



## **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 – tripgeneration.
    - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - b.** Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
  - a.** Sanitary Sewer
  - b.** Potable Water
  - c.** Surface Water/Drainage Basins
  - d.** Parks, Recreation, and Open Space
  - e.** Public Schools

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

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

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

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

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

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

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

**Environmental Impacts**

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

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

**Impacts on Historic Resources**

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

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

**Internal Consistency with the Lee Plan**

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

**State Policy Plan and Regional Policy Plan**

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

**Justify the proposed amendment based upon sound planning principles**

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

**Planning Communities/Community Plan Area Requirements**

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

**Sketch and Legal Description**

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

**SUBMITTAL REQUIREMENTS**

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

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

**MINIMUM SUBMITTAL ITEMS (3 Copies)**

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

**APPLICANT – PLEASE NOTE:**

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

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

AFFIDAVIT

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

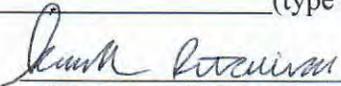
  
Signature of Applicant

January 28, 2022  
Date

Amjad Sitti  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on January 31, 2022 (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



**Savannah Retallick**  
Notary Public  
State of Florida  
Comm# HH043434  
Expires 9/16/2024

Savannah Retallick  
(Name typed, printed or stamped)

# EXHIBIT M3

## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Arif Ahmed, 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 SRAP 19-44-26-L4-U2504.4599 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.

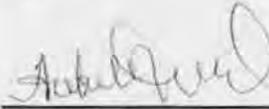
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for 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
Gulf Coast Venture Group, LLC / 2231 Del Prado Blvd, Cape Coral, FL	100%
<u>Not a Lee County Employee, Commissioner, not Hear Examiner</u>	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Arif Ahmed

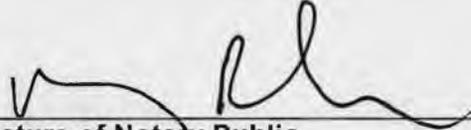
Print Name

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on November 9, 2021 (date) by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public





