



January 3, 2022

Lee County Community Development – DCD Planning Section
Attn: Mr. Brandon Dunn, Principal Planner
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JAN 03 2022

COMMUNITY DEVELOPMENT

Subject: *Response to Insufficiency Letter*
CPA2021-00015 Greenwell SR 31 Map Amendment – A02

Dear Intake Team:

Please accept this letter in response to your insufficiency letter dated December 14, 2021, for the above subject project. This letter outlines responses to each comment including stipulations. Please find the following list of information and materials that are being submitted electronically:

1. Response to Insufficiency Letter
2. Exhibit M1 – Comp Plan Map Amendment Application
3. Exhibit M3 – Disclosure of Interest & Surrounding Property Owners List, Mailing Labels, & 500' Map (Variance Report)
4. Exhibit M4 – Proposed Future Land Use Map
5. Exhibit M11 – Lee Plan Analysis
6. Existing & Proposed Lee County Utilities Water Service Area Maps (Map 4-A) Exhibit Supplement
7. Letter of No Objection from Lee County Utilities Supplement
8. Exhibit M17 – Lee Tran Letter of Service Availability Supplement
9. Exhibit M7 – Legal Descriptions and Sketches
10. Supplement Topography and FEMA Flood Insurance Rate Map (FIRM)
11. Supplement FEMA Exhibit with Property Boundary

In reply to your review comments, we offer the following responses in **bold**:

1. On Page 1 of the application, in number 5, the area of "WETLANDS," currently identified as 2.3+/- acres, must be consistent with the areas identified as "Wetlands," currently identified 25.18 acres, based on Objective 1.5. Please correct.

Response: Please see the revised application Exhibit M1 – Comp Plan Map Amendment Application with updated wetlands information.

2. **Proposed Amendment to Table 1 (b).** The amendments proposed to Table 1 (b) are based on an old version of the table. Table 1 (b) was amended as part of Ordinance #21-09, which became effective on 9/23/2021. The changes proposed on the former table to not maintain the acreage totals or the population accommodation. The total acreage for Planning District 1 increased by 36 acres and the total acreage from the unincorporated county increased 33 acres. Based on the assumptions currently used in Table 1 (b), the reduction of 44 acres in the rural allocation would be a reduction of approximately 64 people. Based on information supplied in the application proposed changes in Table 1 (b) would increase the population accommodation by 207 people. (Staff used the assumption of 83% occupancy and 2.49 pph for Planning District 1).

Please contact Rick Burris to discuss proposed changes to Table 1 (b) at 533-8585 or RBurris@leegov.com.

Response: Please see page 15 of Exhibit M11 – Lee Plan Analysis for the revised proposed amendment to the latest Table 1(b) that became effective 9/23/2021 under Ord. No. 21-09.

3. **Exhibit M3 -** Please provide surrounding property owners list, mailing labels, and map for all parcels within 500 feet of the subject property.

Response: Please see the updated Exhibit M3 - Property Owners List, Mailing Labels, & 500' Map.

4. **Exhibit M4 - Proposed Future Land Use Map.** Please revise the Proposed Future Land Use Map so that the Owl Creek Property is identified as Rural. CPA2020-00004 has not been to the LPA yet and the applicant for that case has revised the request and it is now proposed as a text amendment.

Response: Please see the revised Exhibit M4 - Proposed Future Land Use Map indicating the Owl Creek Property remains Rural.

5. **Page 3 of the Lee Plan analysis** acknowledges the need for amendments to Lee County Utilities Future Service Areas Maps, however it does not appear the applicant has requested amendments to these maps. Please note these Maps are now Map 4A (Water) and 4B (Sewer). Please revise the requested Lee Plan amendment to include amendments to Lee Plan Maps 4A and 4B if the applicant is proposing to connect to water and sewer.

Response: Please see the revised application Exhibit M1 – Comp Plan Map Amendment Application indicating the petition includes amending Lee Plan Map 4-A. The applicant is proposing to connect to Lee County Utilities for water service, but not sewer service.

6. Lee Plan Analysis

- a. Please update the Lee Plan analysis contained in Exhibit M11 and in any other areas of the application based on the most recently effective ordinance, Ordinance #21-09. A new codification of the Lee Plan is available on Lee County's webpage at www.leegov.com/dcd/planning/leeplan.
- b. Please provide an analysis of Lee Plan policies 27.4.3, 29.7.2, 101 .1.1, 101.1 .2, and 101.1.4.
- c. From the application it is not clear if it is the intent to connect to water and sewer services. If this development does not connect to water and sewer, how will this impact surrounding homes?

Please provide an analysis of Lee Plan policy 60.1 .1, as many of the surrounding residential homes use the Sandstone aquifer as a water source.

Response:

- a. *Please see updated Exhibit M11 - Lee Plan Analysis based on the Ordinance #21-09.*
- b. *Please see updated Exhibit M11 - Lee Plan Analysis addressing Lee Plan policies 27.4.3, 29.7.2, 101 .1.1, 101.1 .2, and 101.1.4.*
- c. *The intent is for the property to connect to water and sewer services. Water is proposed to be provided by LCU and Sewer by FGUA.*

7. Public Facilities Impact Analysis (Exhibit M14).

- a. Please provide existing and proposed LCU Future Water Service Area Maps (Map 4A) to be included in the proposed Map amendments.
- b. LCU's sewer connection requires replacement of force main under the Caloosahatchee River, which may be cost prohibitive. FGUA already has sewer infrastructure north of the river and may be better suited to serve the subject property.

If the applicant wishes to pursue use of LCU utilities, please provide existing and proposed LCU Future Sewer Service Area Maps (Map 4B) to be included in the proposed Map amendments.

If the applicant decides to utilize FGUA sewer facilities, please provide a letter of availability from FGUA for sewer service, update the Sanitary Sewer section of Exhibit M16 (Existing and Future Conditions Analysis), and request a letter of no objection from LCU to allow FGUA to provide sewer service to the subject property.

- c. Please provide a letter of service availability from Lee Tran.

Response:

- a. Please see the Existing and Proposed LCU Future Water Service Areas Maps Exhibit.*
- b. The request for a Letter of Availability has been requested from FGUA. The request is still being processed. Once the letter is received, we will provide on separate cover.*

Please see the Letter of No Objection for Sewer Service from LCU to FGUA.

- c. Please see the Letter of Determination Availability received from Lee Tran as a supplement to the previously provided Exhibit M17.*

8. The legal description and certified sketches provided do not include the required state plane coordinates including the points of beginning (POB).

Per the Lee Plan Application

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.

Response: Please see revised Exhibit M7 - Legal Descriptions and Sketches.

9. Environmental Impact Analysis

- a. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- b. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
- c. Are Offsite flows conveyed through property? If so, how will the offsite flow capacity be maintained consistent with Lee Plan policy 126.1.4?
- d. Per the Environmental Analysis provided by Passarella & Associates, the wetland limits have not been reviewed by any regulatory agency and are subject to change. What is the status and timing for State approval of the wetland limits?

Response:

- a. Please see the Topography & FEMA Map Exhibit.
- b. Please see the FEMA Project Boundary Map.
- c. Consistent with the information provided in the Submittal #1 Surface Water Management Plan, after further research of the SFWMD permitting for the property and Lee County GIS data, there are no offsite flows conveyed through the property.
- d. The applicant is in the process of coordinating a formal wetland jurisdictional determination (JD) with South Florida Water Management District (SFWMD). A copy of the SFWMD formal wetland JD letter, which is anticipated to be issued first quarter 2022, will be provided to Lee County staff upon receipt.

10. Exhibit M20 - Community Plan Area requirements. Please provide materials needed to demonstrate the applicant has conducted the required public informational meetings in compliance with the requirements of Policies 17.3.2 and 17.3.3.

Response: The required public information meeting has yet to be held. All Community Plan Area requirements and public information meeting requirements consistent with Policies 17.3.2 and 17.3.3 will be provided once finalized.

11. Miscellaneous Comments:

- a. How will the widening of State Route 31 by FDOT impact the proposed amendments and the subject property?

Response: The applicant/property owner has not received any formal notification of any proposed taking for the widening of SR 31. No Right-of-Way maps or engineered design plans exist, so the applicant does not know how any proposed future widening of SR 31 will affect the proposed amendments or the subject property.

We trust the enclosed information is sufficient for your review and approval. Should you have any questions or require additional information, please contact Mr. Brian Farrar at 239-580-8840.

Sincerely,

RWA, Inc.



Kenrick S. Gallander, AICP
Director of Planning

Attachment(s): Application Submittal Requirements (listed above)

cc: Brian Farrar – President, BCF Management Group, LLC
Michael R. Whitt & Robert A. Cooper, Partner at Hahn Loeser & Parks, LLP
File: 190136.02.00



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Greenwell SR 31 Comprehensive Plan Map Amendment

Project Description: Comprehensive Plan Map Amendment from Rural to Outlying Suburban to allow up to 400,000 SF of community commercial on approximately 33 acres and up to 131 residential units (3 units/acre) on the remainder of the property.

Map(s) to Be Amended: Future Land Use Map – Lee Plan Map 1-A and LCU Future Water Services Area - Lee Plan Map 4-A.

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. **Name of Applicant:** BCF Management Group, LLC
Address: 27171 Harbor Drive
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-495-2435 E-mail: Brian@BCFMGMTGroup.com

2. **Name of Contact:** Brian F. Farrar, President, BCF Management Group, LLC
Address: 27171 Harbor Drive
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-580-8840 E-mail: Brian@BCFMGMTGroup.com

3. **Owner(s) of Record:** See attached.
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____

4. **Property Location:**
1. Site Address: 18500 STATE ROAD 31 Alva, FL 339220
2. STRAP(s): See attached.

5. **Property Information:**
Total Acreage of Property: 76.82± Total Acreage Included in Request: 76.82±
Total Uplands: 50.94± Total Wetlands: 25.18± & OSW: 0.70± Current Zoning: AG-2
Current Future Land Use Category(ies): RURAL and WETLANDS
Area in Each Future Land Use Category: RURAL = 51.64± and WETLANDS = 25.18±
Existing Land Use: Agricultural/Residential

6. **Calculation of maximum allowable development under current Lee Plan:**
Residential Units/Density: 66 Commercial Intensity: 100,000 SF Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
Residential Units/Density: 131 Commercial Intensity: 400,000 SF Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization on _____ (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)



GREENWELL SR31
Comprehensive Plan Map Amendment
EXHIBIT M3
Disclosure of Interest Forms
&
Surrounding Property Owners List, Mailing Labels, and Map

SEE ATTACHED

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared GREENWELL, MICHAEL L & TRACY C, who, being first duly sworn and deposed says:

1. That I/we am/are the record owners, or a legal representative of the record owner, of the property that is located at 18672 & 18500 STATE ROAD 31, ALVA, FL 33920 (18-43-26-00-00001.0200 & 18-43-26-00-00001.0000) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
Mike & Tracy Greenwell 18500 State Rd 31 Alva FL 33920	100%

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.

Mike Greenwell
Property Owner
Mike Greenwell
Print Name
Tracey Greenwell

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Mike Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Linda D. Baer
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared GREENWELL, BO, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 12201 LUCKY LN, ALVA, FL 33920 (18-43-26-00-00001.0190) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.


4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
<u>Bo Greenwell</u>	<u>100%</u>
<u>12201 Lucky Ln.</u>	
<u>Alva, FL 33920</u>	

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

Bo Greenwell

Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Bo Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared GREENWELL, GARRETT, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 12251 LUCKY LN, ALVA, FL 33920 (18-43-26-00-00001.0180) and is the subject of an application for comprehensive plan amendment or zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.


4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
<u>Garrett Greenwell 12251 Lucky Ln. Alva, FL 33920</u>	<u>100 %</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
Garrett Greenwell

Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2021 (date) by Garrett Greenwell (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Linda D. Baer

