



September 7, 2023

Lee County Community Development
Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

**S: CHIEF COURT INDUSTRIAL REZONING
Lee County Conventional Zoning Application**

Dear Planner:

Donald D Carter Trust ("Applicant") seeks to rezone three (3) parcels occupying 6.4+/- acres located on the east side of Chief Court at 15851 Chief CT, in unincorporated Lee County, Florida. The Applicant seeks to rezone from Light Industrial (IL) and General Agricultural (AG) to Light Industrial (IL).

Enclosed please find a rezoning application.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Fred Drovdlc'.

Fred Drovdlc, AICP
Planning Director



APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Chief Court Industrial Rezoning

Request: ☒ Rezoning from: AG and IL To: IL
☐ Variance included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Special Exception included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Bonus Density included? ☒ **NO** ☐ **YES**² for: _____ Bonus Units

¹ If **YES**, submit applicable application and fee

² If **YES**, submit additional fee required by LDC 2-147(A)(3)

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Don Carter
Address: 15881 Chief Ct
City, State, Zip: Fort Myers, FL 33912
Phone Number: _____ **E-mail:** offshorez06@yahoo.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: RVi Planning and Landscape Architecture
Contact Person: Fred Drovdlc, AICP
Address: 1514 Broadway, Suite 201
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 318-6707 **Email:** fdrovdlc@rviplanning.com

2. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

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: Don Carter
Address: 15881 Chief Ct
City, State, Zip: Fort Myers, FL 33912
Phone Number: _____ **Email:** offshorez06@yahoo.com

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

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. [34-202(a)(7)]
 2. Date property was acquired by present owner(s): September 27, 2013

**PART 3
PROPERTY INFORMATION**

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

36-45-24-03-00000.0020, 36-45-24-03-36-45-24-00-00010.0000
 00000.0010

B. Street Address of Property: 15881 CHIEF CT, FORT MYERS FL 33912

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: IL and AG

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(b)]

F. Use(s) of Property:

1. Current uses of property are: Industrial
 2. Intended uses of property are: Industrial

G. Future Land Use Classification (Lee Plan):

<u>Industrial Development</u>	<u>6.4</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 313 Feet
 2. Depth (average if irregular parcel): 422 Feet
 3. Total area: 6.4 Acres or square feet
 4. Frontage on road or street: 313 Feet on Chief Court Street

2nd 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; Lee Plan Policy 25.1.1]
☐ 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 ACTION REQUESTED

- A. Reason(s) for Request:** Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement 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. [34-202(b)(3)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
☒ **YES** (Provide 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)]
- B. 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)]
- C. 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)
- D. 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).
- E. Mobile Home Park: [34-202(b)(4)]**
☒ 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).

F. 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 6 SUBMITTAL REQUIREMENT CHECKLIST	
<i>Two copies required for submittal Clearly label your attachments as noted in bold below</i>	
☒	Completed application for Public Hearing [34-202(a)(1)]
☐	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☒	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(5)]
☐	Legal description (metes and bounds) and sealed sketch of 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.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(6)]
☐	Property Owners list (if applicable) [34-202(a)(8)]
☐	Property Owners map (if applicable) [34-202(a)(8)]
☐	Confirmation of Ownership/Title Certification [34-202(a)(7)]
☐	STRAP Numbers (if additional sheet is required) [34-203(a)(5)]
☒	List of Surrounding Property Owners [34-202(a)(9)]
☒	Map of Surrounding Property Owners [34-202(a)(9)]
☒	Mailing labels [34-202(a)(9)]
☒	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☒	Waivers from Application Submission Requirements [34-201(c)]
☒	Reason(s) for Request [34-202(b)(3)]
☒	Potable Water & Sanitary Sewer. 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)]
☐	Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Information Regarding Proposed Blasting (if applicable)
☐	Mobile Home Dislocated Owners Information (if applicable) [34-202(b)(4)]
☐	Tall Structures Permit (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	LIS Engineering		
Contact Person:	Bob Case, PE		
Address:	21430 Palm Beach Blvd		
City, State, Zip:	Alva, FL 33920		
Phone Number:	(239) 693-9244	Email:	bobc@lis-e.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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, Donald Carter (name), as Owner (owner/title) of DONALD D CARTER TRUST (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:

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.

Donald D Carter Trustee
Signature

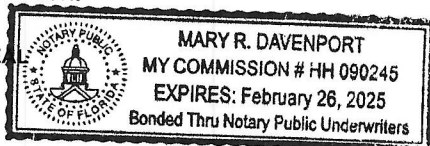
8-22-23
Date

*****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 22nd day of August, 2023, by Donald D. Carter (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL



Mary R Davenport
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Donald Carter, 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 DONALD D CARTER TRUST and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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.

Donald D. Carter Trustee
Property Owner

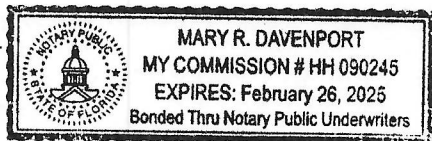
Donald Carter
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on August 22, 2023 (date) by Donald D. Carter (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL



Mary R. Davenport
Signature of Notary Public

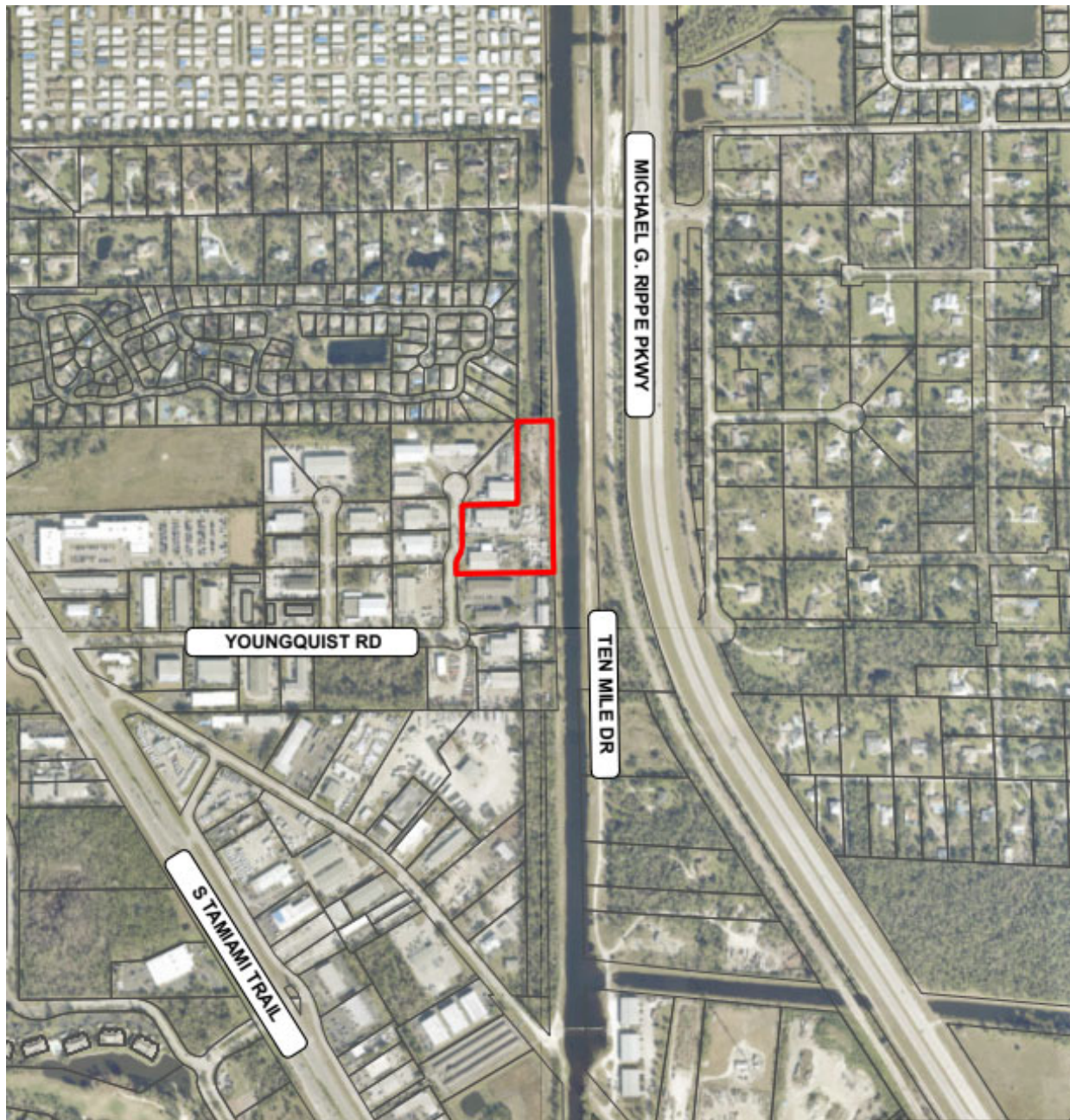


CHIEF COURT INDUSTRIAL REZONING

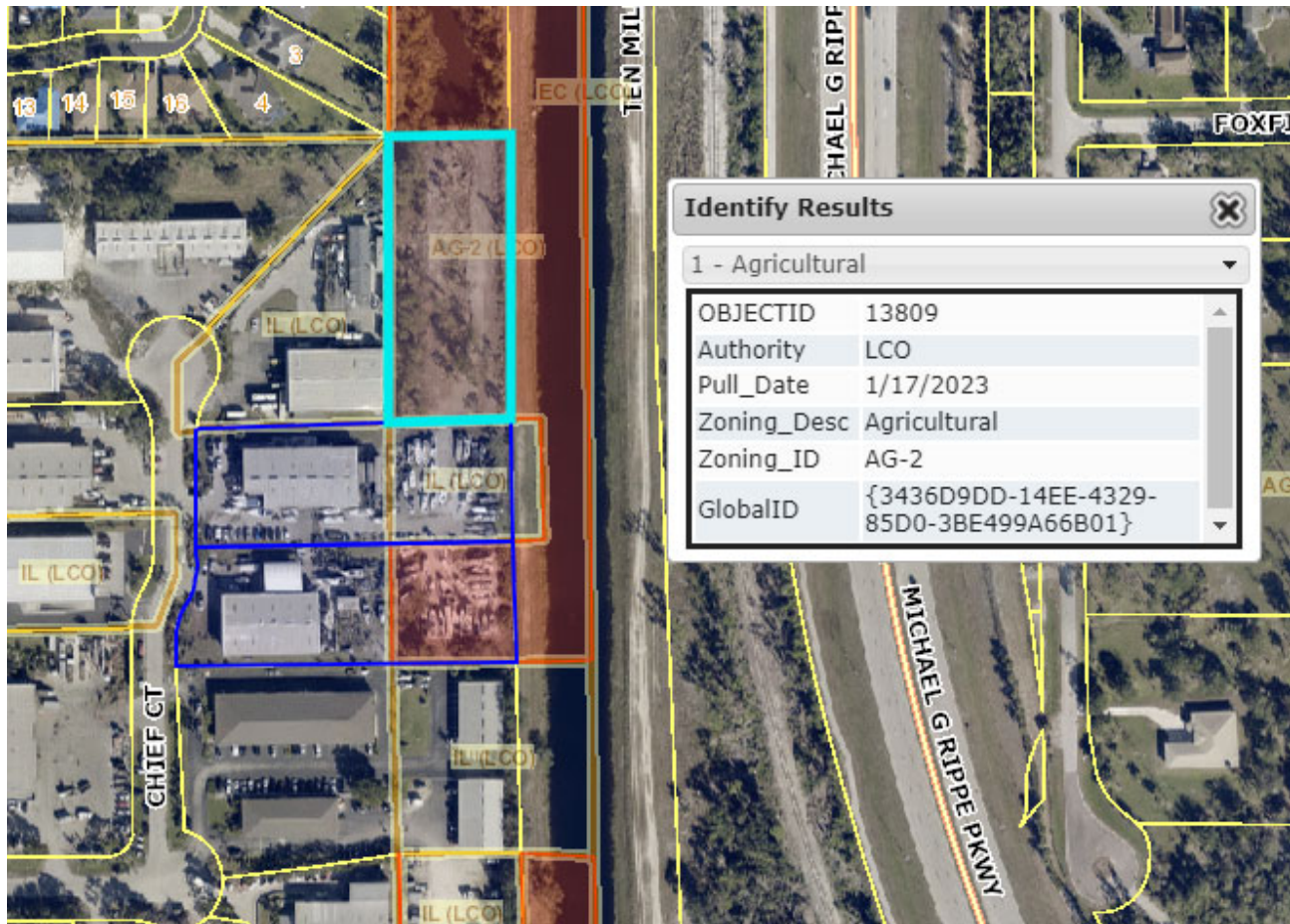
Request Statement

I. REQUEST

Donald D Carter Trust ("Applicant") seeks to rezone 3 parcels (36-45-24-03-00000.0020, 36-45-24-03-00000.0010 and 36-45-24-00-00010.0000) occupying 6.4+/- acres located on the east side of Chief Court Road, just north of Youngquist Road in unincorporated Lee County, Florida. The Applicant seeks to rezone from Light Industrial (IL) and Agricultural (AG-2) to Light Industrial (IL). The rezoning will bring properties under common ownership into like zoning categories and allow for expansion of an existing local business and abate a violation for open storage of vessels, storage containers, materials, equipment, and misc. items on Agriculturally zoned property (VIO2023-04465).



The northern most parcel (STRAP: 36-45-24-00-00010.0000) and the eastern +/-40% of the southernmost parcel, at 15881 Chief Court (STRAP: 36-45-24-03-00000.0010), is currently zoned Agricultural (AG-2) and Light Industrial district (IL) on the remainder of the southern parcel. The parcel at 15851 Chief Court (STRAP: 36-45-24-03-00000.0020) is already zoned IL. All three properties are under common ownership.



The property has been in operation as an industrial property producing marine supplies and equipment products for many years. It is in the most intensely designated lands for light industrial uses in Lee County surrounded properly by uses that are industrial in nature.

The zoning change does allow for the Applicant to expand the current business to include some additional open storage and manufacturing uses to be permitted on the entire property. The primary uses that would be permitted is Manufacturing, repair or wholesale sales of boats Machinery Group 1 and Group 2, Storage both indoor and open. Additional uses in IL, not intended by the owner but allowed under the LDC, include Parking, Repair Shops (All Groups), Transportation Groups II, III, and IV and Warehouse including mini-warehouse, private, and public.

In general, the change will bring the parcels into consistency with the industrial park. The AG-02 zoned lands were a result of former railroad right of way which has long been abandoned. The southern parcel is of little concern with zoning changes having occurred to the north and south. The northern parcel rear corner abuts a residential subdivision. The Lee County Land Development Code (LDC) provides buffering requirements along rights-of-way, such as Chief Court, and buffering of

industrial uses from other lesser intense uses such as commercial and residential (Jamaica Bay mobile home park) to the northwest.

According to the LDC, the IL district's "purpose and intent is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity, such as open storage, not taking place within a building shall be required to provide a yard enclosed by an 8' opaque wall or fence." As has been mentioned this location and the surrounding areas are appropriate for light industrial uses having been designated and reserved to serve the industrial needs of Lee County at buildout.

II. EXISTING CONDITIONS

The Property is currently zoned General Agricultural and Light Industrial is located outside of Coastal High Hazard Areas and is in FEMA Flood Zone AE and X. It is located on the east side of Chief Court, approximately 1.3 miles east of S. Tamiami Trail. The 6.4+/-acre property is currently home to Offshore Marine Center Inc. and Offshore Performance Specs (see image below looking east from Chief Court). The Property is accessed directly from Chief Court (a county maintained principal arterial road).



The Property and all surrounding areas are in the Urban Community Future Land Use Category (FLUC). Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	IL / AG-2	Boat repair shop and retention pond
SOUTH	Urban Community	IL	Warehousing Stores
EAST	Urban Community	AG-2	Canal
WEST	Urban Community	IL	Truck repair shop (with outdoor storage) and warehousing

The surrounding land use pattern consists of:

- NORTH – Alico Road and 13.2+/- acre property zoned IPD (Z-00-075) approved and partially constructed with up to 145,000 SF of industrial uses as well as a retention pond connected to the Jamaica Bay Mobile Home Park.
- EAST – 73.65+/- acre Alico Business Park CPD/IPD (Z-08-054) permitted for 70,000 square feet (SF) of commercial and 650,000 SF of industrial.
- WEST – 6.2+/- acre Alico Road Center IPD/CPD (Z-04-064) to the west approved for over 8,00 SF of commercial and 81,600 SF of industrial.
- SOUTH – 2.7+/- acre with 4 buildings consisting of Industrial warehousing and stores area zoned Light Industrial

The general area contains a mix of commercial and industrial uses immediately adjacent to the Property. The corridor along Alico Road, particularly in the one-mile radius of this property, are uses that are generally industrial of intense uses and commercial that is in support or ancillary to industrial uses, not of the retail nature for consumers, but more related to manufacturing, trucking, warehousing and distribution, processing, and material conversion.

III. PROPERTY HISTORY

The property is owned and operated by Offshore Marine Center Inc. and Offshore Performance Specs both owned by the Applicant. The property has been an industrial use for over 20 years and is fully developed on site.

IV. PUBLIC INFRASTRUCTURE

As outlined in the enclosed application, the Property is serviced by existing public infrastructure that can accommodate the proposed increase in industrial land use zoning. Potable water and sanitary sewer services are available to the Property by Lee County Utilities as verified by a letter of utility availability received from LCU in late August 2023. Roadways and access are in place and there are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of fire, EMS and Sheriff's protection. Fire and EMS service available from San Carlos Fire Station 52 off S Tamiami Trail. The Lee County Sheriff's Office is 2.5+/- miles west on Six Mile Parkway.

V. PROPOSED USES/DESIGN STANDARDS

The property is currently partially zoned Light Industrial (IL). The zoning would expand the IL District to the entire property. Industrial design standards in the LDC and right-of-way buffering will apply to the rezoned area that has 300+/- feet of frontage on Chief Court.

The project is not located within the Lee County Planning Community; therefore, no planning community- specific design requirements apply to this amendment request.

