



Lee County
Southwest Florida

Kevin Ruane
District One

December 11, 2023

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

**Re: Small Scale Amendment to the Lee Plan
Adoption Submission Package
CPA2023-00007, McGregor Mixed Use Overlay**

Dear Ms. Powell,

In accordance with the provisions of F.S. Chapter 163.3187(1), this submission package constitutes the adoption of a Small Scale Comprehensive Plan Amendment known locally as CPA2023-00007 (McGregor Mixed Use Overlay). The adopted amendment is being submitted through the small scale review process as described in F.S. Chapter 163.3187(1). The amendment is as follows:

CPA2023-00007, McGregor Mixed Use Overlay

Amend Lee Plan Map 1-C to include ± 3.73 acres in the Mixed Use Overlay to accommodate redevelopment of existing commercial parcels. **Adopted by Lee County Ordinance 23-32**

The Local Planning Agency held a public meeting for the plan amendment on October 23, 2023. The Board of County Commissioners voted to adopt the amendment on December 6, 2023.

This small scale amendment to the Lee Plan consists of ± 3.73 acres and is the seventh small scale amendment processed by Lee County this calendar year. The cumulative total number of acres for small scale amendments Lee County has approved during the 2023 calendar year is ± 196.34 acres.

The adopted small-scale comprehensive plan amendment is not within an area of critical state concern, nor does it involve a site within a rural area of critical economic concern.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Brandon Dunn, Manager
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development
Planning Section**



Brandon Dunn,
Manager, Planning Section, Department Community Development

Cc Case File

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Morgan Runion, AICP
Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Vitor Suguri
FDOT District One

Ms. Margaret Wuerstle
Southwest Florida Regional Planning Council

Althea P. Jefferson, AICP
South Florida Water Management District



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

VELOPMEN-D LCBC-DEPT OF COMM DE
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

11/22/2023, 11/24/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/24/2023

Mimi Vukobratovic

Legal Clerk

Kaitlyn Felty

Notary, State of WI, County of Brown

377129

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**KAITLYN FELTY
Notary Public
State of Wisconsin**

**NOTICE OF PROPOSED
AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE
LAND USE PLAN**

**(ADOPTION HEARING OF
SMALL SCALE AMENDMENT)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of a proposed amendment to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, December 6, 2023. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2023-00007 McGregor Mixed Use Overlay - Amend Lee Plan Map 1-C to extend the Mixed Use Overlay to approximately 3.73 acres of existing commercial properties located at the northwest corner of McGregor Boulevard and College Parkway.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Nov 22, 2023

LEE COUNTY ORDINANCE NO. 23-32
McGregor Mixed Use Overlay
(CPA2023-00007)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT PERTAINING TO MCGREGOR MIXED USE OVERLAY (CPA2023-00007); PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-C, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on October 23, 2023. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on December 6, 2023. At that hearing, the Board approved a motion to adopt proposed amendment CPA2023-00007 pertaining to McGregor Mixed Use Overlay, amending Map 1-C of the Lee Plan, the Future Land Use Map. The subject parcel is located at the west side of McGregor Boulevard, near the northwest corner of the intersection of McGregor Boulevard and College Parkway.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "McGregor Mixed Use Overlay Ordinance (CPA2023-00007)".**

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-C

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-C to allow the subject property to redevelop using development standards allowed in the Mixed Use Overlay. The amendments will amend Lee Plan Map 1-C to extend the Mixed Use Overlay to 3.73 acres of existing commercial properties located at the northwest corner of McGregor Boulevard and College Parkway. The subject parcel is located at northwest corner of McGregor Boulevard and College Parkway. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

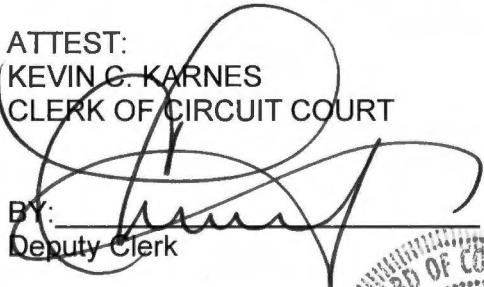
The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Pendergrass made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:


Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DONE AND ADOPTED this 6th day of December, 2023.