# EXHIBIT M5: LIST OF SURROUNDING PROPERTY OWNERS

Subjects: 1 Date: 1/25/2022 12:00:00 AM List Size: 93

Index	STRAP	OwnerNar	OwnerName2	MailAddress	MailAddress: MailCity	MailState	MailZip	MailCountry	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip
0	19-44-26-L4-U2504.4599		GULF COAST VENTURE GROUP LLC	2231 DEL PRADO BLVD	CAPE CORAL	FL	33990			ACCESS UNDETERMINED		FORT MYERS	33905
1	19-44-26-00-00001.0030		MOON UN JAE TR	4560 PALM BEACH BLVD	FORT MYERS	FL	33905		9660	BUCKINGHAM RD		FORT MYERS	33905
2	19-44-26-00-00001.0040		NIPPER LARRY	9560 BUCKINGHAM RD	FORT MYERS	FL	33905		9560	BUCKINGHAM RD		FORT MYERS	33905
3	19-44-26-00-00001.0140		ROOTED FOR LIFE CHURCH INC	3106 MOROS CT	FORT MYERS	FL	33905		9530	BUCKINGHAM RD		FORT MYERS	33905
4	19-44-26-00-00004.0000		LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902		9800	BUCKINGHAM RD		FORT MYERS	33905
5	19-44-26-01-00001.0010		ABDEL-MASSIH MOUNIER	747 W BAGNALL ST	GLENDORA	CA	91740		1133	ALVIN AVE		LEHIGH ACRES	33971
6	19-44-26-01-00001.0020		MARONDA HOMES LLC	9416 CAMDEN FIELD PARKWAY	RIVERVIEW	FL	33569		1131	ALVIN AVE		LEHIGH ACRES	33971
7	19-44-26-01-00001.0030		ARONI ROSSANA +	104 SE 12TH ST	CAPE CORAL	FL	33990		1129	ALVIN AVE		LEHIGH ACRES	33971
8	19-44-26-01-00001.0040		PRICE FLORENCE L	1128 MELVIN DR	PORTSMOUTH	VA	23701		1127	ALVIN AVE		LEHIGH ACRES	33971
9	19-44-26-01-00001.0060		HARVEST YOUR FREEDOM INVESTMEN	4416 JAMERSON PL	ORLANDO	FL	32807		1123	ALVIN AVE		LEHIGH ACRES	33971
10	19-44-26-01-00001.0070		BAKER FREDERICK R &	1121 ALVIN AV	LEHIGH ACRES	FL	33971		1121	ALVIN AVE		LEHIGH ACRES	33971
11	19-44-26-01-00001.0080		RAMO PROPERTIES INC	2743 1ST ST APT 1303	FORT MYERS	FL	33916		1119	ALVIN AVE		LEHIGH ACRES	33971
12	19-44-26-01-00001.0090		RODRIGUEZ LUANY SAINZ +	1117 ALVIN AVE	LEHIGH ACRES	FL	33971		1117	ALVIN AVE		LEHIGH ACRES	33971
13	19-44-26-01-00001.0100		MCCARTY JANIE P	1115 ALVIN AVE	LEHIGH ACRES	FL	33971		1115	ALVIN AVE		LEHIGH ACRES	33971
14	19-44-26-01-00002.0010		BEST QUALITY HOME INVESTMENTS	3508 38TH ST SW	LEHIGH ACRES	FL	33976		9381	BUCKINGHAM RD		FORT MYERS	33905
15	19-44-26-01-00002.0020		LUULY LLC MARKHAM NORTON MOSTELLER	8961 CONFERENCE DR STE 1	FORT MYERS	FL	33919		9361	BUCKINGHAM RD		FORT MYERS	33905
16	19-44-26-01-00002.0130		OLIVEIRA LEONARDO DOMINICANO D	5029 BRISTO ST	LEHIGH ACRES	FL	33971		5568	BILLINGS ST		LEHIGH ACRES	33971
17	19-44-26-01-00002.0140		BOWEN CHARLES L + JOSELYN P	5570 BILLINGS ST	LEHIGH ACRES	FL	33971		5570	BILLINGS ST		LEHIGH ACRES	33971
18	19-44-26-01-00003.0010		CANCIO JOSE A	5562 BURT ST	LEHIGH ACRES	FL	33971		5571	BILLINGS ST		LEHIGH ACRES	33971
19	19-44-26-01-00003.0020		RENZENBRINK G WM + PATRICE A	8246 LAKEVALLEY DR	CINCINNATI	OH	45247		5569	BILLINGS ST		LEHIGH ACRES	33971
20	19-44-26-01-00003.0150		LH-DDC LLC	6635 WILLOW PARK DR	NAPLES	FL	34109		5568	BECK ST		LEHIGH ACRES	33971
21	19-44-26-01-00003.0160		SIMAO MANUEL TR	9202 YELLOW LAKE DR	NEW PORT RICHEY	FL	34654		5570	BECK ST		LEHIGH ACRES	33971
22	19-44-26-01-00004.0010		DE PAULA MONIQUE BOSCO &	5571 BECK ST	LEHIGH ACRES	FL	33971		5571	BECK ST		LEHIGH ACRES	33971
23	19-44-26-01-00004.0020		BRUTUS CARILLE	5569 BECK ST	LEHIGH ACRES	FL	33971		5569	BECK ST		LEHIGH ACRES	33971
24	19-44-26-01-00004.0150		HILL ADRIENNE R	498 PARKWAY AVE	TRENTON	NJ	8618		5568	BELROSE ST		LEHIGH ACRES	33971
25	19-44-26-01-00004.0160		SIMAO JOA GILBERTO SIMAO	36 LOIS AVE	EAST BRUNSWICK	NJ	8816		5570	BELROSE ST		LEHIGH ACRES	33971
