



# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** New Post Rd. Self-Storage Facility

**Request:** Rezone from: C-1A To: MPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD  
☐ Major PD Amendment ☒ Minor PD Amendment

**Bonus Density included?** ☒ NO ☐ YES<sup>1</sup> for: \_\_\_\_\_ Bonus Units

<sup>1</sup> If YES, submit additional fee required by LDC 2-147(A)(3)

## Summary of Project:

This subject parcel is ±127,817 sq. ft. (2.93 ac.) and is currently a vacant uncleared parcel. The project proposes (1) Self-Storage Warehouse bldg. and other site improvements such as a parking lot, solid waste enclosure, a storm-water management system, potable water and sanitary sewer utility connections, site landscaping, buffering and site lighting.

## PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** Andres Boral  
 Address: 23150 Fashion Drive Ste 230  
 City, State, Zip: Estero, Florida 33928  
 Phone Number: 239-692-0509  
 E-mail Address: Andres@Boralengineering.com
- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**  
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]  
☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]  
☐ Application is County initiated. Attach BOCC authorization.
- C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**  
 1. Company Name: Boral Engineering & Design, Inc.  
 Contact Person: Andres Boral  
 Address: 23150 Fashion Drive Ste 230  
 City, State, Zip: Estero, Florida 33928  
 Phone Number: 239-692-0509 Email: Andres@Boralengineering.com
2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT  
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
 PHONE (239) 533-8585

**PART 2  
PROPERTY OWNERSHIP**

**A. Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Michael Essig

Address: 5593 Foxlake Drive

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

Phone Number: 239-470-1986

Email: Michaelessig@yahoo.com

**B. Disclosure of Interest [34-202(a)(2)]:**

☒ Attach [Disclosure of Interest](#) Form.

**C. Multiple parcels:**

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

**D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): August 9, 2022

**PART 3  
PROPERTY INFORMATION**

**A. STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

36-43-24-00-00013.003A

**B. Street Address of Property:** New Post Rd., North Fort Myers, FL 33917

**C. Legal Description (must submit) [34-202(a)(5)]:**

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

**OR**

☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

**AND**

**Boundary Survey [34-202(a)(6)]:**

☒ A Boundary survey, tied to the state plane coordinate system.

**OR**

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

*Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.*

**E. Current Zoning of Property:** C-1A

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

**F. Use(s) of Property:**

1. Current uses of property are: Vacant

2. Intended uses of property are: Self-Storage/Mini-Warehouse

**G. Future Land Use Classification (Lee Plan):**

|                              |             |       |            |            |
|------------------------------|-------------|-------|------------|------------|
| Moderate Density Residential | <u>2.93</u> | Acres | <u>100</u> | % of Total |
|                              |             | Acres |            | % of Total |
|                              |             | Acres |            | % of Total |

**H. Property Dimensions:**

|                                             |                |                      |                      |        |
|---------------------------------------------|----------------|----------------------|----------------------|--------|
| 1. Width (average if irregular parcel):     | <u>±282</u>    | Feet                 |                      |        |
| 2. Depth (average if irregular parcel):     | <u>±452</u>    | Feet                 |                      |        |
| 3. Total area:                              | <u>127,817</u> | Acres or square feet |                      |        |
| 4. Frontage on road or street:              | <u>262.3</u>   | Feet on              | <u>New Post Road</u> | Street |
| 2 <sup>nd</sup> Frontage on road or street: |                | Feet on              |                      | Street |

**I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable  
☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]  
☐ North (Upper) Captiva Community Plan area. [33-1711]  
☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]  
☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]  
☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]  
☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]  
☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]  
☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]  
☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]  
☒ North Fort Myers Planning Community. [33-1532(a)&(b)]  
☐ North Olga Community Plan area. [33-1663(a)&(b)]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

**PART 4**  
**TYPES OF LAND AREA ON PROPERTY**

|                                                                                            |             |              |              |
|--------------------------------------------------------------------------------------------|-------------|--------------|--------------|
| <b>A. Gross Acres (total area within described parcel)</b>                                 |             | <u>2.93</u>  | <b>Acres</b> |
| 1. Submerged land subject to tidal influence                                               | <u>0</u>    | Acres        |              |
| 2. a. Preserved freshwater wetlands                                                        | <u>0</u>    | Acres        |              |
| b. Impacted wetlands                                                                       | <u>0</u>    | Acres        |              |
| c. Preserved saltwater wetlands                                                            | <u>0</u>    | Acres        |              |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)                                         | <u>0</u>    | Acres        |              |
| 3. R-O-W providing access to non-residential uses                                          | <u>0</u>    | Acres        |              |
| 4. Non-residential use areas <sup>(1) (2)</sup>                                            | <u>2.93</u> | Acres        |              |
| <b>B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).</b> | <u>2.93</u> | <b>Acres</b> |              |
| <b>C. Gross residential acres. (A minus B) <sup>(3)</sup></b>                              | <u>0</u>    | <b>Acres</b> |              |
| <b>D. Gross residential acres (by Land Use Category)</b>                                   |             |              |              |
| 1. a. Intensive Development – upland                                                       | <u>0</u>    | Acres        |              |
| b. Intensive Development – preserved freshwater wetlands                                   | <u>0</u>    | Acres        |              |
| c. Intensive Development – impacted wetlands                                               | <u>0</u>    | Acres        |              |
| 2. a. Central Urban – upland                                                               | <u>0</u>    | Acres        |              |
| b. Central Urban – preserved freshwater wetlands                                           | <u>0</u>    | Acres        |              |
| c. Central Urban – impacted wetlands                                                       | <u>0</u>    | Acres        |              |
| 3. a. Urban Community or Suburban – upland                                                 | <u>0</u>    | Acres        |              |
| b. Urban Community or Suburban – preserved freshwater wetlands                             | <u>0</u>    | Acres        |              |
| c. Urban Community or Suburban – impacted wetlands                                         | <u>0</u>    | Acres        |              |

|     |    |                                                          |       |       |
|-----|----|----------------------------------------------------------|-------|-------|
| 4.  | a. | Suburban – upland                                        | _____ | Acres |
|     | b. | Suburban – preserved freshwater wetlands                 | _____ | Acres |
|     | c. | Suburban – impacted wetlands                             | _____ | Acres |
| 5.  | a. | Outlying Suburban – upland                               | _____ | Acres |
|     | b. | Outlying Suburban – preserved freshwater wetlands        | _____ | Acres |
|     | c. | Outlying Suburban – impacted wetlands                    | _____ | Acres |
| 6.  | a. | Sub-Outlying Suburban – upland                           | _____ | Acres |
|     | b. | Sub-Outlying Suburban – preserved freshwater wetlands    | _____ | Acres |
|     | c. | Sub-Outlying Suburban – impacted wetlands                | _____ | Acres |
| 7.  | a. | Rural, Outer Island, Rural Community Preserve – upland   | _____ | Acres |
|     | b. | Rural, Outer Island, Rural Community Preserve – wetlands | _____ | Acres |
| 8.  | a. | Open Lands – upland                                      | _____ | Acres |
|     | b. | Open Lands – wetlands                                    | _____ | Acres |
| 9.  | a. | Resource – upland                                        | _____ | Acres |
|     | b. | Resource – wetlands                                      | _____ | Acres |
| 10. | a. | Wetlands                                                 | _____ | Acres |
| 11. | a. | New Community – upland                                   | _____ | Acres |
|     | b. | New Community – wetlands                                 | _____ | Acres |
| 12. | a. | University Community – upland                            | _____ | Acres |
|     | b. | University Community – wetlands                          | _____ | Acres |
| 13. | a. | Coastal Rural – upland                                   | _____ | Acres |
|     | b. | Coastal Rural – wetlands                                 | _____ | Acres |

**TOTAL** (should equal "C" above)

0 **Acres**

**Notes:**

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5**

**RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category:** \_\_\_\_\_

|    |                                                                | <b>Lee Plan Table 1(a)</b>   |        |              |
|----|----------------------------------------------------------------|------------------------------|--------|--------------|
|    |                                                                | <b>Max. standard density</b> |        | <b>Units</b> |
| 1. | <b>Standard Units</b>                                          |                              |        |              |
|    | a. Total upland acres (from Part 4, D.)                        | _____ x _____                | equals | _____        |
|    | b. Total preserved freshwater wetlands acres (from Part 4, D.) | _____ x _____                | equals | _____        |
|    | c. Total impacted wetlands acres (from Part 4, D.)             | _____ x _____                | equals | _____        |
|    | d. <b>Total Allowed Standard Units</b> <sup>(1)</sup>          |                              |        | _____        |
| 2. | <b>Bonus Units [2-143]</b>                                     |                              |        |              |
|    | a. Site-built Affordable Housing                               |                              |        | _____        |
|    | b. Transferrable Dwelling Units                                |                              |        | _____        |
|    | c. Sub-total                                                   |                              |        | _____        |
| 3. | <b>Total Permitted Units</b> <sup>(1)</sup>                    |                              |        | _____        |

**Note:**

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6**  
**COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS**  
**PRELIMINARY INTENSITY CALCUATIONS**

|                                      |                            | Height    | Total Floor Area<br>(Square Feet) |
|--------------------------------------|----------------------------|-----------|-----------------------------------|
| <b>A. Commercial</b>                 |                            |           |                                   |
| 1.                                   | Medical                    | _____     | _____                             |
| 2.                                   | General Office             | _____     | _____                             |
| 3.                                   | Retail                     | _____     | _____                             |
| 4.                                   | Other: <u>Self-Storage</u> | 3-stories | 117,776 sqft                      |
| 5.                                   | <b>TOTAL FLOOR AREA</b>    |           | 117,776 sqft                      |
| <b>B. Industrial</b>                 |                            |           |                                   |
|                                      |                            | Height    | Total Floor Area<br>(Square Feet) |
| 1.                                   | Under Roof                 | _____     | _____                             |
| 2.                                   | Not Under Roof             | _____     | _____                             |
| 3.                                   | <b>TOTAL FLOOR AREA</b>    |           | 0                                 |
| <b>C. Mining</b>                     |                            |           |                                   |
|                                      |                            | Depth     | Total Acres                       |
| 1.                                   | Area to be excavated       | _____     | 0                                 |
| <b>D. Assisted Living Facilities</b> |                            |           |                                   |
|                                      |                            | Height    | Total Beds/Units                  |
| 1.                                   | Dependent Living Units     | _____     | _____                             |
| 2.                                   | Independent Living Units   | _____     | _____                             |
| 3.                                   | <b>TOTAL BEDS/UNITS</b>    |           | 0/0                               |
| <b>E. Hotels/Motels (Room Size)</b>  |                            |           |                                   |
|                                      |                            | Height    | Total Rental Units                |
| 1.                                   | < 425 sq. ft.              | _____     | _____                             |
| 2.                                   | 426-725 sq. ft.            | _____     | _____                             |
| 3.                                   | 725 < sq. ft.              | _____     | _____                             |
| 4.                                   | <b>TOTAL UNITS</b>         |           | 0                                 |

**PART 7**  
**ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
  - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density:** [34-202(a)(11)]

- ☒ Not Applicable  
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8  
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]  
Existing surface elevations range from  $\pm 5.0$  to  $\pm 8.5$  NAVD.
- 
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].  
No wetlands exist on the property. An existing county drainage easement is present.
- 
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:  
Not applicable.
- 
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:  
Not applicable.
- 
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9  
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:  
Not applicable. Project will connect to existing sanitary sewer system in right-of-way.
- 
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:  
Not applicable.
  2. Quality of the effluent:
-

3. Expected life of the facility:

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4. Who will operate and maintain the internal collection and treatment facilities:

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5. Receiving bodies or other means of effluent disposal:

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**C. Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:  
Not applicable.

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2. Current water table conditions:

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3. Proposed rate of application:

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4. Back-up system capacity:

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**PART 10  
ADDITIONAL REQUIREMENTS**

**A. Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

**B. Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

**C. Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

**D. Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is \_\_\_\_\_ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within \_\_\_\_\_ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

| PART 5<br>SUBMITTAL REQUIREMENT CHECKLIST                    |                                     |                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Clearly label your attachments as noted in bold below</i> |                                     |                                                                                                                                                                                                                                                                                                               |
| Copies Required                                              |                                     | SUBMITTAL ITEMS                                                                                                                                                                                                                                                                                               |
| 3                                                            | <input checked="" type="checkbox"/> | Completed application for Public Hearing [34-202(a)(1)]                                                                                                                                                                                                                                                       |
| 1                                                            | <input checked="" type="checkbox"/> | Filing Fee - [34-201(d)]                                                                                                                                                                                                                                                                                      |
| 1                                                            | <input type="checkbox"/>            | Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]                                                                                                                                                                                                                                                    |
| 3                                                            | <input checked="" type="checkbox"/> | <a href="#">Affidavit of Authorization</a> (notarized) Form [34-202(a)(3)]                                                                                                                                                                                                                                    |
| 3                                                            | <input type="checkbox"/>            | <a href="#">Additional Agents</a> [34-202(a)(4)]                                                                                                                                                                                                                                                              |
| 3                                                            | <input type="checkbox"/>            | <b>Multiple Owners List</b> (if applicable) [34-202(a)(2)]                                                                                                                                                                                                                                                    |
| 3                                                            | <input checked="" type="checkbox"/> | <a href="#">Disclosure of Interest</a> Form (multiple owners) [34-202(a)(2)]                                                                                                                                                                                                                                  |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Legal description (must submit)</b> [34-202(a)(5)]                                                                                                                                                                                                                                                         |
|                                                              | <input type="checkbox"/>            | Legal description (metes and bounds) and sealed sketch of legal description                                                                                                                                                                                                                                   |
|                                                              |                                     | <b>OR</b>                                                                                                                                                                                                                                                                                                     |
|                                                              | <input checked="" type="checkbox"/> | Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ( <a href="#">Click here</a> to see an example of a legal description with no metes and bounds.) |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Boundary Survey</b> – not required if platted lot (2 originals required) [34-202(a)(6)]                                                                                                                                                                                                                    |
| 3                                                            | <input type="checkbox"/>            | <b>Property Owners list</b> (if applicable) [34-202(a)(8)]                                                                                                                                                                                                                                                    |
| 3                                                            | <input type="checkbox"/>            | <b>Property Owners map</b> (if applicable) [34-202(a)(8)]                                                                                                                                                                                                                                                     |
| 3                                                            | <input checked="" type="checkbox"/> | Confirmation of <b>Ownership/Title Certification</b> [34-202(a)(7)]                                                                                                                                                                                                                                           |
| 3                                                            | <input type="checkbox"/>            | <b>STRAP Numbers</b> (if additional sheet is required) [34-202(a)(5)]                                                                                                                                                                                                                                         |
| 1                                                            | <input checked="" type="checkbox"/> | <b>List of Surrounding Property Owners</b> [34-202(a)(9)]                                                                                                                                                                                                                                                     |
| 1                                                            | <input checked="" type="checkbox"/> | <b>Map of Surrounding Property Owners</b> [34-202(a)(9)]                                                                                                                                                                                                                                                      |
| 1                                                            | <input checked="" type="checkbox"/> | <b>Mailing labels</b> [34-202(a)(9)]                                                                                                                                                                                                                                                                          |
| 3                                                            | <input type="checkbox"/>            | List of <b>Zoning Resolutions</b> and Approvals                                                                                                                                                                                                                                                               |
| 3                                                            | <input type="checkbox"/>            | Summary of <b>Public Informational Session</b> (if applicable)                                                                                                                                                                                                                                                |
| 3                                                            | <input type="checkbox"/>            | <b>Waivers</b> from Application Submission Requirements (if applicable) [34-201(c)]                                                                                                                                                                                                                           |
| 3                                                            | <input type="checkbox"/>            | Preliminary <b>Density</b> Calculations (if applicable)                                                                                                                                                                                                                                                       |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Request Statement</b> [34-373(a)(5)]                                                                                                                                                                                                                                                                       |
| 3                                                            | <input checked="" type="checkbox"/> | Traffic Impact Statement ( <b>TIS</b> ) (not required for existing development) [34-373(a)(7)]                                                                                                                                                                                                                |
| 3                                                            | <input checked="" type="checkbox"/> | Master Concept Plan ( <b>MCP</b> ), <b>Non-PRFPD</b> [34-373(a)(6)]                                                                                                                                                                                                                                           |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Schedule of Uses</b> [34-373(a)(8)]                                                                                                                                                                                                                                                                        |
| 3                                                            | <input type="checkbox"/>            | Schedule of <b>Deviations</b> and Written <b>Justification</b> [34-373(a)(9)]                                                                                                                                                                                                                                 |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Topography</b> (if available) [34-373(a)(4)b.iv.]                                                                                                                                                                                                                                                          |
| 3                                                            | <input checked="" type="checkbox"/> | <b>Soils Map</b> [34-373(a)(4)b.9.]                                                                                                                                                                                                                                                                           |
| 3                                                            | <input checked="" type="checkbox"/> | <b>FLUCCS Map</b> [34-373(a)(4)c.]                                                                                                                                                                                                                                                                            |
| 3                                                            | <input type="checkbox"/>            | Rare & Unique <b>Upland Habitat Map</b> [34-373(a)(4)b.iii.]                                                                                                                                                                                                                                                  |
| 3                                                            | <input checked="" type="checkbox"/> | Existing and Historic <b>Flow-Ways Map</b> [34-373(a)(4)b.v.]                                                                                                                                                                                                                                                 |
| 3                                                            | <input type="checkbox"/>            | <b>Surface Water Management Plan</b> (if applicable) [34-373(b)(1)]                                                                                                                                                                                                                                           |
| 3                                                            | <input type="checkbox"/>            | <b>Phasing Program</b> (if applicable) [34-373(b)(3)]                                                                                                                                                                                                                                                         |
| 3                                                            | <input type="checkbox"/>            | <b>Protected Species Survey</b> (if applicable) [34-373(b)(2)]                                                                                                                                                                                                                                                |
| 3                                                            | <input type="checkbox"/>            | <b>Proof of Notice</b> (if applicable) [34-373(c)]                                                                                                                                                                                                                                                            |

