



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, AUGUST 22, 2016
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – July 25, 2016
4. Lee Plan Amendments

A. CPA2016-00008 – Deschenes CPA

Amend the Lee Plan Future Land Use Map to redesignate the future land use category of approximately 3.09 acres located at 17470, 17446, and 17440 Wells Road from General Interchange to Sub-Outlying Suburban.

B. CPA2015-00010 – Apaloosa and Palomino Lane

Request to redesignate the 137.44 +/- acre subject property from Outlying Suburban and Wetlands to Central Urban and Wetlands and a text amendment to Table 1(b).

5. Proposed Update of Lee Plan Amendment Procedures and Fees
6. Other Business
7. Adjournment – Next Meeting Date: September 26, 2016

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting: <http://www.leegov.com/dcd/events>

Direct links to plan amendment documents: [CPA2016-00008](#)
[CPA2015-00010](#)



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2016-08
DESCHENES PROPERTY**

Privately Sponsored Small-Scale Amendment

**Local Planning Agency
Public Hearing**

8/22/2016

**LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING SECTION**

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2016-08**

☐

Text Amendment

☒

Map Amendment

	This Document Contains the Following Reviews
✓	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to Review Agencies' Comments
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PUBLICATION DATE: August 12, 2016

**PART I
APPLICATION SUMMARY**

A. Project Name:

Deschenes Property

B. Applicant/Representative:

The John E. Deschenes and Connie F. Deschenes Revocable Joint Trust
represented by Kathleen Berkey of Pavese Law Firm.

C. Amendment Request:

Amend Lee Plan Map 1, the Future Land Use Map, to redesignate the future land use category of approximately 3.09 acres from General Interchange to Sub-Outlying Suburban.

PART II RECOMMENDATION AND FINDINGS OF FACT

A. Recommendation:

Staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment.

B. Basis and Recommended Findings of Fact:

- The applicant submitted an application to amend the Future Land Use Map on July 22, 2016.
- The subject property is +/-3.09 acres, which is considered a small-scale amendment by Florida Statutes.
- The Sub-Outlying Suburban future land use category is compatible with the surrounding land use pattern and is the designation of property adjacent to the subject properties.
- Density in the Sub-Outlying Suburban future land use category is limited to 2 dwelling units per acre, per Table 1(a) of the Lee Plan.
- The proposed amendment is specifically consistent with Lee Plan Goals 2, 5, and 20, Objectives 2.2 and 20.1, and Policies 2.2.2, 5.1.5, and 6.1.4.
- The subject property has access to Wells Road, a local road, and infrastructure programmed and appropriate for low-density residential development.

PART III PROJECT SUMMARY

Subject Property:

The subject property consists of three parcels located at 17470, 17446, and 17440 Wells Road, North Fort Myers in the Bayshore Community. The subject properties are +/-1.00, +/-0.94, and +/-1.15 acres, respectively, and are zoned Agricultural (AG-2). 17470 Wells Road has an existing single-family residence, while 17446 and 17440 Wells Road are currently vacant.

Surrounding Properties:

North of the subject properties is a Lee County water supply well and single-family residential uses. Adjacent to the south, east, and west of the properties are single-family residential uses.

Properties to the south, southwest, and west of the subject properties are within the General Interchange future land use category, while properties to the north, northwest, northeast, east, and southeast are within the Sub-Outlying Suburban future land use category.

CPA2016-08 Deschenes Property Subject Properties



CPA2016-08 Deschenes Property Surrounding Land Use



Current Future Land Use Category:

The subject properties are currently located in the General Interchange future land use category as depicted on Lee Plan Map 1, the Future Land Use Map. This category is limited to commercial uses that serve the traveling public and multi-family residential. The standard density range is a minimum of eight dwelling units per acre, with a maximum density of twenty-two dwelling units per acre. The General Interchange future land use category is defined by Lee Plan Policy 1.3.2 reproduced below:

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

Proposed Future Land Use Category:

The proposed amendment will designate the subject properties Sub-Outlying Suburban. Under Objective 1.1, the Sub-Outlying Suburban future land use category is described in Lee Plan Policy 1.1.11 as follows:

POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

The Sub-Outlying Suburban future land use category is characterized as being predominately low density and is intended for communities where higher densities would be deemed incompatible with the surrounding area and community character. Higher densities and large commercial developments are not permitted.

PART IV STAFF ANALYSIS

The applicant is requesting the Sub-Outlying Suburban future land use category to accommodate one single-family residence on each of the subject properties. The General Interchange future land use category does not allow the owner to build a single-family residence on each lot, regardless of the surrounding low density residential development. Sub-Outlying Suburban is the most appropriate future land use category for the subject properties for the following reasons:

1. It is the future land use category designation on property adjacent to the subject properties.

2. Density is limited to 2 dwelling units per acre, which is consistent with the existing density and uses on the subject properties and surrounding properties.
3. It is consistent with the existing development pattern and infrastructure available to serve the subject properties.
4. It is in keeping with the Bayshore Vision and Lee Plan Goal 20 specific to the Bayshore Community.

Consistency with the Lee Plan:

Lee Plan Goal 2 addresses growth management with Objective 2.2 intending to direct growth to areas that already possess sufficient infrastructure to support additional development. Policy 2.2.2 states that the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given property, 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 Lee Plan's planning horizon of 2030. The applicant has demonstrated that the General Interchange land use category is not appropriate at this time, due to the fact that the subject properties are surrounded by low density single family residential uses, agricultural, or vacant lands and is not served by a central sewer system. The applicant has provided letters of availability and an explanation of the public services available to support lowering the intensity of future development of the property. Lowering the minimum approved density to a maximum of 2 dwelling units per acre would be more appropriate for the area. By updating the future land use category of the subject properties, the proposed amendment is consistent with these goals, objectives, and policies, and would update the Future Land Use Map to reflect current conditions and community needs.

Policy 5.1.5 requires protection of current and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. As mentioned previously, the surrounding land uses include single-family residential and vacant lands. Amending the Future Land Use Map to designate the property Sub-Outlying Suburban will protect the existing large lot residential neighborhood from uses that could negatively impact the surrounding development.

Policy 6.1.4 requires that commercial development only be approved when compatible with adjacent existing land uses. Commercial uses would not be compatible with the immediate surrounding area; therefore, the proposed amendment is consistent with this policy by allowing the established development pattern to continue through the current Lee Plan horizon.

Lee Plan Planning Communities Map and Table 1(b):

The proposed amendment is consistent with the provisions of Lee Plan Table 1(b). The subject property is located within the "Bayshore" planning community. Table 1(b) allocates a total of 950 acres for residential use in the Sub-Outlying Suburban future

land use category portion of the Bayshore planning community. There are currently 373 acres available; therefore, the request is consistent with Table 1(b).

Bayshore Vision and Community Plan:

The Lee Plan provides a vision statement for the distinctive areas of Lee County. The Bayshore vision statement states:

Bayshore - The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single-family subdivisions and mobile homes on smaller lots, which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, as well as some higher density development in the Outlying Suburban category (i.e. up to two units per acre with proper zoning), and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

As was visioned, the area is predominately “a rural residential area of single-family homes” with “limited urban infrastructure and commercial uses.” The vision also includes the “maintenance of a wholesome family atmosphere” and the “protection of existing agricultural and equestrian activities.” The proposed amendment fits the community’s vision by maintaining the existing low density residential land use pattern, unlike the current future land use category.

Lee Plan Goal 20 addresses planning for the Bayshore Planning Community and exists to “protect the existing rural, residential, agricultural, and equestrian oriented character of the community.” Objective 20.1 aims to preserve the traditional character, scale, and tranquility of the community by allowing appropriate land use designations. The proposed amendment is consistent with this objective by updating the future land use category to a less intensive category that would allow the owners to develop the property consistent with the surrounding low density, single-family residential development pattern, instead of higher density, multi-family residential units or commercial uses encouraged in the General Interchange future land use category.

PART V INTERDEPARTMENTAL REVIEW

Emergency Medical Services (EMS):

A letter dated July 20, 2016 states that the service availability for the proposed amendment of this property is adequate at this time by the Lee County EMS.

Environmental:

No environmental concerns have been identified by this request.

Fire:

Fire service will be provided by the Bayshore Fire Protection and Rescue Service District. A letter dated July 25, 2016 states that the District has no concerns with the proposed amendment and is capable of providing services.

Law Enforcement:

In a letter dated July 18, 2016, Sheriff's Office personnel stated that the proposed amendment does not affect the ability of the Office to provide core services at this time.

School District:

In a letter dated July 21, 2016, School District of Lee County staff states that the proposed amendment does not impact classroom needs.

Solid Waste:

In a letter dated July 22, 2016, Solid Waste staff states that the division is capable of providing service to the subject site. Solid waste generated at the site will be disposed of at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Transit:

A letter dated July 25, 2016, stated that LeeTran does not have plans to service the subject properties. The proposed plan amendment does not affect transit services.

Transportation:

Due to the nature of the proposed amendment, Lee County staff did not require a Traffic Circulation Analysis.

Utilities:

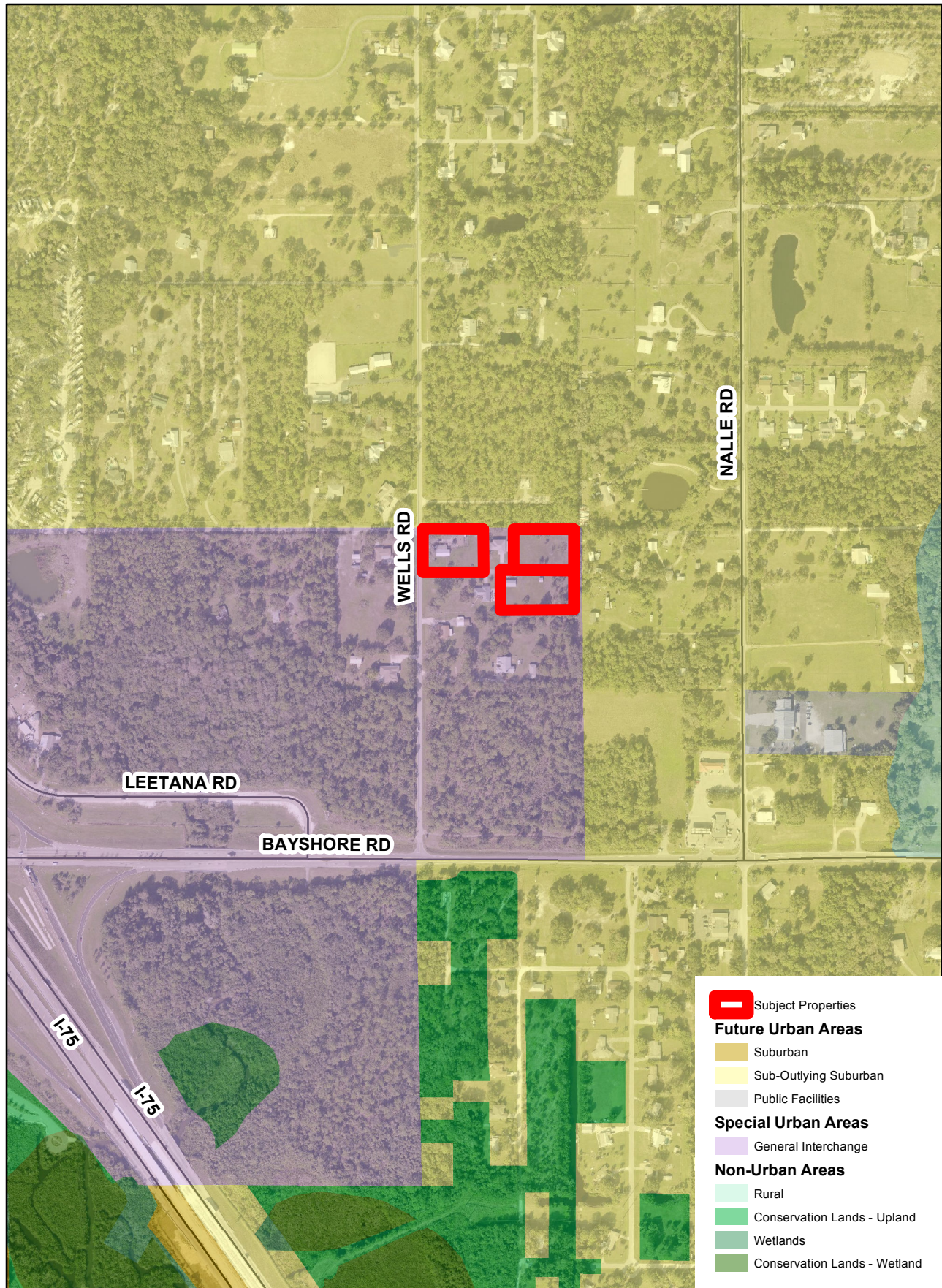
In a letter dated July 21, 2016, Lee County Utilities staff stated that potable water lines are in operation adjacent to the subject properties, however developer funded system enhancements such as extensions may be required. There are no central sewer lines in the vicinity of the subject properties; services will be provided by onsite septic systems.

PART VI CONCLUSION

Lee County staff has reviewed the proposed amendment and finds that it is consistent with the goals and objectives of the Lee Plan along with Table 1(b). The uses and intensities proposed are consistent with the surrounding land uses and there will be no level of service issues. Lowering the minimum density of the subject properties is appropriate for the existing residential neighborhood.

Staff recommends that the Board of County Commissioners **adopt** the proposed amendment based on the findings of fact provided in Part II of this staff report.

