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COMMUNITY DEVELOPMENT

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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: **Luckett Landing**

Project Description: **The application is requesting a map Amendment to change the 16.56-acre site from Industrial Development to Industrial Interchange.**

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Map(s) to Be Amended: **Map 1, Page 1**

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

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1. **Name of Applicant:** **Ershig Properties, Inc**
   Address: P.O. Box 1127, 1800 N. Elm Street
   City, State, Zip: Henderson, KY 42419
   Phone Number: 270-826-0595 E-mail: dershig@ershigproperties.com

2. **Name of Contact:** **Quattrone & Associates, Inc**
   Address: 4301 Veronica Shoemaker Blvd
   City, State, Zip: Fort Myers, Fl 33916
   Phone Number: 239-936-5222 E-mail: permits@qainc.net

3. **Owner(s) of Record:** Lucket Landing, LLC Address:
   City, State, Zip: 1800 N. Elm Street, Henderson, KY 42419
   Phone Number: 270-826-0595 E-mail: gpoole@ershigproperties.com

4. **Property Location:**
   1. Site Address: 9455 Old Luckett Drive, Fort Myers, FL 33905
   2. STRAP(s): 10-44-25-00-00011.0000

5. **Property Information:**
   Total Acreage of Property: ±16.56 Total Acreage Included in Request: ±16.56
   Total Uplands: ±16.56 Total Wetlands: 0 Current Zoning: CG
   Current Future Land Use Category(ies): Grazing/Agriculture
   Area in Each Future Land Use Category: ±16.56
   Existing Land Use: Industrial Development

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: N/A Commercial Intensity: Per "LDC" Industrial Intensity: Per "LDC"

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: N/A Commercial Intensity: Per "LDC" Industrial Intensity: Per "LDC"

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)

☐	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☐	Disclosure of Interest (Exhibit – M3)
☐	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☐	Future Land Use Map - Existing and Proposed (Exhibit – M4)
☐	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☐	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☐	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☐	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☐	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☐	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☐	Lee Plan Analysis (Exhibit – M11)
☐	Environmental Impacts Analysis (Exhibit – M12)
☐	Historic Resources Impact Analysis (Exhibit – M13)
☐	Public Facilities Impacts Analysis (Exhibit – M14)
☐	Traffic Circulation Analysis (Exhibit – M15)
☐	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
☐	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)
☐	State Policy Plan and Regional Policy Plan (Exhibit – M18)
☐	Justification of Proposed Amendment (Exhibit – M19)
☐	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, Don Ershig, 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.

10-8-21

Signature of Applicant Date

Don Ershig-
as Manager of Luckett Landing, LLC
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 ☐ onlinenotarization 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

Greg Oxford
(Name typed, printed or stamped)

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Don R. Ershig, 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 9455 Old Luckett Drive and is the subject of an application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
Don R. Ershig, dba Luckett Landing, LLC 1800 N. Elm Street Henderson, KY 42420	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.

Luckett Landing, LLC
Property Owner

Don R. Ershig, Member Manager
Print Name

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

STATE OF KENTUCKY
COUNTY OF HENDERSON

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of his physical presence, on October 7, 2021 by Don R. Ershig providing oath, who is personally known to me or who has produced his signature as identification.

STAMP/SEAL

GREG OXFORD
MY COMMISSION EXPIRES 02-02-2022
NOTARY PUBLIC
NOTARY ID #594485
STATE AT LARGE, KENTUCKY

Signature of Notary Public
Greg Oxford

Date of Report: September 16, 2021

Buffer Distance: 500 feet Rerun

Parcels Affected: 46

Subject Parcel: **10-44-25-00-00011.0000**

To change, add or remove subject parcels please change the parcel selection in GeoView

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BAYROCK RINGLING LLC 1307 W MOREHEAD ST STE 208 CHARLOTTE NC 28208	**10-44-25-00-00011.0010** 5951 ENTERPRISE PKWY FORT MYERS FL 33905	PT OF S W 1/4 SEC 10 TWP 44 RNG 25 PORT OF LAND DESC IN OR 1307 PG 784	1
AAE PACIFIC PARK 129 W WILSON ST STE 100 COSTA MESA CA 92627	**10-44-25-01-00000.0010** 5061 LUCKETT RD FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 1 + 2 + 4	2
REAL BASSIL INC 1891 CHIMNEY CREEK PL SARASOTA FL 34235	**10-44-25-01-00000.0030** 5101 LUCKETT RD FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 3	3
AAE PACIFIC PARK 129 W WILSON ST STE 100 COSTA MESA CA 92627	**10-44-25-01-00000.0050** 5916 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 5 + 38	4
PEOPLES GAS SYSTEM 702 N FRANKLIN ST	**10-44-25-01-00000.0060** 5901 ENTERPRISE PKWY	BILLY CREEK COMMERCE CNTR	5

TAMPA FL 33602	FORT MYERS FL 33905	UNIT 1 PB 33 PG 116 LOT 6	
MATERIAL RECOVERY SERVICES INC 20842 KAIDON LN NORTH FORT MYERS FL 33917	**10-44-25-01-00000.0070** 5893 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 7 + 8	6
R2C2 LLC 21399 EDGEWATER DR PORT CHARLOTTE FL 33952	**10-44-25-01-00000.0090** 5877 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 9	7
JWMG INVESTEMENTS LLC MAYHUGH COMMERCIAL MANAGEMENT 13690 EAGLE RIDGE DR FORT MYERS FL 33912	**10-44-25-01-00000.0100** 5869 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 10 THRU 12	8
ATB ENTERPRISE PARKWAY LLC 6755 WILSON RD WEST PALM BEACH FL 33413	**10-44-25-01-00000.0130** 5845 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 13 + 14	9
JACK LYONS FAMILY LP PAT LYONS 8482 NW 96TH ST MEDLEY FL 33166	**10-44-25-01-00000.0150** 5811 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 15 THRU 18	10
NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO FL 32801	**10-44-25-01-00000.0190** 5797 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 19	11
NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO FL 32801	**10-44-25-01-00000.0200** 5789 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 20	12
MCMAHON WILLIAM P TR 670 MASON RIDGE CENTER DR #220 SAINT LOUIS MO 63141	**10-44-25-01-00000.0210** 5770-5792 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 21 THRU 23	13
VIXLER ENTERPRISES LLC 10052 BAVARIA RD FORT MYERS FL 33913	**10-44-25-01-00000.0240** 5796 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 24	14
RITTER INVESTMENTS LLC 5812 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-01-00000.0250** 5804 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 25	15
RITTER INVESTMENTS LLC 5812 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-01-00000.0260** 5812 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOTS 26 + 27	16
SOX DEVELOPMENT INC STAN GARCZYNSKI 39 POST RD HOOKSETT NH 03106	**10-44-25-01-00000.0280** 5828 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 28	17
GOLDEN EAGLE PROPERTIES LLC 7 FRANKLIN MCKAY DR ATTLEBORO MA 02703	**10-44-25-01-00000.0290** 5836 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 29	18
2018 BILLY CREEK LLC 28282 INDUSTRIAL RD STE 2 BONITA SPRINGS FL 34135	**10-44-25-01-00000.0300** 5844 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 30	19
HANATHAN LLC	**10-44-25-01-00000.0310**	BILLY CREEK COMMERCE	20

2220 OAKES BLVD NAPLES FL 34119	5852 ENTERPRISE PKWY FORT MYERS FL 33905	CNTR UNIT 1 PB 33 PG 116 LOT 31	
FAIRCLOTH PROPERTIES 11711 ISLE OF PALMS DR FORT MYERS BEACH FL 33931	**10-44-25-01-00000.0320** 5860 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 32	21
BJ HOLDINGS OF FORT MYERS LLC 4245 FOWLER ST FORT MYERS FL 33901	**10-44-25-01-00000.0330** 5868 ENTERPRISE PKWY FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 LOT 33	22
BILLY CREEK LOT OWNERS ASSN 530 CONSTRUCTION LN #1 LEHIGH ACRES FL 33936	**10-44-25-02-00000.00CE** SUBMERGED FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 1 PB 33 PG 116 TRACT A	23
5845 CORPORATION CIRCLE LLC 5890 STALEY RD FORT MYERS FL 33905	**10-44-25-02-00000.0720** 5845 CORPORATION CIR FORT MYERS FL 33905	BILLY CREEK COMMERCE CNTR UNIT 2 PB 34 PG 68 LOTS 72 + 73	24
COLE CW FORT MYERS FL LLC CAMPING WORLD - ANNA GOUMAS 250 PARKWAY DR STE 270 LINCOLNSHIRE IL 60069	**10-44-25-07-00000.0010** 4621/4681 WAYCROSS RD FORT MYERS FL 33905	B F INDUSTRIAL CENTER PB 47 PG 92 LOTS 1 THRU 4 + VAC ROW OR 3857/1078 + LOTS 29 THRU 34	25
KELLY TRACTOR CO 9651 KELLY TRACTOR DR FORT MYERS FL 33905	**10-44-25-08-00000.0080** 9650 KELLY TRACTOR DR FORT MYERS FL 33905	KELLY TRACTOR COMMERCE CENTER PB 60 PGS 18 + 19 LOTS 8 + 9 + INSTRUMENT 2021000025137	26
MITCHELL DANNY & MARGIE PO BOX 153060 CAPE CORAL FL 33990	**10-44-25-10-00000.1630** 5858 CORPORATION CIR FORT MYERS FL 33905	BILLY CREEK COMMERCE CENTER UNIT 5 PB 64 PGS 23 + 24 LOT 163	27
NORMARK PLAZA CML CONDO ASSN 21421 WIDGEON TER FORT MYERS BEACH FL 33931	**10-44-25-11-00000.00CE** NORMARK PLAZA COMMERICAL CONDO C/E FORT MYERS FL 33905	NORMARK PLAZA COMM CONDO DESC IN OR 4675 PG 3088 COMMON ELEMENTS	28
SUNTOSHI INC 7573 FAIRLINKS CT E SARASOTA FL 34243	**15-44-25-00-00003.0010** 5100 LUCKETT RD FORT MYERS FL 33905	PARL IN NW 1/4 OF NW 1/4 AS DESC OR 561/55 + DESC IN OR 1226 PG 252 LESS OR 1077/346 + E 25FT DESC IN OR 2365 PG 2138	29
RPR LAND HOLDINGS LLC 6061 HAMILTON DR FORT MYERS FL 33905	**15-44-25-00-00009.0000** 6061 HAMILTON DR FORT MYERS FL 33905	LUCKETT RD TRUCK + AUTO PL PB39 PG 39 LT 1LES E 45 FT +VAC R/W+ PARLS W + S ADJ	30
HAMILTON + LUCKETT OWNERS ASSN 5900 ENTERPRISE PKWY FORT MYERS FL 33905	**15-44-25-00-00016.00CE** 6120 FEDERAL CT FORT MYERS FL 33905	RETENTION PARCELS AND EAST 45 FT R/W ESMTS DESC OR 2498 PG 3483 + OR 2383 PG 3585 COMMON ELEMENTS	31
PILOT TRAVEL CENTERS LLC STORE 352 PO BOX 54470 LEXINGTON KY 40555	**15-44-25-03-00000.0020** 6050/6054 PLAZA DR FORT MYERS FL 33905	LUCKETT RD TRUCK + AUTO PLAZA PB 39 PG 39 LOTS 2 THRU 4	32
LUCKETT ROAD TRUCK + AUTO 5900 ENTERPRISE PKWY FORT MYERS FL 33905	**15-44-25-03-0000B.00CE** RIGHT OF WAY FORT MYERS FL 33905	LUCKETT RD TRUCK + AUTO PLAZA PB 39 PG 39 TRACTS B + R/W LESS VAC DESC IN OR 2368 PG 2265	33

ALENU INVESTMENTS LLC 2607 NE 189TH ST AVENTURA FL 33180	**10-44-25-11-00000.0010** 5900 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 1	34
RSP INVESTMENTS LLC 5898 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-11-00000.0020** 5898 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 2	34
PROCTOR WILLIAM EDWARD II 5896 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-11-00000.0030** 5896 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 3	34
TJL PROPERTIES LLC N7168 WINNEBAGO DR FOND DU LAC WI 54935	**10-44-25-11-00000.0040** 5894 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 4	34
TJL PROPERTIES LLC N7168 WINNEBAGO DR FOND DU LAC WI 54935	**10-44-25-11-00000.0050** 5892 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 5	34
ABS RECOVERY INCORPORATED PO BOX 50906 FORT MYERS FL 33994	**10-44-25-11-00000.0060** 5890 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 6	34
ABS RECOVERY INCORPORATED PO BOX 50906 FORT MYERS FL 33994	**10-44-25-11-00000.0070** 5888 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 7	34
ABS RECOVERY INCORPORATED PO BOX 50906 FORT MYERS FL 33994	**10-44-25-11-00000.0080** 5886 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 8	34
TJL PROPERTIES LLC N7168 WINNEBAGO DR FOND DU LAC WI 54935	**10-44-25-11-00000.0090** 5884 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 9	34
EB PROPERTIES INC 8275 NW 80TH ST MIAMI FL 33166	**10-44-25-11-00000.0100** 5882 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 10	34
5880 ENTERPRISE PARKWAY LLC 5880 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-11-00000.0110** 5880 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 11	34
ABS RECOVERY INCORPORATED INC 5886 ENTERPRISE PKWY FORT MYERS FL 33905	**10-44-25-11-00000.0120** 5878 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 12	34
TJL PROPERTIES LLC N7168 WINNEBAGO DR FOND DU LAC WI 54935	**10-44-25-11-00000.0130** 5876 ENTERPRISE PKWY FORT MYERS FL 33905	NORMARK PLAZA COMMERCIAL CONDO DESC IN OR 4675 PG 3088 UNIT 13	34

Quattrone & Associates, Inc.

Luckett Landing

Narrative Description of Existing Land Uses
Exhibit M5

Subject Property

The subject property is 16.56-acre parcel located at the northeast corner of Luckett Road and Enterprise Parkway northwest of the Luckett Road and I-75 exit ramp.

The lot was previously split from a 19.5 Acre parcel and a 7-Eleven site was constructed on 2.93 acres located near Enterprise Parkway. The property is bordered on the east by I-75

North and West

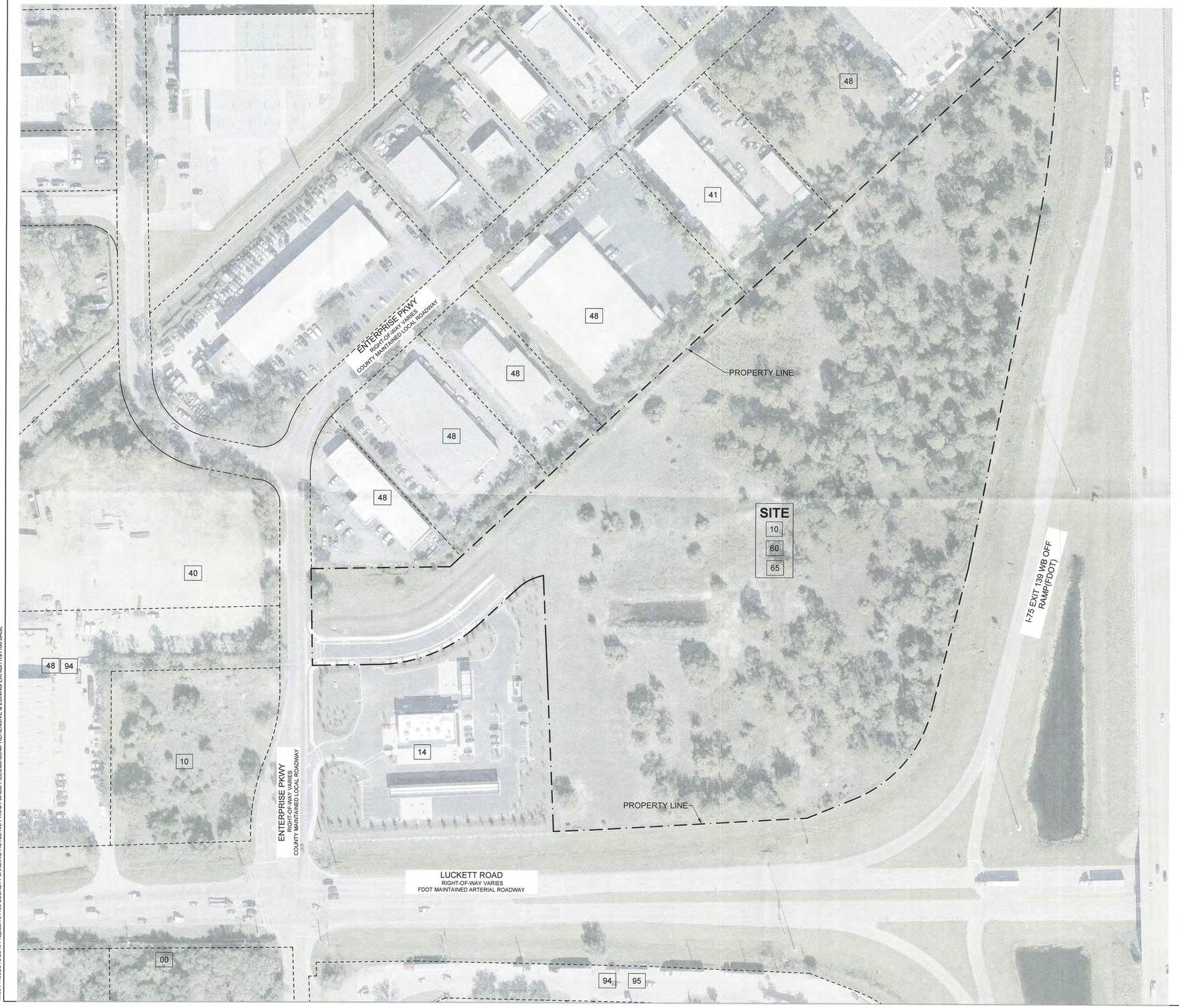
To the northwest is Billy Creek Commerce Center, a well-established Light Industrial Subdivision.

Northeast

To the northeast, across I-75, currently from north to south is a 317,509 sq ft garage and repair known as Kelly Tractor and 851,835 sq ft Auto Sales known as Camping World.

