consulting – Veronica Martin
3) 764 July Circle Rear Setback Variance – Norberto Menina
4) Spring Woods Mobile Home Subdivision, Tract B site plan – Hole Montes, a BOWMAN company – Tyler Bonnough

5. OLD BUSINESS
6. OTHER BUSINESS
7. ADJOURNMENT

NEXT MEETING May 7th, 2024- NFM REC. CTR.

PUBLIC INFORMATIONAL MEETING SIGN-IN SHEET

Project No. - Name:	MHPD French Parcel	Date:	April 2, 2024 @ 6pm
Facilitator:	NFM PLANNING PANEL	Location:	2000 Recreation Way, 33903

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Carol Listermann		513 521 0123

CPA2025-00001

Honc 41 CPA

SUMMARY SHEET
CPA2025-00001 – HONC 41 CPA
ADOPTION HEARING

REQUEST:
Amend Lee Plan Map 1-A, the Future Land Use Map, to redesignate the 19.36-acre subject property to the Central Urban future land use category from the Suburban future land use category.

The requested map amendment is a small-scale comprehensive plan amendment per Florida Statute 163.3187(1). The current future land use category does not allow industrial uses. The proposed amendment would reclassify the future land use category from Suburban to Central Urban to support a mixture of light industrial and commercial uses. The applicant has submitted a companion rezone application, DCI2024-00014, to rezone the property from Industrial (IL) and General Commercial (CG) to Multi-Use Planned Development.

LPA PUBLIC HEARING:
Both staff and the applicant's representatives provided brief presentations addressing the proposed amendments, the subject property, consistency with the Lee Plan and the staff recommendation.

Members of the LPA specifically inquired about any known improvements to US 41 in the vicinity of the property, access to the site, and surrounding uses. These questions were addressed by staff and the applicant's representatives.

LPA PUBLIC INPUT:
No members of the public were present or provided input.

LPA MOTION:
A motion was made to recommend that the Board of County Commissioners (BOCC) ***adopt*** CPA2025-00001. The motion passed 4 to 0.

RAYMOND BLACKSMITH	ABSENT
DUSTIN GARDNER	AYE
DAWN RUSSELL	AYE
JENNIFER SAPEN	AYE
DON SCHROTENBOER	ABSENT
STAN STOUDER	AYE
HENRY ZUBA	ABSENT

STAFF RECOMMENDATION:
Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

LEE COUNTY ORDINANCE NO. ___

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2025-00001) PERTAINING TO HONC 41 CPA; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on August 25, 2025. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on November 5, 2025. At that hearing, the Board approved a motion to adopt proposed amendment CPA2025-00001 pertaining to HONC 41, amending Map 1-A of the Lee Plan, the Future Land Use Map. The subject parcel is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "HONC 41(CPA2025-00001)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-A

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-A, the Future Land Use Map to redesignate the 19.36-acre subject property to the Central Urban future land use category from the Suburban future land use category. The subject parcel is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Commerce or the Administration Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner _____ made a motion to adopt the foregoing ordinance, seconded by Commissioner _____. The vote was as follows:

Kevin Ruane	____
Cecil L Pendergrass	____
David Mulicka	____
Brian Hamman	____
District 5	____

DONE AND ADOPTED this 5th of November, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

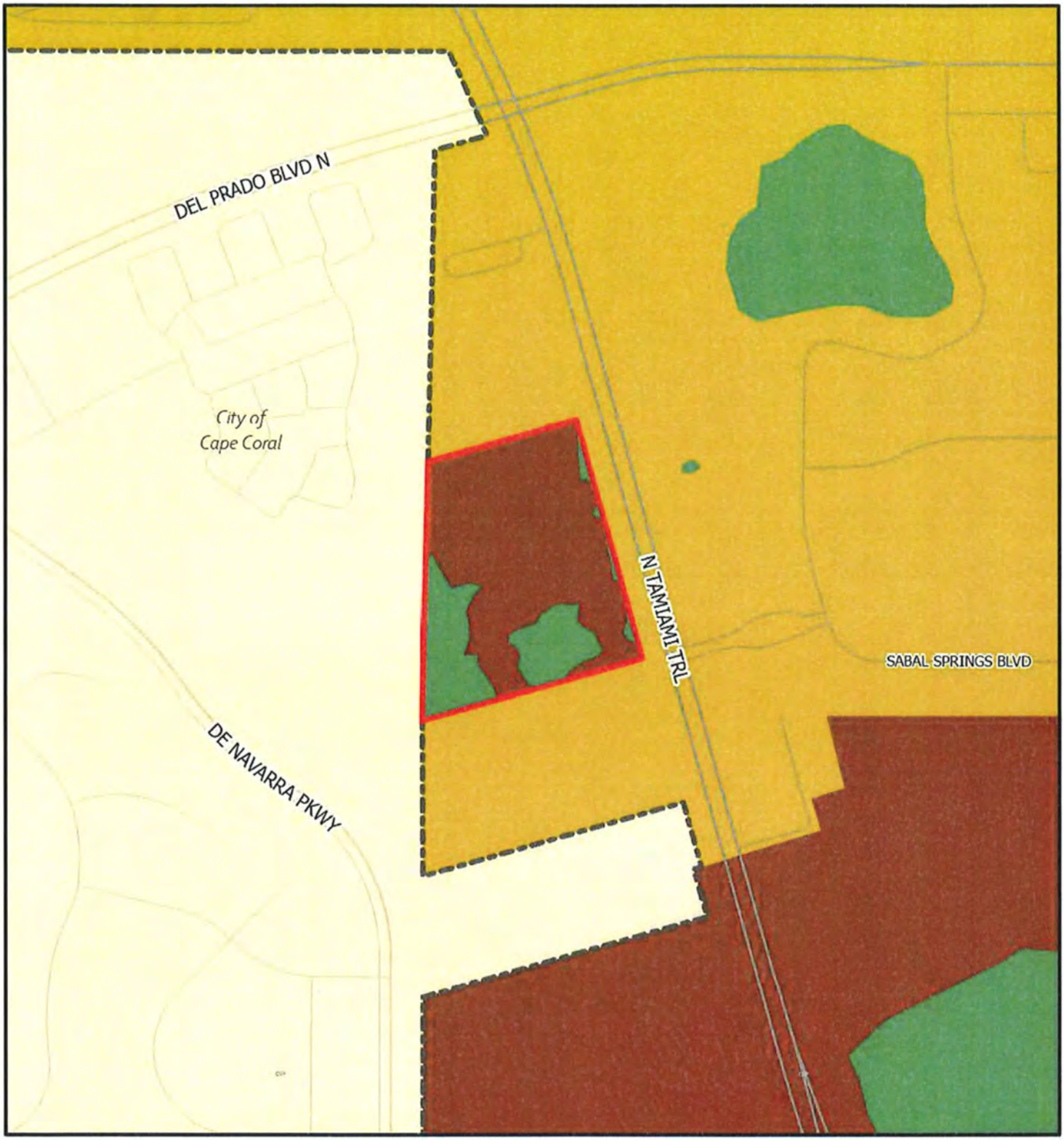
BY: _____
Kevin Ruane, Chair

DATE:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Lee County Attorney's Office

Exhibit A (Adopted by BOCC on November 5, 2025):
Adopted existing Future Land Use Map 1-A
Adopted proposed Future Land Use Map 1-A



CPA2025-00001

Proposed Future Land

Lee County
Southwest Florida

- Subject Property
- Central Urban
- Suburban
- Wetlands

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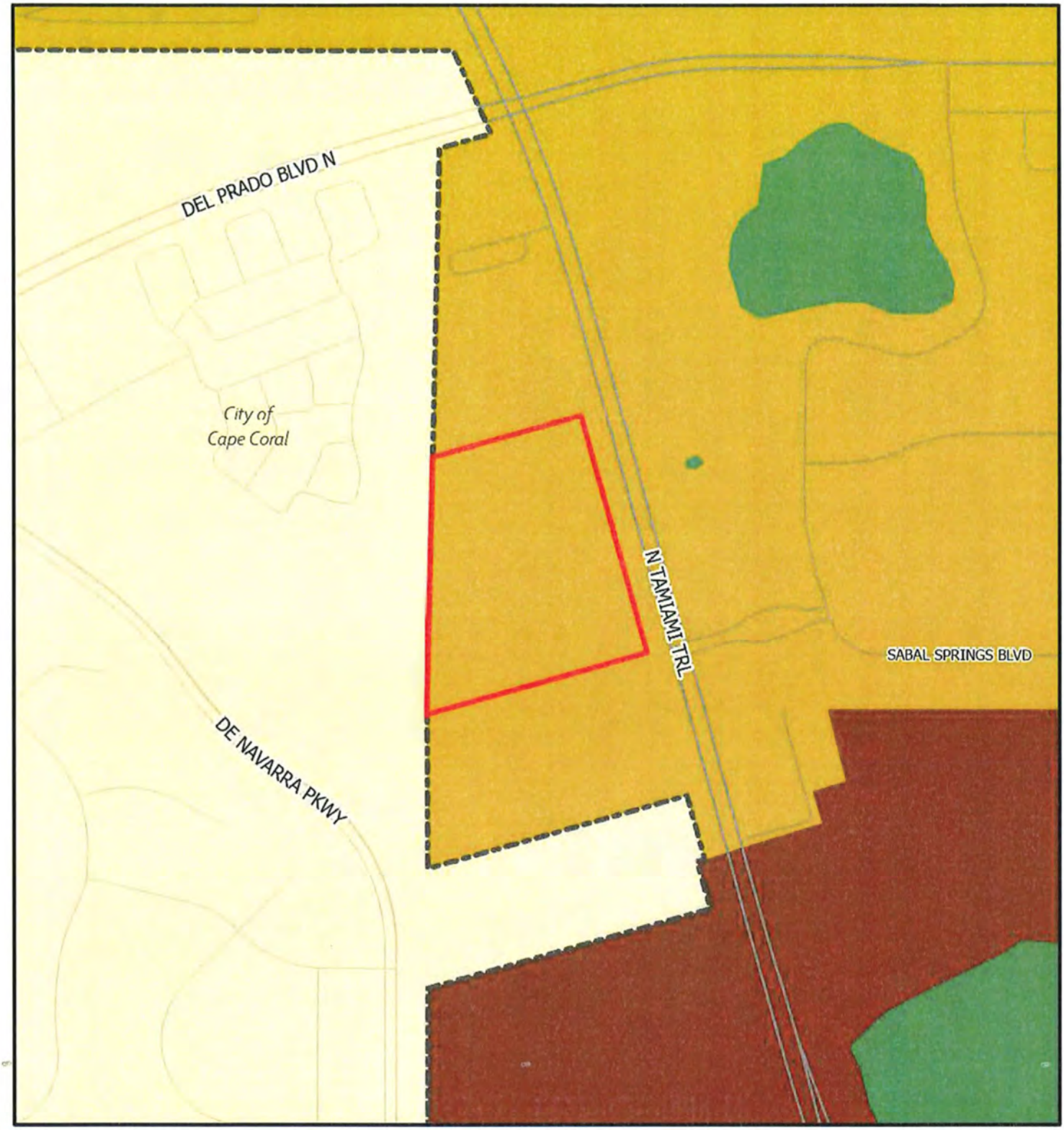
Map Generated: July 2025



CPA2025-00001

Existing Future Land Use

Lee County
Southwest Florida

- Subject Property
- Central Urban
- Suburban
- Wetlands

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Exhibit "A"

STAFF REPORT FOR CPA2025-00001:
HONC 41 CPA

Privately Initiated Small-Scale Lee Plan Map Amendment

Recommendation:
Adopt

Applicant:
Honc Docks and Lifts, Inc.

Representatives:
Cindy Leal Brizuela, AICP
EnSite

Amended Element(s):
Future Land Use Map

Planning District:
District 19

Commissioner District:
District 4

Hearing Dates:
LPA: August 25, 2025
BoCC: November 5, 2025

Attachment(s):
1: Map Amendment
2: Applicant Materials

REQUEST

Amend Lee Plan Map 1-A, Future Land Use Map, to redesignate the 19.36-acre subject property to the Central Urban future land use category from the Suburban future land use category.

SUMMARY

This is a privately initiated Comprehensive Plan Amendment to the Future Land Use Map (Map 1-A), requesting to change the future land use category from Suburban to Central Urban to support a mixture of light industrial and commercial uses. The applicant has also submitted a companion rezone application, DCI2024-00014, to rezone the property from Industrial (IL) and Commercial General (CG) to Multi-Use Planned Development.

PROPERTY LOCATION

The subject property is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

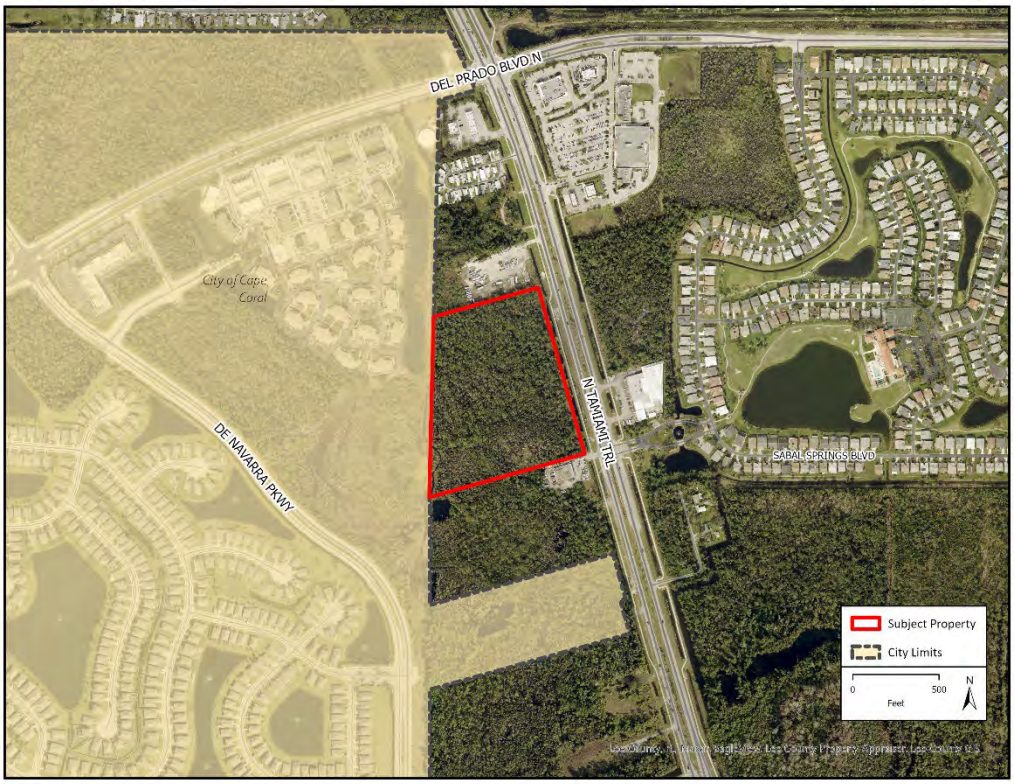


Figure 1: Aerial location of the subject property

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) ***adopt*** the proposed amendment based on the analysis and findings provided in this staff report.

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The approximately 19.36-acre subject property is located approximately one-quarter mile south of the intersection of North Tamiami Trail and Del Prado Boulevard and consists of one parcel. The parcel is currently undeveloped. The property owner, Honc Docks and Lifts Inc., intends to create a mixed-use planned development consisting of commercial and light industrial uses by redesignating the future land use category from Suburban to Central Urban.

The subject property is located within the county's North Fort Myers Community Plan Area. Water and sewer connections are readily available at the site. The Future Land Use Map, Map 1-A, currently does not identify any wetlands on the subject property; however, the South Florida Water Management District has determined approximately 4.92 acres of the subject property are wetlands based on the methodology described in Lee Plan Objective 1.5. Therefore, these areas are considered to be within the Wetlands future land use category. The subject property is not located within the County's Coastal High Hazard Area.

The applicant has concurrently filed an application to rezone the subject property from Light Industrial (IL) and General Commercial (CG) to Mixed Use Planned Development (MPD), indicating future commercial and industrial development. The existing IL zoning includes limited uses that are consistent with the Suburban future land use category.

Future Land Use Category

The subject property is currently within the Suburban future land use category, which allows a mixture of residential and commercial uses, but specifically prohibits industrial uses. **Policy 1.1.5** describes the Suburban future land use category and is reproduced below.

> ***POLICY 1.1.5:*** *The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.*

The subject property contains wetlands, as determined by the South Florida Water Management District, that are not depicted on the Future Land Use Map. **Policy 124.1.2** of the Lee Plan describes the County's wetlands protection regulations. Any future development within the subject property that may impact wetlands or require any mitigation must first obtain approval from the South Florida Water Management District. Additionally, if any residential uses are proposed in the future, the allowed density may be impacted by the wetlands acreage.

Community Plan Area

The subject property is located within the North Fort Myers Community Plan Area, which is generally located north of the Caloosahatchee River, west of Interstate 75 (I-75), and east of the City of Cape Coral. Lee Plan Goal 30, reproduced below, describes the North Fort Myers Community Plan Area.

> ***GOAL 30: NORTH FORT MYERS COMMUNITY PLAN.*** *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Goal 30 is divided into six objectives, each with supporting policies, that address neighborhoods and housing, centers and corridors, transportation, community facilities and services, parks, recreation, & conservation, and the downtown waterfront. The subject property lies within a Corridor Overlay District and just outside a designated Neighborhood Center. **Lee Plan Policies 30.2.4 and 30.2.5** describe the areas within the Neighborhood Centers or a Commercial Corridor Overlay. The policies are reproduced below.

> ***POLICY 30.2.4:*** *The following areas are designated as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development: Littleton and North Cleveland Avenue; North Tamiami Trail and Del Prado Boulevard; North Tamiami Trail and Nalle Grade Road; Hancock Bridge Parkway and Orange Grove Boulevard; North Tamiami Trail and Pine Island/Bayshore Roads; Bayshore Road and Slater Road; and Bayshore Road and Hart Road. For these areas, neighborhood-serving, mixed use development; pedestrian-friendly street, site, and Future Land Use II-97 April 2024 building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses are preferred.*
>
> ***POLICY 30.2.5:*** *Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.*

Planning District

The subject property is in the North Fort Myers Planning District (District 19). Table 1(b) in the Lee Plan displays projected allocations for the year 2045 for each Planning District. The proposed amendment to the Future Land Use Map will change the subject property's future land use category from Suburban to Central Urban. In District 19, the Suburban future land use category allocates 6,345 acres for residential development, and the Central Urban future land use category allocates 2,225 acres for residential development. District 19 also allocates 1,121 acres for commercial uses and 244 acres for industrial uses. The subject property has a total area of 19.36 acres, and the intended future development of both commercial and industrial uses is not anticipated to exceed the Planning District's allocated acreage for those uses.

Surrounding Properties

The subject property is comprised of one parcel, located on the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Suburban	CPD	Commercial
East	Suburban	AG-2, CPD, RPD	Commercial/Vacant
South	Suburban	C-2, AG-2	Vacant
West	Mixed Use	Residential Multi-Family Low	Vacant/Residential

The surrounding development includes a mix of commercial, residential, and agricultural zoning. The property bordering the north is a Commercial Planned Development (CPD) with auto repair services. Along the east side of North Tamiami Trail are undeveloped parcels zoned AG-2 and CPD, and a commercial parcel zoned CPD. South of the commercial parcel is the main access to Sabel Springs, a residential community zoned Residential Planned Development (RPD). South of the subject property is a golf cart retailer zoned C-2 and vacant land zoned AG-2. Directly west of the subject property is the City of Cape Coral. Additional details on the surrounding properties are provided in Table 1 above.

PROCEDURAL REQUIREMENTS

The Lee Plan is Lee County's comprehensive plan, which provides the long-term vision for development in the county. Florida Statutes require comprehensive plans to include certain topics as elements. The Lee Plan divides these elements into chapters, which are further supported by goals, objectives, standards, and policies. Lee Plan Chapter XIII, entitled Administration, section "d" addresses Amendments to the Plan. The applicable paragraph is reproduced below.

> *This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with § 163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.*

Lee County Administrative Code 13-6 establishes procedures for amendments to the Lee Plan, including notice requirements and provisions for public participation during the amendment process. The subject application requests privately initiated map amendments to the Lee Plan, meaning it has been requested by an entity other than the County and follows the amendment process described in Florida Statutes section 163.3184. **The applicant has met the procedural requirements in AC 13-6 and Florida Statutes.**

Because the applicant is proposing a new map designation within a Community Plan Area, one public information meeting is required prior to the application being found sufficient under Lee Plan Policy 17.3.2. The applicant has provided the community presentation and meeting summary for the community meeting held at the North Fort Myers Recreation Center on July 01, 2025, at 6:00 pm. **The applicant has met the public input requirements of Lee Plan Objective 17.1.**

The 19.36-acre subject property is well below the 50-acre threshold for small-scale amendments, and no text amendments are proposed. **The proposed amendments are small-scale amendments under F.S. 163.3187,** which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and one adoption hearing with the BOCC.

Small-scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small-scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance.

LEE PLAN ANALYSIS

The comprehensive plan applies to all land use decisions within the county. Where goals, objectives, standards, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee Plan as a whole. The Lee Plan analysis included in this staff report considers the proposed amendments in relation to the applicable Lee Plan goals, objectives, and policies to determine overall consistency with the Lee Plan.

Lee Plan Policy 1.1.5 describes the Suburban future land use category, which generally allows a mixture of residential and commercial uses. This policy is included in full on page 2 of this report. The applicant contends that the existing Suburban future land use category is less appropriate for the subject property than the requested Central Urban future land use category. The subject property is surrounded by commercially zoned properties to the north and east. It is located in the North Fort Myers Commercial Corridor, which allows for uses that are more consistent with the Central Urban future land use category. In addition, the Central Urban future land use category is located approximately 860 feet to the south along North Tamiami Trail. North Tamiami Trail serves as an arterial roadway allowing traffic to move efficiently through the area. It should also be noted that the existing zoning on the subject property, IL (Light Industrial), allows for extremely limited uses consistent with the Suburban future land use category, which prohibits industrial uses.

The applicant is proposing to change the subject property's future land use category to Central Urban. Policy 1.1.3 describes the Central Urban future land use category and is reproduced below.

> ***POLICY 1.1.3:*** *The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject property is in an area of the county that is experiencing growth. Public facilities are available at the site, and a variety of residential, commercial, and public uses exist around the site. The Lee Plan

encourages mixed-use development within both the North Fort Myers Community Plan area and the Central Urban future land use category. The Central Urban future land use category allows for the same uses as the Suburban category, with the addition of limited light industrial uses and the use of Bonus Density if certain criteria are met. To develop the property with light industrial uses, the applicant will be required to demonstrate compatibility through a planned development.[1] Therefore, the proposed amendment would not create incompatibility between existing uses that could not be mitigated through appropriate conditions. T**he Central Urban future land use category is more consistent with the subject property's location than the Suburban future land use category.**

Objective 2.2 from the Lee Plan describes that future growth in Lee County should be concentrated in areas where public infrastructure is already in place or guaranteed, and where development can occur cohesively. The objective is reproduced below.

> ***OBJECTIVE 2.2: 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.*

The properties around the subject site include a mixture of developed and vacant sites, and there are adequate public facilities available. Development of the site will result in a cohesive and contiguous development pattern. There are currently public facilities and services available at the site, allowing the subject property to be developed in a timely manner. **The proposed amendment would facilitate development in an area with adequate public facilities and compact development patterns, consistent with Lee Plan Objective 2.2.**

Lee Plan Goal 30 describes the North Fort Myers Community Plan Area and is reproduced on page 2 of this report. The subject property is situated in the North Fort Myers Community Plan Area, **Goal 30 of the Lee Plan**, which aims to enhance the livability and economic vitality of the area. The County seeks to achieve this goal by encouraging compact, mixed use development and revitalizing commercial corridors in the North Fort Myers Community Plan area. **The proposed map amendment facilitates the development of this site, located along the North Fort Myers Commercial Corridor, and is consistent with Goal 30, broadly, and Policies 30.2.4 and 30.2.5.**

SERVICE AVAILABLITY

Site-specific impacts to public services and the availability of services will be examined in any future development applications for construction on the impacted site. Preliminary analyses of the request are based on the "worst case scenario" for the proposed Future Land Use change.

Transportation: Lee County DOT staff reviewed the reference application. The applicant for an amendment to the Lee Plan is required to provide information for both a short-range (5 years) and long-range (20+ years) level of service (LOS) analysis. The 5-year analysis indicates US 41 from Bus 41 to Del Prado Blvd, from Pondella Rd to SR 78, Del Prado Blvd Malagrotta Cir to US 41, Littleton Rd from Corbett

[1] See Lee Plan Polices 5.1.5 and 7.1.2.

Rd to US 41, SR 78 from Corbett Rd to US 41, Bayshore Rd (SR 78) from BUS 41 to Hart Rd will operate at LOS "F" with and without the proposed change.

The Long Range 2045 Horizon LOS analysis indicates US 41 from Bus 41 to Trail Dairy Cir, from Pondella Rd to Littleton Rd, Del Prado Blvd Malagrotta Cir to US 41, Littleton Rd from Corbett Rd to US 41, SR 78 from Corbett Rd to US 41, Bayshore Rd (SR 78) from BUS 41 to Hart Rd will operate at LOS "F" with and without the proposed change.

US 41 and SR 78 (Pine Island Rd and Bayshore Rd) are arterials maintained by the State. Del Prado Blvd is an arterial, and Littleton Rd is a major collector maintained by the County.

The county roads surrounding the subject property will operate at a LOS "F" with or without the proposed amendment. Transportation concurrency is non-regulatory, as per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which states, "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes."

Mass Transit: The letter of service availability provided by LeeTran confirms that there are no existing or planned transit services or bus stops in the area. **The proposed amendment will not negatively impact transit facilities.**

Utilities: The subject property is within the Lee County Utilities' water infrastructure, as shown on Map 4-A, and the Florida Governmental Utility Authority's sewer infrastructure. **The proposed amendment will not negatively impact public utilities and infrastructure LOS.**

Public Facilities**:** The applicant has provided letters of availability for Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County Transit, and the North Fort Myers Fire Department. A letter of availability for Lee County Public Schools does not apply to the property. **The proposed amendment will not overburden public facilities in the area.**

CONCLUSIONS

Staff has reviewed the proposed amendment and provides the following conclusions:

- The subject property is in an area of the County that's experiencing significant growth, and the property is located approximately 0.25 miles from the intersection of two major arterial roadways (Del Prado and US 41)
- Public services and infrastructure are currently available at the subject property.
- The applicant has provided all the required documentation for the proposed amendments according to AC 13-6.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment as provided in Attachment 1.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 25,2025

A. LOCAL PLANNING AGENCY REVIEW

The applicants' representatives provided a presentation addressing the requested amendment, the subject property, surrounding uses, and consistency with the Lee Plan.

Following this, staff made a presentation addressing the requested amendments, consistency with the Lee Plan, and staff recommendation.

Members of the LPA inquired about compatibility with the surrounding area, stormwater management, potential improvements to US 41, and access to the site. These questions were addressed by both the applicants' representatives and staff.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***adopt*** CPA2025-00001. The motion passed 4 to 0.