26	19-44-26-02-00008.0010		JOYNER ROBERT H + NANCY T	3005 57 ST W	LEHIGH ACRES	FL	33971		1113	ALVIN AVE		LEHIGH ACRES	33971
27	19-44-26-02-00008.0020		COX HEADLY + LUCILLE	1111 ALVIN AVE	LEHIGH ACRES	FL	33971		1111	ALVIN AVE		LEHIGH ACRES	33971
28	19-44-26-02-00008.0030		BELOVS ANDREJS &	1109 ALVIN AVE	LEHIGH ACRES	FL	33971		1109	ALVIN AVE		LEHIGH ACRES	33971
29	19-44-26-02-00008.0040		PELAEZ MERCEDES +	7813 NW 193RD TER	HIALEAH	FL	33015		1107	ALVIN AVE		LEHIGH ACRES	33971
30	19-44-26-02-00008.0050		VARGAS HERIBERTO LOPEZ	1105 ALVIN AVE	LEHIGH ACRES	FL	33971		1105	ALVIN AVE		LEHIGH ACRES	33971
31	19-44-26-02-00008.0060		TRIPLE DOI ZHEN CHEN	2857 VIA CAMPANIA ST	FORT MYERS	FL	33905		1103	ALVIN AVE		LEHIGH ACRES	33971
32	19-44-26-02-00008.0070		FERRY WILLIAM J +	22 HANOVER CT	LANGHORNE	PA	19047		1101	ALVIN AVE		LEHIGH ACRES	33971
33	19-44-26-02-00008.0080		ROMAIN JULES	1035 ALVIN AVE	LEHIGH ACRES	FL	33971		1035	ALVIN AVE		LEHIGH ACRES	33971
34	19-44-26-02-00009.0010		PASTOR DARIEN & YUDENYS	5570 BENTON ST	LEHIGH ACRES	FL	33971		5571	BELROSE ST		LEHIGH ACRES	33971
35	19-44-26-02-00009.0020		MENDOZA YANET	5569 BELROSE ST	LEHIGH ACRES	FL	33971		5569	BELROSE ST		LEHIGH ACRES	33971
36	19-44-26-02-00009.0150		OCAMPO LAURA MOLINA	5566 BENTON ST	LEHIGH ACRES	FL	33971		5568	BENTON ST		LEHIGH ACRES	33971
37	19-44-26-02-00009.0160		PASTOR DARIEN & YUDENYS	5570 BENTON ST	LEHIGH ACRES	FL	33971		5570	BENTON ST		LEHIGH ACRES	33971
38	19-44-26-02-00010.0010		DE PAULO MARCO A +	905 ALLMAN AVENUE	LEHIGH ACRES	FL	33971		5571	BENTON ST		LEHIGH ACRES	33971
39	19-44-26-02-00010.0020		DEPAULO MARCOS A	905 ALLMAN AVE	LEHIGH ACRES	FL	33971		5569	BENTON ST		LEHIGH ACRES	33971
40	19-44-26-02-00010.0140		FRANCILLON FRANCOIS J +	5566 BURR ST	LEHIGH ACRES	FL	33971		5566	BURR ST		LEHIGH ACRES	33971
41	19-44-26-02-00010.0150		LAPOMAREDE GERTRUDE	5568 BURR ST	LEHIGH ACRES	FL	33971		5568	BURR ST		LEHIGH ACRES	33971
42	19-44-26-02-00010.0160		REGIENCZUK MICHAEL &	5570 BURR ST	LEHIGH ACRES	FL	33971		5570	BURR ST		LEHIGH ACRES	33971
43	19-44-26-03-00013.0010		PEREZ HECTOR E	1033 ALVIN AVE	LEHIGH ACRES	FL	33971		1033	ALVIN AVE		LEHIGH ACRES	33971
44	19-44-26-03-00013.0020		CUSTODIO MARIO	9166 RIVER OTTER DR	FORT MYERS	FL	33912		1031	ALVIN AVE		LEHIGH ACRES	33971
45	19-44-26-03-00013.0030		TAYLOR JEFFREY D +	1029 ALVIN AVE	LEHIGH ACRES	FL	33971		1029	ALVIN AVE		LEHIGH ACRES	33971
46	19-44-26-03-00013.0040		AUGUSTIN VERLANDE	1027 ALVIN AVE	LEHIGH ACRES	FL	33971		1027	ALVIN AVE		LEHIGH ACRES	33971
47	19-44-26-03-00013.0050		MORALES YANIEL SANCHEZ	1025 ALVIN AVE	LEHIGH ACRES	FL	33971		1025	ALVIN AVE		LEHIGH ACRES	33971
48	19-44-26-03-00013.0060		GUIMARAES LILIAM	1023 ALVIN AVE	LEHIGH ACRES	FL	33971		1023	ALVIN AVE		LEHIGH ACRES	33971
49	19-44-26-03-00013.0070		GOODWIN DWIGHT TR	1021 ALVIN AVE	LEHIGH ACRES	FL	33971		1021	ALVIN AVE		LEHIGH ACRES	33971
50	19-44-26-03-00013.0080		BAC MANAJULIO HERNANDEZ	12555 COLLIER BLVD STE 5	NAPLES	FL	34116		1019	ALVIN AVE		LEHIGH ACRES	33971
51	19-44-26-03-00013.0090		HILL ZACK	1017 ALVIN AVE	LEHIGH ACRES	FL	33971		1017	ALVIN AVE		LEHIGH ACRES	33971
52	19-44-26-03-00013.0100		BOIREAU PHIL	1015 ALVIN AVE	LEHIGH ACRES	FL	33971		1015	ALVIN AVE		LEHIGH ACRES	33971
53	19-44-26-03-00013.0110		BRAZIL REX +	1013 ALVIN AVE	LEHIGH ACRES	FL	33971		1013	ALVIN AVE		LEHIGH ACRES	33971