South

To the south, across Luckett Rd. currently from east to west are a 13,069 sq ft Convenience Store, 5,720 sq ft service garage and a 3,000 sq ft canopy known as "Pilot Center", as well as a 10,560 sq ft service garage known as Southern Marine & RV sales.



N

0' 80' 160'

PLAN VIEW SCALE

DEPARTMENT OF REVENUE PROPERTY CLASSIFICATION CODE LEGEND:	
00	VACANT RESIDENTIAL
10	VACANT COMMERCIAL
14	SUPERMARKETS
40	VACANT INDUSTRIAL
41	LIGHT MANUFACTURING
48	WAREHOUSING, DISTRIBUTION TERMINALS
60	GRAZING LAND CLASS I
65	GRAZING LAND CLASS VI
94	RIGHT OF WAY
95	RIVER, LAKES, SUBMERGED LAND

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2019.
- PARCEL DATA FROM LEE COUNTY GIS LAND RECORD, UPDATED JANUARY 2021.

#	DATE	COMMENT

LUCKETT LANDING HOTEL
EXISTING LAND USES

9455 OLD LUCKETT DRIVE
FORT MYERS, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

MICHELLE SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 9/28/21

M5
EXISTING
LAND USE

191106 BASE -

W:\05\PROJECTS\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PROV\-CADD FILES\06-COMPREHENSIVE & ZONING EXHIBIT\191106 BASE

Quattrone & Associates, Inc.

Luckett Landing

Narrative Description of Existing Zoning
Exhibit M6

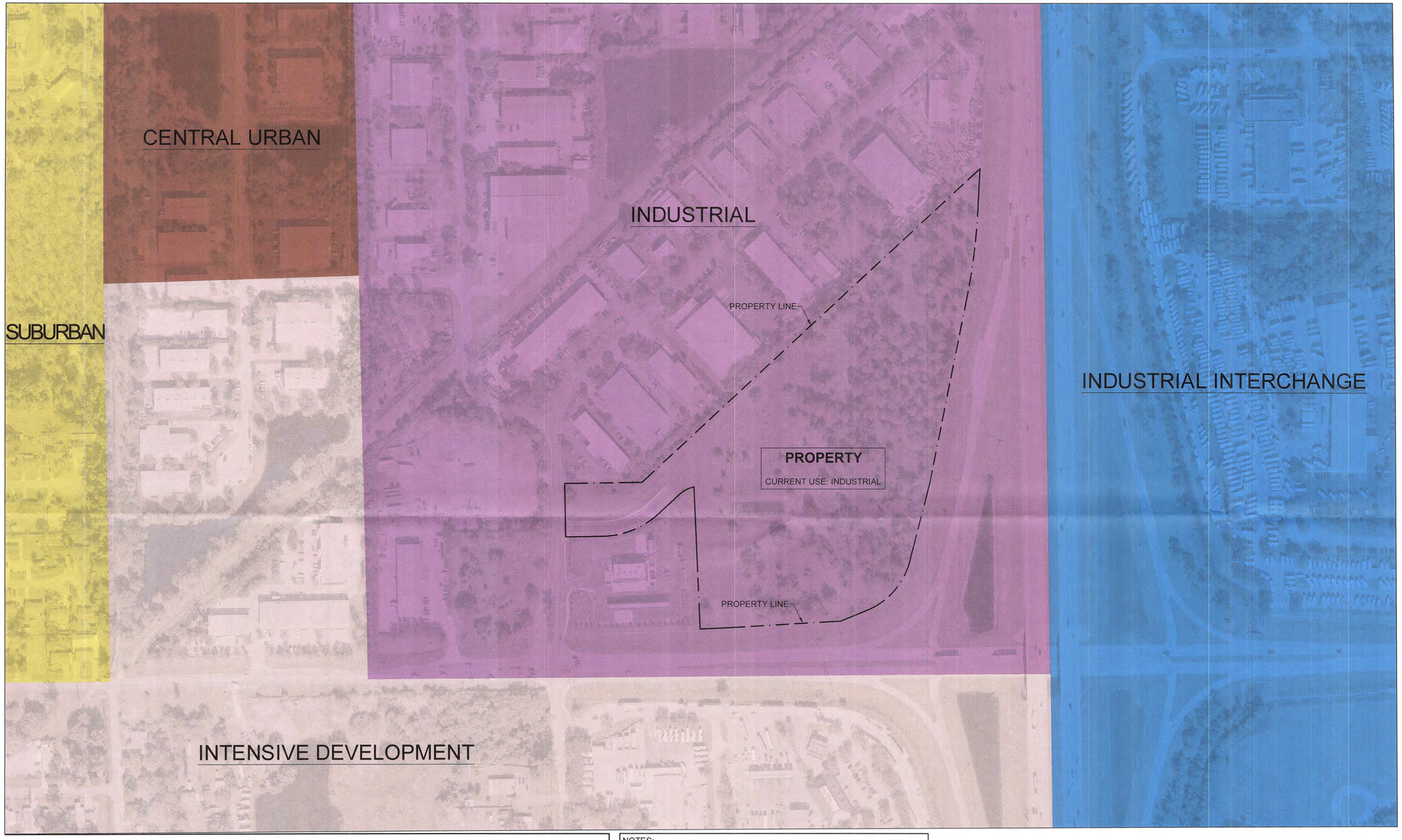
Subject Property
The subject property is 16.56-acres consisting of one vacant parcel. The current zoning is Commercial General (CG).

West
Property to the west is zoned Commercial General (CG), with a 4,663 sq ft Convenient Store, 4,048 sq ft Canopy with fuel pumps and an 1,866 sq ft canopy with fuel pumps.

North and Northwest
Properties to the north and northwest are zoned Light Industrial (IL)and part of Billy's Creek Industrial Park.

East
Properties to east and, across I-75 are zoned IPD and IL. To the northeast is an Industrial Planned Development known as, Kelly Tractor, IPD. The IPD is approved for 200,000 sq ft of Commercial Uses and 300,000 sq ft of Industrial Uses. South is Light Industrial (IL).

South
To the south, across Luckett Rd. is a 21.87-acre Industrial Planned Development known as, Luckett Rd IPD. The IPD is approved for 181,000 sq ft of Industrial Uses and 115,000 sq ft of Commercial Uses, of which 50,000 sq ft may be a hotel.



N

0' 150' 300'

PLAN VIEW SCALE

FUTURE URBAN AREAS
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY
- New Community

AIRPORT AREAS
- Tradeport
- Airport

NON-URBAN AREAS
- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- Wetlands
- Conservation Lands - Wetland

See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2021.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.

	DATE	COMMENT
1		

LUCKETT LANDING HOTEL
FUTURE LAND USE MAP -EXISTING
9455 OLD LUCKETT DRIVE
FORT MYERS, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

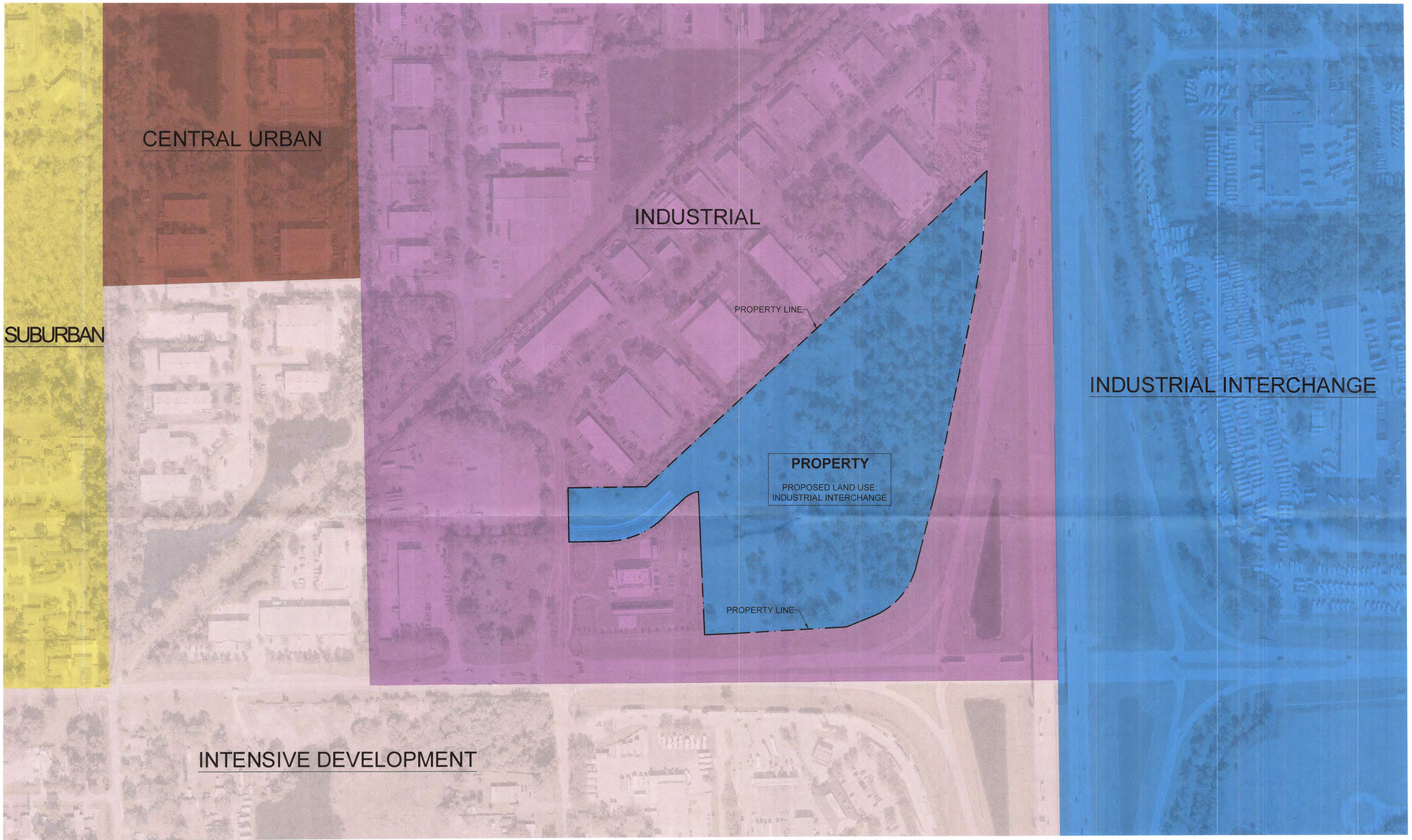
MICHELLE SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: Joe
SAVED ON: 10/6/21

M4
EXISTING
FUTURE LAND
USE MAP

191106 BASE -

P:\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PROV\01-CADD FILES\08-COMPREHENSIVE & ZONING EXHIBIT\191106 BASE



N

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PLAN VIEW SCALE

FUTURE URBAN AREAS
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- Urban Community
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- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2021.

#	DATE	COMMENT

LUCKETT LANDING HOTEL
FUTURE LAND USE MAP - PROPOSED
9455 OLD LUCKETT DRIVE
FORT MYERS, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number 9465

MICHELLE SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: Joe
SAVED ON: 10/6/21

M4
PROPOSED
FUTURE LAND
USE MAP

191106 BASE -

P:\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PRO\01-CADD FILES\06-COMPREHENSIVE & ZONING EXHIBITS\191106 BASE

LEGAL DESCRIPTION & SKETCH

LUCKETT LANDING
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION:

A TRACT OR PARCEL OF LAND AS DESCRIBED IN INSTRUMENT 2019000174295, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LEE COUNTY STRAP NUMBER 10-44-25-00-000.11.0000; LYING IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE FROM SAID POINT OF COMMENCEMENT RUN N 89°08'02" E ALONG THE CENTERLINE OF LUCKETT ROAD AND THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 1362.50 FEET; THENCE LEAVING SAID CENTERLINE, RUN N 00°59'03" W A DISTANCE OF 123.18 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LUCKETT ROAD; THENCE CONTINUE N 00°59'03" W ALONG THE EAST BOUNDARY OF BILLY CREEK COMMERCE CENTER, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGE 116, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 290.00 FEET TO THE **POINT OF BEGINNING**; THENCE FROM SAID POINT OF BEGINNING RUN N 00°59'03" W ALONG SAID EAST BOUNDARY LINE OF BILLY CREEK COMMERCE CENTER, UNIT ONE, A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE; THENCE RUN N 89°08'40" E ALONG THE SOUTH BOUNDARY LINE OF LOT 6 OF SAID BILLY CREEK COMMERCE CENTER, A DISTANCE OF 230.60 FEET; THENCE N 47°14'35" E ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID BILLY CREEK COMMERCE CENTER, A DISTANCE OF 1373.10 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE I-75 EXIT RAMP TOWARD LUCKETT ROAD, BEING THE SOUTH CORNER OF LOT 20 OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE; THENCE RUN ALONG SAID EXIT RAMP RIGHT-OF-WAY, THE FOLLOWING SEVEN (7) COURSES: (1) S 03°01'27" W A DISTANCE OF 122.75 FEET TO THE POINT OF A CURVATURE OF A 1,815.86 FEET RADIUS CURVE TO THE RIGHT, BEING CONCAVE WESTERLY, HAVING A DELTA ANGLE OF 08°20'18", A CHORD BEARING AND LENGTH OF S 07°11'36" W AND 264.03 FEET; (2) THENCE RUN 264.26 FEET ALONG THE ARC OF SAID CURVE; (3) THENCE S 11°21'45" W A DISTANCE OF 559.31 FEET; (4) THENCE S 14°21'13" W A DISTANCE OF 230.27 FEET TO A POINT OF A NON-TANGENT CURVATURE OF 216.00 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY, HAVING A DELTA ANGLE OF 56°22'43", A CHORD BEARING AND LENGTH OF S 39°33'07" W AND 204.07 FEET; (5) THENCE RUN 212.54 FEET ALONG THE ARC OF SAID CURVE; (6) THENCE S 67°44'28" W A DISTANCE OF 84.66 FEET; (7) THENCE S 86°41'26" W A DISTANCE OF 350.32 FEET; THENCE S 87°32'53" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LUCKETT ROAD A DISTANCE OF 70.61 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N 02°27'05" W A DISTANCE OF 440.07 FEET; THENCE S 47°16'03" W A DISTANCE OF 145.11 FEET TO THE POINT OF CURVATURE OF A 250.00 FEET RADIUS CURVE TO THE RIGHT, BEING CONCAVE NORTHERLY, HAVING DELTA ANGLE OF 41°46'20", A CHORD BEARING AND LENGTH OF S 68°09'12" W AND 178.26 FEET; THENCE RUN 182.27 FEET ALONG THE ARC OF SAID CURVE; THENCE S 89°02'22" W A DISTANCE OF 109.77 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS BEING 16.55 ACRES (MORE OR LESS)

NOTES:

1. COORDINATES & DIMENSIONS BASED ON A BOUNDARY SURVEY BY THIS FIRM, DATED JULY 08, 2021.
2. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT). THE BASIS OF BEARINGS IS THE EAST LINE OF BILLY CREEK COMMERCE CENTER A5 WHICH BEARS N 00°59'03" W. BEARING OF SAID LINE IS N 01°00'29" W IN INSTRUMENT 2019000174295.
3. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
4. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
5. THIS IS NOT A BOUNDARY SURVEY.

DARREN K. TOWNSEND License Number 6476 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Darren Townsend
Date: 2021.11.17 11:54:53 -05'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476

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

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114
A I M

LEGAL DESCRIPTION & SKETCH
LUCKETT LANDING

DRAWN:	CHECKED:	CLIENT:
CH 11-16-2021	DT 11-17-2021	QUATTRONE & ASSOCIATES

PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	
15-0402	10	44 S	25 E	LEE	SHEET 1 OF 2

ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO DRAWING(S) WITHOUT THE WRITTEN CONSENT OF APPROVAL BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED!

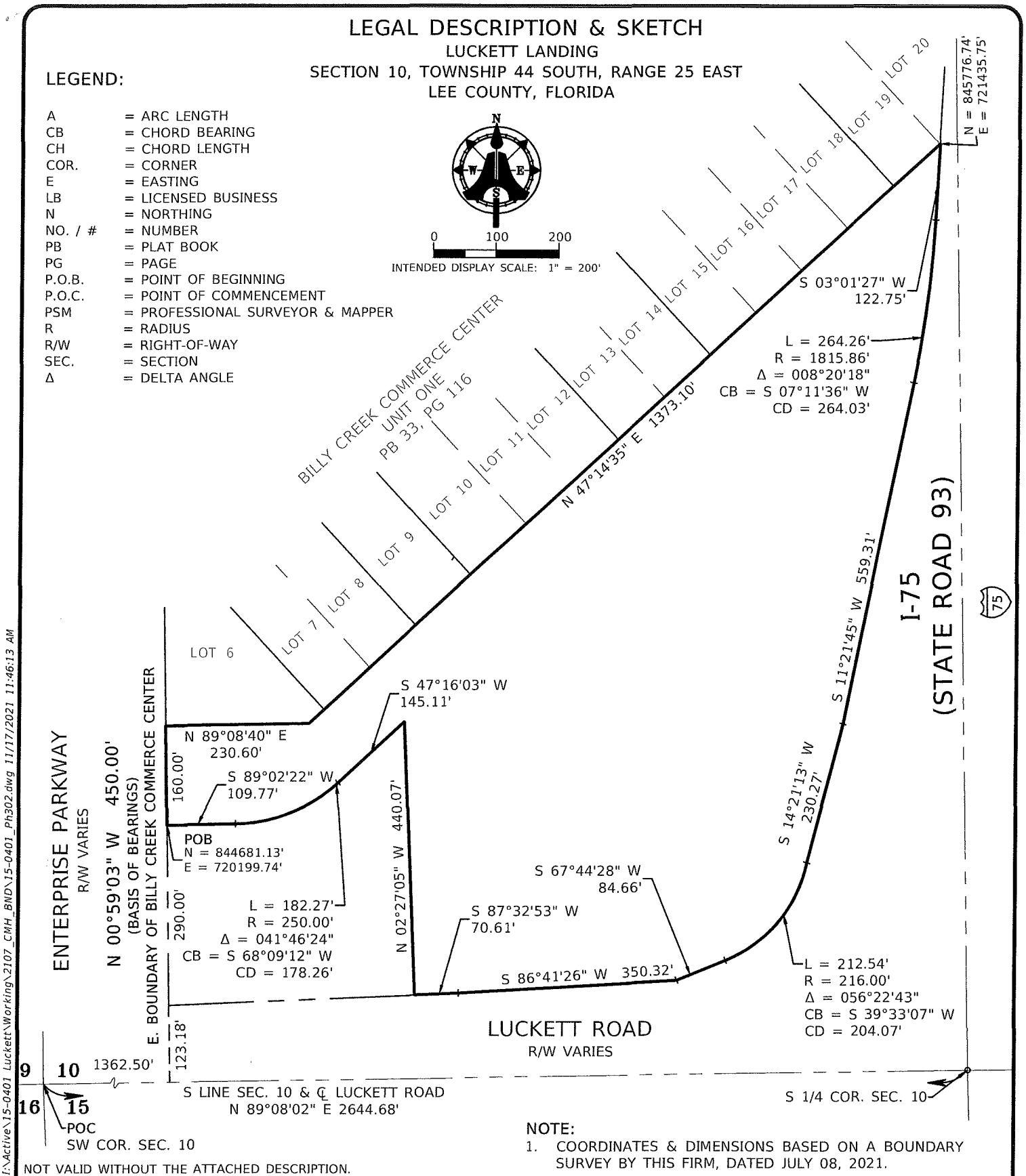
J:\Active\15-0401 Luckett\Working\2107_CMH_BND\15-0401_Ph302.dwg 11/17/2021 11:45:24 AM

LEGAL DESCRIPTION & SKETCH

LUCKETT LANDING
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGEND:

A	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
COR.	= CORNER
E	= EASTING
LB	= LICENSED BUSINESS
N	= NORTHING
NO. / #	= NUMBER
PB	= PLAT BOOK
PG	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R	= RADIUS
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
Δ	= DELTA ANGLE



NOTE:
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NOT VALID WITHOUT THE ATTACHED DESCRIPTION.