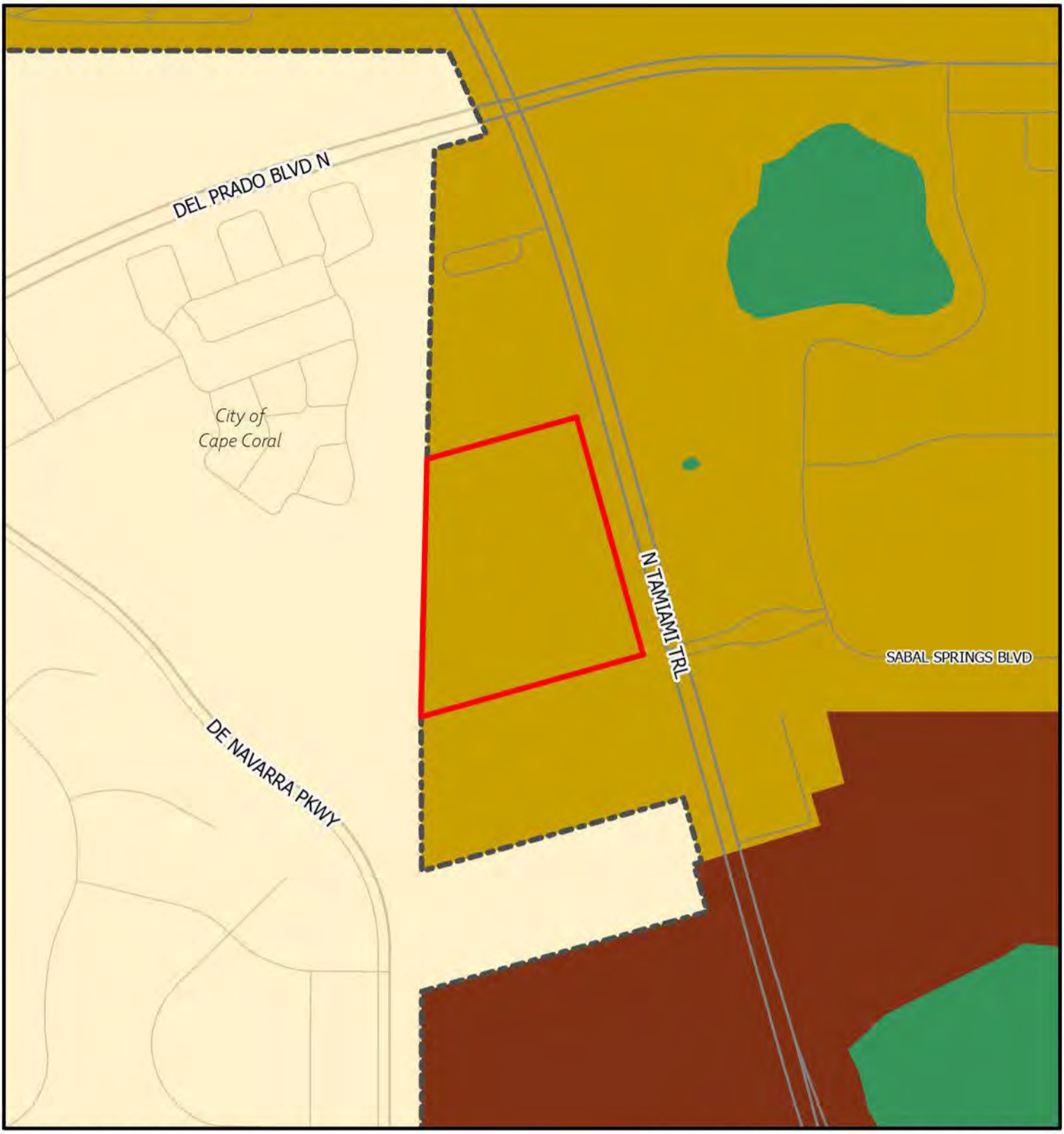
RAYMOND BLACKSMITH	**ABSENT**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**ABSENT**
STAN STOUDER	**AYE**
HENRY ZUBA	**ABSENT**

C. STAFF RECOMMENDATION

Staff recommends that the BoCC ***adopt*** the proposed amendment as provided in Attachment 1.

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**



CPA2025-00001

Existing Future Land Use

Subject Property
Central Urban
Suburban
Wetlands

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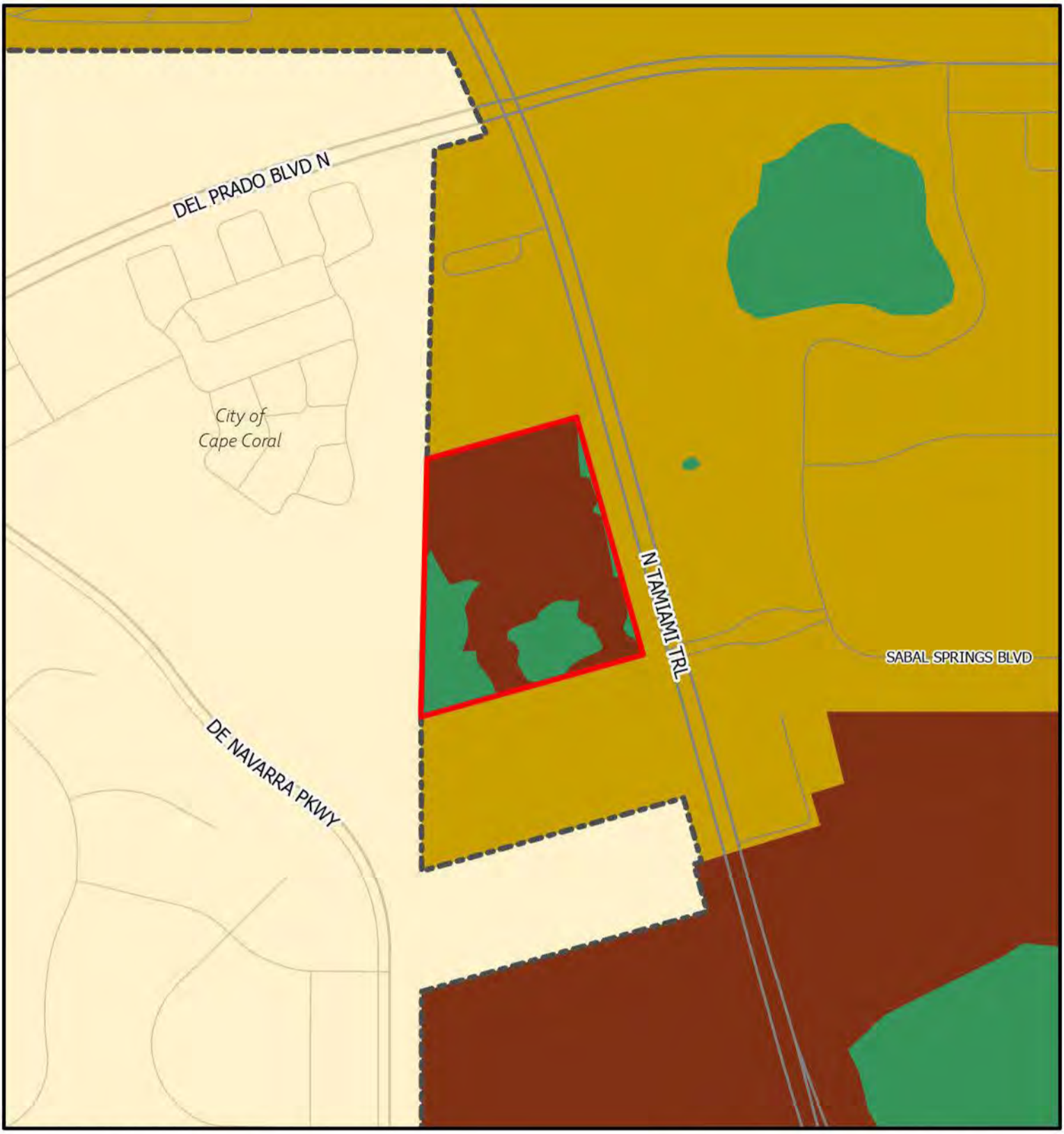
Lee County
Southwest Florida

Map Generated: July 2025



CPA2025-00001

Proposed Future Land

Subject Property
Central Urban
Suburban
Wetlands

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Lee County
Southwest Florida

Map Generated: July 2025

Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Honc 41

Project Description: Amend subject property from Suburban to Central Urban to allow for industrial uses along US41/Tamiami Trail.

Map(s) to Be Amended: Map 1A - Future land use map

State Review Process: ■ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

RECEIVED
AUG 14 2025
COMMUNITY DEVELOPMENT

1. **Name of Applicant:** Honc Docks and Lifts, Inc.
   Address: 1130 Pondella Rd #3
   City, State, Zip: Cape Coral, FL 33909
   Phone Number: _____ E-mail: _____

2. **Name of Contact:** Cindy Leal Brizuela, AICP, MURP
   Address: 2401 First St
   City, State, Zip: Fort Myers, FL 33901
   Phone Number: 239-226-0024 E-mail: CindyL@en-site.com

3. **Owner(s) of Record:** Honc Docks and Lifts, Inc.
   Address: 1130 Pondella Rd #3
   City, State, Zip: Cape Coral, FL 33909
   Phone Number: _____ E-mail: _____

4. **Property Location:**
   1. Site Address: 17701 N Tamiami Trail, North Fort Myers, FL 33903
   2. STRAP(s): 22-43-24-01-00001.0160

5. **Property Information:**
   Total Acreage of Property: 19.36 Total Acreage Included in Request: 19.36
   Total Uplands: 14.44 Total Wetlands: 0 per FLU & 4.92 per JD Current Zoning: IL: & CG
   Current Future Land Use Category(ies): Suburban
   Area in Each Future Land Use Category: 100%
   Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 108 Commercial Intensity: N/A Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 269 Commercial Intensity: N/A Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a. Franchise Area, Basin, or District in which the property is located
b. Current LOS, and LOS standard of facilities serving the site
c. Projected 2030 LOS under existing designation
d. Projected 2030 LOS under proposed designation
e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

[x]	Completed Application (Exhibit – M1)
[ ]	Disclosure of Interest (Exhibit – M2)
[ ]	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
[x]	Existing Future Land Use Map (Exhibit – M4)
[ ]	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
[x]	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
[ ]	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
[x]	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
[ ]	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
[x]	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
[ ]	Proposed Amendments (Exhibit – M11)
[x]	Lee Plan Analysis (Exhibit – M12)
[ ]	Environmental Impacts Analysis (Exhibit – M13)
[ ]	Historic Resources Impact Analysis (Exhibit – M14)
[x]	Public Facilities Impacts Analysis (Exhibit – M15)
[x]	Traffic Circulation Analysis (Exhibit – M16)
[ ]	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
[ ]	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
[x]	State Policy Plan and Regional Policy Plan (Exhibit – M19)
[x]	Justification of Proposed Amendment (Exhibit – M20)
[x]	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, Daniel Stovall, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant — Date: 2-12-25

Daniel Stovall
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization on 2-12-25 (date) by Daniel Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.

Signature of Notary Public

Amanda Yancey
(Name typed, printed or stamped)

Notary Public State of Florida
Amanda Yancey
My Commission HH 465426
Expires 11/16/2027

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Daniel Stovall, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 22-43-24-01-00001.0160 and is the subject of an Application for a Comprehensive Plan amendment (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Daniel Stovall
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

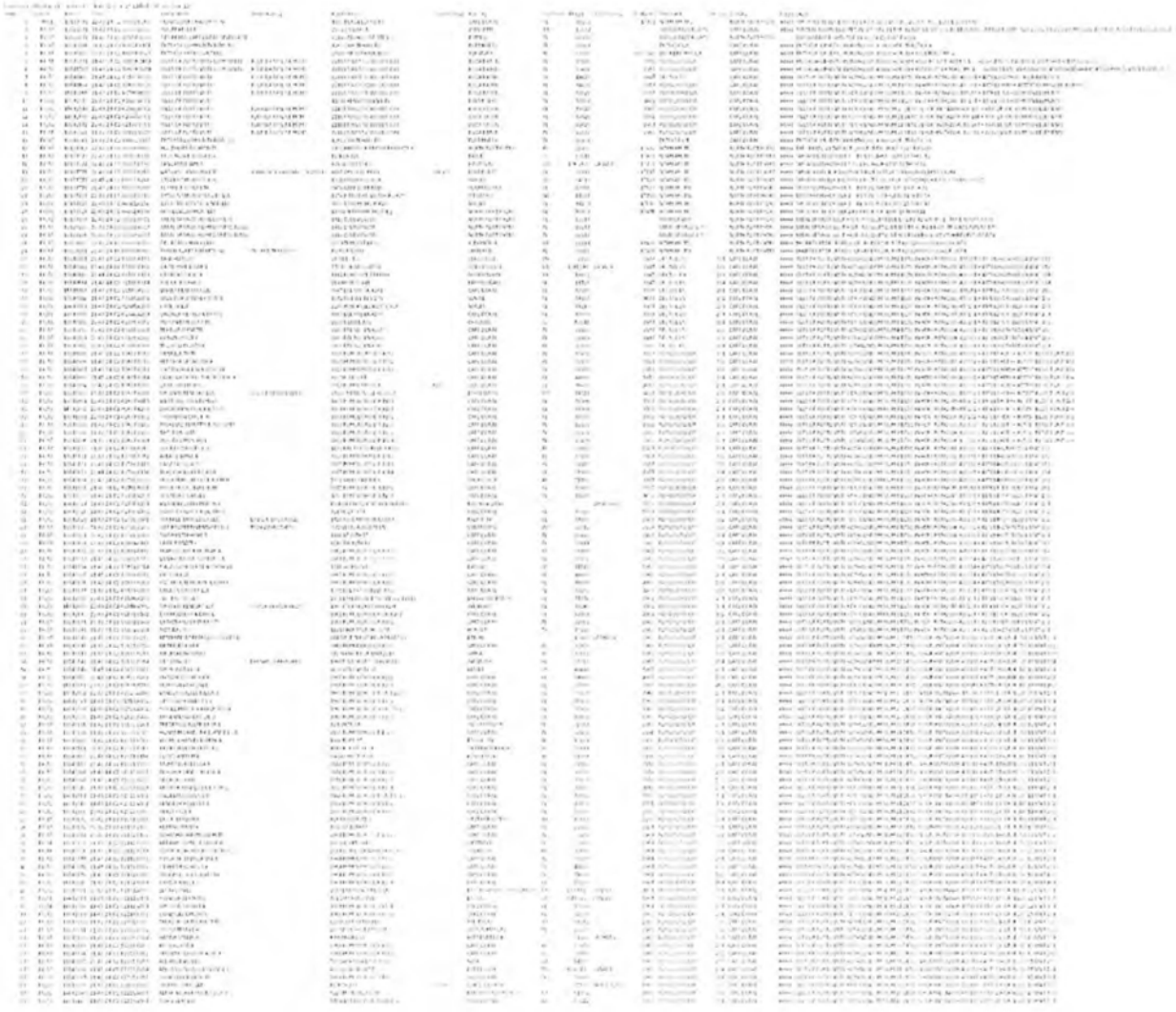
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Daniel Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Chloe Riccardi
Signature of Notary Public

STAMP/SEAL

Notary Public State of Florida
Chloe Riccardi
My Commission HH 690206
Expires 10/10/2023




LAS PALMAS BLVD
LONG IRON CT
DEL PRADO BLVD
00001
0160
NORTH FORK DR
ZEBRA DR
GNU DR
IMPALA DR
BUFFALO WAY
ELEPHANT WAY
GIRAFFE DR
GAZELLE DR
BLANCO DR

RUOFF KELLY A
225 OLD OAK LN
JEANNETTE PA 15644

DEL PRADO CAPE CORAL DEVELOPME
23190 FASHION DR STE 202
ESTERO FL 33928

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

ENTRADA PARAMOUNT LLC
20900 NE 30TH AVE #603
AVENTURA FL 33180

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
12734 KENWOOD LN # 49
FORT MYERS FL 33907

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

HOLZINGER RICHARD TR
3405 HANCOCK BRIDGE PKWY STE A
NORTH FORT MYERS FL 33903

STOR NOW FLORIDA LLC
PO BOX 759
EAGLE ID 83616

LANCASTER JAMES
829 NORWEST RD
KINGSTON ON K7P 2N3
CANADA

GARGANO ANTHONY J TR
ANTHONY J. GARGANO, TRUSTEE
8695 COLLEGE PKWY STE 201
FORT MYERS FL 33919

17521 N TAMIAMI TR LLC
13323 ROSEWOOD LN
NAPLES FL 34119

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KLAMNER SAMUEL TR
3970 CAPE COLE BLVD
PUNTA GORDA FL 33955

17630 TAMIAMI TRAIL NFM LLC
4850 TAMIAMI TRL N #200
NAPLES FL 34103

SABAL SPRINGS HOMEOWNERS
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

PUBLIX SUPER MARKETS INC
TAX AND TREASURY
PO BOX 32018
LAKELAND FL 33802

BAIRD MIKE & GWEN
7 SOUTHHARBOUR DR
BOBCAYGEON ON K0M 1A0
CANADA

BYLICKI RICHARD
28 GARFIELD AVE
FARMINGDALE NY 11735

HALE CHRISTOPHER SCOTT
1532 US HWY 41 S 259
VENICE FL 34293

LINDNER GERALD & GRACE
3947 DEL SOL LN #204
CAPE CORAL FL 33909

TEXIDOR JEANETTE
3947 DEL SOL LN #302
CAPE CORAL FL 33909

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17750 N TAMIAMI TRAIL RE LLC
1170 PITTSFORD VICTOR RD #275
PITTSFORD NY 14534

NFM DEVELOPMENT LLC
17570 N TAMIAMI TRL STE 2
NORTH FORT MYERS FL 33903

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

DEL PRADO HWY 41 LLC
310 STRAND ST #402
ALEXANDRIA VA 22314

SANDHU ROSY
20 TYLER RD
LEXINGTON MA 02420

OBERCASH ALICIA
1011 NEW HOPE ST #100A
NORRISTOWN PA 19401

VIANEST BARBARA L/E
3947 DEL SOL LN #201
CAPE CORAL FL 33909

CAPE 75 LLC
2180 IMMOKALEE RD STE 313
NAPLES FL 34110

MORAN PATRICIA A TR
2857 S LOWE AVE
CHICAGO IL 60616

OLSON JANICE J
3947 DEL SOL LN #303
CAPE CORAL FL 33909

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TRUJILLO FAUSTO &
3947 DEL SOL LN #304
CAPE CORAL FL 33909

FERRARA GERALDINE A
3953 POMODORO CIR #102
CAPE CORAL FL 33909

LONG-CAMPBELL SHERRI LYNN +
920 NE 11TH ST
CAPE CORAL FL 33909

SIMON OFFENBERG LLC
SINGER BERGER PRESS
23500 MERCANTILE RD STE A
BEACHWOOD OH 44122

DWORIANYN PAUL & JESSICA
3953 POMODORO CIR #204
CAPE CORAL FL 33909

MISKOVICH LYNETTE RINGHOFER
3953 POMODORO CIR #302
CAPE CORAL FL 33909

WOODY CAROL ANN
3953 POMODORO CIR #304
CAPE CORAL FL 33909

ALKATIB JAMAL &
3957 POMODORO CIR #102
CAPE CORAL FL 33909

TRACY JACQUELINE A L/E
3957 POMODORO CIR #104
CAPE CORAL FL 33909

MISHLER GAIL EVELYN TR
3957 POMODORO CIR #202
CAPE CORAL FL 33909

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DENT JUDITH TR
3953 POMODORO CIR #101
CAPE CORAL FL 33909

MARTIN JACKIE W & JUDITH K
3953 POMODORO CIR #103
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
3953 POMODORO CIR #201
CAPE CORAL FL 33909

WESTMOE JON & PAMELA
3953 POMODORO CIR #203
CAPE CORAL FL 33909

THORNTON CARL K JR
3953 POMODORO CIR #301
CAPE CORAL FL 33909

SHELDON JOAN
3953 POMODORO CIR #303
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD S #300
CAPE CORAL FL 33990

BARZ PATRICIA TR
3957 POMODORO CIR #103
CAPE CORAL FL 33909

MCGARRAH LARRY J & INA M TR
2901 VALLEY VIEW DR
SPRINGDALE AR 72762

SHEPPARD SHIRLEY
3957 POMODORO CIR #203
CAPE CORAL FL 33909

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VILJOEN CLARRY MARTIN &
PO BOX CH492 CHISIPITE HARARE
MASHONALAND
ZIMBABWE

TAX FREE STRATEGIES LLC
DAVID R BROCKWELL
1728 SW CIMARRON COURT
PALM CITY FL 34990

DORAN STEPHANIE R
1448 SE 20TH ST
CAPE CORAL FL 33990

FRANCO LUIS A BELTRAN &
3961 POMODORO CIR #102
CAPE CORAL FL 33909

MAZZOCCHI BLAISE & MARIAN B
1116 JACKSON PL
BALDWIN NY 11510

MCLAREN TERRENCE & CARLA
3961 POMODORO CIR #202
CAPE CORAL FL 33909

IIDC PACIFIC LLC
2401 LAKEWOOD RANCH BLVD #1213
LAKEWOOD RANCH FL 34240

CAMM JOSEPH & CAROL
3961 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

RICE DAVID +
18314 HAMPTON HILLS DR
HUMBLE TX 77338

OBERDIER LISA A
3965 POMODORO CIR #102
CAPE CORAL FL 33909

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ROJAS CARLOS A & LILIANA C
311 SE 13TH ST
CAPE CORAL FL 33990

ISLE PROPERTY VENTURES LLC
TROY CARROTHERS
W72N1170 AUGUSTA LN
CEDARBURG WI 53012

LAIER F SCOTT +
5510 SW 12TH AV
CAPE CORAL FL 33914

VAN HEYNEGEN DOREEN L/E
3961 POMODORO CIR #103
CAPE CORAL FL 33909

ORTEGA LUZ
3961 POMODORO CIR #201
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD #300
CAPE CORAL FL 33990

SIMON OFFENBERG LLC
SINGER BERGER PRESS
19667 TURNBERRY WAY #24K
AVENTURA FL 33180

CHRISTIANO CYNTHIA L TR
3961 POMODORO CIR #303
CAPE CORAL FL 33909

PETERSFELDT FRANCISCO JAVIER D
GABRIELE TERGIT PROMENADE 21
BERLIN 10963
GERMANY

BIELECKI MARIUSZ R
777 N ASHLEY DR UNIT 2513
TAMPA FL 33602

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OFT 2004 LLC
BERNARD OFFENBERG
19667 TURNBERRY WAY APT 8D
AVENTURA FL 33180

MARCHESE MARIA A TR
3965 POMODORO CIR #202
CAPE CORAL FL 33909

VANDECASTEELE JULIEN &
3965 POMODORO CIR UNIT 204
CAPE CORAL FL 33909

MCGEE MARTIN & KAREN MARIE
3965 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

FREDERICO JOSEPH A SR &
43 KIPPEN DR
WILLIAMSTOWN NJ 08094

VIVIANI CHARLES JOSEPH &
1956 FORD ST
BROOKLYN NY 11229

LORITZ ANITA M &
W4242 HILLTOP DR
FOND DU LAC WI 54937

PRACHER LANNIE HELEN &
3956 POMODORO CIR #202
CAPE CORAL FL 33909

KRIEGER RONALD J & JUDITH L
3956 POMODORO CIR #204
CAPE CORAL FL 33909

KENNEDY ROBERT E &
3956 POMODORO CIR #302
CAPE CORAL FL 33909

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SIMMONDS KATHI
3830 GOLF VISTA DR
LAPEER MI 48446

MURACZEWSKI DAVID
3965 POMODORO CIR #203
CAPE CORAL FL 33909

UPSHAW SHIRLEY A L/E
3965 POMODORO CIR #301
CAPE CORAL FL 33909

ARMENTEROS CACILIE D
3965 POMODORO CIR #303
CAPE CORAL FL 33909

HONAS MICHAEL A & JOANNE L L/E
3956 POMODORO CIR #101
CAPE CORAL FL 33909

XAVIER INVESTMENTS LLC
4313 BREWSTER LN
WEST PALM BEACH FL 33417

STUMPFIG REBECCA +
3956 POMODORO CIR #201
CAPE CORAL FL 33909

NEGRON DIANA
3956 POMODORO CIR #203
CAPE CORAL FL 33909

GILLELAND OWEN E III
3956 POMODORO CIR UNIT 301
CAPE CORAL FL 33909

REYES PAUL &
3956 POMODORO CIR #303
CAPE CORAL FL 33909

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CHILELLI ROSINA
131 KILBURN RD S
WEST HEMPSTEAD NY 11552

SCHARMACH PATRICIA M TR
3964 POMODORO CIR #102
CAPE CORAL FL 33909

COMFORT HOUSE PROPERTIES LLC
2514 GRAND CENTRAL PKWY #10
ORLANDO FL 32839

MEYERS MICHAEL T &
3964 POMODORO CIR #202
CAPE CORAL FL 33909

GARCIA ANA L L/E
3964 POMODORO CIR #204
CAPE CORAL FL 33909

MONGER BERTRAND
301 DU GRAND-PRE
BASSIN QC G4T 0B2
CANADA

GONZALEZ CANDACE
3969 POMODORO CIR #101
CAPE CORAL FL 33909

IRVING TERRY L +
300 NE 19TH CT APT 104N
WILTON MANORS FL 33305

ARROYO EDDIE
3969 POMODORO CIR #201
CAPE CORAL FL 33909

ALLIANCE WC LLC
703 SARATOGA DR APT 326
NAPA CA 94559

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KEATING JENNY +
1135 SE 16TH ST
CAPE CORAL FL 33990