54	19-44-26-03-00013.0120	HERWIG AARON	14801 SW 33RD ST	DAVIE	FL	33331	1011 ALVIN AVE	LEHIGH ACRES	33971
55	19-44-26-03-00013.0130	SHIPMAN JAMES L+ KATHERINE TR	18470 SCHABACK DR	WESTON	MO	64098	1009 ALVIN AVE	LEHIGH ACRES	33971
56	19-44-26-03-00013.0140	WILKE CHARLOTTE ANN L/E	PO BOX 61134	FORT MYERS	FL	33906	1007 ALVIN AVE	LEHIGH ACRES	33971
57	19-44-26-03-00013.0160	BELCHER CHARLES I + CAROLYN A	PO BOX 2753	SOUTH BEND	IN	46680	1003 ALVIN AVE	LEHIGH ACRES	33971
58	19-44-26-03-00013.0170	FREDERICK THOMAS O + MIRNA Y	1557 ALTON RD	PORT CHARLOTTE	FL	33952	1001 ALVIN AVE	LEHIGH ACRES	33971
59	19-44-26-03-00014.0010	WILKE ROBIN L TR	1033 ALLMAN AVE	LEHIGH ACRES	FL	33971	1032 ALVIN AVE	LEHIGH ACRES	33971
60	19-44-26-03-00014.0020	PLAISIR JEAN ERIC &	1030 ALVIN AVE	LEHIGH ACRES	FL	33971	1030 ALVIN AVE	LEHIGH ACRES	33971
61	19-44-26-03-00014.0030	VERLANEY JOHN A +	8925 STARLIGHT DR	MACEDONIA	OH	44056	1028 ALVIN AVE	LEHIGH ACRES	33971
62	19-44-26-03-00014.0040	RODRIGUEZ KLEIMER CARBONELL &	1026 ALVIN AVE	LEHIGH ACRES	FL	33971	1026 ALVIN AVE	LEHIGH ACRES	33971
63	19-44-26-03-00014.0050	ULLOA ALAVA ELBA CONSTANZA	ALEMANIA N 32-218 Y	MARIANA I QUITO		170150 ECUADOR	1024 ALVIN AVE	LEHIGH ACRES	33971
64	19-44-26-03-00014.0060	EDIFIED INVESTMENTS LLC	2671 SWAMP CABBAGE CT	FORT MYERS	FL	33901	1022 ALVIN AVE	LEHIGH ACRES	33971
65	19-44-26-03-00014.0070	LABISSIERE SERGE &	1020 ALVIN AVE	LEHIGH ACRES	FL	33971	1020 ALVIN AVE	LEHIGH ACRES	33971
66	19-44-26-03-00014.0090	DA SILVA SILVANE TEIXERA	1016 ALVIN AVE	LEHIGH ACRES	FL	33971	1016 ALVIN AVE	LEHIGH ACRES	33971
67	19-44-26-03-00014.0100	MORELAND WILBUR L +	2918 PRINCE GEORGE RD	HATTIESBURG	MS	39402	1014 ALVIN AVE	LEHIGH ACRES	33971
68	19-44-26-03-00014.0110	MORELAND WILBUR L +	2918 PRINCE GEORGE RD	HATTIESBURG	MS	39402	1012 ALVIN AVE	LEHIGH ACRES	33971
69	19-44-26-03-00014.0120	PANEQUE ARMANDO ENRIQUE ACOSTA	320 NISKA RD APT 801	NORTH YORK	ON	M3N 2W1 CANADA	1010 ALVIN AVE	LEHIGH ACRES	33971
70	19-44-26-03-00014.0130	VO HIEP	8688 PEGASUS DR	LEHIGH ACRES	FL	33971	1008 ALVIN AVE	LEHIGH ACRES	33971
71	19-44-26-03-00014.0140	WENRICH DIANA +	1221 BELAIR ST E	LEHIGH ACRES	FL	33974	1006 ALVIN AVE	LEHIGH ACRES	33971
72	19-44-26-03-00014.0150	HENDRY REBECCA	5570 BUTTE ST	LEHIGH ACRES	FL	33971	5570 BUTTE ST	LEHIGH ACRES	33971
73	19-44-26-03-00014.0160	HEAD CORY	1005 ALLMAN AVE	LEHIGH ACRES	FL	33971	1005 ALLMAN AVE	LEHIGH ACRES	33971
74	19-44-26-03-00014.0170	RIOS ANGEL & CRISTINA	1007 ALLMAN AVE	LEHIGH ACRES	FL	33971	1007 ALLMAN AVE	LEHIGH ACRES	33971
75	19-44-26-03-00014.0180	MENDOZA MIRANDA CATALINA O	1009 ALLMAN AVE	LEHIGH ACRES	FL	33971	1009 ALLMAN AVE	LEHIGH ACRES	33971
76	19-44-26-03-00014.0190	VALDES PEREZ ANDI JR	1011 ALLMAN AVE	LEHIGH ACRES	FL	33971	1011 ALLMAN AVE	LEHIGH ACRES	33971
77	19-44-26-03-00014.0200	DAVIS SHERWARD & FANNIE	1013 ALLMAN AVE	LEHIGH ACRES	FL	33971	1013 ALLMAN AVE	LEHIGH ACRES	33971
78	19-44-26-03-00014.0210	NGUYEN LONG H	1015 ALLMAN AVE	LEHIGH ACRES	FL	33971	1015 ALLMAN AVE	LEHIGH ACRES	33971
79	19-44-26-03-00014.0220	GARZA ANTHONY	1017 ALLMAN AVE	LEHIGH ACRES	FL	33971	1017 ALLMAN AVE	LEHIGH ACRES	33971
80	19-44-26-03-00014.0230	DA SILVA SILVANE TEXIEIRA	1016 ALVIN AVE	LEHIGH ACRES	FL	33971	1019 ALLMAN AVE	LEHIGH ACRES	33971
81	19-44-26-03-00014.0240	JACK INVESTMENT GROUP INC	11760 NW 1ST ST	CORAL SPRINGS	FL	33071	1021 ALLMAN AVE	LEHIGH ACRES	33971
82	19-44-26-03-00014.0250	D R HORTON INC	10541 BEN C PRATT SIX MILE	CYPRESS PI FORT MYERS	FL	33966	1023 ALLMAN AVE	LEHIGH ACRES	33971
83	19-44-26-03-00014.0260	MARTIAL NAOMY	1025 ALLMAN AVE	LEHIGH ACRES	FL	33971	1025 ALLMAN AVE	LEHIGH ACRES	33971
84	19-44-26-03-00014.0270	DAVIS WILLIE E + MIRIAM R	1027 ALLMAN AVE	LEHIGH ACRES	FL	33971	1027 ALLMAN AVE	LEHIGH ACRES	33971
85	19-44-26-03-00014.0280	PIRES ROSIMEIRE DAMACENO D	1029 ALLMAN AVE	LEHIGH ACRES	FL	33971	1029 ALLMAN AVE	LEHIGH ACRES	33971
86	19-44-26-03-00014.0290	ALLEN MELISSA H	1031 ALLMAN AVE	LEHIGH ACRES	FL	33971	1031 ALLMAN AVE	LEHIGH ACRES	33971
87	19-44-26-03-00014.0300	WILKE ROBIN L TR	1033 ALLMAN AVE	LEHIGH ACRES	FL	33971	1033 ALLMAN AVE	LEHIGH ACRES	33971
88	19-44-26-03-00018.0010	GAGNON JEAN CLAUDE +	5571 BUTTE ST	LEHIGH ACRES	FL	33971	5571 BUTTE ST	LEHIGH ACRES	33971
89	19-44-26-03-00018.0020	CHAVEZ PAULA +	5569 BUTTE ST	LEHIGH ACRES	FL	33971	5569 BUTTE ST	LEHIGH ACRES	33971
90	19-44-26-07-00001.0000	OVERBEE TONY R + MARILYN T	9430 BUCKINGHAM RD	FORT MYERS	FL	33905	9430 BUCKINGHAM RD	FORT MYERS	33905
91	19-44-26-L4-U2487.4566	GRAND ISLE 407 LLC +	14513 GLOBAL PKWY	FORT MYERS	FL	33913	ACCESS UNDETERMINED	FORT MYERS	33905
92	30-44-26-P1-00001.0000	CITY OF FO FINANCE DEPT	PO BOX 2217	FORT MYERS	FL	33902	5600 LEE BLVD	LEHIGH ACRES	33971

