# Lee County, Florida
# Department of Community Development
# Zoning Section
# Staff Report

**Case Number:** **SEZ2021-00010**

**Case Name:** **Fire Station 19 – City of Fort Myers**

**Type of Case:** **Special Exception to permit a EMS, Fire or Sheriff's station within the AG-2 (Agricultural) Zoning District**

**Hearing Date:** **February 24, 2022**

## Request

The City of Fort Myers filed an application for a special exception pursuant to Section 34-653 of the Lee County Land Development Code (LDC) to permit the property located at 11631 Palomino Road to be utilized for a fire and police substation. The subject property is zoned Agricultural (AG-2), which permits EMS, fire or sheriff's stations by special exception.

The subject property consists of one parcel comprising approximately 2.39 acres of land located on Palomino Road. The STRAP number associated with the property is 10-45-25-00-00006.0060. The applicant proposes to utilize the existing single family home, parking area and the metal shed at the rear of the 2.39 acre property fronting on Palomino Road for the proposed use of a fire and police substation. The proposed fire station will house 3-4 fire personnel and one mini-pumper truck (example of truck provided in Attachment D), as well as "minimal" City Police staff during normal working hours. The coverage by the fire department will be 24 hours, 7 days with three rotating shifts. A legal description of the subject property and the proposed special exception area is attached as Attachment H.

## Summary

Staff recommends **APPROVAL with conditions**, of the applicant's request for a special exception to permit a fire and police substation on the subject property. While there are limited environmental, traffic, and minor compatibility related impacts stemming from the request, the request is substantially complaint with the Lee Plan given the scope of the request. The request contemplates establishing an emergency service type use that serves the City of Fort Myers and Lee County at large within the Rural Future Land Use category, which promotes the retention of rural and agricultural character of the area with low density residential and restricts non-residential development to minimal development needed to serve the rural community.

## Property History

The subject property is a 2.39 acre tract of land located on the east side of Palomino Road. The property exhibits approximately 165 feet of frontage on Palomino Road, a local, privately maintained roadway. Site access to the property is provided from Palomino Road via an existing gravel driveway. The existing building is on well and septic service.

The subject property is developed with an existing permitted single family home (RES2000-06424). The property also contains accessory buildings that have served as storage buildings for the residential use. The applicant is proposing to retain one of the existing storage buildings and demolish the remaining one. According to a review of historic aerial photography, the subject property has been utilized for a single family residence since circa 2000.

A code enforcement complaint relative to the construction of two unpermitted structures placed on the site (VIO2007-01991). The structures were permitted to remain because they were used for agricultural purposes. One of the unpermitted structures is proposed to be demolished and the larger structure will be retained and utilized as a part of the request, shown on the site plan (Attachment C) as a 20-foot tall metal garage. An after the fact permit will be required for the metal garage to remain on site and be used in association with this special exception request.

## Character of the Area

The subject property is located along Palomino Road in central Lee County (see Attachment B). The subject property is zoned Agricultural (AG-2) and is located within the Rural and Wetlands Future Land Use Map categories as designated by the Lee Plan (see Attachment B). The lands surrounding the subject property are similarly zoned Agricultural (AG-2) and are designated Rural, Wetlands and Conservation Land Uplands by the Lee Plan (see Attachment B). These properties are a mix of vacant lots and low-density residential uses. The City of Fort Myers is approximately 750 feet north and west of the subject property.

## Analysis

The intent of the requested special exception is to permit a fire substation operated by the City of Fort Myers with the option to keep "limited" police staff on site, as described in the attached special exception narrative (see Attachments C and D). The area proposed to be utilized as the Fire Station is limited to the existing single family home at the front of the property, a parking area for the single family home, and a metal shed at the rear of the property.

Section 34-145 of the Land Development Code (LDC) establishes the review criteria for special exception requests

a) Is consistent with the goals, objectives, policies and intent of the Lee Plan;
b) Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
c) Will be compatible with existing and planned uses;
d) Will not be injurious to the neighborhood or detrimental to public welfare; and
e) Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The followings sections provide an analysis of the request and whether the request meets the criteria to be entitled to a special exception.

*Lee Plan Compliance*

The subject property is located in the Rural Future Land Use category according to the Lee Plan. **Policy 1.4.1 of the Lee Plan** notes the following pertaining to Rural Future Land Use category:

> 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. 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).

According to the applicant's request statement, the subject property will be used as a a mini or satellite fire and police station for the City of Fort Myers Fire Department. The exterior or the single family home will not be altered and no outdoor storage of equipment is proposed. According to the applicant, the existing single family home will be utilized for 3-4 fire personnel on 8 hour shifts, 24 hours a day, 7 days a week and to provide fire services predominately within the Paseo and Reflection Isles developments located within the City of Fort Myers to the north of the subject property. While this is a non-residential use, the proposed use will retrofit an existing single family home to provide emergency services to the surrounding area. Therefore, the special exception request is **CONSISTENT with Lee Plan Policy 1.4.1.**

**Lee Plan Policy 5.1.5** establishes the need 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. The Land Development Code implements this compatibility-related policy through the establishment of buffering requirements between residential and non-residential uses. The applicant is providing a 30-foot type-F buffer along the north and south property lines abutting residential uses. Furthermore, the proposed fire station will utilize the existing single family home onsite to minimize non-residential development impacts to the area. Therefore, the special exception request is **CONSISTENT with Lee Plan Policy 5.1.5.**

**Lee Plan Policy 6.1.2** limits commercial development in non-urban future land use categories to Minor Commercial, and notes that Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs. The Lee Plan defines Minor Commercial Development as "commercial development that provides for the sale of convenience goods and services and contains less than 30,000 square feet of gross floor area." The use for which the special exception is sought is for an emergency service type use and does not provide for the sale of convenience goods or services, is well below the 30,000 square foot threshold and provides services that are intended to serve rural areas. The nature of the non-residential development and service provided by the use requested by the special exception are **CONSISTENT with Lee Plan Policy 6.1.2.**

*Impacts, Compatibility and Zoning Compliance*

Compatibility – The proposed special exception will utilize an existing single family home in an area of low density single family homes and will be consistent with the existing uses of the area. The anticipated impacts of an emergency service substation would be related to the outdoor storage of equipment related to the use, the auditory impacts of sirens form emergency service vehicles, and the visual impacts of the use of flashing emergency lights. The applicant has stated in the provided

narrative (Attachment D) that in order to minimize any possible auditory or light impacts, sirens, flashing lights and back up alarms typically associated with fire and law enforcement vehicles will NOT be needed or used on site upon entering or exiting the property. The use of sirens, flashing lights and back up alarms will only be needed or utilized after the vehicles leave the site and immediate neighborhood. These measures will reduce any immediate impacts that could be injurious to the surrounding area.

Environmental staff reviewed the special exception request and has provided an environmental staff report, included as Attachment E. Staff has determined that the applicant is complying with the LDC requirements for open space and buffering as shown on the proposed site plan. Staff is recommending the following condition to ensure the required screening is provided with the adjoining residential property:

> ***If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.***

Development Services staff reviewed the request relative to anticipated traffic impacts and determined that the request will have no level of service impacts on roadway section surrounding the subject property and the anticipated traffic generation will be minimal (see Attachment F). Staff expanded on the anticipated peak hour trip generation within this memo to clarify the use may result in 3 peak hour trips based on the provided information of the number of fire personnel. The traffic impacts of the City Police Department utilizing the substation with minimal staff is not addressed in Attachment F because the number of staff and vehicles is not defined by the applicant. However, it is anticipated that the impact will be minimal.