ABRAHAO NATALIA SALOMAO
932 CARLETON RD
WESTFIELD NJ 07090

MISCHITELLI VINCENT A &
3964 POMODORO CIR #201
CAPE CORAL FL 33909

STILLWELL JILL ELIZABETH
3964 POMODORO CIR #203
CAPE CORAL FL 33909

ZLOTY DANIEL
214 FERRAGINE CRESCENT
BRADFORD WEST GWILLMBURY ON L3Z 4K1
CANADA

SIMPSON SARAH T &
3964 POMODORO CIR #304
CAPE CORAL FL 33909

TABACHNICK THOMAS T TR
533 W OLD SLEIGH LN
APPLETON WI 54913

HARRIS STEFAN K
MEISENWEG 55
HERRENBERG BW 71083
GERMANY

LISOWSKI OLGIERD & LIDIA
3969 POMODORO CIR #202
CAPE CORAL FL 33909

AMIES GORDON C & YVONNE J
413-38 HARBOUR ST
PORT DOVER ON N0A 1N0
CANADA

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GONNELLA JOSEPH TR
3969 POMODORO CIR #301
CAPE CORAL FL 33909

TAI TAPU TEXAS LLC
PO BOX 233 TAI TAPU
CHRISTCHURCH 7645
NEW ZEALAND

ALFAKHOURY FARIS NICOLA &
9129 MIGNONETTE ST
RANCHO CUCAMONGA CA 91701

ROX VILLAS LLC
442 WEST KORTSEN ROAD 101
CASA GRANDE AZ 85122

ensite

Exhibit M4 - Existing Future Land Use

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

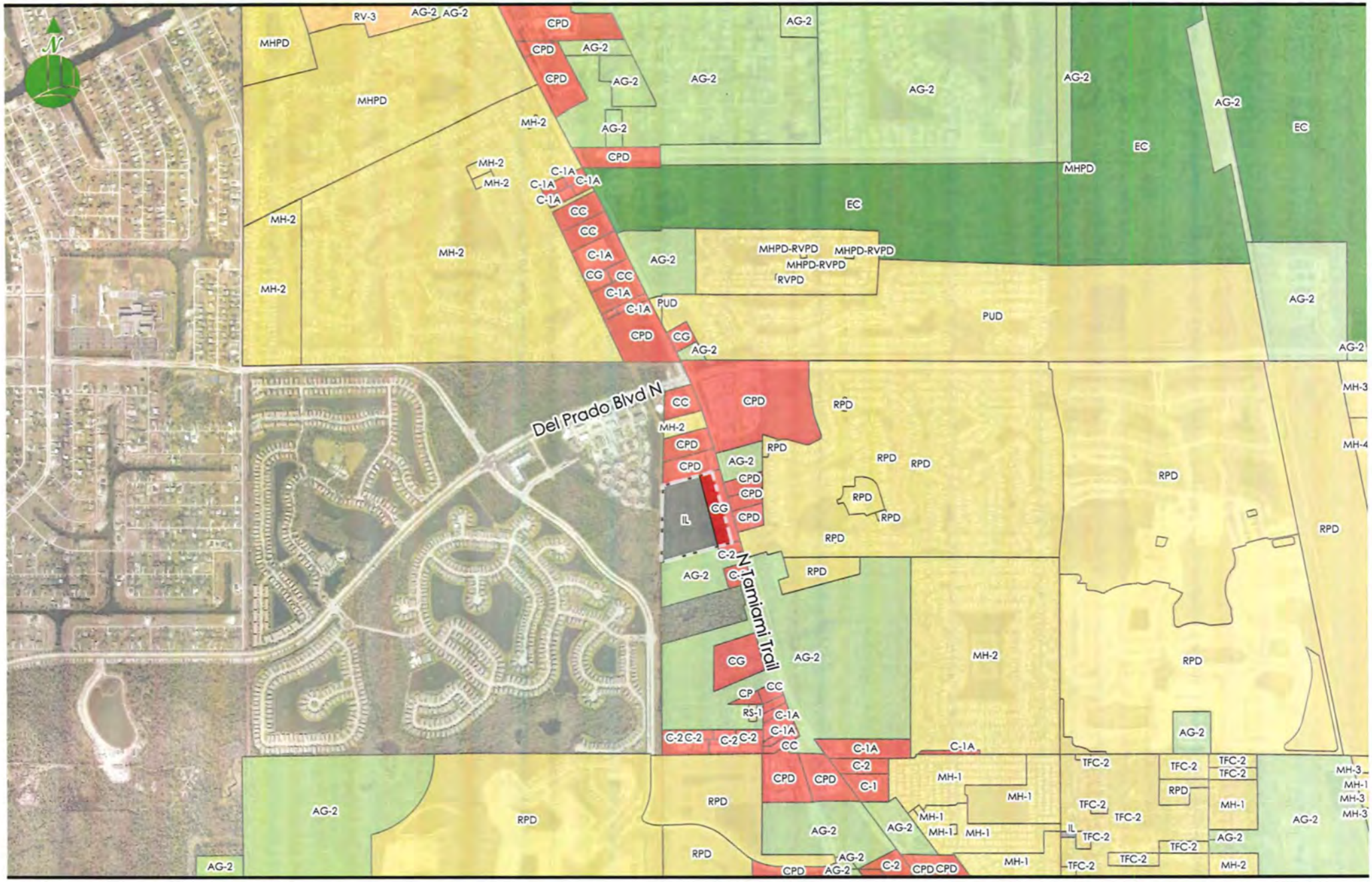
0 200 400 FT

ensite

Exhibit M5 - Existing Land Uses

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

0 1 2 mi

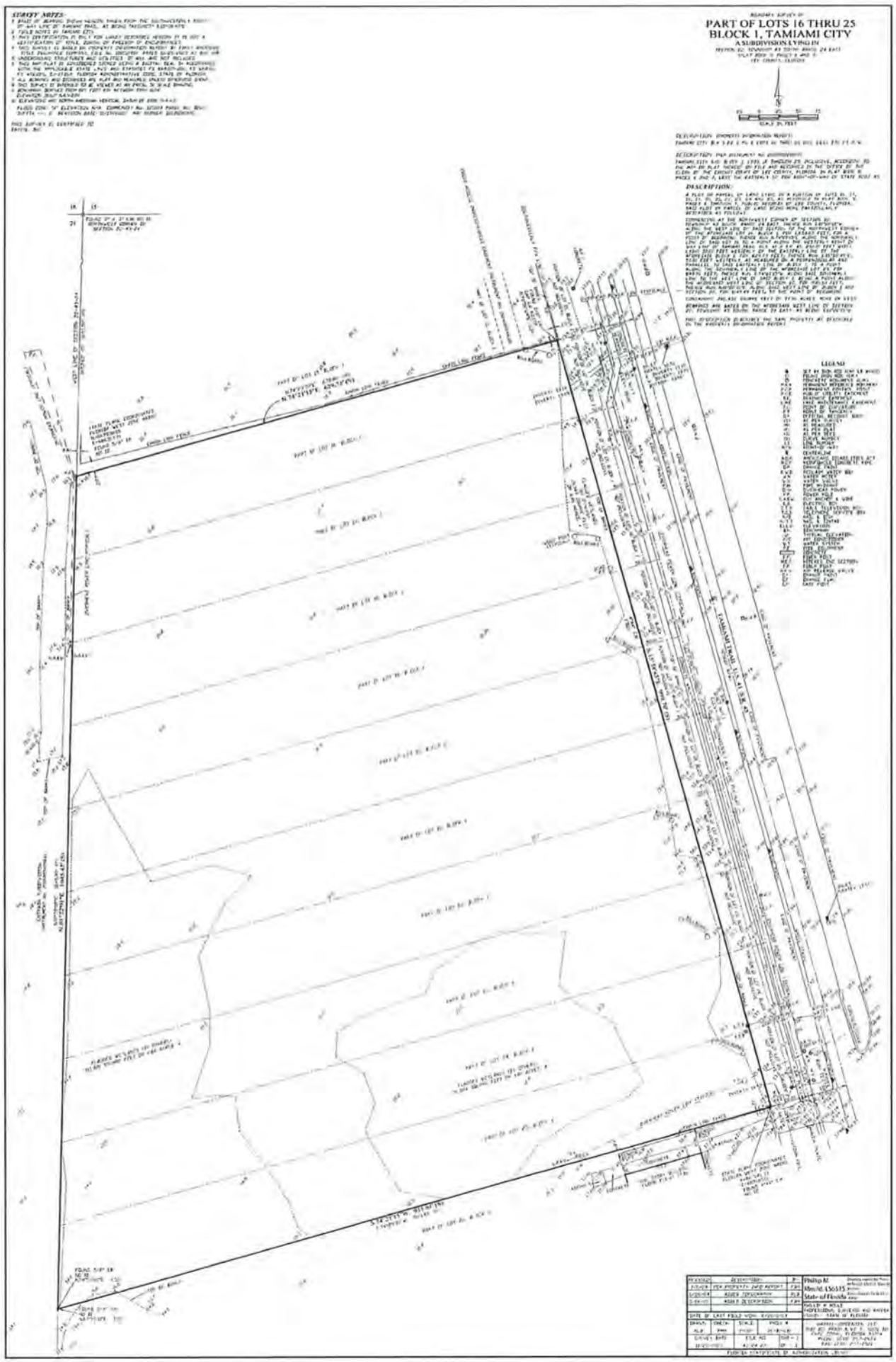


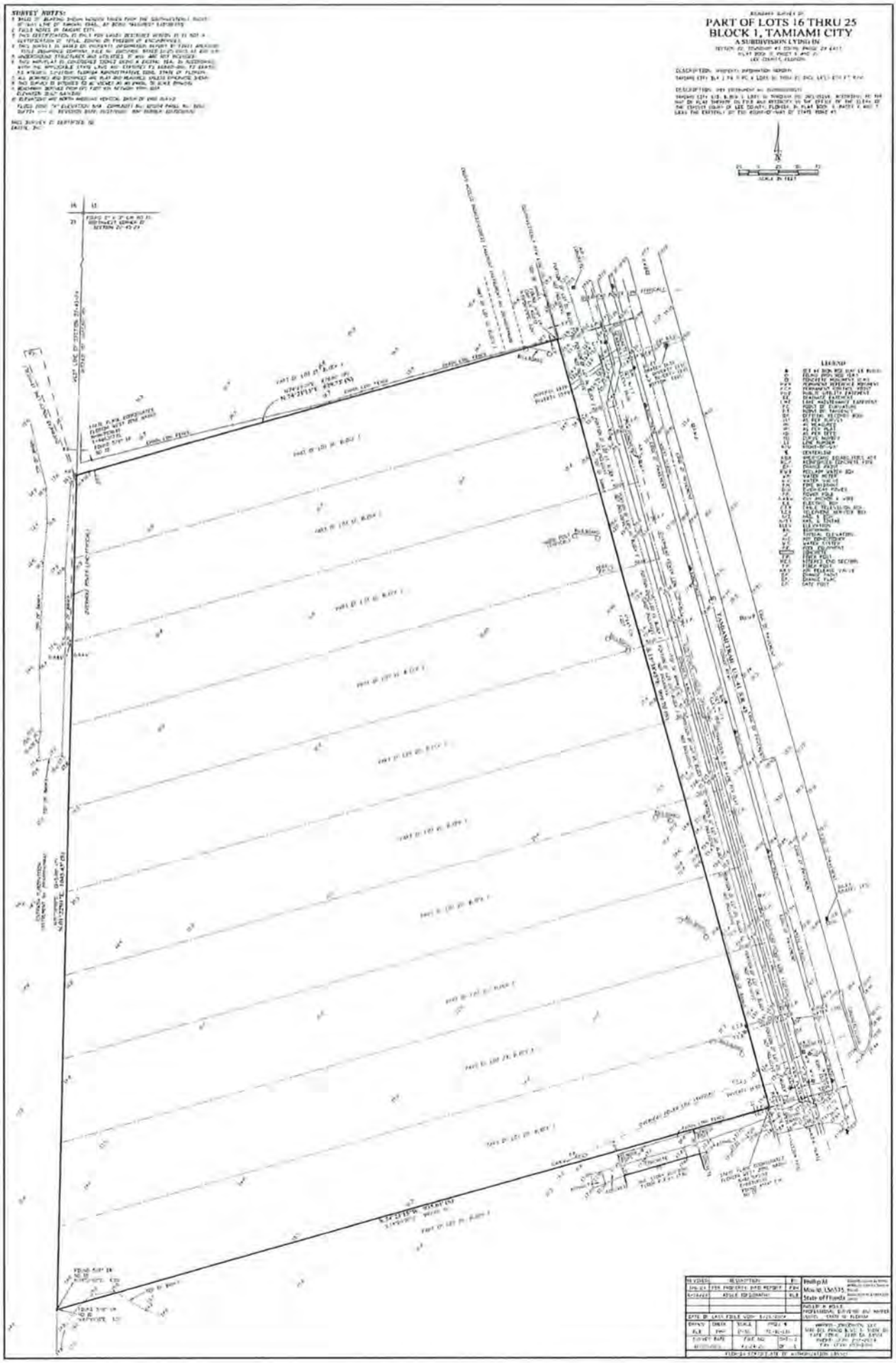
ensite

Exhibit M6 - Existing Zoning

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

0 1 2 mi


SURVEY NOTES:
BOUNDARY SURVEY OF
PART OF LOTS 16 THRU 25
BLOCK 1, TAMIAMI CITY
A SUBDIVISION LYING IN
DESCRIPTION:
LEGEND
TAMIAMI TRAIL (U.S. #41 S.R. #45)
Phillip M.
State of Florida


SURVEY NOTES:
PART OF LOTS 16 THRU 25
BLOCK 1, TAMIAMI CITY
A SUBDIVISION LYING IN
DESCRIPTION:
DESCRIPTION (AS SURVEYED):
LEGEND
SCALE IN FEET
TAMIAMI TRAIL (U.S. 41) (S.R. 45) (100' R/W)
S 74°15'18" W 1344.19' (M)
S 74°15'18" W 1344.19' (M)
Phillip M
Mayle (36535)
State of Florida
DATE OF LAST FIELD VISIT: 8-15-2024
DRAWN
DATE
SCALE
PROJ. #
FILE NO.
SHEET
OF

LEGEND:

R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
C.A.	CROSS ACCESS EASEMENT
I/E.E.	INGRESS/EGRESS EASEMENT
S.R.	STATE ROAD

DRAWN:	CHECK:	SCALE	PROJ. #
RBH	PMM	1"=150'	TC-B1-L16
SKETCH DATE		FILE NO.	SHT.- 1
5/14/25		43-24-22	OF - 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

SKETCH TO ACCOMPANY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, BLOCK 1, TAMIAMI CITY,

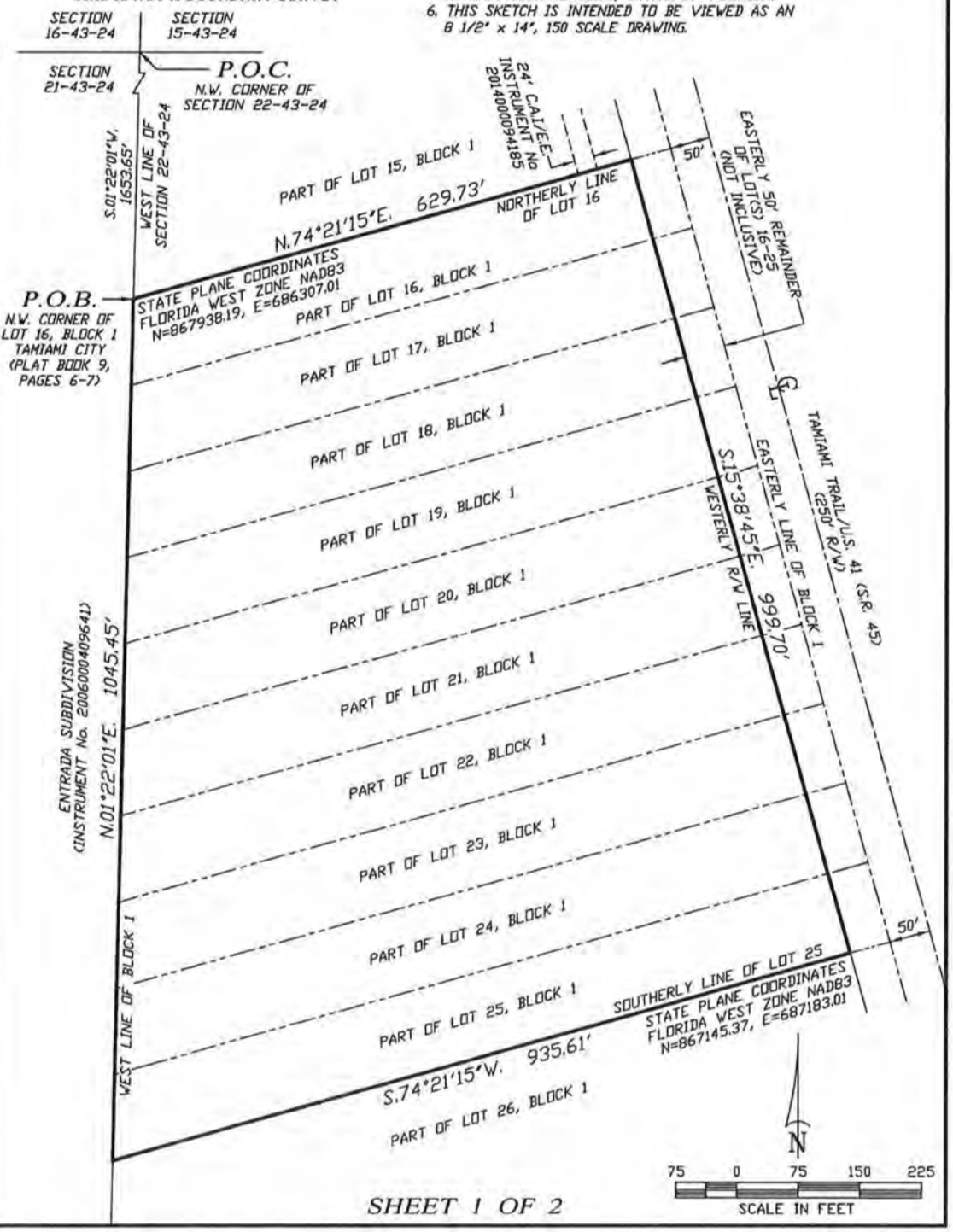
(PLAT BOOK 9, PAGES 6-7)
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL, AS BEING S.15°38'45"E.
2. FIELD NOTES IN TAMIAMI CITY.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 150 SCALE DRAWING.



SHEET 1 OF 2

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, BLOCK 1, TAMIAMI CITY,

(PLAT BOOK 9, PAGES 6-7)
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, AS RECORDED IN PLAT BOOK 9, PAGES 6 THROUGH 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN S.01°22'01"W. ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE AFORESAID LOT 16, BLOCK 1, FOR 1,653.65 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.74°21'15"E. ALONG THE NORTHERLY LINE OF SAID LOT 16 TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL (U.S. 41 / S.R. 45, 250.00 FEET WIDE), LYING 50.00 FEET WESTERLY OF THE EASTERLY LINE OF THE AFORESAID BLOCK 1, FOR 629.73 FEET; THENCE RUN S.15°38'45"E., 50.00 FEET WESTERLY, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO SAID EASTERLY LINE OF BLOCK 1, TO A POINT ALONG THE SOUTHERLY LINE OF THE AFORESAID LOT 25, FOR 999.70 FEET; THENCE RUN S.74°21'15"W. ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID BLOCK 1, BEING A POINT ALONG THE AFORESAID WEST LINE OF SECTION 22, FOR 935.61 FEET; THENCE RUN N.01°22'01"E. ALONG SAID WEST LINE OF BLOCK 1 AND SECTION 22, FOR 1045.45 FEET; TO THE POINT OF BEGINNING.

CONTAINING 782,432 SQUARE FEET OR 17.96 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEING S.01°22'01"W.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.05.16 08:14:25 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
MAY 14, 2025

TC-B1-L16

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000064927, DocType D, Pages 2, Recorded 3/7/2024 at 10:30 AM, DeputyClerk CMASSEY
Rec Fees: $18.50 Deed Doc: $11,550.00 ERECORD

Prepared By and Return To:
Title Plus, LLC
Attn: Kris Unkrich
6609 Willow Park Drive, #201
Naples, FL 34109

Consideration: $1,650,000.00
Order No.: PLUS-23-294

Property Appraiser's Parcel I.D. (folio) Number:
22-43-24-01-00001.0160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this March 4, 2024 by Lisa T. Morrison, a married person whose address is 2040 Ellejoy Road, Seymour, TN 37865 and Jon Tyus, a married person whose post office address is 1268 Tittsworth Rd., Seymour, TN 37865 (the "Grantor"), and Hone Docks and Lifts, Inc., a Florida corporation whose post office address is 1130-3 Pondella Road, Cape Coral, FL 33909 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Lee, State of Florida, viz:

Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 1, Tamiami City, according to the plat thereof as recorded in Plat Book 9, Page 6, of the Public Records of Lee County, Florida, less the Easterly 50 feet for right-of-way of State Road 45.

Grantor(s) warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to encumbrances, easements and restrictions of record and taxes for 2024.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Address of First Witness

Witness Signature

Printed Name of Second Witness

Address of Second Witness

Lisa T. Morrison

Jon Tyus

Grantor Address:
1268 Tittsworth Rd.
Seymour, TN 37865

STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or ___ Online Notarization this 1st day of March, 2024, by Lisa T. Morrison, who is/are personally known to me or who has/have produced TN Driver's License (type of identification) as identification.

Notary Public
Printed Name:
Commission #
My Commission Expires: 2-25-2026

RITA F. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or ___ Online Notarization this 1st day of March, 2024, by Jon Tyus, who is/are personally known to me or who has/have produced TN Driver's License (type of identification) as identification.

Notary Public
Printed Name:
Commission #
My Commission Expires: 2-25-2026

RITA F. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

ensite

Exhibit M9 - Aerial

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

0 200 400 FT

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, DAN STOVALL (name), as OWNER / PRESIDENT (owner/title) of HOME DOCTOR LIFTS, INC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

2-12-25
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12th day of February, 20 25, by Dan Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Amanda Yancey
My Commission HH 465420
Expires 11/16/2027

Signature of Notary Public

ensite

Exhibit M11 - Proposed Future Land Use

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

0 200 400 FT

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.

III. LEE PLAN ANALYSIS

The proposed map amendment from Suburban to Central Urban is consistent with a number of goals, objectives, and policies outlined within the Lee Plan as well as regional and state plans as outlined below.

Policy 1.1.3: The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Lee Plan describes the Central Urban category as the most heavily settled with the highest range of public services. This category permits light industrial uses and encourages mixed-use where appropriate. The companion Planned Development zoning application is inclusive of a master concept plan which depicts the proposed development, associated with this MCP is a Schedule of Uses which

is catered to the site and further specifies the commercial and industrial development program for the property.

Objective 2.1: 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, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The property's location along N Tamiami Trail, a state-maintained arterial, supports Objective 2.1 by allowing for future development of the site to have readily available access to a number of utilities and services. Additionally, the subject property is located within the North Fort Myers community and abuts the City of Cape Coral, this unique location allows for residents of either community to easily traverse through N Tamiami Trail or Del Prado Blvd N, major roads in each respective community, in order to access the site.

Objective 2.2: 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.

The subject property is currently in the Suburban future land use category which is defined as a Future Suburban area by the Lee Plan. The subject property is also surrounded by development and fits the definition of infill development per the Lee Plan. Infill projects already have public services available, making them ideal for development in terms of timing.

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.

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.

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).

2. **If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4A), then the development must be connected to that utility.**
3. **The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.**
4. **All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.**
5. **If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.**
6. **If a development lies outside any service area as described above, the developer may:**
   - **request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;**
   - **establish a community water system for the development; or**
   - **develop at an intensity that does not require a community water system.**
7. **Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.**

As outlined in Standard 4.1.1(1) any commercial or industrial project exceeding 30,000 SF of gross floor area per parcel must connect to public water. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with this standard by connecting to public water as further supported by the Lee County Utilities Letter of Availability.

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.**
2. **If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.**
3. **If there is not sufficient capacity nor adequate infrastructure within l/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.**
4. **If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, II-16 April 2024 Future Land Use the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.**
5. **If a development lies outside any service area as described above, the developer may:**
   • request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;
   • establish a self-provided sanitary sewer system for the development;
   • develop at an intensity that does not require sanitary sewer service; or
   • if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.
6. **Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.**

As outlined in Standard 4.1.2(1) any commercial or industrial project generating an excess of 5,000 gallons of wastewater per day must connect to public sanitary sewer system. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with

this standard by connecting to public wastewater as further supported by the forthcoming Florida Governmental Utility Authority Letter of Availability.

Standard 4.1.4: ENVIRONMENTAL FACTORS.

1. **In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.**
2. **Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.**
3. **Ensure development minimizes the need for expansion and construction of street and utility improvements.**

An environmental assessment of the site was conducted in November 2023 by Pennoni and the findings resulted in the conclusion that the property is heavily impacted by exotic vegetation. There are approximately 4.82 acres of wetlands across the 19.36-acre site and these lands feature exotic infestation with portions of the wetlands consisting solely of melaleuca or disturbed lands. The uplands on the site feature a similar range of exotic infestation; pine flatwoods are found on site but are made up of nearly 51-75% exotics and the area described as a palm hammock is made up of 26-50% exotic vegetation. Due to the absence of viable wetlands, or rare and unique uplands of high quality, the Applicant's improvement of the site will be inclusive of clearing the disturbed and exotic infested property while replanting with predominantly native vegetation for buffer areas and supplemental plantings throughout the site's designated open space.

Goal 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited commercial uses being proposed while allowing for flexibility for future commercial tenants which would further support proximate patrons. The subject property's current split zoning allows for commercial uses to be located along the eastern portion of the site, abutting N Tamiami Trail. The site's current partial commercial zoning along the arterial was previously impacted by a right-of-way taking which has resulted in a reduced depth for the commercially zoned area. As currently configured, the site's narrow commercial zoning promotes strip commercial development. The companion planned development zoning application alters this configuration by

creating additional depth for commercial tracts, effectively creating commercial outparcels to the industrial portion of the development. This creates a gradual transition from the more intense industrial uses proposed on the western portion of the site to more service/retail-oriented commercial being proposed along the eastern portion of the site abutting N Tamiami Trail. This configuration further separates any future industrial uses from the Sabal Springs residential community to the east of N Tamiami Trail.

Objective 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

Policy 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed PD rezone clarifies the location and square footage of commercial uses which would provide additional growth in the North Fort Myers community at an appropriate location. This policy also requires that the proposed commercial uses be supported by public facilities; the property has direct access onto N Tamiami Trail which is a four-lane to five-lane state-maintained arterial roadway. Additionally, the project will be supported by urban services via Lee County Utilities for potable water and FGUA for sanitary sewer as noted in the provided Letter of Availability from LCU and forthcoming Letter of Availability from FGUA.

Policy 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

Policy 6.1.5 protects the traffic-carrying capacity of roads and streets from incompatible commercial development. The companion Traffic Impact Study supports the assessment that the uses will not trigger a level of service deficiency for the adjacent road network. Alternatively, the proposed reconfiguration of uses and intensities results in a reduction in the maximum trip generation of the project via the partial conversion from commercial to industrial uses, which generally generate less trips than their retail and service-based counterparts.

Policy 6.1.6: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.

Policy 6.1.6 requires commercial developments to "provide adequate and appropriate landscaping, open space, and buffering." The companion MPD is inclusive of a Master Concept Plan which outlines the landscaping including open space and buffering being proposed. The project will provide appropriate landscaping, open space, and buffering as consistent with the Land Development Code at time of development order. Architectural standards are also reviewed at time of development order and are further governed by Chapter 33 regarding the North Fort Myers Commercial Corridor.

Policy 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

N Tamiami Trail features a mixture of commercial, industrial, and residential uses throughout the transportation corridor. The subject property features heavy commercial uses to the north of the site which services automobiles and appears to have an outdoor storage component based off recent aerials. Additionally, the property to the south of the site is a golf cart dealership which also features an outdoor/display component. The subject property abuts N Tamiami Trail to the east and further east are residential uses. Residential uses are also located immediately to the west of the subject property. This combination of abutting residential and commercial uses is addressed in the companion PD rezone's Master Concept Plan. This plan further defines the project's development program including open space, buffering, and setbacks, all of which are considered with the existing surrounding uses at the forefront. Additionally, the increased depth of the commercial tracts when compared to the existing commercially zoned portion of the site promotes the development of outparcels instead of the strip development currently supported by the narrow commercial zoning.

Policy 6.1.8: Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.

Consistent with Policy 6.1.8, the subject property is not located near an existing or planned school.

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

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited industrial uses being proposed. The industrial uses being proposed are visibly shielded from pass by traffic through the site's configuration as well as buffering and landscaping. The uses being proposed are also tailored to the site as further noted in the Schedule of Uses.

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.

The industrial uses proposed are further defined by the Schedule of Uses in the companion MPD rezone. The site's location along an arterial supports the ability to easily access the site without having to traverse through residential corridors or communities. The location being proximate to Cape Coral and being located within the North Fort Myers community facilitates the commute for current and future employees who reside in either the City of Cape Coral or North Fort Myers. As described above, the mixture of surrounding adjacent uses have further defined the proposed buffers and setbacks which promote compatibility with the subject property's adjacent land uses.

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.

The availability of planned services and facilities have been confirmed from numerous agencies via the supporting Letters of Availability which have been provided to the County for review. These agencies include LCU for water, FGUA for sewer (forthcoming), Lee County Solid Waste, the Lee County's Sheriff's Office, the local fire department and the County's School District.

Policy 7.1.6: Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution.

Consistent with the LDC, buffering and screening from the adjacent residential will be achieved to address site compatibility. Additionally, due to the incorporation of commercial outparcels on the companion rezoning's Master Concept Plan, there won't be visibility to the industrial area from N Tamiami Trail given the commercial outparcels proposed between the industrial area and N Tamiami Trail.

POLICY 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.

The subject property's location along N Tamiami Trail, a major transportation corridor, allows for any potential associated industrial traffic to be directed through the roadway and away from local streets feeding into predominantly residential areas.

Goal 30: NORTH FORT MYERS COMMUNITY PLAN. Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.

The subject property's location within the North Fort Myers Community will improve the economic vitality of the community; a major local business would be relocating their 6.5-acre headquarters in Cape Coral to North Fort Myers. This is an enhancement to the local economy of North Fort Myers and supports the business' growth which ultimately brings jobs to the community that currently requires North Fort Myers employees to traverse across the community via Pondella Road.

Policy 30.3.1: Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard.

The property's frontage along N Tamiami Trail would traditionally require it to feature a 15-foot wide Type D right-of-way buffer along the frontage. Per LDC Table 10-416(d)(4), the Type D buffer requires a minimum of five (5) trees and a double-staggered hedge per 100 linear feet. However, Lee Plan 30.2.6 allows for developments within the Commercial Corridor Overlay (such as the proposed) to utilize the development standards for the Mixed-Use Overlay. Per LDC Sec. 10-425(f)(1) the buffer adjacent to the roadway is required to be 5-feet wide and planted with five (5) trees per 100-linear feet.

Policy 124.1.2: The County's wetlands protection regulations will be consistent with the following:

1. **The Couty will not undertake an independent review at the development order stage of impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and dill permit or exemption.**
2. **No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.**

3. **Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.**
4. **Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.**
5. **Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.**
6. **The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.**

Consistent with the above policy's points one (1) through three (3), the subject property will obtain approval from South Florida Water Management District prior to any development which may impact wetlands or require any mitigation. A companion Master Concept Plan will be provided at time of Planned Development rezoning to further depict compliance with point four (4) above. The Applicant acknowledges points five (5) and six (6) - more specifically, that any non-residential land uses proposed on wetlands that have been or will be impacted will be consistent with the non-residential land uses permitted in the central urban FLU as this is proposed to be the immediately adjacent and least intense and upland category.

Policy 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions

The project will obtain approval from SFWMD consistent with the requirements of local Development Order permitting. Additionally, a surface water management plan will be provided at time of Planned Development rezoning to further describe surface water flows, groundwater levels and lake levels.

www.pennoni.com

17701 N. Tamiami Trail, North Fort Myers, Florida

Environmental Assessment

November 2023

Prepared for:

EnSite

Prepared by:

Pennoni Associates Inc.
4706 Chiquita Blvd. S – 200 E02
Cape Coral, FL 33914
(239) 446-7686
COlson@Pennoni.com

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Tables

Attachments

Project Purpose / Location

A due diligence site survey for a single parcel approximating 19.36 acres in North Fort Myers, Lee County with the STRAP #22-43-24-01-00001.0160, was conducted in November 2023. The parcel is west of N. Tamiami Trail and northeast of De Navarra Parkway and south of Del Prado Boulevard North. The parcels to the north and south are developed and the parcel to the west is undeveloped. The parcel is located within Section 22, Township 43 South, and Range 24 East.

Site Conditions

The parcels are located on undeveloped land in North Fort Myers (Lee County) and are a mixture of uplands and wetlands disturbed by invasive exotic plant infestations.

Vegetation Communities / FLUCFCS Codes

The cover and vegetation associations for the project area were verified and delineated using 2023 aerial photography (1" = 200") and on-site field investigations. The cover and vegetation assemblages were classified according to levels III and IV of the Florida Land Use, Cover and Forms Classification System, also known as FLUCFCS (FDOT 1999). An aerial and exhibit with FLUCFCS overlay is attached to this report. The following table outlines the FLUCFCS codes identified within the project area, followed by detailed descriptions below.

The majority (15.09 acres) of the site contains wetlands heavily impacted by nonnative invasive species. Other areas include mesic pine flatwoods, a small palm hammock and a ditch.

Table 1. FLUCFCS Codes within the Project Area

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Palm Hammock (Exotics 26-50%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric Pine Flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Total: 19.36 acres

LEGEND
N = Non-Wetland
NJD = Non-Jurisdictional Wetlands or Waters of the U.S.
W = Wetland
OSW = Other Surface Waters
WUS = Waters of the U.S.