VI. DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following:

- a. **The application is consistent with the uses and densities set forth for the Industrial Future Land Use designation.** The rezoning will allow for continued Urban Community as intended by this FLU category. Consistent with the Urban Community FLUC, this area has long been programmed and reserved for a mix of commercial and industrial developments and to develop as a backbone of employment for local, regional and national companies to locate headquarters, distribution centers and research and development location rather than retail shopping center and services. This area east of S Tamiami Road in particular has been serving Lee County with the most intense industrial uses for decades. It is in the proper place surrounded by like uses.
- b. **The request will meet or exceed all performance and locational standards set forth for the proposed mixed use planned development, except where a deviation has been approved.** Access will be provided from Chief Court which connects to Youngquist Road and S Tamiami Trail, providing direct access to Lee County's arterial roadway network. All urban services are available to service this site including, police, fire, EMS, utilities, and transportation network. Traffic impacts of the project will be addressed at the time of local development order review.
- c. **Is compatible with existing and planned uses in the surrounding area.** The request for the rezoning is consistent with the goals, objectives, and policies of the Lee Plan, as outlined in this application. Consistent with the Urban Community FLUC, this area has long been programmed and reserved for industrial development of the most intense in nature – industries that are vital to the construction industry supply chain such as concrete production.
- d. **Will provide access sufficient to support the proposed development intensity.** The project is accessed directly onto Chief Court. It will be buffered from Chief Court by meeting the LDC required right-of-way buffer and a recent Development Order has approved a buffer that is above and beyond requirements offering a concrete, architecturally designed buffer wall along the frontage and redesigned parking area at the office. The site is entirely within the Light Industrial-designated area on the Future Land Use Map and is specifically intended for the mix of industrial and commercial uses proposed through this application due to like uses in the immediate area.
- e. **Approval of the request will not have a significant impact upon the surrounding roadway network.** The rezoning request will eliminate consumer oriented, traffic producing uses that are consumer related, such as day cares and vehicle dealerships, and focus on uses that produce truck traffic which ultimately produce fewer daily trips than lighter industrial or commercial uses. Of course, the project will require development order approvals prior to site development activities where the project's impacts will be evaluated at that time in accordance with the LDC.
- f. **This request will not adversely affect environmentally critical areas and natural resources.** There no environmentally critical areas are within the boundaries of the project.

The site will be required to meet the LDC requirements as well as state and federal requirements for protection of water and harmful runoff and water management facilities.

VII. LEE PLAN COMPLIANCE

The following is an analysis of the Industrial Rezoning's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

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

The Property is located in the Urban Community FLUC. The Industrial category's intention, as the applicant understands, is to be an employment center with adequate utilities to support industrial activities. The requested rezoning is consistent with the intended uses in the Urban Community category. Light industrial and quasi-industrial commercial uses will be limited to only those uses that are related to the manufacturing with most of the industrial activities being limited in the IL district.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed rezoning will allow for a clustered and logical development of intense uses in the proper location in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents an infill development within an urbanized area of Lee County where industrial development is encouraged along Chief Court.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Applicant has provided a letter of availability and a detailed explanation of the public facilities and services available to support future development of the Property. The proposed

rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 2.2.1: Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The road network in the region has been specifically constructed to support large-scale employment centers and industrial activity that is dependent on truck transport and shipping and access to major transportation networks. Chief Court connects to Youngquist Road and the S Tamiami Trail, keeping shipping and trucking traffic from needing to use other surrounding roadway networks.

Lee County utilities has both sewer and water infrastructure available to the property with capacities to serve the requested intensity and the surrounding area approved zoning to the Youngquist Road Corridor. The area, as part of the Urban Community FLUC, is designed to be an intense employment center that places relatively intense commercial, residential and light industrial uses near major networks, utility services and compatible, similar land uses.

GOAL 4

STANDARD 4.1.1 & 4.1.2: WATER & SEWER

Potable water (and sanitary sewer services) are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).

The property is located within the Urban Community FLUC. The property is located on Chief Court which is connected to Youngquist Road. The immediate surrounding uses are categorized as light industrial. Light industrial and quasi-industrial commercial uses will be limited to only those uses that are related to the manufacturing with most of the industrial activities being limited in the IL district. Properties fronting. Properties located along Youngquist Road fronting S Tamiami Trail include a mix of commercial uses such as car dealerships, A single-family residential development is just northwest of the property. Overall, the requested rezoning is consistent with the intended uses in the Urban Community category and allows the extension of the current business.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Briarwood Industrial Park has obtained Environmental Resource Permit (ERP #36-00390-S) from the South Florida Water Management District which will need to be modified to add the additional property, the design will need to meet regulations.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

As mentioned, the is part of the Briarwood Industrial Park's ERP #36-00390-S. The site design will ensure pretreatment of stormwater prior to discharge off-site through a modification to the ERP.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

As mentioned, the is part of the Briarwood Industrial Park's ERP #36-00390-S. The site design will ensure pretreatment of stormwater prior to discharge off-site through a modification to the ERP.

VIV. CONCLUSION

The proposed rezoning from AG and IL to IL on the property demonstrates the current expansion of the business as well as the light industrial uses consistent with the Urban Community FLUC, surrounding uses and overall fits the intent for Chief Court and the Briarwood Industrial Park.

SURVEY NOTES:

1. BASIS OF BEARING HEREON TAKEN FROM THE EAST RIGHT-OF-WAY LINE OF CHIEF COURT, AS BEING "ASSUMED" N00°45'10"W.
2. FIELD NOTES IN BRIARWOOD INDUSTRIAL PARK, PLAT BOOK 37, PAGE 60-61.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.00; FS 478.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN ENHANCED 30 SCALE DRAWING.
10. BENCHMARK DERIVED FROM GPS RTK NETWORK FRPN 0103.
11. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FLOOD ZONE: "X"0.2' ELEVATION N/A
FLOOD ZONE: "AE" ELEVATION 10' NAVD88
COMMUNITY No. 120124 PANEL No. 0438
SUFFIX --- F REVISION DATE: 12/7/18
MAP NUMBER: 12071C0438G

THIS SURVEY IS CERTIFIED TO
DONALD CARTER

- LEGEND:
- | | | | |
|--------|-------------------------------|---------|-----------------------|
| ● | SET #4 IRON ROD (CAP LB #692) | R.W.B. | RECLAIM WATER BOX |
| ○ | FOUND IRON ROD (CIR) | W.M. | WATER METER |
| P.M. | CONCRETE MONUMENT (C.M.) | W.V. | WATER VALVE |
| P.C.P. | PERMANENT REFERENCE MONUMENT | F.H. | FIRE HYDRANT |
| P.E. | PERMANENT CONTROL POINT | P.H. | OVERHEAD POWER |
| D.E. | PUBLIC UTILITY EASEMENT | G.A.&V. | OUT ANCHOR & WIRE |
| P.C. | DRAINAGE EASEMENT | E.B. | ELECTRIC BOX |
| L.M.E. | LAKE MAINTENANCE EASEMENT | C.T.B. | CABLE TELEVISION BOX |
| P.T. | POINT OF CURVATURE | T.S.B. | TELEPHONE SERVICE BOX |
| P.C. | POINT OF TANGENCY | N.D. | NAIL & DISK |
| P.R.C. | POINT OF REVERSE CURVATURE | N.T. | NAIL & TINTAB |
| O.R. | OFFICIAL RECORDS BOOK | ELEV. | ELEVATION |
| (S) | AS PER SURVEY | W.M. | WATER METER |
| (D) | AS PER DEED | W.V. | WATER VALVE |
| (P) | AS PER PLAT | F.H. | FIRE HYDRANT |
| (C) | AS PER CURVATURE | P.H. | OVERHEAD POWER |
| (L) | CURVE NUMBER | G.A.&V. | OUT ANCHOR & WIRE |
| (R) | LINE NUMBER | E.B. | ELECTRIC BOX |
| R/V | RIGHT-OF-WAY | C.T.B. | CABLE TELEVISION BOX |
| LI | LINE NUMBER | T.S.B. | TELEPHONE SERVICE BOX |
| LI | CENTERLINE | N.D. | NAIL & DISK |
| M.S. | MITERED END SECTION | N.T. | NAIL & TINTAB |

AS-BUILT SURVEY OF
LOTS 1 AND 2,
BRIARWOOD INDUSTRIAL PARK

(PLAT BOOK 37, PAGES 60-61)
SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

AND A PLOT OR PARCEL OF
LAND LYING IN A PORTION OF SECTION 36-45-24, LEE COUNTY, FLORIDA.

O.R. BOOK 3612, PAGE 4075,
INSTRUMENT No. 2005000123525,
INSTRUMENT No. 2020000265030

IN PUBLIC RECORDS OF LEE COUNTY FLORIDA
SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST

DESCRIPTION: O.R. BOOK 3612, PAGE 4075

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BRIARWOOD INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 37, PAGES 60 & 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N00°27'06"W ALONG THE EASTERLY LINE OF SAID LOT 1 FOR 159.98 FEET; THENCE N89°32'54"E FOR 155.19 FEET TO THE WESTERLY LINE OF "TEN MILE CANAL"; THENCE S01°23'39"E ALONG SAID WESTERLY LINE FOR 160.00 FEET; THENCE S89°32'54"W FOR 157.82 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.575 ACRES MORE OR LESS.

DESCRIPTION: INSTRUMENT No. 2005000123525

LOT 2, BRIARWOOD INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

AND

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BRIARWOOD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 37, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S89°07'33"W FOR 118.02 FEET TO THE POINT OF BEGINNING; THENCE RUN S01°23'39"E ALONG THE WESTERLY LINE OF FORMER SEABOARD ALL FLORIDA RAILROAD AS RECORDED IN DEED BOOK 203, PAGE 84 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO THE TRUE POINT OF BEGINNING; THENCE N89°32'54"E 152.56 FEET ALONG A LINE PERPENDICULAR FROM THE EASTERLY LINE OF SAID BRIARWOOD INDUSTRIAL PARK, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID FORMER SEABOARD ALL FLORIDA RAILROAD; THENCE S01°23'39"E 155.19 FEET PERPENDICULAR TO A POINT ON THE WESTERLY LINE OF SAID FORMER SEABOARD ALL FLORIDA RAILROAD RIGHT-OF-WAY, ALSO BEING AFORESAID EASTERLY LINE OF BRIARWOOD INDUSTRIAL PARK; THENCE N00°27'06"W 160.00 FEET ALONG AFORESAID WESTERLY FORMER SEABOARD ALL FLORIDA RAILROAD RIGHT-OF-WAY, ALSO BEING AFORESAID EASTERLY LINE OF BRIARWOOD INDUSTRIAL PARK TO THE TRUE POINT OF BEGINNING.