ATTEST:
KEVIN G. KARNES
CLERK OF CIRCUIT COURT

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY FLORIDA

BY: 
Mike Greenwell, Chair

DATE: 12/11/23

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Lee County Attorney's Office



Exhibit A (Adopted by BOCC December 6, 2023):
Adopted existing and revised Future Land Use Map, Map 1-C

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2023 DEC 11 PM 12:56

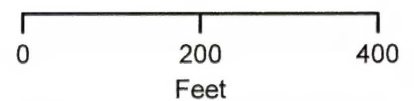
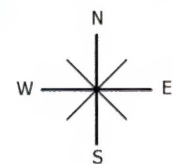


CPA2023-00007

Mixed Use Overlay



- Existing Mixed Use Overlay
- Applicant Proposal
- Staff Addition



Map Generated: October 2023



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 12, 2023

Honorable Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 23-32, which was filed in this office on December 12, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

RECEIVED

By Chris Jagodzinski at 2:29 pm, Dec 12, 2023

STAFF REPORT FOR
CPA2023-00007:
McGREGOR MIXED USE OVERLAY



Small-Scale Map Amendment to the Lee Plan

Recommendation:

Adopt

Applicant:

McGregor 12690 Properties,
LLC

Representative:

Al Quattrone, P.E.
Quattrone & Associates, Inc.

Property Location:

12670, 12680, and 12690
McGregor Blvd

Size:

± 3.73 acres

Planning District:

District #15

Commissioner District:

District #2

Attachments:

1: Proposed Amendment

Hearing Dates:

LPA: 10/23/2023
BoCC: 12/06/23

REQUEST

- Amend Lee Plan Map 1-C to expand the Mixed Use Overlay to ±1.93 acres.
- In addition to the applicant’s request, staff recommends all commercially zoned properties between Edinburgh Drive and College Parkway with frontage on McGregor Boulevard be added to the Mixed Use Overlay (see Figure 2).

SUMMARY

The requested amendment would allow the subject property to redevelop using development standards allowed in the Mixed Use Overlay.

PROPERTY LOCATION

The subject property is located on the west side of McGregor Boulevard, near the northwest corner of the intersection of McGregor Boulevard and College Parkway.



Figure 1: Aerial Location of the subject property

RECOMMENDATION

Staff recommends that the Board of County Commissioners **adopt** the amendments, as recommended by staff, based on the analysis and findings provided in this staff report.

PART 1
STAFF ANALYSIS

Subject Property

The approximately 1.93 acre subject property is located on the west of side McGregor Boulevard, near the northwest corner of McGregor Boulevard and College Parkway. The subject property consists of three parcels, located in the South Fort Myers Planning District. The subject property is within Intensive Development future land use category and is zoned commercial (C-1). These parcels are currently developed with commercial uses.

South Fort Myers Planning District

The South Fort Myers Planning District is located in the center of Lee County and consists of Future Urban and Suburban areas, including the Intensive Development, Central Urban, Urban Community, and Suburban future land use categories. The South Fort Myers Planning District is considered a core area of the county.

Intensive Development Future Land Use Category

The property is located within the Intensive Development Future Land Use Category, which is the most intense future land use category. As stated in Policy 1.1.2, this land use category allows for high densities and intensities of development, and encourages mixed-use centers.

POLICY 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that benefit such a region. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum total density is twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ordinance No. 94-30, 09-06, 10-10, 16-07)

Surrounding Properties

Properties to the north and south consist of existing commercial uses and are zoned C-1. To the west is a platted residential subdivision and to the east, across McGregor Boulevard, are several commercial parcels and a multi-family development. Further information can be found in Table 1, below.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Central Urban	C-1, C-1A, & RS-1	Commercial & Single-Family Residential
East	Intensive Development	C-1, MPD approved for 649 dwelling units, 180,000 SF of commercial uses, and a 100 unit hotel ¹	Commercial & Multi-Family Residential
South	Intensive Development	C-1 & RS-1	Commercial & Single-Family Residential
West	Intensive Development and Central Urban	RS-1	Single-Family Residential

Lee Plan Consistency

The Mixed Use Overlay is currently located to the east of the subject property, across McGregor Boulevard. The Mixed Use Overlay consists of locations within Lee County that facilitate mixed-use development and accommodate future growth in proximity to public transportation; various commercial and residential centers; and recreational opportunities.

Lee Plan **Objective 1.1** and **Policy 1.1.1** provide that Future Urban and Suburban Areas as identified on the Future Land Use Map will provide opportunities for future development and redevelopment. Development standards for properties included in the Mixed Use Overlay are intended to encourage redevelopment and allow a more urban form of development. The standards of the Mixed Use Overlay are appropriate for older commercial lots in Future Urban Areas, which may have trouble meeting the current code requirements due to their small size. Allowing these parcels to redevelop with the standards of the Mixed Use Overlay will help facilitate redevelopment of existing properties in existing urban areas of Lee County and furthers Policy 1.1.1.

The subject property is in the Intensive Development future land use category, which is described in **Policy 1.1.2**. Policy 1.1.2 provides that lands within the Intensive Development future land use category “are suited to accommodate high densities and intensities” and goes on to encourage mixed-use developments. Adding the subject property to the Mixed Use Overlay is consistent with Policy 1.1.2.

Objective 2.2 directs new growth to areas where “adequate public facilities exist or are assured and where compact and contiguous development patterns can be created”. The subject property is located in an area with existing public facilities. The redevelopment of this property will ensure continued compact development patterns, consistent with Objective 2.2.