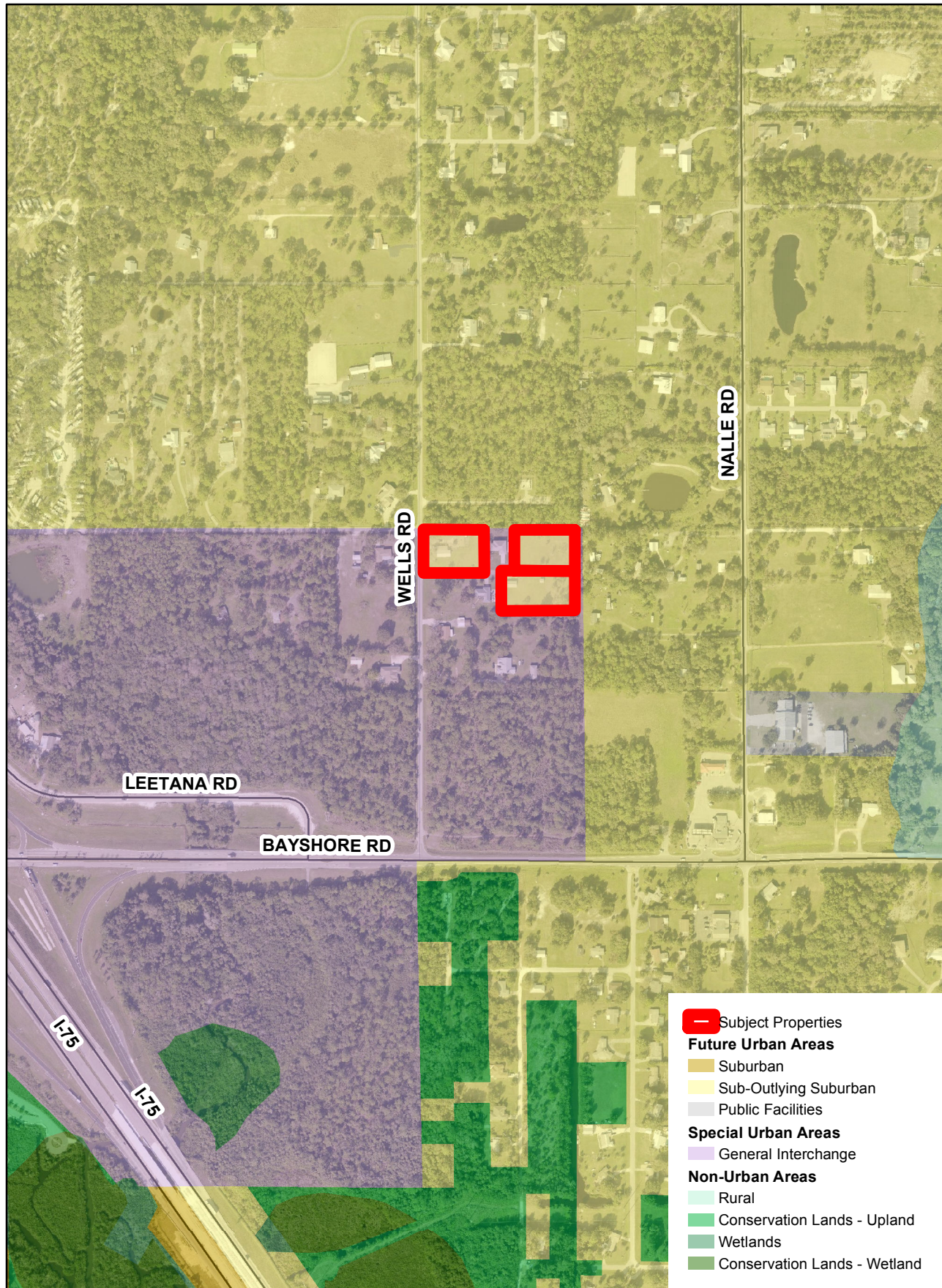
CPA2016-08 Deschenes Property Future Land Use Map (Current)



0 325 650 975 1,300
Feet



CPA2016-08 Deschenes Property Future Land Use Map (Proposed)



0 325 650 975 1,300
Feet



PAVESE LAW FIRM

KATHLEEN OPPENHEIMER BERKEY, AICP
Attorney at Law and Certified Land Planner
Direct dial: (239) 336-6280
Email: KathleenBerkey@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

July 22, 2016

Hand Delivered and E-mail to MRozdolski@leegov.com

Ms. Mikki Rozdolski, Planning Section Manager
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Application for Comprehensive Plan Amendment
STRAP Nos.: 22-43-25-00-00021.0020, .0030, and .0040
17470, 17446, and 17440 Wells Road, North Fort Myers, Florida 33917
Our File No. 91378.001**

Dear Ms. Rozdolski:

Our office represents John and Connie Deschenes ("Applicants"). Enclosed please find the Applicants' Application for a Comprehensive Plan Amendment ("CPA") for 17470, 17446, and 17440 Wells Road, North Fort Myers, Florida, further identified by STRAP Nos. 22-43-25-00-00021.0020, .0030, and .0040 ("Subject Properties"). The Subject Properties are zoned Agricultural ("AG-2") and are located in the "General Interchange" future land use category. The Subject Properties are surrounded by single-family residential development and is immediately adjacent to the "Sub-Outlying Suburban" future land use category. The Applicants are requesting a small-scale CPA to change the future land use designation of the Subject Properties (totaling ±3.09 acres) from "General Interchange" to "Sub-Outlying Suburban" to allow for a standard density range of up to two (2) dwelling units per acre, consistent with the surrounding existing "Sub-Outlying Suburban" areas.

As you provided in your e-mail to me dated July 15, 2016, the fees already paid by the Applicants for their Minimum Use Determination application (MUD2016-00016) and subsequent appeal, which both have now been withdrawn, will be credited towards the CPA application fee. Accordingly, please also find the CPA application fee of \$1,290.00 enclosed herein (\$1,500.00 - \$135.00 - \$75.00 = \$1,290.00).

Thank you and please do not hesitate to contact me if you have any questions.

Very truly yours,

Kathleen O. Berkey

RECEIVED
JUL 22 2016

**COMMUNITY DEVELOPMENT
CPA2016-00008**

KOB:sbm
Enclosures (as indicated)
cc: *Clients (via e-Mail)*
91378.001 Doc #158

**APPLICATION FOR
COMPREHENSIVE PLAN
AMENDMENT**



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: DESCHENES CPA

PROJECT SUMMARY:

Small-scale Comprehensive Plan Amendment to change the Future Land Use Designation of 17470, 17446, and 17440 Wells Road (totaling ± 3.09 acres) from "General Interchange" to "Sub-Outlying Suburban" to allow for a standard density range of up to two (2) dwelling units per acre, consistent with the surrounding existing Sub-Outlying Suburban Areas.

Plan Amendment Type: ☐ Normal ☒ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 10175

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that 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, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

K. Berkey
Signature of Owner or Authorized Representative

7/20/16
Date

Kathleen O. Berkey
Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

John E. and Connie F. Deschenes, Trustees of The John E. Deschenes and
Applicant: Connie F. Deschenes Revocable Joint Trust

Address: 181601 Sandy Pines Circle, NE

City, State, Zip: North Fort Myers, FL 33917

Phone Number: 239-2170148

Email: ladybughello@yahoo.com

Agent*: Kathleen O. Berkey, Esq., AICP, Pavese Law Firm

Address: 1833 Hendry Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-336-6280

Email: kathleenberkey@paveselaw.com

Owner(s) of Record: Same as Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: 1

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 17470, 17446 and 17440 Wells Road, North Fort Myers, FL33917

2. STRAP(s): 22-43-25-00-00021.0020, .0030 and .0040

B. Property Information:

Total Acreage of Property: 3.09

Total Acreage included in Request: 3.09

Total Uplands: 3.09

Total Wetlands: 0.00

Current Zoning: AG-2

Current Future Land Use Designation: General Interchange

Area of each Existing Future Land Use Category: 100%

Existing Land Use: Vacant Residential

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

"General Interchange" to "Sub-Outlying Suburban"

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>Mandatory minimum multi-family residential density of 8 du/acre</u>
Commercial intensity	<u></u>
Industrial intensity	<u></u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>2 du/acre</u>
Commercial intensity	<u></u>
Industrial intensity	<u></u>

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

- ~~1. Provide any proposed text changes.~~
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. 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.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
- ~~9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.~~

B. Public Facilities Impacts

NOTE: ~~The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).~~

- ~~1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:~~

~~— Long Range — 20-year Horizon:~~

- ~~a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;~~
- ~~b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);~~
- ~~c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;~~
- ~~d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;~~
- ~~e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;~~
- ~~f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.~~

~~— Short Range — 5-year CIP horizon:~~

- ~~a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);~~
- ~~b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;~~
- ~~— Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);~~
- ~~c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;~~
- ~~d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.~~

2. Provide an existing and future conditions analysis for (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 should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- 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.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- 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; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. 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 use 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 Flood Insurance Rate Map effective August 2008.~~
- ~~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).~~

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), 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. 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.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

- ~~1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)~~
 - ~~a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,~~
 - ~~b. Provide data and analysis required by Policy 2.4.4,~~
 - ~~c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.~~

~~2. Requests moving lands from a Non-Urban Area to a Future Urban Area~~

- ~~a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low intensity, low density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.~~

~~3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.~~

~~4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.~~

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

LETTER OF AUTHORIZATION

17440, 17446, AND 17470 WELLS RD.

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as located at 17470, 17446 and 17440 Wells Road, North Ft. Myers, FL.

The property described herein is the subject of an application for zoning or development. We hereby designate Kathleen O. Berkey, Esquire, AICP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Property Owner (signature)

John Deschenes

John E. Deschenes, Trustee

Print Name

Property Owner (signature)

Connie F. Deschenes, Trustee

Print Name

Connie F. Deschenes

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me on July 19, 2016 (date) by John E. and Connie F. Deschenes (name of person providing the oath or affirmation), who is personally known to me or who has produced FL Drivers License (type of identification) as identification.



Stephanie Oldziej
State of Florida
My Commission Expires 04/08/2018
Commission No. FF 110664
Bonded through Surety

Signature of Notary Public

Stephanie Oldziej

Stephanie Oldziej
(Name typed, printed or stamped)

AFFIDAVIT OF AUTHORIZATION

17440, 17446, AND 17470 WELLS RD.

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

We, John E. and Connie F. Deschenes, Trustees of The John E. Deschenes and Connie F. Deschenes Revocable Joint Trust (name), as Owners (owner/title) of the property located at 17470, 17446 and 17440 Wells Road, North Ft. Myers, FL (company/property), swear or affirm under oath, that we are the owners or the authorized representative of the owner(s) of the property and that:

1. We 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. We 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.

John E. Deschenes
Signature John E. Deschenes, Trustee

7-19-16
Date

Connie F. Deschenes
Signature – Connie F. Deschenes, Trustee

7-19-2016
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 on July 19, 2016 (date) by John E. and Connie F. Deschenes (name of person(s) providing oath or affirmation), who is/are personally known to me or who has/have produced FL Drivers license (type of identification) as identification.

STAMP/SEAL



Stephanie Oldziej
State of Florida
My Commission Expires 04/08/2018
Commission No. FF 110684
Bonded through Surety

Stephanie Oldziej
Signature of Notary Public

DISCLOSURE OF INTEREST

17440, 17446, AND 17470 WELLS RD.

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared John E. and Connie F. Deschenes, Trustees of the John E. Deschenes and Connie F. Deschenes Revocable Joint Trust, who, being first duly sworn and deposed says:

1. That we are the record owners, of the property that is located at 17470, 17446, and 17440 Wells Road, North Ft. Myers, FL 33917 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That we are 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
NA	

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

John E. Deschenes, Trustee
Print Name

John E. Deschenes

Property Owner

Connie F. Deschenes, Trustee
Print Name

Connie F. Deschenes

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

JULY 19, 2016

The foregoing instrument was sworn to (or affirmed) and subscribed before me on (date) by John E. and Connie F. Deschenes (name of person(s) providing oath or affirmation), who is/are personally known to me or who has/have produced (type of identification) as identification.

FL Driver's
License

STAMP/SEAL



Stephanie Okdzia
State of Florida
My Commission Expires 04/08/2018
Commission No. FF 110684
Bonded through Surety

Stephanie Okdzia
Signature of Notary Public

JUSTIFICATION FOR REQUESTED CHANGE

- **REQUEST STATEMENT AND LEE PLAN CONSISTENCY NARRATIVE**
- **DESCRIPTION OF EXISTING LAND USES AND ZONING**
- **EXISTING AND FUTURE CONDITIONS ANALYSIS**

DESCRIPTION OF EXISTING LAND USES AND ZONING

The Subject Properties are located at 17470, 17446 and 17440 Wells Road, North Fort Myers, Florida and are further identified by STRAP Nos.: 22-43-25-00-00021.0020, .0030 and .0040. The Subject Properties are ± 1.00 , ± 0.94 , and ± 1.15 acres in area, respectively, and zoned Agricultural (“AG-2”). 17470 Wells Road has an existing single-family home (Lee County Land Use Code 01), while the two (2) remaining properties are designated as Lee County Land Use Code 00, Vacant Residential and are currently undeveloped.. The Subject Properties are also located in the “General Interchange” future land use category.

17470 Wells Road has frontage along Wells Road and the remaining two (2) properties have frontage along an access ingress/egress easement that is 15-feet wide and ± 369.19 -feet long that joins Wells Road.