Signature of Notary Public

Greenwell SR31
Comprehensive Plan Amendment
Exhibit M3 - Property Owner List

Buffer: 500 Date: 10/15/2021 12:00:00 AM

List Size: 25

FolioId	STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip	SiteNumber	SiteStreet	SiteCity
10297504	18-43-26-00-00001.0000	GREENWELL MICHAEL L + TRACY C	18500 STATE ROAD 31	ALVA	FL	33920	18500	STATE ROAD 31	ALVA
10569874	18-43-26-00-00001.0180	GREENWELL GARRETT	12251 LUCKY LN	ALVA	FL	33920	12251	LUCKY LN	ALVA
10569875	18-43-26-00-00001.0190	GREENWELL BO	12201 LUCKY LN	ALVA	FL	33920	12201	LUCKY LN	ALVA
10569876	18-43-26-00-00001.0200	GREENWELL MICHAEL L + TRACY C	18500 STATE ROAD 31	ALVA	FL	33920	18672	STATE ROAD 31	ALVA
10237570	13-43-25-00-00005.0000	YOUNG JEFFREY S & LYNDSEY E	18420 OLD BAYSHORE RD	NORTH FORT MYERS	FL	33917	18420	OLD BAYSHORE RD	NORTH FORT MYERS
10237578	13-43-25-00-00008.0000	FOUR R EQUIPMENT LLC	3701 SW 128TH AVE	MIRAMAR	FL	33027	18191	STATE ROAD 31	NORTH FORT MYERS
10237582	13-43-25-00-00008.001C	JAMES M CARRIGAN LLC	6464 PINE AV	SANIBEL	FL	33957	18241	STATE ROAD 31	NORTH FORT MYERS
10237583	13-43-25-00-00008.001D	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18281	STATE ROAD 31	NORTH FORT MYERS
10237585	13-43-25-00-00008.0020	SALE HELENE	41 SCHOOL HOUSE RD	MIDDLETOWN	NY	10940	18141	STATE ROAD 31	NORTH FORT MYERS
10440252	13-43-25-00-00008.0030	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18301	STATE ROAD 31	NORTH FORT MYERS
10440253	13-43-25-00-00008.0040	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18331	STATE ROAD 31	NORTH FORT MYERS
10440254	13-43-25-00-00008.0050	CARRIGAN JAMES M	PO BOX 1691	SANIBEL	FL	33957	18361	STATE ROAD 31	NORTH FORT MYERS
10237590	13-43-25-00-00010.0000	LILJEGREN JUSTIN N +	17903 OAKMONT RIDGE CIR	FORT MYERS	FL	33967	18220	OLD BAYSHORE RD	NORTH FORT MYERS
10237542	13-43-25-02-00000.0150	TEMPLE BAPTIST CHURCH OF LEE C	18841 STATE RD 31	NORTH FORT MYERS	FL	33917	18841	STATE ROAD 31	NORTH FORT MYERS
10237563	13-43-25-03-00000.0010	ACUFF JERRY D & DEBRA L	18751 SR 31	NORTH FORT MYERS	FL	33917	18751	STATE ROAD 31	NORTH FORT MYERS
10237565	13-43-25-03-00000.0030	TOMLINSON WILLIAM M	18691 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18691	STATE ROAD 31	NORTH FORT MYERS
10237564	13-43-25-03-00000.0040	TUTTLE KELLY	18151 LEETANA RD	NORTH FORT MYERS	FL	33917	18671	STATE ROAD 31	NORTH FORT MYERS
10237566	13-43-25-03-00000.0050	SHERRINGTON GRAHAM S &	18641 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18641	STATE ROAD 31	NORTH FORT MYERS
10237567	13-43-25-03-00000.0060	SPENCER PHILLIP	PO BOX 297	LAWTON	MI	49065	18621	STATE ROAD 31	NORTH FORT MYERS
10237568	13-43-25-03-00000.0070	SINGLETARY CODY WILSON	18561 STATE ROAD 31	NORTH FORT MYERS	FL	33917	18561	STATE ROAD 31	NORTH FORT MYERS
10297506	18-43-26-00-00001.0020	GUMINIAK JEFFREY A TR	6120 RIVER SHORE CT	NORTH FORT MYERS	FL	33917	18140	STATE ROAD 31	ALVA
10591065	18-43-26-00-00001.0030	WINTER RYAN G +	12251 OLD RODEO DR	ALVA	FL	33920	12251	OLD RODEO DR	ALVA
10297508	18-43-26-00-00001.0040	KREINBRINK DANIEL W &	12100 N RIVER RD	ALVA	FL	33920	12100	N RIVER RD	ALVA
10444069	18-43-26-00-00001.0060	SINGLETARY STEVE R + HEIDI L L	18200 STATE ROAD 31	ALVA	FL	33920	18200	STATE ROAD 31	ALVA
10297518	19-43-26-00-00002.1010	LAWSON DONALD	240 S PINEAPPLE AVE	SARASOTA	FL	34236	12350	OLD RODEO DR	ALVA

Greenwell SR31
Comrehensive Plan Amendment
Exhibit M3 - Surrounding Property Owner Labels

YOUNG JEFFREY S & LY
18420 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

3701 SW 128TH AVE
MIRAMAR FL 33027

JAMES M CARRIGAN LLC
6464 PINE AV
SANIBEL FL 33957

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

SALE HELENE
41 SCHOOL HOUSE RD
MIDDLETOWN NY 10940

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

CARRIGAN JAMES M
PO BOX 1691
SANIBEL FL 33957

LILJEGREN JUSTIN N +
17903 OAKMONT RIDGE CIR
FORT MYERS FL 33967

TEMPLE BAPTIST CHURCH OF LEE C
18841 STATE RD 31
NORTH FORT MYERS FL 33917

ACUFF JERRY D & DEBRA L
18751 SR 31
NORTH FORT MYERS FL 33917

TOMLINSON WILLIAM M
18691 STATE ROAD 31
NORTH FORT MYERS FL 33917

TUTTLE KELLY
18151 LEETANA RD
NORTH FORT MYERS FL 33917

SHERRINGTON GRAHAM S &
18641 STATE ROAD 31
NORTH FORT MYERS FL 33917

SPENCER PHILLIP
PO BOX 297
LAWTON MI 49065

SINGLETARY CODY WILSON
18561 STATE ROAD 31
NORTH FORT MYERS FL 33917

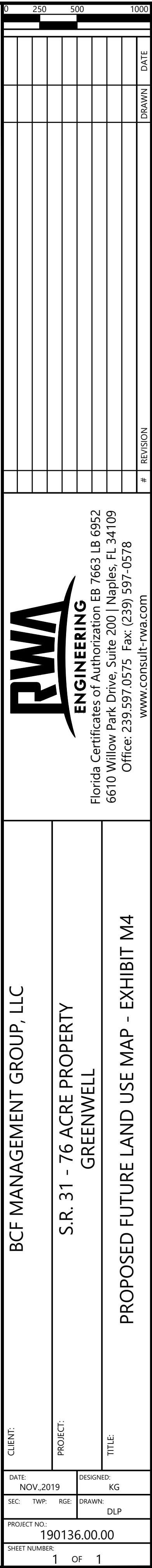
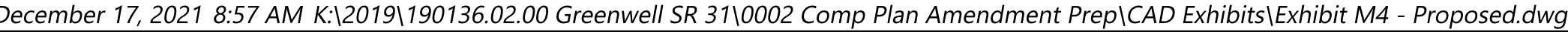
GUMINIAK JEFFREY A TR
6120 RIVER SHORE CT
NORTH FORT MYERS FL 33917

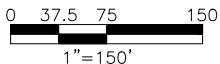
WINTER RYAN G +
12251 OLD RODEO DR
ALVA FL 33920

KREINBRINK DANIEL W &
12100 N RIVER RD
ALVA FL 33920

SINGLETARY STEVE R + HEIDI L L
18200 STATE ROAD 31
ALVA FL 33920

LAWSON DONALD
SHUMAKER LOOP + KENDRICK LLP
240 S PINEAPPLE AVE
SARASOTA FL 34236





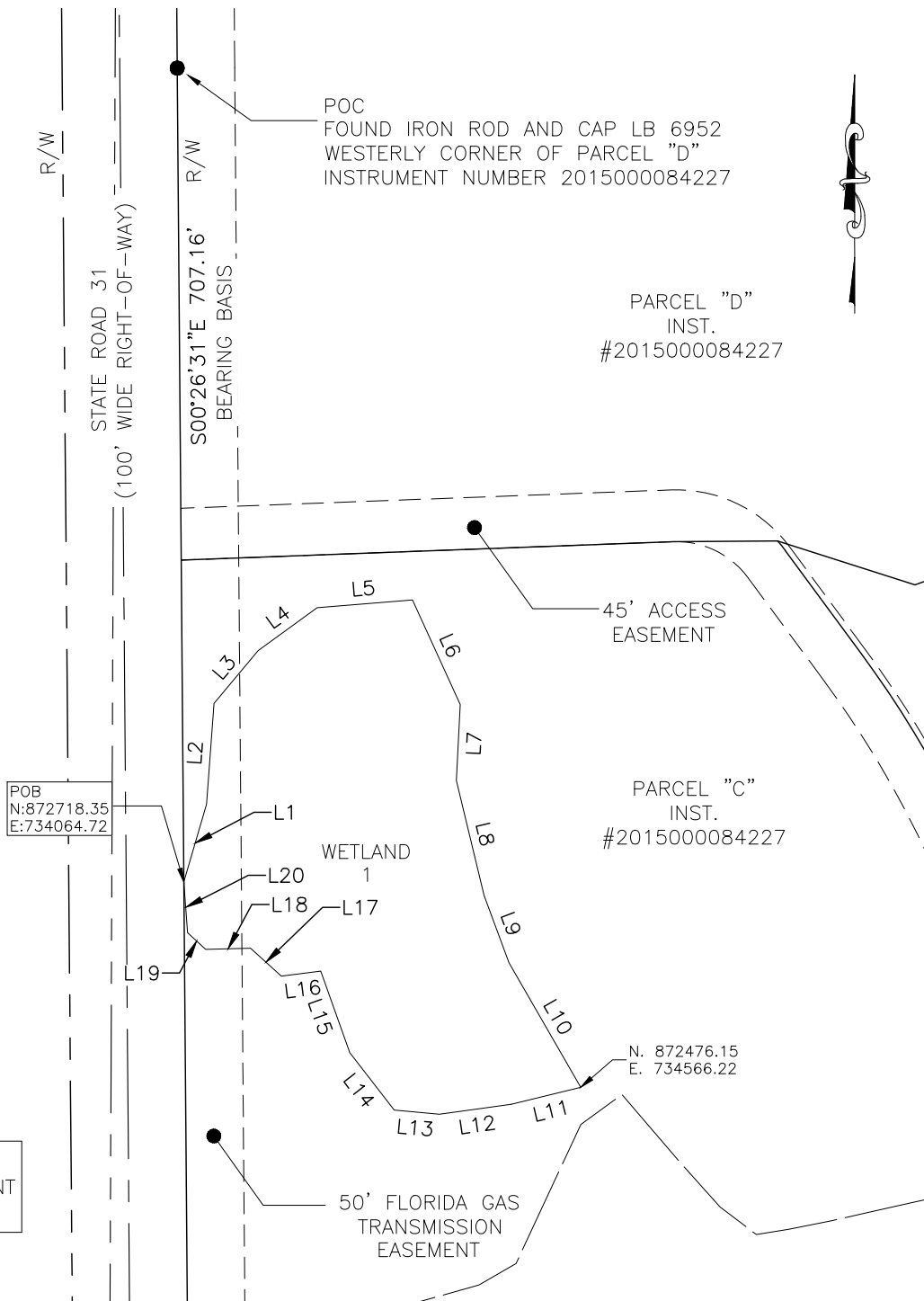
LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°16'17"E	70.35'
L2	N04°16'21"E	87.92'
L3	N39°55'24"E	59.70'
L4	N53°56'41"E	63.41'
L5	N85°23'55"E	83.13'
L6	S24°32'48"E	99.83'
L7	S02°55'09"W	66.09'
L8	S13°36'20"E	102.93'
L9	S20°18'28"E	62.14'
L10	S29°56'31"E	125.02'
L11	S76°19'23"W	62.25'
L12	S82°08'27"W	63.01'
L13	N84°46'28"W	39.39'
L14	N37°46'29"W	63.07'
L15	N19°32'26"W	75.32'
L16	S82°43'06"W	34.59'
L17	N47°50'37"W	36.08'
L18	S88°32'44"W	39.01'
L19	N47°27'41"W	21.37'
L20	N04°11'02"W	44.22'

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

NOTES:

- THIS SKETCH IS NOT A SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°26'31"E.
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- PARCEL CONTAINS 88,348 SQUARE FEET (2.03 ACRES) MORE OR LESS.



WETLAND 1 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=150'	11/10/21	NJM	00-WL1 SD	1 OF 2

LEGAL DESCRIPTION WETLAND 1:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE);

THENCE S.00°26'31"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 707.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.16°16'17"E., FOR 70.35 FEET;

THENCE N.04°16'21"E., FOR 87.92 FEET;

THENCE N.39°55'24"E., FOR 59.70 FEET;

THENCE N.53°56'41"E., FOR 63.41 FEET;

THENCE N.85°23'55"E., FOR 83.13 FEET;

THENCE S.24°32'48"E., FOR 99.83 FEET;

THENCE S.02°55'09"W., FOR 66.09 FEET;

THENCE S.13°36'20"E., FOR 102.93 FEET;

THENCE S.20°18'28"E., FOR 62.14 FEET;

THENCE S.29°56'31"E., FOR 125.02 FEET;

THENCE S.76°19'23"W., FOR 62.25 FEET;

THENCE S.82°08'27"W., FOR 63.01 FEET;

THENCE N.84°46'28"W., FOR 39.39 FEET;

THENCE N.37°46'29"W., FOR 63.07 FEET;

THENCE N.19°32'26"W., FOR 75.32 FEET;

THENCE S.82°43'06"W., FOR 34.59 FEET;

THENCE N.47°50'37"W., FOR 36.08 FEET;

THENCE S.88°32'44"W., FOR 39.01 FEET;

THENCE N.47°27'41"W., FOR 21.37 FEET;

THENCE N.04°11'02"W., FOR 44.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 88,348 SQUARE FEET OR 2.03 ACRES, MORE OR LESS.

**WETLAND 1
SKETCH AND DESCRIPTION**



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Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL1 SD	2 OF 2

POC
NORTHEAST CORNER OF PARCEL "D"
INSTRUMENT NUMBER 2015000084227

PARCEL
"D"

0 37.5 75 150
1"=150'

N. 872897.41
E. 735070.85

PARCEL
"A"

WETLAND 2

PARCEL
"B"

POB
N:872699.01
E:735253.75

S77°28'14"W 287.09'

S00°16'25"W 687.05'

BEARING BASIS

DONALD LAWSON
(INST. NO 2012000208045)

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°29'38"W	56.70'
L2	N12°40'51"W	47.33'
L3	N30°38'15"W	28.01'
L4	N13°34'08"W	25.55'
L5	N26°29'01"W	27.07'
L6	N40°31'01"W	32.07'
L7	N51°33'25"W	26.53'
L8	N33°02'32"W	28.69'
L9	N47°04'03"W	37.36'
L10	N33°18'00"E	25.58'
L11	N29°29'32"E	38.40'
L12	N57°02'11"E	38.46'
L13	N52°51'45"E	19.49'
L14	N60°48'26"E	19.09'
L15	N88°34'43"E	26.37'
L16	N79°33'24"E	34.29'
L17	S67°43'54"E	14.54'
L18	S11°44'01"W	24.02'
L19	S22°18'23"E	30.23'
L20	S57°08'58"E	39.14'
L21	S12°58'24"W	135.79'
L22	S02°25'31"E	57.78'
L23	S00°52'24"E	33.81'

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

NOTES:

- THIS SKETCH IS NOT A SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°16'25"W.
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- PARCEL CONTAINS 36,567 SQUARE FEET (0.84 ACRES) MORE OR LESS.