I:\Active\15-0401 Luckett\Working\2107_CMH_BND\15-0401_Ph302.dwg 11/17/2021 11:46:13 AM

AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH
LUCKETT LANDING

DRAWN:	CHECKED:	CLIENT:
CH 11-16-2021	DT 11-17-2021	QUATTRONE & ASSOCIATES

PROJECT NO.:	SECTION:	TOWNSHIP:	RANGE:	COUNTY:	
15-0402	10	44 S	25 E	LEE	SHEET 2 OF 2

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INSTR # 2008000009364, Doc Type D, Pages 4, Recorded 01/11/2008 at 08:28 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $16787.40 Rec. Fee $35.50 Deputy Clerk GWAITE

Prepared by and Return to:
Jamie L. Cox
Stites & Harbison, PLLC
400 W. Market Street, Suite 1800
Louisville, Kentucky 40205

Parcel ID # 10-44-25-0-00011.0000

WARRANTY DEED

This Warranty Deed is made this 31st day of December, 2007, between HALEX CORPORATION, a Florida corporation, having an address of 2059 Trade Center Way, Naples, Florida 34109, as to an undivided fifty percent (50%) interest, and ERSHIG PROPERTIES, INC., a Kentucky corporation, having an address of 1800 N. Elm Street, Henderson, Kentucky 42420, as to an undivided fifty percent (50%) interest, as tenants in common (collectively, the "Grantors") and LUCKETT LANDING, LLC, a Florida limited liability company, having an address of 1800 N. Elm Street, Henderson, Kentucky 42420 (the "Grantee").

WITNESSETH, that Grantors, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration paid to Grantors by Grantee, the receipt and sufficiency of which the Grantors do hereby acknowledge, have granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land located in Lee County, Florida:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Subject to easements, restrictions and covenants of record and taxes for the current year. Grantors do fully warrant the title to said land, and will defend the same against the lawful claims of all person whomsoever.

(signatures on following page)

IN WITNESS WHEREOF, Grantors have hereunto set their respective hands and seals as of the day and year first above written.

Patricia Marino
PATRICIA MARINO
Witness (print name)

Leidiana T. Llerena
Leidiana T. Llerena.
Witness (print name)

HALEX CORPORATION, a Florida corporation

By Lauren Maxwell
Lauren Maxwell, President

State of Florida)
County of Collier)

The foregoing instrument was acknowledged before me this 4th day of December, 2007 by Lauren Maxwell as President of Halex Corporation, a Florida corporation, who is [personally known to me/produced Driver License as identification].

Leidiana T. Llerena
NOTARY PUBLIC

My commission expires: _____

LEIDIANA T. LLERENA
Comm# DD0642105
Expires 6/11/2010
Bonded thru
Florida Notary Assn., Inc

(signatures continue on following page)

Tobi J. Wright

Tobi J. Wright
Witness (~~print~~ name)

Angie Peters

Angie Peters
Witness (print name)

ERSHIG PROPERTIES, INC., a Kentucky corporation

By: _____
Don R. Ershig, President

Commonwealth of Kentucky)
County of Henderson)

The foregoing instrument was acknowledged before me this 31st day of December, 2007 ~~by Don~~ R. Ershig as President of Ershig Properties, Inc., a Kentucky corporation, who is [personally known to me/produced _____ as identification].

Patricia M. St. Pierre
NOTARY PUBLIC

My commission expires: 8-19-08

PATRICIA M. ST. PIERRE
Notary Public
State at Large
Kentucky
My Commission Expires Aug 19, 2008

EXHIBIT A

Legal Description

A TRACT OR PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BOUNDED BY I-75, LUCKETT ROAD AND BILLY CREEK COMMERCE CENTER UNIT ONE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°07'14" EAST ALONG THE CENTERLINE OF LUCKETT ROAD AND THE SOUTH LINE OF SAID SECTION 10 FOR 1362.48 FEET; THENCE NORTH 01°00'29" WEST FOR 123.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°00'29" WEST ALONG THE EAST BOUNDARY OF BILLY CREEK COMMERCE CENTER, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGE 116, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 480.00 FEET; THENCE NORTH 89°07'14" EAST 230.60 FEET; THENCE NORTH 47°13'09" EAST FOR 1373.10 FEET; THENCE SOUTH 03°00'01" WEST ALONG THE WESTERLY RIGHT OF WAY OF I-75 FOR 122.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1815.86 FEET, DELTA ANGLE 08°20'18"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 264.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°20'19" WEST FOR 559.31 FEET; THENCE SOUTH 14°19'47" WEST FOR 230.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 216.00 FEET; DELTA ANGLE 56°22'43"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 212.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°43'02" WEST FOR 84.66 FEET; THENCE SOUTH 86°40' WEST ALONG THE NORTH RIGHT OF WAY OF LUCKETT ROAD FOR 350.32 FEET; THENCE SOUTH 87°31'27" WEST FOR 466.61 FEET TO THE POINT OF BEGINNING.

Prepared by and Return to:
Jamie L. Cox
Stites & Harbison, PLLC
400 W. Market Street, Suite 1800
Louisville, Kentucky 40205

Parcel ID # 10-44-25-0-00011.0000

INSTR # 2008000009364, Pages 4
Doc Type D, Recorded 01/11/2008 at 08:28 AM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. $16787.40 Rec. Fee $35.50
Deputy Clerk GWAITE
#1

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(signatures on following page)

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PATRICIA MARINO
Witness (print name)

Leidiana T. Llerena
Leidiana T. Llerena.
Witness (print name)

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By Lauren Maxwell
Lauren Maxwell, President

State of Florida)
County of Collier)

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Leidiana T. Llerena
NOTARY PUBLIC

My commission expires: _____

LEIDIANA T. LLERENA
Comm# DD0642105
Expires 8/11/2010
Bonded thru
Florida Notary Assn., Inc

(signatures continue on following page)

ER070:0ER23:655627:1:LOUISVILLE
12/27/07

Tobi J. Wright

Tobi J. Wright
Witness (~~print~~ name)

Angie Peters

Angie Peters
Witness (print name)

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By: _____
Don R. Ershig, President

Commonwealth of Kentucky)
County of Henderson)

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NOTARY PUBLIC

My commission expires: 8-19-08

PATRICIA M. ST. PIERRE
Notary Public
State at Large
Kentucky
My Commission Expires Aug 19, 2008

ER070:0ER23:655627:1:LOUISVILLE
12/27/07

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Legal Description

A TRACT OR PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BOUNDED BY I-75, LUCKETT ROAD AND BILLY CREEK COMMERCE CENTER UNIT ONE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°07'14" EAST ALONG THE CENTERLINE OF LUCKETT ROAD AND THE SOUTH LINE OF SAID SECTION 10 FOR 1362.48 FEET; THENCE NORTH 01°00'29" WEST FOR 123.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°00'29" WEST ALONG THE EAST BOUNDARY OF BILLY CREEK COMMERCE CENTER, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGE 116, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 450.00 FEET; THENCE NORTH 89°07'14" EAST 230.60 FEET; THENCE NORTH 47°13'09" EAST FOR 1373.10 FEET; THENCE SOUTH 03°00'01" WEST ALONG THE WESTERLY RIGHT OF WAY OF I-75 FOR 122.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1815.86 FEET, DELTA ANGLE 08°20'18"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 264.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°20'19" WEST FOR 559.31 FEET; THENCE SOUTH 14°19'47" WEST FOR 230.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 216.00 FEET; DELTA ANGLE 56°22'43"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 212.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°43'02" WEST FOR 84.66 FEET; THENCE SOUTH 86°40' WEST ALONG THE NORTH RIGHT OF WAY OF LUCKETT ROAD FOR 350.32 FEET; THENCE SOUTH 87°31'27" WEST FOR 466.61 FEET TO THE POINT OF BEGINNING.

LeeClerk.ORG
CHARLIE GREEN: CLERK OF COURT
2115 Second Street
P.O. Box 2278
Fort Myers, FL 33902
(239) 533-5000

Lee County - DBLive Transaction #: **100603223**
Receipt #: **585447**
Cashier Date: **1/11/2008 8:28:21 AM** (GWAITE)

Print Date:
1/11/2008 8:28:21 AM

Customer Information	Transaction Information	Payment Summary
() THE ERSHIG GROUP PO BOX 1127 HENDERSON, KY 42419 RECEIVED JAN 22 2008	DateReceived: 1/10/2008 Source Code: Ft. Myers Office Q Code: Mail Return Code: Mail Trans Type: Recording Agent Ref Num:	Total Fees $16822.90 Total Payments $16822.90

1 Payments

CHECK 12833	$16822.90

1 Recorded Items

(D) Deed — *CFN:**2008000009364** Date:**1/11/2008 8:28:19 AM***
*From: **HALEX CORPORATION** To: **LUCKETT LANDING LLC***

Recording @ 1st=$10 Add'l=$8.50 ea.	4	$35.50
Indexing @ 1st 4 Names Free, Addt'l=$1 ea.	3	$0.00
Deed Doc Stamps @ $0.70 per $100	2398200	$16787.40

0 Search Items

0 Miscellaneous Items

FILE - LUCKETT LANDING PROPERTY TAX
CORPORATE FILE

2200358

STATE OF FLORIDA

LEE COUNTY PROPERTY APPRAISER

KENNETH M. WILKINSON, C.F.A.

MEMBER
International Association of Assessing Officers

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100
Facsimile: (239) 533-6160
www.leepa.org

B 552140 V C

February 11, 2008

10-44-25-00-00011.0000
LUCKETT LANDING LLC
1800 N ELM ST
HENDERSON, KY 42420

RECEIVED
FEB 15 2008

Site Address:
5151 LUCKETT RD
FORT MYERS, FL 33905
Legal Description:
PT OF S W 1/4 AS DESC IN OR 1307 PG 784

SALES VERIFICATION FORM – Vacant Land

Through recorded documents it has come to our attention that you were involved in a recent property transaction. Please complete the following questionnaire so that we may arrive at a fair market value for the property.

Date of Sale: 12/31/2007 Sales Price: $ 2,398,200

Was this a vacant parcel of land at time of sale? Yes X No ___
If no, were the structures demolished *after* the sale? N/A Yes ___ No ___
What was the approximate time period after the sale that the structure was/is to be demolished.
What was the approximate cost of demolition? $ N/A

Date parcel went under contract? N/A

Does the sale price reflect the total consideration for the property? Yes X No ___

Was the property exposed on the open market by a realtor, newspaper ads, sign on property, etc.? Yes X No ___

Did the buyer *assume* any outstanding special assessments *(sewer, etc.)*? Yes ___ No X
If yes, what was the total amount assumed? $ ___

Were any *pre-paid fees* conveyed with the purchase price *(water, sewer, etc.)*? Yes ___ No X
If yes, what was the amount per unit? $ ___ Total amount $ ___

Was any other real estate included with this purchase price? Yes ___ No X

Was this an exchange or trade of properties? *(1031, etc.)* Yes X No ___

Did the property require significant fill? If yes, approximate dollar amount $ ___ Yes ___ No X

Was the Seller a business partner, family member, etc.? Yes ___ No X

Were architectural plans, zoning change fees, etc. included in the purchase price? If yes, approximate dollar amount $ N/A Yes ___ No X
What is the intended use for this parcel N/A

Does this parcel contain a significant amount of wetland area? Please specify ___ Yes ___ No X

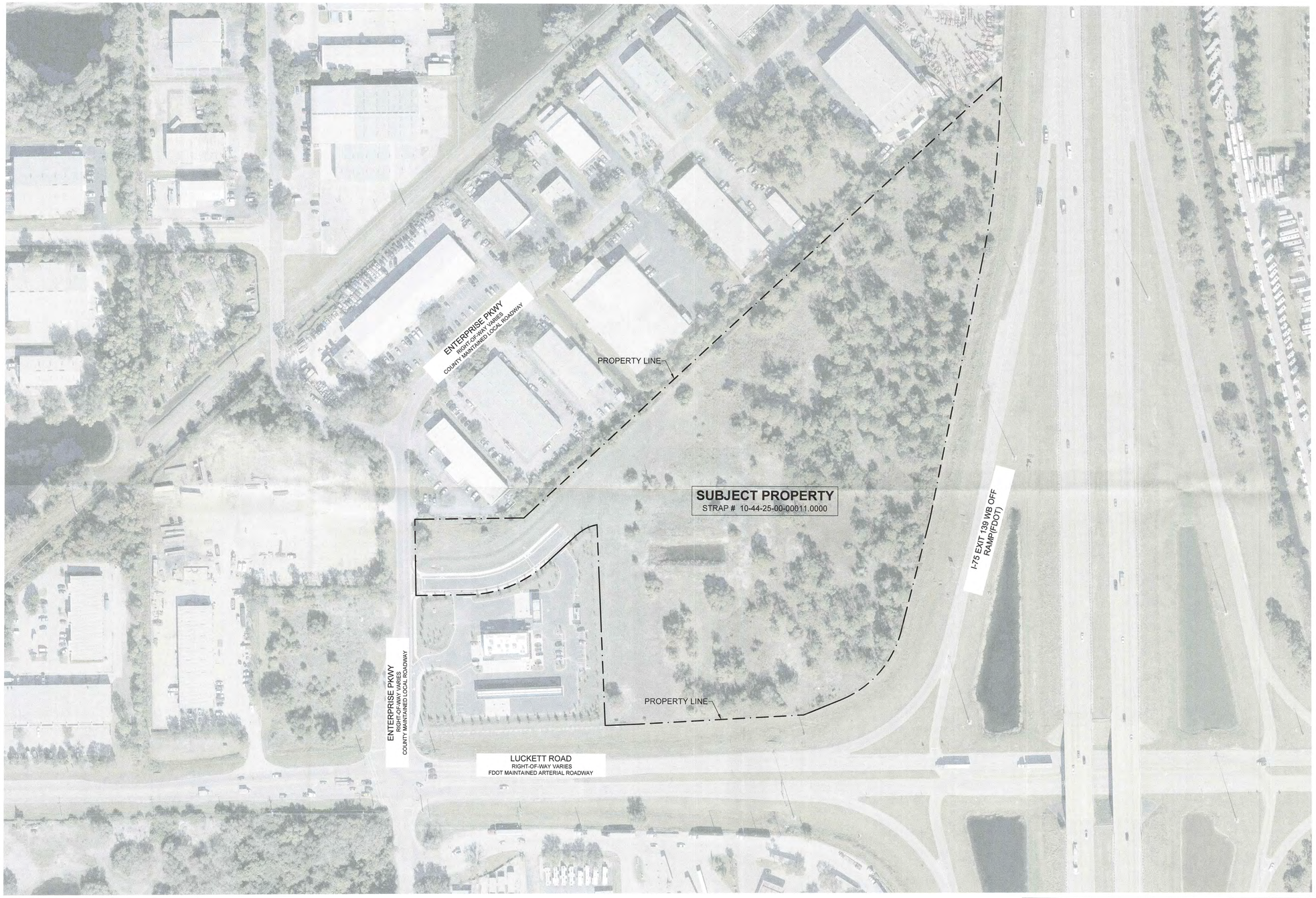
Signature: William Boucher Business Phone Number (270) 826-0545
Tax/Legal Administrator

Please note any comments concerning this sale on the reverse side and return the completed form in the self-addressed envelope enclosed or if preferred by facsimile (239) 533-6091. Should you need any assistance please contact me at (239) 533-6461 or email: **StephensA@LeePA.Org**. Thank you,

Andrea Stephens

Andrea Stephens, CFE

This documented filed 03-03-08



N

0' 100' 200'

PLAN VIEW SCALE

NOTE:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2019.

DATE	COMMENT

LUCKETT LANDING HOTEL
AERIAL MAP
9455 OLD LUCKETT DRIVE
FORT MYERS, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

MICHELLE SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 9/28/21

M9
AERIAL

191106 BASE -

W:\PROJECTS\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PRO\01-CADD FILES\08-COMPREHENSIVE & ZONING EXHIBIT\191106 BASE

Quattrone & Associates, Inc.

Luckett Landing

Lee Plan Analysis
Exhibit M11

Request

The proposed Lee Plan Map Amendment is to re-designate approximately 16.56 ± acres from the Industrial Development Future Land use to Industrial Interchange Future Land use category. The Map Amendment is being filed concurrently with a request to rezone 5.88 acres from Commercial General (CG) to Commercial Highway (CH) for the purpose of developing the site with a hotel. The companion CH rezoning will demonstrate compliance with the Lee County Land Development code. The surrounding area have been mostly developed with a mixture of Industrial and Commercial uses.