DESCRIPTION: INSTRUMENT No. 2020000265030

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S89°07'33"W FOR 118.02 FEET TO THE POINT OF BEGINNING; THENCE RUN S01°23'39"E ALONG THE WESTERLY LINE OF 10 MILE CANAL FOR 381.54 FEET; THENCE RUN S89°32'54"W TO A POINT ALONG THE EAST LINE OF BRIARWOOD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 37, PAGE 60-61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 152.56 FEET; THENCE RUN N00°27'06"W ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 3, SAID BRIARWOOD INDUSTRIAL PARK FOR 380.41 FEET; THENCE RUN N89°07'33"E FOR 146.28 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,9225 SQUARE FEET, OR 1.31 ACRES, MORE OR LESS.

Curve number 1

Radius= 70.00'
Delta= 31°48'17"
Arc= 38.86'
Tangent= 19.94'
Chord= 38.36'
Chord Brg.= N15°08'21"E.

Curve number 2

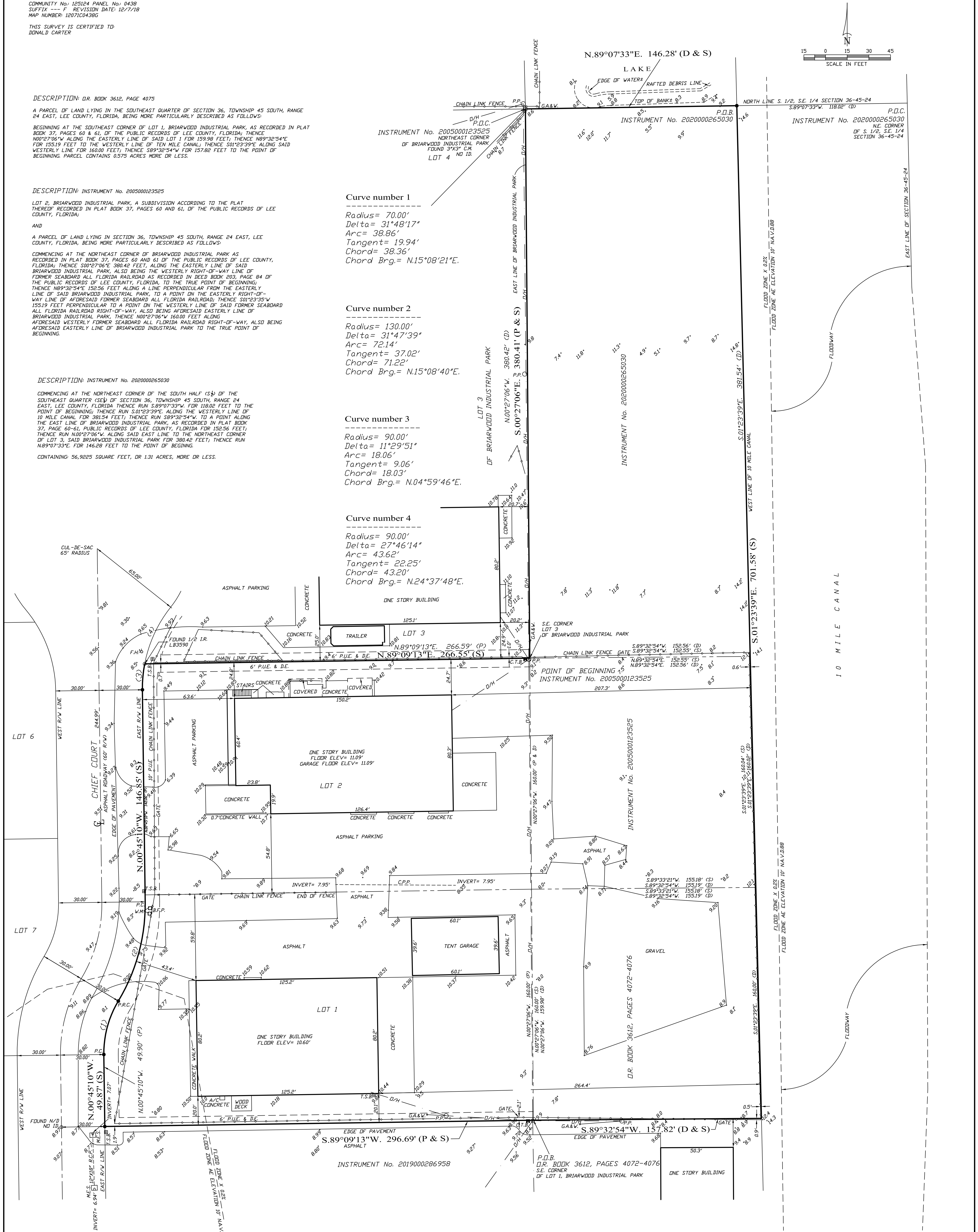
Radius= 130.00'
Delta= 31°47'39"
Arc= 72.14'
Tangent= 37.02'
Chord= 71.22'
Chord Brg.= N15°08'40"E.

Curve number 3

Radius= 90.00'
Delta= 11°29'51"
Arc= 18.06'
Tangent= 9.06'
Chord= 18.03'
Chord Brg.= N04°59'46"E.

Curve number 4

Radius= 90.00'
Delta= 27°46'14"
Arc= 43.62'
Tangent= 22.25'
Chord= 43.20'
Chord Brg.= N24°37'48"E.



REVISED:	DESCRIPTION:	BY:	Phillip M Mould, P.S.M. 6515 State of Florida
			State of Florida
			PHILLIP M. MOULD, PROFESSIONAL SURVEYOR AND MAPPER L85615 - STATE OF FLORIDA
DATE OF LAST FIELD WORK:	6/21/22		
DRAWN:	CHECK:	SCALE:	PROJ. #
R.L.B.	P.M.M.	1"=30'	BIP-1-2 PARCEL
SURVEY DATE:	FILE NO.	SHT. - 1	3048 BEL PRADO BLVD S. SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
6/21/22	45-24-36	OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION L86921			

INSTR # 2005000118224, Doc Type DRR, Pages 3, Recorded 11/14/2005 at 04:28 PM,
 Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee
 \$27.00 Deputy Clerk BPERRY



Prepared by:
 Orin Shakerdge, Esq.
 Florida Power & Light Company
 700 Universe Boulevard
 Juno Beach, FL 33408

INSTR # 6706917
 OR BK 04639 Pgs 2629 - 2630; (2pgs)
 RECORDED 03/24/2005 02:41:49 PM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY, FLORIDA
 RECORDING FEE 18.50
 DEED DOC 357.00
 DEPUTY CLERK A Janke

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3rd day of January, 2005, by
 FLORIDA POWER & LIGHT COMPANY, a Florida corporation, ("**Grantor**"), having its
 mailing address at P.O. Box 14000, Juno Beach, Florida 33408-0420 and GEORGE O.
 BECKER, ("**Grantee**") whose mailing address is 5940 Youngquist Road, Ft. Myers, FL 33912.

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable
 consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does hereby
 grant, sell and convey to Grantee, its successors and assigns forever all of that certain land,
 situated in Lee County, Florida and more particularly described on the attached Exhibit "A" and
 by this reference made a part hereof ("**Property**"). A depiction of the Property dated November
 11, 2003 and prepared by Omni Surveys, Inc. is attached as Exhibit "B" and by this reference
 made a part hereof.

This grant is subject to taxes for the current year and subsequent years, to zoning
 restrictions and other requirements imposed by governmental authority, and to easements,
 conditions, reservations, restrictions and limitations of record.

Reserving however, unto the Grantor, its successors and assigns, an easement forever, in,
 over, under, upon and across the westerly ten (10) feet of the Property for the construction,
 operation and maintenance of one or more overhead and underground electric transmission and
 distribution lines and other electric utility facilities (including wires, poles, H-frame structures,
 guys, cables, conduits, telephone and telegraph lines, transformer enclosures, and appurtenant
 equipment) to be installed from time to time; with the right to reconstruct, improve, add to,
 change the size of, or remove such facilities or any of them; to permit the attachment of conduits,
 wires, or cables of any other company or person; the right to use one or more roads or other
 access upon or across said Property, the right of ingress and egress over adjoining lands of
 Grantee for the purpose of exercising the easement rights hereby reserved, also, to cut, trim,
 remove and keep clear all trees, brush, undergrowth and other obstructions that might endanger
 or interfere with said facilities, including, but not limited to, buildings, structures, wells,
 irrigation systems or other improvements.

Grantor hereby binds itself and its successors to warrant the title as against all acts of the
 Grantor herein and no other, subject only to the matters set forth above.

* THIS DEED IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION/EXHIBIT 'A' ~~HEREIN~~

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and this instrument to be signed by its duly authorized officer on the date first above written.