Noah J. Medeiros

12/20/2021

NOAH J. MEDEIROS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 2
SKETCH AND DESCRIPTION

RWA
ENGINEERING

12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=150'	11/10/21	NJM	00-WL2 SD	1 OF 2

LEGAL DESCRIPTION WETLAND 2:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.00°16'25"E., ALONG THE EAST LINE OF SAID PARCEL "D" FOR 687.05 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL ""B" AS RECORDED IN THE AFOREMENTIONED INSTRUMENT;

THENCE S.77°28'14"W., FOR 287.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.78°29'38"W., FOR 56.70 FEET;

THENCE N.12°40'51"W., FOR 47.33 FEET;

THENCE N.30°38'15"W., FOR 28.01 FEET;

THENCE N.13°34'08"W., FOR 25.55 FEET;

THENCE N.26°29'01"W., FOR 27.07 FEET;

THENCE N.40°31'01"W., FOR 32.07 FEET;

THENCE N.51°33'25"W., FOR 26.53 FEET;

THENCE N.33°02'32"W., FOR 28.69 FEET;

THENCE N.47°04'03"W., FOR 37.36 FEET;

THENCE N.33°18'00"E., FOR 25.58 FEET;

THENCE N.29°29'32"E., FOR 38.40 FEET;

THENCE N.57°02'11"E., FOR 38.46 FEET;

THENCE N.52°51'45"E., FOR 19.49 FEET;

THENCE N.60°48'26"E., FOR 19.09 FEET;

THENCE N.88°34'43"E., FOR 26.37 FEET;

THENCE N.79°33'24"E., FOR 34.29 FEET;

THENCE S.67°43'54"E., FOR 14.54 FEET;

THENCE S.11°44'01"W., FOR 24.02 FEET;

THENCE S.22°18'23"E., FOR 30.23 FEET;

THENCE S.57°08'58"E., FOR 39.14 FEET;

THENCE S.12°58'24"W., FOR 135.79 FEET;

THENCE S.02°25'31"E., FOR 57.78 FEET;

THENCE S.00°52'24"E., FOR 33.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 36,567 SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

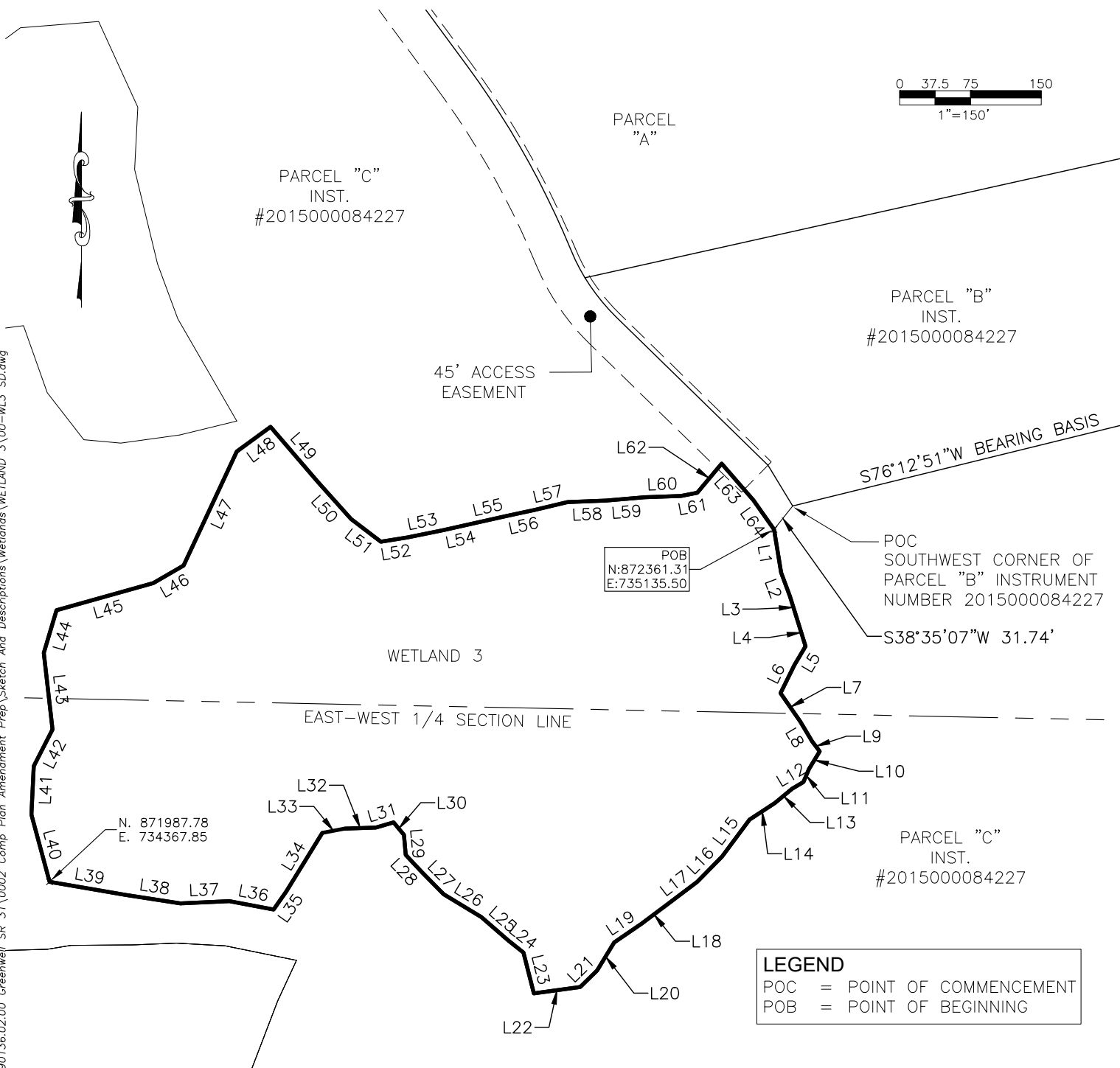
**WETLAND 2
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL2 SD	2 OF 2

December 20, 2021 10:10 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetland 3\00-WL3 SD.dwg



NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "D" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S00°16'25"W.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 36,567 SQUARE FEET (0.84 ACRES) MORE OR LESS.

Noah J. Medeiros

12/20/2021

NOAH J. MEDEIROS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 3 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=150'	11/10/21	NJM	00-WL3 SD	1 OF 2

LEGAL DESCRIPTION WETLAND 3:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18,
TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY,
FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL
"B" RECORDED IN INSTRUMENT NUMBER 2015000084227
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.38°35'07"W., FOR 31.74 FEET TO THE POINT
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.09°21'52"E., FOR 46.47 FEET;

THENCE S.20°19'38"E., FOR 26.50 FEET;

THENCE S.17°19'39"E., FOR 25.00 FEET;

THENCE CONTINUE S.17°19'39"E., FOR 30.76 FEET;

THENCE S.30°45'50"W., FOR 23.01 FEET;

THENCE S.26°15'25"W., FOR 33.25 FEET;

THENCE S.34°50'41"E., FOR 36.36 FEET;

THENCE S.30°42'29"E., FOR 24.64 FEET;

THENCE S.37°20'49"E., FOR 13.50 FEET;

THENCE S.31°28'58"W., FOR 21.72 FEET;

THENCE S.23°02'22"W., FOR 15.22 FEET;

THENCE S.59°28'31"W., FOR 13.90 FEET;

THENCE S.50°06'50"W., FOR 23.76 FEET;

THENCE S.56°56'24"W., FOR 32.00 FEET;

THENCE S.36°42'37"W., FOR 48.93 FEET;

THENCE S.44°24'59"W., FOR 37.42 FEET;

THENCE S.53°03'58"W., FOR 40.30 FEET;

THENCE S.53°00'55"W., FOR 34.22 FEET;

THENCE S.55°41'56"W., FOR 34.54 FEET;

THENCE S.31°14'34"W., FOR 34.82 FEET;

THENCE S.45°41'58"W., FOR 24.97 FEET;

THENCE S.82°05'17"W., FOR 49.68 FEET;

THENCE N.14°10'03"W., FOR 44.69 FEET;

THENCE N.51°38'36"W., FOR 20.42 FEET;

THENCE N.48°57'25"W., FOR 37.91 FEET;

THENCE N.58°44'06"W., FOR 46.83 FEET;

THENCE N.44°35'02"W., FOR 33.19 FEET;

THENCE N.43°07'11"W., FOR 24.61 FEET;

THENCE N.05°08'47"W., FOR 21.35 FEET;

THENCE N.39°43'46"W., FOR 17.26 FEET;

THENCE S.73°30'50"W., FOR 19.51 FEET;

THENCE S.88°03'14"W., FOR 33.16 FEET;

THENCE S.79°06'39"W., FOR 24.03 FEET;

THENCE S.31°35'04"W., FOR 72.72 FEET;

THENCE S.35°01'58"W., FOR 23.59 FEET;

THENCE N.79°17'35"W., FOR 47.75 FEET;

THENCE S.87°26'10"W., FOR 51.89 FEET;

THENCE N.81°10'46"W., FOR 58.76 FEET;

THENCE N.80°14'26"W., FOR 81.78 FEET;

THENCE N.15°04'34"W., FOR 73.78 FEET;

THENCE N.02°41'15"E., FOR 51.44 FEET;

THENCE N.27°11'52"E., FOR 43.75 FEET;

THENCE N.06°31'08"W., FOR 81.63 FEET;

THENCE N.16°37'06"E., FOR 47.20 FEET;

THENCE N.74°19'20"E., FOR 106.42 FEET;

THENCE N.59°56'59"E., FOR 37.17 FEET;

THENCE N.24°59'21"E., FOR 133.42 FEET;

THENCE N.53°52'55"E., FOR 44.19 FEET;

THENCE S.40°37'39"E., FOR 76.94 FEET;

THENCE S.41°53'41"E., FOR 52.88 FEET;

THENCE S.52°41'50"E., FOR 39.52 FEET;

THENCE N.80°47'13"E., FOR 28.38 FEET;

THENCE N.78°42'14"E., FOR 38.37 FEET;

THENCE N.77°13'53"E., FOR 33.78 FEET;

THENCE N.77°22'36"E., FOR 36.58 FEET;

THENCE N.77°54'13"E., FOR 29.25 FEET;

THENCE N.76°37'39"E., FOR 36.01 FEET;

THENCE N.87°44'51"E., FOR 41.01 FEET;

THENCE N.85°07'49"E., FOR 40.96 FEET;

THENCE N.87°49'16"E., FOR 38.53 FEET;

THENCE N.79°06'10"E., FOR 17.42 FEET;

THENCE N.39°57'28"E., FOR 40.27 FEET;

THENCE S.40°58'45"E., FOR 51.27 FEET;

THENCE S.35°14'17"E., FOR 37.90 FEET TO THE POINT
OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 315,181 SQUARE FEET OR 7.24 ACRES,
MORE OR LESS.

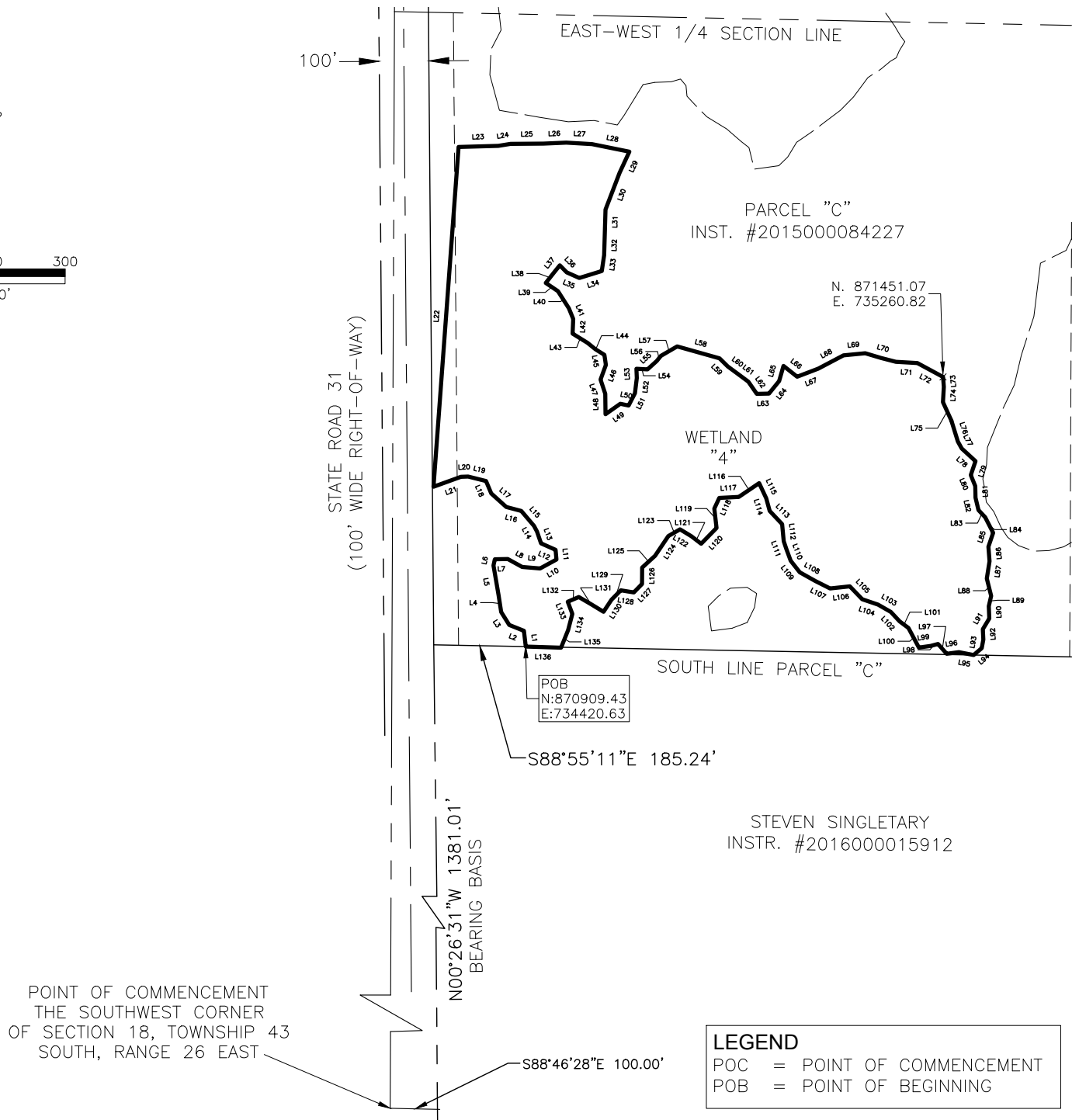
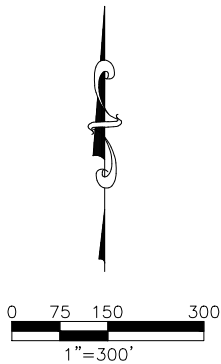
**WETLAND 3
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL3 SD	2 OF 2

December 20, 2021 10:20 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg



NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS N00°26'31"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 568,808 SQUARE FEET (13.06 ACRES) MORE OR LESS.