MOON UN JAE TR  
4560 PALM BEACH BLVD  
FORT MYERS FL 33905

NIPPER LARRY  
9560 BUCKINGHAM RD  
FORT MYERS FL 33905

ROOTED FOR LIFE CHURCH INC  
3106 MOROS CT  
FORT MYERS FL 33905

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

ABDEL-MASSIH MOUNIER  
747 W BAGNALL ST  
GLENORA CA 91740

MARONDA HOMES LLC  
9416 CAMDEN FIELD PARKWAY  
RIVERVIEW FL 33569

ARONI ROSSANA +  
104 SE 12TH ST  
CAPE CORAL FL 33990

PRICE FLORENCE L  
1128 MELVIN DR  
PORTSMOUTH VA 23701

HARVEST YOUR FREEDOM INVESTMEN  
4416 JAMERSON PL  
ORLANDO FL 32807

BAKER FREDERICK R &  
1121 ALVIN AV  
LEHIGH ACRES FL 33971

RAMO PROPERTIES INC  
2743 1ST ST APT 1303  
FORT MYERS FL 33916

RODRIGUEZ LUANY SAINZ +  
1117 ALVIN AVE  
LEHIGH ACRES FL 33971

MCCARTY JANIE P  
1115 ALVIN AVE  
LEHIGH ACRES FL 33971

BEST QUALITY HOME INVESTMENTS  
3508 38TH ST SW  
LEHIGH ACRES FL 33976

LUULY LLC  
MARKHAM NORTON MOSTELLER WRIGH  
8961 CONFERENCE DR STE 1  
FORT MYERS FL 33919

OLIVEIRA LEONARDO DOMINICANO D  
5029 BRISTO ST  
LEHIGH ACRES FL 33971

BOWEN CHARLES L + JOSELYN P  
5570 BILLINGS ST  
LEHIGH ACRES FL 33971

CANCIO JOSE A  
5562 BURT ST  
LEHIGH ACRES FL 33971

RENZENBRINK G WM + PATRICE A  
8246 LAKEVALLEY DR  
CINCINNATI OH 45247

LH-DDC LLC  
6635 WILLOW PARK DR  
NAPLES FL 34109

SIMAO MANUEL TR  
9202 YELLOW LAKE DR  
NEW PORT RICHEY FL 34654

DE PAULA MONIQUE BOSCO &  
5571 BECK ST  
LEHIGH ACRES FL 33971

BRUTUS CARILLE  
5569 BECK ST  
LEHIGH ACRES FL 33971

HILL ADRIENNE R  
498 PARKWAY AVE  
TRENTON NJ 08618

SIMAO JOAQUIM  
GILBERTO SIMAO  
36 LOIS AVE  
EAST BRUNSWICK NJ 08816

JOYNER ROBERT H + NANCY T  
3005 57 ST W  
LEHIGH ACRES FL 33971

COX HEADLY + LUCILLE  
1111 ALVIN AVE  
LEHIGH ACRES FL 33971

BELOVS ANDREJS &  
1109 ALVIN AVE  
LEHIGH ACRES FL 33971

PELAEZ MERCEDES +  
7813 NW 193RD TER  
HIALEAH FL 33015

VARGAS HERIBERTO LOPEZ  
1105 ALVIN AVE  
LEHIGH ACRES FL 33971

TRIPLE DONG INVESTMENT LLC  
ZHEN CHEN  
2857 VIA CAMPANIA ST  
FORT MYERS FL 33905

FERRY WILLIAM J +  
22 HANOVER CT  
LANGHORNE PA 19047

ROMAIN JULES  
1035 ALVIN AVE  
LEHIGH ACRES FL 33971

PASTOR DARIEN & YUDENYS  
5570 BENTON ST  
LEHIGH ACRES FL 33971

MENDOZA YANET  
5569 BELROSE ST  
LEHIGH ACRES FL 33971

OCAMPO LAURA MOLINA  
5566 BENTON ST  
LEHIGH ACRES FL 33971

PASTOR DARIEN & YUDENYS  
5570 BENTON ST  
LEHIGH ACRES FL 33971

DE PAULO MARCO A +  
905 ALLMAN AVENUE  
LEHIGH ACRES FL 33971

DEPAULO MARCOS A  
905 ALLMAN AVE  
LEHIGH ACRES FL 33971

FRANCILLON FRANCOIS J +  
5566 BURR ST  
LEHIGH ACRES FL 33971

LAPOMAREDE GERTRUDE  
5568 BURR ST  
LEHIGH ACRES FL 33971

REGIENCZUK MICHAEL &  
5570 BURR ST  
LEHIGH ACRES FL 33971

PEREZ HECTOR E  
1033 ALVIN AVE  
LEHIGH ACRES FL 33971

CUSTODIO MARIO  
9166 RIVER OTTER DR  
FORT MYERS FL 33912

TAYLOR JEFFREY D +  
1029 ALVIN AVE  
LEHIGH ACRES FL 33971

AUGUSTIN VERLANDE  
1027 ALVIN AVE  
LEHIGH ACRES FL 33971

MORALES YANIEL SANCHEZ  
1025 ALVIN AVE  
LEHIGH ACRES FL 33971

GUIMARAES LILIAM  
1023 ALVIN AVE  
LEHIGH ACRES FL 33971

GOODWIN DWIGHT TR  
1021 ALVIN AVE  
LEHIGH ACRES FL 33971

BAC MANAGEMENT LLC  
JULIO HERNANDEZ  
12555 COLLIER BLVD STE 5  
NAPLES FL 34116

HILL ZACK  
1017 ALVIN AVE  
LEHIGH ACRES FL 33971

BOIREAU PHIL  
1015 ALVIN AVE  
LEHIGH ACRES FL 33971

BRAZIL REX +  
1013 ALVIN AVE  
LEHIGH ACRES FL 33971

HERWIG AARON  
14801 SW 33RD ST  
DAVIE FL 33331

SHIPMAN JAMES L+ KATHERINE TR  
18470 SCHABACK DR  
WESTON MO 64098

WILKE CHARLOTTE ANN L/E  
PO BOX 61134  
FORT MYERS FL 33906

BELCHER CHARLES I + CAROLYN A  
PO BOX 2753  
SOUTH BEND IN 46680

FREDERICK THOMAS O + MIRNA Y  
1557 ALTON RD  
PORT CHARLOTTE FL 33952

WILKE ROBIN L TR  
1033 ALLMAN AVE  
LEHIGH ACRES FL 33971

PLAISIR JEAN ERIC &  
1030 ALVIN AVE  
LEHIGH ACRES FL 33971

VERLANEY JOHN A +  
8925 STARLIGHT DR  
MACEDONIA OH 44056

RODRIGUEZ KLEIMER CARBONELL &  
1026 ALVIN AVE  
LEHIGH ACRES FL 33971

ULLOA ALAVA ELBA CONSTANZA  
ALEMANIA N 32-218 Y  
MARIANA DE JESUS  
QUITO 170150  
ECUADOR

EDIFIED INVESTMENTS LLC  
2671 SWAMP CABBAGE CT  
FORT MYERS FL 33901

LABISSIERE SERGE &  
1020 ALVIN AVE  
LEHIGH ACRES FL 33971

DA SILVA SILVANE TEIXERA  
1016 ALVIN AVE  
LEHIGH ACRES FL 33971

MORELAND WILBUR L +  
2918 PRINCE GEORGE RD  
HATTIESBURG MS 39402

MORELAND WILBUR L +  
2918 PRINCE GEORGE RD  
HATTIESBURG MS 39402

PANEQUE ARMANDO ENRIQUE ACOSTA  
320 NISKA RD APT 801  
NORTH YORK ON M3N 2W1  
CANADA