|   |                                     |                                                                                                                                                                                                                              |
|---|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | <input type="checkbox"/>            | <b>Binding Letter</b> from DCA (if applicable) [34-373(d)(9)]                                                                                                                                                                |
| 3 | <input checked="" type="checkbox"/> | Master Concept Plan ( <b>MCP</b> ), <b>PRFPD</b> (if applicable) [34-941(g)(1)]                                                                                                                                              |
| 3 | <input checked="" type="checkbox"/> | <b>Conceptual Surface Water Management Plan</b> (if applicable) [34-941(d)(3)b.i.1)]                                                                                                                                         |
| 3 | <input type="checkbox"/>            | <b>Well Drawdown</b> Information (if applicable) [34-941(d)(3)d.]                                                                                                                                                            |
| 3 | <input type="checkbox"/>            | Preliminary Indigenous <b>Restoration Plan</b> (if applicable) [34-941(e)(5)f.iii.]                                                                                                                                          |
| 3 | <input type="checkbox"/>            | <b>Environmental Assessment</b> (if applicable) [34-941(g)(2)]                                                                                                                                                               |
| 3 | <input type="checkbox"/>            | Demonstration of <b>Compatibility</b> (if applicable) [34-941(g)(4)]                                                                                                                                                         |
| 3 | <input checked="" type="checkbox"/> | <b>Potable Water &amp; Sanitary Sewer</b> . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)] |
| 3 | <input type="checkbox"/>            | Existing <b>Agricultural Use Affidavit</b> (if applicable) [34-202(a)(12)]                                                                                                                                                   |
| 3 | <input type="checkbox"/>            | Information Regarding <b>Proposed Blasting</b> (if applicable).                                                                                                                                                              |
| 3 | <input type="checkbox"/>            | Hazardous Materials <b>Emergency Plan</b> (if applicable)                                                                                                                                                                    |
| 3 | <input type="checkbox"/>            | Mobile Home Park <b>Dislocated Owners</b> Information (if applicable) [34-202(b)(4)]                                                                                                                                         |
| 3 | <input type="checkbox"/>            | <b>Tall Structures Permit</b> (if applicable) [34-1108]                                                                                                                                                                      |

# AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Michael Essig (name), as Owner (owner/title) of 0 New Post Road, North Fort Myers, FL 33917 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:  
(Strap #: 36-43-24-00-00013.003A)

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**\*Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]  
Signature

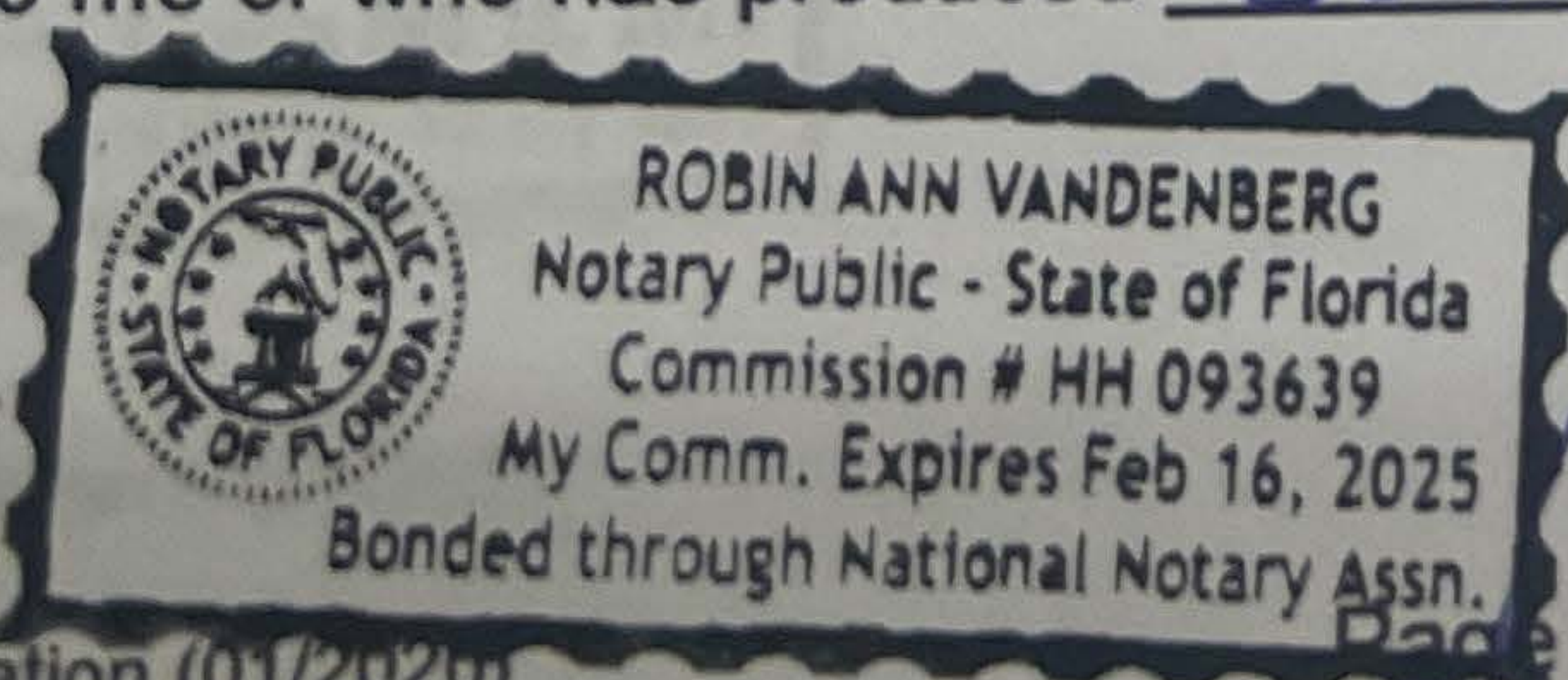
3/10/23  
Date

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of March, 2023, by Michael Essig (name of person providing oath or affirmation), who is personally known to me or who has produced Driver License (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public

DISCLOSURE OF INTEREST  
AFFIDAVIT

BEFORE ME this day appeared Michael Essig, 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 0 New Post Rd, North Fort Myers, FL 33917 and is the subject of an Application for zoning action (hereinafter the "Property"). (Strap #: 36-43-24-00-00013.003A)

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

WORTH PACKER - PRESIDENT

50%

Michael Essig - VICE PRESIDENT

50%

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

Print Name

Michael Essig

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

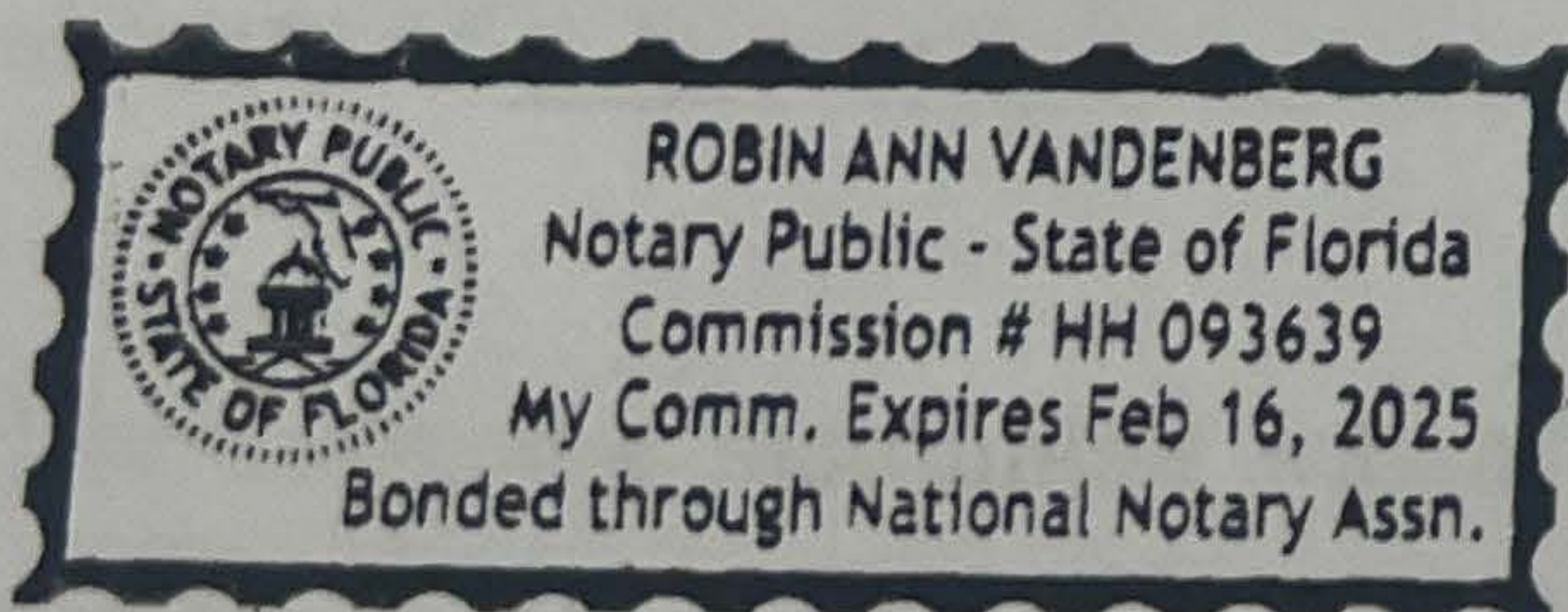
STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on March 10th 2023 (date) by Michael Essig (name of person providing oath or affirmation), who is personally known to me or who has produced Drive License (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

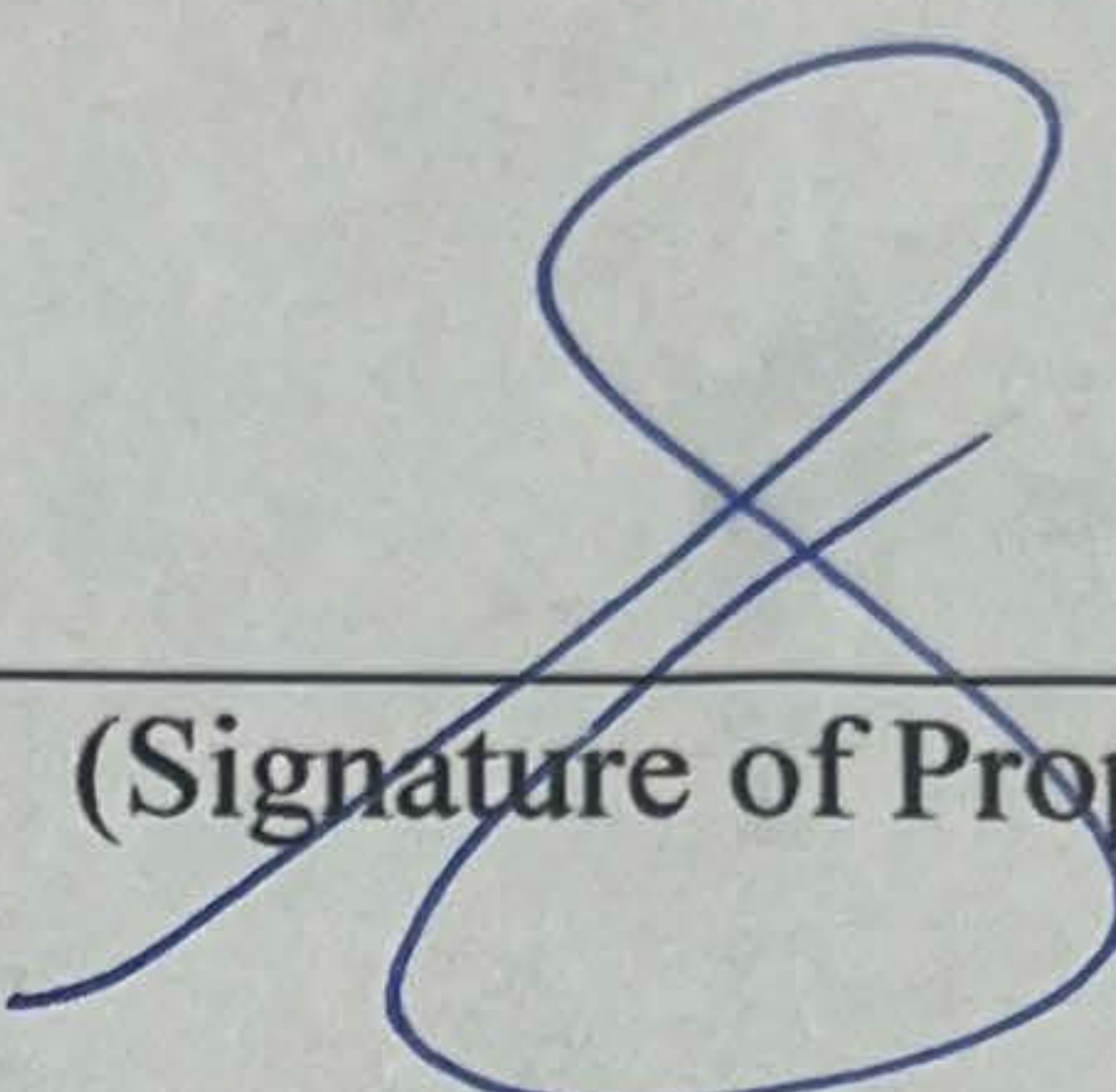
Robin Ann Vandenberg



**LETTER OF AUTHORIZATION**

We / I MICHAEL ESSIG, being first duly sworn, depose and say that we / I are the owners of the property located at NEW POST ROAD, NORTH FORT MYERS, FL 33917; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We / I understand that the information requested on this application must be complete and accurate.