The surrounding current land uses, zoning, and future land uses are as follows:

	<i>Current Land Use</i>	<i>Zoning</i>	<i>Future Land Use</i>
<i>North and Northwest</i>	<i>Vacant Governmental (Lee County)</i>	<i>AG-2</i>	<i>Sub-Outlying Suburban</i>
<i>Northeast</i>	<i>Single-Family Residential</i>	<i>AG-2</i>	<i>Sub-Outlying Suburban</i>
<i>East</i>	<i>Vacant Residential</i>	<i>AG-2</i>	<i>Sub-Outlying Suburban</i>
<i>Southeast</i>	<i>Mobile Home</i>	<i>AG-2</i>	<i>Sub-Outlying Suburban</i>
<i>South</i>	<i>Single-Family Residential</i>	<i>AG-2</i>	<i>General Interchange</i>
<i>Southwest</i>	<i>Single-Family Residential</i>	<i>AG-2</i>	<i>General Interchange</i>
<i>West</i>	<i>Single-Family Residential</i>	<i>AG-2</i>	<i>General Interchange</i>

REQUEST STATEMENT AND COMPLIANCE NARRATIVE

Request Statement

The Applicant is requesting a small scale Comprehensive Plan Amendment to change the Future Land Use designation of the Subject Properties from “General Interchange” to “Sub-Outlying Suburban” allowing for a standard density range of up to two (2) dwelling units per acre.

Comprehensive Plan Compliance Narrative

The proposed use, three (3) single-family residences with one on each of the Subject Properties, will be at a density of 0.97 dwelling units per acre. Single-family residential uses are not permitted in the “General Interchange” future land use category and County staff has determined that the Applicants are not eligible for a Minimum Use Determination. For this reason, the Applicants are requesting a small-scale Comprehensive Plan amendment to the Future Land Use Map (“FLUM”) to change the Subject Properties’ future land use designation to “Sub-Outlying Suburban.” If the FLUM change is approved, the proposed residential density is within the standard density range of up to two (2) dwelling units per acre in the Sub-Outlying Suburban future land use category. The use and proposed density are compatible with the existing single-family residential character of the surrounding area and is immediately adjacent to existing “Sub-Outlying Suburban” areas to the North and East.

The “Sub-Outlying Suburban” Future Land Use category is further described in Policy 1.1.11 to provide for low-density residential development. The proposed development complies with this Policy, because it incorporates low-density residential development at 0.97 dwelling units per acre. Objective 2.1 of the Lee Plan also provides for a contiguous and compact development location 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 Subject Properties are immediately adjacent to land designated as “Sub-Outlying Suburban,” within the designated Future Urban Area, and situated in an area where there is a concentration of residential development already exists. The proposed single-family

residences will provide living accommodations in a developing area, which helps minimize travel distances, cost of services, and natural resource impacts that are associated with sprawl.

Objective 2.2 of the Lee Plan provides for new growth to locate where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The Subject Properties are proximately located near the existing road network, central sewer and water lines, community facilities and services, such as schools, EMS, fire and police protection, and other public facilities, and the proposed use is compatible with surrounding land uses. Accordingly, the request is consistent with this Objective.

The proposed project will not place an undue burden on the existing or planned infrastructure in the surrounding area. Urban services are available in the vicinity. The surrounding road network can accommodate the minimal traffic generated by the one single-family residence proposed. Community facilities available and adequate to serve the project exist within proximity, including: Bayshore Elementary School within 2.7 miles, Temple Christian School within 4.8 miles, Orange River Elementary School within 3.8 miles, Lee County Manatee Park within 4.7 miles, Caloosahatchee Creeks Preserve (East) within 1.3 miles, Bayshore Fire Rescue and EMS Emergency Services Station within 0.6 miles, North Fort Myers Community Park Recreation Center within 6.6 miles, and North Fort Myers Public Library within 6.4 miles.

- The subject site is located with access to an available and proximate to the existing road network. Further, the proposed development de-intensifies traffic on the existing road network as compared to the mandatory minimum density for the Subject Properties under Lee Plan Policy 1.3.2 and Table 1(a), Note 2, as recently amended by Ordinance No. 16-02, of eight multi-family dwelling units per acre (8 du/acre) yielding a mandatory minimum density of twenty-five (25) dwelling units between the Subject Properties.
- Central water lines are available to serve the site and a letter of potable water availability has been provided by Lee County Utilities (see enclosed letter dated July 21, 2016). A letter confirming solid waste collection service was also requested from Lee County Solid Waste Division on July 15, 2016. We will forward this letter of availability once it is received (see request letter enclosed for reference).
- There are no central sewer lines in the vicinity of the Subject Properties. The existing single-family home at 17470 Wells Road is already being serviced by a septic system,

which was recently replaced by the Applicants (Florida Department of Health Onsite Sewage Treatment and Disposal System Permit No. 36-SN-1663945). 17446 and 17440 Wells Road are currently vacant, but it is anticipated that future residential development on these parcels will be serviced by individual septic systems like the neighboring single-family residential properties are.

- The school facilities for the Subject Properties were found to be adequate. Please see letter from The School District of Lee County dated July 21, 2016 confirming same.
- Emergency Medical Services, fire, and police protection are available and adequate for the site, as confirmed by Lee County Emergency Medical Services on July 20, 2016 and the Lee County Sheriff's Office on July 18th (see letters of service availability enclosed). A letter confirming fire protection service availability was also requested from the Bayshore Fire & Rescue Service District Chief on July 15, 2016, but the Chief is out of the office until July 25, 2016. We will forward the letter of availability once it is received (see request letter enclosed).
- An existing and future conditions analysis for public services, including parks recreation and open space is provided below, demonstrating adequate facilities are available for the anticipated development.
- A letter confirming mass transit service availability was also requested from Wayne Gaither, LeeTran Principal Planner, on July 15, 2016, but Mr. Gaither is out of the office until July 25, 2016. We will forward the letter of availability once it is received (see request letter enclosed).
- The requested change will not impact historic resources. The Subject Properties are not located in an area of archeological sensitivity nor are there previously recorded cultural resources found on the Subject Properties. Please find an archaeological sensitivity map and correspondence from the Florida Master Site File confirming same.
- The requested change will not impact wetlands. The Subject Properties do not contain areas identified as wetlands. Please find a wetlands map from the U.S. Fish and Wildlife Service National Wetlands Inventory enclosed herein for reference.

Goal 11 of the Lee Plan is to ensure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met

prior to issuance of a county development order. The availability of service from Lee County Utilities addresses that water and sewer services are adequate for the site.

Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map

Table 1(b) depicts the extent of development through the year 2030. No development orders or extensions to development orders are to be issued or approved by the County which would allow the County's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded. Bayshore has 30 acres allocated to General Interchange and 6,230 acres for residential, 950 of which is designated as Sub-Outlying Suburban.

Goal 135 of the Lee Plan indicates that a goal of the County is "to provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county." Objective 135.1 indicates that there will be a need for 114,927 additional dwelling units in Lee County and only 39,637 will be provided in unincorporated Lee County. The proposed development will be able to add additional housing units needed.

Analysis of Parks, Recreation, and Open Space

Existing Condition – Regional Parks

The community surrounding the Subject Properties has adequate levels of service related to parks, recreation, and open space. Specific community facilities available and adequate to serve the project within close proximity include Bayshore Elementary School within 2.7 miles, Temple Christian School within 4.8 miles, Orange River Elementary School within 3.8 miles, Lee County Manatee Park within 4.7 miles, Caloosahatchee Creeks Preserve (East) within 1.3 miles, North Fort Myers Community Park Recreation Center within 6.6 miles, and North Fort Myers Public Library within 6.4 miles.

Policy 95.1.3 of the Comprehensive Plan establishes minimum acceptable level of service standards for regional parks at six (6) acres of developed regional park land open for public use per 1,000 total seasonal County population. The 2015 estimated functional population of Lee County was 768,127 based on 2010 Census data, the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates, and a seasonal component of eighteen (18) percent of the permanent population. At that functional population estimate, the need for regional park acreage to meet minimum level of service standards calculates to 4,608.76 acres.

According to the Lee County 2015 Concurrency Report, there are 7,235 acres of existing regional parks currently operated by Municipal, County, State, and Federal governments. Therefore, the minimum level of service standards are currently met and exceeded for regional parks.

Future Condition – Regional Parks

The minimum level of service standards for regional parks is already being exceeded by 2,624.73 acres and will not be impacted by the change of density not to exceed two (2) dwelling units per acre (requiring an no more than 0.15 acres of regional park space). In other words, the existing supply of regional parks will meet the minimum level of service standard, as well as the

“Desired Future Level of Service Standard” for the population through 2019, as stated in the 2015 Lee County Concurrency Report.

Existing Condition – Community Parks and Recreation Centers

Policy 95.1.3 of the Lee Plan establishes minimum acceptable level of service standard for community parks at 0.8 acres of developed standard community parks open for public use per 1,000 permanent population, unincorporated County only. The 2015 estimated functional population of Lee County was 768,127 based on 2010 Census data, the University of Florida Bureau of Economic and Business Research (BEBR) mid-range permanent population estimates, and a seasonal component of eighteen (18) percent of the permanent population. At that functional population estimate, the need for community parks and recreation centers to meet minimum level of service standards calculates to 614.5 acres.

Future Condition – Community Parks and Recreation Centers

The Bayshore Planning Community population distribution per Table 1(b) Year 2030 Allocations is 6,230, which generates a minimum community park demand of 4.98 acres (at 0.8 acres of community parks per 1,000 permanent population). The proposed change of density not to exceed two (2) dwelling units per acre is equivalent to a need of 0.024 additional acres of community parks.

Given a 2030 allocation of 6,230 resulting in a Community Parks requirement of 4.98 acres, the Lee County Manatee Regional Park exceeds minimum level of service standards for community parks for the Planning Community of Bayshore by over 12 acres. The proposed project calculates to a community park need of 0.024 acres, so the existing facilities are more than adequate to satisfy the level of service needed for the proposed development.

The recreation center at North Fort Myers Community Park satisfies the community’s need for a recreation center and offers 33,000 square feet, therefore, it should appropriately provide for the recreation center needs generated by the proposed development.

ADJACENT LOCAL GOVERNMENT, STATE, AND REGIONAL POLICY PLAN CONSISTENCY

Given the location of the Subject Properties and the fact that the proposed amendment is consistent with the development patterns and trends in the surrounding community, the proposed development not to exceed two (2) dwelling units per acre across ± 3.09 total acres and will not have significant impacts on adjacent local governments or their respective comprehensive plan.

AERIAL MAP



28100 Bonita Grande Dr. -Suite 305
Bonita Springs, Florida 34135
P: (239) 405-7777
F: (239) 405-7899
www.waldropengineering.com

17470, 17446, 17440 Wells Road

AERIAL MAP
LEE COUNTY, FL

**W WALDROP
ENGINEERING**

0 0.04 0.08 0.16 Miles

CURRENT FUTURE LAND USE MAP



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CURRENT FUTURE LAND USE MAP
 LEE COUNTY, FL

**W WALDROP
 ENGINEERING**

0 0.04 0.08 0.16 Miles

PROPOSED FUTURE LAND USE MAP



28100 Bonita Grande Dr. -Suite 305
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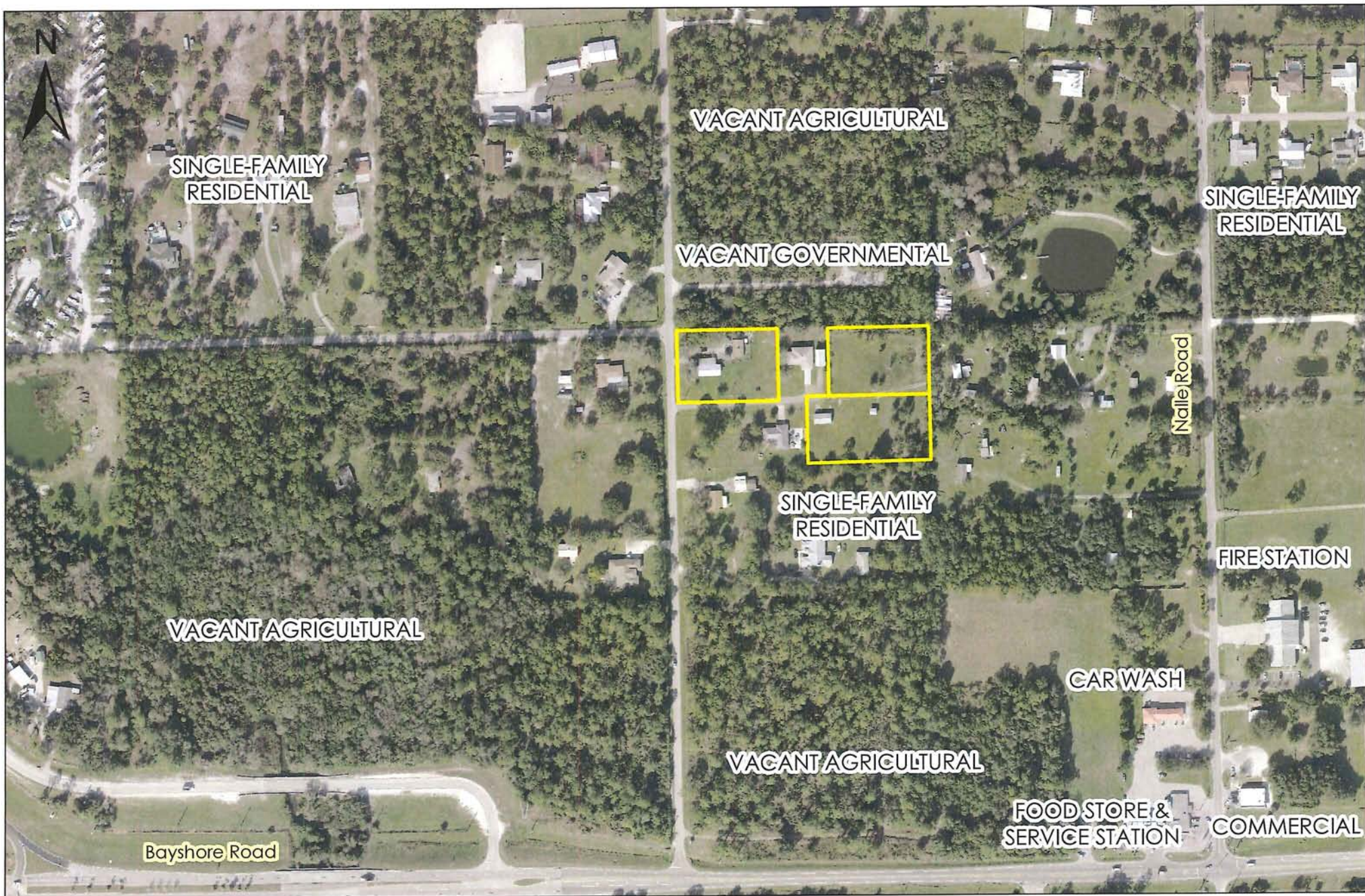
17470, 17446, 17440 Wells Road