FLUCFCS Code: 411-E3 Pine Flatwoods (2.75 acres)

The northwest corner of the site contains pine flatwoods invaded by invasive exotic plants. No obligate wetland plants, buttressing, nor adventitious roots were observed within this community. Dominant canopy species include slash pine (*Pinus elliottii* var densa), melaleuca (*Melaleuca quinquenervia*), Java plum (*Syzygium cumini*) and Brazilian pepper (*Schinus terebinthifolius*). Less dominant canopy and midstory trees include earleaf acacia (*Acacia auriculiformis*) and Australian pines (*Casuarina equisetifolia*). Mid and understory plants include saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), carrotwood (*Cupaniopsis anacardioides*), climbing cassia (*Senna pendula*), beauty berry (*Callicarpa americana*), caesarsweed (*Urena lobata)*, bracken fern (*Pteridium aqulinum*) and chamber bitter (*Phyllanthus urinaria*). Vines include muscadine grape (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), poison ivy (*Toxicodendron radicans*) and rosary pea (*Abrus precatorius*).

FLUCFCS Code: 428E2 - Palm Hammock (0.33 acres)

The palm hammock is dominated by cabbage palms (*Sabal palmetto*), over an understory of beauty berry (*Callicarpa americana*), myrsine (*Myrsine guianensis*), and woods grass (*Oplismenus*

hirtellus). Golden polypody (*Phelbodium aureum*) and shoestring fern (*Vittaria lenata*) are on the palm trunks and boots.

FLUCFCS Code: 510-Ditch (0.72 acres)

A ditch parallels US 41 but is within the property boundary. Plants within the ditch include water hyacinth (*Eichhornia crassipes*), marshweed (*Limnophila* sp.) and common reed (*Phragmites australis*).

FLUCFCS Code: 619-Melaleuca (3.27acres)

Melaleuca occurs in the southern portion of the site and occurs almost as a pure stand. The melaleucas are buttressed and have adventitious rooting. Widely scattered native trees include buttressed slash pines and young laurel oaks. The understory is largely bare with rafted debris. Scattered plants within the midstory include Senegal date palm (*Phoenix reclinata*), salt bush (*Baccharis halimifolia*), wax myrtle and ferns.

FLUCFCS Code: 625 E2-Hydric Flatwoods (9.52 acres)

Hydric flatwoods dominate the property. The plants within this community are similar to the pine flatwoods but with more melaleuca and fewer earleaf acacia, Australin pines and Brazilian pepper. laurel oaks (*Quercus hemeisphaerica*), swamp sedge (*Cyperus ligularis*), swamp fern (*Blechnum serrulatum*) and Old-World climbing fern (*Lygodium microphyllum*) also occur.

FLUCFCS Code: 641 E2-Freshwater Marsh (0.77 acres)

The freshwater marsh is dominated by grasses including maidencane (*Panicum hemitomon*) and para grass (*Brachiaria mutica*). Other plants on the edges include pickerelweed (*Pontederia cordata*) duck potato (*Sagittaria latifolia*), Alligator flag (*Thalia geniculata*), Carolina pony foot (*Dichondra carolinensis*), fleabane (*Erigeron* sp.), horned beakrush (*Rhyncospora inundata*) and broomsedge *(Andropogon glomeratus)*.

FLUCFCS Code: 740H- Disturbed Land Hydric(1.53 acres)

A mowed area occurs between the ditch and the forested portion of the property. Vegetation is a mixture of hydric and non-hydric vegetation and includes Spanish needles (*Bidens alba*), Florida snow (*Richardia grandiflora*), chocolate weed (*Melochia corchorifolia*), Caesarweed, Spermococea (*Spermacoce verticillata*), love grass (*Eragrostis* sp.), whitetop sedge (*Rhynchospora colorata*),

broomgrass (*Andropogon virginicus*), broomsedge, smut grass (*Sporobolus indicus*), torpedo grass (*Panicum repens*), guinea grass (*Megathyrsus maximum*), cogongrass (*Imperata cylindrica*) and multiple beaksedges (*Rhyncospora* spp.) and *Cyperus* sedges.

FLUCFCS Code: 814 Roads - (0.47 acres)

A small portion of the site includes US 41 and it's right of way.

Soils

The soil types that occur or occurred historically within the proposed project area was determined using the Natural Resource Conservation Service (NRCS) Geographic Information System soil layer. The site is comprised of Isles fine sand-frequently ponded (#39), Wabasso sand, limestone substratum (#42), Copeland fine sandy loam, frequently ponded (45), Cypress lake fine sand, slough (#74) and Wabasso sand, Limestone substratum-Urban land complex (#138). Both types of Wabasso sand (42 and 138) are categorized as non-hydric soils while the other three soils mapped on site are hydric. A soils map is attached to this report.

Wetlands and Other Surface Waters (OSW)

The limits of potential SFWMD and federal 404 jurisdictional wetlands have been identified in the field (see the attached FLUCFCS Map). The extent of the potential jurisdictional wetlands was established using the "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340, Florida Administrative Code (F.A.C.) methodology. The wetland limits for the project have not yet been field verified by the SFWMD or the Florida Department of Environmental Protection (FDEP) who have assumed jurisdiction of federal 404 wetlands and Waters of the United States (WOTUS) in this area of the State of Florida. State regulatory agency personnel will have to approve the wetland limits through a jurisdictional wetland determination and therefore, the wetland limits are subject to change. A jurisdictional wetland determination can be accomplished through a Formal or Informal Jurisdictional Wetland Determination Application or through the Environmental Resource Permitting process. The site contains state jurisdictional wetlands; however, the on-site wetlands may not be considered federally jurisdictional due to their isolation and/or lack of connection to navigable waters.

Listed Species

A protected species survey was conducted on the property by Pennoni Associates Inc. environmental scientists on November 6, 2023. Meandering pedestrian transects were utilized to cover a minimum 80% coverage of the project area in accordance with methodologies outlined by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The purpose of the survey was to identify and document the presence of listed species inhabiting the site that are regulated by the FWS and the FWC. No state or federally listed species, nor their sign, were observed on site.

No gopher tortoise (*Gopherus polyphemus*), their burrows nor scat were observed within the property limits. An updated 100% coverage gopher tortoise survey may be required within 90 days of construction. If tortoise burrows are found, a Relocation Permit from the FWC will be required prior to any impacts proposed within 25' of a potentially occupied (active and inactive) gopher tortoise burrow. Burrows must be excavated per FWC Guidelines and any recovered tortoises relocated to an approved recipient site.

The property is outside the FWS designated Florida panther (*Puma concolor coryi*) focus areas and no panthers nor their sign were observed.

Trees on the parcel were surveyed for cavities that could be utilized by the federally endangered Florida bonneted bat (*Eumops floridanus*). The Florida bonneted bat roost site survey consisted of onsite observations of dead trees and snags with hollows, crevices, loose bark, and/or cavities and the inspection of cabbage palms to the extent possible, as no red-cockaded woodpecker (*Picoides borealis*) cavity trees, bridges, overpasses or other man-made structures exist onsite that may provide suitable roosting habitat. Cavity trees were observed onsite, however no evidence of Florida bonneted bat roosting was found during the site inspection. Updated surveys may be required by the permitting agencies prior to construction. The parcel is outside of proposed designated critical habitat.

While none was observed, suitable habitat for the federally threatened Eastern indigo snake (*Drymarchon corais couperi*) is present onsite. Potential impacts to this species can be minimized through the implementation of the FWS Standard Protection Measures for the Eastern Indigo Snake.

The closest identified bald eagle (*Haliaeetus leucocephalus*) nest (LE939) is located 0.81 miles to the southwest of the property. The subject property is well outside of the 660-foot buffer zone so no impacts to bald eagles are anticipated. Historic bald eagle nest LE-045 occurred south of the property. The nest is no longer there and has been deemed abandoned by the Lee County Eagle Technical Advisory Committee. No action is needed unless a new nest is built.

No snail kites (*Rostrhamus sociabilis*) nor wood storks (*Mycteria americana*) were seen on site during the site visits. The area is within the FWS snail kite consultation area but well outside of critical habitat. Foraging opportunities occur within the ditch for both species.

The wood stork colony known as Caloosahatchee River West is within 5 miles of the project area. Because the project is located within a Core Foraging Area (CFA) of the colony, proposed impacts to wetlands will require habitat compensation within the appropriate CFA or within the service area of a Service-approved mitigation bank. The habitat compensation required will be based on a FWS Foraging Analysis protocol and must replace the foraging value, consisting of wetland enhancement or restoration matching the hydroperiod of the wetlands affected. The purchase of wetland mitigation credits for wetland impacts may be sufficient mitigation for impacts to the wood stork foraging habitat. The federally threatened wood stork is currently being reviewed for delisting, but there is no set timeline for the determination.

Suitable foraging areas for the state threatened little blue heron (*Egretta caerulea*) and tricolored heron (*Egretta tricolor*) occur on site and both species were seen foraging within the ditch south of the property during the site visit. A nesting survey may be required prior to clearing and construction.

No additional nests, dens, burrows, tracks, scat, or signs indicative of protected species use of the property were identified during the site inspections. No federally or state listed plant species were observed on site. Species seen or heard on site include red-bellied woodpecker (*Melanerpes carolinus*), Eastern phoebe (*Sayornis phoebe*), blue jay (*Cyanocitta cristata*), fish crow (*Corvus ossifragus*), Carolina wren (*Thryothorus ludivicianus*), common yellowthroat (*Geothlypsis trichas*), palm warbler (*Setophaga palmarum*), northern cardinal (*Cardinalis cardinalis*), gray squirrel (*Sciurus carolinensis*), armadillo (*Dasypus novemcinctus*), brown anole (*Anolis sagrei*), white peacock (*Anartia jatrophae*) little sulphur (*Eurima lisa*) and autumn meadowhawk (*Sympetrum vicinum*). Turkey vultures (*Cathartes aura*) and osprey (*Pandion haliaetus*) were observed flying over the site.

REFERENCES

Florida Department of Transportation, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission, 2011. Florida's Endangered Species, Threatened Species, and Species of Special Concern.

Florida Fish and Wildlife Conservation Commission, 2017. Gopher Tortoise Permitting Guidelines.

U.S. Fish and Wildlife Service, 1995. Endangered and Threatened Wildlife and Plants.

U.S. Fish and Wildlife Service, 1990. Wood Stork Habitat Management Guidelines.

U.S. Fish and Wildlife Service, 2007. Bald Eagle Monitoring Guidelines.

U.S. Fish and Wildlife Service, 2013. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish and Wildlife Service, 2019. Florida Bonneted Bat Consultation Guidelines.

U.S. Fish and Wildlife Service, 2020. Habitat Assessment Guidelines for Florida Panther.

Pennoni

PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Site Outline

Location Map

PENNONI ASSOCIATES INC.
1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.202.2195 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Lee County Parcels
Site Outline

Aerial Map

Folder: C:\Users\Hsearson\OneDrive - Pennoni\Documents\EnSite\17701 N Tamiami Trail\
Map Generated by: Hunter Searson

PENNONI ASSOCIATES INC.
4706 Chiquita Blvd S - 200-E02
Cape Coral, FL 33914
T: 239.360.3075 www.Pennoni.com

17701 N. Tamiami Trail,
North Fort Myers, FL

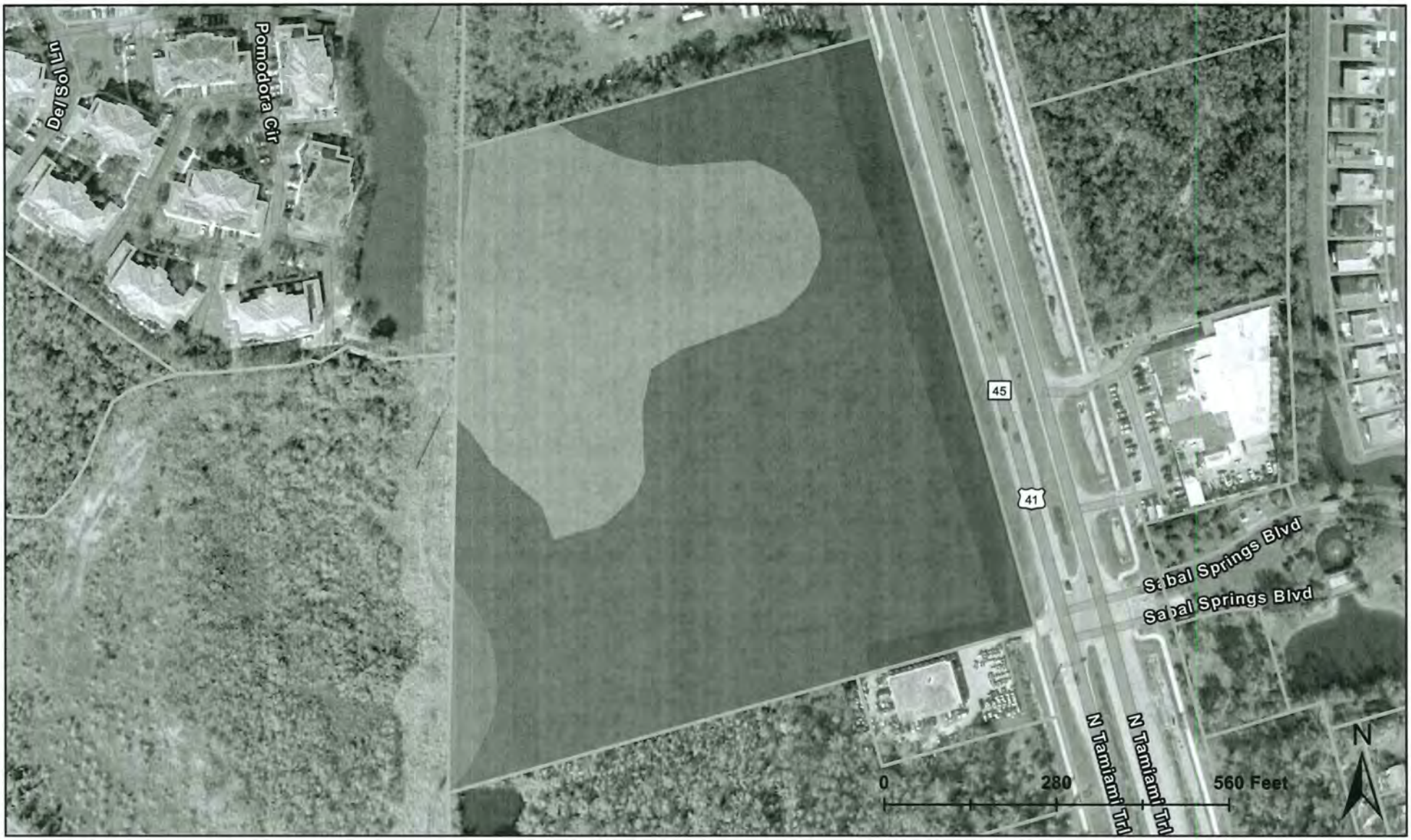
Project: ENSTE23006

FLUCFCS Map

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Site Outline Lee County Parcels

Notes:
1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.
2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).



PENNONI ASSOCIATES INC.
1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

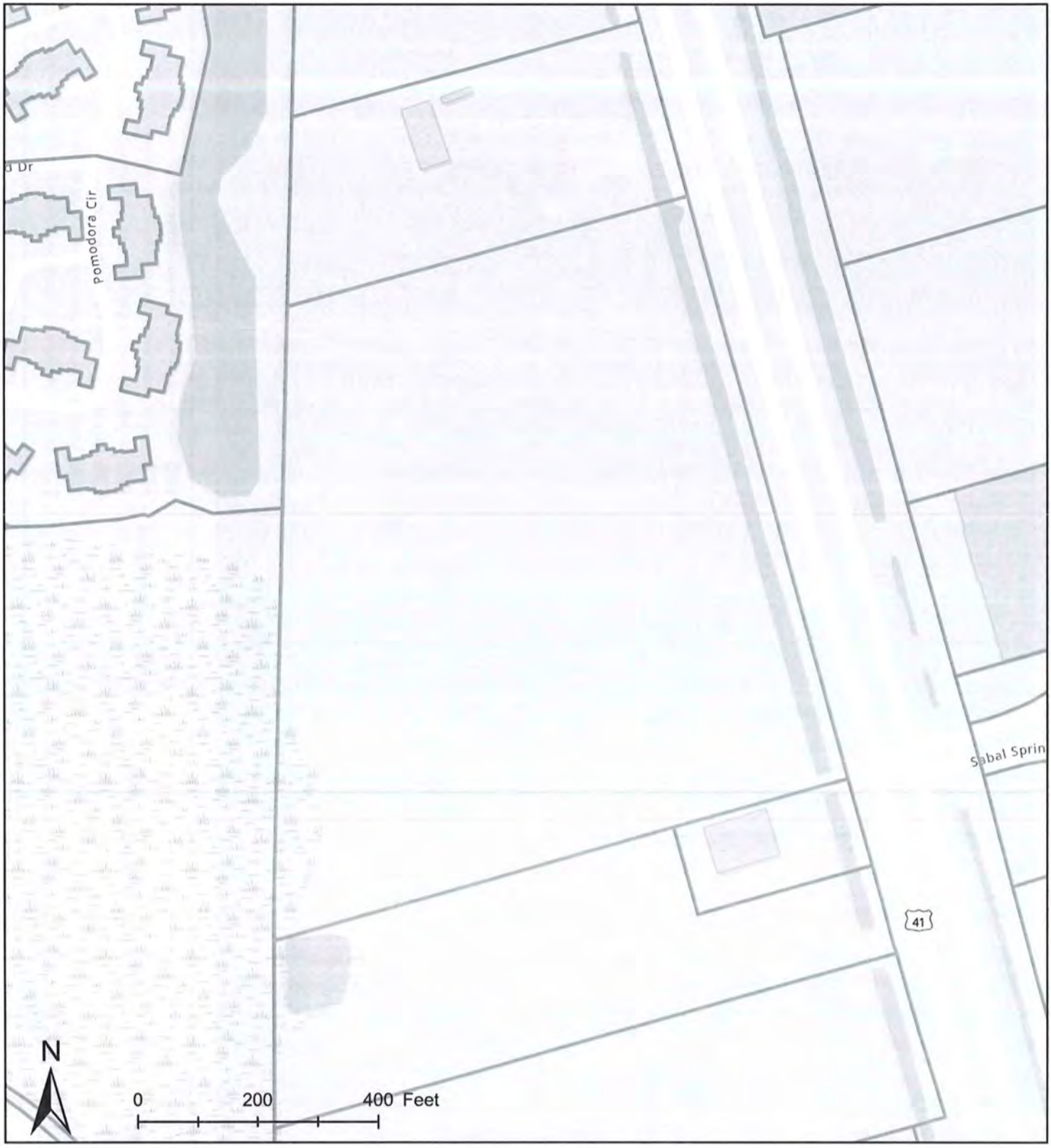
17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

- Site Outline
- Lee County Parcels
- Soil #39 - Isles fine sand, frequently ponded - hydric
- Soil #42 - Wabasso sand, limestone substratum - non-hydric
- Soil #45 - Copeland fine sandy loam, frequently ponded - hydric
- Soil #74 - Cypress Lake fine sand slough - hydric
- Soil #142 - Cypress Lake fine sand, slough-Urban land complex - hydric
- Soil #138 - Wabasso sand, limestone substratum-Urban land complex - non-hydric

Soils Map



PENNONI ASSOCIATES INC.
1212 Country Club Blvd, #202
Cape Coral, FL 33990
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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Site Outline
Lee County Parcels

USGS Quad Map

PENNONI ASSOCIATES INC.
1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.202.2195 www.Pennoni.com

17701 N Tamiami Trl
North Fort Myers, FL

Project: ENSTE23006

Authorized Agent: GTA-20-00041 and RAG-20-00009

Survey Date: 11/10/2023

- Abandoned Gopher Tortoise Burrow
- Inactive Gopher Tortoise Burrow
- Active Gopher Tortoise Burrow
- Lee County Parcels
- Site Outline

Protected Species Survey

Folder: C:\Users\Hsearson\OneDrive - Pennoni\Documents\HLDAY23001\December Pre-clears\
Map generated by: Hunter Searson

PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com	17701 N Tamiami Trail North Fort Myers, FL	Site Outline 330 ft buffer 660 ft buffer Bald Eagle Nest
	Project: ENSTE23006	
		Eagle Nest Buffer Zone Map

PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

- Site Outline
- Lee County Parcels
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

National Wetland Inventory Map

AS OUTLINED IN THE SUPPORTING EMAIL DOCUMENTED BELOW, NO HISTORICAL RESOURCES ARE LOCATED WITHIN THE SUBJECT PROPERTY.

6/17/24, 1:10 PM Mail - Cindy Leal - Outlook

RE: Lee County, FL request

Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Mon 6/17/2024 1:01 PM
To:Cindy Leal <cindyl@en-site.com>

1 attachments (711 KB)
Map.pdf;

Hello,

I have completed the requested search. We have no previously recorded resources within the parcel. I have attached a PDF map for your reference. Please let me know if you need anything else.

STOP This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850.245.6333 for project review information.

Ezekiel Greenwood
Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

Florida Department of State
Historical Resources

From: Cindy Leal <cindyl@en-site.com>
Sent: Monday, June 17, 2024 12:55 PM
To: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Subject: Re: Lee County, FL request

[EMAIL RECEIVED FROM EXTERNAL SOURCE]

The attachments/links in this message have been scanned by Proofpoint.

Thanks Ezekial, the parcel STRAP is 22-43-24-01-00001.0160 and the address is 17701 N Tamami Trail in North Fort Myers, FL (Lee County)

An aerial map of the parcel is below;

Just trying to confirm if there are any recorded historic resources on the site itself, no buffer area.

Please let me know if you need anything else to process this request.

-Cindy

Cindy Leal Brizuela, MURP

site

2401 First Street, Suite 201 | Fort Myers, FL 33901

office: 239.226.0024 | cell: 305.321.8756

CindyL@en-site.com | www.en-site.com

Think Green. Please consider the environment before printing this e-mail.

From: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Sent: Monday, June 17, 2024 9:47 AM
To: Cindy Leal <cindyl@en-site.com>
Subject: RE: Lee County, FL request

Hello,

You can provide us with a parcel number and any other location information you have, including a map. Please let us know if you would like a buffer area around the parcel searched as well and what information you are looking for (site, surveys, buildings). We do not provide letters for these searches as they are just a preliminary search of our database. If correspondence is required per local ordinance, the email with the results will suffice.

Ezekiel Greenwood
Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

From: Cindy Leal <cindyl@en-site.com>
Sent: Monday, June 17, 2024 9:29 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Lee County, FL request

Good morning,

I need to request a FL Master Site File letter regarding a subject property in Lee County, FL. Is there a form I should be utilizing for this request or do I provide you with the local parcel number? Please let me know and I can provide ASAP.

-Cindy

Cindy Leal Brizuela, MURP

site

2401 First Street, Suite 201 | Fort Myers, FL 33901

office: 239.226.0024 | cell: 305.321.8756

CindyL@en-site.com | www.en-site.com

THE BELOW IMAGE WAS PROVIDED AS AN ATTACHMENT FROM THE DIVISION OF HISTORIAL RESOURCES IN REFERENCE TO ABOVE EMAIL REQUEST

planning | landscape architecture | engineering | urban design | sustainability

2401 First Street, Suite 201|Fort Myers, Florida 33901
239.226.0024|www.en-site.com

a. SANITARY SEWER

The below impact analysis for sanitary sewer is further supported by the provided Letter of Availability from Florida Governmental Utility Authority's response letter. The subject property is located within the Florida Governmental Utility Authority's wastewater service area and is not located within a future sewer service area per Lee Plan Map 4-B.

LEVEL OF SERVICE (PER 2024 LOS CONCURRENCY REPORT)

- Required Capacity - average 200 gallons per day per dwelling unit in service area
- Available Capacity (combined Lee County Utilities and City of Fort Myers infrastructure through inter-local agreement) - average 247 gallons per day per equivalent residential connection (ERC)

[Pending Response from FGUA LOA Application #24-129]

b. POTABLE WATER

The below impact analysis for potable water is further supported by the provided Letter of Availability depicted on the following page from Lee County Utilities. The subject property is located within the Lee County Utility's water service area and is located within a future water service area per Lee Plan Map 4-A.

LEVEL OF SERVICE (PER 2024 LOS CONCURRENCY REPORT)

- Required Capacity - average 250 gallons per day per equivalent residential connection (ERC)
- Available Capacity (Lee County Utilities infrastructure only) - average 320 gallons per day per ERC.

CALCULATIONS:

Shopping centers = .1 gpd per SF = 35,000 x .1 = 3,500 GPD
Self-storage over 200 units = 1 gpd per 2 units = 265 / 2 x 1 = 133 GPD
Per loading Bay = 100 GPD per bay = 30 bays x 100 = 3,000 GPD
Office = 100 gpd per 100 s.f. = 9,000/100 x 100 = 9,000 GPD
Total SF: 310,000
Average Estimated GPD: 15,633

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

February 6, 2025

Via E-Mail

Brian R. Smith
En-Site, Inc.
2401 First Street, Suite 201
Fort Myers, FL 33901

RE: **Potable Water Availability**
Honc US 41 MPD – 17701 N. Tamiami Trail, North Fort Myers, FL 33903
STRAP # 22-43-24-01-00001.0160

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of four commercial units consisting of shopping center, self-storage facility, and office building with an estimated flow demand of approximately 15,633 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by Florida Governmental Utility Authority.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is to be utilized for Planned Development Application only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely.

Ashanti Shahriyar

LEE COUNTY UTILITIES
Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING

c. SURFACE WATER/DRAINAGE BASINS

The subject parcel is over 10 acres in size and does have wetlands as further indicated in Exhibit M21, therefore the property is subject to the rules and regulations of the South Florida Water Management District (SFWMD) for water management needs and requirements for pre-treatment and attenuation. The project will propose a master stormwater system that will be permitted through the SFWMD. This permit will regulate the requirements of stormwater based on the final design, intensity, and land uses.

d. PARKS, RECREATION, AND OPEN SPACE

N/A – Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no residences are being generated from this request.

Additionally, open space will be provided consistent with the Land Development Code's Chapter 10 and 33 as they apply to the future development of the site. Further detailed plans for open space are located on the companion MPD Rezoning's Master Concept Plan.

e. PUBLIC SCHOOLS

N/A – Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no students are being generated from this request.

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Brian R. Smith, P.E.
EnSite, Inc.

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: June 18, 2024

RE: 17701 N. Tamiami Trail
Strap No. 22-43-24-01-00001.0160
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 17.96 acres of property located at 17701 North Tamiami Trail (US 41) in Lee County, Florida. Based on the discussion with EnSite, Inc., the approximate 17.96-acre site will be subject to a Map Amendment that will change the land use designation from Suburban to Central Urban.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Suburban Land Use Category (FLU), the permitted development on site was assumed to consist of up to 179,600 square feet of commercial uses based on a typical development density of 10,000 square foot per acre. The Applicant is proposing a Map Amendment on the approximate 17.96-acre site to change the land use designation from Suburban to Central Urban. The main intent of this change is to allow for industrial development on the subject property. For analysis purposes, under the Central Urban Future Land Use category the site was assumed to consist of up to 120,000 square feet of light industrial uses and up to 30,000 square feet of commercial retail uses along Pine Island Road. **Table 1** summarizes the uses/intensities that could be developed under the existing land use designation and uses/intensities assumed under the proposed land use designation.

Table 1
Land Uses
17701 N. Tamiami Trail

Existing/ Proposed	Land Use Category	Intensity
Existing	Suburban	179,600 Sq. Ft. Commercial (10,000 Sq. Ft./Acre)
Proposed	Central Urban	120,000 Sq. Ft. Industrial 30,000 Sq. Ft. Commercial

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 820 (Shopping Center >150k), Land Use Code 822 (Strip Retail Plaza <40k) and Land Use Code 110 (General Light Industrial) were utilized for the trip generation purposes of the permitted/proposed uses on site. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2 and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. Both tables also incorporated a reduction in trips due to "pass-by" traffic. Consistent with historical traffic studies in Lee County, the "pass-by" rate was limited to thirty percent (30%).

Table 2
Trip Generation
Based on Existing Land Use Category
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (179,600 Sq. Ft.)	148	92	240	413	447	860	10,553
Less Retail Pass-by	-36	-36	-72	-129	-129	-258	-3,160
Net New Trips	**112**	**56**	**168**	**284**	**318**	**602**	**7,373**

Table 3
Trip Generation
Based on Proposed Land Use Category
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
General Light Industrial (120,000 Sq. Ft.)	75	10	85	6	40	46	502
Strip Retail Plaza (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Total Trips	**111**	**33**	**144**	**91**	**125**	**216**	**1,998**
Less Retail Pass-by	-9	-9	-18	-25	-25	-50	-449
Net New Trips	**102**	**24**	**126**	**66**	**100**	**166**	**1,549**

Table 4 indicates the trip generation difference between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be **decreased** in the AM and PM peak hour conditions as a result of the proposed amendment. This is due to the fact that the main intent of this change is to allow for industrial development on the subject property, which is a lower traffic generator.