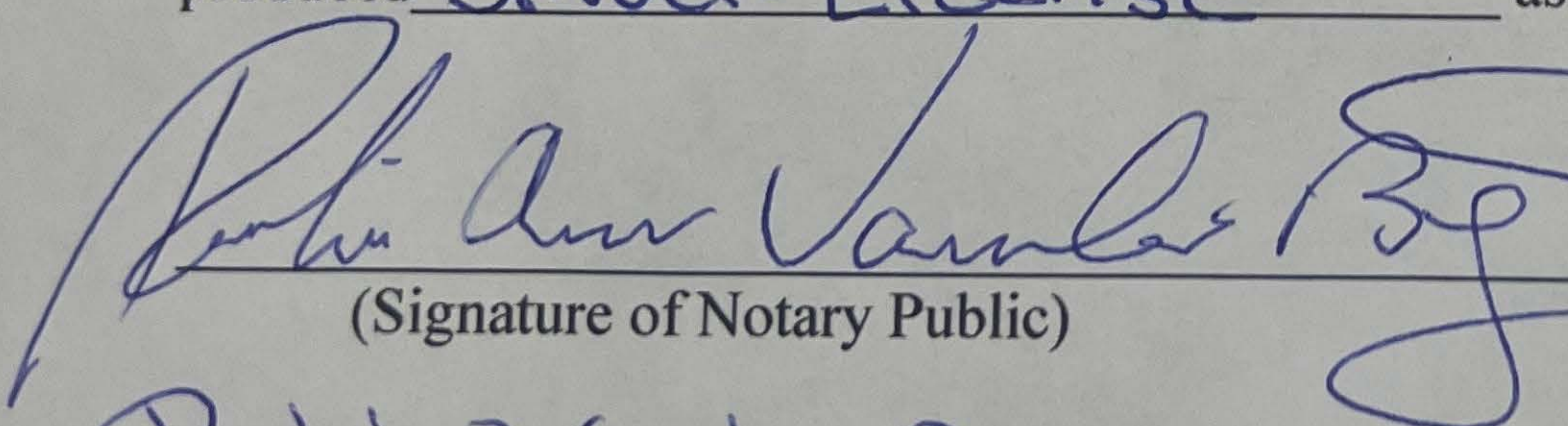
As property owner we / I authorize ANDRES BORAL, PE, MBA to act as our representative in any matters regarding this petition.

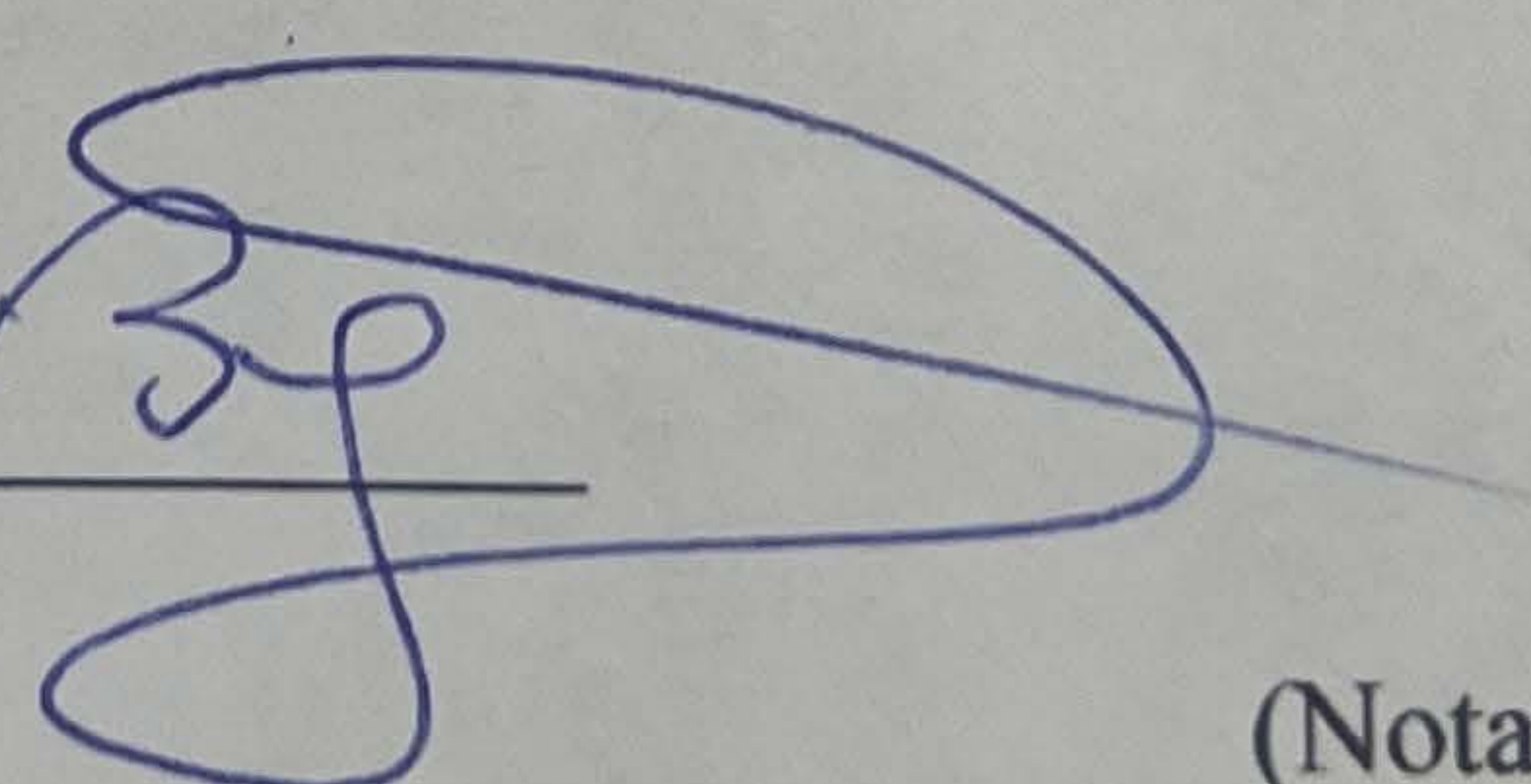
  
\_\_\_\_\_  
(Signature of Property Owner)

MICHAEL ESSIG  
\_\_\_\_\_  
(Printed Name of Property Owner)

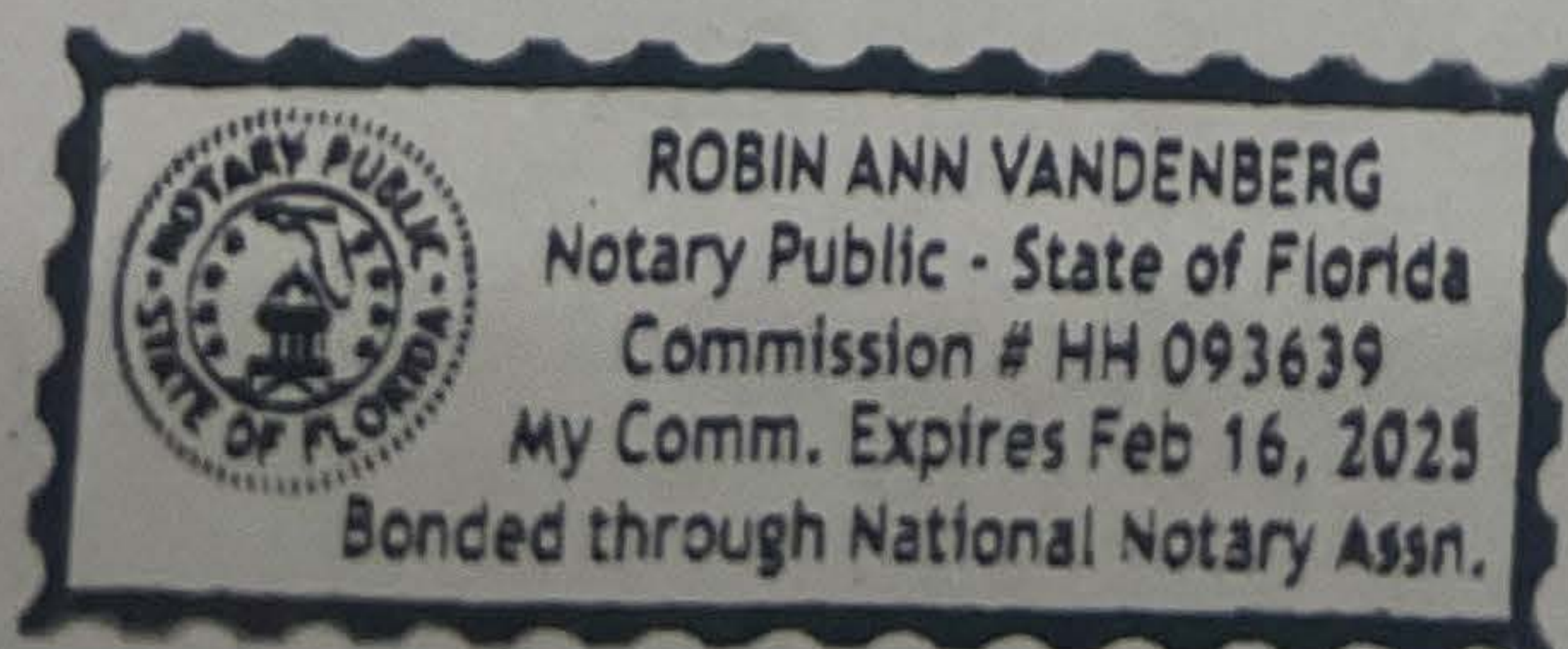
State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 10 day of March, 2022 3rd by Michael Essig, who is personally known to me or who has produced Driver License as identification.

  
\_\_\_\_\_  
(Signature of Notary Public)

  
(Notary Seal)

Robin Vandenberg  
\_\_\_\_\_  
Printed Name of Notary





March 10, 2023

Lee County Development Services  
DEPARTMENT OF COMMUNITY DEVELOPMENT

Adam Mendez, Senior Planner  
Zoning Section

RE: Response to 1<sup>st</sup> Review Comments  
**New Post Road – Self Storage Facility (Conventional Rezoning Request)**  
**REZ2022-00025**

The following is our response to staff's 1<sup>st</sup> review comments for above referenced project:

**Zoning**

1. Intended use. Staff recognizes the intended use is a public warehouse. If approved the Commercial Intensive District also permits a wide range of commercial activities, which are like or which have many of the same needs as industrial land uses. Intensive commercial land uses are generally services, particularly warehousing, distribution and transportation of goods. However, in type and size of buildings, relation to modes of transportation, and demands on various services, they are often indistinguishable from industrial land uses. The CI district is intended to be intermediate between consumer-oriented commercial and light industrial uses. This district is insensitive to less intense land uses such as the southern abutting residential. For this reason, it is staff recommendation that this request proceed through the site-specific zoning process, as a minor planned development.

***Response: Acknowledged. This request will proceed as a minor planned development. Please see included Rezoning Withdrawal Application and new Planned Development Application for this project.***

2. Proof of potable water and sanitary sewer availability. Staff is in receipt of a potable water letter from LCU. The LDC requires also requires a letter concerning wastewater availability from the appropriate utility franchise. Please provide a wastewater availability letter.

***Response: Please see included Letters of Availability from both LCU as well as FGUA confirming adequate capacity is available to meet the projected water and sewer demands for this development.***

3. Disclosure of Interest. Please provide a completed Disclosure of Interest form as required by LDC Section 34-202.

***Response: Please see included signed and notarized Disclosure of Interest form.***

4. Affidavit of Authorization. The Affidavit of Authorization form completed is no longer current. Please use the updated form.

***Response: Please see included a newly signed and notarized Affidavit of Authorization form.***

5. Statement Addressing Review Criteria. Provide a statement explaining the nature of the request, how the property qualifies for the rezoning, and how the request meets the applicable required findings/review criteria set forth in section 34-145(d)(4). This statement may be utilized by the Board of County Commissioners, Hearing Examiner, and staff in establishing a factual basis for the approval or denial of the rezoning.

***Response: This request will proceed through the site-specific zoning process, as a minor planned development. Please see included Rezoning Withdrawal Application and new Planned Development Application. Included is also a Request Letter which explains how the property qualifies for the rezoning.***

6. The owner or agent of a rezoning application must conduct one publicly-advertised information session within the North Fort Myers Planning Community prior to obtaining approval or finding of sufficiency.

The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting location will be determined by the applicant. Meetings may, but are not required to, be conducted before non-County formed boards, committees, associations, or planning panels. During the meeting, the agent will provide a general overview of the project for any interested citizens.

Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting.

***Response: Acknowledged. A publicly-advertised informational meeting will take place in the North Fort Myers Planning Community Area.***

### **Planning**

1. Please provide a complete Lee Plan analysis citing specific Lee Plan Goals, Objectives and Policies.

***Response: Please see included Lee Plan Consistency Analysis which cites compliance with specific goals, objectives, and policies from the Lee Plan.***

### **Environmental Science**

1. Please describe how the future site will comply with buffering, open space, landscaping, and the North Fort Myers Community Planning area code.

***Response: Please see included Request Letter which explains how this development will comply with the buffering, open space and landscaping criteria found in the North Fort Myers Community Planning code.***

2. Courtesy Comment: Staff visited the site on December 16th, 2022. Please note native heritage trees were present onsite and can be used to meet 33-1582 of the Land Development Code.

***Response: Acknowledged. An environmental tree survey will be conducted for this property to determine size, location, and species of all existing trees, including all native heritage trees.***

### **Natural Resources**

1. Please provide analysis of applicable Lee Plan policies. Please at a minimum include 125.1.2 and 126.1.4.

***Response: Please see included Lee Plan Consistency Analysis which cites compliance with specific goals, objectives, and policies from the Lee Plan.***

### **Transportation**

1. Does the proposed development have permission to use the driveway of the northerly abutting property to get access to New Post Rd through a cross access easement?

***Response: The proposed development has not obtained permission to use the neighboring driveway for access to New Post Rd through a cross-access easement. A driveway connection onto New Post Rd serving the subject property is proposed instead.***

2. Courtesy Comment: In the site construction plan, the proposed parking lot entrance is not aligned with the exiting driveway of the property location on the opposite side of New Post Rd. Moreover, no connection separation distance from the nearest roadway/connection to the proposed parking lot entrance is given. The site construction plan must be revised accordingly.

***Response: The proposed driveway connection onto New Post Rd for this property has been shifted as far South as possible within the property, to be aligned with the existing driveway on the opposite side of New Post Rd. Also, see revised plans showing the proposed connection separation distance to Long Leaf Drive.***

### **Legal Description**

1. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

***Response: Please see included Boundary Survey which provides the required legal description and sketch.***

2. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The survey must be based upon the title certification submitted in accord with section 34-201(a)(7). When the Title Certification is submitted, the legal description on the boundary survey must match that which is shown on the title. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed.

***Response: Please see included Boundary Survey which is based upon the title certification and matches the legal description shown on both the Boundary Survey and title certificate.***

3. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

***Response: Please see included title certification in accordance with LDC requirements.***

### **Lee Tran**

1. Courtesy Comment: The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 10495. Based on the Lee County Transit LDC, an 8' x 30' pad is required, there is a sidewalk that can be considered within these dimensions; a pedestrian walkway on New Post Road to meet the property is required; a bicycle storage rack is needed, and curbing will need to connect with the existing sidewalk, unsure if curbing meets the code, and will need to be determined by the developers' engineer. Therefore, the developer would be required to make the necessary improvements based on the current Lee County Transit LDC 10-442.