VO HIEP  
8688 PEGASUS DR  
LEHIGH ACRES FL 33971

WENRICH DIANA +  
1221 BELAIR ST E  
LEHIGH ACRES FL 33974

HENDRY REBECCA  
5570 BUTTE ST  
LEHIGH ACRES FL 33971

HEAD CORY  
1005 ALLMAN AVE  
LEHIGH ACRES FL 33971

RIOS ANGEL & CRISTINA  
1007 ALLMAN AVE  
LEHIGH ACRES FL 33971

MENDOZA MIRANDA CATALINA O  
1009 ALLMAN AVE  
LEHIGH ACRES FL 33971

VALDES PEREZ ANDI JR  
1011 ALLMAN AVE  
LEHIGH ACRES FL 33971

DAVIS SHERWARD & FANNIE  
1013 ALLMAN AVE  
LEHIGH ACRES FL 33971

NGUYEN LONG H  
1015 ALLMAN AVE  
LEHIGH ACRES FL 33971

GARZA ANTHONY  
1017 ALLMAN AVE  
LEHIGH ACRES FL 33971

DA SILVA SILVANE TEXEIRA  
1016 ALVIN AVE  
LEHIGH ACRES FL 33971

JACK INVESTMENT GROUP INC  
11760 NW 1ST ST  
CORAL SPRINGS FL 33071

D R HORTON INC  
10541 BEN C PRATT SIX MILE  
CYPRESS PKWY #100  
FORT MYERS FL 33966

MARTIAL NAOMY  
1025 ALLMAN AVE  
LEHIGH ACRES FL 33971

DAVIS WILLIE E + MIRIAM R  
1027 ALLMAN AVE  
LEHIGH ACRES FL 33971

PIRES ROSIMEIRE DAMACENO D  
1029 ALLMAN AVE  
LEHIGH ACRES FL 33971

ALLEN MELISSA H  
1031 ALLMAN AVE  
LEHIGH ACRES FL 33971

WILKE ROBIN L TR  
1033 ALLMAN AVE  
LEHIGH ACRES FL 33971

GAGNON JEAN CLAUDE +  
5571 BUTTE ST  
LEHIGH ACRES FL 33971

CHAVEZ PAULA +  
5569 BUTTE ST  
LEHIGH ACRES FL 33971

OVERBEE TONY R + MARILYN T  
9430 BUCKINGHAM RD  
FORT MYERS FL 33905

GRAND ISLE 407 LLC +  
14513 GLOBAL PKWY  
FORT MYERS FL 33913

CITY OF FORT MYERS  
FINANCE DEPT  
PO BOX 2217  
FORT MYERS FL 33902



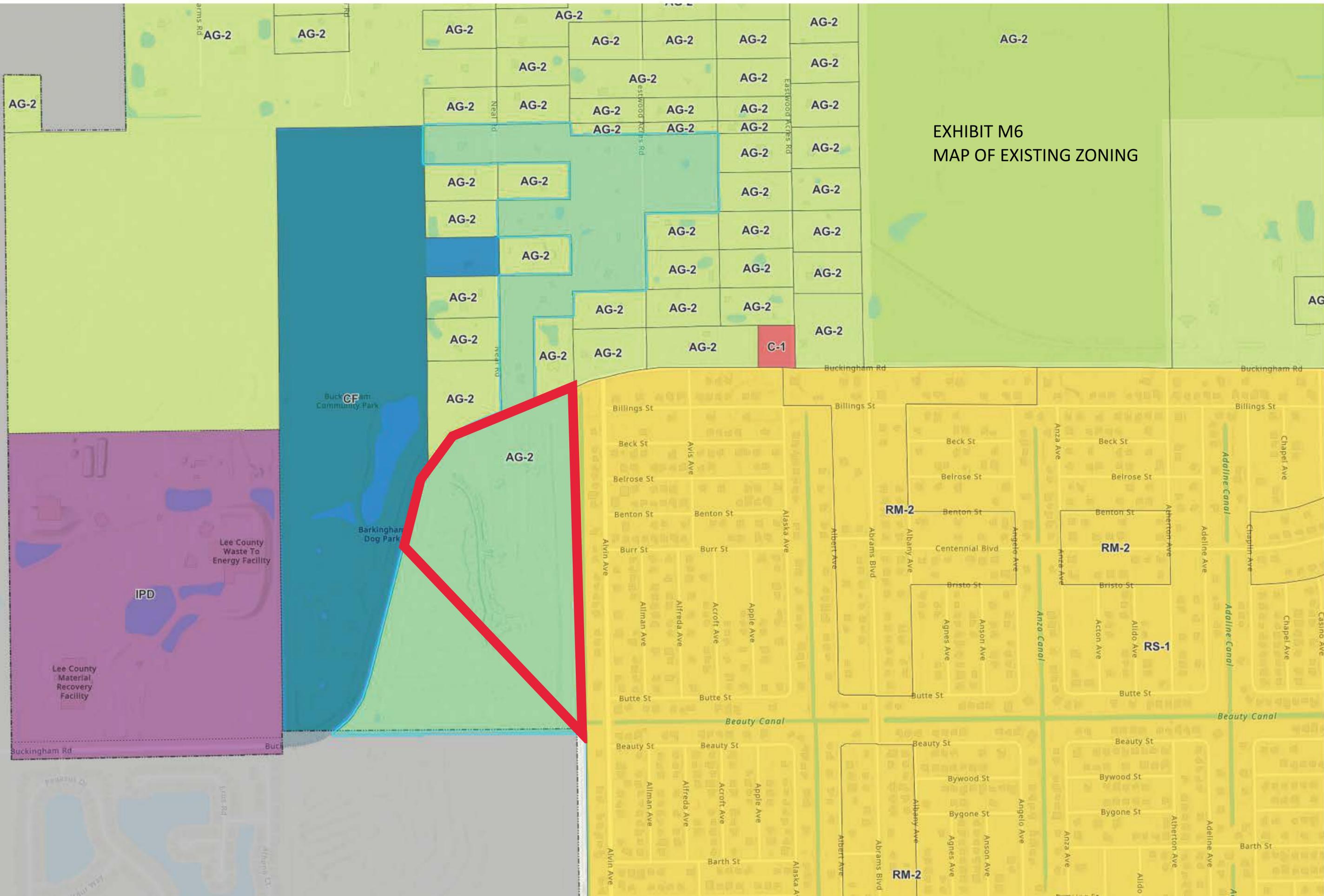


EXHIBIT M6  
MAP OF EXISTING ZONING

DESCRIPTION: (INSTRUMENT: 2020000273168)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N.89°21'34"E., FOR 540.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BUCKINGHAM ROAD AS RECORDED IN PLAT BOOK 9, PAGE 98, PUBLIC RECORDS, LEE COUNTY, FLORIDA; THENCE ALONG SAID LINE FOR THE FOLLOWING TWO (2) COURSES: (1) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 776.00 FEET, (DELTA 35°25'27") (CHORD BEARING N.32°20'02"E.), (CHORD 472.17 FEET) FOR 479.78; (2) N.14°37'18"., FOR 1461.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) N.14°37'18"E., A DISTANCE OF 266.73 FEET; (2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 904.93 FEET, (DELTA 55°24'00") (CHORD BEARING N.42°19'18"E.), (CHORD 841.30 FEET) FOR 874.99 FEET; (3) N.70°01'18"E., FOR 799.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 19; THENCE S.00°58'40"E., ALONG SAID EAST LINE FOR 2458.40 FEET; THENCE N.47°33'46"W., DEPARTING SAID EAST LINE FOR 1933.63 FEET TO THE POINT OF BEGINNING.

-----  
PHILLIP M MOULD  
LS6515  
JANUARY 27, 2022

NOTE:

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



Prepared by and return to:

Joyce Scarbrough  
Paralegal  
Duncan & Associates, P.A.  
1601 Jackson Street Suite 101  
Fort Myers, FL 33901  
239-334-4574  
File Number: 2020.404  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 26th day of October, 2020 between Carlton Land Holdings, LLC, a Florida limited liability company whose post office address is 1852 B 40th Terrace SW, Naples, FL 34116, grantor, and Gulf Coast Venture Group, LLC a Wyoming limited liability company whose post office address is 2231 Del Prado Blvd. S. Cape Coral, FL 33990, grantee:

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

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

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N.89°21'34"E., FOR 540.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BUCKINGHAM ROAD AS RECORDED IN PLAT BOOK 9, PAGE 98, PUBLIC RECORDS, LEE COUNTY, FLORIDA; THENCE ALONG SAID LINE FOR THE FOLLOWING TWO (2) COURSES: (1) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 776.00 FEET, (DELTA 35°25'27") (CHORD BEARING N.32°20'02"E.), (CHORD 472.17 FEET) FOR 479.78; (2) N.14°37'18"E., FOR 1,461.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) N.14°37'18"E., A DISTANCE OF 266.73 FEET; (2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 904.93 FEET, (DELTA 55°24'00") (CHORD BEARING N.42°19'18"E.), (CHORD 841.30 FEET) FOR 874.99 FEET; (3) N.70°01'18"E., FOR 799.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 19; THENCE S.00°58'40"E., ALONG SAID EAST LINE, FOR 2,458.40 FEET; THENCE N.47°33'46"W., DEPARTING SAID EAST LINE, FOR 1,933.63 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 19-44-26-L4-U2504.4599

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any and Taxes for the year 2020 and subsequent.