Objective 11.1 provides that mixed-use development should be allowed and encouraged “within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development”. Adding the subject property to the Mixed Use Overlay will allow and encourage a mixed-use form of development, consistent with Objective 11.1.

Expansion of the Mixed Use Overlay depends upon a number of criteria specifically addressed in **Policy 11.2.1**. Generally, these criteria include enabling continued pedestrian and automobile connections,

¹ PD-98-030; Z-97-060

location within specific future land use categories, and adequate public facilities and infrastructure. An Analysis of 11.2.1 is provided below:

Located within the extended pedestrian shed (1/2 mile) of established transit routes: LeeTran route 30 is within one quarter mile of the subject property, allowing for pedestrian access to an established transit route. Route 30 operates east to west and is served by bus stop #10210. Improvements may need to be made to the bus stop in accordance with Land Development Code Section 10-442. Potential improvements to this bus stop will be reviewed at time of local Development Order.

Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways: The subject property has direct access to McGregor Boulevard, an arterial roadway, however Lee County Land Development Code Section 10-610(e) requires parking lot interconnections between commercial uses and will be required to demonstrate compliance during the development order process. Existing sidewalks allow pedestrian access from the subject property to the adjacent commercial properties, commercial properties across McGregor Boulevard, and Lee Tran facilities.

Located within the Intensive Development, Central Urban, or Urban Community future land use categories: The subject property is located within the Intensive Development future land use category.

Availability of adequate public facilities and infrastructure: There are adequate public facilities and infrastructure to serve the proposed development.

- **Fire:** The Iona-McGregor Fire Protection and Rescue Service District confirmed service availability. The primary responding service is Station #74, approximately 1.4 miles from the property.
- **Emergency Medical Services:** Lee County Emergency Medical Services indicated that there is adequate EMS availability for the property. There are two ambulances 0.8 miles southeast and two other locations within 5 miles of the development.
- **Police:** The Lee County Sheriff's Office confirmed service availability for the proposed development. Services will be provided from the West District offices in Fort Myers. The Sheriff's Office requests a Crime Prevention Through Environmental Design report.
- **Solid Waste:** Solid Waste confirmed that they are capable of providing solid waste collection to the subject property. Disposal will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.
- **Public Transit:** LeeTran confirmed that transit service is available at this location through bus stop #10210. The 2021 Transit Development Plan identifies the need for enhanced or additional transit services in the area.
- **Schools:** Lee County Schools stated that it has no objections to the proposed amendment. The proposal does not increase the number of dwelling units in the relevant school zone.

The subject property is immediately adjacent to, or within walking distance of, a number of commercial properties, including restaurants, repair shops, an entertainment venue, and several offices.

Will not intrude into predominately single-family residential neighborhoods: The proposed amendment to Map 1-C extends only to the properties which are already commercially zoned (C-1) and have existing commercial uses on them. The adjacent single-family neighborhood to the west was platted in 1952 as

the Edison Acres neighborhood². The original plat excluded the properties included in the proposed amendment. The properties included in the proposed amendment have no significant zoning history.

The requested amendment is consistent with **Policy 11.2.1**.

Policy 11.2.2 states that “development in the Mixed Use Overlay accommodate connections to adjacent uses.” As previously mentioned, there are existing pedestrian facilities between the parcels included in the proposed amendment. Vehicular connections do not currently exist between the respective parcels; however, Land Development Code Section 10-610(e) mandates that parking lot interconnections be provided between commercial properties and can be enforced at time of Development Order, if appropriate, as individual parcels redevelop.

Lee Plan **Policy 39.2.1** states that transportation facilities in urban areas will have a balanced emphasis on multiple modes of transportation, in part, by “incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher development density/intensity in areas served by transit.” Adding the Mixed Use Overlay to an area with existing pedestrian and transit facilities will incentivize infill and redevelopment with a mixture of uses at the higher end of the density and intensity range, consistent with Policy 39.2.1.

Staff Recommendation

Policy 11.2.3 provides that the Board of County Commissioners has the discretion to extend the Mixed Use Overlay up to a quarter of a mile to accommodate developments located partially within or immediately adjacent to the Mixed Use Overlay. Based on this discretion, staff recommends the Mixed Use Overlay be expanded to include the remaining commercial parcels between College Parkway and Edinburgh Drive with frontage on McGregor Boulevard in addition to the applicant’s request. The total area recommended to be added to the Mixed Use Overlay by staff is approximately 3.73 acres.