***Response: Please see revised plans showing the proposed bus stop improvements as well as a sidewalk extension along New Post Rd. for pedestrian access to the subject development.***

Please contact our office if you have any questions,

Sincerely,

Andres Boral, PE, MBA  
Florida License Number: 80373  
Boral Engineering & Design, Inc.  
[andres@boralengineering.com](mailto:andres@boralengineering.com)



March 15, 2023

David M. Loveland, AICP, Director  
Lee County Community Development  
PO Box 398 (1500 Monroe Street)  
Fort Myers, Florida 33902

**PROJECT: NEW POST ROAD – SELF-STORAGE FACILITY**  
REZ2022-00025

**SUBJECT: LETTER OF REQUEST – MINOR PLANNED DEV., PUBLIC HEARING**

Dear Mr. Loveland,

It is the request of the property owner, Michael Essig, to request a Minor Planned Development Application Public Hearing for the subject property for the site construction of a Self-Storage facility on the above referenced property. Based on the review criteria found in Lee County LDC Section §34-145(d)(4) this development;

- a. Complies with the Lee Plan goals, objectives, and policies.
  - See included Lee Plan Consistency Analysis pdf for more information.
- b. Meets general Lee County LDC code regulations for Commercial Developments.
  - See active DO project case DOS2022-00182, as well as REZ2022-00025 1<sup>st</sup> Response to Staff Comments pdf for more information.
- c. Is compatible with existing & planned uses in the surrounding area.
  - The subject property is located within the Central Urban Future Land Use classification area and has a C-1A Zoning designation. Therefore, the development of a Self-Storage Facility will serve to emphasize the intent for this Future Land Use category to provide the greatest range and highest levels of public services available to the community.
- d. Provides sufficient access to support projected vehicular & pedestrian traffic.
  - This development proposes a driveway connection onto New Post Rd, as well as a sidewalk extension along New Post Rd right-of-way to support pedestrian traffic.
- e. Addresses expected impacts to surrounding transportation facilities.
  - This development proposes bus stop improvements to an existing LeeTran bus stop location, as well as a sidewalk extension along New Post Rd right-of-way to reinforce pedestrian traffic infrastructure.
- f. Will not adversely impact environmentally critical or sensitive areas and natural resources.
  - This development does not propose impacts to any wetlands, waterbodies or any environmentally critical or sensitive areas and/ or natural resources. Furthermore, this project proposes a stormwater dry detention system on-site that has been designed in compliance with Lee County LDC requirements and S.F.W.M.D. criteria. See included Water Quality and Attenuation Calculations pdf for more information.



- g. Will be served by urban services, defined in the Lee Plan. (Located in a Future Urban area)
- The subject property is located within the Central Urban Future Land Use classification area and has a C-1A Zoning designation. This Future Land Use category facilitates developments for residential, public, commercial, and limited light industrial including mixed use. Thus, the development of a Self-Storage Facility is entitled to be considered as it remains consistent with the intent as defined in the Lee Plan, as well as the North Fort Myers Community Plan.

Sincerely,

**Boral Engineering & Design, Inc.**

Andres Boral, P.E.  
Florida License Number: 80373



**DATE:** June 21, 2022

**TO:** Michael Essig

**FROM:** David Mason, Senior Ecologist, V.E.S.

**RE:** New Post Road Parcel, North Fort Myers, FL 33917 Environmental Assessment Survey

**PID:** 36-43-24-00-00013.003A

### **Introduction**

On June 20, 2022, an environmental ecologist from Veritas Environmental Solutions conducted a site visit at a vacant parcel located on New Post Road in North Fort Myers, Florida. The field survey was to determine the presence or absence of Florida Department of Environmental Protection (FLDEP) jurisdictional wetlands and protected species such as the gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia*). During the field investigation of the subject property, information regarding vegetation, soils and hydrological evidence was gathered to determine if the site would qualify as a wetland under the state and federal methodology.

### **Property Description**

The property is an undeveloped, heavily vegetated commercial lot, approximately 2.75 acres located in North Fort Myers, Florida. Additionally, it is located within Section 36, Township 43 South, and Range 24 East. It is bordered on the east by New Post Road, on the south by single family residences, on the north by a vacated commercial bank and on the west by a manmade ditch.

### **Vegetation Cover and Listed Soils Type**

Onsite vegetation consisted of oak species (*Quercus spp.*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), grapevine (*Vitis rotundifolia*), common ragweed (*Ambrosia artemisiifolia*), Spanish needles (*Bidens alba*), air potato (*Dioscorea bulbifera*), dog fennel (*Upatorium capillifolium*), and tickseed (*Coreopsis spp.*).

These species are not considered wetland dependent and hydrophytic vegetation was not observed. The Natural Resources Conservation Service lists underlain mapped soils as Immokalee fine sand (Soil Unit 36), classified as a non-hydric soil group. Lastly, no hydrological indicators (e.g. adventitious rooting, leaf litter staining, lichen lines or algal matting) were observed during the site survey.



## NRCS Soil Survey

### Methodology

Pedestrian transects were conducted at approximately 15-foot widths and covered 100 percent of the site. The transects and survey were conducted in accordance with Florida Fish and Wildlife Conservation Commission (FWC) and FLDEP protected species and wetlands survey protocols.

## Summation

Based on these collective field data findings, no potentially jurisdictional wetlands were determined to be present onsite. Additionally, no protected species or burrows were identified during the survey. \*



**Subject Parcel Aerial (Lee County Property Appraiser)**

**Subject Parcel Photo Facing South**



**Subject Parcel Photo Facing Southeast**

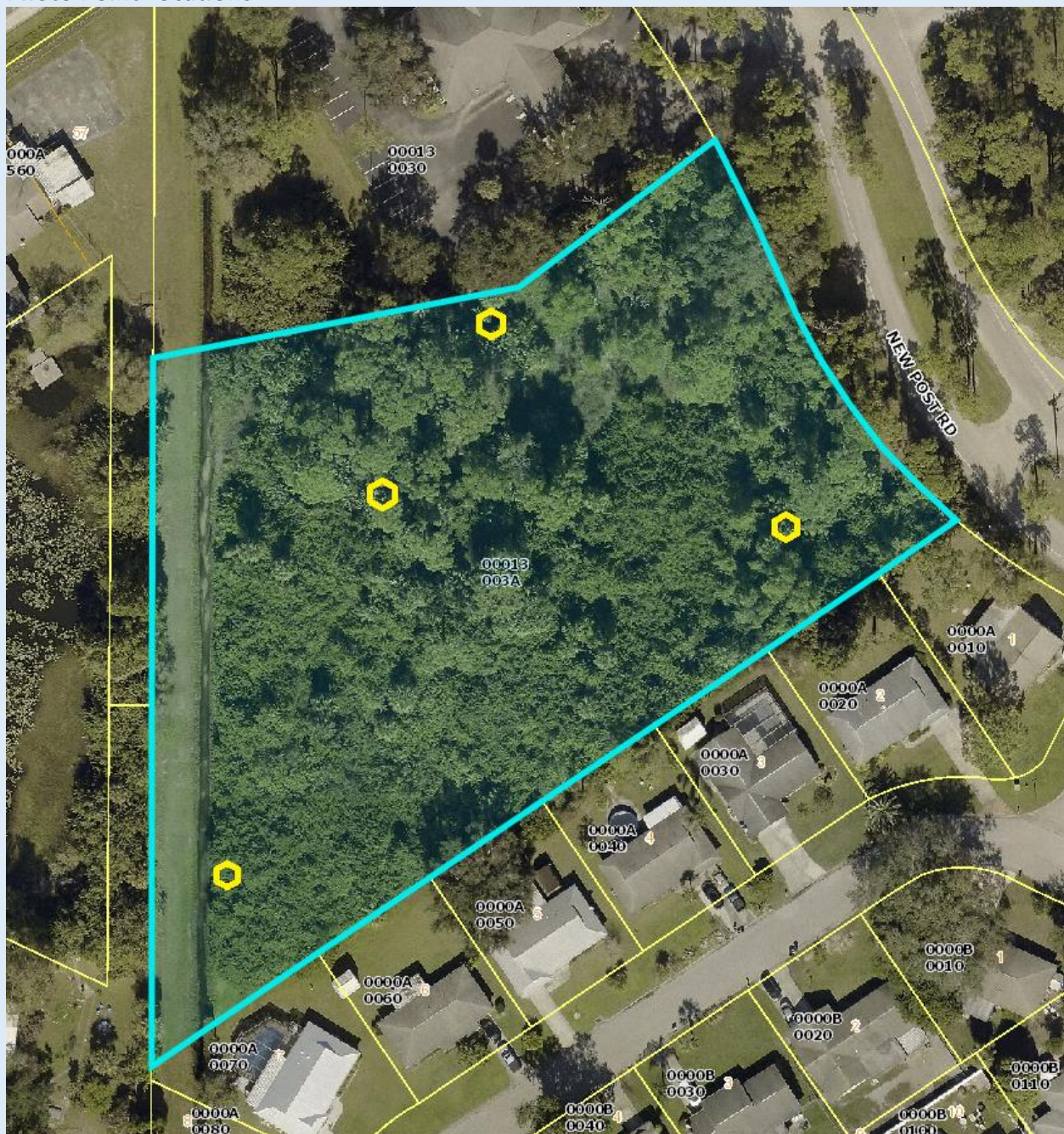


**Subject Parcel Facing Southwest**



**Subject Parcel Photo Facing West**



**Photo Point Locations**

**\*Report findings guaranteed only on date of survey due to fluctuating wildlife behaviors and environmental dynamics.**

**FGUA Operations Office**

Government Services Group, Inc.  
280 Wekiva Springs Rd., Ste 2070  
Longwood, FL 32779-6026

(877) 552-3482 Toll Free  
(407) 629-6900 Tel  
(407) 629-6963 Fax

September 26, 2022

Javier Boral  
Boral Engineering & Design  
23150 Fashion Dr #230  
Estero, FL 33928  
Javier@Boralengineering.com

**RE: Wastewater and Reclaim Water Availability – LOA ID#: 22-110 NFMD**

**Parcel ID No.: 36-43-24-00-00013.003A**

**New Post Rd., North Fort Myers, FL 33917**

**New Post Road - Warehouse**

Dear Mr. Boral:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of a 40,000 SF warehouse with an estimated wastewater disposal demand of 300 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at [devservices@fgua.com](mailto:devservices@fgua.com) to receive a plan submittal package and schedule the pre-application meeting if required.

**FGUA Board of Directors**

PAM KEYES, P.E. Chair, Lee County / KEN CHEEK, P.E. Vice Chair, Citrus County / SHANE PARKER, P.E., Hendry County / TAMARA RICHARDSON, P.E., Polk County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / JODY KIRKMAN, P.E., Marion County/ HEIDI PETITO, Flagler County

Letter of Availability  
Page 2 of 3

Sincerely,

**FLORIDA GOVERNMENTAL UTILITY AUTHORITY**

*Douglas W. Black*

Digitally signed by Douglas W Black  
Date: 2022.09.27 15:17:51 -04'00'

Douglas W. Black, PSM, PLS  
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



## Development Services Division

### Pre-Application Meeting Information

**Purpose:**

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

**What to Expect:**

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

**Who Should Attend:**

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

**Meeting Requests:**

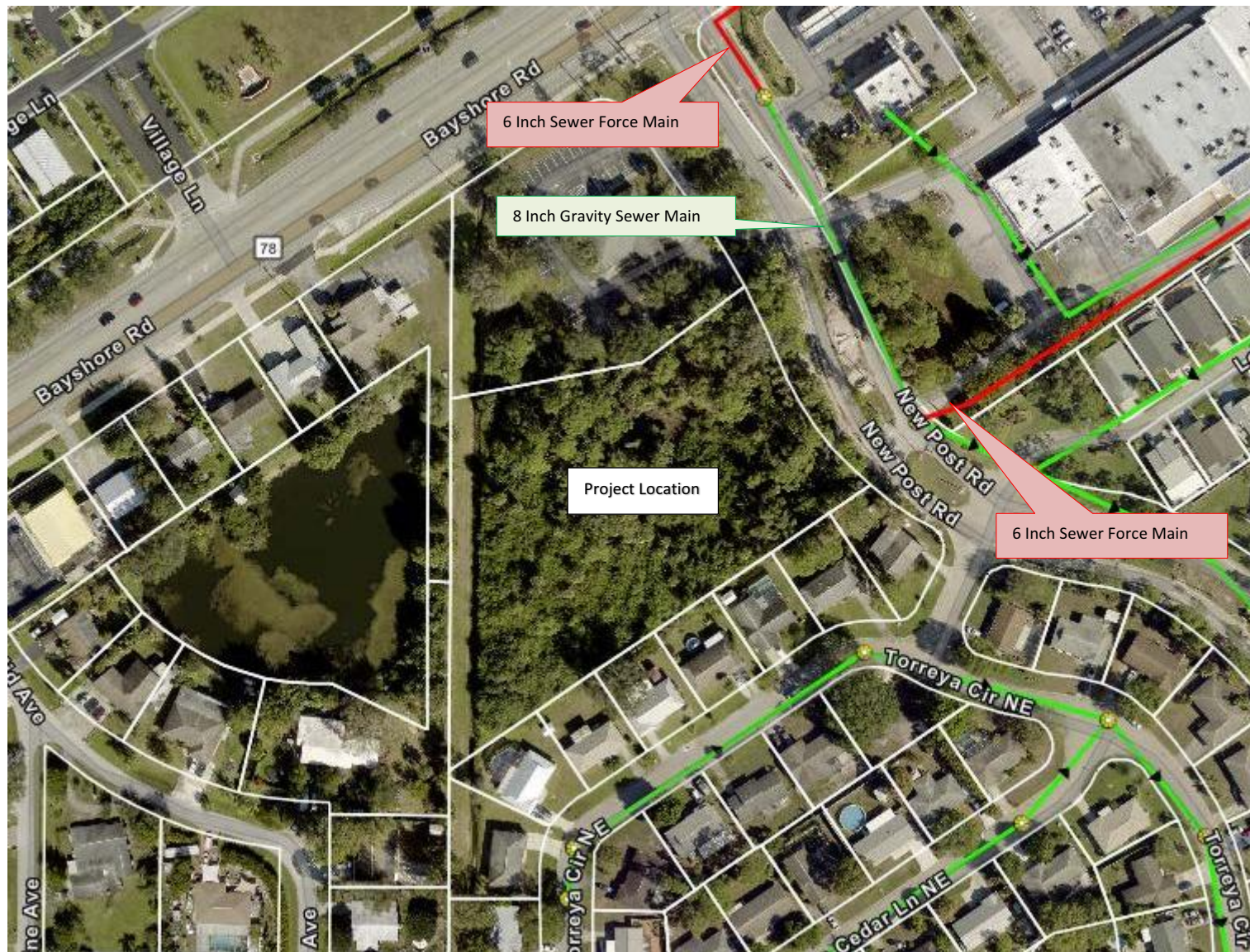
Please e-mail Development Services to request a meeting at [devservices@fgua.com](mailto:devservices@fgua.com).

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

**Project Name:** New Post Road - Warehouse

**Property Address:** New Post Rd., North Fort Myers, FL 33917



**ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.**



## FGUA Fee Statement

### Letter of Availability and/or Locate Request

Property Address or PID: 36-43-24-00-00013.003ASystem: North Fort Myers 416Development/Project Name: New Post Road - WarehouseDate: September 26, 2022County: LeeLOA ID: 22-110 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

|                                                          |    |        |
|----------------------------------------------------------|----|--------|
| 0 Letter of Utility Location Availability and Locate Map | \$ | 100.00 |
| 1 Utility Availability Map (Map Only)                    | \$ | 75.00  |
| 2 Letter of Utility Location Availability (Letter Only)  | \$ | 25.00  |

| <i>FGUA</i>        | G/L Code      | Fees      | Total fees | Amt Previously Paid | Balance Due |
|--------------------|---------------|-----------|------------|---------------------|-------------|
| <b>LOA Request</b> | <b>202098</b> | \$ 100.00 | \$ 100.00  | \$ 100.00           | \$ -        |

Fees Due: \$ -

| <i>Payment History</i>  | Date      | Check Date | Check # | Payer Name                 | Amount    |
|-------------------------|-----------|------------|---------|----------------------------|-----------|
| 0 Letter and Locate Map | 9/26/2022 | 9/20/2022  | 198     | Boral Engineering & Design | \$ 100.00 |
| 1 Map Only              |           |            |         |                            |           |
| 2 Letter Only           |           |            |         |                            |           |

|                                                                                   |                                                                                                        |                                                                                                                                 |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  | <b>BORAL ENGINEERING &amp; DESIGN</b><br>9911 CORKSCREW RD STE 222<br>ESTERO, FL 33928<br>239-692-0509 | <b>198</b><br>63-751/831                                                                                                        |
| Date <u>9/20/22</u>                                                               |                                                                                                        |                                                                                                                                 |
| Pay to the<br>Order of <u>FQUA</u>                                                | \$ <u>100</u>                                                                                          |                                                                                                                                 |
| <u>ONE HUNDRED</u>                                                                | Dollars                                                                                                |  Security<br>Features<br>Details on<br>back. |
| Wells Fargo<br>420 Montgomery Street<br>San Francisco, CA 94104                   | For <u>Availability Letter L6A</u>                                                                     | <u>AM</u> <small>MP</small>                                                                                                     |
| ⑆063107513⑆ 9936807248⑈ 0198                                                      |                                                                                                        |                                                                                                                                 |

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane  
*District One*

Cecil L Pendergrass  
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Donna Marie Collins  
*County Chief  
Hearing Examiner*

September 22, 2022

Via E-Mail

Javier Boral  
Boral Engineering and Design  
23150 Fashion Drive, Ste # 230  
Estero, FL 33928

RE: **Potable Water Availability  
New Post Road, Warehouse  
STRAP # 36-43-24-00-00013.003A**

Dear Mr. Boral:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 300 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

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

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

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

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

New Post Road, Warehouse - Letter.Docx

September 22, 2022

Page 2

Further, this letter of availability of potable water service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**



Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING



## Lee Plan Policy Analysis

**SITE ADDRESS:** 0 New Post Road  
North Fort Myers, FL 33917

**PROJECT #:** 22-122

**DATE:** March 6, 2023

**PROJECT:** New Post Road  
Self-Storage Facility

### **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. (Ord. No. 94-30)

Objective 1.1: Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)

#### **Analysis:**

Currently, the site resides in the Central Urban Future Land Use category and is also listed with a C-1A zoning designation. Based on Policy 1.1.3, developments in areas under the Central Urban Future Land Use category are intended to have the greatest range and highest levels of public services. It facilitates developments for residential, public, commercial, and limited light industrial including mixed use. Therefore, the development of a Self-Storage Facility is entitled to be considered and remains consistent with the objectives of Lee Plan Goal 1.