Executed in the presence of:

Grantor:

FLORIDA POWER & LIGHT COMPANY,
A Florida corporation

Name: Lori Jordan

By: Nancy A. Swalwell
Nancy A. Swalwell
Director, Corporate Real Estate
Assistant Secretary

Name: Donna M. Rodebaugh

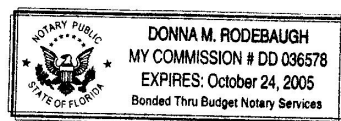
ACKNOWLEDGEMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

On this 3rd day of January, 2005, before me, the undersigned notary public, personally appeared Nancy A. Swallwell, as Director of Corporate Real Estate and Assistant Secretary, of Florida Power & Light Company, a Florida corporation, personally known to me and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(notary seal)



Donna M. Rodenbaugh
NOTARY PUBLIC, STATE OF FLORIDA

INSTR # 2005000118224 Page Number: 3 of 3

EXHIBIT "A"

A Parcel of land lying in the Southeast Quarter of Section 36, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Lot 1, Briarwood Industrial Park, as recorded in Plat Book 37, Pages 60 and 61, of the Public Records of Lee County, Florida; Thence S00°27'06"E along the Westerly line of the former Seaboard All Florida Railroad for 409.97 feet to the point of beginning; Thence N89°32'54" E for 164.57 feet to the Westerly line of Ten Mile Canal; Thence S01°23'39"E along said Westerly line for 208.45 feet; Thence S89°09'36"W for 168.00 feet; Thence N00°27'06" W for 209.56 feet to the point of beginning.

Parcel contains 0.80 acres more or less.

24.00
240.00
244.80

Prepared by:
Mark L. Byers
Florida Power & Light Company
P.O. Box 1119
Sarasota, Florida 34230-1119
1-5478-01
Return to:
Title Professionals

INSTR # 5402162
OR BK 03612 PG 4072
RECORDED 04/01/2002 11:51:53 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 24.00
DEED DOC 240.80
DEPUTY CLERK L Parent

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on the 13th day of MARCH, 2002,
by and between **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, having its
mailing address at P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Property Tax
Department, hereinafter referred to as "Grantor" and **DONALD D. CARTER TRUST, UNDER
TRUST DATED APRIL 19, 1994, DONALD D. CARTER, TRUSTEE**, whose mailing address
is 15881 Chief Court, Ft. Myers, FL 33912, hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, in consideration of Ten Dollars and No Cents (\$10.00) and other good and
valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, hereby
grants, sells and conveys to Grantee, its successors and assigns forever all of that certain land
situated and located in Lee County, Florida and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part

hereof for the description of the land conveyed hereby.

Subject to taxes and special assessments for the year and all subsequent years, to zoning
restrictions and other requirements imposed by governmental authority, and to easements,
conditions, reservations, restrictions and limitations of record.

Reserving, however, unto the Grantor, its successors and assigns, an easement forever, in,
over, under, upon and across the land for the construction, operation and maintenance of one or

more overhead and underground electric transmission and distribution lines and other electric utility facilities (including wires, poles, H-frame structures, guys, cables, conduits, telephone and telegraph lines, transformer enclosures, and appurtenant equipment) now existing, attached hereto as Exhibit "B" and by this reference made a part hereof, or to be installed from time to time; with the right to reconstruct, improve, add to, change the size of, or remove such facilities or any of them; to permit the attachment of conduits, wires, or cables of any other company or person; the right to use one or more roads or other access upon or across said land, the right of ingress and egress over adjoining lands of Grantee for the purpose of exercising the easement rights hereby reserved, also, to cut, trim, remove and keep clear all trees, brush, undergrowth and other obstructions that might endanger or interfere with said facilities, including, but not limited to, buildings, structures, wells, irrigation systems or other improvements.

The Grantor hereby binds itself and its successors to warrant the title as against all acts of the Grantor herein and no other, subject only to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized officer on the date first above written.

Executed in the presence of:

C.W. Mathys
Signature:
C.W. MATHYS
Name (Print):

Donna M. Rodebaugh
Signature:
Donna M. Rodebaugh

Name (Print):

FLORIDA POWER & LIGHT COMPANY

By: [Signature]
Name: John J. Cusick
Title: Vice President,
Integrated Supply Chain

OR BOOK 03612 PAGE 4074

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

On this 13th day of March, 2002, before me, the undersigned notary public, personally appeared John J. Cusick, Vice President, Integrated Supply Chain of Florida Power & Light Company, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Donna M. Rodebaugh
NOTARY PUBLIC, STATE OF FLORIDA

Name (Print):

Commission No.

My Commission Expires:



**LEGAL DESCRIPTION**

A parcel of land lying in the southeast quarter of Section 36, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southeast corner of Lot 1, Briarwood Industrial Park, as recorded in Plat Book 37, pages 60 & 61, of the Public Records of Lee County, Florida; thence N00°27'06"W along the easterly line of said Lot 1 for 159.98 feet; thence N89°32'54"E for 155.19 feet to the westerly line of Ten Mile Canal; thence S01°23'39"E along said westerly line for 160.00 feet; thence S89°32'54"W for 157.82 feet to the Point of Beginning. Parcel contains 0.575 acres more or less.

Subject to easements, restrictions and reservations of record.

EXHIBIT 'B'

OR BOOK 03612

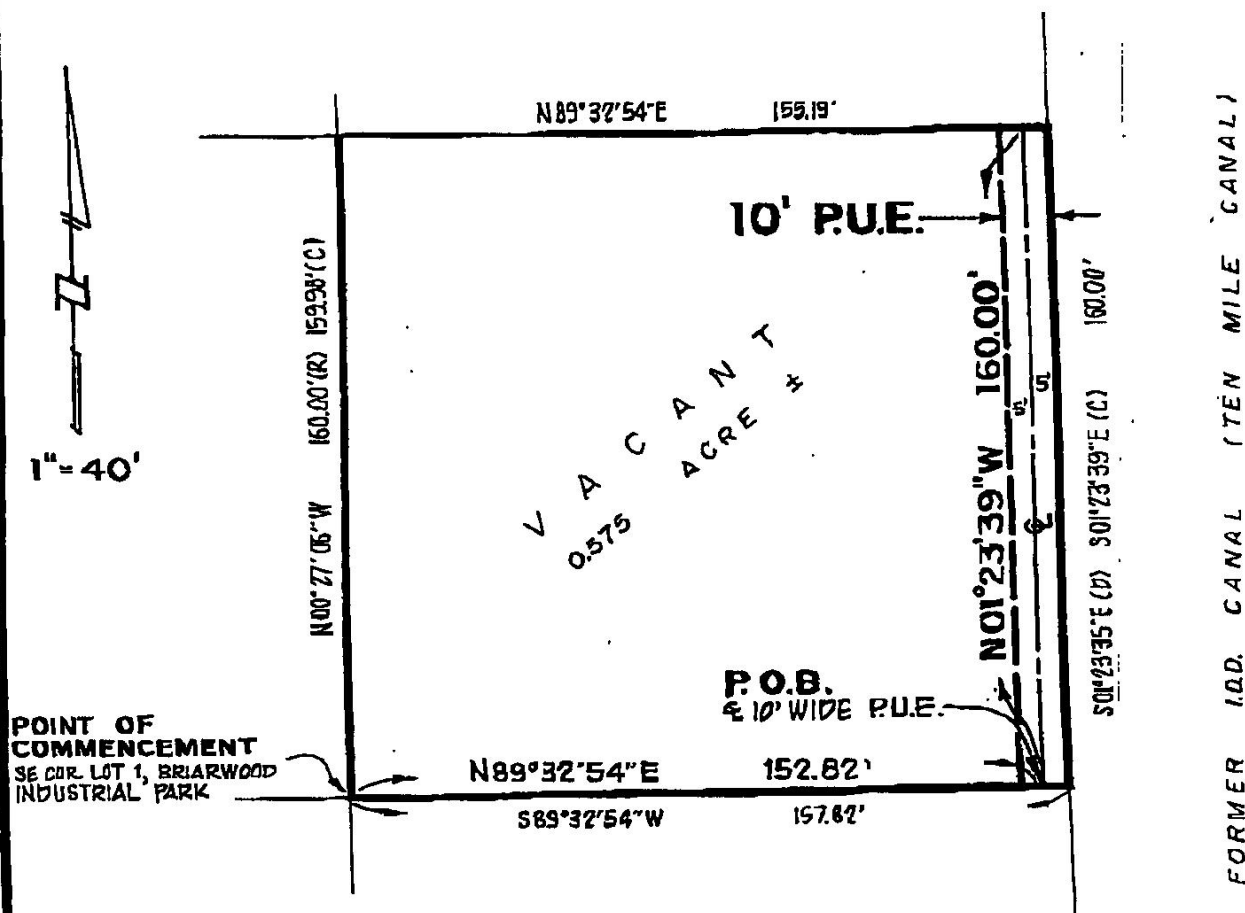
PAGE 4076

LEGAL DESCRIPTION:

A TEN FEET (10') WIDE PUBLIC UTILITY EASEMENT FOR CONVEYANCE TO FLORIDA POWER & LIGHT COMPANY LYING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BRIARWOOD INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 37, PAGES 60 & 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N89°32'54"E FOR 152.82 FEET TO THE POINT OF BEGINNING; THENCE N01°23'39"W, FIVE FEET WEST OF AND PARALLEL WITH THE WESTERLY LINE OF TEN MILE CANAL FOR 160.00 FEET TO THE END OF THE HEREIN DESCRIBED EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