PROPOSED FUTURE LAND USE MAP
 LEE COUNTY, FL

**W WALDROP
 ENGINEERING**

0 0.04 0.08 0.16 Miles

**MAP AND DESCRIPTION OF
EXISTING LAND USES OF THE
SUBJECT PROPERTY AND
SURROUNDING PROPERTIES**



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17470, 17446, 17440 Wells Road

EXISTING LAND USES MAP
 LEE COUNTY, FL

**W WALDROP
 ENGINEERING**

0 0.025 0.05 0.1 Miles

ZONING MAP



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17470, 17446, 17440 Wells Road

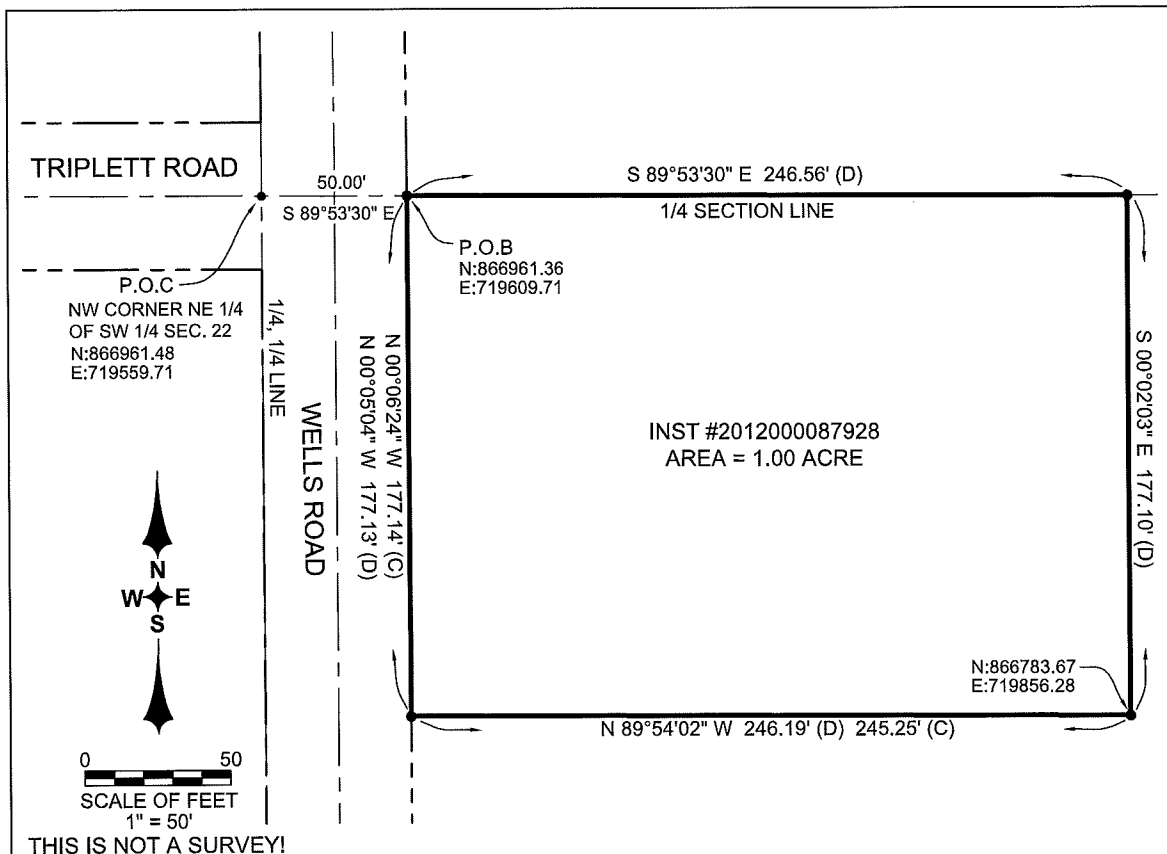
ZONING MAP
 LEE COUNTY, FL

**WALDROP
 ENGINEERING**

0 0.04 0.08 0.16 Miles

LEGAL DESCRIPTIONS AND SEALED

SKETCH OF LEGAL DESCRIPTIONS



THIS IS NOT A SURVEY!

DESCRIPTION:

FROM INST #2012000087928

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, THENCE RUN SOUTH 89 DEGREES 53' 30" EAST ALONG THE NORTHERLY LINE THEREOF, FOR 50.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 53'30" EAST FOR 246.56 FEET; THENCE RUN SOUTH 0 DEGREES 02' 03" EAST FOR 177.10 FEET; THENCE RUN NORTH 89 DEGREES 54' 02" WEST FOR 246.19 FEET TO THE EASTERLY RIGHT-OF-WAY OF WELLS ROAD (50 FEET WIDE); THENCE RUN NORTH 0 DEGREES 05'04"W. ALONG SAID RIGHT-OF-WAY 177.13 FEET TO THE POINT-OF-BEGINNING.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON WAS COPIED FROM INST #2012000087928. SKETCH IS BASED ON THIS DESCRIPTION.

THIS DESCRIPTION DRAWING WAS PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE EAST-WEST QUARTER LINE OF SECTION 22 AS BEARING S 89°53'30" E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

ABBREVIATIONS

(C) = CALCULATED DIMENSION
(D) = DEED DIMENSION
INST. = INSTRUMENT
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
PG. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT-OF-BEGINNING
P.O.C. = POINT-OF-COMMENCEMENT
R/W = RIGHT OF WAY

PREPARED BY

Digitally signed by Mark A. Hatfield, PSM 4155
DN: cn=Mark A. Hatfield, PSM 4155, o=Morris-
Depew Associates, Inc., ou,
email=mhatfield@m-da.com, c=US
'Date: 2016.07.20 08:56:24 -04'00



MARK A. HATFIELD, P.S.M.

FLORIDA CERTIFICATE NO. 4155

DATE

17470 Wells Rd.

<p>MDA PROJECT: 16055</p> <p>CHECKED BY: MAH</p> <p>DRAWN BY: MAH</p> <p>DATE: 7-20-16</p> <p>SHEET 1 OF 1</p>	<p>DESCRIPTION DRAWING</p> <p>PARCEL OF LAND IN SECTION 22, T.43 S., R. 25 E. LEE COUNTY, FLORIDA</p> <p>FOR</p> <p>JOHN E. AND CONNIE F. DESCHENES</p>	<p>MORRIS</p> <p>DEPEW</p> <p>ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS</p> <p>Fort Myers Tallahassee</p> <p>Metro Center 1 2891 Center Palms Dr., Unit 100 Fort Myers, Florida 33916 (239) 337-0900 Fax: (239) 337-0901 Toll Free: 866-337-7541</p>	<p>0 60</p> <p>SCALE OF FEET 1" = 60'</p>
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ABBREVIATIONS

D.E.	DRAINAGE EASEMENT	CONC.	CONCRETE
U.E.	UTILITY EASEMENT	SLC	SELECTED
L.A.E.	LIMITED ACCESS EASEMENT	ELC	ELECTRIC
L.L.E.	LANDSCAPE MAINT. ESMT.	W.M.	WATER METER
L.S.E.	LANDSCAPE BUFFER ESMT.	W.M.	WATER METER
C.U.E.	COUNTY UTILITY ESMT.	W.M.	WATER METER
L.E.E.	INGRESS/EGRESS ESMT.	W.M.	WATER METER
M.	FIELD MEASURED	W.M.	WATER METER
P.	PLAT	W.M.	WATER METER
C.	CALCULATED	W.M.	WATER METER
D.	DEED	W.M.	WATER METER
F.	FOUND	W.M.	WATER METER
I.P.	IRON PIPE	W.M.	WATER METER
N.A.D.	NAIL & DISK	W.M.	WATER METER
D.H.	DRILL HOLE	W.M.	WATER METER

P.O.C. PARCEL 1
NORTHWEST CORNER OF
N. 1/2, OF THE NW 1/4,
OF THE NE 1/4, OF THE SW 1/4 OF
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST

S 89°53'30" E 419.56' D.

P.O.B. PARCEL #1 NORTH LINE N 1/2, NW 1/4, NE 1/4, SW 1/4

S 89°53'30" E 246.00' D.

FIN. 4"x4"
C.M. NO I.D.

17446
41,082.00 = .94 area

PARCEL #1

LANDS DESCRIBED
IN O.R. BOOK 2728
PAGE 1363

17470

WELLS ROAD

N 0°05'04" W 157.13' D. & C.

L-1 = N 0°02'03" E
10.00' D. & M.

P.O.C. PARCEL 2
S.W. CORNER OF THE N 1/2,
NW 1/4, NE 1/4, SW 1/4,
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST

S 89°54'33" E 50.00' D.

FIN. 4"x4"
C.M. NO I.D.

P.O.B. PARCEL #2

PARCEL #2
IMPROVED
(NO IMPROVEMENTS SHOWN ON PARCEL)

N 89°55'08" W 610.01' M.

N 89°54'33" W 614.87' D.

249.37

Legal Description on Parcel #1

A parcel of land lying in the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 22, Township 43 South, Range 25 East, more particularly described as follows:

Commencing at the Northwest corner of the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of said section; thence run S 89°53'30" E, along the North line of the North half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of said section, for 246.00 feet to the East line of the North half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of said section; thence run S 0°02'03" W, along the East line thereof, for 167.04 feet; thence run N 89°54'02" W for 369.00 feet; thence run N 0°02'03" E for 167.04 feet back to the Point of Beginning; said parcel containing 41,082.00 square feet or 0.94345 acre more or less.

Together with and reserving an easement for ingress and egress 15 feet wide lying 7.5 feet on each side of the following described centerline; From the Southwest corner of the parcel hereinabove conveyed run N 89°54'02" W, for 369.19 feet to the East right-of-way line of Wells Road and the end of said centerline. All lying and being in Lee County, Florida.

Surveyors Notes:

- LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCUMBRANCES LOCATED.
- NO ENCUMBRANCES FOUND ON PROPERTY CORNERS UNLESS NOTED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- POSSIBLE OWNERSHIP OF NOT DETERMINED AND GRAPHICALLY MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- ELEVATIONS IF SHOWN ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED ABOVE AND ARE EITHER ASSUMED OR PER PLAT.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.
- EXISTING TANKS AND DRAIN FIELDS IF SHOWN ARE APPROXIMATE LOCATIONS, UNLESS OTHERWISE NOTED.
- LAND SURVEYOR HAS MADE TO PROVE PLAT BOUNDARIES.
- NO VISIBLE ENCUMBRANCES AND/OR OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS WERE OBSERVED UNLESS OTHERWISE SHOWN HEREON.

I hereby certify that a Survey of the herein described property was made under my direction and meets the Minimum Technical Standards as per Chapter 810-17-4 F.A.C., pursuant to section 475.007, Florida Statutes.

RENEE H. BARRIS
Professional Land Surveyor and Mapper P.L.S. No. 6548 State of Florida

Property Address: 17430 Wells Road N. Ft. Myers, Florida 33917	Record Certification Information: Community Number: 15634 Parcel: 0228 Sublot: C Index Date: 05/20/03 FLURAL Date: 5/19/2004 Record Book: X	Certified To: LINDA J. PICKETT, DOUG L. MCQUIRE, DEBRA DRIGGERS, KATHRYN DRIGGERS.
DATE OF SURVEY 05-18-2007	COMPLETION DATE 05-18-2007	SHOWN BY J.C.
		CHECKED BY R. BARRIS

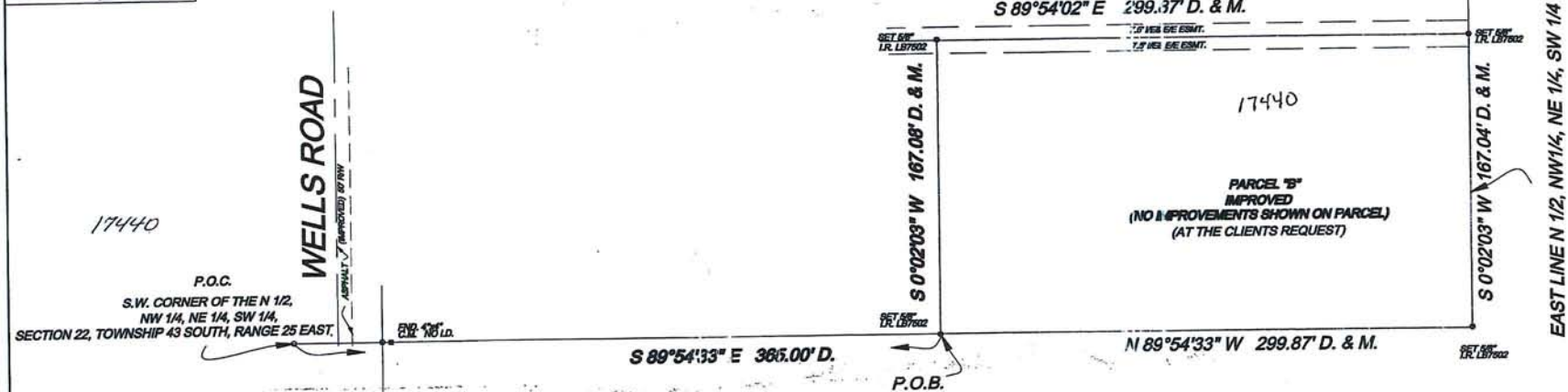


17446 wells Rd.