### **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.

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

Objective 2.2: 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 §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)

#### **Analysis:**

Goal 2 of the Lee Plan evaluates location and timing of new developments in future urban areas to assure adequate public facilities are provided and contiguous development patterns can be created. The Planning Districts Map and Acreage Allocation Table (see map 16, Table 1-B and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Considering the site is located within the Central Urban Future Land Use category with a C-1A zoning designation and the current availability of public facilities in the surrounding neighborhood, the request for this commercial development is found consistent with objectives in Lee Plan Goal 2.

**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. (Ord. No. 94-30, 07-15, 17-13)

Objective 4.1: Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

**Analysis:**

In accordance with Standard 4.1.1 and 4.1.2, this development proposes connections to public potable water and sewer utility infrastructure. Therefore, this development is designed to be consistent with the objectives of Lee Plan Goal 4. The site proposes a building with GLFA in excess of 30,000 sqft. and has already obtained confirmation with the appropriate local utility franchisees that sufficient availability and capacity is available to adequately provide the projected potable water and sanitary sewer demands.

**Goal 6: Commercial Land Uses**

To permit orderly and well-planned commercial development at appropriate locations within the County. (Ord. No. 94-30)

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

**Analysis:**

Goal 6 of the Lee Plan establishes objectives and policies to facilitate the permitting of commercial developments in an orderly and well-planned manner. The proposed project will be required and proposes to adhere to the development order process, its guidelines and demonstrate the subject property is compliant with the regulations required for commercial developments in Lee County.

**Goal 30: North Fort Myers Community Plan**

Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. (Ord. No. 09-11, 18-18)

Objective 30.4: To provide community facilities and services within the Town Centers, Neighborhood Centers and Corridor Overlay Districts. (Ord. No. 09-11, 18-18)

**Analysis:**

The subject property is located within the North Fort Myers Planning Community area and is proposed to abide by the local guidelines, criteria and policies for commercial developments listed in the North Fort Myers Community Plan. In addition, this development is proposed to enrich and compliment the current land uses in the surrounding area. This intention is consistent with the objectives in Lee Plan Goal 30.

**Goal 125: Water Quality**

To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

Objective 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards. (Ord. No. 18-28)

**Analysis:**

The proposed project is consistent with the objectives of Lee Plan Goal 125 by providing the required water quality and attenuations per the S.F.W.M.D criteria and Lee County land development code requirements. The proposed project stormwater discharge is regulated per a proposed control structure

to ensure water treatment prior to its discharge into County maintained stormwater drainage systems. As per Policy 125.1.2, this development will not degrade surface and ground water quality.

**Goal 126: Water Resources**

Conserve, manage, and protect and natural hydrologic systems of Lee County to ensure continued water resource availability. (Ord. No. 94-30, 18-28)

Objective 126.1: Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment. (Ord. No. 18-28)

**Analysis:**

The proposed project is consistent with the objectives of Lee Plan Goal 126 by proposing a stormwater dry detention system on-site – compliant with S.F.W.M.D. criteria and Lee County land development code requirements – that conveys stormwater runoff via a system of berms, swales and an outfall control structure that discharges below the dry detention system bottom. As per Policy 126.1.4, this development provides a system that regulates and maintains surface water flows and groundwater levels at or above the existing conditions.

Overall, the proposed request complies with the goals, objectives, policies, and intent of the Lee Plan.

Sincerely,

Andres Boral, P.E.  
Boral Engineering & Design, Inc.



|       |          | Affected: 102          | Buffer: 500                   | Date: 8/9/2022 12:00:00 AM   |                  |           |         |            |             |                  |         |
|-------|----------|------------------------|-------------------------------|------------------------------|------------------|-----------|---------|------------|-------------|------------------|---------|
| Index | Folio Id | STRAP                  | OwnerName                     | MailAddress                  | MailCity         | MailState | MailZip | SiteNumber | SiteStreet  | SiteCity         | SiteZip |
| 1     | 10148622 | 36-43-24-00-00005.1000 | GOSS JAMES C                  | 10912 N 56TH ST              | TEMPLE TERRACE   | FL        | 33617   | 15390      | HART RD     | NORTH FORT MYERS | 33917   |
| 2     | 10148635 | 36-43-24-00-00013.0030 | FL RETAIL DEVELOPMENT LLC     | 3662 AVALON PARK E BLVD #201 | ORLANDO          | FL        | 32828   | 5500       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 3     | 10148638 | 36-43-24-00-00013.0060 | 7-ELEVEN INC                  | 1722 ROUTH ST STE 1000       | DALLAS           | TX        | 75201   | 5570       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 4     | 10148640 | 36-43-24-00-00013.0080 | FOXMOOR LLC                   | 1673 3RD ST S                | NAPLES           | FL        | 34102   | 5660       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 5     | 10148658 | 36-43-24-00-00024.0000 | SANTA BARBARA TOWN CENTER LLC | 1420 SE 4TH ST               | CAPE CORAL       | FL        | 33990   | 5361       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 6     | 10148671 | 36-43-24-01-0000A.00CE | BERTS BAYSHORE MANOR ASSN     | 255 LAKEVIEW DR              | NORTH FORT MYERS | FL        | 33917   |            | SUBMERGED   | NORTH FORT MYERS | 33917   |
| 7     | 10148700 | 36-43-24-01-0000A.0380 | PROTZMAN TIMOTHY              | 840 SW 51ST TER              | CAPE CORAL       | FL        | 33914   | 1368       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 8     | 10148701 | 36-43-24-01-0000A.0390 | US SFE ASSEST COMPANY 1 LLC   | 5001 PLAZA ON THE LK STE 200 | AUSTIN           | TX        | 78746   | 1372       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 9     | 10148702 | 36-43-24-01-0000A.0400 | MCFARLAND JERROLD             | 1380 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1380       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 10    | 10148703 | 36-43-24-01-0000A.0410 | ALVARADO JULIAN R & LINDA D   | 1386 EUCLID AVE              | N FT MYERS       | FL        | 33917   | 1386       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 11    | 10148704 | 36-43-24-01-0000A.0420 | TRIPP LAWRENCE D & SHARON     | 1392 EUCLID AVE              | FORT MYERS       | FL        | 33917   | 1392       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 12    | 10148705 | 36-43-24-01-0000A.0430 | TRIPP LAWRENCE JR & CANDICE + | 1392 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1398       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 13    | 10148706 | 36-43-24-01-0000A.0440 | BENNETT DONALD B & MARY E     | 1404 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1404       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 14    | 10148707 | 36-43-24-01-0000A.0450 | HALL SARAH ANIKA MICHELLE L/E | 1408 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1408       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 15    | 10148708 | 36-43-24-01-0000A.0470 | COOPER ROBERT E JR &          | 1414 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1414       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 16    | 10148709 | 36-43-24-01-0000A.0480 | LIMBURG MILDRED +             | 1416 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1416       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 17    | 10148710 | 36-43-24-01-0000A.0490 | POTTERS WILLIAM F SR +        | 1422 EUCLID AVE              | FORT MYERS       | FL        | 33917   | 1422       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 18    | 10148711 | 36-43-24-01-0000A.0500 | DEBRUYN MARTIN +              | 5410 BAYSHORE RD             | NORTH FORT MYERS | FL        | 33917   | 5410       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 19    | 10148712 | 36-43-24-01-0000A.0520 | CLOSE LARRY & LORINDA         | 5430 BAYSHORE RD             | NORTH FORT MYERS | FL        | 33917   | 5430       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 20    | 10148713 | 36-43-24-01-0000A.0530 | COUNTRYMAN TROY               | 5440 BAYSHORE RD             | NORTH FORT MYERS | FL        | 33917   | 5440       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 21    | 10148714 | 36-43-24-01-0000A.0540 | CRUZ JOSE A LALLAVE &         | PO BOX 9768                  | NAPLES           | FL        | 34101   | 5450       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 22    | 10148715 | 36-43-24-01-0000A.0550 | CLOSE DAVID                   | 5460 BAYSHORE RD             | NORTH FORT MYERS | FL        | 33917   | 5460       | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 23    | 10148716 | 36-43-24-01-0000A.0560 | DENIKE FRANCES                | 150 E NORTH SHORE AVE        | FORT MYERS       | FL        | 33917   | 5470/5476  | BAYSHORE RD | NORTH FORT MYERS | 33917   |
| 24    | 10148765 | 36-43-24-01-0000F.0010 | WALKER NOLAN MATTHEW          | 1425 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1425       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 25    | 10148766 | 36-43-24-01-0000F.0020 | GOMEZ LIUDMILA &              | 1395 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1395       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 26    | 10148767 | 36-43-24-01-0000F.0030 | MACHADO LEON PEDRO RAUDELIO + | 1393 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1393       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 27    | 10148768 | 36-43-24-01-0000F.0040 | FIELDS ARTHUR M +             | 1391 PINE AV                 | NORTH FORT MYERS | FL        | 33917   | 1391       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 28    | 10148769 | 36-43-24-01-0000F.0050 | EVAN BARBARA +                | 1389 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1389       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 29    | 10148786 | 36-43-24-01-0000G.0010 | GILDART KELLY                 | 1411 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1411       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 30    | 10148787 | 36-43-24-01-0000G.0020 | ANDERSON ELLEN E              | 1391 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1391       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 31    | 10148788 | 36-43-24-01-0000G.0030 | HAMILTON EDWIN SCOTT &        | 1387 EUCLID AV               | N FT MYERS       | FL        | 33917   | 1387       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 32    | 10148789 | 36-43-24-01-0000G.0040 | BULTMAN SYNTHIA R             | 1379 EUCLID AV               | N FT MYERS       | FL        | 33917   | 1379       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 33    | 10148790 | 36-43-24-01-0000G.0050 | WHIDDEN SABINE I              | 1375 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1375       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 34    | 10148796 | 36-43-24-01-0000G.0110 | SEARS BRAD                    | 1380 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1380       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 35    | 10148797 | 36-43-24-01-0000G.0120 | ROLDAN BRENDA                 | 1386 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1386       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 36    | 10148798 | 36-43-24-01-0000G.0130 | BUONSIGNORE MATTHEW J         | 1392 PINE AVE                | NORTH FORT MYERS | FL        | 33917   | 1392       | PINE AVE    | NORTH FORT MYERS | 33917   |
| 37    | 10148799 | 36-43-24-01-0000G.0140 | LOPEZ DELMIS +                | 1419 EUCLID AVE              | NORTH FORT MYERS | FL        | 33917   | 1419       | EUCLID AVE  | NORTH FORT MYERS | 33917   |
| 38    | 10148877 | 36-43-24-04-0000A.0010 | LUNDY STEVE A                 | 2525 PARKWAY ST              | FORT MYERS       | FL        | 33901   | 5491       | LONGLEAF DR | NORTH FORT MYERS | 33917   |
| 39    | 10148878 | 36-43-24-04-0000A.0020 | ANDERSEN MARK A L/E           | 351 POTIC CREEK RD           | EARLTON          | NY        | 12058   | 1401       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 40    | 10148879 | 36-43-24-04-0000A.0030 | FISHER FRANK MCCLELLAN JR &   | 1399 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1399       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 41    | 10148880 | 36-43-24-04-0000A.0040 | MILLER DAWN & JOHN            | 1397 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1397       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 42    | 10148881 | 36-43-24-04-0000A.0050 | WISE EFFIE PATRICIA +         | 1395 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1395       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 43    | 10148882 | 36-43-24-04-0000A.0060 | MOODY TERRY A &               | 1393 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1393       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 44    | 10148883 | 36-43-24-04-0000A.0070 | LYON ANDREW P & TERI          | 1391 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1391       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 45    | 10148884 | 36-43-24-04-0000A.0080 | BRANHAM PAUL A                | 1519 NELSON RD N             | CAPE CORAL       | FL        | 33993   | 1389       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 46    | 10148885 | 36-43-24-04-0000A.0090 | MURPHY-ZOLNO JACQUELINE +     | 1387 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1387       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 47    | 10148886 | 36-43-24-04-0000A.0100 | WILLIAMS KARLYN               | 1385 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1385       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 48    | 10148887 | 36-43-24-04-0000A.0110 | OBNEY JEFF & JULIE PAUL       | 1336 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1383       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 49    | 10148888 | 36-43-24-04-0000A.0120 | MAGALING PROPERTIES LLC       | 3021 GAINESBOROUGH CT        | NAPLES           | FL        | 34105   | 1381       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 50    | 10148889 | 36-43-24-04-0000A.0130 | MOHER ROSIE L &               | 1379 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1379       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 51    | 10148898 | 36-43-24-04-0000B.0010 | FLECK SHAWN R                 | 1400 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1400       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 52    | 10148899 | 36-43-24-04-0000B.0020 | REEL PHILLIP A & SARA         | 1398 TORREYA CIR             | NORTH FORT MYERS | FL        | 33917   | 1398       | TORREYA CIR | NORTH FORT MYERS | 33917   |
| 53    | 10148900 | 36-43-24-04-0000B.0030 | HATTER ANGEL L TR             | 647 ASTARIAS CIR             | FORT MYERS       | FL        | 33919   | 1396       | TORREYA CIR | NORTH FORT MYERS | 33917   |