The additional 1.8 acres recommended by staff consists of 5 parcels within the same future land use category (Intensive Development), same Planning District (15, South Fort Myers) and same zoning district (C-1) as the 1.93 acres subject to the request of the applicant. Staff finds that expanding the Mixed Use Overlay to the immediately adjacent parcels will aid in future redevelopment of these parcels and will allow for a cohesive development pattern as these small parcels will be subject to the same development standards. Because the additional properties recommended by staff are immediately adjacent to the property subject to the applicant’s request, are within the same future land use category, and the same Planning District, adding these parcels is consistent with the Lee Plan as described above in the previous section. The applicant and staff recommended additions to the Mixed Use Overlay are shown in Figure 2, below.

² Plat Book 9 Page 56, Lee County Clerk of Courts



Figure 2: Location map with aerial, showing original applicant request and additional areas recommended by staff.

Staff analyzed the impacts of adding the additional parcels to the Mixed Use Overlay for potential impacts to transportation, potable water, and sanitary sewer facilities. Lee County Department of Transportation determined that potential peak hour trip generation yielded fewer than fifty additional trips and that no further traffic analysis is required. Lee County Utilities determined that there is sufficient capacity to serve the subject property, including the additional area recommended by staff.

Conclusions

Adding approximately 3.73 acres of commercial properties between College Parkway and Edinburgh Drive to the Mixed Use Overlay is consistent with the Lee Plan.

- The properties meet specific criteria identified in **Policy 11.2.1**.
- The proposed amendment is consistent the future land use category, **Policy 1.1.2**.
- The amendment will encourage redevelopment of a heavily settled area of the county, consistent with **Policy 1.1.1**.
- The proposed amendments support a balance of multiple transportation modes by incentivizing infill and redevelopment with a mixture of uses, consistent with **Policy 39.2.1**.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners **adopt** the proposed amendment as shown in Attachment 1.

**PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 23, 2023

A. LOCAL PLANNING AGENCY REVIEW

The applicant’s representatives provided a presentation addressing the requested amendment, subject property, existing and proposed location of the Mixed Use Overlay, future use of the property, surrounding uses, and consistency with the Lee Plan.

Members of the LPA asked about plans for environmental restoration due to the vacant gas station on the subject property and the ability to create interconnections between existing uses.

Following this, staff made a presentation addressing the requested amendments, subject property, and consistency with the Lee Plan and staff recommendation. Staff also discussed the expansion of the boundaries of the request and the analysis of roadway impacts and LCU service availability.

LPA Members then asked about how the property owners were notified of staff’s recommendation to include their property, whether this amendment would provide any hinderance to property owners who tried to develop at a later date, how the Mixed Use Overlay is different from a future land use category, and if there was any precedence for the procedure used by staff to expand the applicant’s request.

No members of the public provided input before the Local Planning Agency.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) **adopt** CPA2023-00007 as recommended by staff. The motion passed 6 to 1.

RAYMOND BLACKSMITH	NAY
KEITH DEAN	AYE
DUSTIN GARDNER	AYE
DAWN RUSSELL	AYE
DON SCHROTENBOER	AYE
STAN STOUDE	AYE
HENRY ZUBA	AYE

C. STAFF RECOMMENDATION

Staff recommends that the BoCC **adopt** the proposed amendment as provided in Attachment 1.

**PART 3
BOARD OF COUNTY COMMISSIONERS
ADOPTION HEARING**

DATE OF PUBLIC HEARING: December 12, 2023

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included LPA and staff recommendations and an overview of the proposed amendment, compatibility with the surrounding area, Lee Plan consistency, and availability of public services.

There were no public comments concerning the proposed amendments.

B. BOARD ACTION:

A motion was made to adopt CPA2023-00007 as recommended by staff and the LPA. The motion passed 5 to 0.

VOTE:

MIKE GREENWELL	<u>AYE</u>
BRIAN HAMMAN	<u>AYE</u>
CECIL PENDERGRASS	<u>AYE</u>
KEVIN RUANE	<u>AYE</u>
RAY SANDELLI	<u>AYE</u>

ATTACHMENT 1

➤ **Proposed Map 1-C**

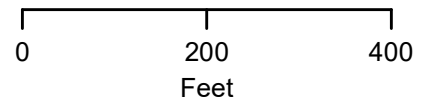
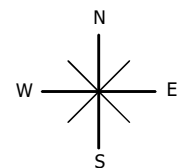


CPA2023-00007

Mixed Use Overlay



- Existing Mixed Use Overlay
- Applicant Proposal
- Staff Addition



Map Generated: October 2023



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: McGregor-Mixed Use Overlay

Project Description: Add 1.93 acres extend the Mixed-Use Overlay boundary west McGregor, North College Pkwy.

Map(s) to Be Amended: Map I-C- Mixed Use Overlay

State Review Process: Small-Scale Review State Coordinated Review Expedited State Review

1. Name of Applicant: McGregor 12690 Properties, LLC

Address: 10481 Solaro St.