Table 4
Trip Generation – Resultant Trip Change (Table 2 vs Table 3)
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Proposed Land Use Designations	102	24	126	66	100	166	1,549
Existing Land Use Designations	-112	-56	-168	-284	-318	-602	-7,373
Resultant Trip Change	**-10**	**-32**	**-42**	**-218**	**-218**	**-436**	**-5,824**

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan were the widening of Littleton Road to a three-lane facility from Corbett Road to US 41 and widening of Bayshore Road (SR 78) to a six-lane facility from Business 41 to Slater Road. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes for County maintained roadways were derived based on the attached ***Lee County Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for City of Cape Coral and State maintained roadways were derived based on the attached ***FDOT's Generalized Service Volume Tables*** consistent with FDOT's District One Level of Service Report.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway links to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Term Impacts Analysis (2029)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan as well as the latest Cape Coral Capital Improvement Program and FDOT's 5-Year Work Program were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, Littleton Road was shown to be widened to a three-lane facility from Corbett Road to US 41. There are no other roadway capacity improvements identified on the aforementioned work programs.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent ***Lee County Public Facilities Level of Service and Concurrency Report***. Due to lack of traffic data in the County's Concurrency Report, the existing peak hour, peak season, peak direction traffic volumes on Del Prado Boulevard segment west of US 41 as well as De Navarra Parkway were obtained by adjusting the latest AADT volumes by appropriate K and D factors.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's ***Florida Traffic Online*** webpage as well as Lee County's ***Traffic Count Database System*** GIS webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the

proposed amendment. Historical traffic data obtained from the FDOT's and Lee County's traffic count report are attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. Note, there were several roadway segments that were shown to operate at a poor Level of Service in the 2029 background (without project) traffic conditions, and not as a result of the proposed amendment. Therefore, based on this analysis no modifications will be necessary to the Lee County or Cape Coral short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals. Additionally, Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*"

Conclusion

The proposed Comprehensive Plan Amendment is for approximately 17.96 acres of property located at 17701 North Tamiami Trail (US 41) in Lee County, Florida. The proposed Map Amendment on the subject property will change the land use designation from Suburban to Central Urban with the intent to allow for industrial development on the subject property.

The results of the long-range and short-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed request to the projected 2045 and 2029 volumes will NOT cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds, respectively.

There were several roadway segments that were shown to operate at a poor Level of Service regardless of this project. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals. Additionally, Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*" Therefore, no modifications are necessary to the Short-Term Capital Improvement Plan or the Long-Range Transportation Plan to support the proposed Amendment.

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 17701 N. TAMIAMI TRAIL

		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	S. of Charlotte County	4LD	Arterial	0	1,670	2,390	2,910	3,340
	S. Trail Dairy Cir	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Del Prado Blvd	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
Business 41	S. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	N. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	6LU	Arterial	0	0	2,320	2,950	3,140
Del Prado Blvd	E. of US 41	2LU	Arterial	0	250	1,840	1,960	1,960
	W. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of De Navarra Pkwy	4LD	Arterial	0	25	1,840	1,960	1,960
Littleton Rd	W. of US 41	2LU	Collector	0	0	310	660	740
Pine Island Rd (SR 78)	W. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
Bayshore Rd (SR 78)	E. of Business 41	6LD	Arterial	0	0	2,751	2,866	2,866
De Navarra Pkwy	N. of Del Prado Blvd	2LU	Collector	0	0	310	660	740

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Service Volume Tables consistent with FDOT's D1 LOS report.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
17701 N. TAMIAMI TRAIL

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 166 VPH IN= 66 OUT= 100

ROADWAY	ROADWAY SEGMENT	2045 FSUTMS AADT	COUNTY PCS / FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
US 41	S. of Charlotte County	54,156	120103	54,156	0.090	4,874	0.538	SOUTH	2,622	D	20%	20	2,642	D
	S. Trail Dairy Cir	66,137	120109	66,137	0.090	5,952	0.538	NORTH	3,202	F	25%	25	3,227	F
	S. of Del Prado Blvd	41,997	120036	41,997	0.090	3,780	0.536	NORTH	2,033	F	50%	50	2,083	F
	S. of Site	44,717	120036	44,717	0.090	4,025	0.536	NORTH	2,165	F	50%	50	2,215	F
	S. of Business 41	31,979	120079	31,979	0.090	2,878	0.536	NORTH	1,548	C	25%	25	1,573	C
	S. of Littleton Rd	42,384	125029	42,384	0.090	3,815	0.538	NORTH	2,052	F	20%	20	2,072	F
	S. of Pine Island Rd	41,073	125023	41,073	0.090	3,697	0.538	NORTH	1,989	F	10%	10	1,999	F
Business 41	S. of US 41	26,182	120078	26,182	0.090	2,356	0.545	NORTH	1,284	C	25%	25	1,309	C
	S. of Littleton Rd	36,844	125027	36,844	0.090	3,316	0.545	NORTH	1,807	D	20%	20	1,827	D
	N. of Pine Island Rd	34,523	125027	34,523	0.090	3,107	0.545	NORTH	1,693	D	15%	15	1,708	D
	S. of Pine Island Rd	51,753	125043	51,753	0.090	4,658	0.545	NORTH	2,538	D	5%	5	2,543	D
Del Prado Blvd	E. of US 41	9,085	443	9,085	0.100	909	0.52	WEST	472	C	10%	10	482	C
	W. of US 41	41,866	123053	41,866	0.090	3,768	0.554	WEST	2,087	F	15%	15	2,102	F
	W. of De Navarra Pkwy	35,377	123053	35,377	0.090	3,184	0.554	WEST	1,764	C	5%	5	1,769	C
Littleton Rd	W. of US 41	25,468	316	25,468	0.100	2,547	0.52	WEST	1,324	F	5%	5	1,329	F
Pine Island Rd (SR 78)	W. of US 41	44,222	125042	44,222	0.090	3,980	0.535	WEST	2,129	F	10%	10	2,139	F
Bayshore Rd (SR 78)	E. of Business 41	67,367	125028	67,367	0.090	6,063	0.535	WEST	3,244	F	10%	10	3,254	F
De Navarra Pkwy	N. of Del Prado Blvd	10,440	120197	10,440	0.090	940	0.554	NORTH	521	D	10%	10	531	D

* The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Database System.
* The K-100 and D factors for the City of Cape Coral and FDOT roadways were obtained from the FDOT Traffic Online webpage.

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
17701 N. TAMIAMI TRAIL

				GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	S. of Charlotte County	4LD	Arterial	0	1,670	2,390	2,910	3,340
	S. Trail Dairy Cir	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Del Prado Blvd	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
Business 41	S. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	N. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	6LU	Arterial	0	0	2,320	2,950	3,140
Del Prado Blvd	E. of US 41	2LU	Arterial	0	250	1,840	1,960	1,960
	W. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of De Navarra Pkwy	4LD	Arterial	0	25	1,840	1,960	1,960
Littleton Rd	W. of US 41	2LU	Collector	0	0	310	660	740
Pine Island Rd (SR 78)	W. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
Bayshore Rd (SR 78)	E. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
De Navarra Pkwy	N. of Del Prado Blvd	2LU	Collector	0	0	310	660	740

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Service Volume Tables consistent with FDOT's D1 LOS report.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
17701 N. TAMIAMI TRAIL

TOTAL PROJECT TRAFFIC AM =	126	VPH	IN =	102	OUT=	24			
TOTAL PROJECT TRAFFIC PM =	166	VPH	IN=	66	OUT=	100			

FDOT Sta	K-Factor	D-Factor
123053	0.090	0.554
120197	0.090	0.554

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2022 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2022 PK HR PK SEASON PEAK DIR.[2]	2029 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2029 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2029 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
US 41	S. of Charlotte County	120103	15,700	24,500	15	3.01%	1,087	1,338	B	0.46	20%	20	20	1,358	B	0.47	1,358	B	0.47
	S. Trail Dairy Cir	120109	23,500	39,000	15	3.43%	1,087	1,377	C	0.72	25%	26	25	1,402	C	0.74	1,402	C	0.74
	S. of Del Prado Blvd	120036	22,500	36,000	15	3.18%	1,692	2,107	F	1.08	50%	51	50	2,158	F	1.11	2,157	F	1.11
	S. of Site	120036	22,500	36,000	15	3.18%	1,692	2,107	F	1.08	50%	51	50	2,158	F	1.11	2,157	F	1.11
	S. of Business 41	120079	18,800	25,000	15	2.00%	1,160	1,332	C	0.69	25%	26	25	1,358	C	0.70	1,357	C	0.70
	S. of Littleton Rd	125029	27,000	30,500	15	2.00%	1,257	1,502	C	0.79	20%	20	20	1,523	C	0.80	1,522	C	0.80
	S. of Pine Island Rd	125023	29,500	31,000	15	2.00%	1,595	1,906	F	1.00	10%	10	10	1,916	F	1.01	1,916	F	1.01
Business 41	S. of US 41	120078	8,300	13,900	15	3.50%	617	841	C	0.44	25%	26	25	866	C	0.46	866	C	0.46
	S. of Littleton Rd	125027	17,100	24,000	15	2.29%	1,186	1,453	C	0.76	20%	20	20	1,474	C	0.78	1,473	C	0.78
	N. of Pine Island Rd	125027	17,100	24,000	15	2.29%	1,186	1,453	C	0.76	15%	15	15	1,469	C	0.77	1,468	C	0.77
	S. of Pine Island Rd	125043	23,500	34,500	15	2.59%	1,494	1,881	C	0.64	5%	5	5	1,886	C	0.64	1,886	C	0.64
Del Prado Blvd	E. of US 41	443	7,800	11,100	5	7.31%	503	949	C	0.48	10%	10	10	959	C	0.49	959	C	0.49
	W. of US 41	123053	14,400	30,000	15	5.01%	1,496	2,323	F	1.19	15%	15	15	2,339	F	1.19	2,338	F	1.19
	W. of De Navarra Pkwy	123053	14,400	30,000	15	5.01%	1,496	2,323	F	1.19	5%	5	5	2,329	F	1.19	2,328	F	1.19
Littleton Rd	W. of US 41	316	7,600	12,100	5	9.75%	498	1,150	F	1.55	5%	5	5	1,155	F	1.56	1,155	F	1.56
Pine Island Rd (SR 78)	W. of US 41	125042	30,500	39,500	15	2.00%	1,823	2,179	F	1.15	10%	10	10	2,189	F	1.15	2,189	F	1.15
Bayshore Rd (SR 78)	E. of Business 41	125028	35,500	42,500	15	2.00%	1,920	2,295	F	1.18	10%	10	10	2,305	F	1.19	2,305	F	1.19
De Navarra Pkwy	N. of Del Prado Blvd	120197	2,900	6,300	8	10.18%	314	752	F	1.14	10%	10	10	762	F	1.15	762	F	1.15

1 AGR for roadways was calculated based the historical traffic data obtained from the FDOT's Florida Traffic Online webapge and Lee County Traffic Count Database System

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report

2 Due to lack of traffic data, the current peak hour peak season peak direction traffic volumes for Del Prado Blvd west of US 41 and De Navarra Pkwy north of Del Prado Blvd were obtained by adjusting the AADT by K & D factors

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 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.

FDOT GENERALIZED SERVICE VOLUME TABLES

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600

(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

TRAFFIC DATA FROM LEE COUNTY TRAFFIC COUNT DATABASE SYSTEM

LEE COUNTY

Traffic Count (TCDS)

Home | Locate | Locate All | Email This | Auto-Locate: ☐

List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	443	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	1	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	Tube Count, Annually	Milepost	
Located On	DelPrado Blvd		
Loc On Alias			
EAST OF	US-41		
More Detail ▶			

STATION DATA

Directions: 2-WAY | EB | WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	11,100	1,101	10	52			
2022	9,600	1,025	11	56			
2020	8,800	577	7	53			
2019	7,800	860	11	57			
2018	7,800	848	11	56			

|<< | < | > | >>| 1-5 of 16

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
👁	Thu 1/25/2024	15	13,473
👁	Wed 1/24/2024	15	13,246
👁	Tue 1/23/2024	15	13,264
👁	Wed 10/25/2023	15	12,452
👁	Tue 10/24/2023	15	12,305
👁	Thu 4/13/2023	15	13,066
👁	Wed 4/12/2023	15	11,237
👁	Tue 4/11/2023	15	12,550
👁	Thu 4/7/2022	15	10,644
👁	Wed 4/6/2022	15	10,945

|<< | < | > | >>| 1-10 of 52

mm / dd / yyyy To Date

VOLUME TREND

Year	Annual Growth
2023	16%
2022	4%
2020	13%
2019	0%
2018	8%
2017	9%
2016	10%
2015	12%
2014	14%
2013	1%

|<< | < | > | >>| 1-10 of 15

LEE COUNTY Traffic Count (TCDS)

Home Locate Locate All Email This Auto-Locate:

List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	316	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	2	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	HPMS
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	Littleton Rd		
Loc On Alias			
WEST OF	US-41		

More Detail

STATION DATA

Directions: 2-WAY EB WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	12,100	1,186	10				
2021	10,000						
2019	9,500	1,010	11				
2017	8,000	770	10				
2015	7,600	721	9				

|<< < > >>| 1-5 of 11

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Wed 10/25/2023	15	12,650
	Tue 10/24/2023	15	12,483
	Thu 4/13/2023	15	14,366
	Wed 4/12/2023	15	12,949
	Tue 4/11/2023	15	14,304
	Thu 4/8/2021	15	10,981
	Wed 4/7/2021	15	11,135
	Tue 4/6/2021	15	10,867
	Wed 4/17/2019	15	10,801
	Tue 4/16/2019	15	10,574

|<< < > >>| 1-10 of 44

mm / dd / yyyy To Date

VOLUME TREND

Year	Annual Growth
2023	10%
2021	3%
2019	9%
2017	3%
2015	10%
2013	-8%
2011	1%
2006	-5%
2005	7%
2004	13%

TRAFFIC DATA FROM FDOT'S FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0103 - SR45/US41/TAMIAMI TR, S OF CHARLOTTE COUNTY LC449

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	24500 C	N 12500	S 12000	9.00	53.80	13.90
2022	22500 F	N 11500	S 11000	9.00	53.70	12.40
2021	22500 C	N 11500	S 11000	9.00	53.10	12.40
2020	20500 C	N 10500	S 10000	9.00	52.80	11.70
2019	22500 C	N 11500	S 11000	9.00	53.30	10.10
2018	21000 C	N 10500	S 10500	9.00	53.30	9.30
2017	19400 C	N 10000	S 9400	9.00	53.20	9.80
2016	20500 C	N 10500	S 10000	9.50	56.20	9.90
2015	18800 C	N 9500	S 9300	9.50	54.50	8.60
2014	17700 C	N 9000	S 8700	9.50	54.60	9.00
2013	15700 C	N 7900	S 7800	9.50	59.70	9.60
2012	16200 C	N 8100	S 8100	9.50	54.30	9.20
2011	15500 C	N 7900	S 7600	9.50	55.00	8.70
2010	16000 C	N 8100	S 7900	10.32	57.60	8.40
2009	15000 C	N 7600	S 7400	10.24	54.47	10.70
2008	15700 C	N 7800	S 7900	10.37	58.94	8.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0109 - SR 45/US 41/TAMIAMI TRL, NORTH OF DEL PRADO BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	39000 C	N 19500	S 19500	9.00	53.80	12.50
2022	33000 F	N 16500	S 16500	9.00	53.70	11.00
2021	33000 C	N 16500	S 16500	9.00	53.10	11.00
2020	29000 C	N 14500	S 14500	9.00	52.80	8.90
2019	38500 C	N 19500	S 19000	9.00	53.30	7.30
2018	37000 C	N 18500	S 18500	9.00	53.30	7.50
2017	30500 C	N 15000	S 15500	9.00	53.20	8.10
2016	32000 C	N 16000	S 16000	9.00	56.20	7.60
2015	31500 C	N 16000	S 15500	9.00	54.50	6.90
2014	32500 C	N 16500	S 16000	9.00	54.60	6.40
2013	26500 C	N 13500	S 13000	9.00	59.70	7.40
2012	26500 C	N 13000	S 13500	9.00	54.30	7.50
2011	27000 C	N 13500	S 13500	9.00	55.00	7.00
2010	27500 C	N 14000	S 13500	10.32	57.60	6.60
2009	26000 C	N 13000	S 13000	10.24	54.47	6.80
2008	23500 C	N 11500	S 12000	10.37	58.94	5.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0036 - SR 45/US 41/TAMIAMI TRAIL, NW OF SR 739/US BUS 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	36000 F	N 18500	S 17500	9.00	53.80	11.20
2022	35000 C	N 18000	S 17000	9.00	53.70	11.20
2021	26000 C	N 13500	S 12500	9.00	53.10	9.40
2020	34000 C	N 17500	S 16500	9.00	52.80	6.90
2019	26500 C	N 13500	S 13000	9.00	53.30	7.60
2018	30500 C	N 15500	S 15000	9.00	53.30	6.70
2017	25000 C	N 13000	S 12000	9.00	53.20	6.90
2016	29000 C	N 15000	S 14000	9.00	56.20	6.50
2015	26500 C	N 13500	S 13000	9.00	54.50	6.70
2014	27500 C	N 14000	S 13500	9.00	54.60	6.30
2013	25000 C	N 12500	S 12500	9.00	59.70	6.30
2012	23000 C	N 11500	S 11500	9.00	54.30	6.20
2011	24000 C	N 12000	S 12000	9.00	55.00	6.00
2010	24500 C	N 12500	S 12000	10.32	57.60	6.50
2009	23500 C	N 12000	S 11500	10.24	54.47	6.30
2008	22500 C	N 11500	S 11000	10.37	58.94	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0079 - SR45/US41, SOUTH OF SR739 & N OF LITTLETON RD LC425

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	25000 F	N 12500	S 12500	9.00	53.80	6.60
2022	24000 C	N 12000	S 12000	9.00	53.70	6.60
2021	20500 C	N 10500	S 10000	9.00	53.10	6.30
2020	25000 C	N 12500	S 12500	9.00	52.80	4.90
2019	22500 C	N 11500	S 11000	9.00	53.30	4.90
2018	22500 C	N 11000	S 11500	9.00	53.30	5.40
2017	18200 C	N 9100	S 9100	9.00	53.20	5.50
2016	22000 C	N 11000	S 11000	9.00	56.20	4.70
2015	22000 C	N 11000	S 11000	9.00	54.50	4.80
2014	21000 C	N 10500	S 10500	9.00	54.60	3.80
2013	18500 C	N 9100	S 9400	9.00	59.70	5.00
2012	18500 C	N 9000	S 9500	9.00	54.30	4.80
2011	19600 C	N 9600	S 10000	9.00	55.00	5.20
2010	21000 C	N 10500	S 10500	10.32	57.60	5.20
2009	18200 C	N 9100	S 9100	10.24	54.47	4.50
2008	18800 C	N 9400	S 9400	10.37	58.94	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5029 - SR 45/US 41, N OF DIPLOMAT PKWY E LC419

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	30500 C	N 15000	S 15500	9.00	53.80	6.50
2022	26000 F	N 12500	S 13500	9.00	53.70	6.20
2021	26000 C	N 12500	S 13500	9.00	53.10	6.20
2020	31500 C	N 15500	S 16000	9.00	52.80	4.10
2019	30000 C	N 14500	S 15500	9.00	53.30	4.70
2018	29500 C	N 14500	S 15000	9.00	53.30	4.30
2017	24000 C	N 12000	S 12000	9.00	53.20	4.90
2016	29500 C	N 14500	S 15000	9.00	56.20	4.10
2015	28500 C	N 14000	S 14500	9.00	54.50	3.90
2014	27000 C	N 13500	S 13500	9.00	54.60	3.70
2013	23500 C	N 11500	S 12000	9.00	59.70	5.30
2012	23500 C	N 11500	S 12000	9.00	54.30	4.30
2011	27500 C	N 13000	S 14500	9.00	55.00	4.00
2010	28500 C	N 13500	S 15000	10.32	57.60	4.50
2009	26000 C	N 12500	S 13500	10.24	54.47	5.20
2008	27000 C	N 13000	S 14000	10.37	58.94	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5023 - SR 45/US 41, NW OF CR 78A/PONDELLA RD LC431

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	31000 C	N 15500	S 15500	9.00	53.80	7.90
2022	33000 C	N 17000	S 16000	9.00	53.70	5.70
2021	30500 C	N 15500	S 15000	9.00	53.10	5.60
2020	33500 C	N 17000	S 16500	9.00	52.80	4.10
2019	30000 C	N 15500	S 14500	9.00	53.30	5.80
2018	28500 C	N 14500	S 14000	9.00	53.30	5.70
2017	29500 C	N 15500	S 14000	9.00	53.20	4.30
2016	31000 C	N 16000	S 15000	9.00	56.20	4.60
2015	31500 C	N 16500	S 15000	9.00	54.50	4.20
2014	30500 C	N 16000	S 14500	9.00	54.60	4.00
2013	30500 C	N 16000	S 14500	9.00	59.70	4.10
2012	29500 C	N 15500	S 14000	9.00	54.30	4.30
2011	30000 C	N 15500	S 14500	9.00	55.00	4.20
2010	30000 C	N 15500	S 14500	10.32	57.60	4.10
2009	27000 C	N 14000	S 13000	10.24	54.47	4.20
2008	29500 C	N 15500	S 14000	10.37	58.94	5.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0078 - SR 739/US BUS 41, NORTH OF LAUREL DRIVE LC396

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	13900 S	N 7300	S 6600	9.00	54.50	13.10
2022	13000 F	N 6800	S 6200	9.00	52.70	13.10
2021	12600 C	N 6600	S 6000	9.00	52.60	13.10
2020	13200 C	N 6900	S 6300	9.00	51.70	7.00
2019	11800 C	N 6100	S 5700	9.00	52.00	7.50
2018	10800 C	N 5600	S 5200	9.00	52.30	7.10
2017	10000 C	N 5300	S 4700	9.00	53.20	7.60
2016	10300 F	N 5500	S 4800	9.00	57.90	7.60
2015	9800 C	N 5200	S 4600	9.00	58.40	7.60
2014	8200 F	N 4300	S 3900	9.00	56.40	8.00
2013	7800 C	N 4100	S 3700	9.00	64.00	8.00
2012	7100 C	N 3700	S 3400	9.00	63.40	8.40
2011	7900 F	N 4100	S 3800	9.00	62.50	7.70
2010	8100 C	N 4200	S 3900	11.16	63.35	7.70
2009	7700 C	N 3900	S 3800	11.00	63.18	8.80
2008	8300 C	N 4200	S 4100	11.56	68.04	8.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5027 - SR 739/US BUS41, NORTH OF POWELL DRIVE LC394

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	24000 C	N 12500	S 11500	9.00	54.50	12.50
2022	25000 C	N 13000	S 12000	9.00	52.70	10.20
2021	21000 C	N 11000	S 10000	9.00	52.60	11.20
2020	21500 C	N 11000	S 10500	9.00	51.70	7.00
2019	20500 C	N 10500	S 10000	9.00	52.00	7.30
2018	18800 C	N 9600	S 9200	9.00	52.30	7.50
2017	18400 C	N 9400	S 9000	9.00	53.20	9.00
2016	18900 C	N 9700	S 9200	9.00	57.90	6.30
2015	17200 C	N 8800	S 8400	9.00	58.40	6.00
2014	17300 F	N 8800	S 8500	9.00	56.40	5.50
2013	16300 C	N 8300	S 8000	9.00	64.00	5.50
2012	13900 C	N 7100	S 6800	9.00	63.40	6.10
2011	15400 F	N 7800	S 7600	9.00	62.50	4.90
2010	15800 C	N 8000	S 7800	11.16	63.35	4.90
2009	16400 C	N 8300	S 8100	11.00	63.18	6.00
2008	17100 C	N 8600	S 8500	11.56	68.04	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5043 - SR 739/US BUS41, NORTH OF PONDELLA ROAD LC397

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	34500 C	N 18500	S 16000	9.00	54.50	8.30
2022	31500 F	N 16500	S 15000	9.00	52.70	9.60
2021	30500 C	N 16000	S 14500	9.00	52.60	7.80
2020	25500 C	N 13500	S 12000	9.00	51.70	9.20
2019	32000 C	N 16500	S 15500	9.00	52.00	5.90
2018	31000 C	N 16000	S 15000	9.00	52.30	6.10
2017	27500 C	N 14500	S 13000	9.00	53.20	6.20
2016	31000 C	N 16000	S 15000	9.00	57.90	5.60
2015	28500 C	N 14500	S 14000	9.00	58.40	6.40
2014	29500 C	N 15000	S 14500	9.00	56.40	4.90
2013	23500 F	N 13000	S 10500	9.00	64.00	4.90
2012	23500 C	N 13000	S 10500	9.00	63.40	4.90
2011	23000 F	N 12500	S 10500	9.00	62.50	5.20
2010	23500 C	N 13000	S 10500	11.16	63.35	5.20
2009	23500 C	N 13000	S 10500	11.00	63.18	5.20
2008	23500 C	N 13000	S 10500	11.56	68.04	5.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 3053 - DEL PRADO BLVD, N OF KISMET PKWY CC

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	30000 C	N 15000	S 15000	9.00	55.40	5.90
2022	22000 X	0	0	9.00	53.90	9.60
2021	21000 X	0	0	9.00	53.50	4.10
2020	20000 E	0	0	9.00	54.00	5.70
2019	20000 C	N 0	S 0	9.00	56.00	3.10
2018	19600 C	N 9900	S 9700	9.00	53.30	2.60
2017	19100 T			9.00	51.40	3.60
2016	18100 S	N 9000	S 9100	9.00	68.20	5.00
2015	17100 F	N 8500	S 8600	9.00	68.60	5.00
2014	16300 C	N 8100	S 8200	9.00	68.30	5.00
2013	13900 S	N 7200	S 6700	9.00	68.70	4.90
2012	14100 F	N 7300	S 6800	9.00	66.80	4.90
2011	14500 C	N 7500	S 7000	9.00	69.00	4.90
2010	14000 S	N 7000	S 7000	10.51	69.83	5.70
2009	14200 F	N 7100	S 7100	10.34	70.40	5.70
2008	14400 C	N 7200	S 7200	10.64	69.53	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5042 - SR 78, WEST OF SR 45/US 41 (LC364)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	39500 F	E 19500	W 20000	9.00	53.50	8.60
2022	37500 C	E 18500	W 19000	9.00	54.00	8.60
2021	35500 C	E 17000	W 18500	9.00	57.00	8.40
2020	36500 E	E 0	W 0	9.00	54.00	6.30
2019	36000 C	E 0	W 0	9.00	56.00	7.80
2018	35500 C	E 17000	W 18500	9.00	53.30	7.20
2017	34500 C	E 16500	W 18000	9.00	53.20	7.10
2016	33000 C	E 16000	W 17000	9.00	57.10	5.80
2015	30500 C	E 14500	W 16000	9.00	56.60	5.60
2014	28000 F	E 13500	W 14500	9.00	56.60	4.70
2013	27000 C	E 13000	W 14000	9.00	57.20	4.70
2012	26000 C	E 12500	W 13500	9.00	57.10	5.40
2011	24000 F	E 11500	W 12500	9.00	56.70	5.80
2010	25000 C	E 12000	W 13000	10.19	55.56	5.80
2009	29500 C	E 14500	W 15000	9.18	58.15	5.30
2008	30500 C	E 14500	W 16000	9.84	57.71	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5028 - SR 78/BAYSHORE DR, EAST OF SR 739/US BUS 41 LC218

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	42500 C	E 21500	W 21000	9.00	53.50	6.50
2022	39500 F	E 20000	W 19500	9.00	54.00	6.50
2021	38500 C	E 19500	W 19000	9.00	57.00	6.50
2020	36000 E	E 0	W 0	9.00	54.00	6.90
2019	35000 C	E 0	W 0	9.00	56.00	6.80
2018	34000 C	E 17500	W 16500	9.00	53.30	7.10
2017	34500 C	E 17500	W 17000	9.00	53.20	6.30
2016	34500 C	E 17500	W 17000	9.00	57.10	7.10
2015	30500 C	E 15500	W 15000	9.00	56.60	7.20
2014	32500 F	E 16500	W 16000	9.00	56.60	6.00
2013	31500 C	E 16000	W 15500	9.00	57.20	6.00
2012	32000 C	E 16000	W 16000	9.00	57.10	6.40
2011	32500 F	E 17000	W 15500	9.00	56.70	5.60
2010	33500 C	E 17500	W 16000	10.19	55.56	5.60
2009	32500 C	E 16500	W 16000	9.18	58.15	5.40
2008	35500 C	E 18000	W 17500	9.84	57.71	5.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0197 - DE NAVARRA PKWY, N OF DEL PRADO BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	6300 S	E 3200	W 3100	9.00	55.40	7.40
2022	5700 F	E 2900	W 2800	9.00	53.90	7.40
2021	5500 C	E 2800	W 2700	9.00	53.50	7.40
2020	4100 E	E 0	W 0	9.00	59.30	6.90
2019	4000 F	E	W	9.00	59.60	7.70
2018	3900 C	E 2000	W 1900	9.00	53.30	8.00
2017	3300 S	E 1700	W 1600	9.00	51.40	7.40
2016	3100 F	E 1600	W 1500	9.00	68.20	7.00
2015	2900 C	E 1500	W 1400	9.00	55.50	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 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	1,692	0.89	D	1,778	0.94	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,087	0.37	B	1,382	0.47	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	1,011	0.50	A	1,063	0.52	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	A	1,215	0.60	A	1,277	0.63	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,128	0.69	E	2,247	0.73	[4]; City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,197	1.04	F	3,360	1.09	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	E	2,819	0.92	E	2,963	0.96	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,841	0.71	D	2,986	0.75	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	184	0.21	C	193	0.22	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	277	0.32	C	291	0.34	[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	E	711	0.83	F	904	1.05	Classic Hills (Copperhead) Golf Community
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	490	0.57	E	630	0.73	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	291	0.32	C	306	0.34	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	291	0.32	C	306	0.34	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	707	0.82	D	752	0.87	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	294	0.19	C	309	0.20	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	474	0.54	B	498	0.57	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	474	0.54	B	498	0.57	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	E	776	0.44	E	816	0.46	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	389	0.49	B	408	0.51	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	