| Affected: 102 Buffer: 500 Date: 8/9/2022 12:00:00 AM |          |                        |                               |                       |                  |           |         |            |                  |                  |         |
|------------------------------------------------------|----------|------------------------|-------------------------------|-----------------------|------------------|-----------|---------|------------|------------------|------------------|---------|
| Index                                                | Folio Id | STRAP                  | OwnerName                     | MailAddress           | MailCity         | MailState | MailZip | SiteNumber | SiteStreet       | SiteCity         | SiteZip |
| 54                                                   | 10148901 | 36-43-24-04-0000B.0040 | WALLACE KATHERINE H           | 1394 TORREYA CR NE    | N FT MYERS       | FL        | 33917   | 1394       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 55                                                   | 10148902 | 36-43-24-04-0000B.0050 | QUIRK JOHN & LORRAINE         | 6736 KEYSTON ST       | PHILADELPHIA     | PA        | 19135   | 1392       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 56                                                   | 10148903 | 36-43-24-04-0000B.0060 | PROROK VICTORIA M             | 1388 TORREYA CIR      | NORTH FORT MYERS | FL        | 33917   | 1388       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 57                                                   | 10148904 | 36-43-24-04-0000B.0070 | SHAW WILLIAM L JR +           | 1435 CORBETT RD       | CAPE CORAL       | FL        | 33909   | 1389       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 58                                                   | 10148905 | 36-43-24-04-0000B.0080 | ANDERSON CAROL A &            | 1391 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1391       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 59                                                   | 10148906 | 36-43-24-04-0000B.0090 | PULL DAVID G                  | 1393 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1393       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 60                                                   | 10148907 | 36-43-24-04-0000B.0100 | WURTENBERG ABIGAIL BREEANNA & | 1395 WHITE CEDAR LN   | N FORT MYERS     | FL        | 33917   | 1395       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 61                                                   | 10148908 | 36-43-24-04-0000B.0110 | LEE SHANE DERRICK             | 1397 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1397       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 62                                                   | 10148909 | 36-43-24-04-0000B.0120 | MELTON JESSE C & JESSICA      | 1399 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1399       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 63                                                   | 10148919 | 36-43-24-04-0000C.0100 | WARNER DIANNE M               | 1332 TORREYA CIR      | NORTH FORT MYERS | FL        | 33917   | 1332       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 64                                                   | 10148920 | 36-43-24-04-0000C.0110 | KREEGER JANET S               | 1400 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1400       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 65                                                   | 10148921 | 36-43-24-04-0000C.0120 | HEENAN MARY M                 | 1398 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1398       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 66                                                   | 10148922 | 36-43-24-04-0000C.0130 | CHESHIRE GERALDINE WELLS L/E  | 1396 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1396       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 67                                                   | 10148923 | 36-43-24-04-0000C.0140 | BARBOUR REAL ESTATE LLC       | 2647 SE 19TH AVE      | CAPE CORAL       | FL        | 33904   | 1394       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 68                                                   | 10148924 | 36-43-24-04-0000C.0150 | CLARK DONNA R                 | 1392 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1392       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 69                                                   | 10148925 | 36-43-24-04-0000C.0160 | VRE INVESTMENTS LLC           | 18882 CYPRESS VIEW DR | FORT MYERS       | FL        | 33967   | 1390       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 70                                                   | 10148926 | 36-43-24-04-0000C.0170 | THODE JANICE I TR             | 2420 COUNTY ROAD 0 N  | BROADLANDS       | IL        | 61816   | 1388       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 71                                                   | 10148927 | 36-43-24-04-0000C.0180 | GAGNE GERALD L                | 1386 WHITE CEDAR LN   | NORTH FORT MYERS | FL        | 33917   | 1386       | WHITE CEDAR LN   | NORTH FORT MYERS | 33917   |
| 72                                                   | 10148928 | 36-43-24-04-0000C.0190 | HEIDER ANNE I TR              | 1382 TORREYA CIR      | FORT MYERS       | FL        | 33917   | 1382       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 73                                                   | 10148929 | 36-43-24-04-0000C.0200 | CRADDOCK WILLIAM & KATIE      | 1385 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1385       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 74                                                   | 10148930 | 36-43-24-04-0000C.0210 | POYANNI FANI                  | 1387 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1387       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 75                                                   | 10148931 | 36-43-24-04-0000C.0220 | BOWMAN DOROTHY J L/E          | 1389 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1389       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 76                                                   | 10148932 | 36-43-24-04-0000C.0230 | DIPIERRO ANTHONY & MARY       | 1391 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1391       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 77                                                   | 10148933 | 36-43-24-04-0000C.0240 | WEYRAUCH KATHLEEN             | 1393 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1393       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 78                                                   | 10148934 | 36-43-24-04-0000C.0250 | HARDING DAVID ROY JR &        | 1395 SOURWOOD CT      | NORTH FORT MYERS | FL        | 33917   | 1395       | SOURWOOD CT      | NORTH FORT MYERS | 33917   |
| 79                                                   | 10148941 | 36-43-24-04-0000E.0010 | ANDERSON JOHN E & DIAN M      | 5490 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5490       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 80                                                   | 10148942 | 36-43-24-04-0000E.0020 | JOHNSON ALLYSSA               | 1323 TORREYA CIR      | NORTH FORT MYERS | FL        | 33917   | 1323       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 81                                                   | 10148943 | 36-43-24-04-0000E.0030 | BRIGHINDI CINDY A             | 1325 TORREYA CIR      | NORTH FORT MYERS | FL        | 33917   | 1325       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 82                                                   | 10148944 | 36-43-24-04-0000E.0040 | HADDAD JOHN M & MARIE F       | 1327 TORREYA CIR      | NORTH FORT MYERS | FL        | 33917   | 1327       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 83                                                   | 10148945 | 36-43-24-04-0000E.0050 | FINVER BARRY & MARY           | 2336 CLUB HOUSE RD    | N FORT MYERS     | FL        | 33917   | 1329       | TORREYA CIR      | NORTH FORT MYERS | 33917   |
| 84                                                   | 10555786 | 36-43-24-09-00000.80CE | CARRIAGE VILLAGE OWNERS ASSN  | 5451 BAYSHORE RD      | NORTH FORT MYERS | FL        | 33917   |            | CARRIAGE VILLAGE | NORTH FORT MYERS | 33917   |
| 85                                                   | 10149304 | 36-43-24-09-00007.0180 | MACK RAYMOND G &              | 104 CARRIAGE LN       | NORTH FORT MYERS | FL        | 33917   | 104        | CARRIAGE LN      | NORTH FORT MYERS | 33917   |
| 86                                                   | 10149305 | 36-43-24-09-00007.0190 | EDMUNDS ROBERT LEE JR         | 2255 GRANGER RD       | ORTONVILLE       | MI        | 48462   | 102        | CARRIAGE LN      | NORTH FORT MYERS | 33917   |
| 87                                                   | 10465109 | 36-43-24-24-00000.00CE | FOXMOOR LAKES PH 2            | 76 PONDELLA RD #201   | NORTH FORT MYERS | FL        | 33903   |            | FOXMOOR LAKES II | NORTH FORT MYERS | 33917   |
| 88                                                   | 10150280 | 36-43-24-24-00018.00A0 | PHILLIPS LINDA L TR           | 5561 FOXLAKE DR       | NORTH FORT MYERS | FL        | 33917   | 5561       | FOXLAKE DR       | NORTH FORT MYERS | 33917   |
| 89                                                   | 10150281 | 36-43-24-24-00018.00B0 | KENNETH J LEBEDA TRUST +      | 288A BERWICK CT       | RIDGE            | NY        | 11961   | 5563       | FOXLAKE DR       | NORTH FORT MYERS | 33917   |
| 90                                                   | 10150282 | 36-43-24-24-00018.00C0 | GOMEZ LUIS ALBERTO &          | 5567 FOXLAKE DR       | NORTH FORT MYERS | FL        | 33917   | 5567       | FOXLAKE DR       | NORTH FORT MYERS | 33917   |
| 91                                                   | 10150283 | 36-43-24-24-00018.00D0 | MILLER JOSEPH W               | 5565 FOXLAKE DR       | NORTH FORT MYERS | FL        | 33917   | 5565       | FOXLAKE DR       | NORTH FORT MYERS | 33917   |
| 92                                                   | 10150554 | 36-43-24-31-00000.0010 | STEVENSON HELEN SANDRA        | 5521 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5521       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 93                                                   | 10150555 | 36-43-24-31-00000.0020 | BOIBEAUX TIMOTHY G JR         | 5531 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5531       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 94                                                   | 10150556 | 36-43-24-31-00000.0030 | KNOPF WENDOLYN B              | 5541 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5541       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 95                                                   | 10150557 | 36-43-24-31-00000.0040 | PIRES JANIS P & ARTHUR J      | 5551 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5551       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 96                                                   | 10150558 | 36-43-24-31-00000.0050 | ALLEN LARRY S TR              | 5561 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5561       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 97                                                   | 10150563 | 36-43-24-31-00000.00CE | FOXMOOR LAKES PH-4 H/O ASSN   | 76 PONDELLA RD #201   | NORTH FORT MYERS | FL        | 33903   |            | RIGHT OF WAY     | NORTH FORT MYERS | 33917   |
| 98                                                   | 10150590 | 36-43-24-31-00000.0360 | GALVIN SHIRLEY                | 5560 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5560       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 99                                                   | 10150591 | 36-43-24-31-00000.0370 | WINTERLAND TERRY L &          | 404 E PARK BOX 445    | DANVERS          | IL        | 61732   | 5550       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 100                                                  | 10150592 | 36-43-24-31-00000.0380 | ALLEN DAVID H                 | 5540 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5540       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 101                                                  | 10150593 | 36-43-24-31-00000.0390 | MAGA CHRISTOPHER & MARY       | 5530 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5530       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |
| 102                                                  | 10150594 | 36-43-24-31-00000.0400 | MITCHELL JOHN M               | 5520 LONGLEAF DR      | NORTH FORT MYERS | FL        | 33917   | 5520       | LONGLEAF DR      | NORTH FORT MYERS | 33917   |

GOSS JAMES C  
10912 N 56TH ST  
TEMPLE TERRACE FL 33617

FL RETAIL DEVELOPMENT LLC  
3662 AVALON PARK E BLVD #201  
ORLANDO FL 32828

7-ELEVEN INC  
1722 ROUTH ST STE 1000  
DALLAS TX 75201

FOXMOOR LLC  
1673 3RD ST S  
NAPLES FL 34102

SANTA BARBARA TOWN CENTER LLC  
1420 SE 4TH ST  
CAPE CORAL FL 33990

BERTS BAYSHORE MANOR ASSN  
255 LAKEVIEW DR  
NORTH FORT MYERS FL 33917

PROTZMAN TIMOTHY  
840 SW 51ST TER  
CAPE CORAL FL 33914

US SFE ASSEST COMPANY 1 LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN TX 78746

MCFARLAND JERROLD  
1380 EUCLID AVE  
NORTH FORT MYERS FL 33917

ALVARADO JULIAN R & LINDA D  
1386 EUCLID AVE  
N FT MYERS FL 33917

TRIPP LAWRENCE D & SHARON  
1392 EUCLID AVE  
FORT MYERS FL 33917

TRIPP LAWRENCE JR & CANDICE +  
1392 EUCLID AVE  
NORTH FORT MYERS FL 33917

BENNETT DONALD B & MARY E  
1404 EUCLID AVE  
NORTH FORT MYERS FL 33917

HALL SARAH ANIKA MICHELLE L/E  
1408 EUCLID AVE  
NORTH FORT MYERS FL 33917

COOPER ROBERT E JR &  
1414 EUCLID AVE  
NORTH FORT MYERS FL 33917

LIMBURG MILDRED +  
1416 EUCLID AVE  
NORTH FORT MYERS FL 33917

POTTERS WILLIAM F SR +  
1422 EUCLID AVE  
FORT MYERS FL 33917

DEBRUYN MARTIN +  
5410 BAYSHORE RD  
NORTH FORT MYERS FL 33917

CLOSE LARRY & LORINDA  
5430 BAYSHORE RD  
NORTH FORT MYERS FL 33917

COUNTRYMAN TROY  
5440 BAYSHORE RD  
NORTH FORT MYERS FL 33917

CRUZ JOSE A LALLAVE &  
PO BOX 9768  
NAPLES FL 34101

CLOSE DAVID  
5460 BAYSHORE RD  
NORTH FORT MYERS FL 33917

DENIKE FRANCES  
150 E NORTH SHORE AVE  
FORT MYERS FL 33917

WALKER NOLAN MATTHEW  
1425 EUCLID AVE  
NORTH FORT MYERS FL 33917

GOMEZ LIUDMILA &  
1395 PINE AVE  
NORTH FORT MYERS FL 33917

MACHADO LEON PEDRO RAUDELIO +  
1393 PINE AVE  
NORTH FORT MYERS FL 33917

FIELDS ARTHUR M +  
1391 PINE AV  
NORTH FORT MYERS FL 33917

EVAN BARBARA +  
1389 PINE AVE  
NORTH FORT MYERS FL 33917

GILDART KELLY  
1411 EUCLID AVE  
NORTH FORT MYERS FL 33917

ANDERSON ELLEN E  
1391 EUCLID AVE  
NORTH FORT MYERS FL 33917

HAMILTON EDWIN SCOTT &  
1387 EUCLID AV  
N FT MYERS FL 33917

BULTMAN SYNTHIA R  
1379 EUCLID AV  
N FT MYERS FL 33917

WHIDDEN SABINE I  
1375 EUCLID AVE  
NORTH FORT MYERS FL 33917

SEARS BRAD  
1380 PINE AVE  
NORTH FORT MYERS FL 33917

ROLDAN BRENDA  
1386 PINE AVE  
NORTH FORT MYERS FL 33917

BUONSIGNORE MATTHEW J  
1392 PINE AVE  
NORTH FORT MYERS FL 33917

LOPEZ DELMIS +  
1419 EUCLID AVE  
NORTH FORT MYERS FL 33917

LUNDY STEVE A  
DENISE GRAHAM  
2525 PARKWAY ST  
FORT MYERS FL 33901

ANDERSEN MARK A L/E  
351 POTIC CREEK RD  
EARLTON NY 12058

FISHER FRANK MCCLELLAN JR &  
1399 TORREYA CIR  
NORTH FORT MYERS FL 33917

MILLER DAWN & JOHN  
1397 TORREYA CIR  
NORTH FORT MYERS FL 33917

WISE EFFIE PATRICIA +  
1395 TORREYA CIR  
NORTH FORT MYERS FL 33917

MOODY TERRY A &  
1393 TORREYA CIR  
NORTH FORT MYERS FL 33917

LYON ANDREW P & TERI  
1391 TORREYA CIR  
NORTH FORT MYERS FL 33917

BRANHAM PAUL A  
1519 NELSON RD N  
CAPE CORAL FL 33993

MURPHY-ZOLNO JACQUELINE +  
1387 TORREYA CIR  
NORTH FORT MYERS FL 33917

WILLIAMS KARLYN  
1385 TORREYA CIR  
NORTH FORT MYERS FL 33917

OBNEY JEFF & JULIE PAUL  
1336 TORREYA CIR  
NORTH FORT MYERS FL 33917

MAGALING PROPERTIES LLC  
3021 GAINESBOROUGH CT  
NAPLES FL 34105

MOHER ROSIE L &  
1379 TORREYA CIR  
NORTH FORT MYERS FL 33917

FLECK SHAWN R  
1400 TORREYA CIR  
NORTH FORT MYERS FL 33917

REEL PHILLIP A & SARA  
1398 TORREYA CIR  
NORTH FORT MYERS FL 33917

HATTER ANGEL L TR  
647 ASTARIAS CIR  
FORT MYERS FL 33919

WALLACE KATHERINE H  
1394 TORREYA CR NE  
N FT MYERS FL 33917

QUIRK JOHN & LORRAINE  
6736 KEYSTON ST  
PHILADELPHIA PA 19135

PROROK VICTORIA M  
1388 TORREYA CIR  
NORTH FORT MYERS FL 33917

SHAW WILLIAM L JR +  
1435 CORBETT RD  
CAPE CORAL FL 33909

ANDERSON CAROL A &  
1391 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

PULL DAVID G  
1393 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

WURTENBERG ABIGAIL BREEANNA &  
1395 WHITE CEDAR LN  
N FORT MYERS FL 33917

LEE SHANE DERRICK  
1397 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

MELTON JESSE C & JESSICA  
1399 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

WARNER DIANNE M  
1332 TORREYA CIR  
NORTH FORT MYERS FL 33917

KREEGER JANET S  
1400 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

HEENAN MARY M  
1398 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

CHESHIRE GERALDINE WELLS L/E  
1396 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