Existing and Surrounding Conditions

The subject property is located at the northeast corner of Luckett Road and Enterprise Parkway northwest of the Luckett Road and I-75 exit ramp. The property presently is vacant.

The property is located within the Fort Myers Planning Community and has a future land use classification of Industrial Development. According to the Lee Plan, although commercial and industrial development may be moving south along US 41, the Fort Myers Planning Community is expected to remain an administrative, financial, and cultural center for the rest of Lee County.

Lee Plan Consistency

As discussed in detail below, the proposed Map Amendment will be consistent with the following goals, objectives, standards and policies set forth in the Lee Plan:

Future Land Use Element

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2. (Ordinance No. 94-30, 99-18, 00-22, 16-02, 17-13, 18-05)

> POLICY 1.3.1: The Industrial Interchange areas allow combinations of light industry, research, and office uses. In addition, certain visitor-serving commercial uses such as restaurants and hotels are appropriate. (Ordinance No. 98-09)
>
> **The site is presently designated as Industrial on the FLU map. The area has been widely developed with industrial and commercial uses since the designation of Industrial Development Future Land Use. The Luckett Road corridor has seen some changes and growth and is slated to continue to do so with widening from a 2-lane to a 4-lane highway traveling west by the year 2040. The subject area is**

located in the proximity of Interstate I-75 and has the necessary public services and infrastructure available to support the Industrial and Commercial Uses. Changing the property to the Industrial Interchange future land use will provide opportunities for development of visitor-serving commercial facilities. Property abutting I-75 to the east of this project is already located within the Industrial Interchange future land use category. The change will be consistent with the intent of the Industrial Interchange land use category and consistent and compatible with the existing Future Land Use Map.

From a transportation perspective, interchanges are a vital link in the system for Commercial Uses that generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections.

Convenient access to a major highway provides business park tenants with an easy way to link customers and employees to their base of operations. For industrial park tenants, interchanges are an attractive location because they minimize the distance semi-trucks must travel in order to reach the highway or Interstate System. This proximity decreases travel and delivery time predictability for goods and services. Locating industrial parks near interchanges can be attractive to local communities because it minimizes the amount of semi-truck traffic on local roads and locates high noise generating facilities away from residential areas.

POLICY 1.3.7: The following access control standards will apply to the interstate interchange areas of Luckett Road, Alico Road, Corkscrew Road, and Bonita Beach Road. The specified turning movements are not to be construed as conveying a property right or creating any expectation that they will be a permanent feature. The county reserves the right to modify or further restrict movements as it deems necessary to address operational and safety issues. Access control issues for Daniels Parkway west of I-75 are governed by the controlled access resolution adopted by the Board of County Commissioners on October 4, 1989, as may be amended from time to time. The other interchange areas are state roads where access is controlled by the Florida Department of Transportation under the provisions of Rule 14-97.003, FAC. The standard is a strict requirement during the rezoning and development order processes for cases after the effective date of this policy.

In 2013, FDOT completed the expansion of I-75 and Exit 139, Luckett Road. The proposed change of the subject parcel to the Industrial Interchange land use will have no impact on the existing access points or access control of Luckett Road.

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16, Table 1(b), and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning Community the county will maintain a parcel-based database of existing

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land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning Community.

3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Ordinance No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13)

The acreage allocation table will not need to be modified as the project area is already accounted for in the total Industrial acreage within the Fort Myers Planning community.

TABLE 1(b) Year 2030 Allocation

	Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,561				5		27		250			
	Central Urban	14,766				225				230			
	Urban Community	16,396	520	485		637						250	
	Suburban	16,623				1,810				85			
	Outlying Suburban	4,301	30			498	20	2	500				1,438
	Sub-Outlying Suburban	1,657				279						227	
	Commercial												
	Industrial	79								39		20	
	Public Facilities	1							1				
	University Community	850											
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	169										29	58
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	2,100	1,200									900	
	Airport												
	Tradeport	9										9	
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
	Coastal Rural	1,300											
	Outer Island	202	5			1			150				
	Open Lands	2,805	250				590						120
	Density Reduction/ Groundwater Resource	6,905	711									94	
	Conservation Lands Upland												
	Wetlands												
	Conservation Lands Wetland												
Unincorporated County Total Residential		80,979	4,664	485		4,855	1,250	29	651	604		1,529	3,116
Commercial		12,793	177	52		400	50	17	125	150		1,100	440
Industrial		6,620	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations													
Public		82,570	7,100	421		2,005	7,000	20	1,961	350		7,752	2,477
Active AG		24,208	5,100			550	150						20
Passive AG		43,591	12,229			2,305	109					1,241	20
Conservation		81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant		24,461	1,953			61	931	34		45		282	151
Total		357,175	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)		495,000	9,266	1,531		34,178	3,270	225	530	5,744		19,358	16,375

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OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be
promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land,
water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)

POLICY 2.1.5: Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)

> **Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The Industrial Interchange FLU category is a future urban area and has the full range of urban services available directly at the subject property, including water, sewer and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.**

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No.
94-30, 00-22, 17-19)

POLICY 2.2.1: Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)

> **The primary access to the site will be provided by Luckett Rd., a County arterial roadway. A secondary access will be provided by Enterprise Parkway, a Local County maintained road. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer, and they have indicated they have adequate capacity available to provide service. Urban services are available at or near the project site. Schools, EMS, fire and sheriff's office**

services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ordinance No. 94-30, 98-09, 10-20)

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Industrial Interchange FLU map designation. Development of the site with commercial uses will not further burden any public facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the acreage by 16.56 +/- acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Industrial Development FLU category community.

OBJECTIVE 2.11: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

The modification is to a FLU category which permits industrial uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing for the in-demand use of more commercial development central to urban services and employment and where capacity exists to accommodate this growth is consistent with good land use planning strategies

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GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15,17-13)

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.

The subject property is within the Lee County Utilities water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the North Lee County Water Treatment Plant. A letter stating that this plant has adequate capacity available to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed development is within the Lee County Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided from the City of Fort Myers's North Water Reclamation Facility. A letter stating that this facility has adequate capacity available to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection,

South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with industrial and commercial uses under the Industrial development land use or with a mix of hotel, industrial and commercial uses permitted within the Industrial Interchange land use, efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site. A native indigenous vegetation preserve area will be provided in accordance with Lee County Land Development Code requirements and the development will comply with all State and local permitting requirements for preservation or mitigation of wetlands in either case. Refer to the Environmental Analysis for more information.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the county. (Ordinance No. 94-30)

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan. (Ordinance No. 94-30, 11-18)

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

The parcel is adjacent to the Industrial Interchange land use category to the east. Existing zoning and developed uses in the surrounding area are primarily industrial with some commercial development. The principal land uses for Industrial Interchange are light industry, office and research which are very similar to the existing uses already permitted within the current land use category and will therefore continue to be compatible. One of the only differences in the land use category change is the added flexibility to add visitor serving hotel and restaurant uses. These uses are appropriate in this location due to the proximity to the interstate.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ordinance No. 94-30, 00-22)

The subject parcel is in an area where capacity exists on the adjacent roadway network. A signalized intersection is located at Luckett Road and Enterprise Parkway, providing access to the site.

As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase, and may actually decrease the number of potential new trips generated by the development at buildout. Whether developed within the Industrial Development or the Industrial Interchange Land Use, the site is expected to generate a very similar amount of traffic and therefore will have no impact on the traffic-carrying capacity of the adjacent roadway network.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The change in land use will not have any impact on landscaping, open space or buffering on the subject site. In either case the proposed development will provide adequate open space and buffering as required by the Land Development Code (LDC). Commercial portions of the project will also meet the landscape design criteria established for commercial developments in the LDC.

GOAL 7: INDUSTRIAL LAND USES. To promote opportunities for well-planned industrial development at suitable locations within the county.

The proposed land use change is consistent with Goal 4 and Goal 7 and will maintain land development regulations protecting the public health, safety and welfare. The project site is an appropriate location for industrial development, compatible with surrounding uses, and in an area where adequate public services are provided. The change to Industrial Interchange will allow flexibility in site design and serve to effectively balance industrial development with service commercial uses appropriate for the area adjacent I-75.

Regardless of the uses the natural resources on the site will be protected in accordance with requirements of the Land Development Code.

OBJECTIVE 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ordinance No. 94-30)

Approval of the change in land use will not have any significant impact on the surrounding roadway network. As discussed in the Traffic Circulation Analysis, changing to the Industrial Interchange Land Use does not represent an increase in intensity and is not expected to generate additional traffic creating new deficiencies. The project will require development order approvals prior to site development activities. Compliance with the land development code will ensure protection of the health, safety and welfare of the public. Site specific trip generation will be evaluated at the time of development order and any necessary improvements to the surrounding roadway network or required turn lanes will be addressed.

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GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS. Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)

POLICY 37.1.3: Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)

> **The proposed land use change will have no impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase, and will likely decrease the number of potential new trips generated by the development at buildout. Whether developed within the Industrial Development or the Industrial Interchange Land Use, a Level of Service Analysis will be completed at the time of local development order based on the specific development parameters and the development will comply with all transportation requirements of the LDC.**

GOAL 54: CONSERVATION. To ensure that future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime

> **The development will be required to meet all requirements of the current code and will comply with all native vegetation preservation requirements in accordance with the Land Development Code requirements.**

POLICY 54.1.6: Maintain development regulations that require new development to connect to a reuse water system if a system is near the development and has sufficient capacity. (Ordinance No. 91-19, 94-30, 00-22, 17-19)

> **There are no Reuse mains in the vicinity of this site.**

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

> **a. Sanitary Sewer – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development**
> **b. Potable Water – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development**

c. Surface Water/Drainage Basins – The property will include controlled discharge into the Billy's Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.
d. Parks, Recreation, and Open Space – The industrial and Industrial Interchange FLUC do not allow for residential dwelling units so there is no provision needed for parks, recreation or open space.
e. Public Schools – The Industrial and Industrial Interchange FLUC do not allow for residential dwelling units so there is no provision needed for public schools.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality. (Ordinance No. 00-22, 18-28)

GOAL 141: IDENTIFICATION AND EVALUATION. To provide for the identification and evaluation of the historic resources of Lee County.

Reference exhibit M13 and site there are no resources listed on national register or any other recorded cultural or historic resources.

Although a portion of the site falls within the Archaeological Sensitivity Level 2, the proposed land use change will have no impact on the historic or archaeological resources of Lee County. The land use change to Industrial Interchange will not increase the allowable development intensity or potential development footprint. Historic or archaeological impacts will be avoided in either case and a certificate to dig has been requested from Lee County in accordance with LDC requirements for development.

Conclusion

The Future Land Use change from Industrial to Industrial Interchange is an appropriate request, compatible with the surrounding area and compliant with the Goals and Objectives of the Lee Plan. The change will allow flexibility in the uses for the subject site but will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare. The change to Industrial Interchange and will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code, and will efficiently utilize the existing public facilities and services in the area.

Quattrone & Associates, Inc.

Luckett Landing
Environmental Analysis
Exhibit M12

The ±16.56 ac site is primarily vacant disturbed land with an access roadway. The existing vegetation is upland pine flatwoods with a small area of cypress near the south east of the site bordering the right of way. The site is bordered by roadways and commercial and industrial development. There is no evidence of listed species utilizing the site for habitat. Refer to the attached Environmental Report with FLUCCS map and species survey prepared by Bear Paws Environmental Consulting for more details.

The change in land use from Industrial to Industrial Interchange will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided or mitigated in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

Quattrone & Associates, Inc.

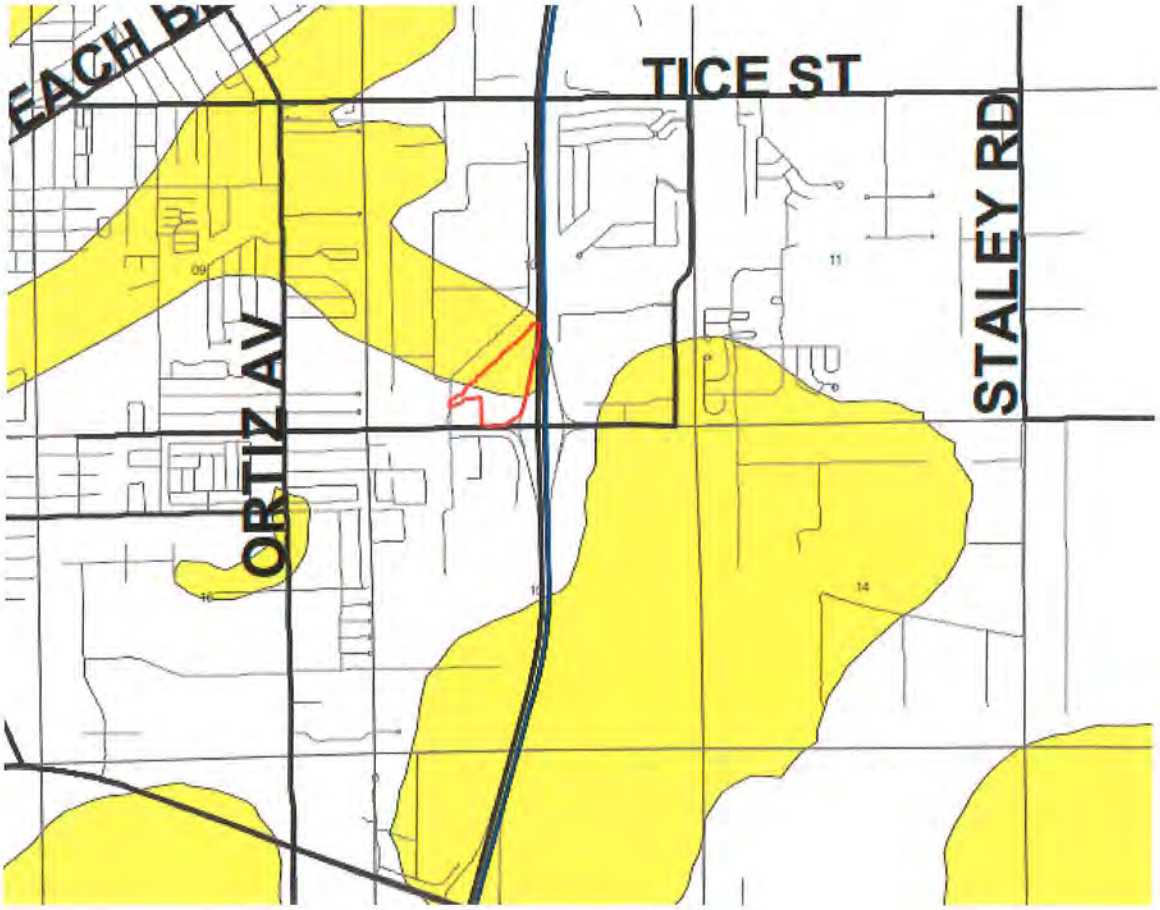
Luckett Landing
Historical Resources Impact Analysis
Exhibit M13

Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

Archaeological Sensitivity Map

A portion of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below.



Quattrone & Associates, Inc.

Luckett Landing
Existing and Future Public Facilities Impacts Analysis
Exhibit M14 and Exhibit M16

Potable Water and Sanitary Sewer

The subject property is within Lee County Utilities (LCU)

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 6 and 7 of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. North Lee County Water Treatment Plant will provide potable water service to the proposed development while the City of Fort Myers' North Water Reclamation Facility will provide wastewater service.

Lee County utilities has sufficient capacity to provide water and sewer service at buildout for both the existing Industrial land use as well as the proposed Interchange land use to include hotel. As similar uses could be developed in both land use categories, the difference in the expected water and sewer demand would be only due to the addition of the hotel and is summarized below.

Per F.A.C. 64E-6, hotel: 100 gallons per day per hotel room + 750 gpd for self-service laundry per machine.

(111 hotel rooms x 100 = 11,100 gpd) and 3 machines (750 gpd x 3 machines= 2250 gpd) the proposed project can expect an average potable water and sanitary sewer demand of 13,350 GPD.

Water and sewer demand for the balance of the property would remain unchanged whether in the Industrial or Industrial Interchange land use.

According to the 2020 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 50.9 million gallons per day (MGPO) and is projected to operate at 54.3 MGPO in 2024. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

According to the City of Fort Myers comprehensive plan, the City of Fort Myers's North Water Reclamation Facility is permitted with a capacity of 12.0 million gallons per day (MGPD) and is currently operating at approximately 6.9 MGPO. Therefore, there is sufficient capacity within the existing plant to serve the increase in demand to the City's system from the project at build-out.

Surface Water/Drainage Basins

The existing site is a vacant parcel without permitted stormwater management facilities. The site is generally flat and historic sheet flow is overland to the north and east through the Billy's creek Commerce master surface water management system into Billy's Creek watershed and eventually the Caloosahatchee River.

The subject site is currently in a FEMA Zone X, which does not have an established base flood elevation.

Quattrone & Associates, Inc.

The change in land use from Industrial to Industrial Interchange will not allow increased intensity or change the developable area. In either case, the proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Billy's Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

The change in land use will have no impacts on the design or function of the surface water management system, drainage basin, discharge rates, nutrient loadings, water quality or flood zone.

Parks, Recreation and Open Space

As the existing and requested uses on the subject parcel are commercial and industrial, the proposed Future Land Use Map Amendment will have no impact on Regional Parks, Recreation or Open Space.

Public Schools

The requested Future Lane Use Map Amendment provides for a change from Industrial & commercial uses to industrial and commercial uses with hotel. Commercial and Industrial uses do not generate impacts to the public school system.

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

LUCKETT LANDING

TRAFFIC CIRCULATION ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENT EXHIBIT M15

October 1, 2021

Prepared By:
Michelle Salberg P.E.

QAI Project # 191106

Quattrone & Associates, Inc.

Luckett Landing
STRAP#: 10-44-25-00-00011.0000
9455 Old Luckett Drive
Fort Myers, FL 33905

The subject property is a 16.56 acre parcel located at the northeast corner of Luckett Road and Enterprise Parkway, north west of the Luckett Road I-75 exit ramp.

The property is currently within the **Industrial Development** Future Land Use category and zoned CG. The applicant proposes to amend the Future Land Use Map of the Lee Plan to redesignate the 16.56 acres to the **Industrial Interchange** Future Land Use Category. The property owner desires to amend the existing zoning from Commercial General (CG) to Commercial Highway (CH) for a 5.88 Ac portion of the property where a hotel and small outparcel are planned. The area to be rezoned will consist of the hotel (3.33 Ac +/-), outparcel (0.56 Ac +/-) and access road and drainage (1.99 Ac +/-).