[1] level of service; [2] directional; vehicles/hour; [3] directional volume-to-capacity ratio; [4] previous years data; [5] EEPCO Study

- 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: October 26, 2023

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	430		717	1.67		777	1.81	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	199	0.23	C	209	0.24	(4)
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	311	0.29	C	409	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	311	0.29	C	487	0.46	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	633	0.60	C	666	0.63	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	633	0.60	C	718	0.68	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	2,043	0.68	A	2,169	0.72	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	E	1,627	0.86	E	1,710	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,879	0.65	B	1,975	0.69	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	old count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	654	0.65	D	688	0.68	(4)
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	631	0.73	E	663	0.77	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	E	1,425	0.73	E	1,498	0.77	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	E	797	0.41	E	903	0.47	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	797	0.41	E	851	0.44	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	218	0.25	C	229	0.27	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	218	0.25	C	229	0.27	
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,175	0.59	unincorporated Lee County; Treeline 28 PD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	862	0.44	A	912	0.46	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	862	0.44	A	906	0.46	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814		2,851	1.01		2,996	1.06	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	C	2,368	0.84	D	2,489	0.88	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814		3,021	1.07		3,175	1.13	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814		2,900	1.03		3,057	1.09	Island Park Commercial Center
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCUFF RD	6LD	D	2,814	D	2,731	0.97		2,870	1.02	
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814		3,431	1.22		3,606	1.28	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,537	0.90	D	2,666	0.95	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814		3,456	1.23		3,632	1.29	SR 739 6-ln design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	C	2,441	0.87	D	2,566	0.91	SR 739 6-ln design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814		3,045	1.08		3,200	1.14	SR 739 6-ln design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	C	2,392	0.85	D	2,514	0.89	SR 739 6-ln design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,610	0.93	D	2,743	0.97	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900		2,102	1.11		2,209	1.16	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900		2,102	1.11		2,209	1.16	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900		1,861	0.98		1,956	1.03	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,595	0.84	D	1,676	0.88	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,257	0.65	C	1,417	0.73	Diplomat Property RPD/CPD
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,160	0.60	C	1,279	0.66	Coral Bay (aka Estates at Entrada RPD/CPD)

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	365	0.42	C	384	0.45	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	262	0.26	C	275	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	515	0.52	D	542	0.55	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	555	0.56	D	583	0.59	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	555	0.56	D	649	0.66	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,166	0.59	B	1,225	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,166	0.39	B	1,261	0.43	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,166	0.39	B	1,533	0.52	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,618	0.88	B	2,752	0.93	[4]
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	[4]
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	[4][5]; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	[4]
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	152	0.18	C	160	0.19	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	712	0.40	C	766	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99	F	2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	1,944	1.00	F	2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Copperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	[4]; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	E	1,417	0.75	E	1,489	0.78	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	E	1,456	0.78	E	1,530	0.82	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	E	1,921	0.69	E	2,019	0.72	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	E	2,139	0.76	E	2,248	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	695	0.81	D	730	0.85	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,798	0.71	E	1,890	0.75	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	285	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	262	0.30	C	275	0.32	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	487	0.49	D	511	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	358	0.36	C	392	0.40	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	678	0.68	E	877	0.89	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	851	0.29	B	894	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	571	0.50	C	600	0.53	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	F	1,069	1.24	F	1,124	1.31	constrained

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[3]	VOLUME[2]	V/C[3]	LOS[4]	VOLUME[2]	V/C[3]	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	326	0.38	C	343	0.40	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,568	0.90	E	2,804	0.94	[4]
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,795	0.60	D	1,886	0.63	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	E	2,697	0.95	E	2,835	1.00	[4]
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	E	2,550	0.90	E	2,680	0.94	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,116	0.70	B	2,224	0.73	[4]
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	347	0.40	C	365	0.42	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	E	901	0.47	E	947	0.50	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	E	1,764	0.93	E	1,854	0.98	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	E	1,080	0.57	E	1,135	0.60	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,222	0.62	C	1,337	0.68	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	464	0.41	F	1,213	1.06	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	534	0.62	D	561	0.65	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	387	0.45	C	407	0.47	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,169	0.60	D	1,228	0.63	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,049	0.70	D	2,154	0.73	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,985	0.98	F	3,141	1.03	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	2,772	0.85	E	2,914	0.89	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,232	1.03	F	2,453	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	426	0.50	C	448	0.52	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	E	2,069	0.78	E	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,479	0.93	E	2,605	0.98	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	E	2,024	0.72	E	2,127	0.76	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,580	0.56	C	1,660	0.59	[4]
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	503	0.59	D	574	0.67	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	34	0.04	C	36	0.04	[4]
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	374	0.51	A	393	0.54	[4]; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	722	1.08	F	759	1.13	constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	E	740	0.37	E	916	0.46	non-county maint; T and T DRI/W Cyp Vw CPD

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 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	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
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	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	425	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	376	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	F	1,208	1.04	F	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
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	202	0.23	[4]
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	[4]
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	[4]
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	

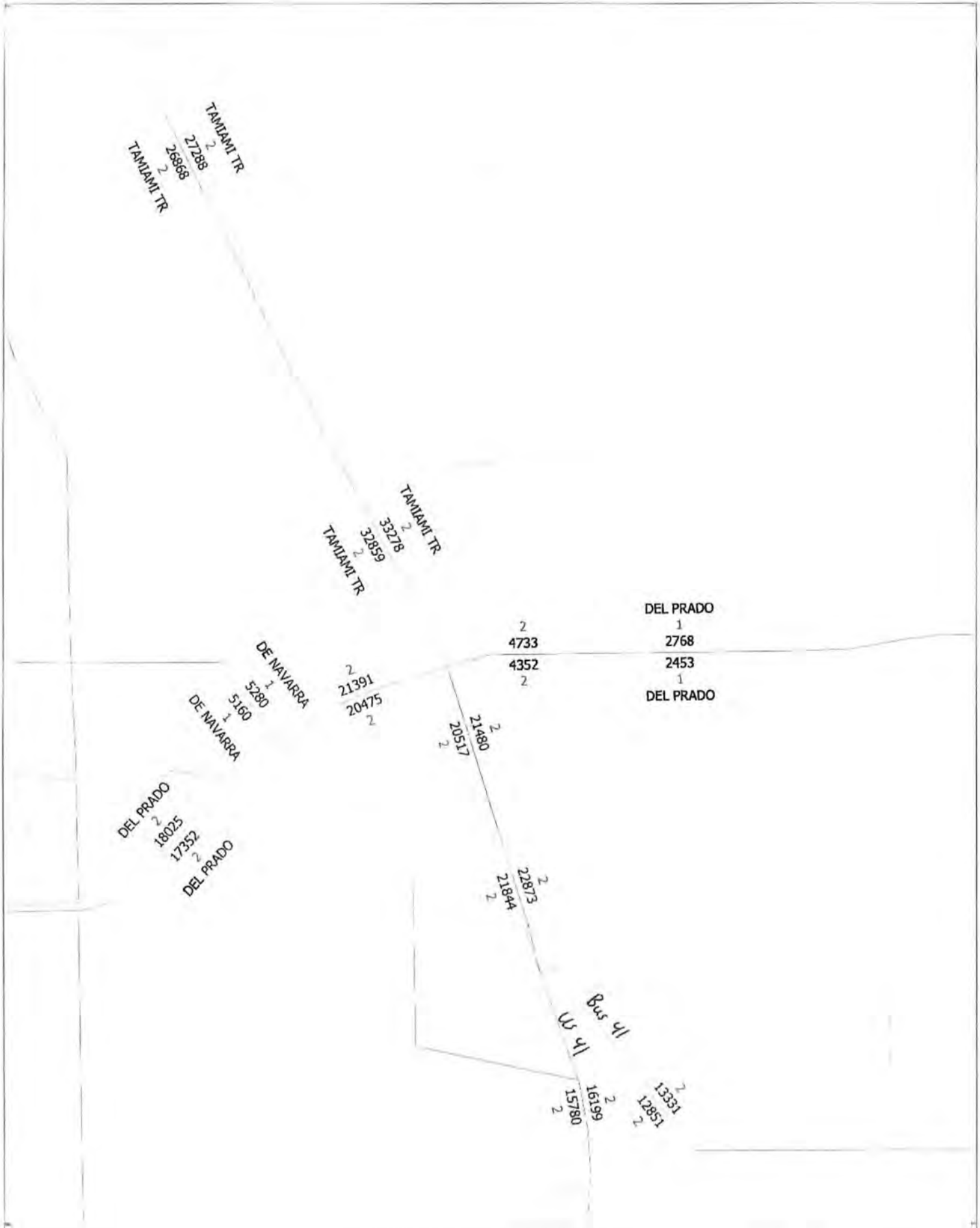
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	381	0.38	C	400	0.40	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	0.15	C	137	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	F	1,056	1.17	F	1,110	1.23	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	E	897	1.00	F	943	1.05	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,278	0.67	C	1,343	0.71	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,426	0.51	C	1,499	0.53	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,618	0.57	C	1,701	0.60	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,204	1.16	F	2,316	1.22	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	C	1,547	0.80	C	1,724	0.89	River Hall Country Club Phase II
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,336	0.75	C	1,404	0.79	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,138	0.64	C	1,196	0.67	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	352	0.41	C	414	0.48	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	194	0.23	C	204	0.24	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	151	0.18	C	174	0.20	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	661	0.70	E	707	0.74	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	D	1,823	0.96	F	1,916	1.01	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	C	1,555	0.82	D	1,634	0.86	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	535	0.62	D	566	0.66	[2]
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	256	0.30	C	396	0.46	[4]; Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	256	0.30	C	269	0.31	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	342	0.40	C	359	0.42	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	702	0.82	D	737	0.86	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	726	0.41	C	763	0.43	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	E	954	0.50	E	1,003	0.53	[4]
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	E	1,397	0.74	E	1,469	0.78	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	E	1,021	0.54	E	1,073	0.57	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	664	0.77	Stoneybrook North
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	107	0.12	C	127	0.15	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	107	0.12	C	112	0.13	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	406	0.47	C	427	0.50	[4]
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,063	0.56	C	1,117	0.59	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,063	0.56	C	1,117	0.59	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	730	0.62	C	767	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	730	0.62	C	767	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	496	0.58	C	521	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	1,035	0.91	E	1,088	0.95	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	243	0.28	C	255	0.30	[4]
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	D	1,897	1.00	F	1,994	1.05	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,549	0.77	B	1,628	0.81	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	E	1,205	0.63	E	1,362	0.72	unincorporated Lee Co; Cr Mnr RPD/Ok Vill RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	E	1,136	0.60	E	1,194	0.63	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	B	1,136	0.40	B	1,194	0.42	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	365	0.36	C	384	0.38	[4]
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	631	0.69	D	663	0.73	[4]
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766	F	778	1.02	F	818	1.07	

LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN

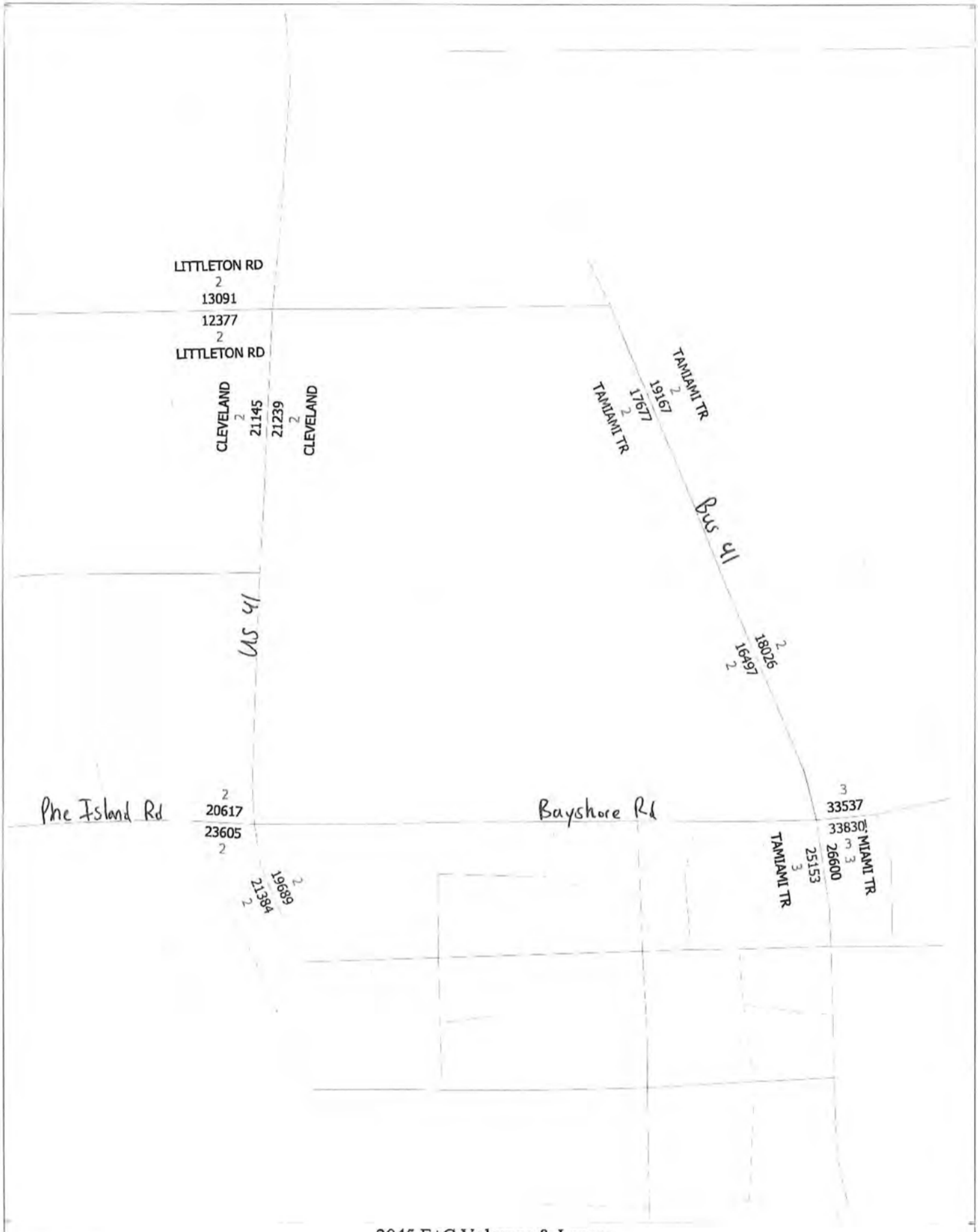

N
0 2 4 Miles
Interchange/Intersection
Bridge Reconstruction
Cost Feasible Lanes
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
GASPARILLA
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
N STRINGFELLOW
CAPTIVA
SANIBEL CAPTIVA
KINCAID
PERIWINKLE
GULF
TARPON BAY
OLD BURNT STORE
BURNT STORE
GULFSTREAM
DURDEN
DE NAVARRA
MELLOW
JACARANDA
KISMET
24TH
MARIANA
PONDELLA
20TH
CHIQUITA
DEL PRADO
COUNTRY CLUB
32ND
PELICAN
SKYLINE
47TH
NALLE GRADE
HART SLATER
BALTIMORE
NALLE RD
DEAL
PALM CREEK
ARMEDA
OLGA
SR-31
RIVER
RIVER RD
OLD OLGA
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
TICE
BALLARD
NUNA
LUCKETT RD
NEAL
PALM
FOWLER ST
WINKLER AV
BUCKINGHAM
WINDERMERE
59TH
17TH
15TH
13TH
21ST
SUNSHINE
JOHN
WILLIAMS
JOEL
MOORE
GOLFVIEW
LEONARD
36TH
23RD
ALABAMA
RICHMOND
SENTINELA
40TH
SR-82
GRANT
MCARTHUR
EASTMOOR
COLUMBUS
52ND
PARKDALE
JAGUAR
BELL
WILDCAT
PLANTATION
FENZANCE
TRELLUNE
TERMINAL ACCESS
BRIARCLIFF
IONA
SHELL POINT
JOHN MORRIS
SUMMERLIN
WINKLER RD
SAN CARLOS
ISLAND PARK
WINGED FOOT
ALICO
ORIOLE
FAIRHAVEN
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX L'S FARM
CR-865/STERLING RD
HICKORY
LISTER
STRIKE
OLD US-41
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
LOCAN
41
75
41B

2045 E+C NETWORK VOLUMES



2045 E+C Volumes & Lanes

cube



2045 E+C Volumes & Lanes

TRIP GENERATION EQUATIONS

General Light Industrial
(110)

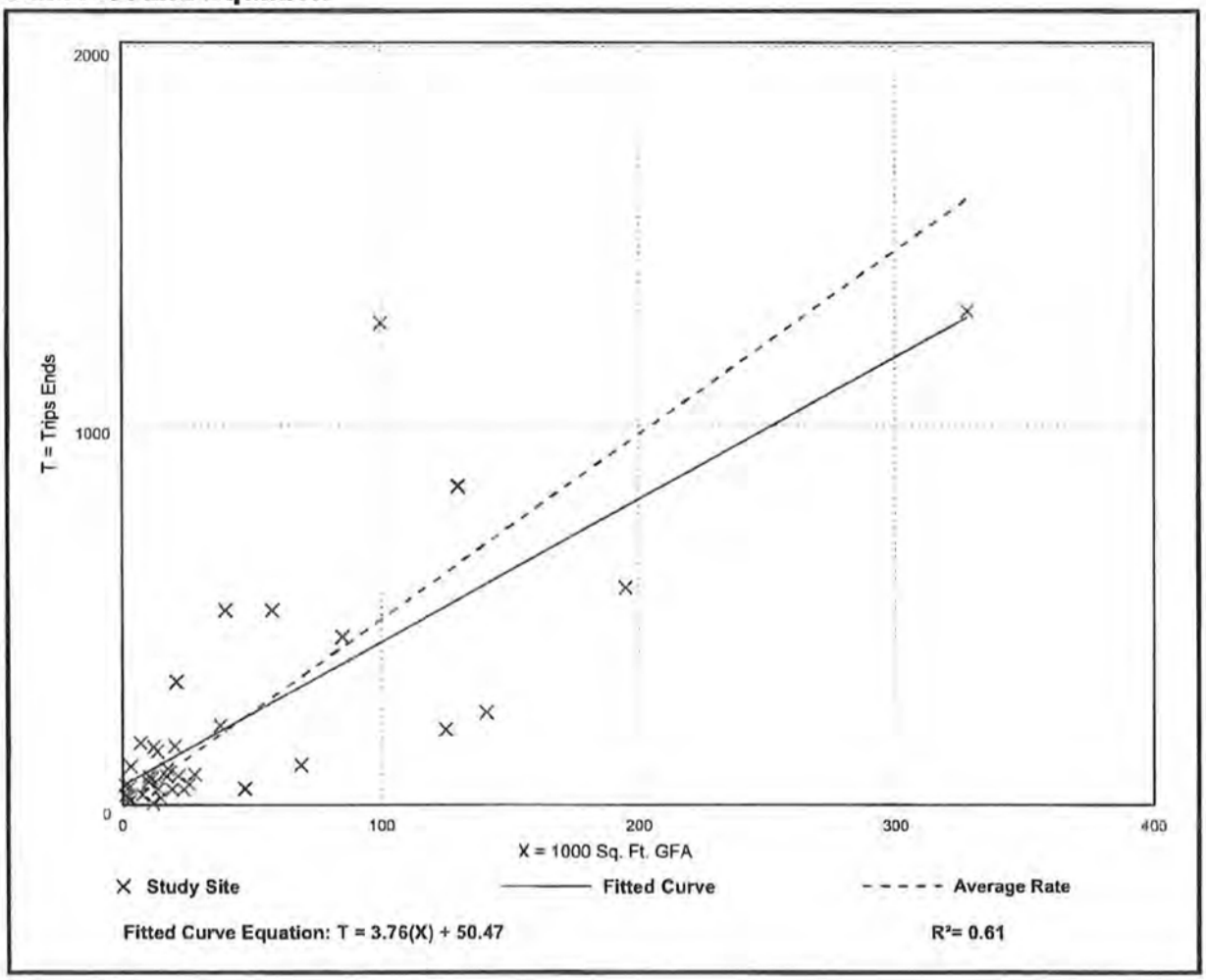
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



Fitted Curve Equation: T = 3.76(X) + 50.47

R^2= 0.61

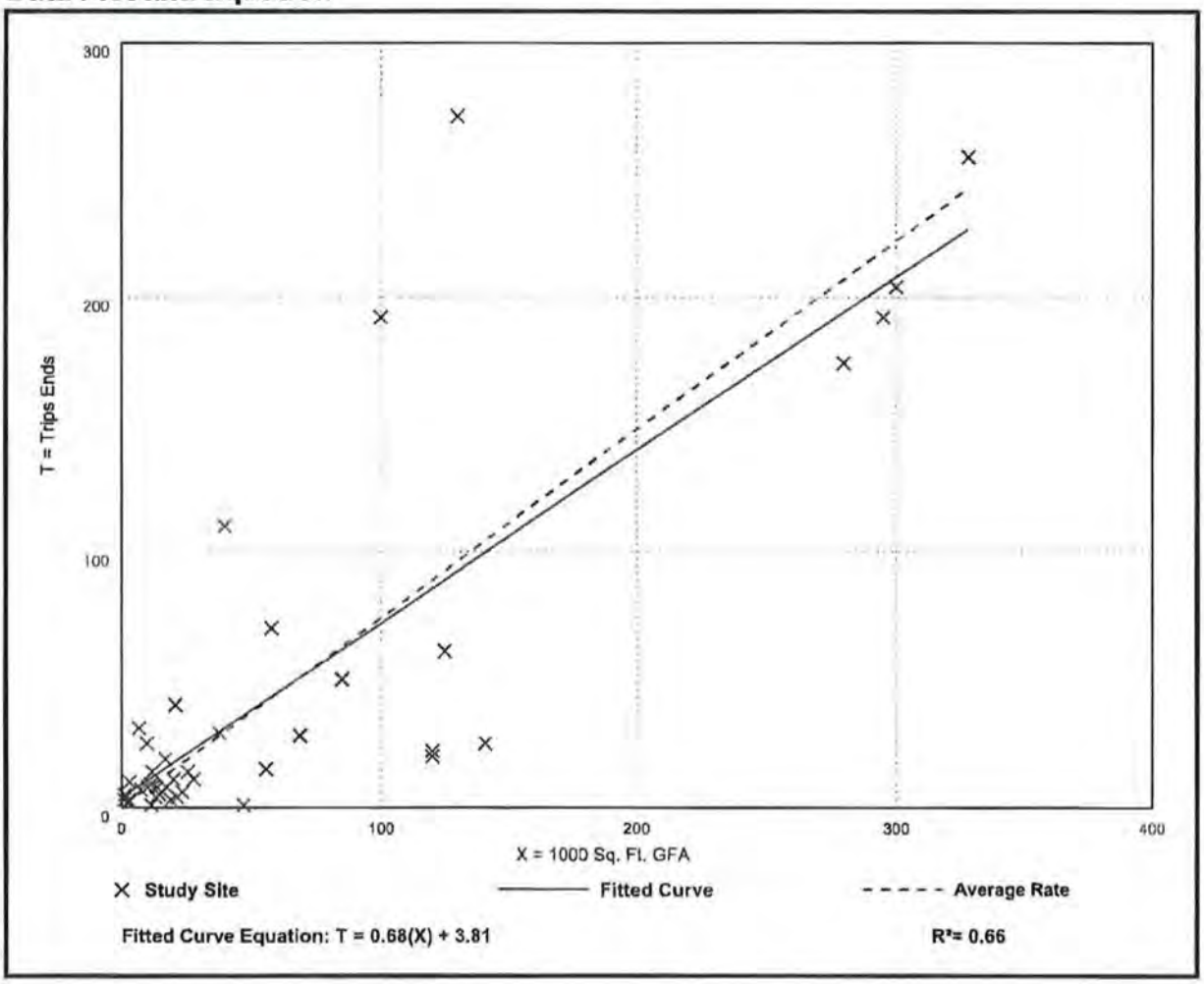
General Light Industrial
(110)

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: 41
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



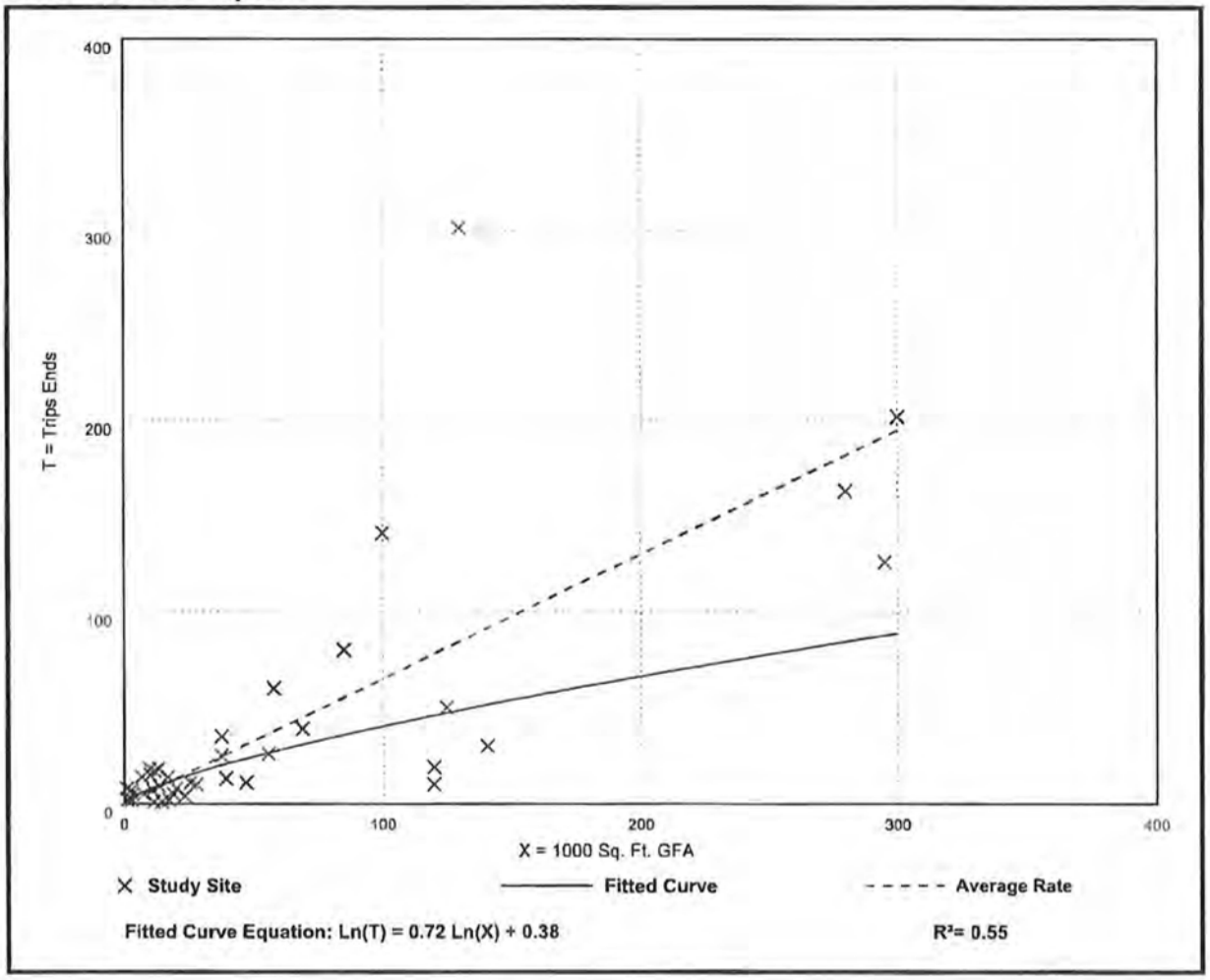
General Light Industrial
(110)

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: 40
Avg. 1000 Sq. Ft. GFA: 58
Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 0.38