22-43-25-02-10021-0040



SKETCH OF BOUNDARY SURVEY



Surveyors Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS; NO EXAMINATION OF TITLE MADE BY SURVEYOR
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED; IT IS NOT A CERTIFICATION OF TITLE, BOUNDING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES.
4. UNDESIGNATED PORTIONS OF FENCES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED, MAINTAINED, OR MEASURED.
5. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
6. EASEMENTS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7. FENCE CORNERS NOT DETERMINED AND GRAPHICALLY MAY BE ENLARGED FOR CLARITY PURPOSES.
8. ELEVATIONS IF SHOWN ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) UNLESS OTHERWISE NOTED.
9. BEARINGS REFERENCED TO LINE NOTED ABOVE AND ARE OTHER ASSIGNED OR PER PLAT.
10. THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY, EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, FURNISHING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.
11. SEPTIC TANK AND DRAIN FIELD (IF SHOWN) ARE APPROXIMATE LOCATIONS, UNLESS OTHERWISE NOTED.
12. NO EFFORT WAS MADE TO PROBE PLAT BOUNDARIES.
13. NO VISIBLE ENCUMBRANCES AND/OR OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS WERE OBSERVED UNLESS OTHERWISE SHOWN HEREON.

ABBREVIATIONS

D.E.	DRAINAGE EASEMENT	C.O.C.	CORNER
U.E.	UTILITY EASEMENT	E.L.C.	ELECTRIC BOX
L.A.E.	LIMITED ACCESS EASEMENT	O.H.L.	OVERHEAD LINE
L.L.E.	LAKE/LANDSCAPE MAINT. EASE.	C.H.T.	CHUTE TO TIE-UP
L.B.E.	LANDSCAPE BUFFER EASE.	W.M.	WATER METER
C.U.E.	COUNTY UTILITY EASE.	T.E.	TELEPHONE FACILITIES
L.E./E.	LESSOR/ EGRESS EASE.	M.H.	MAN HOLE
		A.C.	ASB CONNECTIONS
		E.O.P.	EDGE OF PAVEMENT
		F.F.	FINISHED FLOOR

I hereby certify that a Survey of the herein described property was made under my direction and meets the minimum technical standards as per Chapter 450-17-4 F.A.C. pursuant to section 450.02, Florida Statute.

Robert H. Shocorod 11/21/07
Professional Land Surveyor and Mapper, P.L.S. No. 8348 State of Florida

Property Address: 17430 Wells Road N. Ft. Myers, Florida 33917	Board Certification Information: Community Number: 123124 Exam Date: 5/2/2003 F.L.S.M. Date: 3/15/1994 Exam Date: 3/15/1994	Certified For: ROBERT H. SHOCOROD
DATE OF SURVEY 05-18-2007	COMPUTATION DATE 05-18-2007	DRAWN BY J.C.
		CHECKED BY R. SHOCOROD

Legal Description Parcel "B":

A parcel of land lying in the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 22, Township 43 South, Range 25 East, more particularly described as follows:

Commencing at the Southwest corner of the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; thence run S 89°54'33" E, along the Southerly line thereof, for 365.00 feet to the Point of Beginning of the lands herein described; thence run N 0°02'03" E for 167.08 feet; thence run S 89°54'02" E for 299.87 feet to the East line of the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; thence run S 0°02'03" W, along the East line thereof, for 167.04 feet; thence run N 89°54'33" W, along the Southerly line of the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; for 299.87 feet back to the Point of Beginning; said parcel containing 50,096.31462 square feet or 1.15005 acres more or less.

Together with and reserving an easement for ingress and egress 15 feet wide lying 7.5 feet on each side of the following described centerline; from the Northeast corner of the parcel herein conveyed; run N 89°54'02" W, for 615.26 feet to the East right-of-way line of Wells Road and the end of said centerline. All lying and being in Lee County, Florida.

17440 Wells Rd.

**COPIES OF DEEDS FOR THE
PROPERTY SUBJECT TO THE
REQUESTED CHANGE**

17470 Wells Rd

Prepared by and return to:

Reina Cobo

Employee

First Priority Title, L.L.C.

8140 College Parkway Suite 104

Fort Myers, FL 33919

239-332-4512

File Number: 3-12Deschenes

Will Call No.:

Consideration: \$60,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of April, 2012 between Ashley Lindquist, a married woman, who acquired title as a single person, whose post office address is 3220 NW Juanita Place, Cape Coral, FL 33993 and James Arnold, a married man, whose post office address is 4025 NW 11th Street, Cape Coral, FL 33993, grantor, and John E. Deschenes and Connie F. Deschenes, as Co-Trustees of The John E. Deschenes and Connie F. Deschenes Revocable Joint Trust dated April 11, 2005 whose post office address is 18161 Sandy Pines Circle NE, Cape Coral, FL 33917, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

Part of the North Half of the Northwest Quarter (NW 1/4) of the Northeast Quarter of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, Lee County, Florida, being described as follows: Commence at the Northwest Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence Run South 89 degrees 53' 30" East along the Northerly line thereof, for 50.0 feet to the Point of Beginning; thence Continue South 89 degrees 53' 30" East for 246.56 feet; thence run South 0 degrees 02' 03" East for 177.10 feet; thence run North 89 degrees 54' 02" West for 246.19 feet to the Easterly right-of-way of Wells Road (50 feet wide); thence run North 0 degrees 05' 04" West along said right-of-way 177.13 feet to the Point of Beginning.

Parcel Identification Number: 22-43-25-00-00021.0020

Grantor warrants 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. Grantor's residence and homestead address is: Ashley Lindquist, 3220 NW Juanita Place, Cape Coral, FL 33993 and James Arnold, 4025 NW 11 Street, Cape Coral, FL 33993.

Trustee(s) herein has/have the full power and authority to protect, to conserve, to sell, to convey, to lease, to encumber or otherwise to manage and dispose of the real property described in this recorded instrument as set forth in Florida State Statute 689.071.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime®

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rose Weeks
Witness Name: Rose Weeks

[Signature]
Witness Name: Francis P. Scola

[Signature]
Witness Name: _____

[Signature]
Witness Name: _____

Ashley Lindquist (Seal)
Ashley Lindquist

[Signature] (Seal)
James Arnold

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 16th day of April, 2012 by Ashley Lindquist, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Francis P. Scola

My Commission Expires: 11-03-2012

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 16th day of April, 2012 by James Arnold, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Francis P. Scola

My Commission Expires: 11-03-2012

17446 & 17440
Wells Rd.

Return to:
Name:
Address:

This Instrument Prepared:
Tony Fowkes
Anchor Title Services, LLC
5225 8th Street
Zephyrhills, Florida 33542

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):
File No: 2009-0043

WARRANTY DEED

This Warranty Deed Made the 11th day of August, 2009, by Robert H. Shockroo and Michelle A. Shockroo, Husband and Wife, , hereinafter called the grantor, whose post office address is: 17450 Wells Road, North Fort Meyers, Florida 33917

to John E. Deschenes and Connie F. Deschenes, Trustees of The John E. Deschenes and Connie F. Deschenes Revocable Joint Trust, whose post office address is: 18161 Sandy Pines Circle N.E., North Fort Meyers, Florida 33917, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$50,000.00 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, viz:

A parcel of land lying in the N Half of the NW Quarter of the NE Quarter of the SW Quarter of Section 22, Township 43 South, Range 25 East, more particularly described as follows:

Commence at the NW corner of the N Half the NW Quarter of the NE Quarter of the SW Quarter of said section; thence run S89 degrees 53'30"E, along the northerly line thereof, a distance of 419.56 feet to the Point of Beginning of the land herein described; thence continuing S89 degrees 53'30"E, along the N Half of the NW Quarter of the NE Quarter of the SW Quarter of said Section, for 246.0 feet to the East line of the N Half of the NW Quarter of the NE Quarter of the SW Quarter of said Section; thence run S 0 degrees 02'03"W, along the East line thereof for 167.04 feet; thence run N 89 degrees 54'02"W, for 246.0 feet; thence run N 0 degrees 02'03"E, for 167.08 feet back to the Point of Beginning.

Together with and reserving an easement for ingress and egress 15 feet wide lying 7.5 feet on each side of the following described centerline; From the Southeast corner of the parcel hereinabove conveyed, run N89 degrees 54'02"W, a distance of 369.19 feet to the East right-of-way line of Wells Road and the end of said centerline. All lying and being in Lee County, Florida.

And

A parcel of land lying in the North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 22, Township 43 South, Range 25 East, more particularly described as follows:

Commencing at the Southwest corner of the North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of said Section; thence run South 89 degrees 54'33" East, along the Southerly line thereof, for 365.00 feet to the Point of Beginning of the lands herein described; thence run North 0 degrees 02' 03" East for 167.08 feet; thence run South 89 degrees 54' 02" East for 299.87 feet to the East line of the North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of said Section; thence run South 0 degrees 02' 03" West, along the East line thereof, for 167.04 feet; thence run North 89 degrees 54' 33" West, along the Southerly line of the North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of said Section, for 299.87 feet back to the Point of Beginning. Together with and reserving an easement for ingress and egress 15 feet wide lying 7.5 feet on each side of the following described centerline; from the Northeast corner of the parcel herein conveyed; run North 89 degrees 54' 02" West, for 615.26 feet to the East right-of-way line of Wells Road and the end of said centerline. All lying and being in Lee County, Florida.

The property is not the homestead of the Grantor(s).

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

Anthony M. Fowkes

Robert H. Shockroo

Witness Signature:

Printed Name:

Michelle A. Shockroo

Michelle A. Shockroo

Witness Signature:

Printed Name:

Ronald L. Cyr

Ronald L. Cyr

Witness Signature:

Printed Name:

Alice A. Cyr

Alice A. Cyr

STATE OF ~~FLORIDA~~ *Massachusetts*
COUNTY OF *Hampden*

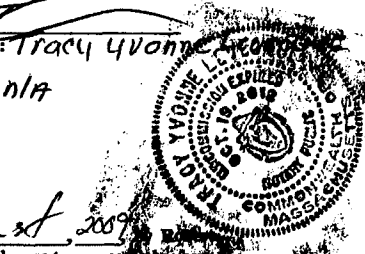
The foregoing instrument was acknowledged before me this *10* day of *August, 2009* by *Robert H. Shockroo and Michelle A. Shockroo, Husband and Wife*, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: *Oct. 19, 2012*

Printed Name:

Notary Public

Serial Number *n/a*



STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this *11* day of *August, 2009* by *Robert H. Shockroo and Michelle A. Shockroo, Husband and Wife*, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Printed Name:

Notary Public

Serial Number *DD557226*



WETLANDS MAP



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands Map



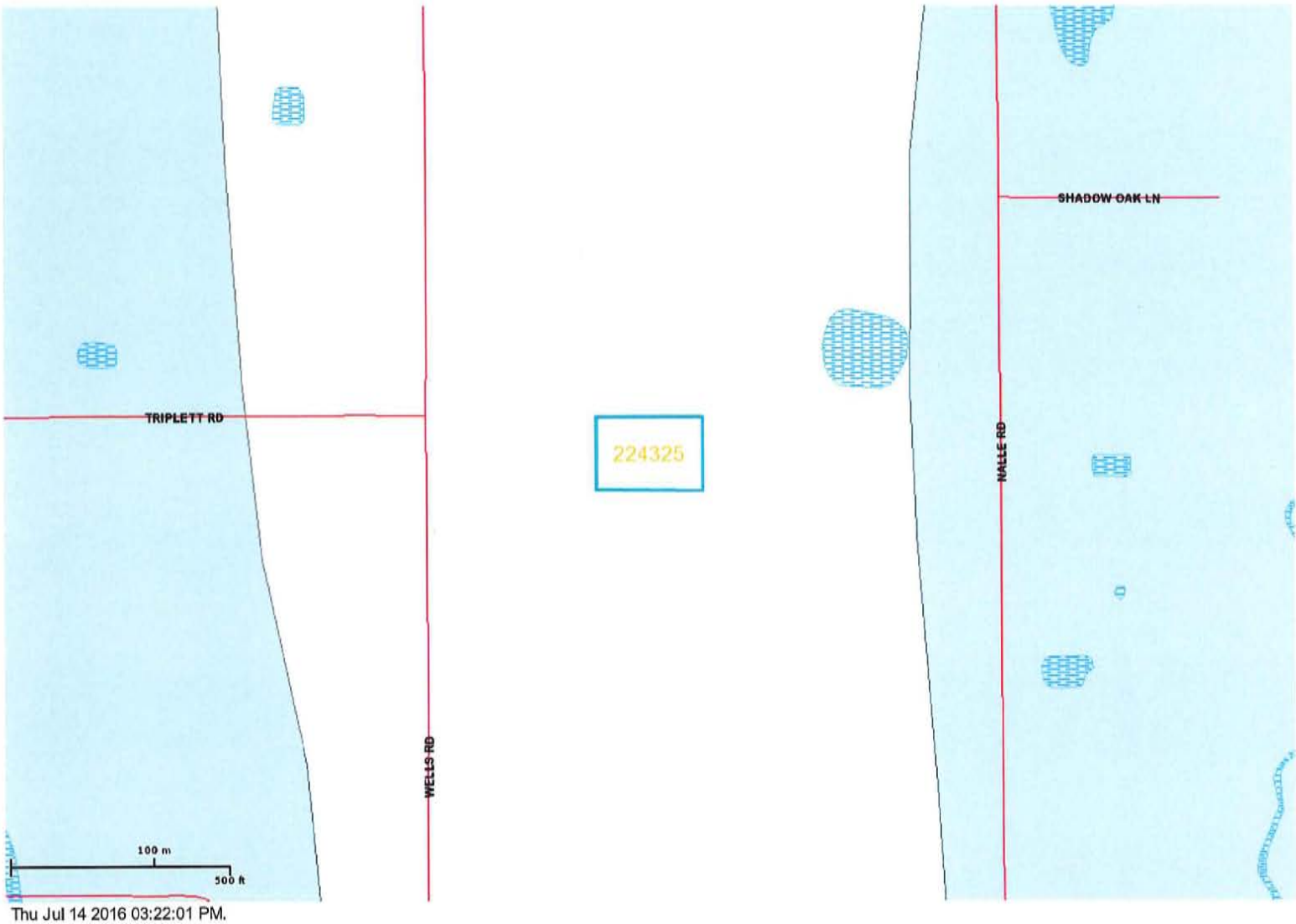
July 20, 2016

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |
| Freshwater Emergent Wetland | Lake | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

ARCHAEOLOGICAL SENSITIVITY MAP

Archaeological Sensitivity



FLORIDA MASTER SITE FILE
NEGATIVE PROJECT AREA LETTER
AND MAP



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.