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

**To Have and to Hold**, the same in fee simple forever.





Exhibit-M9

**AERIAL MAP**

**19-44-26-L4-U2504.4599  
FORT MYERS FL 33905**



GRAPHIC SCALE 1"=1000'

REVISIONS:    	PROJECT	SHEET
	CLIENT: <b>GULF COAST VENTURE GROUP LLC</b> <small>2231 DEL PRADO BLVD CAPE CORAL FL 33990</small>	
PROJECT:	<b>19-44-26-L4-U2504.4599</b> <b>BUCKINGHAM ISLES</b>	
N/A <small>N/A</small> AMJAD SITTI, PE <small>STATE OF FLORIDA, No. 58174</small>	<small>13460 FIDDLISTICKS BLVD STE 202-350 FORT MYERS, FL 33913</small> t: 239.900.9150 www.sitti.net email: projects@sitti.net CA. No. 26007	

Date: October 25, 2021

Reference: Lee County Parcel ID 19-44-26-L4-U2504.4599

Project: Buckingham Heights

AUTHORIZATION LETTER

To Whom It May Concern:

We hereby authorize Amjad Sitti, PE of Sitti Engineering Group and Matthew Noble of Anobleplan LLC to act as representative and agent authorized to sign and execute -- on our behalf -- applications and requests required for the procurement and permitting with SFWMD, Lee County, FDOT, FDEP, and/or Florida Heath Department Permits as needed for the referenced project.

Sincerely,

Name:

Organization: GULF COAST VENTURE GROUP LLC

Signed: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS November 9, 2021 BY Amjad Ahmad WHO IS PERSONALLY KNOWN TO ME OR HAD PRESENTED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY, STAMP, and DATE



**Exhibit M11: Buckingham Isles Lee Plan Analysis**  
**Amendment Support Documentation**  
**Internal Consistency with the Lee Plan**  
**Lee Plan Goals Objectives and Policies Discussion**

## INTRODUCTION

Buckingham Isles is a ±47 acre, infill project that allows for a relatively small subdivision that offers an alternative to the typical Lehigh Acres platted residential lots. The Buckingham Isles property is identified by Lee Plan Future Land Use Map as being in the Rural category. The property is depicted on Lee Plan Map 1, Page 2 of 7, of being located in the Lehigh Acres Community Planning Area. The property is also depicted on Lee Plan Map 16 as being located within the Lehigh Acres Planning Community. The property is currently vacant. The subject site has been cleared in the past.

The proposed plan amendment for the Buckingham Isles property proposes to re-designate the property with a category that is more consistent with the already established Lehigh Acres urban designations. The subject site is located on the southern side of Buckingham Road. The properties are predominantly designated Urban Community on the south side of Buckingham Road in the Lehigh Acres community. The proposed plan amendment seeks to:

1. Incorporate the Buckingham Isles property into the Urban Community on Lee Plan Map 1.

The Buckingham Isles property is located along Buckingham Road in Lehigh Acres. As stated above, the property is located within the Lehigh Acres County Planning Community. The Vision Statement for the Lehigh Acres Planning Community provides the following:

*17. **Lehigh Acres** – A “sustainable community of choice” is comprised of a collection of unique and inviting neighborhoods with involved citizens, a healthy environment, housing and employment opportunities, a full range of public services, and an efficient multi-modal transportation network connecting adjacent uses and neighboring communities. Residents will be encouraged to live a healthy and active lifestyle and will be provided opportunities to connect to the natural environment and their neighbors. This is the community vision of Lehigh Acres. Achieving the vision in the Lehigh Acres Planning Community will require improving the pattern of development to reduce dependence on neighboring communities for employment, recreation, and public services. Accomplishing this vision will reduce transportation impacts in neighboring communities and provide benefits to all of Lee County.*

The Buckingham Isles project will be an inviting neighborhood providing an alternative to the already platted areas within Lehigh Acres. The companion Residential Planned Development will

limit the residential density to below the standard density range of up to 6 dwelling units per acre. The current plan is to accommodate 131 single family homes.

## **FUTURE LAND USE MAP DESIGNATION**

The Buckingham Isles property is currently designated Rural on the Lee Plan's Future Land Use Map. The Lee Plan Rural descriptor policy, Policy 1.4.1, is reproduced below:

***POLICY 1.4.1:** The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).*

The property consists of 47.8 acres of uplands and with the Rural designation could accommodate 47 dwelling units consistent with the Rural designation. If the companion RPD is approved with 131 single family homes, the proposal results in an addition of 84 dwelling units. The proposed development will be connected to centralized water and sanitary sewer service.

The proposal has no wetland impacts.

The Urban Community descriptor policy, Policy 1.1.4, is reproduced below:

***POLICY 1.1.4:** The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject site is adjacent to lands already designated with the Urban Community designation.

## **SPECIAL TREATMENT AREAS**

Objective 1.6 of the Lee Plan designates "Special Treatment Areas" on the Future Land Use Map as overlays. This objective provides that these areas contain special restrictions or allowances in addition to all of the requirements of their underlying categories. This objective covers Airport Noise Zones, the Urban Reserve overlay, Privately Funded Infrastructure, the Water-Dependent

overlay, the Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)), the Public Acquisition overlay, the Agricultural Overlay (Map 1-G), the Historic Surface and Groundwater Levels overlay (Map 2-E), the Airport Mitigation Lands overlay (Map 1-D), the Southeast Lee County Residential Overlay (Map 2-D).

The Buckingham Isles Ranch property is not depicted as being located in the Airport Noise Zones, the Urban Reserve overlay, Privately Funded Infrastructure, or the Water-Dependent overlay.