Further site improvements will be required to accommodate the proposed use as it is considered a non-residential use. Staff has noted that there will be requirements for on-site parking, stormwater management, demonstrated legal access to the site, and requirements for utilizing a gated entry to the site. These site development criteria have been addressed in a memo from the Development Services section, included as Attachment G. Development Services states in the memo that the proposed site plan can be achieved on site with the applicable deviations and/or variances. The applicant has stated these improvements will be addressed at the time of development order.

## Conclusion

The anticipated impacts on environmentally critical and sensitive areas, natural resources, traffic and the surrounding area are anticipated to be limited if this special exception is approved. The applicant's request for a special exception to permit the fire and police substation at the subject property will comply with the applicable provisions of the Land Development Code and is also consistent with the Lee Plan. Staff finds that the applicant is proposing adequate measures to preserve the nature of the area and to provide buffering to maintain compatibility with the proposed and existing uses in the area.

Based on analysis of the application and the standards for approval of a special exception established in Section 34-145(c) of the Land Development Code, staff has concluded that:

a) The request is **CONSISTENT** with the goals, objectives, policies, and intent of the Lee Plan.

b) The request will not negatively impact any environmentally critical or sensitive areas or natural resources. The proposed special exception area is previously disturbed and developed and was previously utilized for a single-family-home.

c) The request is compatible with existing uses surrounding the subject property, as conditioned. The applicant proposes limits to the visual and auditory impacts typically associated with emergency service vehicles and will maintain the single family appearance and nature of the existing building. Adequate buffering between the subject property and the single family homes to the north and south pursuant to the applicable provisions of the Land Development Code will be provided.

d) The request will not be injurious to the neighborhood or detrimental to the public welfare. The proposed use will not significantly impact the surrounding roadway network or any other public facility or service. The required buffering for the proposed special exception area from the established residential use to the north and south will limit compatibility-related impacts of the proposed use.

e) The request will comply with zoning regulations pertaining to the use and other applicable regulations.

Staff recommends **APPROVAL with the following conditions,** of the applicant's request for a special exception to permit a fire substation within the existing single family home based on the substantial compliance with the Land Development Code and consistency with the goals, objectives, policies, and intent of the Lee Plan:

1. The development must be consistent with the site plan, Attachment C, "City of Fort Myers Fire Department" dated July 28, 2021.

2. An after the fact building permit must be obtained for the 20-foot tall metal garage proposed to be retained on site prior to the issuance of a certificate of compliance for any local development order. If no development order is required, then the applicant must obtain the required building permit prior to commencing the proposed use on the subject property.

3. If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.

**Attachments**

A. Expert Witness List
B. Aerial, Zoning, and Future Land Use Maps
C. Special Exception Site Plan
D. Applicant Request Statement & Pumper Truck Description
E. Environmental Staff Report
F. Traffic Impact Analysis Memorandum
G. Development Services Memo
H. Legal Description

ATTACHMENT A

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION**
**PROVIDED PURSUANT TO AC-2-6, SECTION 2.2**

**Case Number:** **SEZ2021-00010**

**Project Name:** **City of Fort Myers Fire Station 19**

**Hearing Examiner Date:** **February 24, 2022**

Patrick H. Doty, AICP, CFM, Principal Planner, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume in on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Environmental Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Environmental Sciences.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Marcus Evans, P.E, Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.




# SEZ2021-00010

## Zoning

Subject Property

ATTACHMENT B

N
W
E
S

0 250

Feet

Lee County
Southwest Florida




# SEZ2021-00010

## Future Land Use

Subject Property

Rural

Conservation Lands - Upland

Wetlands

N

W E

S

0 250

Feet

Lee County
Southwest Florida




# SEZ2021-00010

## Aerial

Subject Property

N
W E
S

0 250
Feet

Lee County
Southwest Florida




# SEZ2021-00010

## Aerial

Subject Property

City Limits

N

W E

S

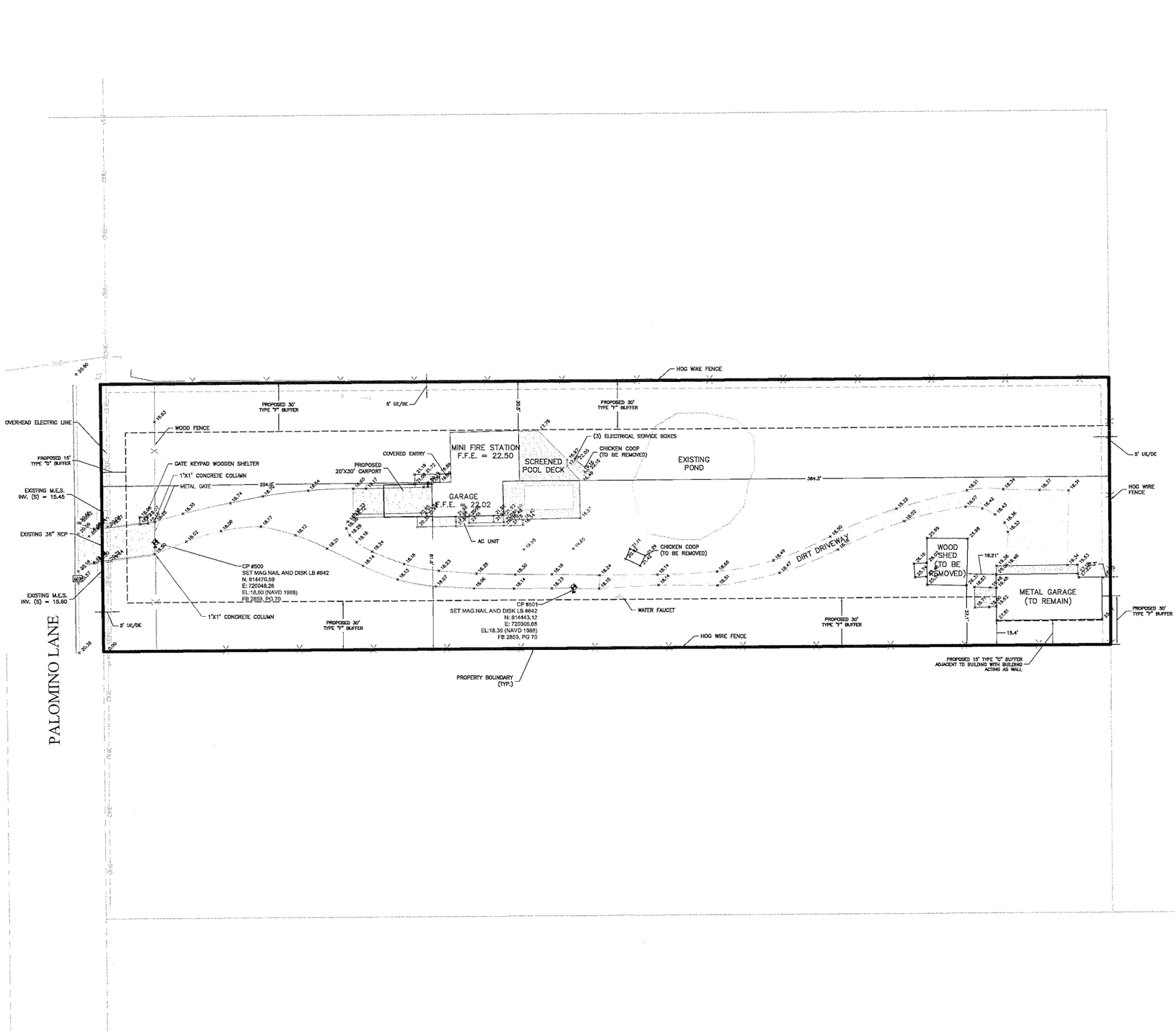
0 500 1,000 1,500

Feet

Lee County

Southwest Florida

ATTACHMENT C




LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK WALKWAY

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

CITY OF FORT MYERS
FIRE DEPARTMENT

CITY OF FORT MYERS
LEE COUNTY, FLORIDA

REVISIONS

| DESCRIPTION | DATE |
|---|---|

| | |
|---|---|
| DATE: | JULY 2021 |
| PROJECT NO. | 20214098-000 |
| FILE NO. | 10-45-25 |
| SCALE: | 1"=30' |

SITE PLAN

SHEET NUMBER

C01

\\fms01\Drawings\2021\20214098-000\Engineering\Drawings\EXHIBITS\11631 Palomino Lane Site Plan.dwg (2x3-Right-Landscape) smm Jul 16, 2021 - 8:31am