12/20/2021

NOAH J. MEDEIROS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 4 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=300'	11/10/21	NJM	00-WL4 SD	1 OF 2

LEGAL DESCRIPTION WETLAND 4:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE); THENCE S.88°46'28"E., FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N.00°26'31"W., FOR 1381.01 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.88°55'11"E., FOR 185.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE N.06°40'24"W., FOR 31.96 FEET;
 THENCE N.68°29'43"W., FOR 31.73 FEET;
 THENCE N.31°46'06"W., FOR 30.86 FEET;
 THENCE N.08°41'32"W., FOR 34.15 FEET;
 THENCE N.09°39'04"W., FOR 60.75 FEET;
 THENCE N.11°53'51"E., FOR 12.82 FEET;
 THENCE N.88°55'15"E., FOR 26.12 FEET;
 THENCE S.60°49'13"E., FOR 33.12 FEET;
 THENCE S.85°28'23"E., FOR 36.22 FEET;
 THENCE N.61°31'22"E., FOR 37.48 FEET;
 THENCE N.05°26'41"W., FOR 19.63 FEET;
 THENCE N.65°50'12"W., FOR 32.00 FEET;
 THENCE N.18°58'45"W., FOR 25.30 FEET;
 THENCE N.28°21'31"W., FOR 12.70 FEET;
 THENCE N.40°16'46"W., FOR 39.29 FEET;
 THENCE N.74°51'33"W., FOR 31.33 FEET;
 THENCE N.48°18'44"W., FOR 40.72 FEET;
 THENCE N.22°27'35"W., FOR 27.07 FEET;
 THENCE N.75°43'18"W., FOR 37.27 FEET;
 THENCE S.87°42'52"W., FOR 14.34 FEET;
 THENCE S.70°10'00"W., FOR 58.76 FEET;
 THENCE N.04°12'49"E., FOR 685.69 FEET;

THENCE N.88°24'16"E., FOR 80.01 FEET;
 THENCE N.80°29'57"E., FOR 25.26 FEET;
 THENCE N.89°33'08"E., FOR 65.65 FEET;
 THENCE N.87°41'07"E., FOR 46.32 FEET;
 THENCE S.86°47'18"E., FOR 51.83 FEET;
 THENCE S.78°27'50"E., FOR 76.82 FEET;
 THENCE S.24°49'10"W., FOR 47.17 FEET;
 THENCE S.20°53'43"W., FOR 78.93 FEET;
 THENCE S.01°44'53"W., FOR 50.42 FEET;
 THENCE S.01°56'32"W., FOR 41.31 FEET;
 THENCE S.08°16'50"W., FOR 32.43 FEET;
 THENCE S.73°02'09"W., FOR 47.42 FEET;
 THENCE N.66°13'54"W., FOR 27.52 FEET;
 THENCE N.44°14'09"W., FOR 19.94 FEET;
 THENCE S.39°12'34"W., FOR 18.22 FEET;
 THENCE S.38°08'48"W., FOR 27.08 FEET;
 THENCE S.56°11'52"E., FOR 29.46 FEET;
 THENCE S.32°23'31"E., FOR 41.13 FEET;
 THENCE S.21°54'58"E., FOR 23.03 FEET;
 THENCE S.02°10'18"W., FOR 29.58 FEET;
 THENCE S.58°13'08"E., FOR 35.54 FEET;
 THENCE S.54°26'02"E., FOR 41.34 FEET;

**WETLAND 4
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175
 Fort Myers, Florida 33907
 Phone: (239) 597-0575
 Fax: (239) 597-0578
 LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	2 OF 2

December 20, 2021 10:20 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

December 20, 2021 10:20 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

THENCE S.08°58'45"E., FOR 20.34 FEET;
THENCE S.20°14'43"W., FOR 31.49 FEET;
THENCE S.18°07'40"E., FOR 30.42 FEET;
THENCE S.00°53'24"E., FOR 40.94 FEET;
THENCE N.54°54'01"E., FOR 36.48 FEET;
THENCE S.78°13'08"E., FOR 17.05 FEET;
THENCE N.27°16'46"E., FOR 27.80 FEET;
THENCE N.07°04'21"E., FOR 30.91 FEET;
THENCE N.02°25'52"W., FOR 18.69 FEET;
THENCE S.86°28'45"E., FOR 22.18 FEET;
THENCE N.47°57'40"E., FOR 25.47 FEET;
THENCE N.38°27'33"E., FOR 13.16 FEET;
THENCE N.59°53'38"E., FOR 37.87 FEET;
THENCE S.74°12'33"E., FOR 88.51 FEET;
THENCE S.45°38'51"E., FOR 23.52 FEET;
THENCE S.53°41'28"E., FOR 20.94 FEET;
THENCE S.53°11'36"E., FOR 30.39 FEET;
THENCE S.35°06'40"E., FOR 29.71 FEET;
THENCE N.89°11'07"E., FOR 24.40 FEET;
THENCE N.39°09'51"E., FOR 32.66 FEET;
THENCE N.15°44'57"E., FOR 31.72 FEET;
THENCE S.51°28'59"E., FOR 35.05 FEET;
THENCE N.69°04'09"E., FOR 45.53 FEET;
THENCE N.62°09'38"E., FOR 57.44 FEET;
THENCE N.84°27'14"E., FOR 43.94 FEET;
THENCE S.74°22'21"E., FOR 64.14 FEET;
THENCE S.86°41'48"E., FOR 43.25 FEET;
THENCE S.61°34'58"E., FOR 58.86 FEET;
THENCE S.04°50'35"E., FOR 20.15 FEET;
THENCE S.03°32'14"W., FOR 30.71 FEET;

THENCE S.24°22'25"E., FOR 40.97 FEET;
THENCE S.17°30'26"E., FOR 43.96 FEET;
THENCE S.28°17'52"E., FOR 16.02 FEET;
THENCE S.47°42'45"E., FOR 37.64 FEET;
THENCE S.18°51'41"W., FOR 29.62 FEET;
THENCE S.22°06'09"E., FOR 24.04 FEET;
THENCE S.01°08'33"E., FOR 23.22 FEET;
THENCE S.13°18'57"E., FOR 25.85 FEET;
THENCE S.43°03'53"E., FOR 19.89 FEET;
THENCE S.27°00'09"E., FOR 35.03 FEET;
THENCE S.18°42'31"W., FOR 29.58 FEET;
THENCE S.04°35'52"E., FOR 29.34 FEET;
THENCE S.08°59'44"W., FOR 35.11 FEET;
THENCE S.13°51'57"E., FOR 36.02 FEET;
THENCE S.12°29'29"W., FOR 21.18 FEET;
THENCE S.01°55'27"E., FOR 24.99 FEET;
THENCE S.31°18'51"W., FOR 25.13 FEET;
THENCE S.03°00'06"E., FOR 20.83 FEET;
THENCE S.10°40'07"W., FOR 17.78 FEET;
THENCE S.49°35'10"W., FOR 21.18 FEET;
THENCE N.78°59'13"W., FOR 30.35 FEET;
THENCE S.82°35'08"W., FOR 24.81 FEET;
THENCE N.41°37'50"W., FOR 26.38 FEET;
THENCE S.74°47'34"W., FOR 15.53 FEET;
THENCE S.82°20'44"W., FOR 23.64 FEET;
THENCE N.27°57'03"W., FOR 44.62 FEET;
THENCE N.53°27'12"W., FOR 22.27 FEET;
THENCE N.42°54'28"W., FOR 25.92 FEET;
THENCE N.59°47'20"W., FOR 29.66 FEET;
THENCE N.71°25'01"W., FOR 33.75 FEET;

WETLAND 4
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
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Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	3 OF 2

December 20, 2021 10:20 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 4\00-WL4 SD.dwg

THENCE N.43°40'43"W., FOR 35.91 FEET;
THENCE S.83°38'46"W., FOR 40.09 FEET;
THENCE N.63°02'18"W., FOR 33.47 FEET;
THENCE N.60°56'58"W., FOR 35.75 FEET;
THENCE N.37°59'03"W., FOR 29.57 FEET;
THENCE N.20°08'59"W., FOR 24.52 FEET;
THENCE N.18°21'47"W., FOR 17.14 FEET;
THENCE N.05°42'40"W., FOR 34.78 FEET;
THENCE N.43°35'09"W., FOR 36.27 FEET;
THENCE N.15°09'10"W., FOR 26.50 FEET;
THENCE N.24°43'13"W., FOR 33.75 FEET;
THENCE S.55°47'01"W., FOR 49.70 FEET;
THENCE S.87°03'41"W., FOR 39.32 FEET;
THENCE S.25°05'37"W., FOR 23.65 FEET;
THENCE S.06°33'07"E., FOR 39.31 FEET;
THENCE S.44°22'09"W., FOR 44.18 FEET;
THENCE N.52°38'55"W., FOR 24.59 FEET;
THENCE N.58°43'54"W., FOR 26.81 FEET;
THENCE S.60°06'20"W., FOR 27.15 FEET;
THENCE S.33°55'12"W., FOR 47.80 FEET;
THENCE S.47°46'09"W., FOR 35.17 FEET;
THENCE S.00°28'35"W., FOR 33.08 FEET;
THENCE S.44°12'13"W., FOR 23.66 FEET;
THENCE N.80°50'59"W., FOR 26.72 FEET;
THENCE S.44°38'11"W., FOR 26.74 FEET;
THENCE S.33°11'19"W., FOR 28.86 FEET;
THENCE N.59°14'05"W., FOR 58.11 FEET;
THENCE S.66°25'19"W., FOR 24.24 FEET;
THENCE S.21°07'04"E., FOR 26.17 FEET;

THENCE S.14°52'35"W., FOR 33.50 FEET;
THENCE S.21°51'45"W., FOR 38.29 FEET;
THENCE N.88°14'12"W., FOR 71.16 FEET TO THE POINT OF
BEGINNING OF THE PARCEL DESCRIBED HEREIN;
CONTAINING 568,808 SQUARE FEET OR 13.06 ACRES,
MORE OR LESS.

WETLAND 4
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
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LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	4 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°40'24"W	31.96'
L2	N68°29'43"W	31.73'
L3	N31°46'06"W	30.86'
L4	N08°41'32"W	34.15'
L5	N09°39'04"W	60.75'
L6	N11°53'51"E	12.82'
L7	N88°55'15"E	26.12'
L8	S60°49'13"E	33.12'
L9	S85°28'23"E	36.22'
L10	N61°31'22"E	37.48'
L11	N05°26'41"W	19.63'
L12	N65°50'12"W	32.00'
L13	N18°58'45"W	25.30'
L14	N28°21'31"W	12.70'
L15	N40°16'46"W	39.29'
L16	N74°51'33"W	31.33'
L17	N48°18'44"W	40.72'
L18	N22°27'35"W	27.07'
L19	N75°43'18"W	37.27'
L20	S87°42'52"W	14.34'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S70°10'00"W	58.76'
L22	N04°12'49"E	685.69'
L23	N88°24'16"E	80.01'
L24	N80°29'57"E	25.26'
L25	N89°33'08"E	65.65'
L26	N87°41'07"E	46.32'
L27	S86°47'18"E	51.83'
L28	S78°27'50"E	76.82'
L29	S24°49'10"W	47.17'
L30	S20°53'43"W	78.93'
L31	S01°44'53"W	50.42'
L32	S01°56'32"W	41.31'
L33	S08°16'50"W	32.43'
L34	S73°02'09"W	47.42'
L35	N66°13'54"W	27.52'
L36	N44°14'09"W	19.94'
L37	S39°12'34"W	18.22'
L38	S38°08'48"W	27.08'
L39	S56°11'52"E	29.46'
L40	S32°23'31"E	41.13'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S21°54'58"E	23.03'
L42	S02°10'18"W	29.58'
L43	S58°13'08"E	35.54'
L44	S54°26'02"E	41.34'
L45	S08°58'45"E	20.34'
L46	S20°14'43"W	31.49'
L47	S18°07'40"E	30.42'
L48	S00°53'24"E	40.94'
L49	N54°54'01"E	36.48'
L50	S78°13'08"E	17.05'
L51	N27°16'46"E	27.80'
L52	N07°04'21"E	30.91'
L53	N02°25'52"W	18.69'
L54	S86°28'45"E	22.18'
L55	N47°57'40"E	25.47'
L56	N38°27'33"E	13.16'
L57	N59°53'38"E	37.87'
L58	S74°12'33"E	88.51'
L59	S45°38'51"E	23.52'
L60	S53°41'28"E	20.94'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S53°11'36"E	30.39'
L62	S35°06'40"E	29.71'
L63	N89°11'07"E	24.40'
L64	N39°09'51"E	32.66'
L65	N15°44'57"E	31.72'
L66	S51°28'59"E	35.05'
L67	N69°04'09"E	45.53'
L68	N62°09'38"E	57.44'
L69	N84°27'14"E	43.94'
L70	S74°22'21"E	64.14'
L71	S86°41'48"E	43.25'
L72	S61°34'58"E	58.86'
L73	S04°50'35"E	20.15'
L74	S03°32'14"W	30.71'
L75	S24°22'25"E	40.97'
L76	S17°30'26"E	43.96'
L77	S28°17'52"E	16.02'
L78	S47°42'45"E	37.64'
L79	S18°51'41"W	29.62'
L80	S22°06'09"E	24.04'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S01°08'33"E	23.22'
L82	S13°18'57"E	25.85'
L83	S43°03'53"E	19.89'
L84	S27°00'09"E	35.03'
L85	S18°42'31"W	29.58'
L86	S04°35'52"E	29.34'
L87	S08°59'44"W	35.11'
L88	S13°51'57"E	36.02'
L89	S12°29'29"W	21.18'
L90	S01°55'27"E	24.99'
L91	S31°18'51"W	25.13'
L92	S03°00'06"E	20.83'
L93	S10°40'07"W	17.78'
L96	S82°35'08"W	24.81'
L97	N41°37'50"W	26.38'
L98	S74°47'34"W	15.53'
L99	S82°20'44"W	23.64'
L100	N27°57'03"W	44.62'
L101	N53°27'12"W	22.27'
L102	N42°54'28"W	25.92'