July 18, 2016



Kathleen O. Berkey, Esq., AICP
Pavese Law Firm
1833 Hendry Street
Fort Myers, Florida 33901
Phone: 239.336.6280
Email: kathleenberkey@paveselaw.com

In response to your inquiry of July 18, 2016, the Florida Master Site File lists no previously recorded cultural resources found in the following parcel of Lee County:

The portion of T43S R25E Section 22, shown within the outlined area on the corresponding map.

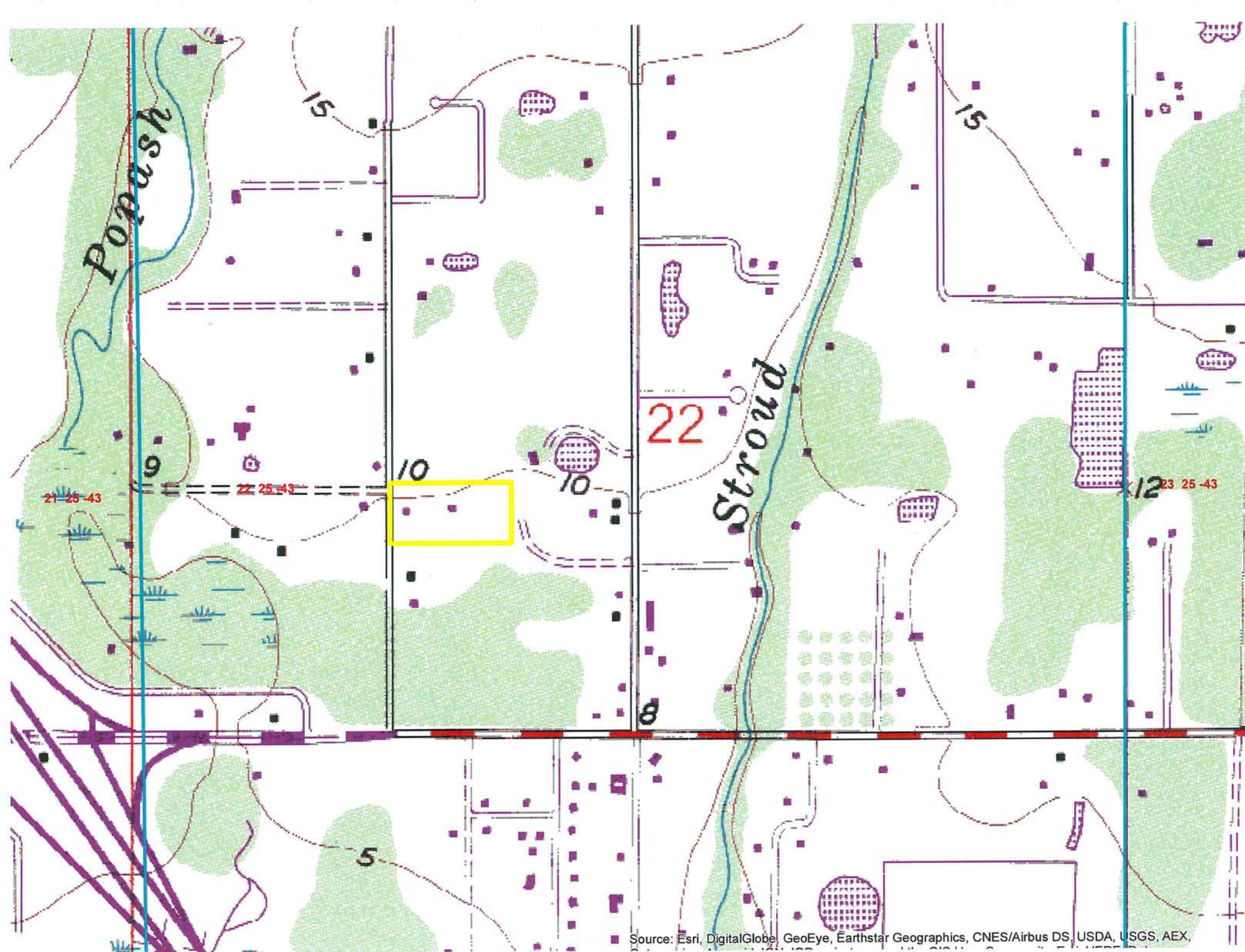
When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



LETTERS OF AVAILABILITY

- **POTABLE WATER/SANITARY SEWER**
- **PUBLIC SCHOOLS**
- **FIRE PROTECTION**
- **EMERGENCY MEDICAL SERVICES**
- **LAW ENFORCEMENT**
- **SOLID WASTE**
- **MASS TRANSIT**



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

July 21, 2016

Via E-Mail

Kathleen Berkey, Esq., AICP
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

**RE: Potable Water Availability
17470, 17450, 17446, and 17440 Wells Road
STRAP #s: 22-43-25-00-00021.0020, .0010, .0030, AND 0040**

Dear Ms. Berkey:

The subject parcels are located within Lee County Utilities Future Service Area as depicted on Maps 6 of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the parcels mentioned above on Wells Road. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project consists of 7 residential single-family units. Potable water service is provided through the North Lee County Water Treatment Plant.

This is only a letter of availability of service and not a commitment to serve. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is for Comprehensive Plan Amendments for this project only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Nathan Beals, PMP
Principal Planner



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN M HUFF
LONG-RANGE PLANNER
Planning, Growth & School Capacity
Phone: 239-337-8142
FAX: 239-335-1460

STEVEN K. TEUBER
CHAIRMAN, DISTRICT 4
MARY FISCHER
VICE CHAIRMAN, DISTRICT 1
JEANNE S. DOZIER
DISTRICT 2
CATHLEEN O'DANIEL MORGAN
DISTRICT 3
PAMELA H. LARIVIERE
DISTRICT 5
GREGORY K. ADKINS, Ed. D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

July 21, 2016

Kathleen Berkey, AICP
1833 Hendry Street
Fort Myers, Florida 33901

RE: Comprehensive Plan Amendment – Wells Rd, North Fort Myers

Dear Ms. Berkey:

This letter is in response to your request for comments dated July 15, 2016 for the Comprehensive Plan Amendment on Wells Road in North Fort Myers in regard to educational impact. The project is located in the East Choice Zone, E1.

After reviewing the submittal, the proposed change to the Future Land Use does not increase the number of dwelling units therefore, this project has no impact on classroom needs.

Thank you and if I may be of further assistance, please call me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

July 20, 2016

Kathleen O. Berkey
Pavese Law Firm
4632 Vincennes Blvd., Ste. 101
Cape Coral, FL 33904

Re: Letter of Service Availability – Wells Road

Ms. Berkey,

I am in receipt of your letter requesting a Letter of Service Availability for the development of four properties on Wells Road in North Fort Myers. The request identified the purpose of the amendment is to change the FLU designation to support a higher density on 3.58 acres.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 19, located less than one mile away; there is a second EMS station within four miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes".

Benjamin Abes
Interim Chief
Division of Emergency Medical Services

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

July 18, 2016

Kathleen O. Berkey
Pavese Law Firm
1833 Hendry Street
Fort Myers, Florida 33901

Ms. Berkey,

The proposed reduction in housing density for properties located at 17470, 17450, 17446 and 17440 Wells Road in North Fort Myers does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a small-scale Comprehensive Plan Amendment to change the Future Land Use designation for the 3.58 +/- acres from "General Interchange" to "Sub-Outlying Suburban" to allow for a standard density range of up to two dwelling units per acre.

We will provide law enforcement services primarily from our North District office 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 to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in blue ink that reads "Stan Nelson".

Stan Nelson,
Director, Planning and Research





LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

July 22, 2016

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ms. Kathleen O. Berkey

Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

**SUBJECT: Lee County Comprehensive Plan Amendment
17470, 17450, 17446, and 17440 Wells Rd. North Fort Myers
Letter of Availability Lee County Solid Waste Division**

Dear Ms. Berkey:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned multi-family dwelling units for the planned development located at the above referenced locations through our franchised hauling contractors. Disposal of the solid waste 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 be sure to supply me a pdf of the site plan prior to construction showing the container enclosures for garbage and recycling and the area designated for bulk waste staging. Solid Waste Ordinance (11-27) defines requirements for container spaces for the collection service for those units defined as multi-family and/or commercial dwellings. The Ordinance additionally includes provisions pertaining to the collection and payment of the annual Solid Waste Collection and Disposal Assessment. The Solid Waste Division gladly assists you in determining the right container size for your residents municipal solid waste needs.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor
Operations Manager
Solid Waste Division

TO: WAYNE GAITHER, PRINCIPAL PLANNER
LEE TRAN
3401 METRO PKWY
FORT MYERS, FL 33901-7423

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8949 31

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
	Certified Fee	3.30
	Return Receipt Fee	1.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.115

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POSTMARK OR DATE

JUL 15 2016

DOWNTOWN STATION
USPS-FT. MYERS, FL

TO: BENJAMIN ABES, DEPUTY CHIEF, OPERATIC
LEE COUNTY EMERGENCY MEDICAL SERV.
PO BOX 398
FORT MYERS, FL 33902-0398

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8947 88

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
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	Total Postage & Fees	5.115

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JUL 15 2016

DOWNTOWN STATION
USPS-FT. MYERS, FL

TO: STAN NELSON, DIRECTOR-PLANNING & RE:
LEE COUNTY SHERIFF'S OFFICE
14750 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912-4406

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8937 74

PS Form 3800, January 2005

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DOWNTOWN STATION
USPS-FT. MYERS, FL

TO: BRIDGET KANTOR, PUBLIC UTILITIES MAN.
LEE COUNTY SOLID WASTE DIVISION
PO BOX 398
FORT MYERS, FL 33902-0398

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8934 60

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
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JUL 15 2016

DOWNTOWN STATION
USPS-FT. MYERS, FL

TO: MS. DAWN HUFF
LONG RANGE PLANNING, GROWTH & SCHC
CAPACITY
2855 COLONIAL BLVD
LEE COUNTY SCHOOL DIVISION
FORT MYERS, FL 33966-1012

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8947 33

PS Form 3800, January 2005

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TO: LAWRENCE NISBET, III, FIRE CHIEF
BAYSHORE FIRE PROTECTION & RESCUE SI
DISTRICT
17350 NALLE RD
NORTH FORT MYERS, FL 33917-2201

SENDER: KOB (Shelly)

REFERENCE: 91378.001/Deschenes

9314 8699 0430 0024 8935 90

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
	Certified Fee	3.30
	Return Receipt Fee	1.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.115

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TO: NATHAN BEALS, PMP
PRINCIPAL WORKS PRINCIPAL PLANNER
PO BOX 398
LEE COUNTY UTILITIES
FORT MYERS, FL 33902-0398

SENDER: KOB (Shelly)

REFERENCE: 91378.001 (Deschenes)

9314 8699 0430 0024 9123 14

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.465
	Certified Fee	3.30
	Return Receipt Fee	1.35
	Restricted Delivery	0.00
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PAVESE LAW FIRM

KATHLEEN OPPENHEIMER BERKEY, AICP
Attorney at Law and Certified Land Planner
Direct dial: (239) 336-6280
Email: KathleenBerkey@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

July 15, 2016

Sent via U.S. Regular and Certified Mail (Return Receipt Requested) and E-mail (wgaither@leegov.com)

Wayne Gaither, Principal Planner
LeeTran
3401 Metro Parkway
Fort Myers, FL 33901-7423

Certified Article Number

9314 8699 0430 0024 8949 31

SENDERS RECORD

**Re: Request for Letter of Service Availability
Lee County Comprehensive Plan Amendment
17470, 17450, 17446 and 17440 Wells Road, North Fort Myers, FL
STRAP Nos.: 22-43-25-00-00021.0020, .0010, 0030 and .0040**

Dear Mr. Gaither:

We are in the process of preparing an application for a small-scale Comprehensive Plan Amendment to change the Future Land Use designation of the above-referenced properties (totaling ± 3.58 acres) from "General Interchange" to "Sub-Outlying Suburban" to allow for a standard density range of up to two (2) dwelling units per acre. Of the four (4) properties subject to this application, two (2) have existing single-family homes and two (2) are vacant. The proposed comprehensive plan amendment reduces the burden placed on existing/proposed support facilities, like Mass Transit, as compared to the mandatory minimum density for the subject properties under Lee Plan Policy 1.3.2 and Table 1(a), Note 2, as recently amended by Ordinance No. 16-02, of eight multi-family dwelling units per acre (8 du/acre) yielding a minimum of twenty-nine (29) multi-family dwelling units between the Subject Properties.

The application requires that we obtain a letter that assures the adequacy/provision of existing/proposed support facilities, which includes Mass Transit. We would appreciate a letter from you assuring that there is adequate Mass Transit service for our project by Thursday, July 21st, if possible.

Thank you in advance for your attention to this matter. If you have any questions, please call or email.