BRIARWOOD INDUSTRIAL PARKPLAT BOOK **37** PAGE **60**
SHEET 1 OF 2**A SUBDIVISION IN
SEC 36, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA****LEE COUNTY ENGINEERING, INC.**
1550 CARSON STREET
FORT MYERS FLORIDA 33901
(813) 332-4444**DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SOUTH TRAIL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 35, PAGES 117 & 118, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89° 07' 33" E. ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 FOR 599.27 FEET TO THE WESTERLY LINE OF THE FORMER SEABOARD ALL FLORIDA RAILROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 203, PAGE 84; THENCE S 00° 27' 06" E. ALONG SAID WESTERLY LINE FOR 700.42 FEET; THENCE S 89° 09' 13" W FOR 296.69 FEET; THENCE S 00° 45' 10" E FOR 225.18 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 65.00 FEET SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF YOUNGQUIST ROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 17' 40" FOR 42.31 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT OF SAID RIGHT-OF-WAY WHICH BEARS S 75° 08' 34" W FOR 415.7 FEET; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 32° 59' 45" FOR 51.83 FEET TO A POINT OF TANGENCY WHICH BEARS S 72° 59' 34" W FOR 512 FEET; THENCE S 89° 09' 13" W FOR 209.65 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH TRAIL INDUSTRIAL PARK; THENCE N 00° 45' 10" W ALONG THE LAST LINE OF SAID SOUTH TRAIL INDUSTRIAL PARK FOR 950.11 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 11.294 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT J. CARL McDONALD, JR., TRUSTEE OF THE LANDS HEREON DESCRIBED, HAS CAUSED THIS PLAT OF BRIARWOOD INDUSTRIAL PARK SUBDIVISION TO BE MADE, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROAD RIGHT-OF-WAYS AND DRAINAGE AND UTILITY EASEMENTS, AS SHOWN HEREON.

IN WITNESS THEREOF WE HAVE INDIVIDUALLY HEREUNTO SET OUR HANDS THIS 28 DAY OF Jan, 1986

John J. Holst
WITNESS

J. Carl McDonald, Jr.
J. CARL McDONALD, JR.

Eddie E. Neise
WITNESS

Surveyor's
41314 434
62
5-21-86
Eddie E. Neise

APPROVALS

THIS PLAT WAS APPROVED THIS 22nd DAY OF March, 1986 A.D. IN AN OPEN MEETING OF THE BOARD OF COMMISSIONERS OF LEE COUNTY, FLORIDA.

James H. Green CHAIRMAN
Charles Green CLERK
James H. Green COUNTY ATTORNEY
Michael Carroll COUNTY ENGINEER
E. E. Neise DIRECTOR, DIVISION OF COMMUNITY DEVELOPMENT

2070971

I HEREBY CERTIFY THAT THIS PLAT OF BRIARWOOD INDUSTRIAL PARK HAS BEEN EXAMINED BY ME, AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD THIS 28th DAY OF March, 1986 A.D. AND DULY RECORDED IN PLAT BOOK 37 AT PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charles Green
CLERK OF THE CIRCUIT COURT IN
AND FOR LEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF BRIARWOOD INDUSTRIAL PARK SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE & PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Eddie E. Neise
EDDIE E. NEISE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2653
DATE 1/27, A.D. 1986

**ACKNOWLEDGEMENT**

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY
PERSONALLY APPEARED BEFORE ME,

J. CARL McDONALD, JR., OWNER TO ME KNOWN TO BE THE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AS OWNERS OF THE HEREIN DESCRIBED LANDS. WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS 28th DAY OF Jan, A.D. 1986

Franklin A. Palmer
NOTARY PUBLIC, STATE OF FLA. AT LEE COUNTY
MY COMMISSION EXPIRES 3/1/87

NOTES:

1) BEARINGS BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING N 89° 07' 33" E.

EASEMENTS:

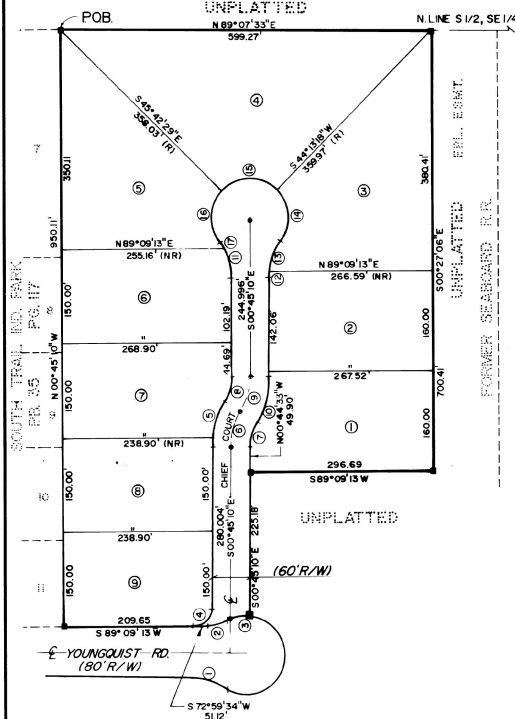
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER, UNDER AND ACROSS THE FOLLOWING:
1) THAT STRIP OF LAND LYING WITHIN SIX FEET OF THE SIDE LINES OF EACH BUILDING SITE IN THE INDUSTRIAL OR COMMERCIAL LOT SECTION.
2) THAT STRIP OF LAND LYING TEN FEET OUTSIDE OF THE ROAD RIGHT OF WAY LINE ACROSS LOTS AND TRACTS.
3) THOSE STRIPS OF LAND OTHERWISE LABELED AS SUCH EASEMENTS ON THIS PLAT.

BRIARWOOD INDUSTRIAL PARK

A SUBDIVISION IN
SEC 36, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

PLAT BOOK 37 PAGE 41
SHEET 2 OF 2

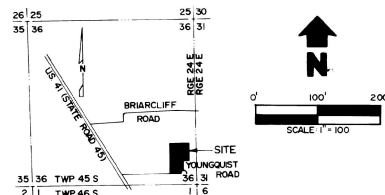
LEE COUNTY ENGINEERING, INC.
1550 CARSON STREET
FORT MYERS, FLORIDA 33901
(813) 332-4444



EASEMENT DEDICATION
THERE ARE HEREBY EXPRESSLY
RESERVED PUBLIC UTILITY
EASEMENTS 10 FEET WIDE ALONG
AND PARALLEL TO EACH LOT
LINE ADJACENT TO ALL ROAD
RIGHT-OF-WAYS. ALL OTHER EASE-
MENTS SHOWN ON THIS PLAT ARE
HEREBY RESERVED FOR THE
PURPOSES SHOWN

NOTES

- = PRM
- = PCP-PC AND/OR PT/PRC
- R = RADIAL
- NR = NON-RADIAL



LOCATION MAP
(NTS)

NO.	CURVE DATA			
	RADIUS	ARC	CHORD	CENTRAL ANGLE
1	90.00	51.83	51.11	32° 59' 45"
2	90.00	51.83	51.11	32° 59' 45"
3	65.00	42.30	41.56	31° 17' 40"
4	90.00	29.79	29.66	18° 58' 15"
5	130.00	72.12	71.20	31° 47' 18"
6	100.00	55.48	54.77	31° 47' 18"
7	70.00	38.83	38.34	31° 47' 18"
8	70.00	38.83	38.34	31° 47' 18"
9	100.00	55.48	54.77	31° 47' 18"
10	130.00	72.12	71.20	31° 47' 18"
11	90.00	50.36	49.71	32° 03' 57"
12	90.00	18.01	17.98	11° 28' 03"
13	90.00	43.66	43.24	27° 48' 02"
14	65.00	95.62	87.23	84° 17' 37"
15	65.00	102.02	91.86	89° 55' 47"
16	65.00	95.62	87.23	84° 18' 46"
17	90.00	11.31	11.30	07° 12' 08"

Logged in as: LIS-Amie Collections (5) ▼ Cart (0) Reports (5) ▼ Account Management Logout
Announcements

IMPORTANT NOTICE - Lee County Government staff will never call you and ask for credit card or other sensitive personal information. Please report all fraudulent activity to the Lee County Sheriff's Office Fraud Unit at 239-258-3292.

carter donald



ONLINE PAYMENTS: You must enter the "Billing Information", in the ACA Payment Redirect section, when paying by credit/debit card. The Postal Code **MUST** match the Billing Zip Code. [Click here for more information.](#)

Tip: The Global Search can be used for quick searches, using a case number, address, strap number (no special characters), or license number.

Please note: If you are searching for record information, submitting a Code Enforcement complaint or paying fees*, you are **NOT** required to create an account. *If you want a copy of the receipt, you must be logged in to an account.

[Home](#) [Permitting](#) [Code Enforcement](#) [Development Services](#) [DOT](#) [more ▼](#)

Create a Complaint

Search Applications

Record **VIO2023-04465:**
Code Violation
Record Status: Regular Mail Sent

[Add to cart](#)
[Add to collection](#)

Record Info ▼

Payments ▼

Work Location

15881 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

No Permit - Large free-standing structure constructed without a permit.

► [More Details](#)

Logged in as: LIS-Amie Collections (5) ▼ Cart (0) Reports (5) ▼ Account Management Logout
Announcements

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Create a Complaint

Search Applications

Record VIO2023-04469:

Code Violation

Record Status: Certified Notice Sent

[Add to cart](#)
[Add to collection](#)

Record Info ▼

Payments ▼

Work Location

15881 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

Permitted Uses - In accordance with Lee County Land Development Code 34-652, 653 & 654, the use of the AG zoned portion of the property for the open storage of multiple vessels and other materials & equipment is not permitted.