City, State, Zip: Fort Myers, FL 33913

Phone Number: _____

E-mail: _____

2. Name of Contact: Al Quattrone, P.E.- Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail: permits@gainc.net

3. Owner(s) of Record: Please See Owner on Record

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. Site Address: 12690, 12670, 12680 McGregor Blvd; Fort Myers, FL 33919

2. STRAP(s): 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

5. Property Information:

Total Acreage of Property: ±1.93 acres

Total Acreage Included in Request: ±1.93 acres.

Total Uplands: ±1.93 acres

Total Wetlands: 0

Current Zoning: C-1

Current Future Land Use Category(ies): Intensive Development

Area in Each Future Land Use Category: ±1.93 acres

Existing Land Use: Commercial

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 22 du/ac=42

Commercial Intensity: 19,300sf

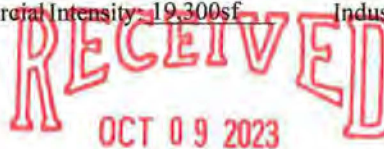
Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 22 du/ac=42

Commercial Intensity: 19,300sf

Industrial Intensity: N/A



COMMUNITY DEVELOPMENT

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M2)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Proposed Amendments (Exhibit – M11)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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

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

AFFIDAVIT

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

Daniel M Clemens 3/31/2023
Signature of Applicant Date

Daniel M Clemens, SR
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 3/21/2023 (date) by Daniel M Clemens, SR-President (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

Leona J Martin
Signature of Notary Public

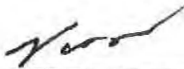
Leona J Martin
(Name typed, printed or stamped)



LEONA J. MARTIN
Commission # HH 165448
Expires September 4, 2025
Bonded Thru Budget Notary Services

AFFIDAVIT

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

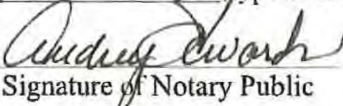

Signature of Applicant

2/9/23
Date

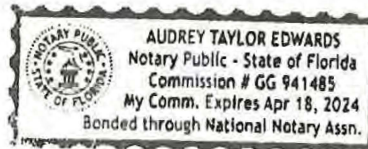
Kevin W Taylor
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 02/09/23 (date) by Kevin W Taylor-Director (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

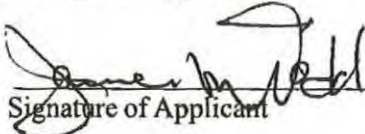

Signature of Notary Public

AUDREY EDWARDS
(Name typed, printed or stamped)



AFFIDAVIT

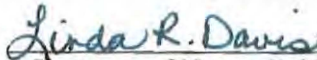
I, James M Todd, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best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

 2/9/23
Signature of Applicant Date

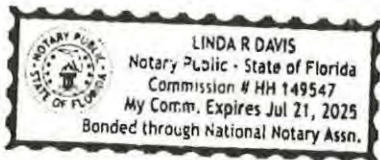
James M Todd
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 2/9/23 (date) by James M Todd-Co-Owner (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of Notary Public

Linda R. DAVIS
(Name typed, printed or stamped)



AFFIDAVIT

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

Karen F Todd 2/9/23
Signature of Applicant Date

Karen F Todd
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 2/9/23 (date) by Karen F Todd-Co-Owner (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Linda R. Davis
Signature of Notary Public

Linda R. DAVIS
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Daniel M Clemans, SR, 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 12690 McGregor Blvd. Fort Myers, FL 33919 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.

Daniel M Clemens Sr.
Property Owner

Daniel M Clemens, SR
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 3/21/2023 (date) by Daniel M Clemens, SR-President (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

STAMP/SEAL

Leona J Martin
Signature of Notary Public



LEONA J. MARTIN
Commission # HH 165448
Expires September 4, 2025
Bonded Thru Budget Notary Services

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Kevin W Taylor, 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 12680 McGregor Blvd., Fort Myers, FL 33919 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.

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_____	_____
_____	_____
_____	_____
_____	_____

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.



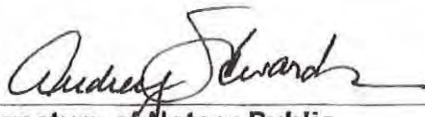
Property Owner

Kevin W Taylor
Print Name

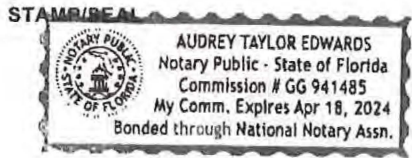
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COUNTY OF LEE

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Signature of Notary Public



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared James M Todd, 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 12670 McGregor Blvd. Fort Myers, FL 33919 and is the subject of an Application for zoning action (hereinafter the "Property").

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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.