The purpose of this analysis if to determine the potential traffic impacts of the land use change and will demonstrate that the proposed change will result in a similar or reduced number of trips.

EXISTING CONDITIONS

The Industrial Development future land use category allows retail, service and commercial uses as long as these uses do not exceed 20% of the total acreage within the Industrial Development future land use of the planning community. In this case, the entire 16.56 acre parcel could presently be developed with commercial retail uses, provided they are permitted within CG zoning. These uses include high trip generators such as restaurants, fast food, and retail.

Shopping Center, a high trip generator allowing a mixture of uses was considered as a conservative example for the existing condition analysis. The development buildout was estimated at approximately 10,000 sf per acre. The trip generation is summarized below.

ITE estimates that up to 30% of traffic to a shopping center of comparable size may be considered "pass by" in other words vehicles already traveling the adjacent roadways. The shopping center trips have been reduced by 30% in both scenarios.

LUC 820 – Shopping Center (16.56 AC) **165,000 sf approximate at buildout**

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
810 – Shopping Center (30% pass by reduction)	102	62	265	286	2958	2958

PROPOSED DEVELOPMENT

The Industrial Interchange future land use allows light industrial, research and office uses, as well as visitor serving commercial uses such as hotels, retail and restaurants. With exception of the hotel, the property could be developed with a similar mix of uses in either the Industrial Development or the Industrial Interchange land use. The proposed hotel site will take up approximately 3.33 Acres. To compare the

effects of the land use change, trip generation for the hotel was considered, and the balance of the remaining land was assumed to be Shopping Center consistent with the existing condition analysis above.

LUC 310 – Hotel (3.33 Ac) **111 (Number of Rooms)**
LUC 820 – Shopping Center (13.23 AC) **132,300 sf approximate at buildout**

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
310 - Hotel	30	21	29	28	413	413
810 – Shopping Center (30% pass by reduction)	95	58	225	244	2545	2545
Total	125	79	254	272	2958	2958

For both scenarios, the trip generation was determined using OTISS software which references the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 10th Edition. Best fit equations were used for all time periods.

LONG AND SHORT RANGE IMPACTS

The Lee County Metropolitan Planning Organization's 2040 Long Range Plan and the County's Capital Improvement Plan was reviewed. The only future roadway improvement planned in the vicinity of the project is the widening from 2 to 4 lanes of Ortiz Blvd from Martin Luther King Blvd and Luckett Road from Ortiz to I-75 which is currently in final design.

Based on the above trip generation analysis, the amendment will result in no substantial increase in expected trips and will therefore have no impacts on the MPOs long range transportation plan, the County's Short Term capital improvement program, or the projected level of service of any of the roadways within the project area.

CONCLUSION

From a traffic and intensity perspective the change in land use represents a lateral move, and will not allow for more intense development on the subject property. The expected trips at buildout when changing from the Industrial Development to the Industrial Interchange land use are not anticipated to increase substantially. With the proposed zoning change and development of a hotel on 3.33 acres of the property, the overall trips for the subject property at buildout are expected to decrease from what is currently allowable although there appears to be a minimal increase in the AM Peak hour trips with the addition of the hotel.

It is important to note that the above analysis represents just a conservative example of what could potentially be built. A variable mix of industrial and commercial uses could be developed in both land use categories. However, there are no additional uses allowable with the Industrial Interchange Land Use that would generate any substantial trip increases due to the land use change.

Quattrone & Associates, Inc.

Additional traffic analysis will be done at the time of Development Order to determine the specific impacts to the surrounding roadway system and whether site specific turn lanes or improvements are warranted.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 10th Edition*

Luckett Landing Trip Generation

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
310 - Hotel	General	Rooms	111	Weekday, Peak Hour of	Best Fit (LIN)	30	21	51
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			Adjacent Street Traffic,	T = 0.50(X) - 5.34	59%	41%	
310(1) - Hotel	General	Rooms	111	Weekday, Peak Hour of	Best Fit (LIN)	29	28	57
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			Adjacent Street Traffic,	T = 0.75(X) - 26.02	51%	49%	
310(2) - Hotel	General	Rooms	111	Weekday	Best Fit (LIN)	413	413	826
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				T = 11.29(X) - 426.97	50%	50%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	132.3	Weekday, Peak Hour of	Best Fit (LIN)	135	83	218
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			Adjacent Street Traffic,	T = 0.50(X) + 151.78	62%	38%	
820(1) - Shopping Center	General	1000 Sq. Ft. GLA	132.3	Weekday, Peak Hour	Best Fit (LOG)	321	348	669
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			of Adjacent Street	Ln(T) =0.74Ln(X) + 2.89	48%	52%	
820(2) - Shopping Center	General	1000 Sq. Ft. GLA	132.3	Weekday	Best Fit (LOG)	3636	3636	7272
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				Ln(T) =0.68Ln(X) + 5.57	50%	50%	
820(3) - Shopping Center	General	1000 Sq. Ft. GLA	165	Weekday, Peak Hour of	Best Fit (LIN)	145	89	234
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			Adjacent Street Traffic,	T = 0.50(X) + 151.78	62%	38%	
820(4) - Shopping Center	General	1000 Sq. Ft. GLA	165	Weekday, Peak Hour of	Best Fit (LOG)	378	409	787
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban			Adjacent Street Traffic,	Ln(T) =0.74Ln(X) + 2.89	48%	52%	
820(5) - Shopping Center	General	1000 Sq. Ft. GLA	165	Weekday	Best Fit (LOG)	4226	4226	8452
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				Ln(T) =0.68Ln(X) + 5.57	50%	50%	

Lee County
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Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 21, 2021

Shelly Stalnos
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33901

Re: Letter of Service Availability – Luckett Interchange

Ms. Stalnos,

I am in receipt of your letter requesting a Letter of Service Availability for the commercial development located at the northwest corner of Luckett Road and Interstate 75. This property is identified as STRAP 10-44-25-00-00011.0000.

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

The primary ambulance for this location is Medic 26, located 2.6 miles north; there are two additional EMS stations within 4 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

Benjamin Abes
Director, Public Safety

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

September 17, 2021

Shelly Stalnos
Quattrone & Associates
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Ms. Stalnos,

The Lee County Sheriff's Office has reviewed your request for a Small-Scale Comprehensive Plan Amendment for a 16.56-acre property located west of Interstate 75 and north of Luckett Road.

The proposed amendment to change the current Future Land Use of Parcel 10-44-25-00-00011.0000 from Industrial Development to Industrial Interchange would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

Law enforcement services will be provided from our Central District offices in Fort Myers. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Crime Prevention Specialist Beth Schell at (239) 477-1676 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson

Stan Nelson
Director, Planning and Research

Lee County
Southwest Florida

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 17, 2021

Quattrone & Associates
Attn: Shelly Stalnos, Permitting Coordinator
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: Comprehensive Plan Amendment for Parcel 10-44-25-00-00011.0000

Request for Letter of Service Availability

Dear Ms. Stalnos:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Parcel 10-44-25-00-00011.0000. Disposal of the solid waste generated from the offices, hotel, a multifamily units will be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.).

Garbage and recycling collections require the hotel owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

Sincerely,

Justin Lighthall

Justin Lighthall

Public Utilities Manager

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

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County Hearing Examiner

September 22, 2021

Shelly Stalnos
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: **Comprehensive Plan Amendment for Parcel 10-44-25-00-00011.0000**
Request for Letter of Service Availability

Ms. Stalnos,

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:

- 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
Southwest Florida

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County Attorney

Donna Marie Collins
County Chief Hearing Examiner

November 17, 2020 Via E-Mail

Hunter Hoskins
Quattrone & Associates
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

RE: **Potable Water and Wastewater Availability**
Luckett Landing Hotel, 5151 Luckett Road
STRAP # 10-44-25-00-00011.0000

Dear Ms. Hoskins:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 12,850 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the

approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Development Review and SFWMD only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Tice Fire & Rescue District
9351 Workmen Way
Fort Myers, FL 33905
239.694.2380
TRoss@TiceFire.com

SEPTEMBER 21, 2021

Shelly Stalnos
Quattrone & Associates
Fort Myers, FL 33916

RE: Comprehensive Plan Amendment for Parcel 10-44-25-00-00011.0000 Request for Letter of Service Availability

To whom it may concern,

The above referenced project is within the boundaries of the Tice Fire Protection and Rescue Service District. The District is the primary response agency for this location for all medical, fire, hazardous material and confine space emergencies. I look forward to working with you as this project proceeds. If you have any questions or need any further information, please let me know.

Respectfully,

Ted Ross
FIRE CHIEF

Quattrone & Associates, Inc.

Luckett Landing
State and Regional Policy Plan
Exhibit M18

State Comprehensive Plan

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the following analysis is included for further justification of the request. The plan amendment is consistent and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

187.201(6) PUBLIC SAFETY. —
(a) Goal. —Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.
(b) Policies:
9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.

22. Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.

23. Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.

CONSISTENCY: The map amendment from Industrial Development to Industrial Interchange will allow, in addition to industrial development, development of hotels on the site, providing evacuation options for local residents, in an area that is outside the Coastal High Hazard Zone.

187.201(7) WATER RESOURCES. —
(a) Goal. —Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) Policies:
5. Ensure that new development is compatible with existing local and regional water supplies.

CONSISTENCY: The site is within Lee County Utilities service area and presently has sufficient capacity to provide potable and sanitary sewer service according to the letter of service availability. The sites potable water will be provided through North Lee County Water Treatment Plant and the Sanitary sewer service will be provided by the City of Fort Myers North Water Reclamation Facility.

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10. Protect surface and groundwater quality and quantity in the state.

CONSISTENCY: The change from Industrial Development to Industrial Interchange will have no impact on the surface water or groundwater quality or quantity. In either case the site development will be required to adhere to all water treatment and storm water management policies in the LDC which are consistent with State policies.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS. —
(a) Goal. —Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies:
1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.
3. Prohibit the destruction of endangered species and protect their habitats.
4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.

CONSISTENCY: The Project site has been disturbed and partially developed. The indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided or mitigated in accordance with SFWMD and county requirements.

There were no endangered species found on site according to Bear Paws Environmental PSS.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. —
(a) Goal. —All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(b) Policies:
2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

CONSISTENCY: The site is serviced by the Lee County Solid Waste Department with adequate capacity.

(15) LAND USE. —
(a) Goal. —In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies:

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

CONSISTENCY: The change from Industrial Development to Industrial Interchange will provide flexibility in the allowable uses to adapt to the development patterns in the project area and provide needed commercial uses along the I-75 corridor. In either case the project development will be required to protect the water supply and environmental resources on the site.

(17) PUBLIC FACILITIES. —
(a) Goal. —Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies:
1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

CONSISTENCY: As indicated throughout this application, adequate public facilities already exist in the project area. The property is partially developed. The future land use change will provide flexibility in the allowable uses to encourage completion of development of the site, where public facilities already exist.

Quattrone & Associates, Inc.

Luckett Landing
Justification of Proposed Amendment
Exhibit M19

The applicant is requesting an amendment to Lee Plan Map 1, Page 1 Future Land Use map to add a ±16.56-acre site into the Industrial Interchange Future Land Use. The subject property is located at the northeast corner of Luckett Road and Enterprise Parkway, northwest of the Luckett Road and I-75 exit ramp. The property presently is vacant. The property currently is within the Industrial Development Future Use Category and zoned CG.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesignate approximately ±16.56 acres from the Industrial Development Future Land Use Category to the Industrial Interchange Future Land Use Category. The property owner desires to amend the existing zoning from Commercial General (CG) to Commercial Highway (CH) for a portion of the property to develop a hotel.

The Industrial Interchange Future Land Use category will allow for the conventional rezoning to Commercial Highway (CH). The companion conventional rezoning will demonstrate compliance with the density standards for the Industrial Interchange Future Land Use Category. The balance of the site would be utilized for a variety of industrial, commercial and hotel uses consistent with the uses permitted in the Industrial Interchange Future Land Use Category.

Development of commercial and industrial uses on the subject property represents one of the desirable and economically viable land uses in this location due to the proximity to I-75 and Luckett Rd. This Industrial Interchange land use pattern is consistent with sites opposite I-75 that already carry the Industrial Interchange Future Land Use category. Exhibit M5 identifies the various existing and planned land uses that abut the site.

The applicant intends on developing the property with a mixture of commercial and industrial uses and the proposed Map Amendment is being filed concurrently with an application to rezone the subject property to CH to allow those uses.

The Lee Plan encourages development along Interstate Highway Interchange areas adjacent to Interstate 75 to maximize critical access points. Documentation has been provided in the Lee Plan Analysis that the proposed request is consistent with these Policies as a result of the subject property:

- Being located along an Interstate 75;

- Having adequate infrastructure and urban services available; and

- Being consistent with Policies specifically pertaining to the Industrial Interchange including:

"The Industrial Interchange areas allow combinations of light industry, research, and office uses. In addition, certain visitor-serving commercial uses such as restaurants and hotels are appropriate."

Quattrone & Associates, Inc.

In conclusion, the subject property meets all the locational criteria for Industrial Interchange and commercial highway zoning and the proposed Map Amendment is consistent with all Goals, Policies, and Objectives of the Lee Plan.

LUCKETT LANDING HOTEL

ENVIRONMENTAL ASSESSMENT & SPECIES SURVEY REPORT

August 2021

Prepared For:

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Introduction

An environmental assessment and species survey was conducted on the Luckett Landing Hotel property August 11, 2021. The 16.45± acre site is located in Section 10, Township 44S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately west of I-75 and north of Luckett Road, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The species survey was also provided to inspect the property for any and all potential listed species that could inhabit the site. The most recent surveys conducted on-site have been provided specifically in the areas where the proposed soils borings are to be taking place. Updated surveys covering the entire property, including preserve areas, will be provided prior to any on-site development.

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted mid-morning; the temperatures were in the low-mid 80's, with light breezes, and partly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals; signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 16.45± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Myakka Fine Sand (NRCS #11; non-hydric), Boca Fine Sand (NRCS #13; hydric), Pineda Fine Sand (NRCS #26; hydric), and Malabar Fine Sand (NRCS #34; hydric), soils. Myakka Fine Sand soil is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 0.66± acres of wetlands and 0.13± acres of "other surface water" communities on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands
The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 310 Herbaceous – 8.17± Acres

This easement area bisects the property and accounts for 8.17± acres of the property. This community should be considered uplands by regulatory agencies. The canopy is mostly open with widely scattered slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*). The sub-canopy is also mostly open with widely scattered Brazilian pepper (*Schinus terebinthifolius*) and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with dog fennel (*Eupatorium capillifolium*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), wedelia (*Sphagneticola trilobata*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), flattop goldenrod *(Euthamia caroliniana),* and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.),* poison ivy (*Toxicodendron radicans*), and grapevine (*Vitis rotundifolia)*. This community should be considered uplands by regulatory agencies.

FLUCFCS 420 Mixed Upland Forest – 6.93± Acres

This upland community type occupies approximately 6.93± acres of the property. The canopy is dominated by slash pine (*Pinus elliottii*), with live oak (*Quercus virginiana*), melaleuca *(Melaleuca quinquenervia),* earleaf acacia *(Acacia auriculiformis*), and mimosa (*Albizia julibrissin*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.)*, grapevine (*Vitis rotundifolia)*, Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 743 Spoil Areas – 0.21± Acres

This upland habitat type occupies 0.21± acres of the property and surround the borrow lake on-site. The canopy and sub-canopy is open. The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), cogon grass (*Imperata cylindrica*), hairy beggar-ticks (*Bidens alba*), bahia grass (*Paspalum notatum*), St. Augustine grass (*Stenotaphrum secundatum*), and other various opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.)*, grapevine (*Vitis rotundifolia)*, Virginia creeper (*Parthenocissus quinquefolia*), and peppervine (*Ampelopsis arborea*). This community would be considered uplands by regulatory agencies.

FLUCFCS 814 Roadways – 0.35± Acres

This paved roadway occupies 0.35± acres of the property which includes the main access road, which was developed at part of the previously permitted adjacent site design. This community would be considered uplands by the regulatory agencies.

Wetlands
The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 624 Cypress, Slash Pine, Laurel Oak Wetlands – 0.66± Acres

This wetland community type occupies approximately 0.66± acres of the property. The canopy contains bald cypress *(Taxodium distichum),* slash pine *(Pinus elliottii),* melaleuca *(Melaleuca quinquenervia),* with scattered laurel oak *(Quercus laurifolia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper *(Schinus terebinthifolius)*, myrsine *(Rapanea punctata),* and wax myrtle *(Myrica cerifera).* The ground cover vegetation includes swamp fern *(Blechnum serrulatum),* rosy camphorweed (*Pluchea rosea*), black needlerush *(Juncus roemerianus),* beakrush *(Cyperus sp.),* yellow-eyed grass (*Xyris floridana*), and sawgrass (*Cladium jamaicense*), flatsedge *(Cyperus ligularis*). Commonly observed vines include Japanese climbing fern *(Lygodium japonicum),* and greenbriar *(Smilax* spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)
The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 742 Borrow Lake – 0.13± ac.

This excavated OSW habitat type occupies approximately 0.13± acres of the property. The canopy is open. The sub-canopy is mostly open with widely Carolina willow (*Salix caroliniana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover contains cat-tail (*Typha latifolia*), maidencane (*Panicum hemitomon*), water hyacinth *(Eichhornia crassipes),* torpedo grass *(Panicum repens),* and spikerush *(Eleocharis spp.).* This community was artificially created and would be considered other surface waters by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
310	Herbaceous	Upland	8.17± Ac.
420	Mixed Upland Hardwoods	Upland	6.93± Ac.
624	Cypress – Pine – Oak	Wetland	0.66± Ac.
742	Borrow Lake	OSW	0.13± Ac.
743	Spoil Areas	Upland	0.21± Ac.
814	Roadway	Upland	0.35± Ac.
Total			**16.45± Ac.**

Protected Species Results

A protected species survey was conducted on the property to identify any potential listed species that could inhabit the site. During this field survey for protected species, there were no nest-like structures or tree cavities were noted. There were no burrowing owl (*Athene cunicularia floridana*), and/or gopher tortoise (*Gopherus polyphemus*) burrows identified on-site. There several other burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus),* that were identified, but not flagged in the field; there was no evidence that these burrows were being used by gopher tortoises.