LINE TABLE		
LINE	BEARING	LENGTH
L103	N59°47'20"W	29.66'
L104	N71°25'01"W	33.75'
L105	N43°40'43"W	35.91'
L106	S83°38'46"W	40.09'
L107	N63°02'18"W	33.47'
L108	N60°56'58"W	35.75'
L109	N37°59'03"W	29.57'
L110	N20°08'59"W	24.52'
L111	N18°21'47"W	17.14'
L112	N05°42'40"W	34.78'
L113	N43°35'09"W	36.27'
L114	N15°09'10"W	26.50'
L115	N24°43'13"W	33.75'
L116	S55°47'01"W	49.70'
L117	S87°03'41"W	39.32'
L118	S25°05'37"W	23.65'
L119	S06°33'07"E	39.31'
L120	S44°22'09"W	44.18'
L121	N52°38'55"W	24.59'
L122	N58°43'54"W	26.81'

LINE TABLE		
LINE	BEARING	LENGTH
L123	S60°06'20"W	27.15'
L124	S33°55'12"W	47.80'
L125	S47°46'09"W	35.17'
L126	S00°28'35"W	33.08'
L127	S44°12'13"W	23.66'
L128	N80°50'59"W	26.72'
L129	S44°38'11"W	26.74'
L130	S33°11'19"W	28.86'
L131	N59°14'05"W	58.11'
L135	S21°51'45"W	38.29'
L136	N88°14'12"W	71.16'

**WETLAND 4
SKETCH AND DESCRIPTION**



12800 University Drive, Suite 175
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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL4 SD	5 OF 5



PARCEL "C"
INST.
#2015000084227

0 37.5 75 150
1"=150'

December 20, 2021 10:35 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 5\00-WL5 SD.dwg

N. 871180.08
E. 735363.00

STEVEN SINGLETARY
INSTR. #2016000015912

POB
N:871750.57
E:735529.67

10' UTILITY EASEMENT
(O.R. 2552, PG. 2647)

DONALD LAWSON
(INST. NO 2012000208045)

N00°16'25"E 863.24'
BEARING BASIS

POC
SOUTHEAST CORNER OF
PARCEL "C" INSTRUMENT
NUMBER 2015000084227

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'59"W	628.40'
L2	S60°35'55"W	26.79'
L3	S75°42'44"W	30.28'
L4	N87°59'42"E	30.93'
L5	N70°13'20"W	32.49'
L6	N52°10'33"W	27.58'
L7	N34°01'43"W	22.99'
L8	N24°34'13"W	35.90'
L9	N38°24'49"W	24.51'
L10	N06°32'49"W	25.11'
L11	N10°27'51"W	21.59'
L12	N14°28'06"E	30.10'
L13	N02°45'58"E	34.83'
L14	N21°54'18"E	84.32'
L15	N25°25'18"E	52.29'
L16	N13°21'41"E	61.59'
L17	N17°57'17"E	82.11'
L18	N07°01'14"E	108.09'
L19	N63°33'43"E	57.65'
L20	N25°21'04"E	49.50'

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE BEARS N00°16'25"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 77,583 SQUARE FEET (1.78 ACRES) MORE OR LESS.

12/20/2021

NOAH J. MEDEIROS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 5 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
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Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=150'	11/10/21	NJM	00-WL5 SD	1 OF 2

LEGAL DESCRIPTION WETLAND 5:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.00°16'25"E., FOR 823.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.00°15'59"W., FOR 628.40 FEET;

THENCE S.60°35'55"W., FOR 26.79 FEET;

THENCE S.75°42'44"W., FOR 30.28 FEET;

THENCE S.87°59'42"W., FOR 30.93 FEET;

THENCE N.70°13'20"W., FOR 32.49 FEET;

THENCE N.52°10'33"W., FOR 27.58 FEET;

THENCE N.34°01'43"W., FOR 22.99 FEET;

THENCE N.24°34'13"W., FOR 35.90 FEET;

THENCE N.38°24'49"W., FOR 24.51 FEET;

THENCE N.06°32'49"W., FOR 25.11 FEET;

THENCE N.10°27'51"W., FOR 21.59 FEET;

THENCE N.14°28'06"E., FOR 30.10 FEET;

THENCE N.02°45'58"E., FOR 34.83 FEET;

THENCE N.21°54'18"E., FOR 84.32 FEET;

THENCE N.25°25'18"E., FOR 52.29 FEET;

THENCE N.13°21'41"E., FOR 61.59 FEET;

THENCE N.17°57'17"E., FOR 82.11 FEET;

THENCE N.07°01'14"E., FOR 108.09 FEET;

THENCE N.63°33'43"E., FOR 57.65 FEET;

THENCE N.25°21'04"E., FOR 49.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 77,583 SQUARE FEET OR 1.78 ACRES, MORE OR LESS.

**WETLAND 5
SKETCH AND DESCRIPTION**



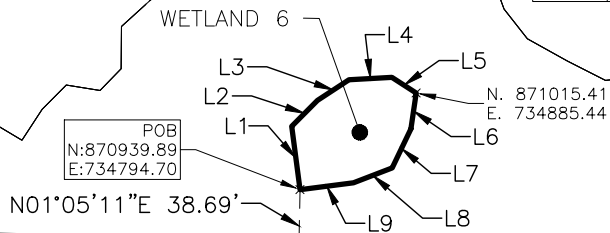
12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL5 SD	2 OF 2

PARCEL "C"
INST.
#2015000084227

0 37.5 75 150
1"=150'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°31'39"W	49.89'
L2	N44°55'09"E	28.62'
L3	N56°41'57"E	29.45'
L4	N86°53'44"E	33.48'
L5	S57°21'40"E	22.60'
L6	S08°21'21"W	28.31'
L7	S25°37'01"W	33.89'
L8	S68°58'44"W	32.42'
L9	S82°44'19"W	42.05'



N88°53'02"W 732.15'
BEARING BASIS

STEVE SINGLETARY
INSTR. #2016000015912

POC
SOUTHEAST CORNER OF
PARCEL "C" INSTRUMENT
NUMBER 2015000084227

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "C" RECORDED IN INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE SOUTH LINE BEARS N88°53'02"W.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 6,239 SQUARE FEET (0.14 ACRES) MORE OR LESS.

12/20/2021

NOAH J. MEDEIROS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

WETLAND 6 SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=150'	11/10/21	NJM	00-WL6 SD	1 OF 2

December 20, 2021 10:53 AM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep\Sketch And Descriptions\Wetlands\WETLAND 6\00-WL6 SD.dwg

LEGAL DESCRIPTION WETLAND 6:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "C"
RECORDED IN INSTRUMENT NUMBER 2015000084227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.88°53'02"W., FOR 732.15 FEET;

THENCE N.01°05'11"E., FOR 38.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.07°31'39"W., FOR 49.89 FEET;

THENCE N.44°55'09"E., FOR 28.62 FEET;

THENCE N.56°41'57"E., FOR 29.45 FEET;

THENCE N.86°53'44"E., FOR 33.48 FEET;

THENCE S.57°21'40"E., FOR 22.60 FEET;

THENCE S.08°21'21"W., FOR 28.31 FEET;

THENCE S.25°37'01"W., FOR 33.89 FEET;

THENCE S.68°58'44"W., FOR 32.42 FEET;

THENCE S.82°44'19"W., FOR 42.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 6,239 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

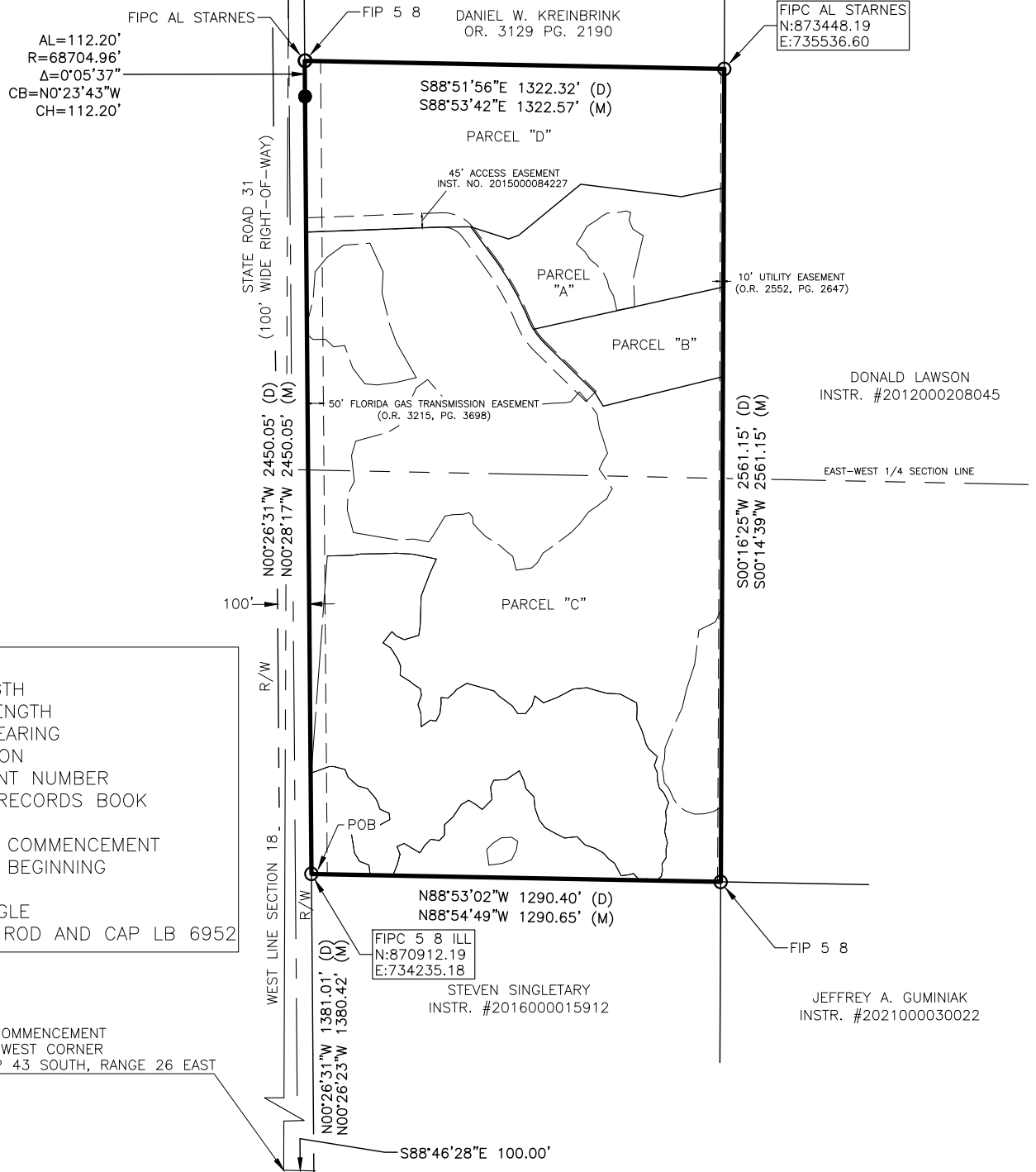
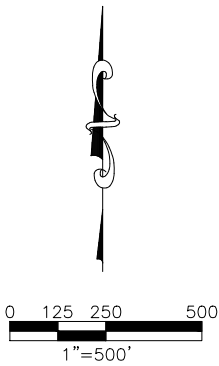
WETLAND 6
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
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LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00-WL6 SD	2 OF 2

December 14, 2021 2:46 PM K:\2019\190136.02.00 Greenwell SR 31\0002 Comp Plan Amendment Prep Sketch And Descriptions\Parent Boundary\00 SD.dwg



LEGEND

AL = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
DESC. = DESCRIPTION
INST. = INSTRUMENT NUMBER
OR = OFFICIAL RECORDS BOOK
PG = PAGE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
 Δ = DELTA ANGLE
● = SET IRON ROD AND CAP LB 6952

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER
OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST

NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF INSTRUMENT NUMBER 2015000084227, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS $N00^{\circ}26'31''E$.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 3,346,451.44 SQUARE FEET (76.82 ACRES) MORE OR LESS.

12/20/2021

NOAH J. MEDEIROS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY NOAH J. MEDEIROS, PSM.

PARENT BOUNDARY SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=500'	11/10/21	NJM	00 SD	1 OF 2

LEGAL DESCRIPTION AS PER RECORDED INSTRUMENT NUMBER 2015000084227

PARENT PARCEL

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 31 (100 FEET WIDE); THENCE S.88°46'28"E., FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N.00°26'31"W., FOR 1381.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE N.00°26'31"W., FOR 2,450.05 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 112.20 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 68,704.96 FEET THROUGH A CENTRAL ANGLE OF 00°05'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°23'43"W., FOR 112.20 FEET;

THENCE S.88°51'56"E., FOR 1,322.32 FEET;

THENCE S.00°16'25"W., FOR 2,561.15 FEET;

THENCE N.88°53'02"W., FOR 1,290.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 3,346,451 SQUARE FEET OR 76.82 ACRES, MORE OR LESS.