ATTACHMENT D

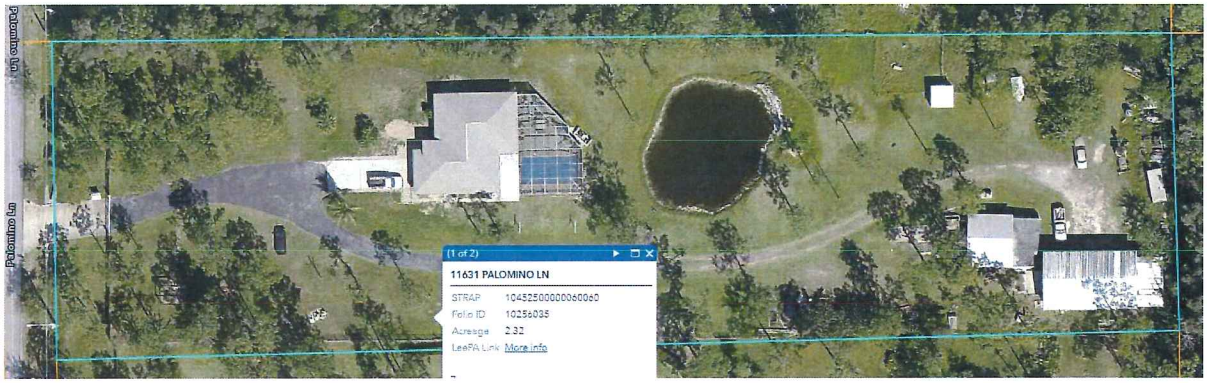
# CITY OF FORT MYERS

# SPECIAL EXCEPTION FOR FIRE STATION 19

# 11631 PALOMINO LANE

# STRAP No. 10-45-25-00-00006.0060

# SPECIAL EXCEPTION & LEE PLAN NARRATIVE




**The following narrative is to establish that the subject property qualifies for a special exception, and meets the applicable required findings set forth in Section 34-145(c)(3) of the Land Development Code.**

**The subject property is 11631 Palomino Lane. The zoning of the property is Agricultural (AG-2) - Sec. 34-651. The purpose of the AG-2 zoning district is to provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted as ancillary to agricultural uses; and to accommodate those individuals who understand and desire to live in an agricultural environment.**

**Per Table 34-653 Use Regulations for Agricultural Districts, "EMS, Fire or Sheriff's Station" is permitted only in conjunction with Special Exception approval by the Lee County Hearing Examiner.**

**The request by the City of Fort Myers is for the City Fire Department to operate Station 19 – a mini station, also known as a satellite station – on the subject property utilizing the existing single-family house on site. The property is just outside the City's municipal boundaries – nearby the residential developments of Paseo and Reflection Isles, within the City's boundaries.**

**According to the City Fire Department, Station 19 will house a maximum of three fire personnel and one fire suppression vehicle. The vehicle would be a mini-pumper and not a full-sized heavy fire truck *(See attached 2-page color flyer).* The coverage will be 24 hours a day, seven days a week, from three rotating shifts. The City Police Department would also have the option of sharing the facility with Fire staff during normal working hours as**

a Police sub-station with minimal personnel on site. No outdoor storage of equipment is proposed, nor are exterior changes to the residential structure proposed.

The City recently purchased the property from Frederick and Patti Snider for this use (Warranty Deed recorded July 21, 2021) to assist the City protect the health, safety, and welfare of the people of the City and the general public.

According to the City Fire Department, current conditions are double digit response times (10 minutes or more) to Penzance Boulevard from nearest station - South Trail Fire Department Station 62 (13500 Sophomore Lane, fronting on Daniels Parkway). There are negative impacts to traffic on Daniels Parkway and Palomino Lane while South Trail Fire Department responds. South Trail Fire Department responds with both small rescue trucks and large (50,000 lbs.) fire trucks. The City's response model eliminates Daniels Parkway impact and most of Palomino Lane along with a smaller tactical apparatus that is less impactful to the roads and traffic. This proposed mini-station also allows response times at 4-6 minutes around the Penzance Boulevard corridor to include Reflection Isles and Paseo.

According to City Fire, the incoming and outgoing personnel only takes place at shift change, which occurs once per day at 7:00 a.m. A typical residence use would see incoming and outgoing traffic at least twice during a typical day.



**The request will not be injurious to the neighborhood. The intent of a mini station is to blend in as much as possible with the existing surrounding residential neighborhood and retain the current appearance of a single-family use as much as possible. Minimal improvements or changes to the external appearance of the property are proposed, with the exception of required buffers and minor site improvements needed to meet LDC requirements for the new use.**

**To minimize any possible auditory or light impacts sirens, flashing lights and back up alarms typically associated with fire and law enforcement vehicles will NOT be needed or permitted on site upon entering or exiting the property. Use of sirens, flashing lights and back up alarms will only be needed or utilized after the vehicles leave the site and immediate neighborhood.**

PROPERTY FEATURES

**The property is approximately 2.36 acres (+/- 102,741 square feet), and is developed with a single-family home, with a swimming pool and pool cage in back, and residential accessory buildings and structures. The property is rectangular in shape 165 feet in width and 650 feet in depth. The property is accessed by Palomino Lane, a two-land undivided minor collector road with a posted speed of 45 mph. The site is served by one driveway. The home is on well and septic service.**



The home has 3 bedrooms, 2 bathrooms, has about 1,488 square feet of living area, and is about 20 years old. At the front entrance is a wooden fence, a gate, and a gate keypad. There are trees and vegetation on site, a pond, a metal garage, workshop, concrete residential driveway and small portion of gravel driveway in the rear of the property. There are hog wire fences on three sides of the property.

The house is set back about 204 feet from the road right of way on Palomino Lane; about 30 feet from the property line to the north; about 81 feet from the property line to the south, and about 364 feet from the eastern boundary. A 20-foot high metal detached garage on the SE corner is about 15 feet from the southern boundary; 5 feet from the eastern boundary.

SITE PLAN

The City proposes a site plan including the following features:

- The single-family home, garage, screened pool, pool deck and metal garage to all remain on site;
- Addition of a 20' X 30' outdoor carport at the home's entrance for the Fire station's one mini-pumper truck.
- Removal of prior structures on site including two chicken coops and wooden shed;
- Installation of a 15-foot Type "D" buffer on the right of way;
- Installation of a 30-foot Type "F" buffer to the north adjacent to residential uses;
- Installation of a 30-foot Type "F" buffer to the south adjacent to residential uses; and utilization of a 15-foot Type "C" buffer for the SE portion utilizing the 20-foot high metal garage in lieu of a wall.
- Removal of invasive exotics from the site;

SURROUNDING USES, ZONING, FUTURE LAND USE

The property is within the context of large lot ranchette homes, natural preserves, and nearby two residential communities within the City boundaries.