► [More Details](#)

Logged in as: LIS-Amie Collections (5) ▼ Cart (0) Reports (5) ▼ Account Management Logout
Announcements

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carter donald



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Create a Complaint

Search Applications

Record VIO2023-04466:
Code Violation
Record Status: Regular Mail Sent

[Click here for more information](#)

[Add to cart](#)

[Add to collection](#)

Record Info ▼

Payments ▼

Work Location

15881 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

Work without a Development Order - The open storage of vessels, storage containers, materials, equipment and misc. items along the northside parking lot & on the AG zoned portion of the property is not permitted in accordance with current development order.

► [More Details](#)

Logged in as: LIS-Amie Collections (5) ▼ Cart (0) Reports (5) ▼ Account Management Logout
Announcements

IMPORTANT NOTICE - Lee County Government staff will never call you and ask for credit card or other sensitive personal information. Please report all fraudulent activity to the Lee County Sheriff's Office Fraud Unit at 239-258-3292.



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[Create a Complaint](#)[Search Applications](#)**Record VIO2023-04572:****Code Violation****Record Status: Certified Notice Sent**[Click here for more information](#)[Add to cart](#)[Add to collection](#)[Record Info ▼](#)[Payments ▼](#)

Work Location

15881 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

Not in compliance with development order: missing landscaping,
clearing vegetation without a permit

[► More Details](#)

Logged in as: LIS-Amie Collections (5) ▼ Cart (0) Reports (5) ▼ Account Management Logout
Announcements

IMPORTANT NOTICE - Lee County Government staff will never call you and ask for credit card or other sensitive personal information. Please report all fraudulent activity to the Lee County Sheriff's Office Fraud Unit at 239-258-3292.

15851 chief



ONLINE PAYMENTS: You must enter the "Billing Information", in the ACA Payment Redirect section, when paying by credit/debit card. The Postal Code **MUST** match the Billing Zip Code. [Click here for more information.](#)

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Create a Complaint

Search Applications

Record **VIO2023-04471:**
Code Violation
Record Status: Regular Mail Sent

[Add to cart](#)
[Add to collection](#)

Record Info ▼

Payments ▼

Work Location

15851 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

Work without a Development Order - The open storage of multiple vessels, equipment, & machinery is not permitted in accordance with current Development Order (94-01-024-000).

► [More Details](#)

Logged in as: LIS-Amie Collections (5) ▼  Cart (0) Reports (5) ▼ Account Management Logout
Announcements

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15851 chief



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Create a Complaint

Search Applications

Record **VIO2023-04573:**

Code Violation

Record Status: Certified Notice Sent

[Click here for more information](#)

[Add to cart](#)

[Add to collection](#)

Record Info ▼

Payments ▼

Work Location

15851 CHIEF CT
FORT MYERS FL 33912

Record Details

Project Description:

Not in compliance with development order

► [More Details](#)



CHIEF COURT INDUSTRIAL REZONING

List of Development Orders & Zoning Resolutions

Development Orders

- 85-09-017-00D
- 85-07-001-00D
- 87-05-001-00D
- 94-01-024-00D

Zoning Resolutions

- Z-81-351, 81-7-11 DCI, DBC FM RS-1 TO IL.
- Z-93-033, 93-05-25-Z-02, DBC FM AG-2 TO IL
- Z-93-003, 93-01-12-Z-01, DBC FM AG-2 TO IL



**LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY**

DATE: SEPTEMBER 22, 2023

TO: DCAP STAFF

Lcudcap@leegov.com

FROM: FRED DROVDLIC, AICP

FIRM: RVI PLANNING AND LANDSCAPE ARCHITECTURE

ADDRESS: 1514 BROADWAY, SUITE 201

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)318-6707 FAX: () -

E-MAIL ADDRESS: FDROVDLIC@RVIPLANNING.COM

PROJECT NAME: CHIEF COURT INDUSTRIAL REZONING

PREVIOUS PROJECT NAME(S):

STRAP NUMBER(S): 36-45-24-03-00000.0020, 36-45-24-03-00000.0010 AND 36-45-24-00-00010.000

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: 15851 CHIEF CT, FORT MYERS

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) CONVENTIONAL REZONING

PLANNED USE:

- ☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☐ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 3 TOTAL SQUARE FOOTAGE: 50,000

RESIDENTIAL UNITS: SINGLE-FAMILY: _____ MULTI-FAMILY: _____

AVERAGE ESTIMATED DAILY FLOW (GPD): _____ (☒ WATER ☒ WASTE-WATER) (GPD): _____ ☐ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: _____

50,000 Sf Of Light Industrial Uses (1 Gpd/100sf) = 500 Gpd

Please e-mail the completed form to Lcudcap@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8531.