SAID PARCEL IS SUBJECT TO AND TOGETHER WITH A 45-FOOT-WIDE ACCESS EASEMENT, FOR INGRESS-EGRESS, DRAINAGE, AND UTILITIES OVER AND ACROSS THE STRIP OF LAND. 45-FOOT-WIDE STRIP OF LAND RECORDED IN INSTRUMENT NUMBER 2015000084227, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARENT BOUNDARY
SKETCH AND DESCRIPTION



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
190136.02.00	()	18	43S	26E	1"=###'	11/10/21	NJM	00 SD	2 OF 2



GREENWELL SR31
Comprehensive Plan Map Amendment (CPA)
EXHIBIT M11
Lee Plan Analysis

BACKGROUND AND REQUEST

The subject property is located in North Fort Myers, FL, (Unincorporated Lee County) just south of the intersection of North River Road and State Route (SR) 31 (See Figure 1.). The property consists of 76.82+/- acres encompassing four (4) parcels, STRAP No's.:

**18-43-26-00-00001.0000; 18-43-26-00-00001.0200; 18-43-26-00-00001.0180;
18-43-26-00-00001.0190.**

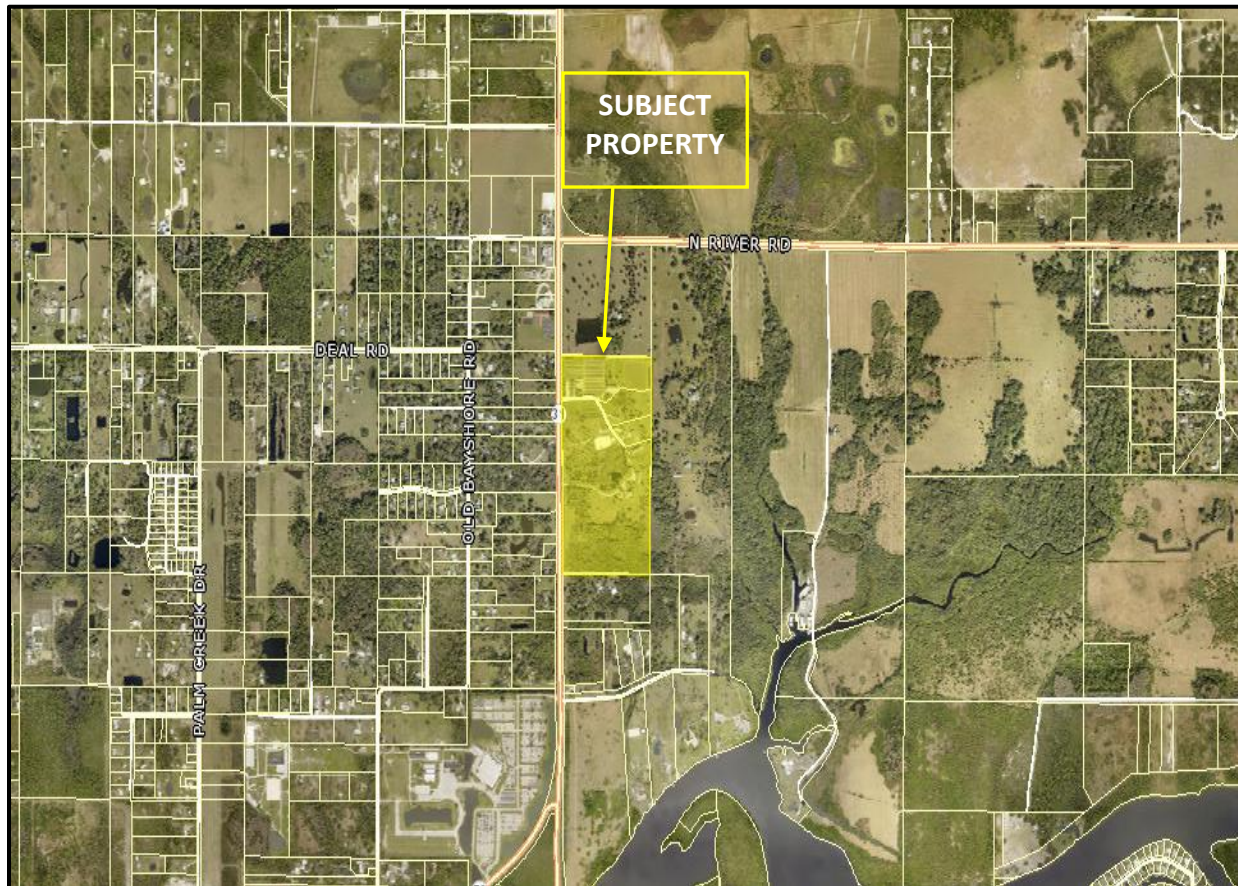


Figure 1. Subject Property Location Map

The property has a Future Land Use designation of Rural and Wetlands, is zoned Agricultural (AG-2) and current uses include a fresh produce/"u-pick" farm and agritourism establishment, residential homesteads, pasture, open space and vacant land.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Rural and Wetlands to Outlying Suburban and Wetlands. This amendment will allow Community Commercial uses and intensities, and residential development at a maximum density of 3 dwelling units per acre. As will be outlined in the forthcoming companion Planned Development rezoning application, the Applicant intends to develop a maximum of 400,000 square feet of community commercial uses on approximately 33.3 acres and a maximum on 131 units (3du/ac) on the remaining 43.5 acres.

The subject property is located in an area of Lee County that is rapidly changing, and where current and future land use arrangements, existing and planned development and public services and infrastructure support a natural evolution to a suburban development pattern. The property is surrounded by growth and development on all sides. To the north, Babcock Ranch is booming and maturing into a substantial new community. It will be home to approximately 50,000 people and has spurred the recent development of support goods and services in the area, including a veterinary clinic and convenience store and gas station uses near the intersection of SR 31 and North River Road. To the south, suburban growth patterns are extending east along SR 80 and pushing up SR 31 where Sweetwater Landing Marina and the neighboring Boathouse Tiki Bar and Grill provide service and entertainment to boaters and area-wide residents and where residential development is planned on the southeast corner of SR 31 and the Caloosahatchee River. To the west, the Bayshore corridor is seeing continued residential development and interest, including new communities and proposed land use changes converting land from Rural to Sub-Outlying Suburban. Additionally, there are plans to redevelop the Lee County Civic Center located at the intersection of Bayshore and SR31. To the east, petitions have been submitted to allow the development of Owl Creek, a 385-unit community extending from North River Road to the Caloosahatchee River.

The subject property also directly abuts SR 31 which is a strategically significant roadway that will eventually be improved to six lanes to meet the anticipated growth in the area. SR 31 is an Emerging Strategic Intermodal System (SIS) facility which enhances regional connectivity with Charlotte and Desoto Counties and provides access and capacity to growing residential and commercial uses regionally. The Lee MPO has identified SR 31 as an important regional north-south transportation corridor. The proposed improvements to SR 31 and its classification as an Emerging SIS facility represents an acknowledgement of the growth that is occurring in that area and an understanding that there will be intensification of land uses along that corridor over time.

Moreover, significant public infrastructure investment in this corridor signals the natural extension of urban services and infrastructure to this area. Public utilities from Babcock Ranch extend to North River Road, slightly north of the subject property. To the south, Lee County Utilities (LCU) services extend to the Lee County Civic Center, and Florida Governmental Utility Authority (FGUA) has services along

Bayshore Rd. Borrowing terminology from the internet/wireless communication industry, the subject property represents the “last mile.” Extending public infrastructure to this area and allowing suburban land uses and densities to support this investment is an efficient and economical use of public funds and represents a logical extension of public facilities and suburban land use patterns.

Lastly, in recent years, the Lee Plan was amended to include Policy 6.1.2 which supports Neighborhood Commercial Uses within half a mile of SR 31 and Community Commercial where properties abut two major roads. As such, it is anticipated that higher intensity Community Commercial uses will eventually be developed at the intersection of SR31 and North River Road and SR 31 and Bayshore Road. If not for the proposed amendment, the subject property would essentially be a Rural enclave “sandwiched” between two higher intensity areas. The Outlying Suburban FLU category will allow uses consistent with Policy 6.1.2 and promote compatibility along the corridor.

In addition to the proposed Future Land Use Map amendment, changes to supporting maps and tables will also be needed, including Lee Plan Map 4-A: Lee County Utilities Future Water Service Areas and Lee Plan Table 1(b)Year 2045 Allocation.

The following narrative addresses compliance and consistency with the Lee Plan and demonstrates how the proposed amendment supports and/or furthers specific goals, objectives or policies therein.

LEE PLAN:

FUTURE LAND USE ELEMENT

As discussed above, the area surrounding the subject property and the SR 31 corridor are in transition. There is significant development activity occurring along Bayshore Road which is changing and influencing the character of the area from a large lot/rural form of development to a more suburban character. Much of the land south of Bayshore Road falls within the Sub-Outlying Suburban FLU category which allows 1 unit per acre. Additionally, Owl Creek, west of the subject property is requesting a map amendment to Sub-Outlying Suburban.

The area surrounding SR 31 south of the Caloosahatchee River is designated Suburban and even Urban Community at the intersection with SR 80. The Suburban category allows for a standard maximum density of 6 units per acre, and a maximum total density of 8 units per acre through the use of TDU’s. The Urban category allows a maximum standard density of 10 units per acres and maximum total density of 15 through TDU’s and other density bonuses. While much of the land along this corridor remains vacant, development at higher densities and intensities is anticipated based up recent construction and entitlement activity.

To the north of the subject property, Babcock Ranch is designated New Community and approved for approximately 19,500 units within Lee and Charlotte Counties. As mentioned above, this new town will have close to 50,000 residents at build out and will provide and some supporting commercial uses.

In light of growth elements surrounding the subject property, it is reasonable to anticipate continued growth and intensification of development along the SR 31 corridor which will create conditions that support higher density and intensity infill development.

The proposed map amendment the companion mixed use planned development request will be consistent with Objective 1.1 (FUTURE URBAN AND SUBURBAN AREAS) and corresponding Policy 1.1.6 for the Outlying Suburban future land use category. The concurrent planned development will propose a mixed-use development at densities and intensities consistent for the Outlying Suburban category and consistent with properties abutting a major roadway. The proposed commercial uses will provide goods and services for the surrounding community and will offer a transitional land use between this busy roadway and proposed residential development to the east. A clustered residential development at 3 units per acre will allow for different product types and price points, which will help support housing diversity and affordability.

The request is also consistent with Objective 1.5 (Wetlands) and its corresponding applicable policies outlining the necessary protections and delineation of environmentally sensitive areas. An Environmental Impact Analysis report has been conducted for the subject property and is included with this submittal. In accordance with the provisions listed under Objective 1.5 with regards to the use of the unified state delineation methodology, the report has properly delineated all wetlands and identified 25.18 acres of surveyed wetlands depicted and described in Exhibit M12. The proposed Future Land Use Map (Exhibit M4) also accurately reflects all delineated wetland areas. Any action associated with this amendment will continue to adhere to the provisions listed within the Lee Plan to protect these environmentally sensitive lands.

Growth Management

The request is consistent with Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns and contain urban sprawl. As previously stated, although within a Rural FLU category, adequate urban services exist in very close proximity to the subject property and will be extended to the property as a condition of approval. The extension of urban services along SR 31 and the Outlying Suburban designation represents a development intensification that is a logical extension of existing development patterns and an efficient use of public infrastructure. The property is in close proximity to proposed Sub-Outlying Suburban to the east and west, Suburban lands to the south, and Babcock Ranch (New Community) to the north. The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as *“The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas.”* To the contrary, the significant improvements to SR 31, the surrounding growth and the availability of urban services support controlled development along this significant roadway corridor. The proposed amendment and resulting planned development are also consistent with “infill development” as defined in the Lee Plan and Land Development Code, and represents the “timely expansion and spreading out of urban levels of density and intensity” to a corridor book-ended by Babcock Ranch to the north and Suburban development along SR 80 to the south.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban (suburban) areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing residential and limited commercial uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for community commercial uses and increased density that will help fulfill housing needs for this area of Lee County. A separate attached Public Facilities Analysis (Exhibit M14) and letters of determination (Exhibit M17) of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools, and Utilities) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.7 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M13) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The subject property was found to be clear of any cultural or historical resources.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The subject property is currently outside of the LCU service areas. However, water and sewer services can easily be extended to the subject property from the Lee County Civic Center. As part of this amendment, the Applicant is also requesting a modification to Maps 6 & 7 of the Lee Plan, and working with Lee County to extend water and sewer service to the subject property.

Consistent with Standard 4.1.4, an Environmental Impact Analysis Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Goal 5 (RESIDENTIAL LAND USES) outlines the need to “provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.” According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 735,148 in 2020 to 904,700 by 2030. This influx of 169,552 residents emphasizes the need for development that improves housing diversity and affordability in a rapidly growing area of Lee County.

Consistent with Policy 5.1.1, the proposed request and companion rezoning will be in the form of a planned development and will ensure the clustered development and appropriate open space, buffering, landscaping and recreational amenities as directed by Policy 5.1.6.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The majority of the subject property, approximately 66.5 acres, is within the Coastal High Hazard Area as based on and delineated in Map 5 of the Lee Plan. Through the concurrent planned development process, the proposed mixed-use development consisting of approximately 131 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

The proposed project, as detailed in the concurrent MPD application, will provide goods and services to meet the needs of the local community and will create an intensity and density gradient from SR 31 to the surrounding properties. Additionally, the proposed project will be designed in such a way that the commercial uses will be located along SR 31 and the residential development will be clustered on the eastern side of the property. The project will include perimeter setbacks, open space and buffers to ensure compatibility with surrounding uses and consistency with Policy 5.1.5 of the Lee Plan, to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment” and Policy 5.1.6, which calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed mixed-use development will provide connectivity between the commercial and residential components and will provide an amenity center facility which will be centrally located and easily accessible by all residents. The project will have a network of sidewalks and pathways and the required open space and preserves will be integrated into the overall design to enhance green space, community aesthetics and the separation and buffering of uses.