Surrounding land uses are as follow:

NORTH To the north is developed residential land with large lot AG-2 zoning within the Rural Future Land Use category. To the north are two single-family homes (11581 and 11531 Palomino Lane) on large lots. North of this is a communication tower, then the City boundary, where the gated Reflection Isles residential community begins.

Reflection Isles is within a Planned Unit Development (PUD) approved by the City and within the Special Community (S/C) and Conservation Lands (CON)

Future Land Use categories of the City. The Special Community (S/C) is a category for master planned developments and Developments of Regional Impact (DRI) in the City located proximate to Six Mile Cypress Slough and Interstate 75. The Conservation Lands (CON) are natural preserves approved during the PUD and DRI process.




City Future Land Use

**SOUTH** To the south is developed residential land – one single-family home on a large lot with AG-2 zoning within the Rural and Conservation Lands – Wetland Future Land Use categories of the Lee Plan. South of this is vacant land (South Florida Water Management District preserve land), then more single-family homes on large lots, and the intersection of Penzance Boulevard.

**WEST** To the west is Palomino Lane, then vacant natural preserve land owned by the South Florida Water Management District with AG-2 zoning and within the Conservation Lands – Wetland Future Land Use category. To the northwest are two single-family homes on large lots with AG-2 zoning. West of this is the City boundary and natural preserves with the Paseo Planned Unit Development (PUD), a residential community within the City.

**EAST** East of the property is vacant natural land with AG-2 zoning and within the Rural and Conservation Lands – Wetland Future Land Use categories of the Lee Plan. To the northeast are single-family homes on a large lots fronting Morgan Hill Road.




## LEE PLAN CONSISTENCY

***Daniels Parkway*** *- This community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County. This community has some rural characteristics which will remain in existence through the year 2030. Much of the existing vacant land will be developed into low density gated communities. While there is a potential to redevelop the large lot home sites north of Daniels Parkway into the smaller lots allowed by the Outlying Suburban category, this development pattern is not anticipated by 2030. This community will grow through 2030.*

**The subject property is located in the Daniels Parkway Planning Community in the Lee Plan. The proposed use, as conditioned, helps further the intent of this portion of the Planning Community adjacent to the City. The intent is to keep the single-family character of the current use on a large lot. From the exterior, the use should function with no more intensity and impact than a single-family home with accessory uses and structures. From**

**the exterior, the use will continue to look like a single-family home, but with improvements in landscaping and property maintenance. The rural character of the community is important, and as conditioned, will be preserved and protected. As conditioned, the request is CONSISTENT with the Daniels Parkway Planning Community.**

***GOAL 1: FUTURE LAND USE MAP.*** *To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (Ordinance No. 94-30)*

***OBJECTIVE 1.4: NON-URBAN AREAS.*** *Designate on the Future Land Use Map categories for those areas not anticipated for urban development at this time.*

***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 subject property is located within the Rural Future Land Use category under the Lee Plan. The proposed use is to utilize a large lot with an existing home and accessory structures for a mini-fire station. Some of the accessory structures have been eliminated, the landscaping will be enhanced, and the only addition proposed is for a carport to cover the one truck proposed to be parked outdoors. As proposed and conditioned, the exterior of the home will have the look and appearance of another single-family home on a large lot with large setbacks. The traffic created will be no more intensive than a single-family use. Noise and nuisance will be minimized, and the Fire District's use of the property will be unobtrusive and will not negatively impact the neighbors, as conditioned. As conditioned, the proposed use is CONSISTENT with Objective 1.4. and Policy 1.4.1 of the Lee Plan.**




**Lee Plan Future Land Use**

***GOAL 2: GROWTH MANAGEMENT****. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

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

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

***POLICY 2.1.3:*** *All land use categories and Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Ordinance No. 94-30, 98-09)*

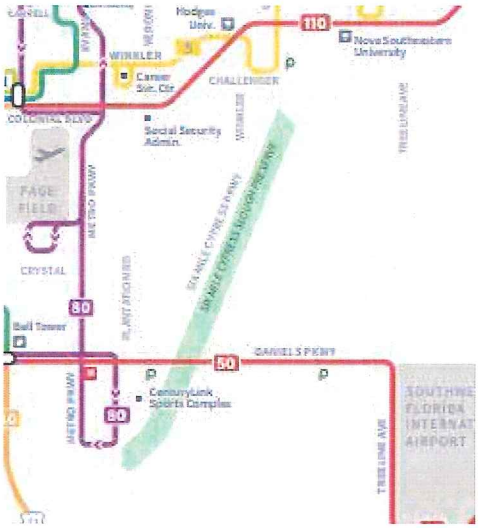
**The proposed use, as conditioned, will be done in a manner consistent with the rural character of the neighborhood. The City proposes a re-use of an existing single-family use with a public facility for the benefit of the City and the general public. The use proposed is less intensive than a full-scale fire department or public safety building and scaled down appropriately for the rural character of the neighborhood. The proposed use will be done in a manner consistent with the plan, and implementing development regulations in the county including open space, buffering, drainage, setbacks, height, and intensity. As conditioned, the request is CONSISTENT with Goal 2, Policies 2.1.1, 2.1.2, and 2.13.**

***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:*** *Rezonings 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.*

**The existing use is infill development of a single-family home with other single-family homes to the north and south – and other single-family uses in the general area. This use of an existing home, for a public safety use, is to utilize an existing development without additional intensity, as conditioned. This is compact contiguous development. The property is served by an existing two-lane privately maintained road. Lee Tran does not serve this low-density rural neighborhood but routes 110, 80 and 50 are in proximity. The property is served by an existing well and septic system on a large lot. The property is within proximity to Treeline Elementary School, and Gateway Charter Elementary School and Gateway Charter School on Daniels Parkway. The proposed use is a for fire protection, with the nearest fire station at South Trail Fire Department on 13500 Sophomore Lane**

**(fronting Daniels Parkway). The property will be used in a manner compatible with nearby rural residential uses, as conditioned. The request, as conditioned, is CONSISTENT with Objective 2.2. and Policy 2.2.1 of the Lee Plan.**




**LEE TRAN MAP**

***GOAL 4: GENERAL DEVELOPMENT STANDARDS****. Pursue or maintain land development regulations which protect the public health, safety, and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.*

***OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS****. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

***STANDARD 4.1.1: WATER****. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, FAC).*

***STANDARD 4.1.2. SEWER.*** *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

***STANDARD 4.1.3.***

1. *Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*

2. *Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within 1/4 mile from any part of the development.*

3. *If there is not sufficient capacity or adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

4. *If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.*

***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. 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site. 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

**Development of this fire station will be limited to utilization of the existing home, removal of some prior accessory structures, a new carport, and buffering per LDC requirements. This development will be permitted in a manner consistent with the LDC. The existing well and septic are being utilized for the current use and will be utilized for the proposed use, which is of no more intensity. The property is not on a re-use line and is below the thresholds for mandatory water or sewer connection. The applicant performed environmental assessment of the site prior to purchase and found it appropriate to utilize for this purpose. As conditioned, the requested use is CONSISTENT with Goal 4, Objective 4.1, and Standards 4.1.1, 4.1.2., 4.1.3 and 4.1.4 of the Lee Plan.**