BARBOUR REAL ESTATE LLC  
STEVE AND KAREN BARBOUR  
2647 SE 19TH AVE  
CAPE CORAL FL 33904

CLARK DONNA R  
1392 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

VRE INVESTMENTS LLC  
18882 CYPRESS VIEW DR  
FORT MYERS FL 33967

THODE JANICE I TR  
2420 COUNTY ROAD 0 N  
BROADLANDS IL 61816

GAGNE GERALD L  
1386 WHITE CEDAR LN  
NORTH FORT MYERS FL 33917

HEIDER ANNE I TR  
1382 TORREYA CIR  
FORT MYERS FL 33917

CRADDOCK WILLIAM & KATIE  
1385 SOURWOOD CT  
NORTH FORT MYERS FL 33917

POYANNI FANI  
1387 SOURWOOD CT  
NORTH FORT MYERS FL 33917

BOWMAN DOROTHY J L/E  
1389 SOURWOOD CT  
NORTH FORT MYERS FL 33917

DIPIERRO ANTHONY & MARY  
1391 SOURWOOD CT  
NORTH FORT MYERS FL 33917

WEYRAUCH KATHLEEN  
1393 SOURWOOD CT  
NORTH FORT MYERS FL 33917

HARDING DAVID ROY JR &  
1395 SOURWOOD CT  
NORTH FORT MYERS FL 33917

ANDERSON JOHN E & DIAN M  
5490 LONGLEAF DR  
NORTH FORT MYERS FL 33917

JOHNSON ALLYSSA  
1323 TORREYA CIR  
NORTH FORT MYERS FL 33917

BRIGHINDI CINDY A  
1325 TORREYA CIR  
NORTH FORT MYERS FL 33917

HADDAD JOHN M & MARIE F  
1327 TORREYA CIR  
NORTH FORT MYERS FL 33917

FINVER BARRY & MARY  
2336 CLUB HOUSE RD  
N FORT MYERS FL 33917

CARRIAGE VILLAGE OWNERS ASSN  
5451 BAYSHORE RD  
NORTH FORT MYERS FL 33917

MACK RAYMOND G &  
104 CARRIAGE LN  
NORTH FORT MYERS FL 33917

EDMUNDS ROBERT LEE JR  
2255 GRANGER RD  
ORTONVILLE MI 48462

FOXMOOR LAKES PH 2  
GULFSHORE COMM ASSN MGMT  
76 PONDELLA RD #201  
NORTH FORT MYERS FL 33903

PHILLIPS LINDA L TR  
5561 FOXLAKE DR  
NORTH FORT MYERS FL 33917

KENNETH J LEBEDA TRUST +  
288A BERWICK CT  
RIDGE NY 11961

GOMEZ LUIS ALBERTO &  
5567 FOXLAKE DR  
NORTH FORT MYERS FL 33917

MILLER JOSEPH W  
5565 FOXLAKE DR  
NORTH FORT MYERS FL 33917

STEVENSON HELEN SANDRA  
5521 LONGLEAF DR  
NORTH FORT MYERS FL 33917

BOIBEAUX TIMOTHY G JR  
5531 LONGLEAF DR  
NORTH FORT MYERS FL 33917

KNOPF WENDOLYN B  
5541 LONGLEAF DR  
NORTH FORT MYERS FL 33917

PIRES JANIS P & ARTHUR J  
5551 LONGLEAF DR  
NORTH FORT MYERS FL 33917

ALLEN LARRY S TR  
5561 LONGLEAF DR  
NORTH FORT MYERS FL 33917

FOXMOOR LAKES PH-4 H/O ASSN  
GULFSHORE COMM ASSN MGMT  
76 PONDELLA RD #201  
NORTH FORT MYERS FL 33903

GALVIN SHIRLEY  
5560 LONGLEAF DR  
NORTH FORT MYERS FL 33917

WINTERLAND TERRY L &  
404 E PARK BOX 445  
DANVERS IL 61732

ALLEN DAVID H  
5540 LONGLEAF DR  
NORTH FORT MYERS FL 33917

MAGA CHRISTOPHER & MARY  
5530 LONGLEAF DR  
NORTH FORT MYERS FL 33917

MITCHELL KATHLEEN M  
5520 LONGLEAF DR  
NORTH FORT MYERS FL 33917

UTILITY COMPANIES

ELECTRIC:

FLORIDA POWER AND LIGHT  
4840 BALLARD ROAD  
FORT MYERS, FL 33905  
(239) 332-9137

WASTEWATER:

FLORIDA GOVERNMENTAL UTILITY AUTHORITY  
9841 BERNWOOD PLACE DRIVE, SUITE 120  
FORT MYERS, FL 33966  
(239) 368-1615 OR (239) 543-1005

POTABLE WATER:

LEE COUNTY UTILITIES  
1500 MONROE ST.  
FORT MYERS, FL 33901  
(239) 533-8181

TELEPHONE:

CENTURYLINK TELEPHONE  
8441 LITTLETON ROAD  
NORTH FORT MYERS, FL 33903  
(239) 336-2031

NATURAL GAS:

TECO / PEOPLE GAS 5901  
ENTERPRISE PARKWAY  
FORT MYERS, FL 33905  
(239) 690-5507

COMCAST CABLE

COMCAST CABLE 12641  
CORPORATE LAKES DR.  
FORT MYERS, FL 33913  
(239) 432-9277

SITE CONSTRUCTION PLANS  
NEW POST ROAD  
SELF-STORAGE FACILITY

SECTION 36, TOWNSHIP 43S, RANGE 24E  
LEE COUNTY, FLORIDA

SITE DATA TABLE

|                     |                                                   |
|---------------------|---------------------------------------------------|
| SITE ADDRESS:       | NEW POST RD<br>NORTH FORT MYERS, FL 33917         |
| STRAP NUMBER:       | 36-43-24-00-00013.003A                            |
| SITE AREA:          | 127,818 SF (±2.93 AC)                             |
| ZONING DESIGNATION: | C-1A (EXIST.) / CI (PROP.)<br>APP#: REZ2022-00025 |
| FUTURE LAND USE:    | (MOD. DENSITY RESIDENTIAL)                        |
| DEVELOPMENT TYPE:   | (COMMERCIAL)                                      |
| CONSTRUCTION TYPE:  | C.B.S                                             |
| FEMA FLOOD ZONE:    | ZONE 'X'                                          |
| BUILDING HEIGHT:    | 35'                                               |
| LOT COVERAGE:       | 40% MAX                                           |

ZONING

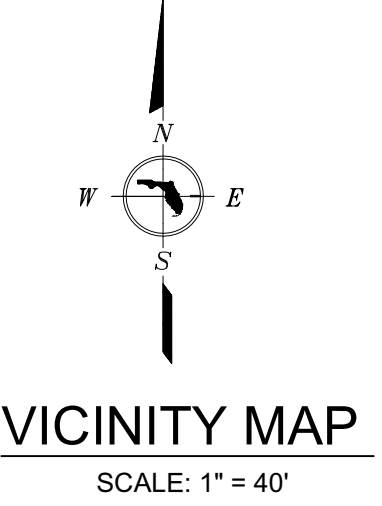
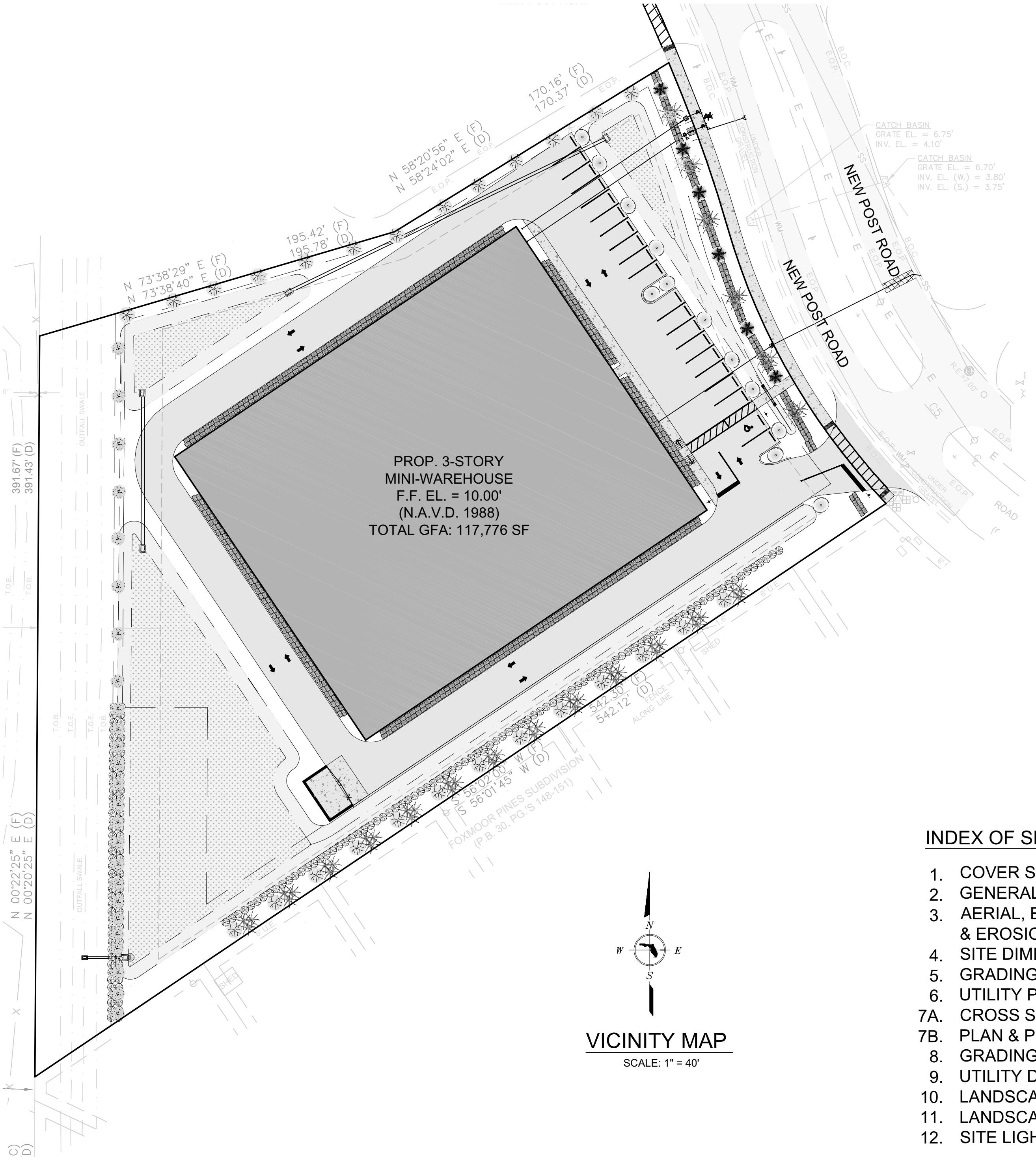
|        |             |                            |
|--------|-------------|----------------------------|
| SITE:  | (C-1A/CI)   | (VACANT)                   |
| NORTH: | (C-1A)      | (COMMERCIAL)               |
| SOUTH: | (RS-1)      | (SF RESIDENCES)            |
| WEST:  | (C-1A/RS-1) | (COMMERCIAL/SF RESIDENCES) |
| EAST:  | (ROW)       | (NEW POST ROAD)            |

FUTURE LAND USE

|        |                              |
|--------|------------------------------|
| SITE:  | MODERATE DENSITY RESIDENTIAL |
| NORTH: | MODERATE DENSITY RESIDENTIAL |
| WEST:  | MODERATE DENSITY RESIDENTIAL |
| EAST:  | MODERATE DENSITY RESIDENTIAL |
| SOUTH: | MODERATE DENSITY RESIDENTIAL |

FIRE DISTRICT:

NORTH FORT MYERS



LOCATION MAP  
N.T.S.

Andres Boral  
Digitally signed by  
Andres Boral  
Date: 2023.03.14  
16:28:27 -04'00'

|                                          | BUILDING SETBACKS |        | LANDSCAPE BUFFERS |             |
|------------------------------------------|-------------------|--------|-------------------|-------------|
|                                          | REQ'D             | PROV'D | REQ'D             | PROV'D      |
| NORTH (SIDE):<br>COMMERCIAL              | 15'               | 31.3'  | 5'                | 5'          |
| SOUTH (SIDE):<br>RESIDENTIAL             | 15'               | 50.0'  | 25' W/ WALL       | 25' W/ WALL |
| EAST (FRONT):<br>NEW POST ROAD           | 25'               | 72.6'  | 20'               | 20.1'       |
| WEST (REAR):<br>RESIDENTIAL / COMMERCIAL | 25'               | 74.1'  | 50' / 5'          | 50' / 5'    |

PROPOSED BUILDING

BUILDING PROPOSED: 180.5' x 217.5'  
39,258 S.F.  
STORIES PROPOSED: 3 STORIES  
USE: MINI-WAREHOUSE  
TOTAL FLOOR AREA: 39,258 S.F. X 3  
117,776 SF

PARKING REQUIREMENTS

(MINI-WAREHOUSE)  
= 1 SPACE PER 25 STORAGE UNITS  
PROP. # OF UNITS = 400 UNITS  
REQ'D. PARKING = 16 SPACES  
PARKING PROP'D. = 20 SPACES  
(INCLUDES 1 H/C)

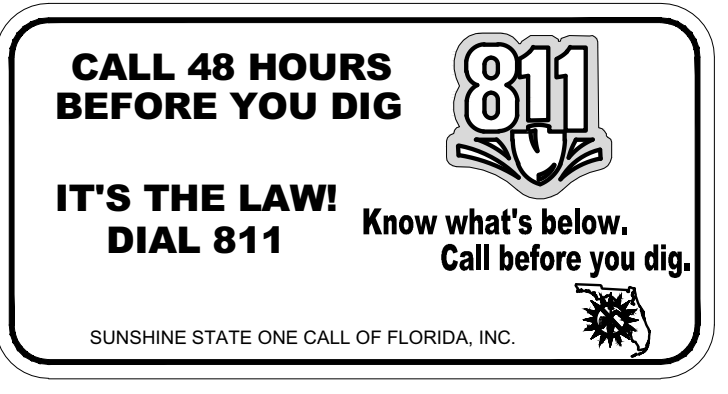
SITE AREA (127,818) - FDOT EASEMENT =  
PROJECT AREA (112,463)

PROJECT AREA BREAKDOWN

|                | SQUARE FEET | ACRES | PERCENTAGE |
|----------------|-------------|-------|------------|
| TOTAL          | 112,463     | 2.582 | 100.00%    |
| BUILDING       | 39,258      | 0.901 | 34.91%     |
| PAVEMENT/CONC. | 25,639      | 0.589 | 22.80%     |
| IMPERVIOUS     | 64,897      | 1.490 | 57.71%     |
| PERVIOUS       | 47,566      | 1.092 | 42.29%     |

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. AERIAL, EXIST. CONDITIONS, DEMOLITION & EROSION CONTROL PLAN
4. SITE DIMENSION PLAN
5. GRADING, PAVING & DRAINAGE PLAN
6. UTILITY PLAN
- 7A. CROSS SECTIONS
- 7B. PLAN & PROFILE
8. GRADING, PAVING & DRAINAGE DETAILS
9. UTILITY DETAILS
10. LANDSCAPE, IRRIGATION & STRIPING PLAN
11. LANDSCAPE, IRRIGATION & STRIPING PLAN
12. SITE LIGHTING PLAN



NOTES:

ALL EXISTING (SURVEY) & ALL PROPOSED GRADE ELEVATIONS & CONTOURS SHOWN REFER TO N.A.V.D. '88.  
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