James M Todd
Property Owner

James M Todd
Print Name

JAMES M TODD

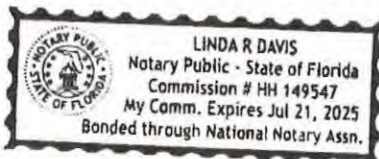
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STATE OF FLORIDA
COUNTY OF LEE

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STAMP/SEAL

Linda R. Davis
Signature of Notary Public



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Karen F Todd, 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 12670 McGregor Blvd. Fort Myers, FL 33919 and is the subject of an Application for zoning action (hereinafter the "Property").

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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.

Karen F. Todd
Property Owner

Karen F Todd
Print Name
KAREN F. Todd

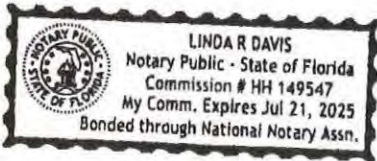
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ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

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STAMP/SEAL

Linda R. Davis
Signature of Notary Public

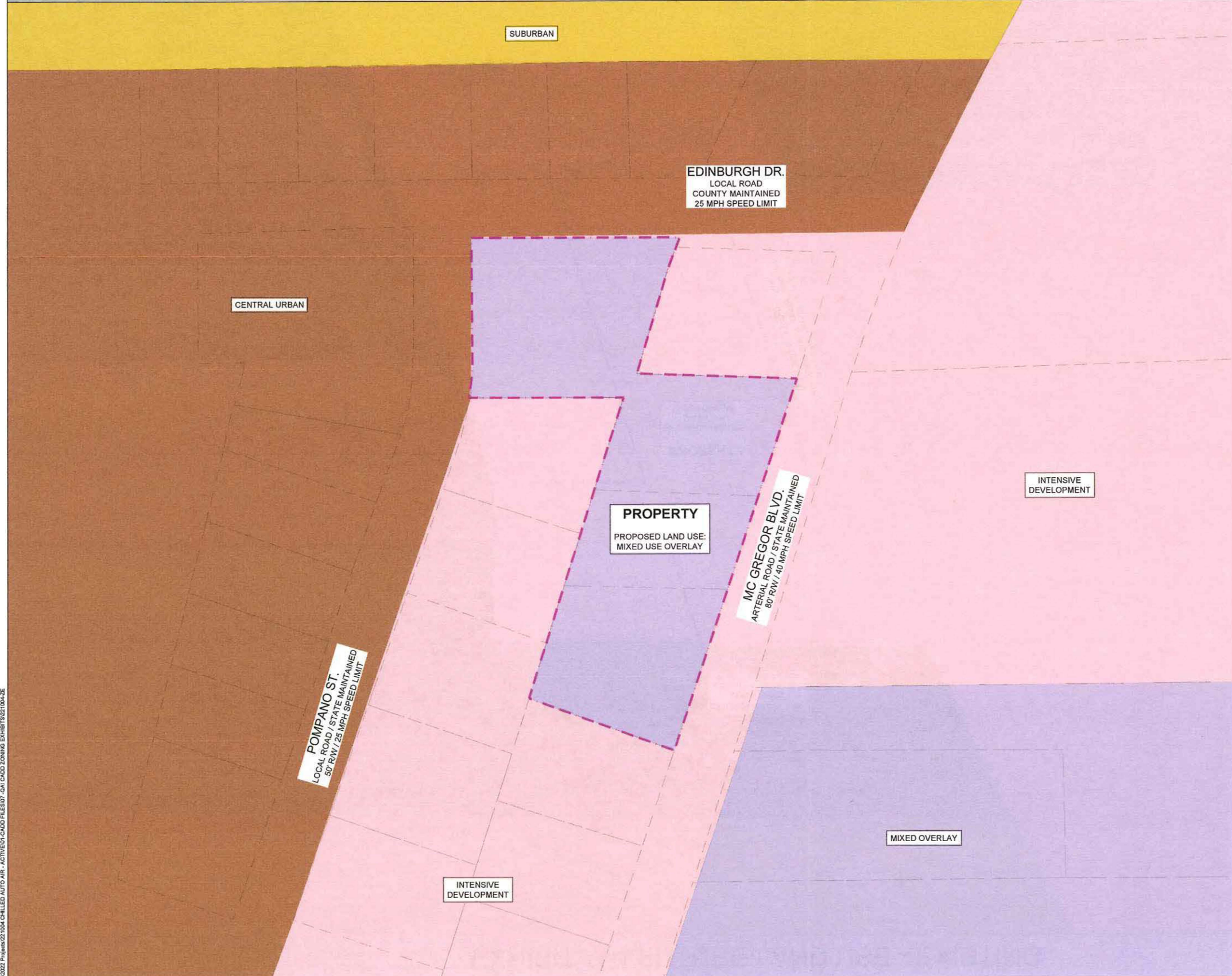


Owners on Record

1. McGregor 12690 Properties, LLC
10481 Solaro St.
Fort Myers, FL 33913
2. T & C Enterprises of SWFL, Inc
12680 McGregor Blvd #2
Fort Myers, FL 33919
3. Todd James M & Karen F
409 Coral Dr
Cape Coral, FL 33904