***GOAL 5: RESIDENTIAL LAND USES.** To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

***OBJECTIVE 5.1:** All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

***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 use protects the existing low-density and rural character of the neighborhood. The City will develop the property utilizing existing residential structures and make minor improvements and structure removals that will enhance the look of the property. The proposed use, as conditioned and limited, will not create outdoor storage,**

**not create any sounds, smells, or otherwise negatively impact neighbors to the north, south, east, or west. Buffering, per the LDC requirements, will be adhered to. The overall impact, as conditioned, is no more than a single-family existing use with large setbacks and landscape buffering. As conditioned, it will be done in a manner that enhances, rather than detracts, from existing rural residential uses. As conditioned, the proposed use is CONSISTENT with Goal 5, Objective 5.1, and Policy 5.1.5 of the Lee Plan.**

***GOAL 9: AGRICULTURAL LAND USES.*** *To protect existing and potential agricultural lands from the encroachment of incompatible land uses and to discourage the introduction or expansion of agricultural uses in the future urban areas.*

***OBJECTIVE 9.1****: Place existing active and passive agricultural uses, that are zoned AG, have an agricultural exemption from the property appraiser's office, and are located outside of areas anticipated for urban use during the life of the plan on an agricultural overlay. Non-contiguous parcels less than 100 acres in size will not be included on this Overlay. A bi-annual review of this map will be conducted to track changes in the inventory of agriculturally used land in the non-urban areas of Lee County.*

**No agricultural use exists on the property. There is not an agricultural exemption. And a new agricultural use is not proposed. No agricultural uses are removed or expanded as a result of this request. As conditioned, the proposed use is CONSISTENT with Goal 9 and Objective 9.1 of the Lee Plan.**

***GOAL 17: COMMUNITY PLANNING.*** *Ensure a unified approach to community planning that complements and remains consistent with the county's overall goals, objectives, and policies. (Ordinance No. 07-09, 18-18)*

*Goal Number Community Name 18 Bayshore 19 Boca Grande 20 Buckingham 21 Caloosahatchee Shores 22 Olga 23 Captiva 24 Greater Pine island 25 Lehigh Acres 26 North Captiva 27 Northeast Lee County 28 Alva 29 North Olga 30 North Fort Myers 31 Page Park 32 San Carlos Island 33 Southeast Lee County 34 Tice*

***OBJECTIVE 17.1: COMMUNITY PLANS****. To create community plans that address specific conditions unique to a defined area of the county. A community plan is a Goal in the Lee Plan specific to a defined area of the county with long term community objectives and policies. (Ordinance No. 07- 09, 18-18)*

**This subject property is NOT within any of the Community Planning areas above and as conditioned is CONSISTNENT with Goal 17 and Objective 17.1 of the Lee Plan.**

***GOAL 65: FIRE PROTECTION****. To assist fire districts in providing appropriate levels of high-quality cost-effective fire prevention and suppression services throughout the unincorporated county. (Ordinance No. 94-30)*

***OBJECTIVE 65.1: EXISTING FIRE SERVICE****. Improve ISO ratings of the independent fire services throughout the unincorporated county.*

***POLICY 65.1.1:*** *Support mutual aid and joint venture agreements between the fire districts and provide certain types of services which the individual districts cannot duplicate individually at similar or lower costs.*

**The intent of this request is to enhance and improve the City of Fort Myers' ability to protect and serve the citizens of the City and the County. Fire staff have identified a means to enhance service to the community via use of a mini station to serve citizens in a cost-efficient manner and of the least intrusive manner to surrounding property owners. City officials seek to utilize this new facility in a manner CONSISTNENT with Goal 65, Objective 65.1, and Policy 65.1.1. of the Lee Plan.**

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

**The proposed use is compatible with existing uses and potential uses in the future. The property is surrounded by low-density residential uses and preserve areas. Per discussion throughout and per Policy 5.1.5 – the proposed development and use is, as conditioned, CONSISTENT with Policy 135.9.5 of the Lee Plan.**

---

FINDINGS

**Based on this analysis, the Lee County Hearing Examiner can make the following findings also found per Land Development Code Section 34-145(c)(3)**

1. **The Request for a Special Exception is consistent with the goal, objectives, policies, and intent of the Lee Plan.**

2. **The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources.**

3. **The request will be compatible with existing and planned uses.**

4. **The request will not be injurious to the neighborhood or detrimental to the public welfare.**

5. **The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations.**

**Further, the Lee County Hearing Examiner can find the request is in furtherance of the public interest and the health, safety, comfort, and convenience of the citizens of the City and the County.**

---

PROPOSED CONDITIONS BY THE CITY OF FORT MYERS

The City offers the following conditions of approval for consideration:

1. Development and continued use must be in substantial compliance with the Site Plan by Johnson Engineering "City of Fort Myers Fire Department."

2. Approval is limited to a mini-fire station for primary use of the City of Fort Myers Fire Department and other City officials including the City Police Department.

3. The use and exterior appearance of this development is limited to the existing single-family home and limited to improvements and enhancements per the Site Plan by Johnson Engineering "City of Fort Myers Fire Department."

4. No outdoor storage of equipment or vehicles is permitted. Parking of work and employee vehicles is permitted.

5. Fire trucks are generally limited to one mini-pumper vehicle parked under the proposed car port as shown on the Site Plan by Johnson Engineering "City of Fort Myers Fire Department." On limited occasions more than one Fire vehicle may be temporarily present on the site.

6. No sirens, flashing lights, or back up alarms are permitted on site for Fire vehicles entering or exiting the property.

7. Invasive exotics must be removed from the site.

8. No outdoor lighting fixtures are proposed on site.

9. Final site design including access, entrance gate, parking, and stormwater management will be determined at time of local development order approval.

FOUTS BROS




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The Fouts FOUR, with its multipurpose call capacity, can operate in a wide range of conditions from high density tight traffic areas to rural brush fires. Features include 1,500 GPM pump and 300 US Gallon capacity. F550 Ford chassis 4x4 crew cab.

### AFFORDABLE

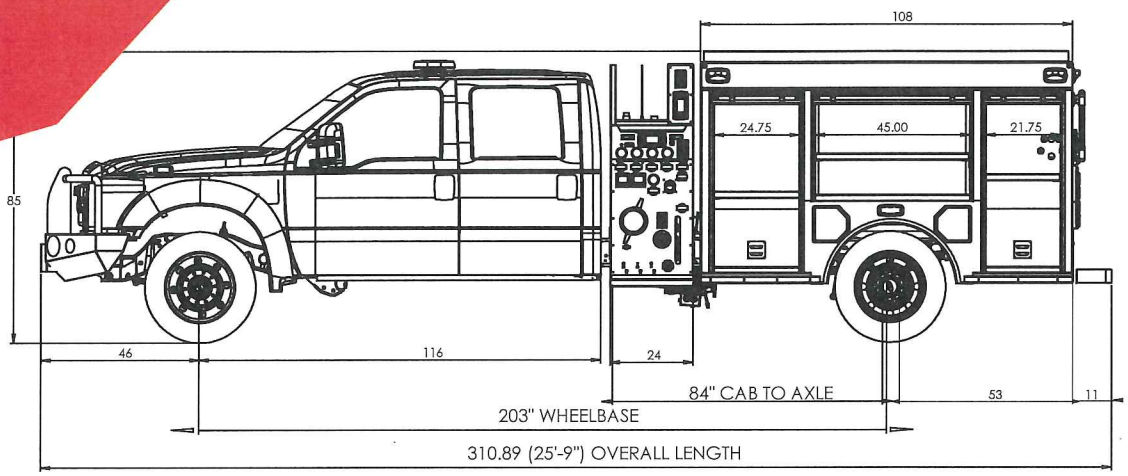
We've packed a lot of value in this apparatus and made it affordable, even for departments with tight budgets and limited resources. You'll use the Fouts FOUR across a wide range of first responder services including EMS calls, traffic emergencies, fire and rescue.