There were several non-listed species identified while conducting the protected species survey, among those were mourning doves (*Zenaida macroura*) and an eastern cottontail rabbit (*Sylvilagus floridanus*). The various listed

species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the Protected Species Survey Map, attached as Exhibit E.

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. This parcel lies within the service area of several mitigation banks; currently, credits at these banks are going for $130,000 to $150,000 depending on whether they are herbaceous or forested credits.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species.

Wetland locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, surveyed by professional land surveyor, and approved by the regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

Table 3: Listed Species by Habitat with Current Status

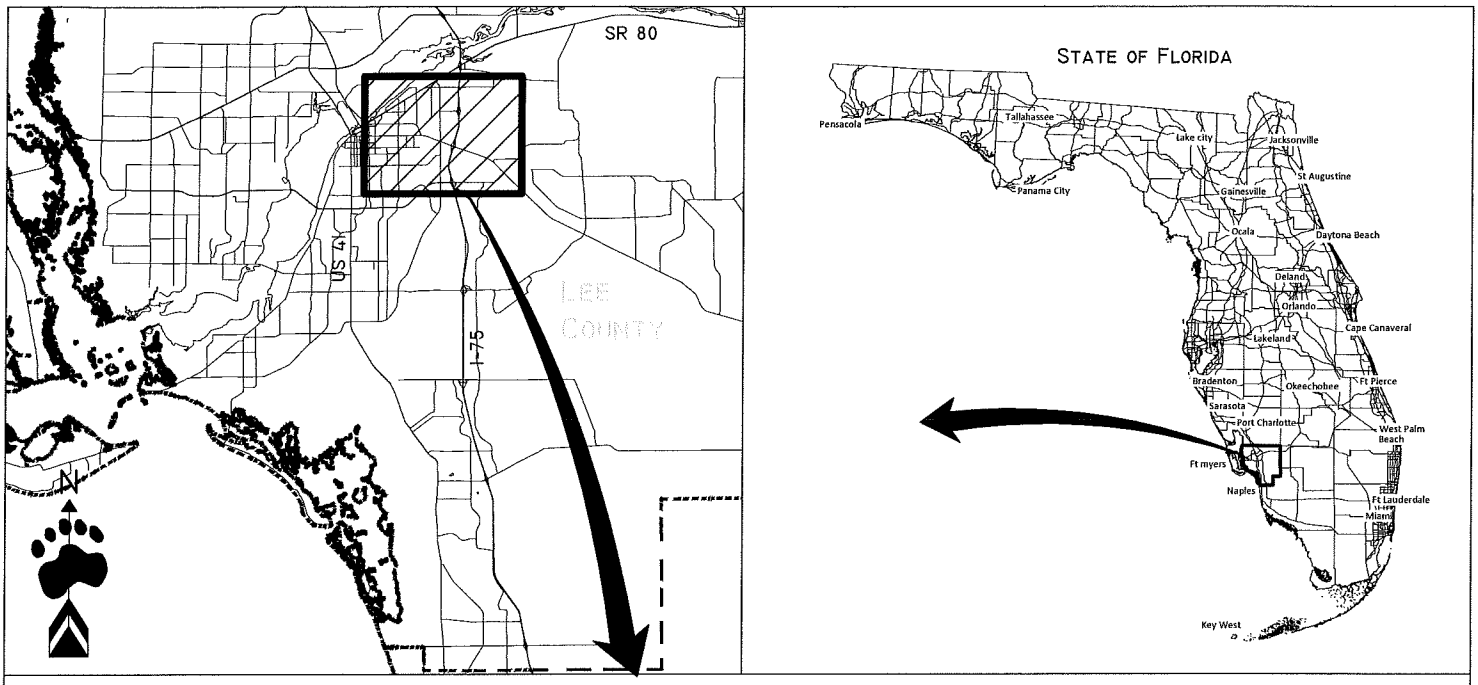
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
310	Herbaceous	Burrowing owl	*Athene cunicularia floridana*	90	--	--	--	--	SSC
		Gopher tortoise	*Gopherus polyphemus*	90	--	--	--	T	T
420	Mixed Uplands	Audubon's crested caracara	*Polyborus plancus audubonii*	90	--	--	--	T	T
		Eastern indigo snake	*Drymarchon corais couperi*	90	--	--	--	T	T
		Florida black bear	*Ursus americanus floridanus*	90	--	--	--	SAT	T
		Hand adder's tongue fern	*Ophioglossum palmatum*	90	--	--	E	--	--
		Simpson's stopper	*Myrcianthes fragrans var. simpsonii*	90	--	--	T	--	--
		Gopher tortoise	*Gopherus polyphemus*	90	--	--	--	T	T
624	Cypress – Pine – Cabbage Palm	Florida black bear	*Ursus americanus floridanus*	90	--	--	--	SAT	T
		Little blue heron	*Egretta caerulea*	90	--	--	--	--	SSC
		Snowy egret	*Egretta thula*	90	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	90	--	--	--	--	SSC
742	Borrow Area	American alligator	*Alligator mississipiensis*	90	--	--	--	SAT	SSC
		Everglades mink	*Mustela vison evergladensis*	90	--	--	--	--	T
		Florida sandhill crane	*Grus canadensis pratensis*	90	--	--	--	--	T
		Limpkin	*Aramus guarauna*	90	--	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	90	--	--	--	--	SSC
		Snail kite	*Rostrhamus sociabilis*	90	--	--	--	E	E
		Snowy egret	*Egretta thula*	90	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	90	--	--	--	--	SSC
743	Spoil Area	Gopher tortoise	*Gopherus polyphemus*	90	--	--	--	T	T
814	Trail	N/A	--	90	--	--	--	--	--

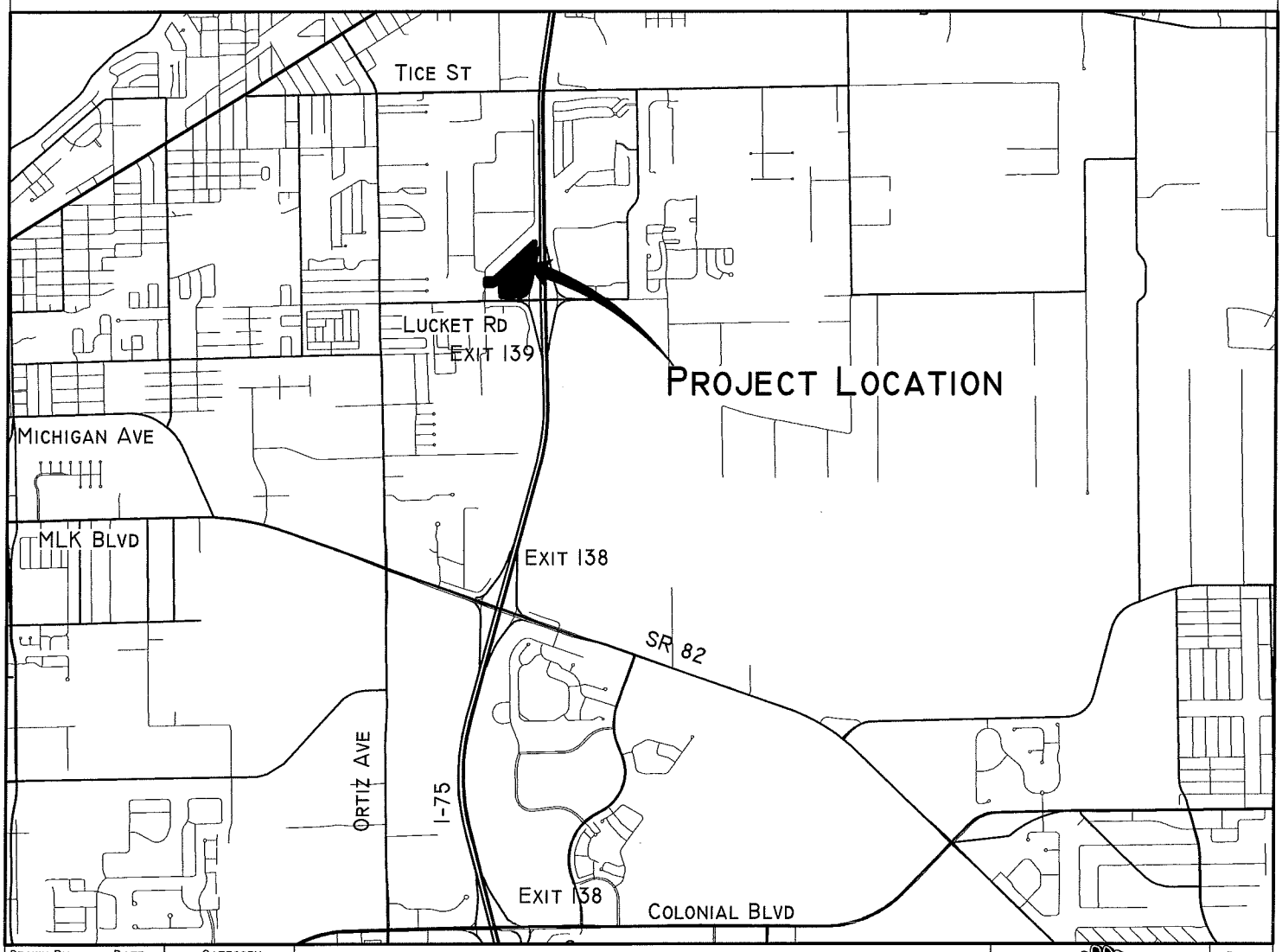
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map





DRAWN BY:	DATE:	CATEGORY
BWS	8/27/21	LOCATION
JOB NUMBER		SCALE: NTS
S/T/R		COUNTY
10/44S/25E		LEE

Luckett Landing Hotel

Location Map

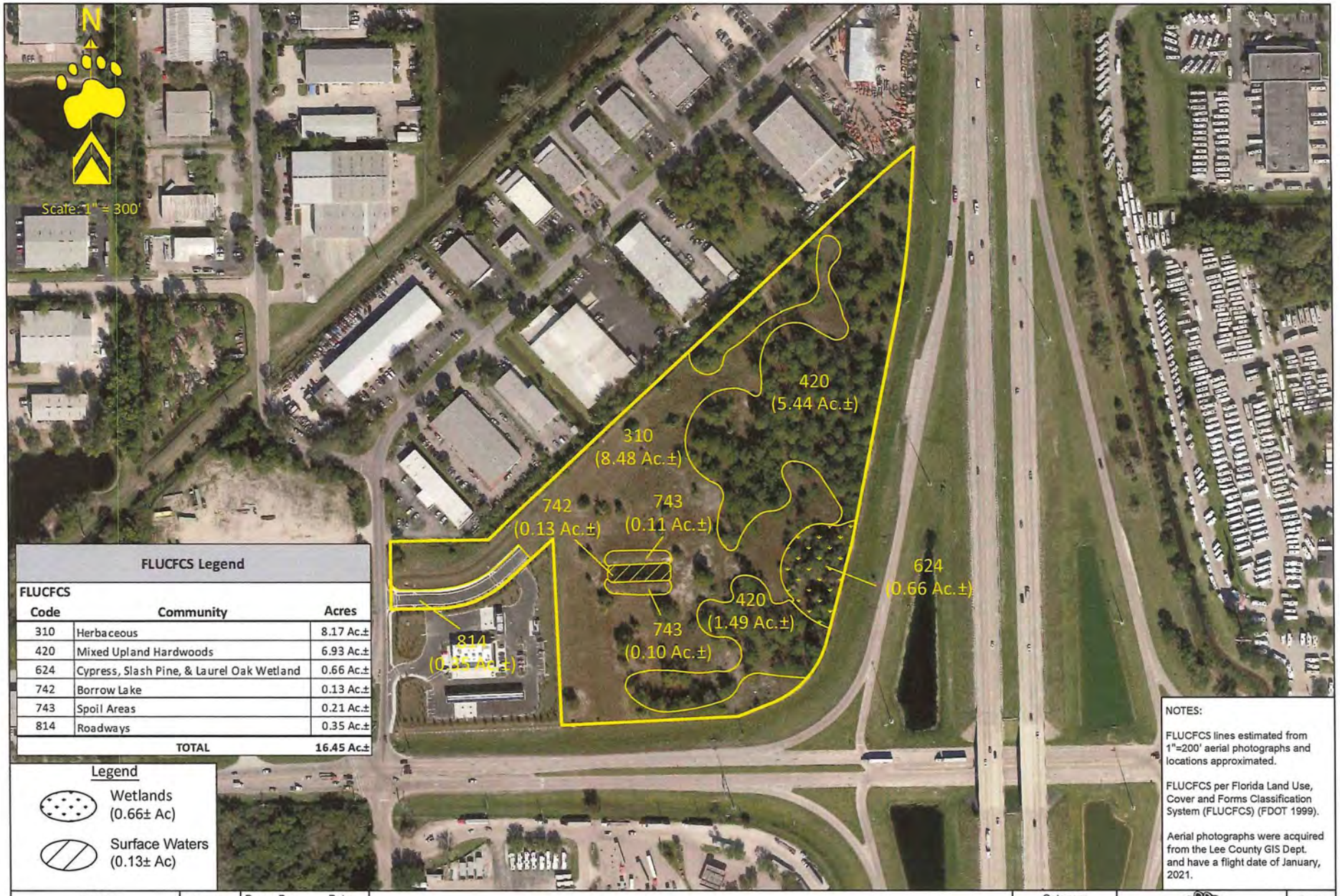
BEARPAWS ENVIRONMENTAL CONSULTING, INC.
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Legend

FLUCFCS Code	Community	Acres
310	Herbaceous	8.17 Ac.±
420	Mixed Upland Hardwoods	6.93 Ac.±
624	Cypress, Slash Pine, & Laurel Oak Wetland	0.66 Ac.±
742	Borrow Lake	0.13 Ac.±
743	Spoil Areas	0.21 Ac.±
814	Roadways	0.35 Ac.±
	TOTAL	16.45 Ac.±

Legend

Wetlands (0.66± Ac)

Surface Waters (0.13± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:	Category	Page
		BWS	8/27/21	FLUCFCS	-
		Job Number		Scale: 1" = 300'	Exhibit
		S/T/R 10/44S/25E		County Lee	-

Luckett Landing Hotel

Aerial FLUCFCS Map

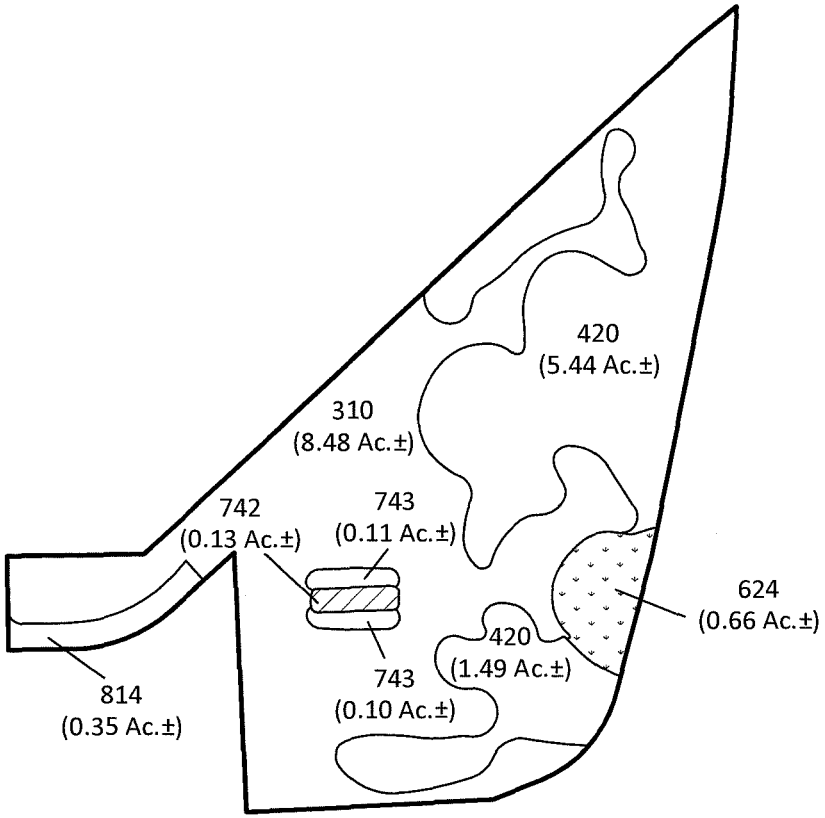
BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 300'



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310	Herbaceous	8.17 Ac.±
420	Mixed Upland Hardwoods	6.93 Ac.±
624	Cypress, Slash Pine, & Laurel Oak Wetland	0.66 Ac.±
742	Borrow Lake	0.13 Ac.±
743	Spoil Areas	0.21 Ac.±
814	Roadways	0.35 Ac.±
	TOTAL	16.45 Ac.±

Legend

Wetlands (0.66± Ac)

Surface Waters (0.13± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

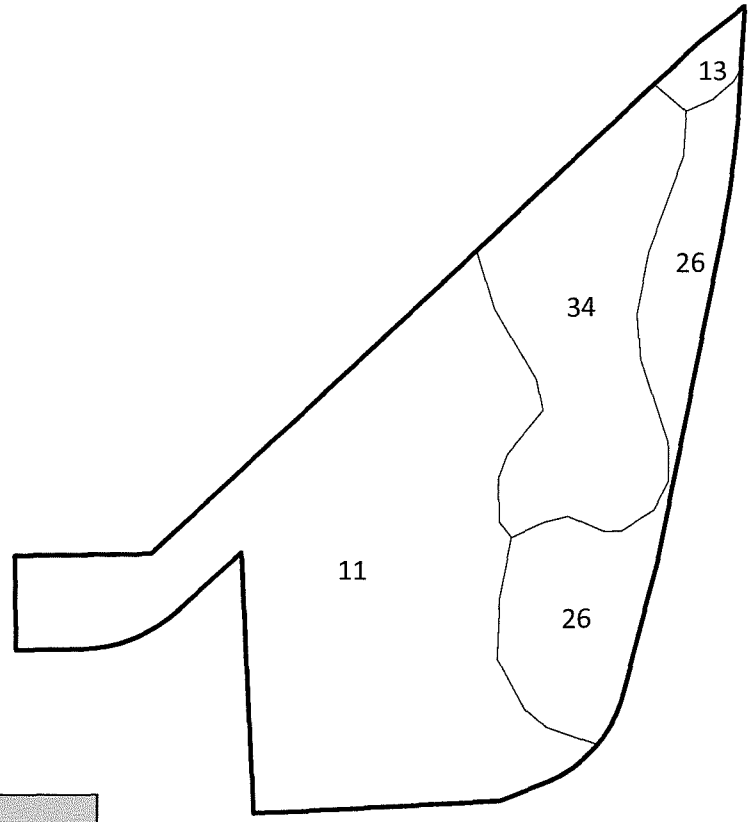
Revisions	Date:	Drawn By: BWS	Date: 8/27/21	Luckett Landing Hotel	Category FLUCFCS	BEARPAWS ENVIRONMENTAL CONSULTING	Page -
		Job Number			Scale: 1" = 300'		Exhibit
		S/T/R 10/44S/25E		FLUCFCS Map	County Lee	1599 Covington Circle East Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com	-

EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 300'



NRCS Soils Legend		
Soil No	**Description**	**Status**
11	Myakka Fine Sand	Non-Hydric
13	Boca Fine Sand	Hydric
26	Pineda Fine Sand	Hydric
34	Malabar Fine Sand	Hydric

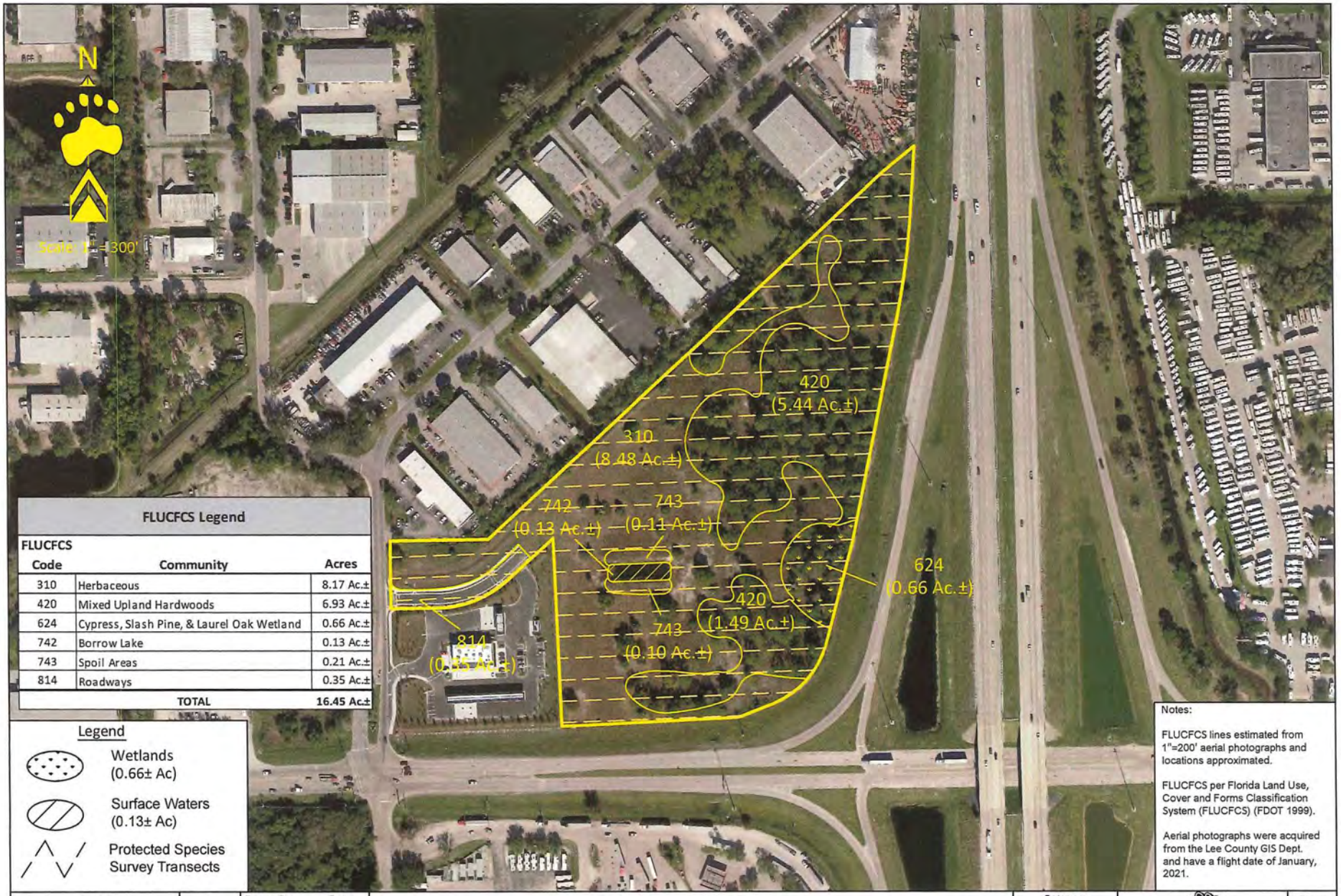
NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 8/27/21	Luckett Landing Hotel	Category: Soils	BEARPAWS ENVIRONMENTAL CONSULTING	Page -
		Job Number		Soils Map	Scale: 1" = 300'	1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com	Exhibit -
		S/T/R 10/44S/25E			County: Lee		

EXHIBIT E

Protected Species Survey Map



FLUCFCS Legend

FLUCFCS Code	Community	Acres
310	Herbaceous	8.17 Ac.±
420	Mixed Upland Hardwoods	6.93 Ac.±
624	Cypress, Slash Pine, & Laurel Oak Wetland	0.66 Ac.±
742	Borrow Lake	0.13 Ac.±
743	Spoil Areas	0.21 Ac.±
814	Roadways	0.35 Ac.±
	TOTAL	16.45 Ac.±

Legend

- Wetlands (0.66± Ac)
- Surface Waters (0.13± Ac)
- Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:	Drawn By:	Date:
		BWS	8/27/21
		Job Number	
		S/T/R	
		10/44S/25E	

Luckett Landing Hotel

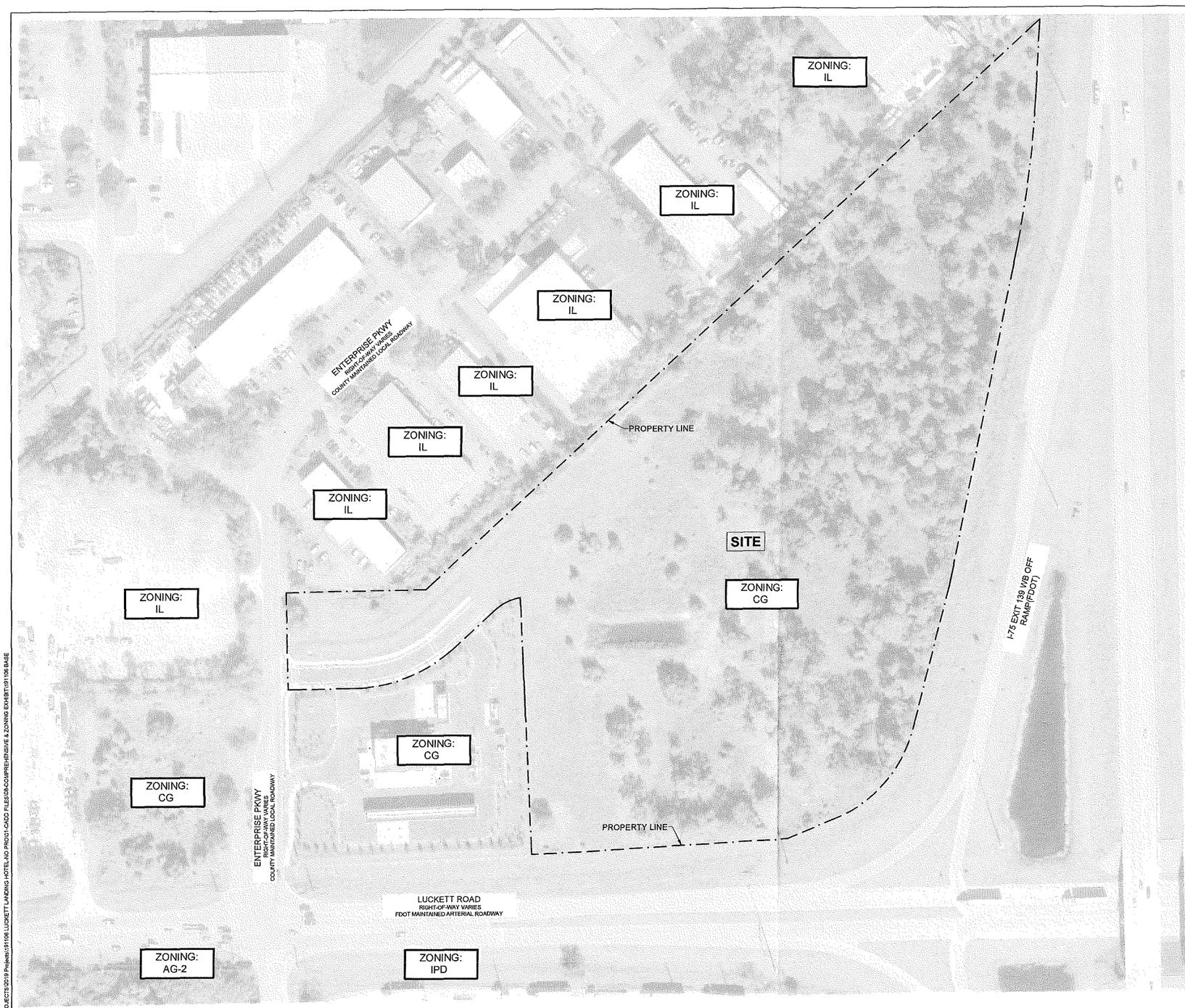
Aerial PSS Map

Category	Scale:	County
PSS	1" = 300'	Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

Exhibit -



N

0' 80' 160'

PLAN VIEW SCALE

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2019.
- ZONING DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED JUNE 2019.

DATE	COMMENT

LUCKETT LANDING HOTEL
EXISTING ZONING
9455 OLD LUCKETT DRIVE
FORT MYERS, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

MICHELLE SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 9/28/21

M6
EXISTING
ZONING MAP

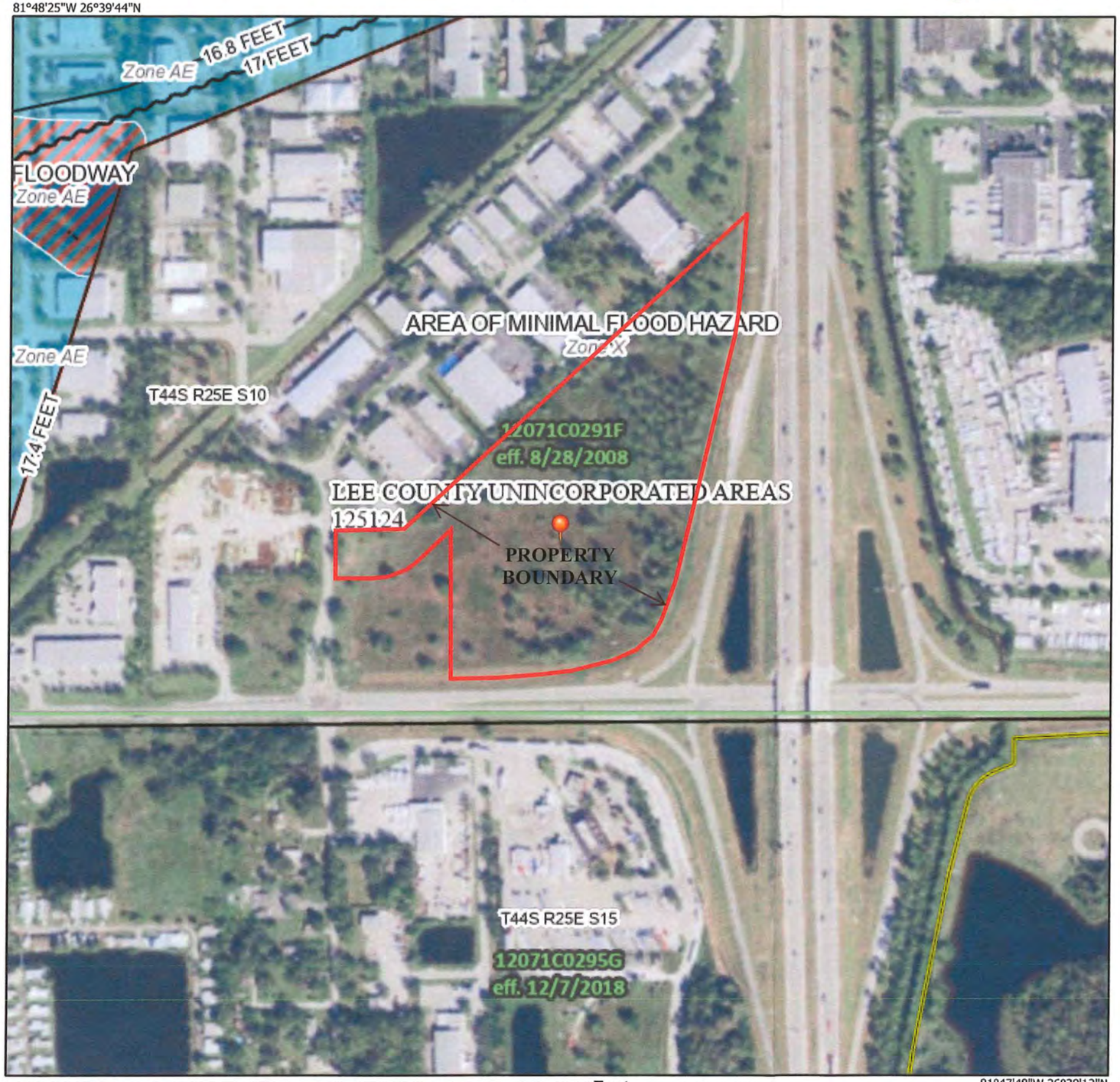
191106 BASE -

\\WS\PROJECTS\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PRO\01-CADD FILES\09-COMPREHENSIVE & ZONING EXHIBIT\191106 BASE

National Flood Hazard Layer FIRMette

FEMA

81°48'25"W 26°39'44"N



81°47'48"W 26°39'12"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

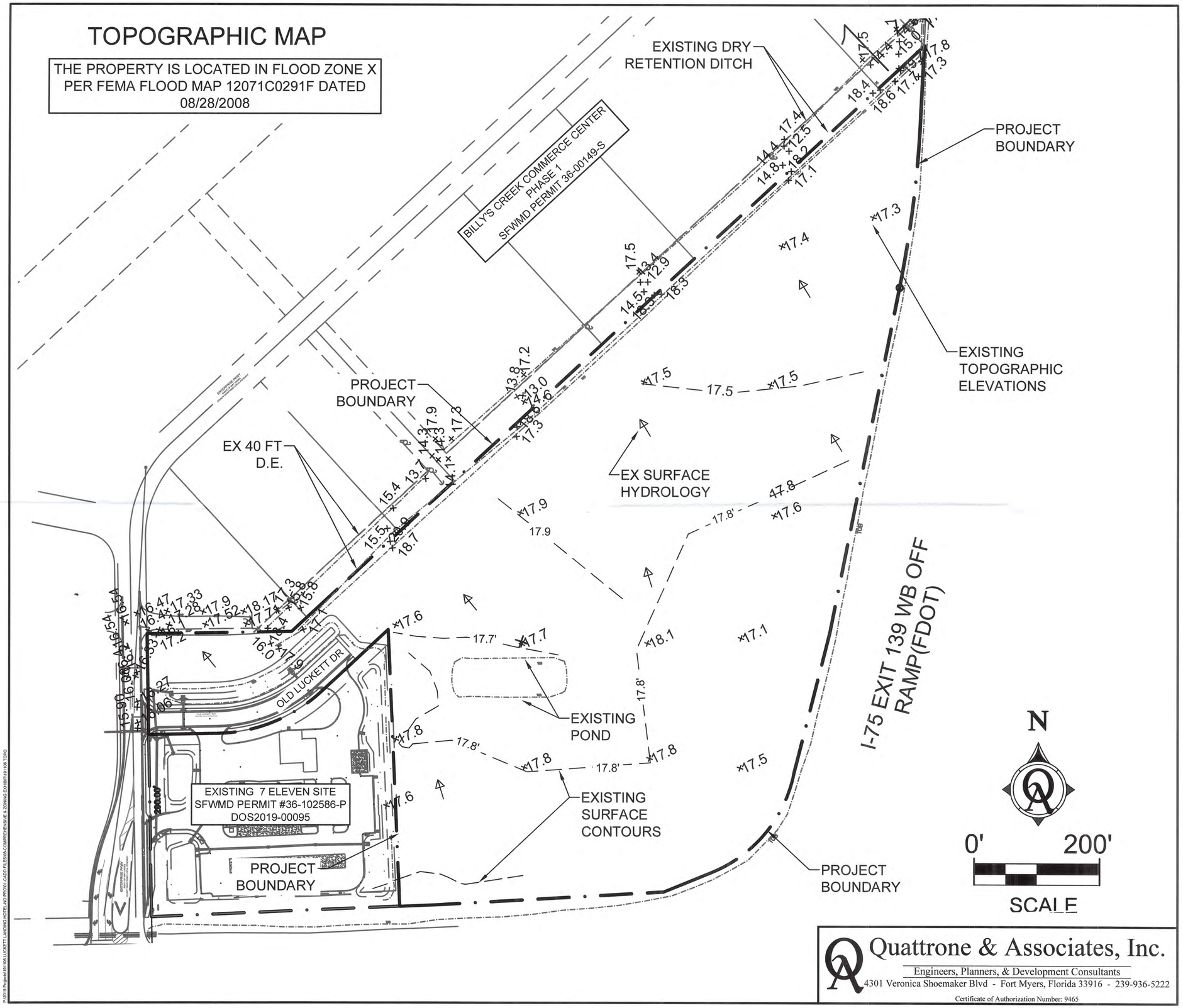
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/16/2021 at 7:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