Commercial Land Uses

In compliance Goal 6 of the Lee Plan, Community Commercial resulting from the proposed Outlying Suburban category represents a well-planned and appropriate location for commercial uses. As discussed above, the subject property is along a major arterial planned for expansion to six-lanes and surrounded by existing and planned development.

The proposed map amendment and resulting mixed-use planned development will provide commercial uses that are consistent with:

- The intent behind Policy 6.1.2 which allows commercial uses within one quarter mile of SR 31 between North River Road and the Caloosahatchee River and further allows Community

Commercial uses when development is in the form of a planned development. Notwithstanding the requirement to be located at the intersection of two arterial roadways, the subject property is located within this delineated higher intensity segment and is of sufficient size to provide a commercial center that can easily accommodate Community Commercial Uses with safe and functional access.

- Policy 6.1.3 which requires developments to be designed and arranged in an integrated and cohesive unit which is described and illustrated in the companion rezoning application.
- Policy 6.1.4 which requires demonstration of compatibility with surrounding uses and ability to connect to or extend public services and facilities.
- Policy 6.1.5 which requires commercial uses to be designed to protect the carrying capacity of roads and streets.
- Policy 6.1.6 requiring adequate and appropriate landscaping, open space and buffering which are clearly depicted on the companion rezoning petition and Master Concept Plan.
- Policy 6.1.7 which prohibits premature, scattered or strip development. As evidenced by policy 6.1.2, this segment of SR 31 has been identified as an area appropriate for future commercial development

Mixed Use

The proposed amendment and companion rezoning are consistent with Goal 11, which is to encourage mixed-use developments that integrate multiple land uses, housing types, and provide greater connectivity and reduced trip lengths.

The amendment is also consistent with Object 11.1.1 which encourages mixed use development at appropriate locations where sufficient infrastructure exists to support the development. As discussed previously, improvements to SR 31, the proximity of existing utilities and the commitment to work with Lee County/FGUA to extend utilities to the property, make the subject property appropriate for the proposed land use change.

COMMUNITY PLANNING

The subject property is identified within the Lee Plan Map 16 as being within the Northeast Lee County Planning Community.

The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area's heritage and rural character.

The request is consistent with Goal 27: Northeast Lee Community Plan. The proposed amendment and companion planned development recognize the heritage and rural character of the area and desire to balance a healthy economy and preserve natural resources. The requests propose to locate commercial uses and clustered residential development along a major arterial roadway where the proposed

intensities and densities are appropriate. The commercial component will support the local, rural-based economy and provide goods and services that will alleviate the need for longer vehicular trips. The proposed residential development will create a density gradient between commercial uses and lower density Outlying Suburban, Sub-Outlying Suburban, and Rural areas. The proposed planned development will protect environmentally sensitive lands as outlined in Objective 27.3. The project will strive to provide a rural mixed-use project that is connected to and compatible with adjacent areas as described in 27.1.3. Moreover, the proposed project intends to provide commercial uses that support the rural and agricultural character of the area and foresees potential uses such a Rural King, a lumber yard, agricultural equipment sales and repair, a nursery, and a local grocer that can showcase locally grown food products.

Consistent with Policy 27.4.3 the project will meet indigenous preserve requirements and preserve the only onsite indigenous vegetation contiguous to offsite wetlands that connect to Owl Creek. While most of the existing native habitat surrounding the subject property is fragmented, the connection to abutting wetlands can provide some wildlife connection to Owl Creek and the Caloosahatchee River

In compliance with Objective 29.1 and 29.3.3 the proposed project will embrace and enhance the rural character of the North Olga community and will work with the community to define an architectural aesthetic that is consistent with the community character. The proposed project will utilize a consistent landscaping and architectural style for all building and will comply with the applicable design standards within the land development code.

Consistent with Policy 29.2.1, the companion planned development “will provide a mix of unit types and flexible lot sizes to allow clustering, affordability, preservation of open space, natural assets, and diversity of choice within the community. The planned development will also meet or exceed LDC native habitat requirements by preserving approximately 14 acres of wetland and upland native habitat, consistent with Policy 29.7.2. Moreover, the proposed preserve along the southern portion of the project contains high quality wetlands and is contiguous to off-site wetland habitat.

TRANSPORTATION ELEMENT

A Traffic Study prepared by TR Transportation is included in this submittal as Exhibit M15. In summary, the long-range link Level of Service analysis indicates that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes:

- Will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.11 of the Lee Plan.

The results of the short-range link Level of Service analysis indicates that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes:

- Will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, FDOT is currently conducting a PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. Additionally, this

segment of SR 31 was shown to exceed the adopted capacity threshold by only 25 peak hour peak direction trips.

- No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed amendment.

The Transportation Element also provides objectives and policies, such as, Objective 39.2 and 39.6 to ensure land use and transportation coordination resulting in increased mobility options and improving all modes of transportation. The concurrent planned development ensures consistency with Policy 39.2.2 by incorporating a network of sidewalks and pathways to interconnect commercial and residential uses and encourage pedestrian, bicycle modes of transportation.

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed planned development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The subject property is not currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated May 29, 2019. The Lee County Utilities Potable Water and Wastewater Letter of Availability, dated November 8, 2021, indicates that a potable water main is located on Bayshore Road, approximately 1 mile west of SR 31. The letter also indicates a Lee County Comprehensive Plan Amendment will be required as the subject property is not located within the Lee County Utilities Future Service Area per Lee Plan Map 4-A. It is through this Comprehensive Plan Map Amendment application that the applicant will be amending the Lee County Utilities Future Water Service Areas map (Lee Plan Map 4-A) to place the property within LCU's service area. The applicant is also committed to working with Lee County to ensure system enhancements are made to ensure water service. Once adopted, Lee Plan Map 4-A will identify the subject property as being within the Lee County Utilities Future Water Service Area and thus able to receive water services consistent with the Lee Plan.

Consistent with Policies 53.1.2 and 95.1.3, and pursuant to the Letter of Availability and supporting data presented as Exhibit M16, it has been determined that LCU has sufficient capacity to meet the needs of the proposed development.

Sanitary Sewer

The subject property is not located within any current sanitary sewer service franchise area or future service area based on Lee Plan Map 4-B. The Lee County Utilities Potable Water and Wastewater Availability letter, dated November 8, 2021, indicates that sanitary sewer lines "are not in operation adjacent" to the subject property. For service to be provided, LCU indicates that developer funded system enhancements and a Lee County Comprehensive Plan Amendment will be required. LCU also states that they have sufficient capacity to provide sanitary sewer service based on the proposed project parameters.

Even though LCU indicates that they have sufficient capacity to provide sanitary sewer service via the City of Fort Myers North Water Reclamation Facility, the letter of availability also indicates the nearest wastewater mains are located on the south side of the Caloosahatchee River along SR 80/Palm Beach Blvd., which may pose significant connection obstacles. As an alternative to connecting to LCU's infrastructure, the applicant is also coordinating with Florida Governmental Utility Authority (FGUA). FGUA operates wastewater lines in the vicinity of the subject property (approximately 2.75 miles west along Bayshore Rd.), and the applicant is seeking to obtain a letter of availability demonstrating FGUA also has sufficient treatment capacity to accommodate the proposed mixed-use development project.

Either way, the subject property can be served by LCU/City of Fort Myers existing facilities and the needs of the proposed development are expected to stay well within their wastewater treatment capacity. The 2020 Report indicates an overall 2024 projected capacity of 34.6 million gallons per day (MGD). Therefore, the proposed amendment and resulting project will be consistent with Policies 56.1.2 and 95.1.3 of the Lee Plan.

Surface Water Management

The proposed amendment and companion planned development is consistent with Lee County's efforts to address proposed development and potential impacts to watersheds. A stormwater management system will be provided for the property and will benefit the public through clearly defining stormwater treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will help ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands. It will also provide a surface water management system that will incorporate the existing wetland systems; thus, complying with policies 60.4.1, 60.4.2, and 60.4.3.

Consistent with Policy 61.3.6, a surface water management system will be provided within the proposed development area, which will be designed to meet or exceed Lee County and the South Florida Water Management District standards. Post-development runoff conditions will be consistent with the pre-development conditions. Additionally, stormwater runoff from the developed site may discharge to the SR 31 right-of-way, which will then be required to meet Florida Department of Transportation drainage criteria. This drainage criteria includes demonstrating the post-development discharge rates will be less than the pre-developed discharge rates as well as maintaining existing drainage patterns. The required water quality volume and attenuation as prescribed by the South Florida Water Management District will also be provided within the stormwater management system. Homeowners' documents for the project will include information on the operation and maintenance of the stormwater management system as well as best management practices.

PARKS, RECREATION & OPEN SPACE ELEMENT

The proposed project will meet or exceed open space requirements. Through clustered design and site layout, open spaces will include preserved wetlands, passive recreational areas, and lakes and will be designed to provide separation and buffering from adjacent properties consistent with Goal 77 – requiring new development to provide open space for “improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.” Moreover, the proposed community design will be consistent with Policy 77.3.4 by incorporating “large, contiguous open spaces areas.”

CONSERVATION & COASTAL MANAGEMENT ELEMENT

Based on and delineated in Map 5 of the Lee Plan, the majority of the subject property, approximately 66.5 acres, is within the Coastal High Hazard Area (CHHA) but not a Coastal Building Zone. Through the concurrent planned development process, the proposed mixed-use development consisting of approximately 131 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design. Consistent with policy 101.1.1 the proposed planned development will meet or exceed indigenous preserve requirements, will provide a state-of-the-art water management system that will meet all SFWMD requirements and will ensure that development elevations meet FEMA requirements to protect against flooding. While Policy 101.1.2's intent is to protect sensitive coastal habitats along the gulf, the proposed project will preserve onsite wetlands contiguous to abutting wetlands that connect to Owl Creek and the Caloosahatchee.

Consistent with Policy 101.1.4, the proposed project will provide a Hurricane Evacuation Plan at time of Development Order demonstrating compliance with hurricane evacuation criteria.

Consistent with Policy 101.3.2, the proposed development plan will ensure development within the CHHA is located within upland areas except for public facilities, such as water management and transportation.

An environmental assessment was conducted, and a report by Passarella & Associates, Inc., dated November 2021 is attached as part of this submittal (Exhibit M12) to ensure overall consistency with Goal 123 of the Lee Plan. More specifically, the project is consistent with Policy 123.1.7, as the proposed clustered development, enabled through the concurrent planned development rezoning, will provide designated preserve areas for potential future area wide conservation efforts. These preserves will protect high quality wetlands, plant communities, and indigenous uplands.

The planned development will be subject to a preserve management plan, as approved by Lee County, to ensure the appropriate control of exotics and perpetual maintenance of the preserve areas that are placed under conservation easements to SFWMD in accordance the Environmental Resource Permit (ERP) requirements. Thus, the project is consistent with the intent of Policies 123.2.8 and 123.2.11.

Confirming consistency with Policy 123.2.15 and based on the environmental assessment report (Exhibit M12), no Lee County defined rare and unique upland habitat exists on the subject property.

A Lee County Protected species survey was conducted on the subject property on November 3, 2021. It was observed during the survey that no protected species were on the property. With that, Policy 123.8.1 provides for methods to address the protection of Gopher Tortoises that may potentially occur within the Greenwell SR31 project area. After construction of the project is completed, there will likely not be enough suitable gopher tortoise (*Gopherus polyphemus*) habitat remaining on-site for the long-term survivability of the species. Therefore, consistent with Policy 123.8.1, the applicant will obtain a permit from the Florida Fish and Wildlife Conservation Commission (FWCC) to relocate any found gopher tortoises, if found, to a protected recipient site prior to site clearing activities. The recipient site will be approved by the FWCC and managed in perpetuity, consistent with FWCC's 2012 Gopher Tortoise Management Plan.

Lee Plan Goal 124 provides overarching language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. The majority of the site (63.3%) contains highly degraded land uses including residential, commercial, improved pasture, row crops, Brazilian pepper, ditch, and disturbed lands that are not intended to remain. The Greenwell SR31 project will utilize a cluster development pattern to reduce any negative impacts to high quality wetlands and no development impacts will occur until the ERP permit has been issued by the state or SFWMD. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, and Policies 124.1.1 and 124.1.2.

The proposed planned development will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35 per Policy 125.1.6.

It is important to note that in 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. As stated in Ch. 62-40.431 2(a) "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The Applicant is of the opinion that the criteria set forth in Chapter 62-40, applied through the South Florida Water Management District's Environmental Resource Permitting (ERP) program, provides reasonable assurance that the surface water resources of Lee County will be protected and maintained, and meets the intent of Lee Plan Goal 125.

Consistent with Policy 126.1.4, the proposed mixed-use planned development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat, and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

HOUSING ELEMENT

Goal 135 outlines the need to provide adequate housing for existing and future residents of Lee County. Objective 135.1 requires the county to work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in a variety of types, costs, and locations. According to this objective, the county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County. The proposed comprehensive plan amendment and companion planned development will allow for up to 131 new housing units to help reach Objective 135.1 and consistency with Policy 135.1.9.

PLANNING COMMUNITY ACREAGE ALLOCATION - TABLE 1(b) ANALYSIS & EFFECT ON POPULATION

Lee Plan Policy 1.7.6 outlines, by reference Lee Plan Map 16 and Table 1(b), the “proposed distribution, extent, and location of generalized land uses through the Plan’s horizon.”. This petition proposes an amendment to Table 1(b) to reflect the proposed Future Land Use Map (Lee Plan Map 1) change. Please refer to the attached amended Table 1(b) addressing the reallocation of lands from the Rural Future Land Use category to the Outlying Suburban category.

The proposed map amendment will not negatively affect the population projections for Lee County. Based on the United States Census Bureau’s Quick Facts database, there are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County. The subject property under the proposed map amendment and concurrent MPD rezoning application, which will allow a maximum of 131 units, could accommodate approximately 346 people (131 units x 2.64 persons per household).