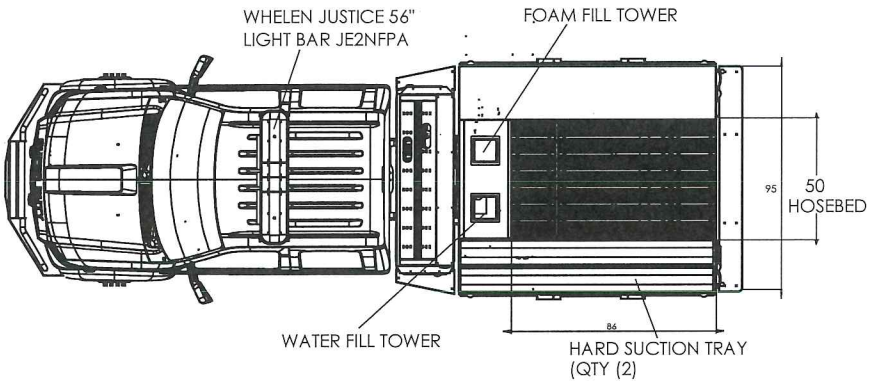
### ECONOMICAL

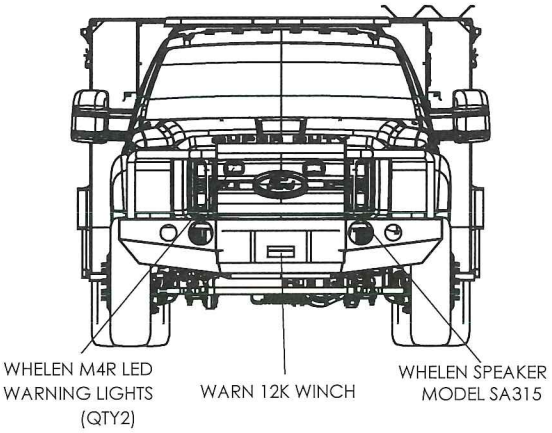
The Fouts FOUR can help you control maintenance costs. Dispatch this multipurpose unit on calls that don't require your big rigs, reducing maintenance and wear-and-tear on large apparatus. This truck can also operate with a smaller crew and still be able to perform multiple tasks.

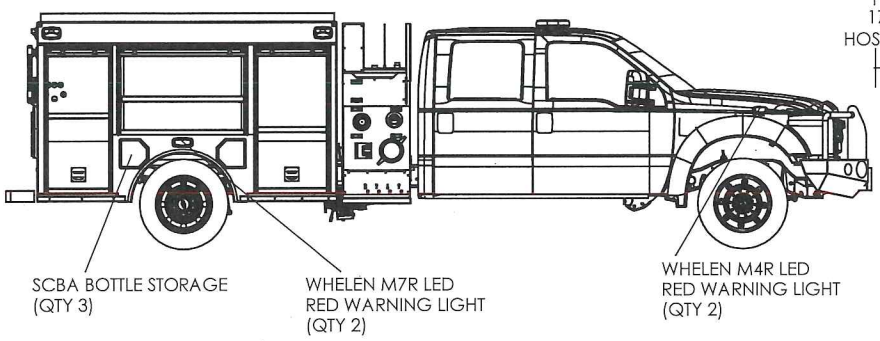
**call us: 866-447-7522** **www.FOUTSFIRE.com**

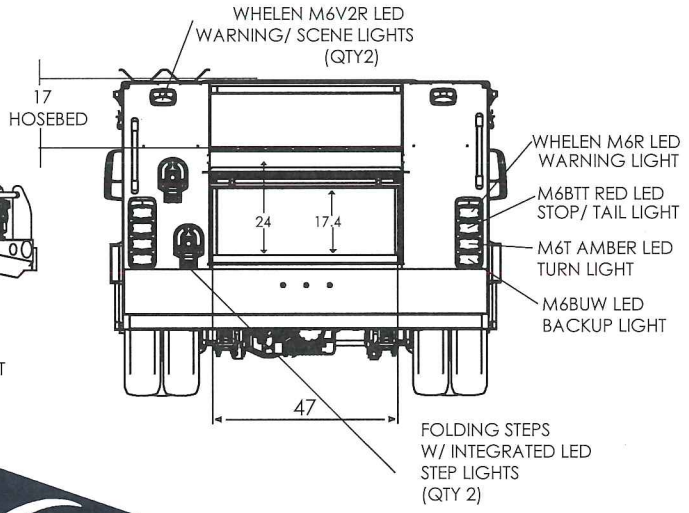
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- 9 foot Aluminum Body
- Ford F-550 Crew Cab 4x4
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ATTACHMENT E

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: SEZ2021-00010
TYPE OF CASE: Special Exception
CASE NAME: Fire Station 19 - City of Fort Myers
TOTAL ACREAGE: 2.3 acres
SUFFICIENCY DATE: December 27, 2021
HEARING EXAMINER DATE: February 24, 2022

Request
The applicant has requested a Special Exception to allow a Fire Station on a parcel zoned Agricultural (AG-2). The current use of the parcel is single-family residential and the applicant will utilize the existing structures on the property to support the City of Fort Myers Fire Department. The Land Development Code (LDC) considers a fire station to be a commercial use and must comply with the open space and buffering for commercial uses. The applicant has provided the code required open space and buffering per the Site Plan dated July 2021.

Open Space
The total acreage of the proposed project is 2.3 acres and is considered a small development per LDC Section 10-1. The applicant must provide 20% open space (0.46 acres) in accordance with LDC Section 10-415 and the site plan depicts the required open space being met through required buffers.

Buffers
LDC Section 10-416(d) requires certain types of buffers around the perimeter of the property that depend on the abutting zoning district or use. The subject property abuts the following zoning districts and uses:

North - Agriculturally zoned land with a single-family residential use. Applicant is required to provide a Type-F (30-foot wide; ten trees per 100 linear feet; and a double hedge) or a Type-C buffer (15-feet wide; five trees and 18 shrubs per 100 linear feet; and an eight-foot-in-height wall).

Applicant is providing a Type-F buffer.

South - Agriculturally zoned land with a single-family residential use. Applicant is required to provide a Type-F (30-foot wide; ten trees per 100 linear feet; and a double hedge) or a Type-C buffer (15-feet wide; five trees and 18 shrubs per 100 linear feet; and an eight-foot-in-height wall).

Applicant is providing both a Type-F buffer along the majority of the southern property line until the existing 20-foot-in-height metal garage encroaches into the 30-foot width. The remainder of the southern buffer is met through a Type-C buffer with the existing metal building acting as the eight-foot wall to comply with LDC Section 10-416(d).

East - Agriculturally zoned land that is vacant. No buffer is required.

Applicant is providing no buffer.

West - Palomino Lane right-of-way and a Type-D buffer (15-foot wide; five trees per 100 linear feet and a double staggered hedge).

Applicant is providing required buffer.