R^2= 0.55

Shopping Center (>150k)
(820)

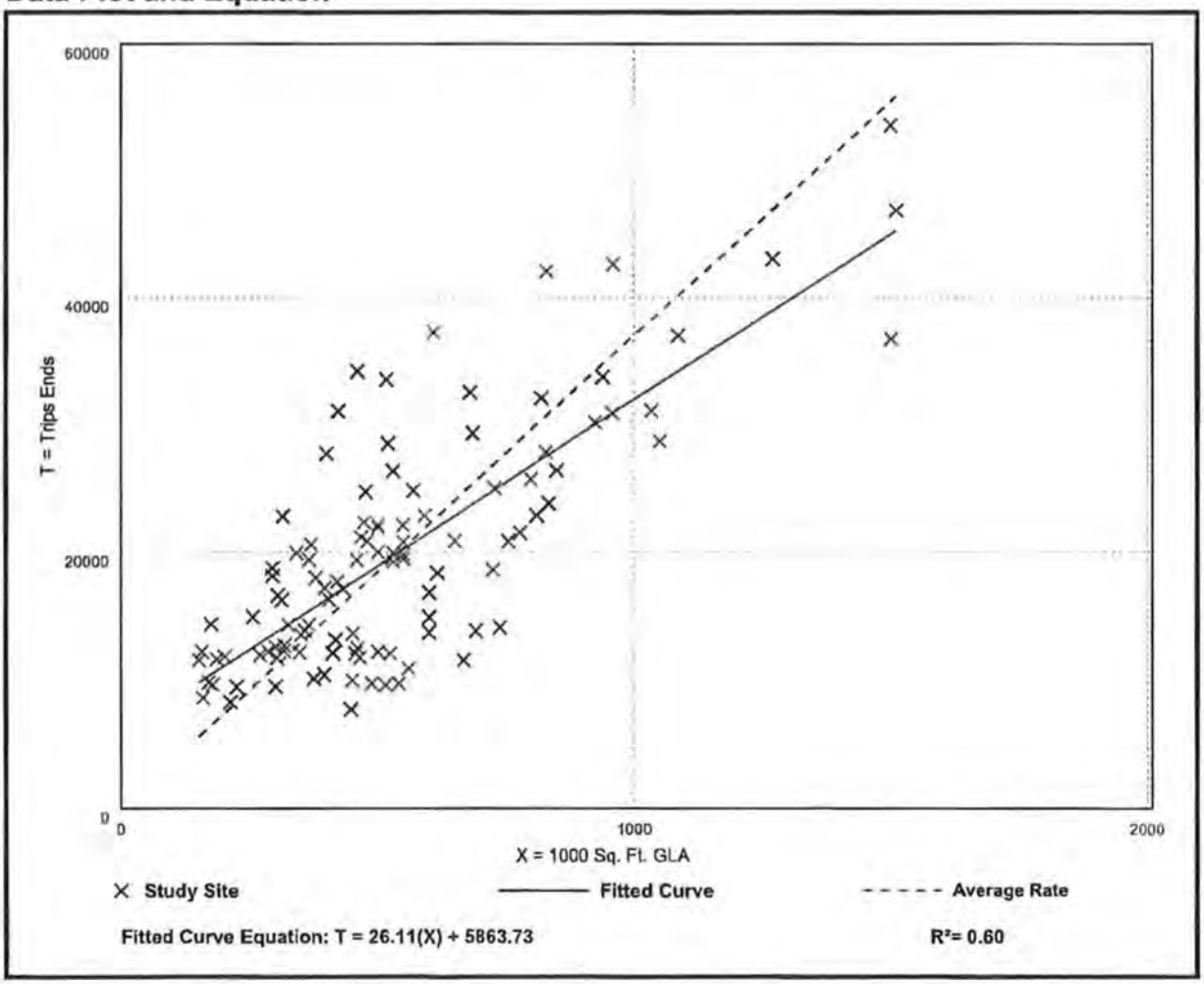
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



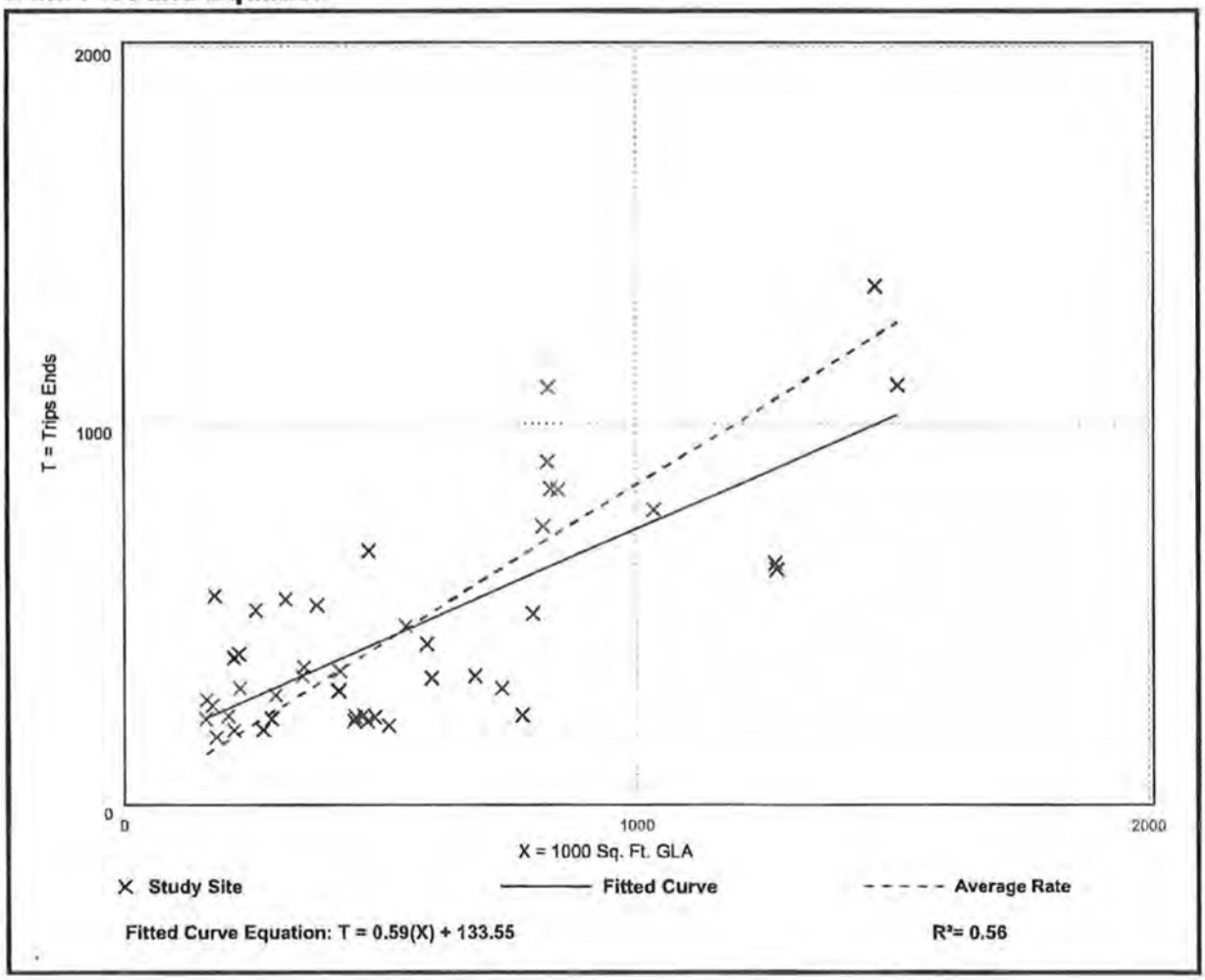
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



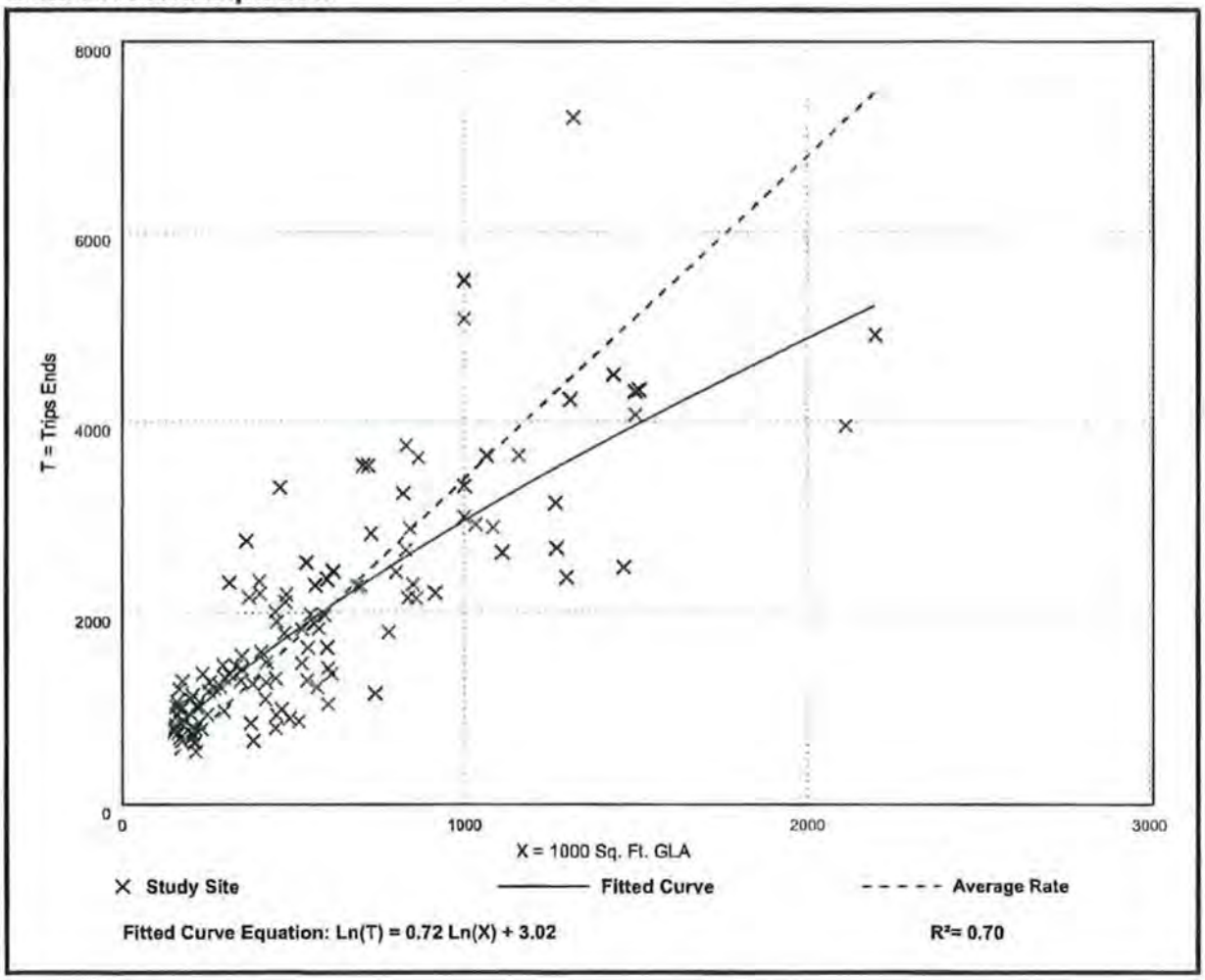
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 3.02

R^2= 0.70

Strip Retail Plaza (<40k)
(822)

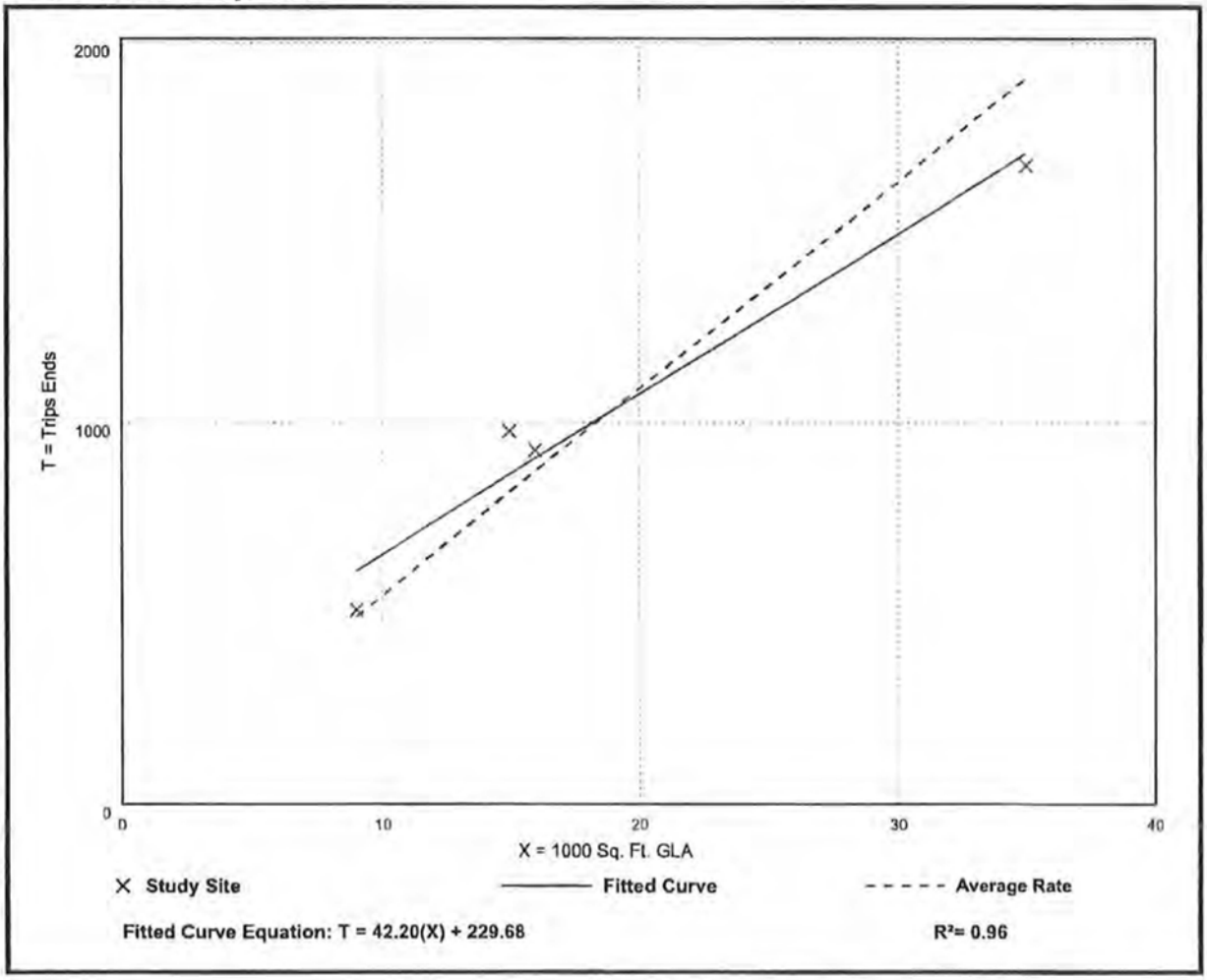
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

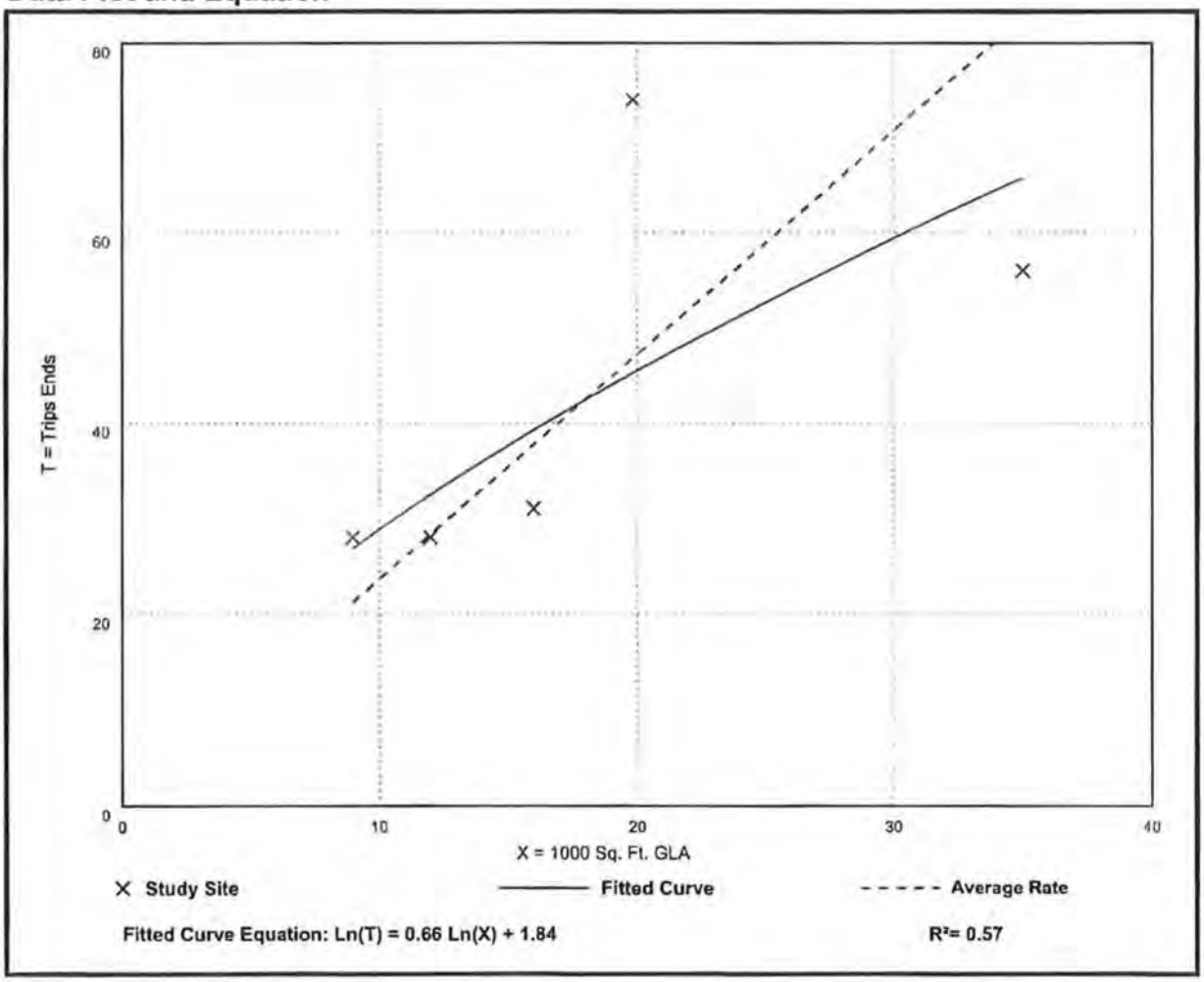
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

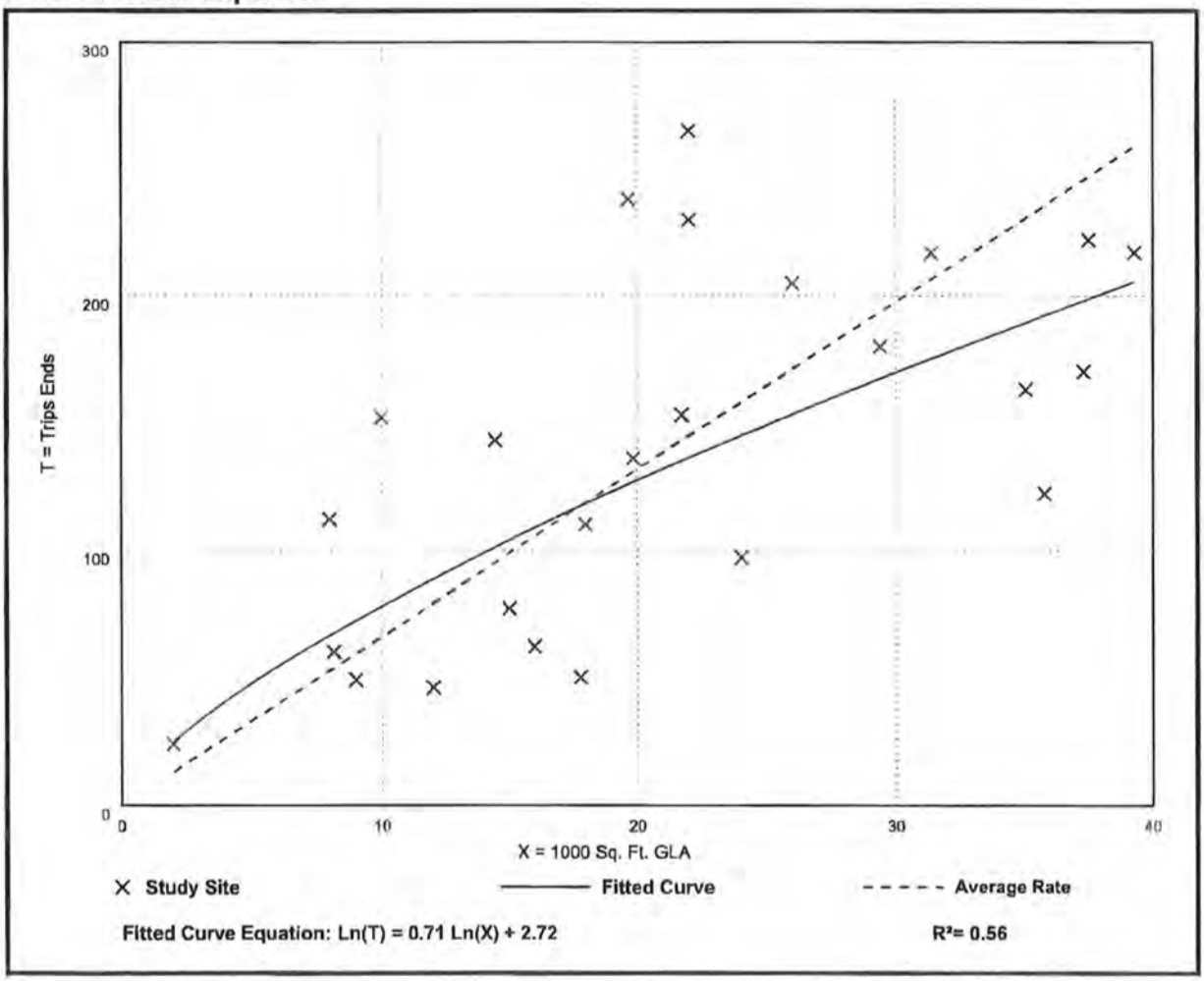
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



I. EXISTING CONDITIONS

The subject property is surrounded by a range of existing and planned uses which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	Auto repair and service	CPD	Suburban	Lee County
EAST	Commercial/General Office	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership	C-2, AG-2	Suburban	Lee County
WEST	Residential (Isles of Porto Vista)	RML	Mixed Use	Cape Coral

Table 1. Surrounding Land Uses

The subject property abuts N Tamiami Trail to the east which is a state-maintained five (5) lane arterial with a median adjacent to the property. Further east is a CPD-zoned office space, east of which is the Sabal Springs residential community. Sabal Springs is made up of 210 single-family homes and a central golf course. The community's primary entrance is Sabal Springs Blvd where it abuts N Tamiami Trail and there is a secondary point of ingress/egress located along Del Prado Blvd N.

To the north of the subject property is another CPD-zoned parcel which was approved for auto repair and servicing uses via Z-92-016. To the west of the subject property is the City of Cape Coral's Isles of Porto Vista, a residential community consisting of approximately 33 townhome buildings with an estimated 5 units per building, totaling approximately 165 residential dwelling units. It should be noted that the subject property abuts the development's buffered stormwater system, therefore no residential units directly abut the subject property due to this configuration. This community and surrounding residences are located within the City of Cape Coral's Mixed Use future land use category which allows for 25 du/AC and a FAR of 1.0 for non-residential development, this category allows for "compound use residences" and promotes vertical mixed use in appropriate locations throughout the City. To the south of the subject property is a commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the parcel is a golf cart dealership.

The assortment of surrounding uses can be contributed to the parcel's location along a major transportation corridor, N Tamiami Trail, as well as the configuration of the City of Cape Coral's adjacent boundary. Amending the subject property's future land use category to the Central Urban

category is consistent with the surrounding development pattern and is more appropriate along the regional corridor which ties North Fort Myers to Cape Coral; this is due to the proximity of the subject property to the intersection of Del Prado Blvd N and N Tamiami Trail. The Central Urban category is also compatible with the City of Cape Coral's adjacent Mixed-Use category per the below comparison noted in Table 2.

FLU	MAX DENSITY	MAX INTENSITY	JURISDICTION
Suburban	6 du/AC	N/A	Lee County
Central Urban	15 du/AC	N/A	Lee County
Mixed-Use	25 du/AC	1.00 FAR	Cape Coral

Table 2. Area Comparative FLUs

The amendment of the subject property's future land use from Suburban to Central Urban is not only consistent with the surrounding FLUs and development pattern but provides a gradual transition of uses from the more intense western FLU of Mixed-Use to the lower intensity FLU of suburban.

II. FUTURE CONDITIONS

The proposed map amendment is being requested concurrent with a Mixed Use Planned Development (MPD) which further identifies the development's configuration as well as the development's intensity, are outlined in the companion Master Concept Plan. As further outlined in the Planned Development request, no residential density is being sought with this change.

As described in Exhibit M20 - Justification of Proposed Amendment, the request to amend the Future Land Use map from Suburban to Central Urban is consistent with a number of local, regional, and state policies and is further supported by the existing conditions surrounding the site. This request is being made due to the inconsistency between the existing zoning and the language in the Lee Plan which prohibits industrial development to take place within this FLU designation, regardless of the zoning district in which the property is located. The future conditions would therefore reflect the Planned Development's parameters and the Master Concept Plan's proposed configuration.

Additionally, the site's conditions are further outlined in Exhibits M15 - Public Facilities Impacts Analysis, M16 - Traffic Circulation Analysis, and Exhibit M21 - Formal JD Approval, all of which should be reviewed in tandem with the companion Planned Development and Master Concept Plan pursuant to Ch 163.3184(12) F.S.

III. CONCLUSION

The proposed map amendment is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The map amendment from the Suburban FLU to the Central Urban FLU would greatly enhance local economic diversity as well as promote economic stability and allow for infill development to take place at a location previously slated for industrial and commercial uses where public facilities and urban

services are capable of servicing the site.

Figure 2. Proposed Map Amendment of Subject Property

Lee County
Southwest Florida

Board of County Commissioners

May 29, 2025

Cindy C. Leal Brizuela
EnSite Incorporated
2401 First Street, Suite 201
Fort Myers, FL 33901

VIA ELECTRONIC MAIL

Re: 17701 N Tamiami Trail, Letter of Service Availability

Ms. Brizuela,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at 17701 N Tamiami Trail in North Fort Myers.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located three miles from the proposed project location and two additional ambulances are located within five miles.

It is our opinion that EMS service availability for the location provided is adequate at this time.

Sincerely,

Paul Di Cicco
Deputy Director – EMS Chief

Enclosure:
Copy of proposed project location map

Lee County
Southwest Florida

Board of County Commissioners

ensite

HONC 41

Comprehensive Plan Map Amendment

Letter of Availability Request

Lee County Emergency Medical Services
c/o Chief Benjamin Abes
Public Safety Director
2000 Main St #100
Fort Myers, FL 33901

Chief Abes,

We are writing to confirm that your agency is able to provide service to the subject property located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160) and is currently located within the Suburban future land use category. Due to the property's location and underlying zoning entitlements, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. This process require verification from several service agencies that they have sufficient resources to support the change in future land use.

Figure 1. Aerial of Subject Property

Please contact me directly at (239) 226-0024 or Cindyl@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

planning | landscape architecture | engineering | urban design | sustainability

2401 First Street, Suite 201 | Fort Myers, Florida 33901
239.226.0024 | www.en-site.com

Fire Protection

NFMFD
NORTH FT. MYERS FIRE DIST.
P.O. Box 3507 * 2900 Trail Dairy Circle
N. Ft. Myers, FL 33918-3507
(239) 997-8654 (239) 995-3757 fax

February 5, 2025

Letter of Availability

Cindy Leal Brizuela
Ensite Engineering
2401 First St., Suite 201
Ft. Myers, Fl 33901

Ms. Brizuela:

The North Fort Myers Fire Department has reviewed the information provided for the proposed project located at 17701 N. Tamiami.

The North Fort Myers Fire Department can adequately protect this property. If you have any further questions, please contact our office at 239-731-1931.

Respectfully,

Rick Jones
Fire Marshal

Law Enforcement

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

June 20, 2024

Cindy C. Leal Brizuela
EnSite, Inc.
2401 First St., Suite 201
Fort Myers, Florida 33901

Ms. Leal Brizuela,

The Lee County Sheriff's Office has reviewed your service availability request for a property located at 17701 N. Tamiami Trail in North Fort Myers, STRAP 22-43-24-01-00001.0160.