Buffer: 500 Date: 8/22/2023 12:00:00 AI List Size: 42

FolioId	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress: MailCity	MailState	MailZip	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
10219598	36-45-24-00-00010.0000	DONALD D CARTER TRUST		15851 CHIEF CT	FORT MYERS	FL	33912		RAILROAD R/W		FORT MYERS	33912	FORMER S A L RR R/W<CR>ACROSS SE 1/4 OF SE 1/4<CR>LESS PARLS 10.1 +OR2259/3948+<
10219695	36-45-24-03-00000.0010	CARTER DONALD D TR		15881 CHIEF CT	FORT MYERS	FL	33912	15881	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOT 1 + OR 3612 PG 4072
10219696	36-45-24-03-00000.0020	CARTER DONALD D TR		15881 CHIEF CT	FORT MYERS	FL	33912	15851	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOT 2 + OR 2259 PG 3948
10219557	36-45-24-00-00001.0000	JAMAICA BAY VENTURE III LLC	COVE COMMUNITIES	2999 N 44ST	STE 200 PHOENIX	AZ	85018	15235	S TAMIAMI TRL		FORT MYERS	33908	PARL IN SEC 25 + 36 DESC<CR>IN OR 1684 PG 2103
10491747	36-45-24-00-00010.0010	FOREFRONT FLORIDA I LLC		15450 SUMMIT AVE #150	OAKBROOK TERRACE	IL	60181		ACCESS UNDETERMINED		FORT MYERS		FORMER SAL RR R/W <CR>AS DESC IN OR 3688 <CR>PG 4643
10553015	36-45-24-00-00010.0020	KING OF LANDSCAPE LLC		5940 YOUNGQUIST RD	FORT MYERS	FL	33908		RIGHT OF WAY		FORT MYERS		FORMER S A L RR R/W<CR>ACROSS SE 1/4 OF SE 1/4<CR>AS DESC IN INST# 2005000118224
10219610	36-45-24-00-00011.0100	MUELLER AL		5633 GREY FOX RUN	FORT MYERS	FL	33912	5830	YOUNGQUIST RD		FORT MYERS	33912	PARL IN S 1/2 OF SE 1/4<CR>E OF TRAIL DESC IN OR 1689<CR>PG 4057 LESS PAR 11.0110
10219611	36-45-24-00-00011.0110	FIDDLER VENTURES LLC		5840 YOUNQUIST RD	FORT MYERS	FL	33912	5840/5842	YOUNGQUIST RD		FORT MYERS	33912	PARL IN S 1/2 OF SE 1/4<CR>E OF TRAIL<CR>DESC OR 1725 PG 0727
10219614	36-45-24-00-00011.0140	FOREFRONT FLORIDA I LLC		15450 SUMMIT AVE #150	OAKBROOK TERRACE	IL	60181	5925-5937	YOUNGQUIST RD		FORT MYERS	33912	PARL IN SE 1/4 OF SE 1/4<CR>E OF SO TRL INDUSTRIAL PK<CR>OR 1762/366 + OR 2194/459
10219615	36-45-24-00-00011.0150	COOL PROPERTIES INC		5281 PARK RD	FORT MYERS	FL	33908	5930	YOUNGQUIST RD		FORT MYERS	33912	PARL IN S 1/2 OF SE 1/4<CR>DESC IN OR 1779 PG 0791<CR>LESS PARL 11.0180
10219616	36-45-24-00-00011.0180	KING OF LANDSCAPE LLC		5940 YOUNGQUIST RD	FORT MYERS	FL	33908	5940	YOUNGQUIST RD		FORT MYERS	33912	PARL IN SE 1/4 OF SE 1/4<CR>W OF OLD SAL R/W<CR>DESC IN OR 1852 PG 3129
10219655	36-45-24-01-00000.0060	15804 BROTHERS COURT LLC		129 MONTROSE DR	FORT MYERS	FL	33919	15804	BROTHERS CT		FORT MYERS	33912	SOUTH TRAIL INDUSTRIAL PK<CR>PB 35 PG 118<CR>LOTS 6 + 7
10219656	36-45-24-01-00000.0080	WHITFIELD PROPERTY HOLDINGS LL		6471 PLUMOSA AVE	FORT MYERS	FL	33908	15835	BROTHERS CT		FORT MYERS	33912	SOUTH TRAIL INDUSTRIAL PK<CR>PB 35 PG 118<CR>LOT 8
10219657	36-45-24-01-00000.0090	STEFFAN HOLDINGS LLC	DIANE STEFFAN	7633 EAGLES FLIGHT LN	FORT MYERS	FL	33912	15865	BROTHERS CT		FORT MYERS	33912	SOUTH TRAIL INDUSTRIAL PK<CR>PB 35 PG 118<CR>LOT 9
10219658	36-45-24-01-00000.0100	R + J HOLDINGS LLC		5811 YOUNGQUIST RD	FORT MYERS	FL	33912	5811	YOUNGQUIST RD		FORT MYERS	33912	SOUTH TRAIL INDUSTRIAL PK<CR>PB 35 PG 118<CR>LOTS 10 + 11
10219697	36-45-24-03-00000.0030	MCMANUS + MCMANUS LLC		15821 CHIEF CT	FORT MYERS	FL	33912	15821	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOT 3
10595737	36-45-24-03-00000.0040	ACCAM LLC		5633 GREYFOX RUN	FORT MYERS	FL	33912	15790/820	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOTS 4 + 5
10219700	36-45-24-03-00000.0060	SANTOYO REPAIRS INC		15850 CHIEF CT	FORT MYERS	FL	33912	15850	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOT 6
10219701	36-45-24-03-00000.0070	OMNI PROPERTIES L L C		14860 CARDUCCI CT	BONITA SPRINGS	FL	34135	15880	CHIEF CT		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOT 7
10219702	36-45-24-03-00000.0080	EVERYDAY INVESTMENTS LLC		5835 YOUNGQUIST RD	FORT MYERS	FL	33912	5835	YOUNGQUIST RD		FORT MYERS	33912	BRIARWOOD INDUSTRIAL PK<CR>PB 37 PG 61<CR>LOTS 8 + 9
10219758	36-45-24-08-0000A.0230	BARNETT DONALD L & JOELLE K		5842 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5842	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK A LOT 23
10219759	36-45-24-08-0000A.0240	POTANOVIC JOHN F		5838 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5838	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK A LOT 24
10219760	36-45-24-08-0000A.0250	SARNAC STEWART A & ANGELA T		5834 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5834	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK A LOT 25
10219786	36-45-24-08-0000C.0120	DERBAUM CHRISTOPHER & KARLA		15640 THISTLE DEW CT	FORT MYERS	FL	33912	15640	THISTLE DEW CT		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 12
10219787	36-45-24-08-0000C.0130	FRIEDLANDER PAUL & ALEXIS		15641 THISTLE DEW CT	FORT MYERS	FL	33912	15641	THISTLE DEW CT		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 13
10219788	36-45-24-08-0000C.0140	ONEAL BETH LOUISE &		5795 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5795	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 14
10219789	36-45-24-08-0000C.0150	BUTLER ROBERT E & OLGA		15621 THISTLE DEW CT	FORT MYERS	FL	33912	15621	THISTLE DEW CT		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 15
10219790	36-45-24-08-0000C.0160	SEITZ ADAM J TR		6415 JAMES RD	BETTENDORF	IA	52722	15611	THISTLE DEW CT		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 16
10219791	36-45-24-08-0000C.0170	LINDA J RODDA TRUST +		5855 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5855	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 17
10219792	36-45-24-08-0000C.0180	KING VIRGIL A JR & GLORIA E		5851 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5851	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 18
10219793	36-45-24-08-0000C.0190	ASQUITH DON G & JOANN L		5833 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5833	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK C LOT 19
10219816	36-45-24-08-0000D.0120	BENNETT KURT R &		5782 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5782	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK D LOT 12
10219817	36-45-24-08-0000D.0130	HAGERMAN RYAN THOMAS &		5786 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5786	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK D LOT 13
10219818	36-45-24-08-0000D.0140	GILL JAY C & DOROTHY J TR		5790 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5790	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK D LOT 14
10219819	36-45-24-08-0000D.0150	OFNER MEGAN		5794 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5794	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK D LOT 15
10219820	36-45-24-08-0000D.0160	SCHRAMM MICHAEL W &		5979 24TH ST NE	WILLMAR	MN	56201	5798	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>BLK D LOT 16
10219822	36-45-24-08-0000G.00CE	LAUREL OAKS PROPERTY OWNERS	ALLIANT PROPERTY MAI	13831 VECTOR AVE	FORT MYERS	FL	33907	5899	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT-II<CR>PB 56 PGS 13-17<CR>TRACTS G H I + R/W
10552445	36-45-24-11-00000.0010	COMBS BRUCE A & JANE M		5830 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5830	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT IIA<CR>DESC IN INST#2009000039454<CR>LOT 1
10552446	36-45-24-11-00000.0020	PARADOWSKI JOSEPH		5822 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5822	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT IIA<CR>DESC IN INST#2009000039454<CR>LOT 2
10552447	36-45-24-11-00000.0030	PINZON JUAN C &		5816 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5816	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT IIA<CR>DESC IN INST#2009000039454<CR>LOT 3
10552448	36-45-24-11-00000.0040	MOORE JOHN M & KRISTY D		5808 ELIZABETH ANN WAY	FORT MYERS	FL	33912	5808	ELIZABETH ANN WAY		FORT MYERS	33912	LAUREL OAKS UNIT IIA<CR>DESC IN INST#2009000039454<CR>LOT 4
10261103	31-45-25-00-00001.0000	SEMINOLE GULF RAILWAY L P		4110 CENTER POINTE DR STE 207	FORT MYERS	FL	33916		RAILROAD R/W		FORT MYERS	33912	A STRIP OF LAND THRU SEC<CR>31 45 25 FOR RR R/W

JAMAICA BAY VENTURE III LLC
COVE COMMUNITIES
2999 N 44ST STE 200
PHOENIX AZ 85018

FOREFRONT FLORIDA I LLC
1S450 SUMMIT AVE #150
OAKBROOK TERRACE IL 60181

KING OF LANDSCAPE LLC
5940 YOUNGQUIST RD
FORT MYERS FL 33908

MUELLER AL
5633 GREY FOX RUN
FORT MYERS FL 33912

FIDDLER VENTURES LLC
5840 YOUNQUIST RD
FORT MYERS FL 33912

FOREFRONT FLORIDA I LLC
1S450 SUMMIT AVE #150
OAKBROOK TERRACE IL 60181

COOL PROPERTIES INC
5281 PARK RD
FORT MYERS FL 33908

KING OF LANDSCAPE LLC
5940 YOUNGQUIST RD
FORT MYERS FL 33908

15804 BROTHERS COURT LLC
129 MONTROSE DR
FORT MYERS FL 33919

WHITFIELD PROPERTY HOLDINGS LL
6471 PLUMOSA AVE
FORT MYERS FL 33908

STEFFAN HOLDINGS LLC
DIANE STEFFAN
7633 EAGLES FLIGHT LN
FORT MYERS FL 33912

R + J HOLDINGS LLC
5811 YOUNGQUIST RD
FORT MYERS FL 33912

MCMANUS + MCMANUS LLC
15821 CHIEF CT
FORT MYERS FL 33912

ACCAM LLC
5633 GREYFOX RUN
FORT MYERS FL 33912

SANTOYO REPAIRS INC
15850 CHIEF CT
FORT MYERS FL 33912

OMNI PROPERTIES L L C
14860 CARDUCCI CT
BONITA SPRINGS FL 34135

EVERYDAY INVESTMENTS LLC
5835 YOUNGQUIST RD
FORT MYERS FL 33912

BARNETT DONALD L & JOELLE K
5842 ELIZABETH ANN WAY
FORT MYERS FL 33912

POTANOVIC JOHN F
5838 ELIZABETH ANN WAY
FORT MYERS FL 33912

SARNAC STEWART A & ANGELA T
5834 ELIZABETH ANN WAY
FORT MYERS FL 33912

DERBAUM CHRISTOPHER & KARLA
15640 THISTLE DEW CT
FORT MYERS FL 33912

FRIEDLANDER PAUL & ALEXIS
15641 THISTLE DEW CT
FORT MYERS FL 33912

ONEAL BETH LOUISE &
5795 ELIZABETH ANN WAY
FORT MYERS FL 33912

BUTLER ROBERT E & OLGA
15621 THISTLE DEW CT
FORT MYERS FL 33912

SEITZ ADAM J TR
6415 JAMES RD
BETTENDORF IA 52722

LINDA J RODDA TRUST +
5855 ELIZABETH ANN WAY
FORT MYERS FL 33912

KING VIRGIL A JR & GLORIA E
5851 ELIZABETH ANN WAY
FORT MYERS FL 33912

ASQUITH DON G & JOANN L
5833 ELIZABETH ANN WAY
FORT MYERS FL 33912

BENNETT KURT R &
5782 ELIZABETH ANN WAY
FORT MYERS FL 33912

HAGERMAN RYAN THOMAS &
5786 ELIZABETH ANN WAY
FORT MYERS FL 33912

GILL JAY C & DOROTHY J TR
5790 ELIZABETH ANN WAY
FORT MYERS FL 33912

OFNER MEGAN
5794 ELIZABETH ANN WAY
FORT MYERS FL 33912

SCHRAMM MICHAEL W &
5979 24TH ST NE
WILLMAR MN 56201

LAUREL OAKS PROPERTY OWNERS
ALLIANT PROPERTY MANAGEMENT
13831 VECTOR AVE
FORT MYERS FL 33907

COMBS BRUCE A & JANE M
5830 ELIZABETH ANN WAY
FORT MYERS FL 33912

PARADOWSKI JOSEPH
5822 ELIZABETH ANN WAY
FORT MYERS FL 33912

PINZON JUAN C &
5816 ELIZABETH ANN WAY
FORT MYERS FL 33912

MOORE JOHN M & KRISTY D
5808 ELIZABETH ANN WAY
FORT MYERS FL 33912

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916