Staff is recommending the following condition to ensure required screening and buffering is provided in order to be compatible with the single-family residential property to the south:

***If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.***

Summary

The applicant is complying with the LDC for open space and buffering. Staff has recommended a condition to ensure that if the existing metal building is removed from the site that the owner provides the code required buffer to ensure that the single-family residents to the south are protected.

Lee County
Southwest Florida

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

# Memo

To: Patrick Doty, Planner

From: Lili Wu, Planner, Senior

Date: Jan. 3, 2021

**Subject: Fire Station 19-City of Fort Myers (SEZ2021-00010) Transportation-Related Analysis**

## Proposed Development

This application is a request to operate Station 19 (a mini station) for City of Fort Myers Fire Department.

## Site Location

The subject site is located at 11631 Palomino Lane

## Site Access

Access to the subject site will be provided via the existing driveway on Palomino Lane.

Palomino Lane is an minor collector maintained by County.

## Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 10$^{th}$ Edition Report. Table 1 outlines the project proposed trip generation for weekday PM peak hour trips.

**Table 1**
**Trip**
**Generation**

| Land Use | Weekday PM Peak Hour | | |
|---|---|---|---|
| | In | Out | Total |
| Fire Station (1,488 sf) | 0 | 1 | 1 |

## Roadway Section Traffic Operation Level of Service Analysis

The level of service (LOS) analysis for roadway sections are not required for the application because the project trip generation for PM peak hour is less than 100 trips.

## Conclusion

The proposed development will not have a detrimental impact on the surrounding roadway system.

**Doty, Patrick**

**From:** Evans, Marcus
**Sent:** Wednesday, January 12, 2022 11:49 AM
**To:** Doty, Patrick
**Cc:** Wu, Lili
**Subject:** SEZ2021-00010 First Station 19 - City of Fort Myers - Supplementary Traffic Study Review Comments

Patrick,

I've reviewed the latest documents for the subject case from a transportation perspective and have a few comments that may need further clarification from the applicant prior to and/or during the public hearing:

(1) The applicant's narrative describes that fire staff would daily work "from three rotating shifts", but that a shift change would occur "once per day at 7 a.m." Based upon this description, it appears that staff either work 8-hour or 24-hour shifts – not both. If staff work 8-hours shifts, it would appear that there would be 3 shift changes per day and not a single shift change.
(2) The applicant's narrative describes that "minimal" city police staff may share the site with fire staff during "normal working hours". Both "minimal" and "normal working hours" should perhaps be better defined. Also, while the narrative appears clear as to the maximum number of fire staff and trucks that will be stationed at the site, it is silent on the number of city police staff and patrol (or other) units that may use the site as an employment base.

In addition, in reviewing the traffic analysis for the case, it appears that the analysis may have underestimated the peak hour trips associated with the site. Assuming a single shift change at 7 a.m., for instance, if a maximum or 3 fire staff and 3 police staff (also assumed) arrive at, and 3 fire staff and 3 police staff leave the site within a 1-hour period in the morning, this would account for 12 total trip ends in the peak hour period. While this a relatively small number of trips and likely to have minimal impact on the level of service of both Palomino Lane and the surrounding road network, it may be a better estimate of what the neighborhood may experience in a more worse-case scenario with respect to trip generation.

Please consider including this e-mail as a supplement to Mr. Wu's traffic study substantive review comment memorandum. If you have questions regarding the above, please let me know. I'm glad to discuss questions either before and/or during the upcoming public hearing. Thanks, Patrick.

Marcus

Marcus Evans
Lee County Department of Community Development
(239) 533-8355

ATTACHMENT G

Lee County
Southwest Florida

**Department of Community Development**
**Development Services Section**

# *MEMORANDUM*

**Date: 01/26/2022**

**To:** Patrick Doty, AICP

**From:** Brian Roberts, PE

**Subject: SEZ2021-00010 Fire Station 19 – City of Fort Myers**

The applicant is requesting a Special Exception to allow a Fire Station on property zoned Agricultural (AG-2) located at 11631 Palomino Lane. The subject property is approximately 2.3 acres and is currently developed as a single family residence with a pool, garage, pond, and a metal building at the rear of the site. Development Services has reviewed the site plan with respect to Chapter 10 and Chapter 34 technical standards and offers the following comments:

For the purposes of the review the proposed Fire Station has been reviewed as a commercial development:

- The site plan presented did not address the off street parking requirements in Land Development Code (LDC) Sections 34-2013 through 34-2017 and LDC Section 34-2020. During the sufficiency review Staff did communicate the requirements of the LDC for off street parking to include delineation of spaces, parking block requirements, lot aisle widths, space dimension, required parking, ADA requirements, and surfacing as well as referencing the applicable LDC sections. The applicant responded in their letter dated November 10, 2021 that off street parking will be provided in accordance with LDC Section 34-2011 at time of local development order approval and that a request for administrative deviations or relief would be submitted if necessary. It is important to note that the applicant did state that the Fire Station would not be open to the public and would house three fire personnel and one fire suppression vehicle (not a full-sized fire truck). The applicable sections for parking standards are contained in Chapter 34, therefore, it would be necessary for the applicant to obtain a variance at time of development order if the requirements are not met. At time of submittal of the variance request it will be determined if the administrative procedure can be applied. Given the existing development, minimal staff for each shift, no public access on the site and the need to reduce fire department response times to protect public safety and welfare, Staff agrees that a variance to the requirements, if necessary, can be achieved.

- Article IV of the LDC provides site design standards and guidelines for commercial development. The applicant, in their narrative, stated that no exterior changes will be made to the existing residential structure. Although the proposed use was reviewed as a

commercial use, LDC Section 10-602 states that the standards are applicable to all new development and for renovations and redevelopments **in all commercial districts** as well as in **commercial components of planned development districts** and **DRIs.** The subject property is not zoned as a commercial district, in a planned development or DRI, therefore the requirements of Article IV is not applicable.

- At the time of the sufficiency review Staff noted that the proposed development would require storm water management improvement to meet the requirements of LDC 10-321 at time of development order. The applicant indicated in their response letter dated November 10, 2021 that no storm water management improvements will be proposed for this project and that administrative deviations will be requested if necessary during the development order process. Staff does not agree that storm water management improvements are not required for the site. Additionally, LDC 10-104(a) only allows limited administrative deviations from storm water management requirements, not the requirement itself. Staff would not be supportive of a variance to storm water design requirements. However, the site does have sufficient area to provide the required storm water management improvement at time of development order.

- Palomino Drive, adjacent to the subject property, is a privately maintained roadway. The applicant will need to demonstrate legal access at the time of Development Order.

- During the sufficiency review staff noted a gated entrance. LDC 34-1748 provides regulations applicable to gated entry to commercial facilities. LDC 34-1748(1)(d)(5) does allow the Director of Development Service to waive or modify the locational requirements if they are not met at time of development order. The applicant will be required to demonstrate that the proposed gated entrance meets the requirements of LDC 34-1748 or provide information to justify to the Director that locational requirements can be waived or modified.

Development Services Staff does agree that the proposed use with applicable deviations and/or variances can be achieved on the site.

Please contact me if additional information is required.