According to the University of Florida’s Bureau of Economic and Business Research, the projected 2030 population in Lee County will be 904,700 and 1,010,900 in 2040. Considering these projections and the previously stated housing needs from Objective 135.1, over 100,000 dwelling units will be needed within the next 5 to 10 years. The proposed map amendment and concurrent residential planned development rezoning will provide 131 residential dwelling units to support the future population growth in Lee County, in a quality mixed-use development that is compatible and complementary to the surrounding community.

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,661 3,648	38 25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,585 7,764	2,252 2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		82,947 83,113	4,503 4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,222 120,211	14,202 14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,756 87,746	2,468 2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,263 26,118	1,290 1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

November 2021 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09)
Printed 11/06/2021

TABLE 1(b) Page 1 of 2



November 18, 2021

LeeTran

Attn: Mr. Jorge J. Puente, Service Planner LeeTran Mobility Enhancement Team

P.O. Box 398

Fort Myers, FL 33902-0398

Subject: Request for Mass Transit Letter of Availability for Future Mixed-Use Planned Development (MPD)

Dear Mr. Puente:

This letter is requesting service availability for a proposed mixed use planned development named Greenwell SR 31 located in Lee County, Florida. The subject property of 76.81 +/- acres consisting of four (4) parcels, which are located east of SR31 and approximately half mile south of the intersection of N. River Road and SR31. Please see the attached Location Map and Additional Background Information for reference.

RWA Engineering, on behalf of the applicant, BCF Management Group, LLC, will be submitting a Comprehensive Plan Map Amendment application, requesting Lee County amend the Future Land Use Map Designation associated with the subject property from Rural to Outlying Suburban. This amendment would allow development of up to 400,000 SF of commercial uses as well as up to 131 dwelling units at a density of 3 dwelling units per acre.

Since this project falls within the Lee Tran's service area, we are asking that you provide written confirmation that there is or will be sufficient service availability to this future mixed use development. Please note that as development proceeds, concurrency reviews will occur, and any applicable impact fees will be paid to offset any additional project related demand to your service.

Thank you for your assistance and should you have any questions or concerns, please do not hesitate to contact me at (239) 597-0575.

Sincerely,

RWA, Inc.

A handwritten signature in blue ink, appearing to read 'Blake Finnegan', is written over a light blue circular stamp.

Blake J. Finnegan

Associate Planner

Attachment: Location Map
 Additional Background Information



Additional Background Information

1. Property Information:

- Total Acreage of Property: 76.81±
- Total Acreage included in Request: 76.81±
- Current Zoning: AG-2
- Current Future Land Use Category(ies): RURAL AND WETLANDS
- Area in Each Future Land Use Category:
 - RURAL = 74.51±
 - WETLANDS = 2.3±
- Existing Land Use: Agricultural/Residential

2. Calculation of maximum allowable development under current Lee Plan:

- Residential Units/Density: 75 units - RURAL at 1du/ac and WETLANDS at 1 du/20ac
- Commercial Development: 100,000 SF

3. Calculation of maximum allowable development with proposed amendments:

- Residential Units/Density: 131 units - OUTLYING SUBURBAN at 3du/ac per Lee Plan Policies 1.1.6 & 124.1.1.
- Commercial Development: 400,000 SF

Kevin Ruane
District One

December 1, 2021

Cecil L. Pendergrass
District Two

Blake J. Finnegan, MSP, MPA
RWA Engineering
12800 University Drive, Suite 175
Fort Myers, FL 33907

Ray Sandelli
District Three

Brian Hamman
District Four

RE: **Greenwell SR 31**
Request for Letter of Service Availability

Frank Mann
District Five

Roger Desjarlais
County Manager

Mr. Finnegan,

Richard Wesch
County Attorney

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins
County Hearing Examiner

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.


If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

Jorge J. Puente

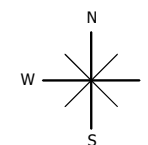
Jorge J Puente, Transit Service Planner
Lee County Transit

LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

 Future Water Service Areas

 City Limits

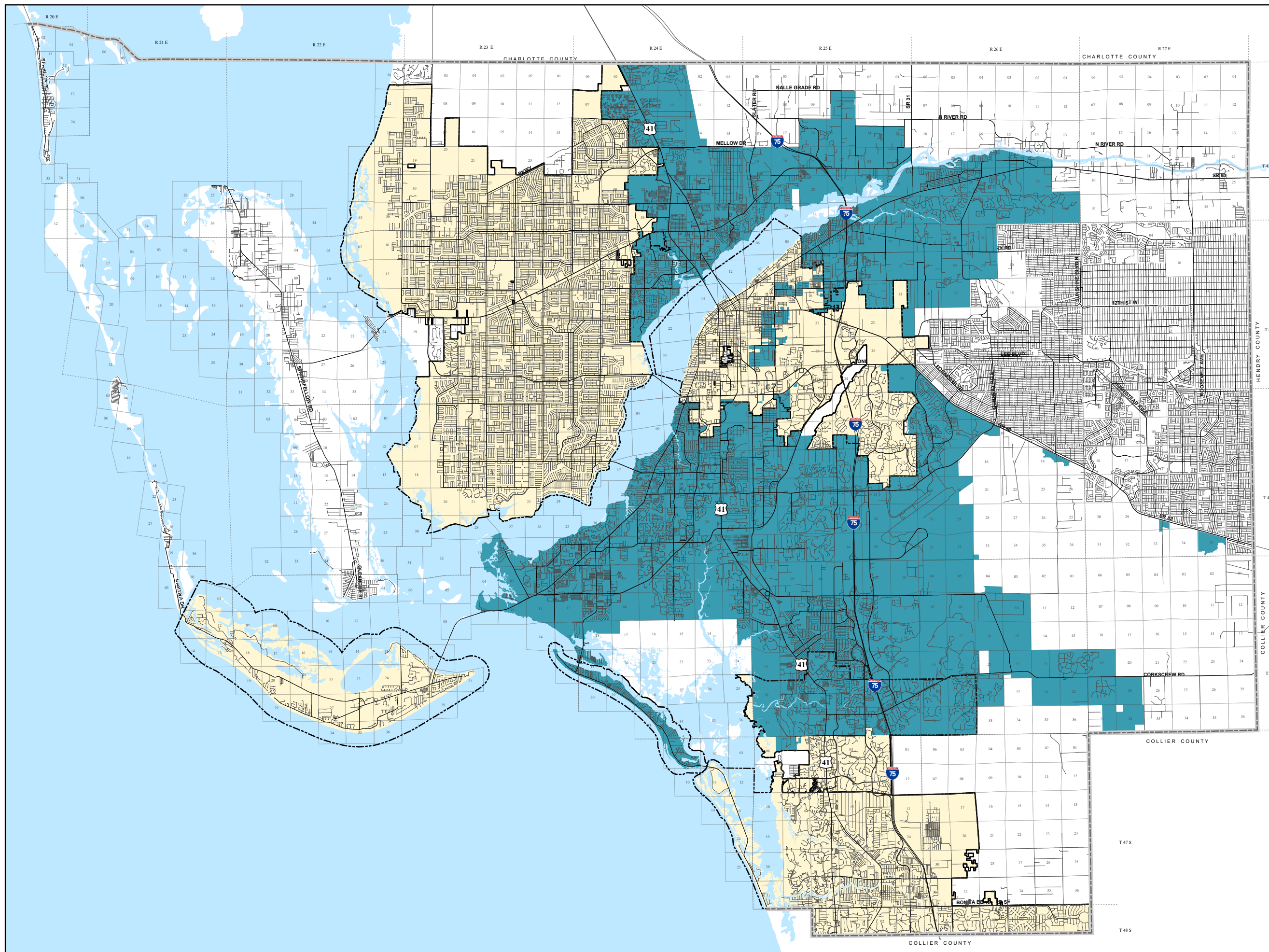
Ord. No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25, 21-09

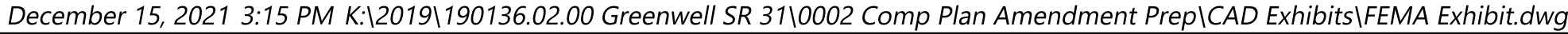


0 1 2 3 4 5
Miles

Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 4-A





Kevin Ruane
District One

December 21, 2021

Via E-Mail

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Blake J. Finnegan, MSP, MPA
RWA Engineering
12800 University Drive, Suite 175
Fort Myers, FL 33907

**RE: Letter of No Objection for sewer service by FGUA
Greenwell SR-31; 18672 and 18500 SR-31, 12201 and 12251 Lucky Lane
Strap #s: 18-43-26-00-00001.0200, 18-43-26-00-00001.0190,
18-43-26-00-00001.0180, and 18-43-26-00-00001.0000**

Dear Mr. Finnegan:

This letter is in response to your request for a Letter of No Objection to Florida Governmental Utility Authority (FGUA) providing sanitary sewer service to the above referenced addresses.

Please be advised that the subject addresses are not located within Lee County Utilities' (LCU) service area and we have no sanitary sewer lines in operation adjacent to the site.

Per Lee Plan Policy 56.1.1, LCU may object to sanitary sewer utilities applying to provide or expand service to areas within unincorporated Lee County that are not included in the areas illustrated on Map 4A.

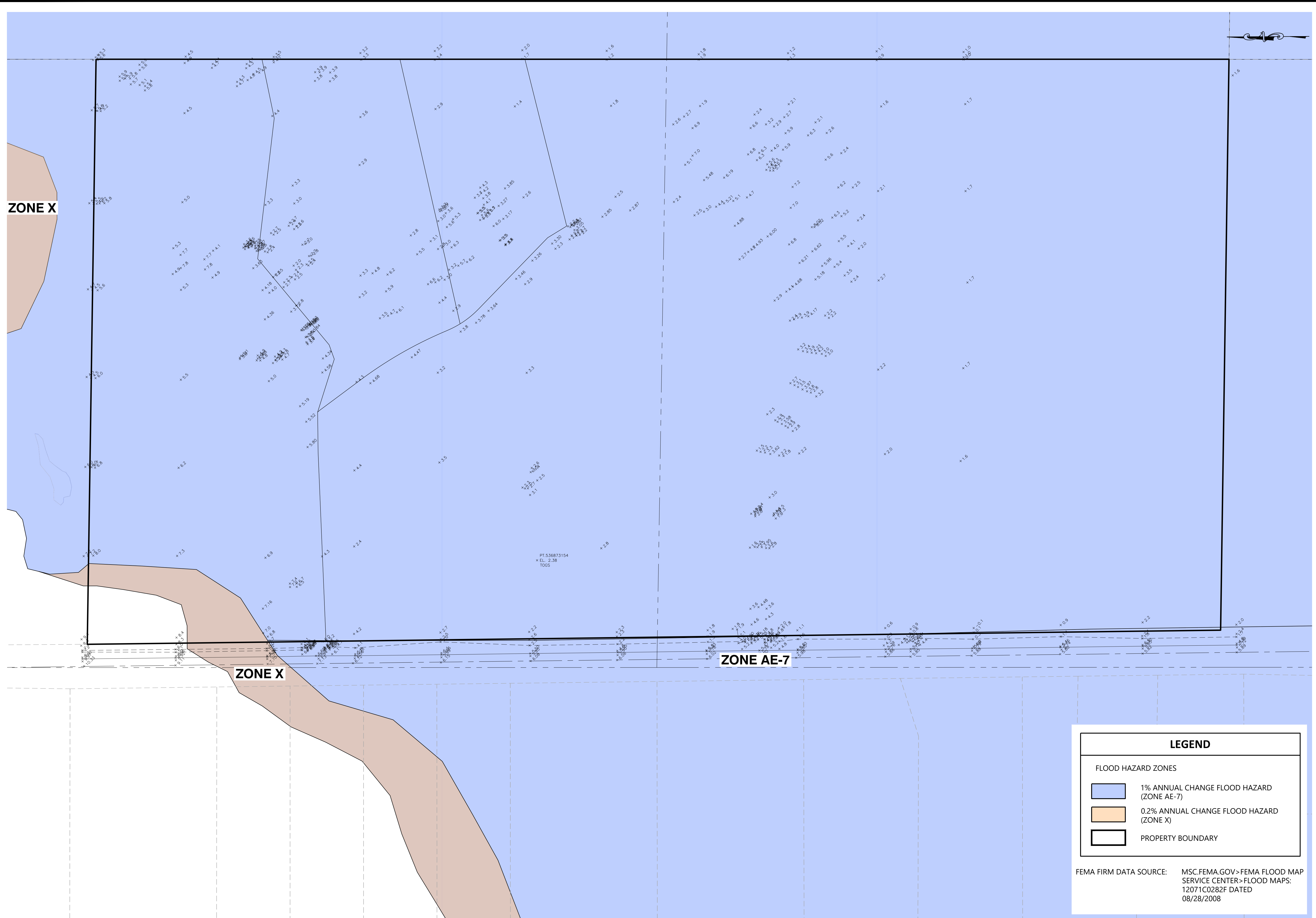
LCU has no objection to the FGUA providing sanitary sewer service to the subject addresses.


If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)533-8181.

Sincerely,



Nathan Beals, PMP
Utilities Planning Manager
(239) 533-8157
LEE COUNTY UTILITIES



CLIENT: BCF MANAGEMENT GROUP, LLC				 <p> RWA ENGINEERING 6610 Willow Park Drive, Suite 200 / Naples, Florida 34109 (239) 597-0575 FAX: (239) 597-0578 www.consult-rwa.com Florida Certificates of Authorization EB 7663 / LB6952 </p>			
PROJECT: GREENWELL SR 31				TOPO & FEMA EXHIBIT			
DATE: DEC. 2021 SEC. 26E TWP. 43S RGE. 18 PROJECT NO.: 190136.02.00				DESIGNED: RWA DRAWN: DLP			
SHEET NUMBER: 1 OF 1				# REVISION DRAWN DATE			