Very truly yours,


Kathleen O. Berkey

KOB/sbm

Cc: Client (via e-mail)

PAVESE LAW FIRM

KATHLEEN OPPENHEIMER BERKEY, AICP
Attorney at Law and Certified Land Planner
Direct dial: (239) 336-6280
Email: KathleenBerkey@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

July 15, 2016

Sent via U.S. Regular and Certified Mail (Return Receipt Requested) and E-mail (lnisbet@bayshorefire.org)

Lawrence Nisbet, III, Fire Chief
Bayshore Fire Protection and Rescue Service District
17350 Nalle Road
North Fort Myer, FL 33917

Certified Article Number

9314 8699 0430 0024 8935 90

SENDERS RECORD

**Re: Request for Letter of Service Availability
Lee County Comprehensive Plan Amendment
17470, 17450, 17446 and 17440 Wells Road, North Fort Myers, FL
STRAP Nos.: 22-43-25-00-00021.0020, .0010, 0030 and .0040**

Dear Mr. Nisbet:

We are in the process of preparing an application for a small-scale Comprehensive Plan Amendment to change the Future Land Use designation of the above-referenced properties (totaling ± 3.58 acres) from "General Interchange" to "Sub-Outlying Suburban" to allow for a standard density range of up to two (2) dwelling units per acre. Of the four (4) properties subject to this application, two (2) have existing single-family homes and two (2) are vacant. The proposed comprehensive plan amendment reduces the burden placed on existing/proposed support facilities, like fire protection services, as compared to the mandatory minimum density for the subject properties under Lee Plan Policy 1.3.2 and Table 1(a), Note 2, as recently amended by Ordinance No. 16-02, of eight multi-family dwelling units per acre (8 du/acre) yielding a minimum of twenty-nine (29) multi-family dwelling units between the Subject Properties.

The application requires that we obtain a letter that assures the adequacy/provision of existing/proposed support facilities, which includes the availability of fire protection services for the proposed project. We would appreciate a letter from you assuring that there are adequate fire protection services for our project by Thursday, July 21st, if possible.

Thank you in advance for your attention to this matter. If you have any questions, please call or email.

Very truly yours,



Kathleen O. Berkey

KOB/sm

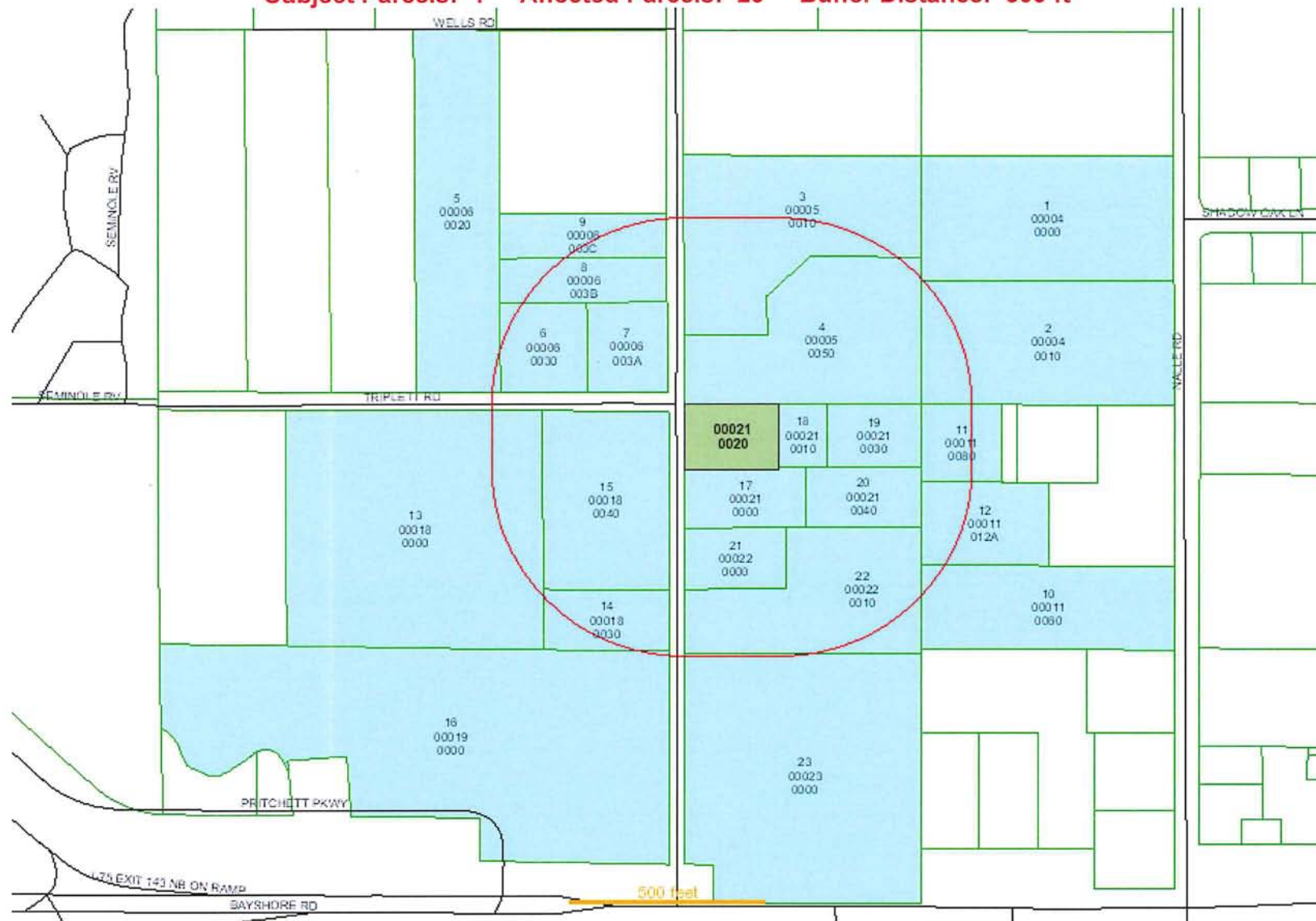
Cc: Client (via e-mail)
Theresa Sharp (tsharp@bayshorefire.org)

**LIST, MAP, AND MAILING LABELS
OF ALL PROPERTY OWNERS
WITHIN 500-FEET**

VARIANCE REPORT

7/20/2016

Subject Parcels: 1 Affected Parcels: 23 Buffer Distance: 500 ft



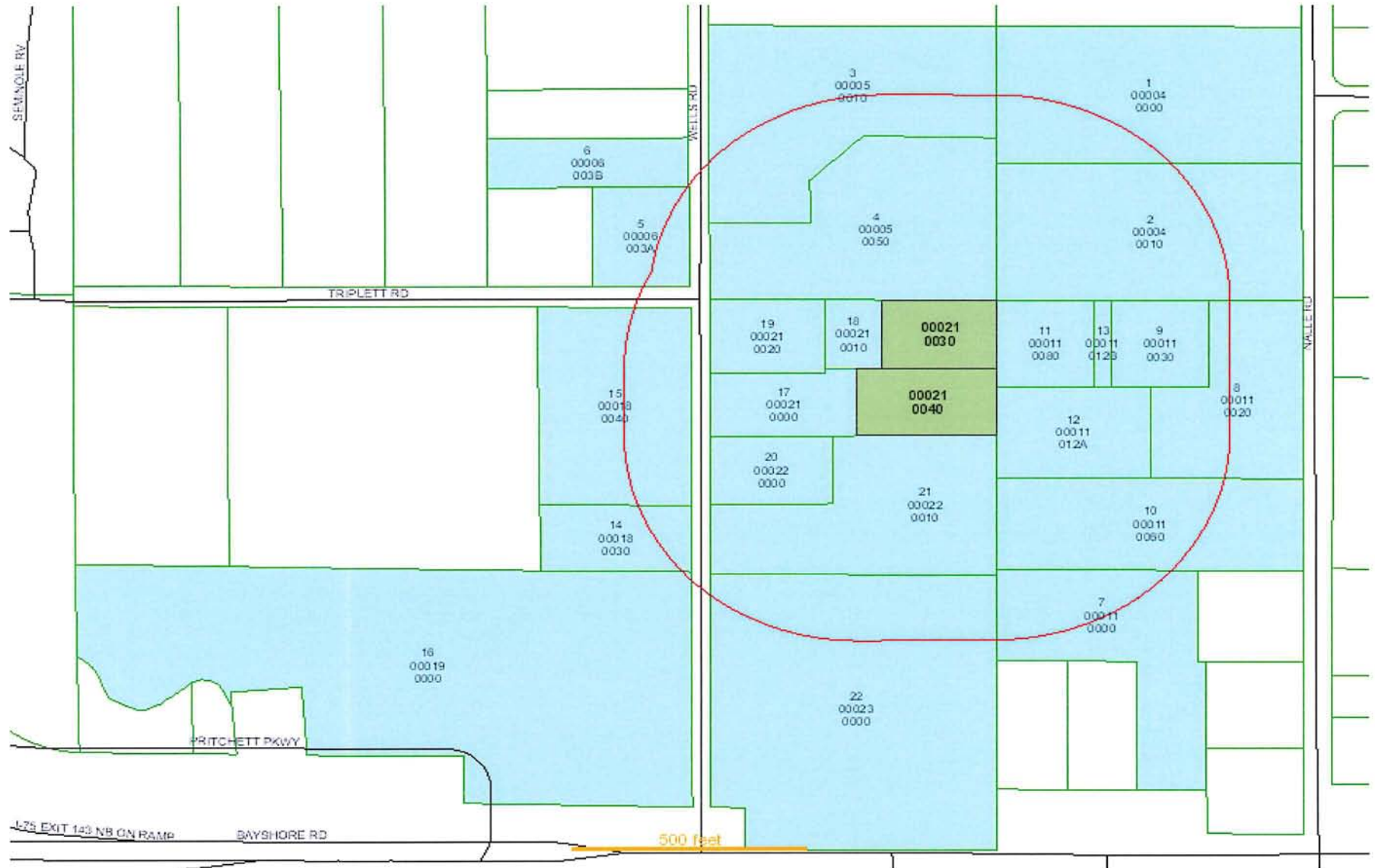
22-43-25-00-00021.0020

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

VARIANCE REPORT

7/20/2016

Subject Parcels: 2 Affected Parcels: 22 Buffer Distance: 500 ft



22-43-25-00-00021.0030
23-43-25-00-00021.0040

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Date of Report: July 20, 2016

Buffer Distance: 500 feet

Parcels Affected: 23

Subject Parcel: **22-43-25-00-00021.0020**

Right-click the page to print this page or
download the map and information by [clicking
here.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
MERCER JAMES A 9552 VIA LAGO WAY FORT MYERS FL 33912	22-43-25-00-00004.0000 17601 NALLE RD NORTH FORT MYERS FL 33917	N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	1
DASILVA JOSE C 17501 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00004.0010 17501 NALLE RD NORTH FORT MYERS FL 33917	S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	2
DEWANE FRANK J 1000 PINEBROOK RD VENICE FL 34285	22-43-25-00-00005.0010 17550 WELLS RD NORTH FORT MYERS FL 33917	SW 1/4 OF SE 1/4 OF NW 1/4 LESS INST#2009000277947 + LESS WELLS RD R/W DESC IN CCMB 11 PG 54	3
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	22-43-25-00-00005.0050 17500 WELLS RD NORTH FORT MYERS FL	PARL IN SW 1/4 OF SE 1/4 OF NW 1/4 AS DESC IN INST#2009000277947	4
WALTHER LINDA C 8827 135TH LOOP LIVE OAK FL 32060	22-43-25-00-00006.0020 9151 TRIPLETT RD NORTH FORT MYERS FL 33917	E.220 FT OF TH W 880 FT OF TH S 990 FT OF SW 1/4 OF NW 1/4	5
BEYER RONALD D + SUSAN 9171 TRIPLETT RD NORTH FORT MYERS FL 33917	22-43-25-00-00006.0030 9171 TRIPLETT RD NORTH FORT MYERS FL 33917	TH S 495 FT OF TH SW 1/4 OF NW 1/4 LESS TH W.880 FT LESS 6.003A-6.003C	6
JOHNS ANGELA R + MICHAEL 17501 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00006.003A 17501 WELLS RD NORTH FORT MYERS FL 33917	S 256.01 FT OF SW 1/4 OF NW 1/2 LESS W 1110 FT	7
CURLS RENATE 17535 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00006.003B 17535 WELLS RD NORTH FORT MYERS FL 33917	N 119.5 FT OF S 375.5 FT OF E 440 FT OF SW 1/4 OF NW 1/4 LESS R/W	8
PUTCH KATHLEEN A 17575 WELLS RD	22-43-25-00-00006.003C 17575 WELLS RD	SW 1/4 OF NW 1/4 DESC OR 2134 PG 1767	9