TOPOGRAPHIC MAP

THE PROPERTY IS LOCATED IN FLOOD ZONE X
PER FEMA FLOOD MAP 12071C0291F DATED
08/28/2008



Quattrone & Associates, Inc.
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Certificate of Authorization Number: 9465

P:\2019 Projects\191106 LUCKETT LANDING HOTEL-NO PROD\-CADD FILES\06-COMPREHENSIVE & ZONING EXHIBITS\191106 TOPO

BOUNDARY SURVEY LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

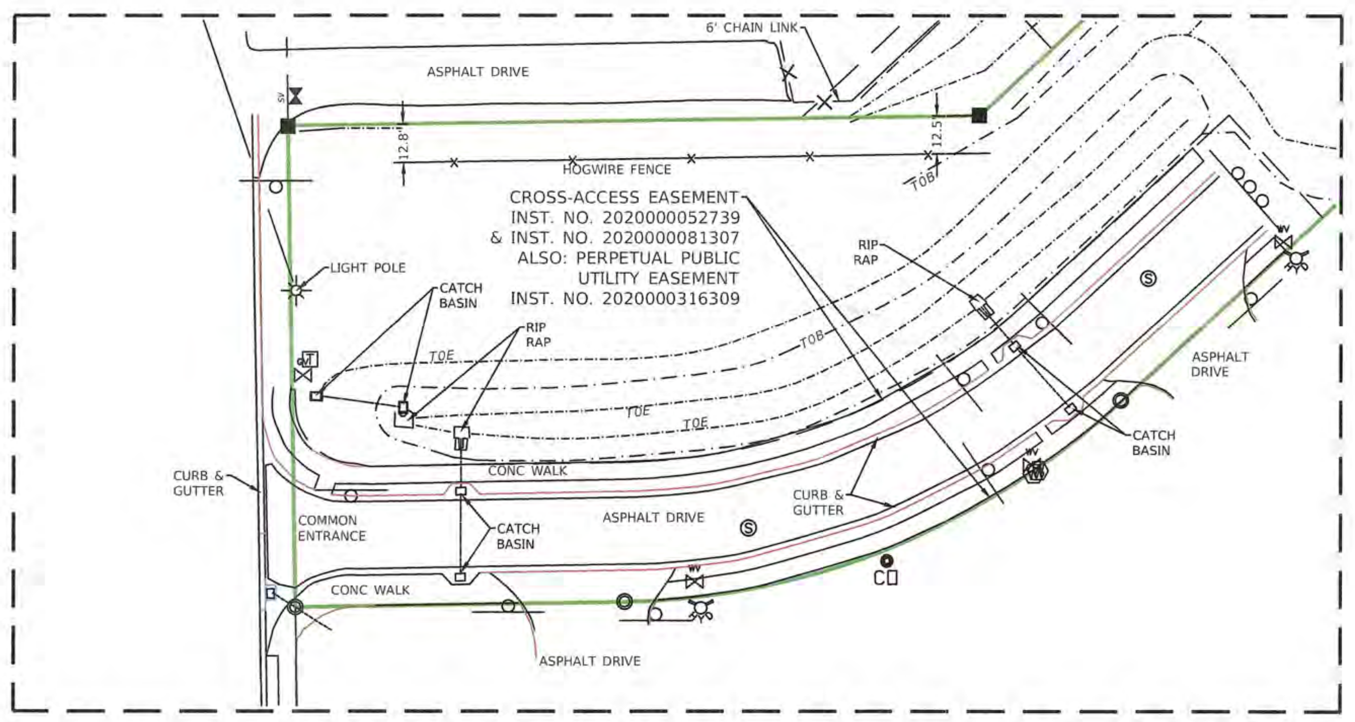
DESCRIPTION OF LANDS SURVEYED (FROM TITLE CERTIFICATION DATED SEPTEMBER 24, 2021 AT 5:00 PM):

A TRACT OR PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

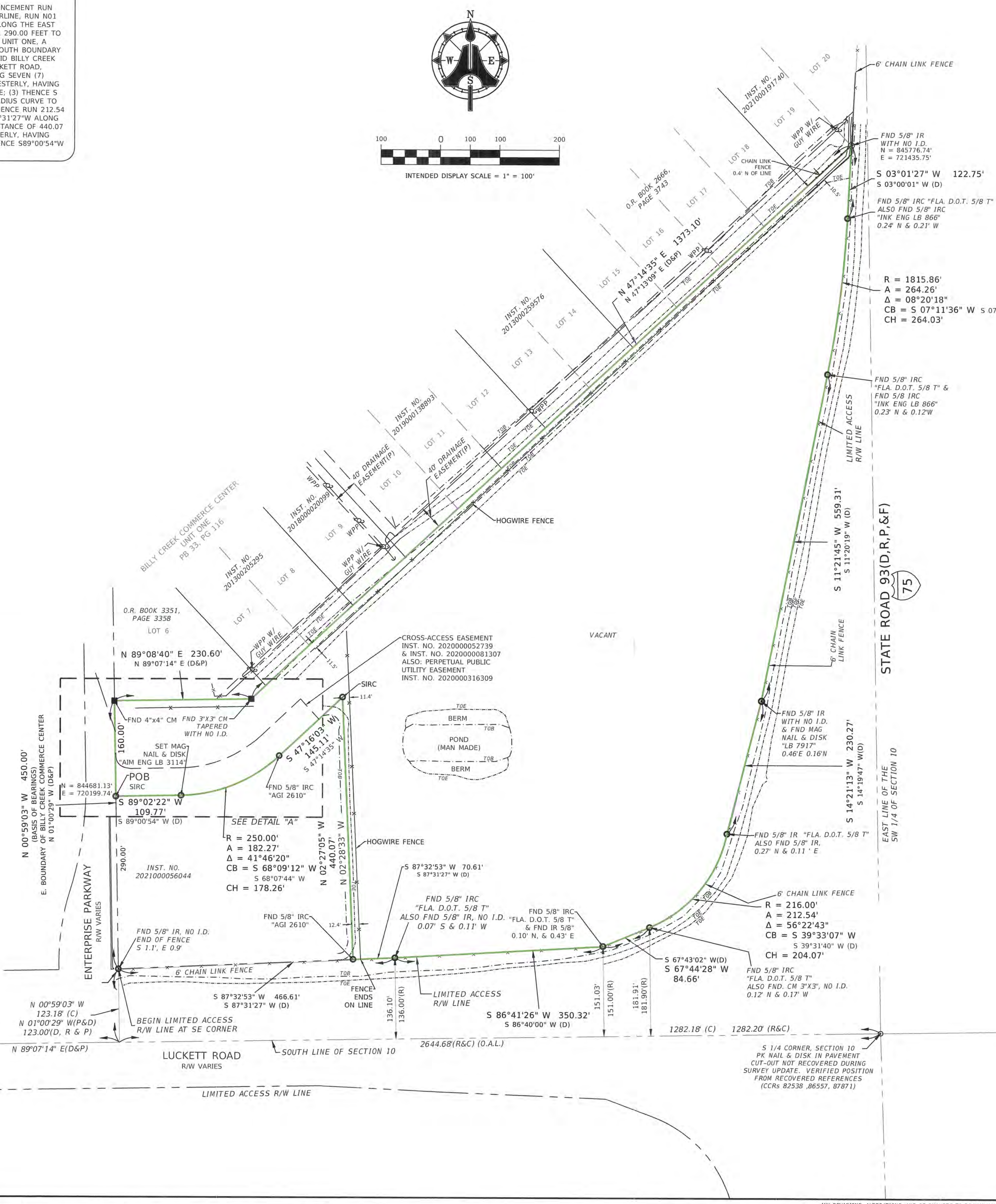
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE FROM SAID POINT OF COMMENCEMENT RUN N89°07'14"E ALONG THE CENTERLINE OF LUCKETT ROAD AND THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 1362.48 FEET; THENCE LEAVING SAID CENTERLINE, RUN N01 °00'29"W A DISTANCE OF 123.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LUCKETT ROAD; THENCE CONTINUE N01 °00'29"W ALONG THE EAST BOUNDARY OF BILLY CREEK COMMERCE CENTER, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGE 116, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 290.00 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN N01 °00'29"W ALONG SAID EAST BOUNDARY LINE OF BILLY CREEK COMMERCE CENTER, UNIT ONE, A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE; THENCE RUN N89°07'14"E ALONG THE SOUTH BOUNDARY LINE OF LOT 6 OF SAID BILLY CREEK COMMERCE CENTER, A DISTANCE OF 230.60 FEET; THENCE N47°13'09"E ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID BILLY CREEK COMMERCE CENTER, A DISTANCE OF 1373.10 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 1-75 EXIT RAMP TOWARD LUCKETT ROAD, BEING THE SOUTH CORNER OF LOT 20 OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE; THENCE RUN ALONG SAID EXIT RAMP RIGHT-OF-WAY, THE FOLLOWING SEVEN (7) COURSES: (1) S03°00'01"W, A DISTANCE OF 122.75 FEET TO THE POINT OF A CURVATURE OF A 1,815.86 FEET RADIUS CURVE TO THE RIGHT, BEING CONCAVE WESTERLY, HAVING A DELTA ANGLE OF 08°20'18", A CHORD BEARING AND LENGTH OF S07°10'09"W AND 264.03 FEET; (2) THENCE RUN 264.26 FEET ALONG THE ARC OF SAID CURVE; (3) THENCE S 11°20'19"W A DISTANCE OF 559.31 FEET; (4) THENCE S14°19'47"W A DISTANCE OF 230.27 FEET TO A POINT OF A NON-TANGENT CURVATURE OF 216.00 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY, HAVING A DELTA ANGLE OF 56°22'43", A CHORD BEARING AND LENGTH OF S39°31'40"W AND 204.07 FEET; (5) THENCE RUN 212.54 FEET ALONG THE ARC OF SAID CURVE; (6) THENCE S67°43'02"W A DISTANCE OF 84.66 FEET; (7) THENCE S86°40'00"W A DISTANCE OF 350.32 FEET; THENCE S87°31'27"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LUCKETT ROAD A DISTANCE OF 70.61 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN NO2°28'33"W A DISTANCE OF 440.07 FEET; THENCE S47°14'35"W A DISTANCE OF 145.11 FEET TO THE POINT OF CURVATURE OF A 250.00 FEET RADIUS CURVE TO THE RIGHT, BEING CONCAVE NORTHERLY, HAVING DELTA ANGLE OF 41°46'20", A CHORD BEARING AND LENGTH OF S68°07'44"W AND 178.26 FEET; THENCE RUN 182.27 FEET ALONG THE ARC OF SAID CURVE; THENCE S89°00'54"W A DISTANCE OF 109.77 FEET TO THE POINT OF BEGINNING.

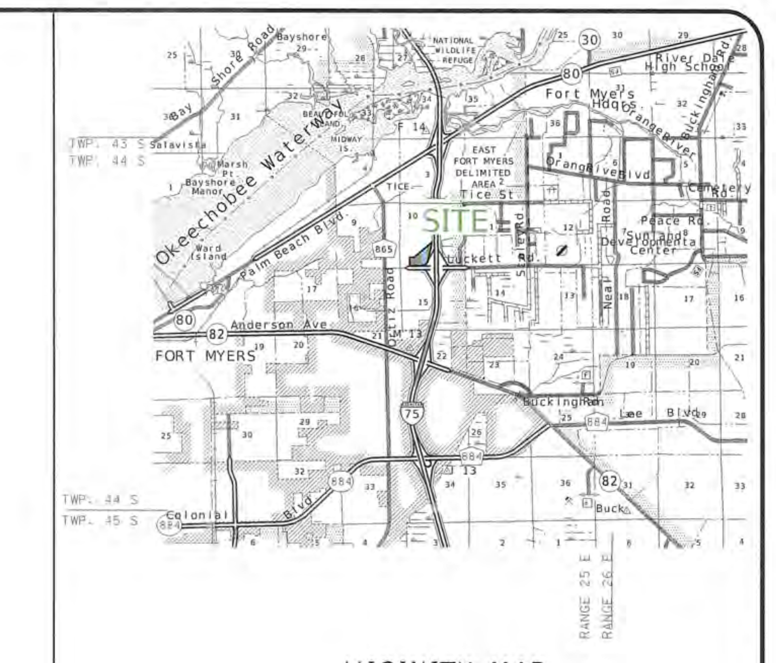
NOTES:

1. THIS SURVEY IS AN UPDATE OF PREVIOUS SURVEYS BY THIS FIRM DATED JUNE 12, 2006, AND SUBSEQUENTLY UPDATED OCTOBER 28, 2015.
2. ALL PHYSICAL FEATURES SHOWN HEREON WERE LOCATED IN THE FIELD, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW AS RECORDED IN FIELD BOOKS: 1040, PAGES 61-71; 1472, PAGES 23-25, & 80; AND 1735, PAGES 1-2, THE LAST DAY OF FIELD WORK WAS JULY 08, 2021.
3. A TITLE CERTIFICATION, PREPARED BY PAVESE LAW FIRM, DATED SEPTEMBER 24, 2021 AT 5:00 PM, WAS PROVIDED. ALL PLOTTABLE EASEMENTS AS DISCLOSED IN THIS CERTIFICATION ARE MAPPED HEREIN.
4. BEARINGS, COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983 (2011). THE BASIS OF BEARING OF BEARING IS THE EAST LINE OF BILLY CREEK COMMERCE CENTER HAVING A BEARING OF N 00°59'03" W AS MEASURED BETWEEN FOUND MONUMENTATION.
5. PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 125124 PANEL NO. 0291 F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.
6. NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
7. NO WETLAND AREAS OR JURISDICTIONAL WETLANDS, IF ANY, WERE LOCATED FOR THIS SURVEY.
8. NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN THOSE SHOWN HEREON.
9. UNDERGROUND ENCROACHMENTS INCLUDING FOUNDATIONS (IF ANY) WERE NOT LOCATED.
10. THE PLAT OF BILLY CREEK COMMERCE CENTER, UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGE 116 RESERVES A 6-FOOT PUBLIC UTILITY EASEMENT (NOT MAPPED) AROUND THE BOUNDARY OF EACH BUILDING SITE AND WITHIN 6 FEET OF ANY SIDE LINES OF DRAINAGE EASEMENTS WITHIN SAID PLAT
11. ALL DISTANCES, AND COORDINATES ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
12. SURVEYED PARCEL ACREAGE: 16.55 ACRES MORE OR LESS.
13. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FL.
14. LIMITED ACCESS RIGHT OF WAY DEPICTED PER FDOT STATE ROAD NO. 93 (INTERSTATE 75) RIGHT OF WAY MAP, SECTION 12075-000, DATED NOVEMBER 22, 2006.



DETAIL "A"
SCALE: 1 INCH = 50 FEET





VICINITY MAP
SCALE = N.T.S.

LEGEND:

(C)	= CALCULATED
(D)	= DEED
(F)	= FIELD DATA
(P)	= PLAT DATA
(R)	= RIGHT-OF-WAY MAP DATA
A	= ARC LENGTH
BOC	= BACK OF CURB
CB	= CHORD BEARING
CCR	= CERTIFIED CORNER RECORD
CH	= CHORD LENGTH
CM	= CONCRETE MONUMENT
CONC.	= CONCRETE
D.O.T.	= DEPARTMENT OF TRANSPORTATION
E	= EASTING
ENG	= ENGINEERING
EOP	= EDGE OF PAVEMENT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FLA.	= FLORIDA
FND	= FOUND
I.D.	= IDENTIFICATION
IR	= IRON ROD
IRC	= IRON ROD W/ CAP
INC.	= INCORPORATED
INST.	= INSTRUMENT NUMBER
INV.	= INVERT
LB	= LICENSED BUSINESS
LLC	= LIMITED LIABILITY COMPANY
LP	= LIGHT POLE
N	= NORTHING
N/F	= NOW OR FORMERLY
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.A.L.	= OVERALL LENGTH
OHW	= OVERHEAD WIRE
ORB	= OFFICIAL RECORD BOOK
PK	= PARKER-KALON
PB	= PLAT BOOK
PG	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIRC	= SET 5/8" IRON ROD W/ CAP STAMPED "AIM ENG LB 3114"
TOB	= TOP OF BANK
TOE	= TOE OF BANK
UTS	= UNDERGROUND TELEPHONE SERVICE
W/	= WITH
WPP	= WOOD POWER POLE
⌇	= TERMINUS UNKNOWN
Δ	= DELTA ANGLE
CO	= CLEANOUT
	= FIRE HYDRANT
GV	= GAS VALVE
	= LIGHT POLE
Ⓢ	= SANITARY MANHOLE
SV	= SANITARY SEWER VALVE
	= SIGN
T	= TELECOMMUNICATIONS PEDESTAL
Ⓦ	= WATER METER
WV	= WATER VALVE

DARREN K. TOWNSEND License Number 6476 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Darren Townsend
Date: 2021.11.17 11:58:18 -05'00'

I:\Active\15-0401 Luckett\Working\2107_CMH_BND\15-0401_Ph302.dwg 11/17/2021 11:04:44 AM

No	DATE	BY	REVISIONS
1	10-11-21	CMH	TITLE CERTIFICATION / EASEMENTS
2	11-17-21	CMH	STATE PLANE COORDINATES
3			
4			
5			

PREPARED BY: AIM ENGINEERING AND SURVEYING, INC.
SEE ELECTRONIC SIGNATURE ABOVE
DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6476
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

AIM Engineering & Surveying, Inc.
CIVIL * SANITARY * TRANSPORTATION * DEVELOPMENT * PROJECT MANAGEMENT
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
TOLL FREE 800-226-4569
PHONE 239-332-4569
CERTIFICATE OF AUTHORIZATION No. 3114

CLIENT: QUATTRONE & ASSOCIATES, INC.
DRAWN: CH | DATE: 07-08-2021 | PROJECT: LUCKETT LANDING
CHECKED: DT | DATE: 07-08-2021 | FIELD BOOK 1040/1472/1735 PAGE 61-71/23-25, 80/1-2

COUNTY: LEE
SECTION: 10 | TOWNSHIP: 44 S | RANGE: 25 E
FILE NAME: 15-0401 | PROJECT NO. 15-0401

ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO DRAWING(S) WITHOUT THE WRITTEN CONSENT OF APPROVAL BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED !

LUCKETT LANDING
BOUNDARY SURVEY

SHEET 1 OF 1