The project is subject to the Acreage Allocation Table as indicated in Policy 1.7.6 as follows:

***POLICY 1.7.6:*** *The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. 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.*

Table 1(b) indicates that the Lehigh Acres Planning Community has 13,013 acres allocated for residential development in the Urban Community category before the year 2030. Information contained on the county's website indicates that there are currently still 6,913 acres remaining available for residential development within the Urban Community category in the Lehigh Acres Planning Community. This figure is larger than the entire acreage of the Buckingham Isles property. In all probability less than 40 acres of the property will be inventoried for residential use at the development order stage. No change to the allocations for residential development in the Urban Community category is being proposed at this time because there is sufficient allocation available as set forth in Table 1(b). The Buckingham Isles project is consistent with Policy 1.7.6 of the Lee Plan and with the allocations contained in Table 1(b).

### **OBJECTIVE 2.3**

Lee Plan Objective 2.3 and its supporting policies specifically address comprehensive plan amendments that request an increase in the allowable density or intensity within Lehigh Acres. Policy 2.3.1 provides that Lehigh Acres as described in Policy 54.1.9 will be subject to a special review by the staff of Lee County to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. Policy 54.1.9 is reproduced below:

***POLICY 54.1.9:*** *Lee County will maintain regulations that require all new wells in Lehigh Acres and San Carlos Park Planning Districts (as defined on Map 1-B), and wells 30 feet deep or more in other areas of unincorporated Lee County to be constructed to accommodate submersible pumps.*

The project will be serviced by centralized potable water service and will not be serviced by individual potable water wells. The project will not result in any significant impact on present or future water resources given the projects location and that it will have centralized potable water

service. The connection to central utilities would eliminate the potential of individual potable water wells and septic systems on the property.

The proposed plan amendment is compatible with the surrounding land uses. Lee Plan Policy 5.1.5 seeks to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Policy 5.1.5 is reproduced below:

***POLICY 5.1.5:*** *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

The proposed plan amendment for the Buckingham Isles property is compatible with the existing single family uses, and recreational uses that are adjacent and near the property. The proposed plan amendment will provide substantial setbacks from these adjacent uses. Single family homes on quarter acre lots exist to the east of the subject site. These homes are separated from the subject site by a 100-foot-wide electric easement as well as a 130-foot-wide area that contains a drainage canal. Buckingham Road lies between the subject site and the Buckingham Community Park.

## **SURFACE WATER MANAGEMENT**

The Buckingham Isles project furthers Lee County's efforts in coordinating land use on a watershed basis. Goal 60 and subsequent selected Policies are reproduced below:

***GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS.*** *To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

***POLICY 60.1.1:*** *Develop surface water management systems in such a manner as to protect or enhance the groundwater table as a possible source of potable water.*

***POLICY 60.1.2:*** *Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.*

The Buckingham Isles project includes the construction of a surface water management system that will appropriately manage surface and groundwater levels. The subject site does not contain any existing flowways or associated habitats.

***POLICY 61.3.6:*** Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.

The proposed project will provide a surface water management system that reflects current conditions that reflect surface water flow rates, direction, and quality and is consistent with the intent of Policy 61.3.6.

## **HOUSING**

The Lee Plan contains a goal addressing meeting housing needs of the present and future residents of the county. Goal 135 and Objective 135.1 are reproduced below:

***GOAL 135: MEETING HOUSING NEEDS.*** To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county.

***OBJECTIVE 135.1: HOUSING AVAILABILITY.*** To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers.

***POLICY 135.1.9:*** The County will ensure a mix of residential types and designs on a Countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.

Objective 135.1 provides that Lee County will work with private and public housing providers to ensure that there is an adequate supply of housing in the future in a variety of types, costs, and locations to meet the needs of the Lee County population. Objective 135.1 provides that Lee County will work with private and public housing providers to meet the needs of the County's population. The proposed amendment helps, in a small way, to fulfill this identified housing need. The proposed plan amendment for Buckingham Isles is consistent and furthers this Objective of the Lee Plan.

***POLICY 135.1.9:*** The county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.

The plan amendment and rezoning for Buckingham Isles furthers this policy by incorporating a master planned subdivision strategy for the subject site. The Buckingham Isles project will utilize the planned development process.

***POLICY 135.9.5:*** New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character.

***POLICY 135.9.6:*** *Lee County will administer the planning, zoning, and development review process in such a manner that proposed land uses acceptably minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts, as specified in county development regulations, upon adjacent residential properties, while maximizing aesthetic qualities.*

The development program for Buckingham Isles is compatible with the existing residential neighborhoods adjacent to the subject property, the development program will improve the area's existing character including providing buffers along Buckingham Road. The development program will also minimize adverse drainage, environmental, spatial, traffic, noise, and glare impacts upon adjacent residential properties while maximizing aesthetic qualities. The development program will result in substantial setbacks from adjacent uses. The development program for the subject site is consistent and furthers these provisions of the Lee Plan.

## **CONCLUSIONS**

The plan amendment is consistent with and in furtherance of the intent of the Lee Plan as discussed in this analysis. The plan amendment for Buckingham Isles represents an opportunity to incentivize the utilization of a vacant property and increase the aesthetics of the neighborhood.



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**Buckingham Isles  
Amendment Support Documentation  
Internal Consistency with the Lee Plan  
Population Projections & Table 1(b) Discussion**

The proposed Buckingham Isles project will not exceed the standard density of the Urban Community future land use designation of 6 dwelling units per acre. The companion planned development rezoning will further specify the maximum density that will be permitted on the subject site. This proposed amendment is not proposing any amendments to the development allocations contained in Table 1(b). Table 1(b) allocates 13,013 acres for residential development before the year 2030 in the Urban Community future land use category. Posted information on the Lee County website indicates that 6,100 acres have been developed for residential uses, leaving 6,913 acres available for development before the year 2030. The development footprint, including lots, roads, parks and amenity areas, and water management lakes is under 47 acres. The proposal is thus consistent with the allocations contained in Table 1(b).

The proposed project would result in a maximum of 282 dwelling units (47 acres X 6 du per acre). Assuming a conservative estimate of 2.6 persons per unit results in a population accommodation of 733 persons. The Lee Plan estimates that 13 acres of rural designated lands would be developed prior to the year 2030 which would accommodate approximately 33 persons. This results in the proposed amendment really accommodated 700 new persons. The population that would be accommodated by these units is insignificant when comparing this against the total population capacity of the Lee Plan Future Land Use Map.