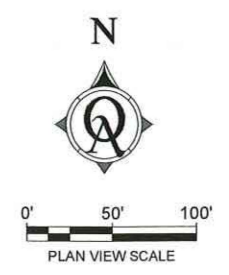
EXHIBIT M-4 FUTURE LAND USE - PROPOSED



- Future Urban Areas**
- Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- Special Urban Areas**
- Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
 - New Community
 - Tradeport
 - Airport
- Non-Urban Areas**
- Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
 - Wetlands
 - Conservation Lands - Wetland

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2023
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2023.



REV	REVISION	DATE

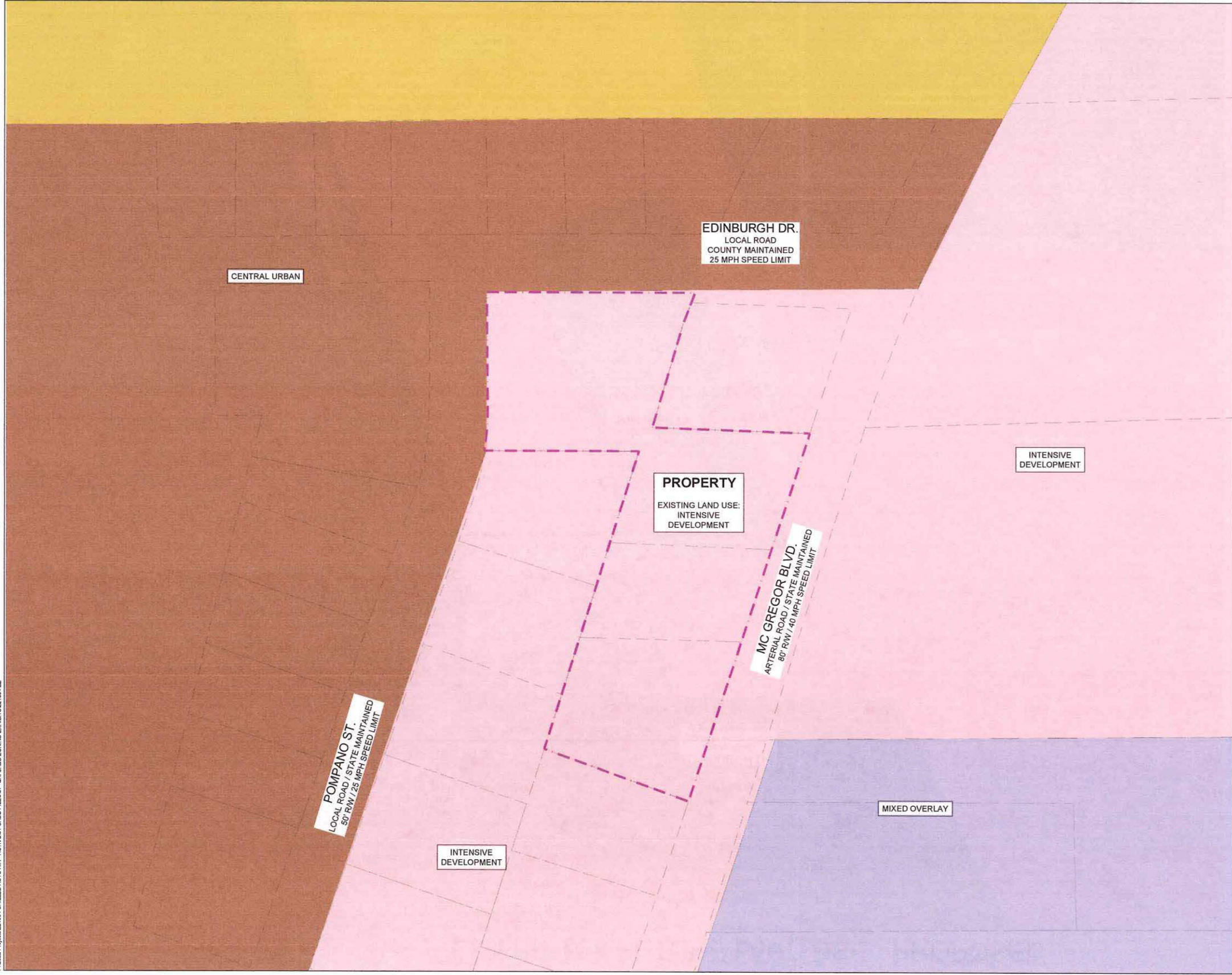
CHILLED AUTO AIR
 FUTURE LAND USE MAP - PROPOSED
 12660 MCGREGOR BLVD.
 FORT MYERS, FL 33919