The property is currently located within the Suburban future land use category. A request to redesignate the property to the Central Urban future land use category would not affect our ability to provide law enforcement services. Based on the information provided, the Lee County Sheriff's Office has no objections to this request.

This agency will provide law enforcement services from our 1st Precinct offices in North Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.
Please contact Crime Prevention Practitioner Heather Turco at (239) 477-1863 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

June 21, 2024

En Site
Attn: Cindy C Leal Brizuela, Principal Planner
2401 First Street, Suite 201
Fort Myers, FL 33901
RE: HONC 41 - REQUEST FOR LETTER OF SERVICE AVAILABILITY

Dear Ms. Brizuela:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed Central Urban future land use category, located at 17701 N Tamiami Trail, through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Mass Transit

Lee County
Southwest Florida

Board of County Commissioners

June 20, 2024

Cindy Leal
2401 First Street, Suite 201,
Fort Myers, FL 33901

Re: **Honc 41- 17701 N Tamiami Trail**
Letter of Service Availability

Dear Ms. Leal,

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor.
- Closest bus stop is not within one-quarter mile of a bus stop.
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area.

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-443. The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0322 or ocassidy@leegov.com

Sincerely,

Olivia Cassidy
Planner
LeeTran

Public Schools

N/A – Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no students are being generated from this request.

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.

III. STATE AND REGIONAL PLAN ANALYSIS

The proposed map amendment from Suburban to Central Urban is consistent with a number of goals, objectives, and policies outlined within the Strategic Regional Policy Plan as well as the State Comprehensive Plan as outlined below.

Strategic Regional Policy Plan

The proposed amendment to the future land use map is also consistent with the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan Volume II. Specifically, the amendment support's the **Economic Development Element** and its vision; *"Southwest Florida will attract, retain, and create quality businesses to diversify its economic base, while protecting the natural and cultural environments, to promote economic stability, greater job and educational opportunities, and higher income for its residents."*

The proposed map amendment would allow for expansion of a currently operational business located within Southwest Florida. By aggregating to the business' operational acreage, which is currently in Cape Coral and is under 7 acres, additional employment opportunities may be achieved, furthering economic diversity and stability in the region.

Goal 3: A stable regional economy based on a continuing excellent quality of life.

The proposed map amendment is consistent with this goal by supporting business and industry in a location where public services are readily available. N Tamiami Trail is a major transportation corridor for the North Fort Myers community, connecting it with the City of Fort Myers to the south and Charlotte County to the north. Improvements to sites with readily available infrastructure promote commerce, ensuring economic stability, in appropriate locations.

Goal 4: A diverse regional economy.

The amendment would allow for the expansion of both, industrial and commercial services at a location where these uses were previously programmed as noted by the underlying zoning districts.

State Comprehensive Plan

At the state level, the proposed map amendment is consistent with the State of Florida Comprehensive Plan found in F.S. 187.201, specifically the Land Use section;

(15)(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

Policy 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Policy 3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The proposed map amendment is consistent with the goal's sub-policies including; Policy 1 which encourages efficient development and promotes it in areas which will have the capacity to service new population and commerce; and, Policy 3 which promotes the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities. The proposed map amendment would effectively improve the employment opportunities of the region and would abide by the development standards of the local Land Development Code, which would promote an attractive product with appropriate architecture and landscaping, including open space and buffering, to address site-specific compatibility with proximate uses.

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.

Figure 1. Aerial of Subject Property

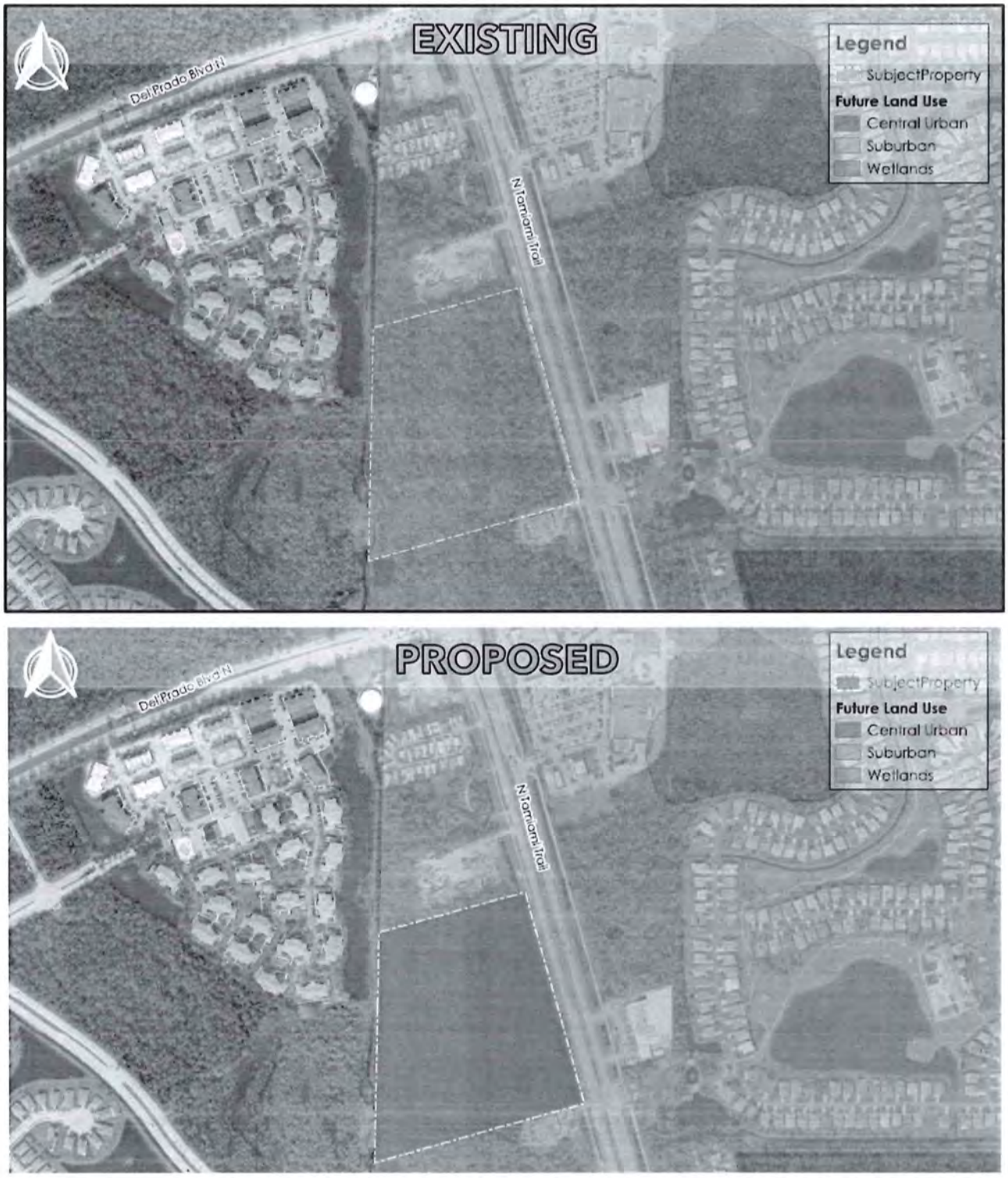


Figure 2. Proposed Map Amendment of Subject Property

III. SURROUNDING LAND USES & COMPATIBILITY

The subject property is surrounded by a range of existing and planned uses which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	Auto repair and service	CPD	Suburban	Lee County
EAST	Commercial/General Office	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership	C-2, AG-2	Suburban	Lee County
WEST	Residential (Isles of Porto Vista)	RML	Mixed Use	Cape Coral

Table 1. Surrounding Land Uses

The subject property abuts N Tamiami Trail to the east which is a state-maintained five (5) lane arterial with a median were adjacent to the property. Further east is a CPD-zoned office space, east of which is the Sabal Springs residential community. Sabal Springs is made up of 210 single-family homes and a central golf course. The community's primary entrance is Sabal Springs Blvd where it abuts N Tamiami Trail and there is a secondary point of ingress/egress located along Del Prado Blvd N.

To the north of the subject property is another CPD-zoned parcel which was approved for auto repair and servicing uses via Z-92-016. To the west of the subject property is the City of Cape Coral's Isles of Porto Vista, a residential community consisting of approximately 33 townhome buildings with an estimated 5 units per building, totaling approximately 165 residential dwelling units. It should be noted that the subject property abuts the development's buffered stormwater system, therefore no residential units directly abut the subject property due to this configuration. This community and surrounding residences are located within the City of Cape Coral's Mixed Use future land use category which allows for 25 du/AC and a FAR of 1.0 for non-residential development, this category allows for "compound use residences" and promotes vertical mixed use in appropriate locations throughout the City. To the south of the subject property is a commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the parcel is a golf cart dealership.

The assortment of surrounding uses can be contributed to the parcel's location along a major transportation corridor, N Tamiami Trail, as well as the configuration of the City of Cape Coral's adjacent boundary. Amending the subject property's future land use category to the Central Urban category is consistent with the surrounding development pattern and is more appropriate along the regional corridor which ties North Fort Myers to Cape Coral; this is due to the proximity of the subject property to the intersection of Del Prado Blvd N and N Tamiami Trail. The Central Urban category is also compatible with the City of Cape Coral's adjacent Mixed-Use category per the below comparison noted in Table 2.

FLU	MAX DENSITY	MAX INTENSITY	JURISDICTION
Suburban	6 du/AC	N/A	Lee County
Central Urban	15 du/AC	N/A	Lee County
Mixed-Use	25 du/AC	1.00 FAR	Cape Coral

Table 2. Area Comparative FLUs

The amendment of the subject property's future land use from Suburban to Central Urban is not only consistent with the surrounding FLUs and development pattern but provides a gradual transition of uses from the more intense western FLU of Mixed-Use to the lower intensity FLU of suburban.

IV. CONCLUSION

The proposed map amendment is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The map amendment from the Suburban FLU to the Central Urban FLU would greatly enhance local economic diversity as well as promote economic stability and allow for infill development to take place at a location previously slated for industrial and commercial uses where public facilities and urban services are capable of servicing the site.

Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Honc Docks & Lifts
Henderson Franklin

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

December 10, 2024

* *Delivered via email*

Dan Stovall *
Honc Docks and Lifts, Inc
1130-3 Pondella Road
Cape Coral, FL 33909

Subject: 17701 N. Tamiami Trail
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-112182-P
Application No. 240816-45230
Lee County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on December 5, 2024 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/regpermitting).

Sincerely,

Lisa Prather

Lisa Prather, PWS
Section Administrator

South Florida Water Management District
Formal Wetland Determination Permit No. 36-112182-P
Date Issued: December 10, 2024

Project Name:	17701 N. Tamiami Trail
Petitioner:	Dan Stovall Honc Docks and Lifts, Inc 1130-3 Pondella Road Cape Coral, FL 33909
Application No.	240816-45230
Location:	Lee County, See Exhibit 1
Acres:	19.36
Expiration Date:	December 10, 2029
Type:	Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201 Florida Administrative Code (F.A.C.), for a 19.36 acre property known as 17701 N. Tamiami Trail. The methodology used for the determination is consistent with Rule 62-340, F.A.C.

Project Site Description

The 19.36 acre property is located in Section 22, Township 43 South, Range 24 East, Lee County, Florida. More specifically, the property is located on the west side of N. Tamiami Trail, approximately 0.3 miles south of the intersection of Del Prado Boulevard and N. Tamiami Trail (U.S. 41), in North Fort Myers, Florida. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by commercial businesses to the north, N. Tamiami Trail to the east, undeveloped forested land to the south and to the west. The property consists of forested uplands and wetlands. An aerial photograph depicting the inspection boundaries and wetlands is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On August 16, 2024, the District received a request for a formal determination of the boundary of wetlands and OSW on a 19.36 acre property known as 17701 N. Tamiami Trail. The landward extent of wetlands and OSW was established by Pennoni & Associates, Inc. and field verified by Certified Wetland Evaluator (CWE) Matt Brosious on September 23, 2024. Wetlands, as defined by Subsection 373.019(27), F.S. and Rule 62-340, F.A.C., were identified on the property.

Wetlands on the property were delineated using the methods established in Rule 62-340, F.A.C.; more specifically, the wetlands were delineated using the definition of a wetland and the A, B and D tests. Wetlands delineated on the property totaled 4.92 acres. The landward extent of wetlands is depicted on the specific purpose survey, which is attached as Exhibit No 4.0. Wetland delineation information, including wetland data forms and representative photographs of the wetland and upland areas can be found in the permit file. Wetland data forms were filled out by District staff during the September 23, 2024 field inspection.

Wetland Description:

The wetlands identified on the property totaled 4.92 acres (Exhibit Nos. 3.0 and 4.0). Wetland habitats on the property included cypress-pine-cabbage palm and freshwater marsh wetlands, with varying degrees of exotic vegetation. The wetlands were delineated using the definition of a wetland and the A, B and D tests.

Based on the National Resource Conservation Service (NRCS) data, the property contains four historically mapped hydric soils including Isles Fine Sand, Frequently Ponded (Map Unit 39), Copeland Fine Sandy Loam, Frequently Ponded (Map Unit 45), Cypress Lake Fine Sand Slough (Map Unit 74) and Cypress Lake Fine Sand Slough-Urban Land Complex (Map Unit 142). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland delineation data forms, which were filled out during the September 23, 2024 field inspection by District staff.

Hydrologic Indicators observed during the delineation included water marks and elevated lichen lines. In the deeper wetlands, 3-6" of standing water was present.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and other surface waters within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Justin Hojnacki, Pennoni Associates Inc *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website (www.sfwmd.gov/regpermitting) and searching under this application number 240816-45230.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Aerial With Inspection Boundary

Exhibit No. 3.0 Aerial With Wetlands

Exhibit No. 4.0 Wetland Survey

Exhibit No. 5.0 Soils Map

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request

that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

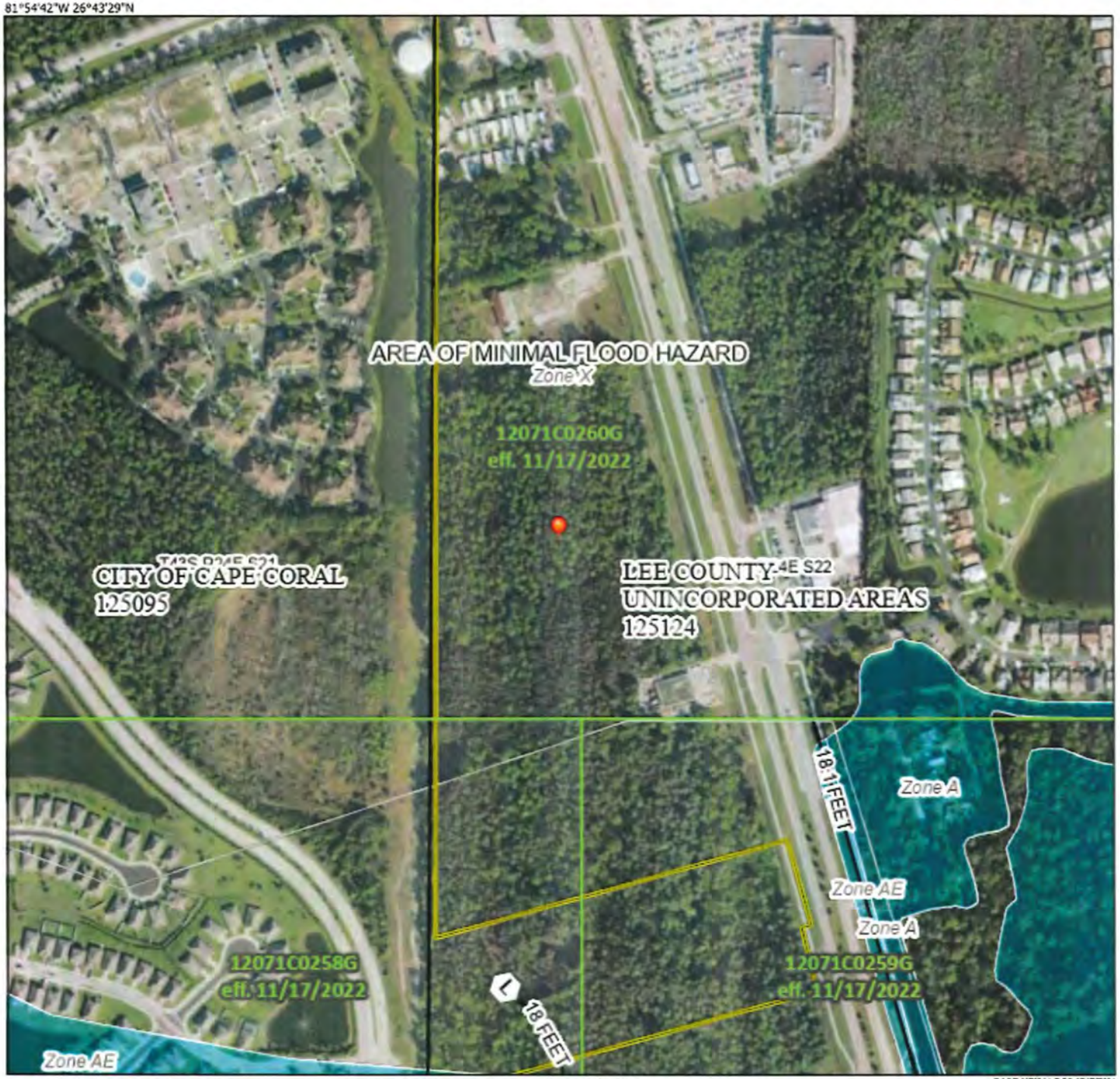
RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

National Flood Hazard Layer FIRMette

FEMA

81°54'42"W 26°43'29"N



81°54'5"W 26°42'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximat point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/17/2023 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Lee County
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

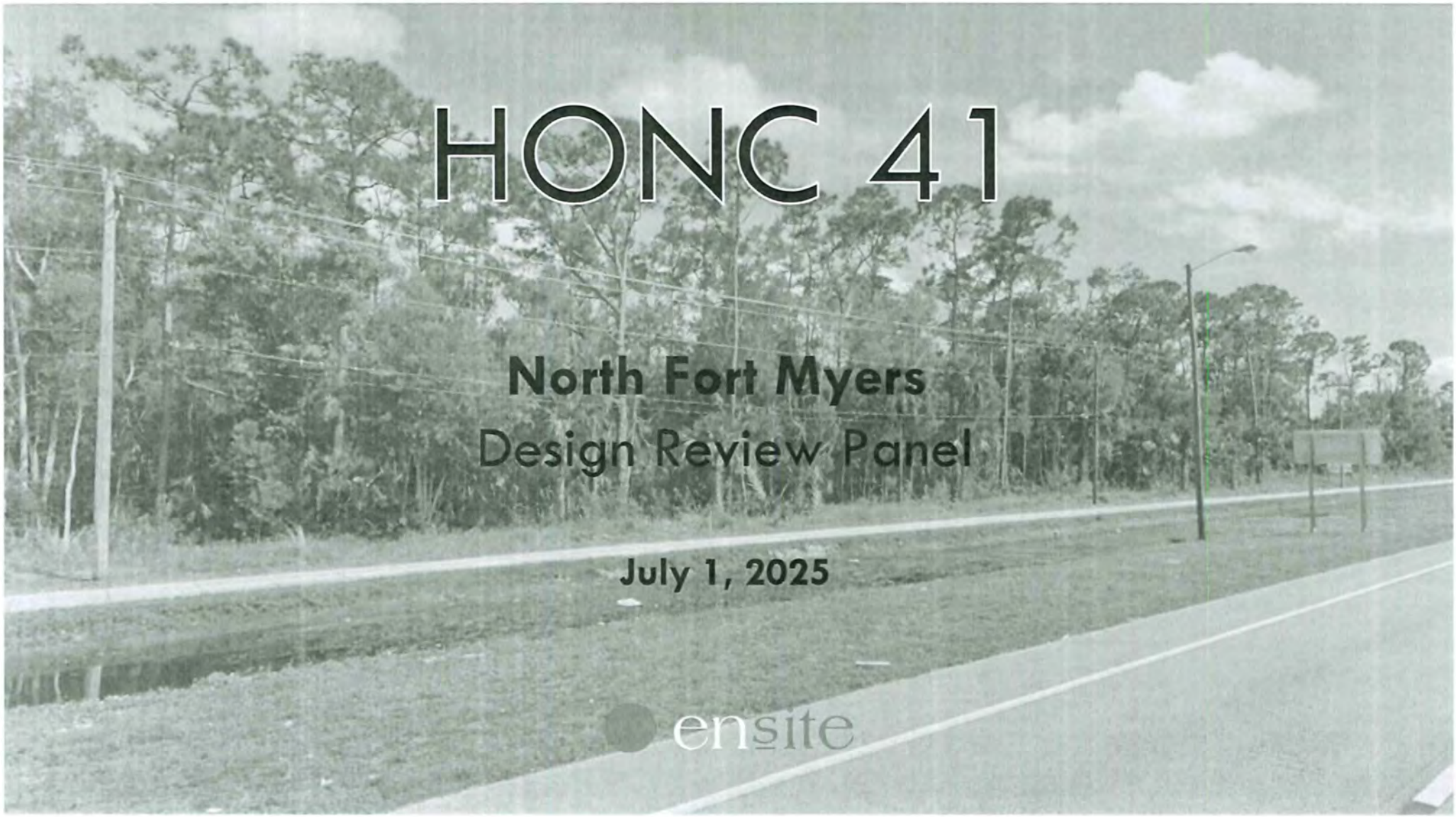
ensite

HONC 41
Comprehensive Plan Amendment
Community Meeting Summary

The Community Meeting before the North Fort Myers Design Review Panel began at 6 PM on July 01, 2025 at 2000 N Recreation Park Way, North Fort Myers, FL 33903 which is located within the North Fort Myers Planning Community. A presentation was given on behalf of the Applicant by Cindy Leal Brizuela, AICP, MURP - Principal Planner at EnSite, Inc., a copy of this presentation has provided in this meeting package. The presentation consisted of a general description of the subject property and the surrounding land uses as well as the Comprehensive Plan Amendment request from Suburban to Central Urban FLU and concurrent zoning request to the Mixed-Use Planned Development district. After the conclusion of the presentation, a few questions were asked by the Panel regarding the Master Concept Plan, predominantly the preservation area and surrounding zoning in North Fort Myers and Cape Coral. One community member attended and asked questions regarding the covered storage in the light manufacturing area of the Master Concept Plan. The Applicant's attorney, Mr. Richard Akin, was also present for questions. The Panel unanimously voted favorably for the comprehensive plan amendment and zoning request.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner



HONC 41

North Fort Myers
Design Review Panel

July 1, 2025

ensite

- **Applicant:** Honc Docks & Lifts
  - +/- 17.96 AC
  - Abuts N Tamiami Trail
- **Future Land Use:** Suburban
- **Zoning:** Industrial Light (IL) and Commercial General (CG)
- **Request #1:**

  to change future land use designation from Suburban to Central Urban; ***Lee Plan Policy does not allow for industrial uses within the "Suburban" FLU category***
- **Request #2:**

  to rezone from IL and CG to MPD (Mixed-Use Planned Development); ***commercial along the frontage and industrial at the rear of the property.***

Existing Future Land Use

[Policy 1.1.5 – Suburban]

The suburban future land use category will consist of predominantly residential areas that are either on the fringe of the central urban or urban community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing greater pine island transfer of development units except in areas that. Specifically prohibit bonus density. Other forms of bonus densities are not allowed.

Proposed Future Land Use

[Policy 1.1.3 – Central Urban]

The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

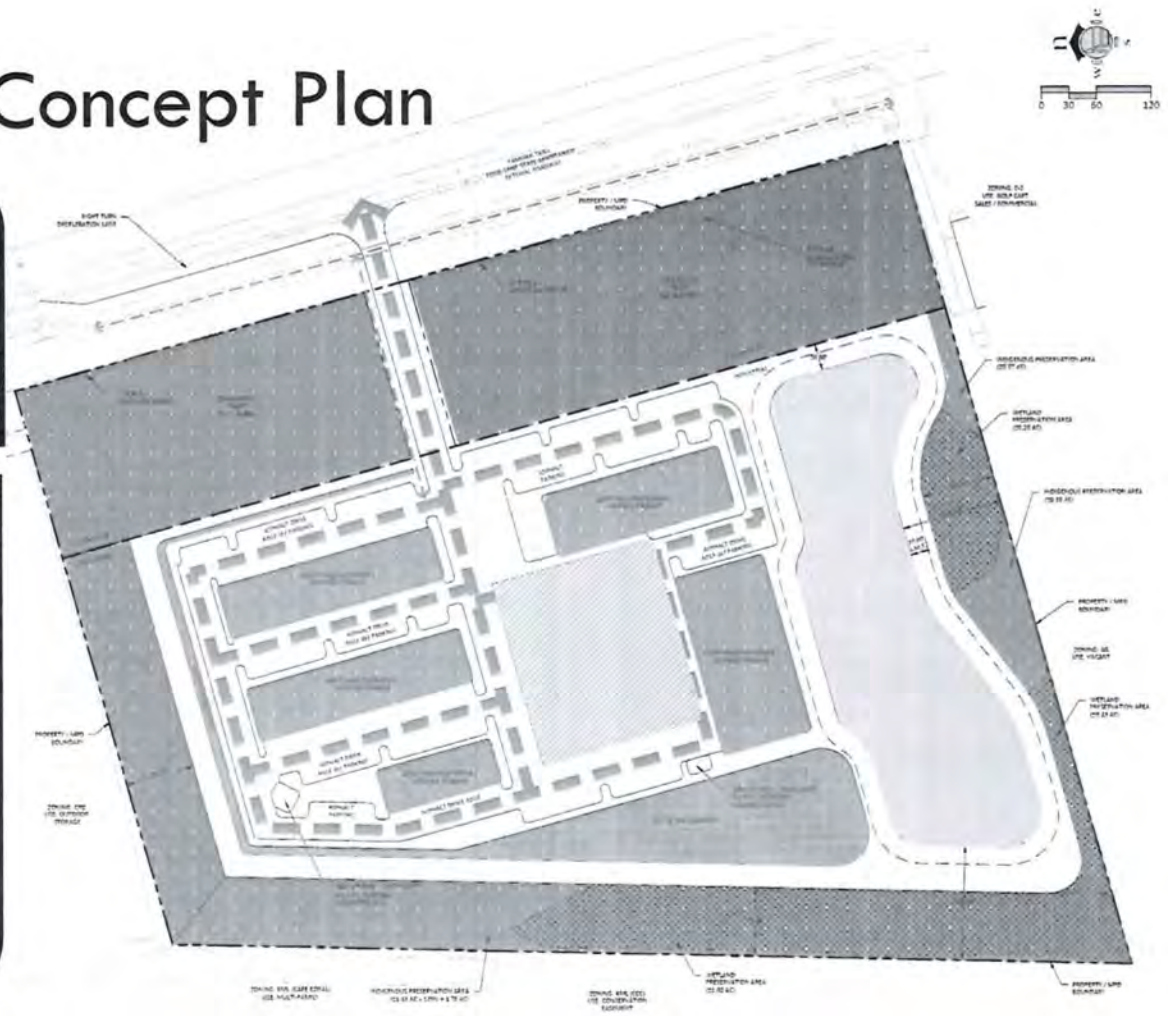
FLU Map Amendment

- The proposed Future Land Use map amendment would allow for light industrial uses to take place on the property.

Master Concept Plan

Moving the zoning line which separates the IL & CG districts requires a rezoning.

The property's size & proposed intensity requires a planned development zoning.



NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV – PLANNED DEVELOPMENT DISTRICTS. THE APPROVAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

LEGEND:

VEHICULAR / PARKING CIRCULATION

PEDESTRIAN CONNECTION

WATER MANAGEMENT / PRE-TREATMENT

WATER MANAGEMENT / LAKE

INDIGENOUS PRESERVATION

WETLAND PRESERVATION AREA

Questions/Comments

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

EnSite, Inc.
2401 First St, Suite 201
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	$106.78	
Tax Amount:	$0.00	
Payment Cost:	$106.78	
Order No:	11389833	# of Copies:
Customer No:	1491162	0
PO #:	LSAR0312517	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Future Land Use Change & Rezoning Public Notice

A Public Informational Meeting will be held on July 1st at 6 PM at North Fort Myers Recreation Center, located at 2000 North Recreation Park Way, North Fort Myers, FL 33903. The meeting presentation will discuss a proposed Comprehensive Plan Amendment and a Mixed Use Planned Development (no residential units proposed) of +/-17 acres of property. The comprehensive plan amendment is to alter the future land use from Suburban to Central Urban. The project site is identified as Lee County STRAP #22-43-24-01-00001.0160 located at 17701 N Tamiami Trail. The Applicant will be seeking project review from the NFM Design Review Panel for this effort. For more information, please contact nfmplanningpanel@gmail.com, the NFM Design Review Panel. Cindy Leal Brizuela, AICP, MURP with EnSite, Inc. and Richard Akin with Henderson Franklin will be the representatives for the Applicant.

June 16 2025

LSAR0312517