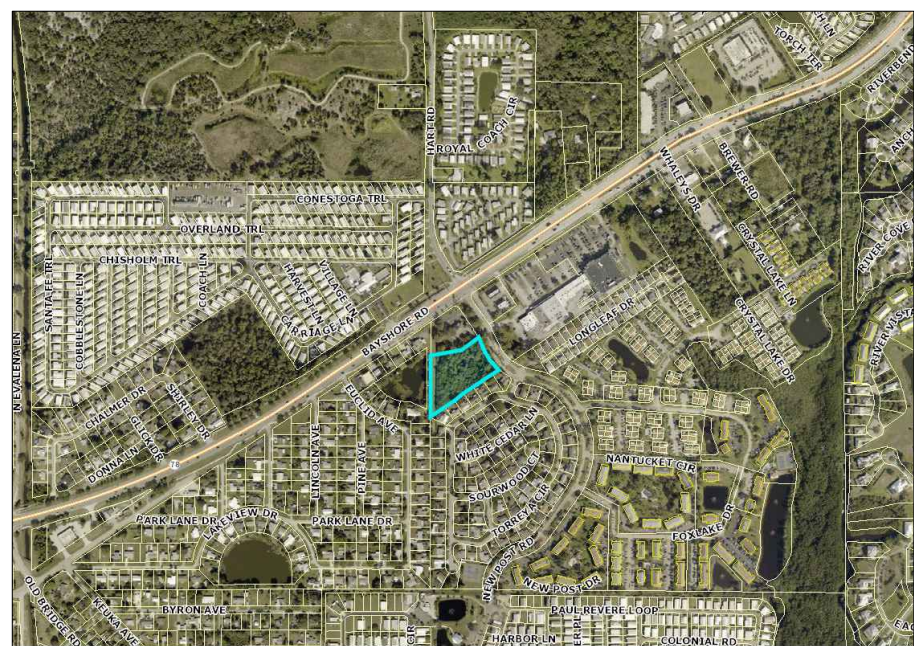
|                      |                                             |
|----------------------|---------------------------------------------|
| PROJECT:             | 22-122                                      |
| DATE:                | 09/22                                       |
| OWNER:               | MICHAEL ESSIG<br>NORTH FORT MYERS, FL 33917 |
| REVISION DESCRIPTION |                                             |
| BY:                  |                                             |
| DATE:                |                                             |
| COVER SHEET          |                                             |
| SHEET 1 OF 12        |                                             |

| SHEET<br>4 OF 12 | SITE DIMENSION<br>PLAN | NEW POST ROAD<br>SELF-STORAGE FACILITY<br>NORTH FORT MYERS, | <table><tr><th>DATE</th><th>BY</th><th>REVISION DESCRIPTION</th></tr><tr><td>02/16/2023</td><td>GM</td><td>REVISED PER LEE COUNTY COMMENTS</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> |    |                      | DATE | BY | REVISION DESCRIPTION | 02/16/2023 | GM | REVISED PER LEE COUNTY COMMENTS |  |  |  |  |  |  | OWNER:<br>MICHAEL ESSIG<br>5593 FOXLAKE DRIVE,<br>NORTH FORT MYERS, FL 33817 | <br>BORAL<br>ENGINEERING | ANDRES BORAL, PE, MBA<br>LICENSE # 03379, FPE # 31552<br>23150 FASHION DR, SUITE 230,<br>FORT MYERS FL 33928<br>ANDRES@BORALENGINEERING.COM | PROJECT: 22-00000000 |
|------------------|------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------|------|----|----------------------|------------|----|---------------------------------|--|--|--|--|--|--|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                  |                        |                                                             | DATE                                                                                                                                                                                                                                 | BY | REVISION DESCRIPTION |      |    |                      |            |    |                                 |  |  |  |  |  |  |                                                                              |                                                                                                             |                                                                                                                                             |                      |
| 02/16/2023       | GM                     | REVISED PER LEE COUNTY COMMENTS                             |                                                                                                                                                                                                                                      |    |                      |      |    |                      |            |    |                                 |  |  |  |  |  |  |                                                                              |                                                                                                             |                                                                                                                                             |                      |
|                  |                        |                                                             |                                                                                                                                                                                                                                      |    |                      |      |    |                      |            |    |                                 |  |  |  |  |  |  |                                                                              |                                                                                                             |                                                                                                                                             |                      |
|                  |                        |                                                             |                                                                                                                                                                                                                                      |    |                      |      |    |                      |            |    |                                 |  |  |  |  |  |  |                                                                              |                                                                                                             |                                                                                                                                             |                      |
| DATE: 09/20/2022 |                        |                                                             |                                                                                                                                                                                                                                      |    |                      |      |    |                      |            |    |                                 |  |  |  |  |  |  |                                                                              |                                                                                                             |                                                                                                                                             |                      |

SURVEYORS NOTES  
THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE AND CORRECT PRESENTATION OF A RECENT SURVEY MADE UNDER AND PLATED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE STATE OF FLORIDA AS PER CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 427, FLORIDA STATUTES.  
THIS SURVEY WAS PERFORMED BASED ON A DESCRIPTION ISSUED VERBALLY BY THE CLIENT AND WITH THE BENEFIT OF A TITLE COMMITMENT FROM AMERICAN LAND TITLE ASSOCIATION, POLICY NUMBER: 20076132, DATED MAY 17, 2022 AT 6:00 AM.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE SHOWN.  
BEARINGS AND COORDINATES SHOWN ARE ON STATE PLANE, FLORIDA WEST ZONE.  
ELEVATIONS ARE BASED ON THE WEST LINE OF OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEING N 00°22'25" E.  
ELEVATIONS SHOWN, IF ANY, HAVE BEEN SURVEYED FROM DATA DERIVED FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). ELEVATIONS ARE BASED UPON TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BEING A 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BM 101", ELEVATION=10.46' (NAVD88), ROADWAY SECTION ID: 431317-1.  
ONLY ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES SHOWN.  
THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP, TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES AND IS ONLY FOR THE LANDS DESCRIBED.  
THIS SURVEY IS FOR THE SOLE PURPOSES INTENDED BY THE SURVEYOR AND ONLY FOR THE INDIVIDUALS AND OR INSTITUTIONS LISTED UNDER "CERTIFIED TO".  
THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK WAS UTILIZED ON THIS BOUNDARY SURVEY AND THE DATUM IS NORTH AMERICAN DATUM NAD(83) - ACCURACY IS 1-2 CENTIMETER. THE STATED VERTICAL ACCURACY IS 2-3 CENTIMETER. MEASURED BEARINGS ARE STATE PLANE, FLORIDA WEST ZONE.

LEGEND:

- A.C. - AIR CONDITIONER  
B.O.C. - BACK OF CURB  
C. - CALCULATED  
CB - CATCH BASIN  
C.B. - CHORD BEARING  
CH - CHORD DISTANCE  
C.O. - CLEAN OUT  
COR. - CORNER  
CPP - CORRUGATED PLASTIC PIPE  
CONC. - CONCRETE  
D.E. - DRAINAGE EASEMENT  
(D) - DEED  
B.O.B. - BASIS OF BEARINGS  
D.U.E. - DRAINAGE AND UTILITY EASEMENT  
ELEV. - ELEVATION  
E.O.P. - EDGE OF PAVEMENT  
FDC - FIRE DIRECT CONNECT  
(F) - FIELD  
(F&D) - FIELD AND DEED  
FND. - FOUND  
G.E. - GRATE ELEVATION  
GV - GATE VALVE  
ID. - IDENTIFICATION  
(I.E.) - INVERT ELEVATION  
(F&D) - FIELD AND DEED  
FF - FINISHED FLOOR  
FIR - FOUND IRON ROD  
FIRC - FOUND IRON ROD AND CAP  
FNC. - FENCE  
G.W. - GUY WIRE  
(M) - MEASURED  
MES - MITERED END SECTION  
N&D - NAIL & DISK  
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM (1988)  
N.T.S. - NOT TO SCALE  
(NR) - NOT RADIAL  
O.R. - OFFICIAL RECORDS BOOK  
(P) - PLAT  
P.B. - PLAT BOOK  
P.C. - POINT OF CURVATURE  
P.C.C. - POINT OF COMPOUND CURVATURE  
P.C.P. - PERMANENT CONTROL POINT  
P.I. - POINT OF INTERSECT  
PAGE - PAGE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
PP - POWER POLE  
P.R.C. - POINT OF REVERSE CURVATURE  
P.R.M. - PERMANENT REFERENCE MONUMENT  
P.T. - POINT OF TANGENCY  
P.U.E. - PUBLIC UTILITY EASEMENT  
PVC - POLYVINYL CHLORIDE  
R - RADIUS  
(R) - RADIAL  
RCP - REINFORCED CONCRETE PIPE  
R.E. - RIM ELEVATION  
RNG. - RANGE  
RNG. - RIGHT OF WAY  
R/W - RIGHT OF WAY  
SEC. - SET 5/8" IRON ROD "LB 8152"  
S.W. - SIDEWALK  
T.O.B. - TOP OF BANK  
T.O.E. - TOP OF EASEMENT  
U.E. - UTILITY EASEMENT  
WELL - WELL  
HANDICAP PARKING  
ELECTRIC SERVICE CABINET  
FIRE HYDRANT  
WIRE PULL BOX  
MANHOLE SEWER  
POST FIBER OPTICS  
WATER METER  
WATER VALVE  
PEDESTRIAN SIGNAL  
SIGN  
AIR COMPRESSOR  
BURIED GAS LINE POST  
HIGH VOLTAGE BOX  
LIGHT POLE  
TELEPHONE PEDESTAL  
POWER POLE  
GUY ANCHOR  
CENTERLINE  
FENCE  
TRAFFIC CAMERA  
TELEPHONE MANHOLE  
OVERHEAD WIRES  
BACK FLOW PREVENTOR  
EXISTING ELEVATION



LOCATION SKETCH  
(NOT TO SCALE)

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 36, THENCE RUN NORTH 00° 20' 25" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) FOR 1123.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 20' 25" EAST ALONG SAID WEST LINE FOR 391.43 FEET; THENCE RUN NORTH 73° 38' 40" EAST FOR 195.78 FEET; THENCE RUN NORTH 58° 24' 02" EAST FOR 170.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW POST ROAD; THENCE RUN SOUTHEASTERLY FOR 92.42 FEET ALONG SAID WESTERLY LINE ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET (CHORD BEARING SOUTH 19° 27' 00" EAST, CHORD DISTANCE OF 92.34 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE FOR 169.70 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET (CHORD BEARING SOUTH 29° 48' 36" EAST, CHORD DISTANCE OF 168.04 FEET) THENCE RUN SOUTH 56° 01' 45" WEST 542.12 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - PART II

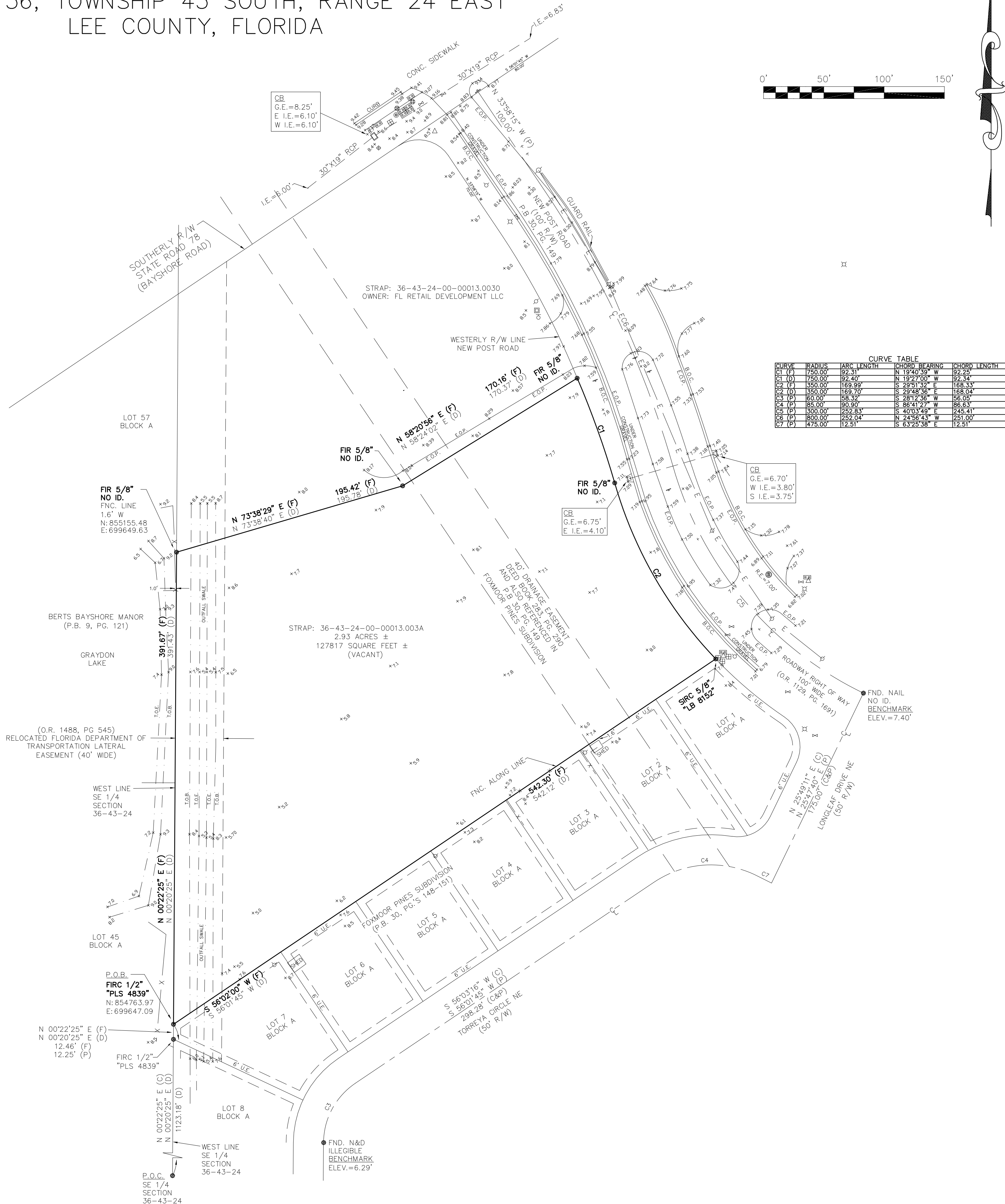
EXCEPTIONS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
(NOT A MATTER OF SURVEY)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
(NOT A MATTER OF SURVEY)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.  
(NOT A MATTER OF SURVEY)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.  
(AFFECTS PARCEL, SHOWN ON SURVEY)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
(NOT A MATTER OF SURVEY)
- ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.  
(NOT A MATTER OF SURVEY)
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.  
(NOT A MATTER OF SURVEY)
- DRAINAGE EASEMENT GRANTED AND RECORDED IN DEED BOOK 283, PAGE 290, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
(AFFECTS PARCEL, SHOWN ON SURVEY)
- EASEMENT AGREEMENT FOR INGRESS-EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1129 PAGE 1685, OFFICIAL RECORDS BOOK 1129, PAGE 1691, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
(AFFECTS PARCEL, SHOWN ON SURVEY)
- DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1172, PAGE 2068, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
(DRAINAGE EASEMENT NOT FOUND IN DOCUMENT)
- LEE COUNTY ELECTRIC COOPERATIVE EASEMENT GRANTED AND RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1091, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
(BLANKET EASEMENT, NOT PLOTTABLE) NOTE: LEGAL DESCRIPTION IS MISSING CURVE DATA.
- RESERVATION OF LATERAL EASEMENT (DITCH RIGHT OF WAY) ALONG WESTERLY 40 FEET IN OFFICIAL RECORDS BOOK 1488, PAGE 545, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
(AFFECTS PARCEL, SHOWN ON SURVEY)

CERTIFIED TO:  
MICHAEL ESSIG

ADDRESS:  
NEW POST ROAD  
NORTH FORT MYERS, FL 33917

BOUNDARY AND TOPOGRAPHIC SURVEY LYING IN  
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA



| CURVE  | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|--------|--------|------------|---------------|--------------|
| C1 (F) | 750.00 | 92.42      | N 19°27'00" W | 92.34        |
| C2 (D) | 750.00 | 92.42      | S 29°48'36" E | 168.04       |
| C3 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |
| C4 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |
| C5 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |
| C6 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |
| C7 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |
| C8 (D) | 350.00 | 169.70     | S 56°01'45" W | 542.12       |

ELEVATION: 7 FEET  
FLOOD ZONE: AE  
DATE OF MAP: 08/28/2008  
COMMUNITY / MAP NUMBER: 125124 / 1207100267F

KP SURVEYING, INC.  
LB 8152

APPROVED  
Kenneth Pufahl  
Registered Land Surveyor PSM #6126  
State of Florida  
2802 West Cypress Avenue  
Fort Myers, FL 33905  
Valid Only With Embossed Seal or Digital Signature

FIELD SURVEY 06/22/2022  
CREW CHIEF K. PUFahl  
DRAWN BY KP  
SCALE 1"=50'  
KP JOB NO 22-0142  
SHEET: 1 OF 1 DATE: 07/05/2022