Variance Map and Info

NORTH FORT MYERS FL 33917	NORTH FORT MYERS FL 33917		
DRAKE RICHARD C + SUSAN B 17351 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.0060 17351 NALLE RD NORTH FORT MYERS FL 33917	PARL LYING IN NE 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 1074 PG 651 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	10
DESCHENES JOHN E + CONNIE F TR 18161 SANDY PINES CIR NE NORTH FORT MYERS FL 33917	22-43-25-00-00011.0080 17431 NALLE RD NORTH FORT MYERS FL 33917	W 208.71 FT OF N 208.71 FT OF NE 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 400 PG 730	11
WILLIAMS SAMUEL T SR 17401 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.012A 17401 NALLE RD NORTH FORT MYERS FL 33917	PARL IN NE 1/4 OF NE 1/4 OF SW 1/4 SEC 22 DESC IN OR 1915 PG 3302	12
WOODRIDGE PROPERTIES LLC PO BOX 101526 CAPE CORAL FL 33910	22-43-25-00-00018.0000 9120 TRIPLETT RD NORTH FORT MYERS FL 33917	E 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 + W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4	13
BAUBLIS JOSEPH III + MICHELLE 17351 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00018.0030 17351 WELLS RD NORTH FORT MYERS FL 33917	S 165 FT OF E 330 FT OF NE 1/4 OF NW 1/4 OF SW 1/4	14
CRENSHAW KELLY + DONA 9200 TRIPLETT RD NORTH FORT MYERS FL 33917	22-43-25-00-00018.0040 9200 TRIPLETT RD NORTH FORT MYERS FL 33917	PARL IN E 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 DESC IN OR 0763/0835	15
SCHOTT LEWIS M TR WILLIAM SEGAL 1177 LOUISIANA AVE STE 207 WINTER PARK FL 32789	22-43-25-00-00019.0000 ACCESS UNDETERMINED NORTH FORT MYERS FL	PARL LYING IN S 1/2 OF NW 1/4 OF SW 1/4 AS DESC IN OR 581 PG 842 LESS RD R/W	16
EADS DAVID M + 17430 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00021.0000 17430 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN INST#2008000015434 LESS INST#2008000054835	17
DESROCHERS DANIELLE 17450 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00021.0010 17450 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 1287 PG 1480 LESS INST#2007000282065	18

Variance Map and Info

DESCHENES JOHN E + CONNIE F TR 18161 SANDY PINES CIR NE NORTH FORT MYERS FL 33917	22-43-25-00-00021.0030 17446 WELLS RD NORTH FORT MYERS FL 33917	PARL IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN INST#2007-282065	19
DESCHENES JOHN E + CONNIE F TR 18161 SANDY PINES CIR NE NORTH FORT MYERS FL 33917	22-43-25-00-00021.0040 17440 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN INST#2008000054835	20
VIETHS DAVID E + FRANKIE I 17400 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00022.0000 17400 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN S 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 2039 PG 2068	21
MUSHO MICHAEL J + LISA S PO BOX 60104 FORT MYERS FL 33906	22-43-25-00-00022.0010 17350 WELLS RD NORTH FORT MYERS FL 33917	S 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 LESS OR 2039 PG 2068 + LESS WELLS RD R/W DESC IN CCMB 11 PG 54	22
STEWART ROBERT D TR + 1601 HENDRY ST FORT MYERS FL 33901	22-43-25-00-00023.0000 17300 WELLS RD NORTH FORT MYERS FL 33917	SW 1/4 OF NE 1/4 OF SW 1/4 LESS RD R/W SR 78 + LESS I-75 R/W DESC IN OR 1213 PG 1621	23



Date of Report: July 20, 2016

Buffer Distance: 500 feet

Parcels Affected: 22

Subject Parcels: **22-43-25-00-00021.0030, 22-43-25-00-00021.0040**Right-click the page to print this page or
download the map and information by [clicking
here.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
MERCER JAMES A 9552 VIA LAGO WAY FORT MYERS FL 33912	22-43-25-00-00004.0000 17601 NALLE RD NORTH FORT MYERS FL 33917	N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	1
DASILVA JOSE C 17501 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00004.0010 17501 NALLE RD NORTH FORT MYERS FL 33917	S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	2
DEWANE FRANK J 1000 PINEBROOK RD VENICE FL 34285	22-43-25-00-00005.0010 17550 WELLS RD NORTH FORT MYERS FL 33917	SW 1/4 OF SE 1/4 OF NW 1/4 LESS INST#2009000277947 + LESS WELLS RD R/W DESC IN CCMB 11 PG 54	3
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	22-43-25-00-00005.0050 17500 WELLS RD NORTH FORT MYERS FL	PARL IN SW 1/4 OF SE 1/4 OF NW 1/4 AS DESC IN INST#2009000277947	4
JOHNS ANGELA R + MICHAEL 17501 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00006.003A 17501 WELLS RD NORTH FORT MYERS FL 33917	S 256.01 FT OF SW 1/4 OF NW 1/2 LESS W 1110 FT	5
CURLS RENATE 17535 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00006.003B 17535 WELLS RD NORTH FORT MYERS FL 33917	N 119.5 FT OF S 375.5 FT OF E 440 FT OF SW 1/4 OF NW 1/4 LESS R/W	6
SIZEMORE PERRY L TR + 925 W COUNTY ROAD 300 S NORTH VERNON IN 47265	22-43-25-00-00011.0000 9481 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LYING IN NE 1/4 OF SW 1/4 AS DESC IN OR 3533 PG 2569	7
MASON GREGORY D L/E 17461 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.0020 17461 NALLE RD NORTH FORT MYERS FL 33917	N 210 FT OF E 210 FT OF E 1/2 OF NE 1/4 OF SW 1/4 + PARL DESC IN OR 1707 PG 3179 LESS OR 1915 PG 3302 + LESS NALLE RD R/W CCMB 5 PG 628	8
LABELLE DAN R + 17451 NALLE RD	22-43-25-00-00011.0030 17451 NALLE RD		9

Variance Map and Info

NORTH FORT MYERS FL 33917	NORTH FORT MYERS FL 33917	W 209 FT OF E 419 FT OF N 210 OF NE 1/4 OF NE 1/4 OF SW 1/4	
DRAKE RICHARD C + SUSAN B 17351 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.0060 17351 NALLE RD NORTH FORT MYERS FL 33917	PARL LYING IN NE 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 1074 PG 651 LESS NALLE RD R/W DESC IN CCMB 5 PG 628	10
DESCHENES JOHN E + CONNIE F TR 18161 SANDY PINES CIR NE NORTH FORT MYERS FL 33917	22-43-25-00-00011.0080 17431 NALLE RD NORTH FORT MYERS FL 33917	W 208.71 FT OF N 208.71 FT OF NE 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 400 PG 730	11
WILLIAMS SAMUEL T SR 17401 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.012A 17401 NALLE RD NORTH FORT MYERS FL 33917	PARL IN NE 1/4 OF NE 1/4 OF SW 1/4 SEC 22 DESC IN OR 1915 PG 3302	12
WILLIAMS SAMUEL T SR 17401 NALLE RD NORTH FORT MYERS FL 33917	22-43-25-00-00011.012B 17441 NALLE RD NORTH FORT MYERS FL 33917	PARL LYING IN NE 1/4 OF NE 1/4 OF SW 1/4 LYING E OF OR 400 PG 730 + W OF OR 2491 PG 1794 + N OF OR 1915 PG 3302	13
BAUBLIS JOSEPH III + MICHELLE 17351 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00018.0030 17351 WELLS RD NORTH FORT MYERS FL 33917	S 165 FT OF E 330 FT OF NE 1/4 OF NW 1/4 OF SW 1/4	14
CRENSHAW KELLY + DONA 9200 TRIPLETT RD NORTH FORT MYERS FL 33917	22-43-25-00-00018.0040 9200 TRIPLETT RD NORTH FORT MYERS FL 33917	PARL IN E 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 DESC IN OR 0763/0835	15
SCHOTT LEWIS M TR WILLIAM SEGAL 1177 LOUISIANA AVE STE 207 WINTER PARK FL 32789	22-43-25-00-00019.0000 ACCESS UNDETERMINED NORTH FORT MYERS FL	PARL LYING IN S 1/2 OF NW 1/4 OF SW 1/4 AS DESC IN OR 581 PG 842 LESS RD R/W	16
EADS DAVID M + 17430 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00021.0000 17430 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN INST#2008000015434 LESS INST#2008000054835	17
DESROCHERS DANIELLE 17450 WELLS RD	22-43-25-00-00021.0010 17450 WELLS RD	PARL LYING IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 1287	18

Variance Map and Info

NORTH FORT MYERS FL 33917	NORTH FORT MYERS FL 33917	PG 1480 LESS INST#2007000282065	
DESCHENES JOHN E TR + 18161 SANDY PINES CIR NE NORTH FT MYERS FL 33917	22-43-25-00-00021.0020 17470 WELLS RD NORTH FORT MYERS FL 33917	PARL IN N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SEC 22 DESC OR 1746 PG3842	19
VIETHS DAVID E + FRANKIE I 17400 WELLS RD NORTH FORT MYERS FL 33917	22-43-25-00-00022.0000 17400 WELLS RD NORTH FORT MYERS FL 33917	PARL LYING IN S 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AS DESC IN OR 2039 PG 2068	20
MUSHO MICHAEL J + LISA S PO BOX 60104 FORT MYERS FL 33906	22-43-25-00-00022.0010 17350 WELLS RD NORTH FORT MYERS FL 33917	S 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 LESS OR 2039 PG 2068 + LESS WELLS RD R/W DESC IN CCMB 11 PG 54	21
STEWART ROBERT D TR + 1601 HENDRY ST FORT MYERS FL 33901	22-43-25-00-00023.0000 17300 WELLS RD NORTH FORT MYERS FL 33917	SW 1/4 OF NE 1/4 OF SW 1/4 LESS RD R/W SR 78 + LESS I-75 R/W DESC IN OR 1213 PG 1621	22

22-43-25-00-00021.0020

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22-43-25-00-00021.0020
DESCHENES JOHN E TR +
18161 SANDY PINES CIR NE
NORTH FT MYERS, FL 33917

22-43-25-00-00021.0030
DESCHENES JOHN E + CONNIE F TR
18161 SANDY PINES CIR NE
NORTH FORT MYERS, FL 33917

22-43-25-00-00021.0040
DESCHENES JOHN E + CONNIE F TR
18161 SANDY PINES CIR NE
NORTH FORT MYERS, FL 33917

22-43-25-00-00004.0000
MERCER JAMES A
9552 VIA LAGO WAY
FORT MYERS, FL 33912

22-43-25-00-00004.0010
DASILVA JOSE C
17501 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00005.0010
DEWANE FRANK J
1000 PINEBROOK RD
VENICE, FL 34285

22-43-25-00-00005.0050
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

22-43-25-00-00006.0020
WALTHER LINDA C
8827 135TH LOOP
LIVE OAK, FL 32060

22-43-25-00-00006.0030
BEYER RONALD D + SUSAN
9171 TRIPLET RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00006.003A
JOHNS ANGELA R + MICHAEL
17501 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00006.003B
CURLS RENATE
17535 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00006.003C
PUTCH KATHLEEN A
17575 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00011.0000
SIZEMORE PERRY L TR +
925 W COUNTY ROAD 300 S
NORTH VERNON, IN 47265

22-43-25-00-00011.0020
MASON GREGORY D L/E
17461 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00021.0020

Page 2 of 2

22-43-25-00-00021.0030 22-43-25-00-00021.0040

22-43-25-00-00011.0030
LABELLE DAN R +
17451 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00011.0060
DRAKE RICHARD C + SUSAN B
17351 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00011.0080
DESCHENES JOHN E + CONNIE F TR
18161 SANDY PINES CIR NE
NORTH FORT MYERS, FL 33917

22-43-25-00-00011.012A
WILLIAMS SAMUEL T SR
17401 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00011.012B
WILLIAMS SAMUEL T SR
17401 NALLE RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00018.0000
WOODRIDGE PROPERTIES LLC
PO BOX 101526
CAPE CORAL, FL 33910

22-43-25-00-00018.0030
BAUBLIS JOSEPH III + MICHELLE
17351 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00018.0040
CRENSHAW KELLY + DONA
9200 TRIPLET RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00019.0000
SCHOTT LEWIS M TR & SEGAL WILLIAM
1177 LOUISIANA AVE STE 207
WINTER PARK, FL 32789

22-43-25-00-00021.0000
EADS DAVID M +
17430 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00021.0010
DESROCHERS DANIELLE
17450 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00022.0000
VIETHS DAVID E + FRANKIE I
17400 WELLS RD
NORTH FORT MYERS, FL 33917

22-43-25-00-00022.0010
MUSHO MICHAEL J + LISA S
PO BOX 60104
FORT MYERS, FL 33906

22-43-25-00-00023.0000
STEWART ROBERT D TR +
1601 HENDRY ST
FORT MYERS, FL 33901

PAVESE LAW FIRM

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1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

July 27, 2016

Hand Delivered and E-mail to MRozdolski@leegov.com

Ms. Mikki Rozdolski, Planning Section Manager
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Additional Service Letter for Comprehensive Plan Amendment
Case No. CPA2016-00008
STRAP Nos.: 22-43-25-00-00021.0020, .0030, and .0040
17470, 17446, and 17440 Wells Road, North Fort Myers, Florida 33917
Our File No. 91378.001**

Dear Ms. Rozdolski:

As you are aware, our office represents John and Connie Deschenes ("Applicants"). Enclosed please find the Lee County Transit Letter of Availability to be included in the Comprehensive Plan Amendment application CPA2016-00008.

Thank you and please do not hesitate to contact me if you have any questions.

Very truly yours,



Kathleen O. Berkey

KOB:sbm
Enclosures (as indicated)

cc: *Clients (via e-Mail)*

91378.001 Doc #178

RECEIVED
JUL 27 2016
COMMUNITY DEVELOPMENT
CPA2016-00008

July 25, 2016

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Kathleen O. Berkey, AICP
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

RE: 17470, 17450, 17466, 17440 Wells Road Comprehensive Plan Amendment

Dear Ms. Berkey:

I have received your letter request for services availability concerning the Comprehensive Plan Amendment referenced above. After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan (TDP), I have determined the following:

- The proposed Comprehensive Plan Amendment site is roughly 3.3 linear miles from the closest LeeTran Route which could provide service (Route 590).
- The identified site lies outside the LeeTran $\frac{3}{4}$ mile paratransit service corridor.
- According to the current LeeTran Transit Development Plan, there are no planned service expansions adjacent to this proposed development.

Based on the provided information, LeeTran is currently not in a position to provide transit services to your development site. Based on our current TDP, LeeTran is not planning new transit services to extend to your development site.

I am attaching a map of our route services and bus stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0344 or at wgaither@leegov.com.

Sincerely,



H. Wayne Gaither
Principal Planner
Lee County Transit

Cc: File