Brian Roberts, P.E.
Plan Reviewer
Development Services

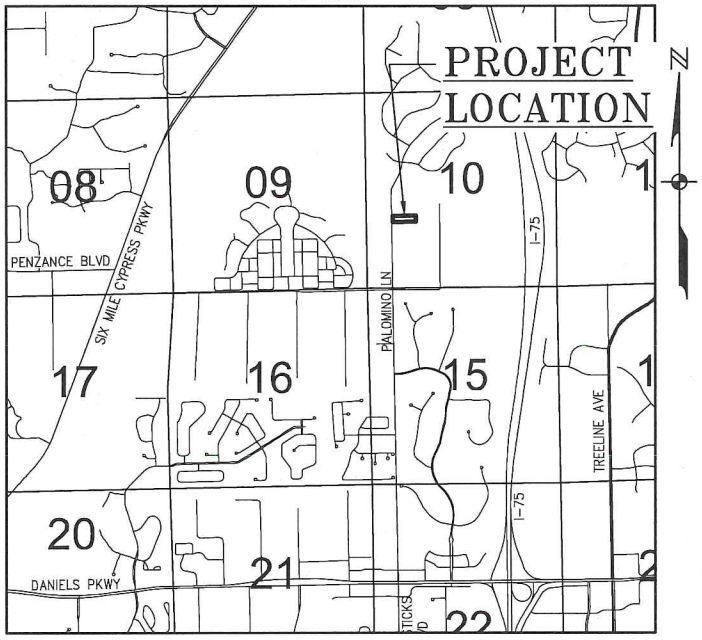
**EXHIBIT A**

# SKETCH AND DESCRIPTION

## 11631 PALOMINO LANE
## STRAP: 10-45-25-00-00006.0060

A PARCEL OF LAND LYING IN
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'




0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, WHICH BEARS N89°30'55"E.
4. PARCEL CONTAINS 102,741 SQUARE FEET OR 2.36 ACRES, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. UE = UTILITY EASEMENT
8. DE = DRAINAGE EASEMENT
9. N = NORTHING
10. E = EASTING
11. ORB = OFFICIAL RECORDS BOOK
12. ORI = OFFICIAL RECORDS INSTRUMENT
13. ROW, R/W = RIGHT-OF-WAY
14. SQ. FT. = SQUARE FEET
15. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

**THIS IS NOT A SURVEY.**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

***REVIEWED***
***SEZ2021-00010***
***Hunter Searson, GIS Planner***
***Lee County Government***
***1/20/2022***

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

THIS CERTIFICATION IS TO THE DATE OF THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

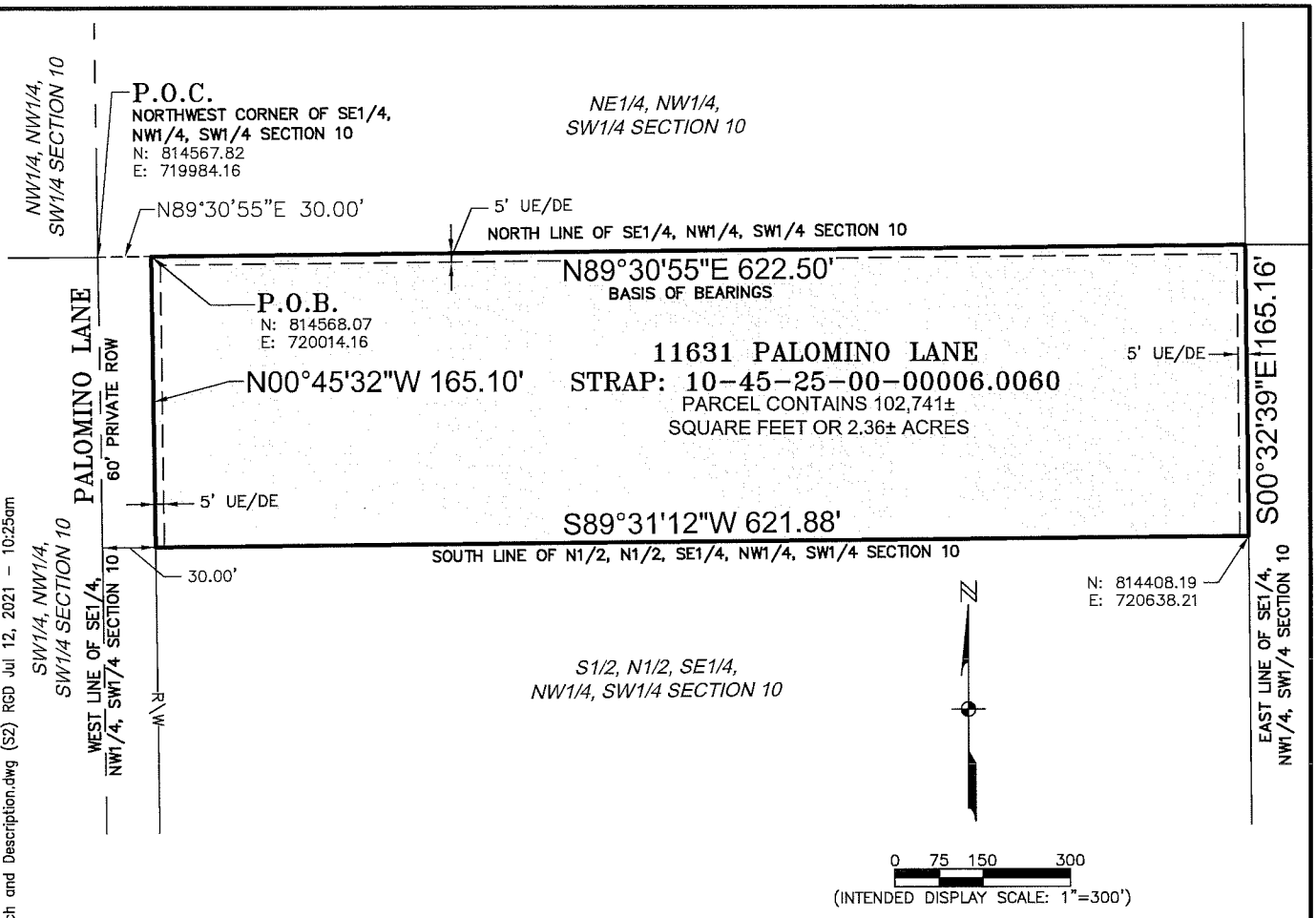

SKETCH AND DESCRIPTION
STRAP: 10-45-25-00-00006.0060
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

| DATE | PROJECT NO. | FILE NO. | SCALE | SHEET |
|---|---|---|---|---|
| 07/09/2021 | 20214098-000 | 10-45-25 | AS SHOWN | 1 OF 2 |

\\FTMS01\Drawings\2021\20214098-000\Surveying\Sketches\20214098-000 11631 Palomino Ln Sketch and Description.dwg (S1) RGD Jul 12, 2021 - 10:25am

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

ATTACHMENT H




## DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS: THE WESTERLY 30 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 4170, PAGE 3961.

A PARCEL OF LAND LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, N89°30'55"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH LINE, N89°30'55"E, A DISTANCE OF 622.50 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID EAST LINE, S00°32'39"E, A DISTANCE OF 165.16 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID SOUTH LINE, S89°31'12"W, A DISTANCE OF 621.88 FEET TO A LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID PARALLEL LINE, N00°45'32"W, A DISTANCE OF 165.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 102,741 SQUARE FEET OR 2.36 ACRES, MORE OR LESS.

**THIS IS NOT A SURVEY.**

\\FTMS01\Drawings\2021\20214098-000\Surveying\Sketches\20214098-000 11631 Palomino Ln Sketch and Description.dwg (S2) RGD Jul 12, 2021 - 10:25am

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
STRAP: 10-45-25-00-00006.0060
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

| DATE | PROJECT NO. | FILE NO. | SCALE | SHEET |
|---|---|---|---|---|
| 07/09/2021 | 20214098-000 | 10-45-25 | AS SHOWN | 2 OF 2 |