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

ALFRED QUATTRONE, P.E.
 FL REG #52741
 VALUE ONLY WITH STAMPED SEAL
 SAVED BY: Gabriela
 SAVED ON: 5/26/23
 SHEET
M-4
 FUTURE LAND USE PROPOSED

P:\2022 Projects\21104 CHILLED AUTO AIR - ACTIVE\01-CADD FILES\07-QAI-CADD ZONING EXHIBITS\21104-ZE

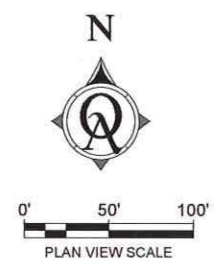
EXHIBIT M-4 FUTURE LAND USE - EXISTING



- Future Urban Areas**
- Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- Special Urban Areas**
- Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
 - New Community
- Tradeport**
- Tradeport
 - Airport
- Non-Urban Areas**
- Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
 - Wetlands
 - Conservation Lands - Wetland

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2023.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2023.



REV	REVISION	DATE

CHILLED AUTO AIR
 FUTURE LAND USE MAP - EXISTING
 12860 MCGREGOR BLVD.
 FORT MYERS, FL 33919

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

ALFRED QUATTRONE, P.E.
 FL REG #52741
VALID ONLY WITH STAMPED SEAL
 SAVED BY: Gabriela
 SAVED ON: 5/26/23
 SHEET
M-4
 FUTURE LAND USE EXISTING

P:\2023 Projects\231004 CHILLED AUTO AIR - ACTIVE\01-CADD FILES\07-CAD DTD\TOWNING EXHIBITS\231004-EE



McGregor-Mixed Use Overlay

Description of Existing Land Uses of the Subject Property and Surrounding Properties

Subject Properties

The subject property is a total of ±1.93 acres site. The property is located to the west of McGregor Blvd. approximately 0.1 mile north of the intersection of McGregor Blvd. and College Pkwy. The overall site consists of three parcels with existing commercial development that consist of Vacant Commercial Building, Neighborhood Shopping Center and JM Business Equipment and Handling with development order approvals under 88-12-014-00D, LDO2011-00128 and 94-04-025-01L which provides pedestrian and automobile connection onto McGregor Blvd.

East

Adjacent to the east is McGregor Blvd. (arterial roadway) with existing sidewalk, bike lane and paved shoulder. Across McGregor consist of neighborhood shopping center, a restaurant, nightclub, a multiple-occupancy office and various retail shops.

South

Adjacent to the south is Hippy Trippy Ice Cream parlor, Surterra Wellness Medical Marijuana and Judy antiques and estates jewelry store. Behind the commercial parcels is College Parkway (County Maintained Arterial Road)

West

Adjacent to the west is residential, single-family homes and multi-family. (Caloosa Yacht & Racquet Club.

North

Adjacent to the north is Advanced Automotive Pro, Underwater Explorers Diving Center-Retail then Residential, primarily single family.

EXHIBIT M-5 EXISTING LAND USE MAP

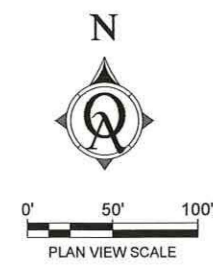


DEPARTMENT OF REVENUE PROPERTY CLASSIFICATION CODE LEGEND:	
01	COLLEONI ITALIAN RESTAURANT
02	ONCE AGAIN BOUTIQUE-CONSIGNMENT SHOP
03	BUDDHA LIVE MUSIC VENUE / NIGHT CLUB
04	NEIGHBORHOOD SHOPPING CENTER
05	MCGREGOR LAKES OFFICE CENTER
06	ENCLAVE AT COLLEGE POINT-MF COMMUNITY
07	HIPPIE TRIPPY ICE CREAM
08	SURTERRA WELLNESS MEDICAL MARIJUANA
09	JUDY JEWELRY ANTIQUES AND ESTATE JEWELRY
10	CHILLED AUTO AIR AND REPAIR
11	VACANT COMMERCIAL
12	NEIGHBORHOOD SHOPPING CENTER
13	JM BUSINESS EQUIPMENT AND HANDLING
14	ADVANCE AUTOMOTIVE PRO
15	RESIDENTIAL NEIGHBORHOOD
16	FELIX MARIANO, ELECTRICIAN
17	YANKEE CLIPPER BARBER
18	LILY SALON HAIR SALON
19	FARMHOUSE 44 HOME DECOR
20	UNDERWATER EXPLORERS DIVING CENTER-RETAIL

SUBJECT PROPERTY
STRAP #'s
16-45-24-00-00007.0060
16-45-24-00-00005.0000
16-45-24-00-00006.0010

CHILLED AUTO AIR
EXISTING USES MAP
12690 MCGREGOR BLVD.
FORT MYERS, FL 33919

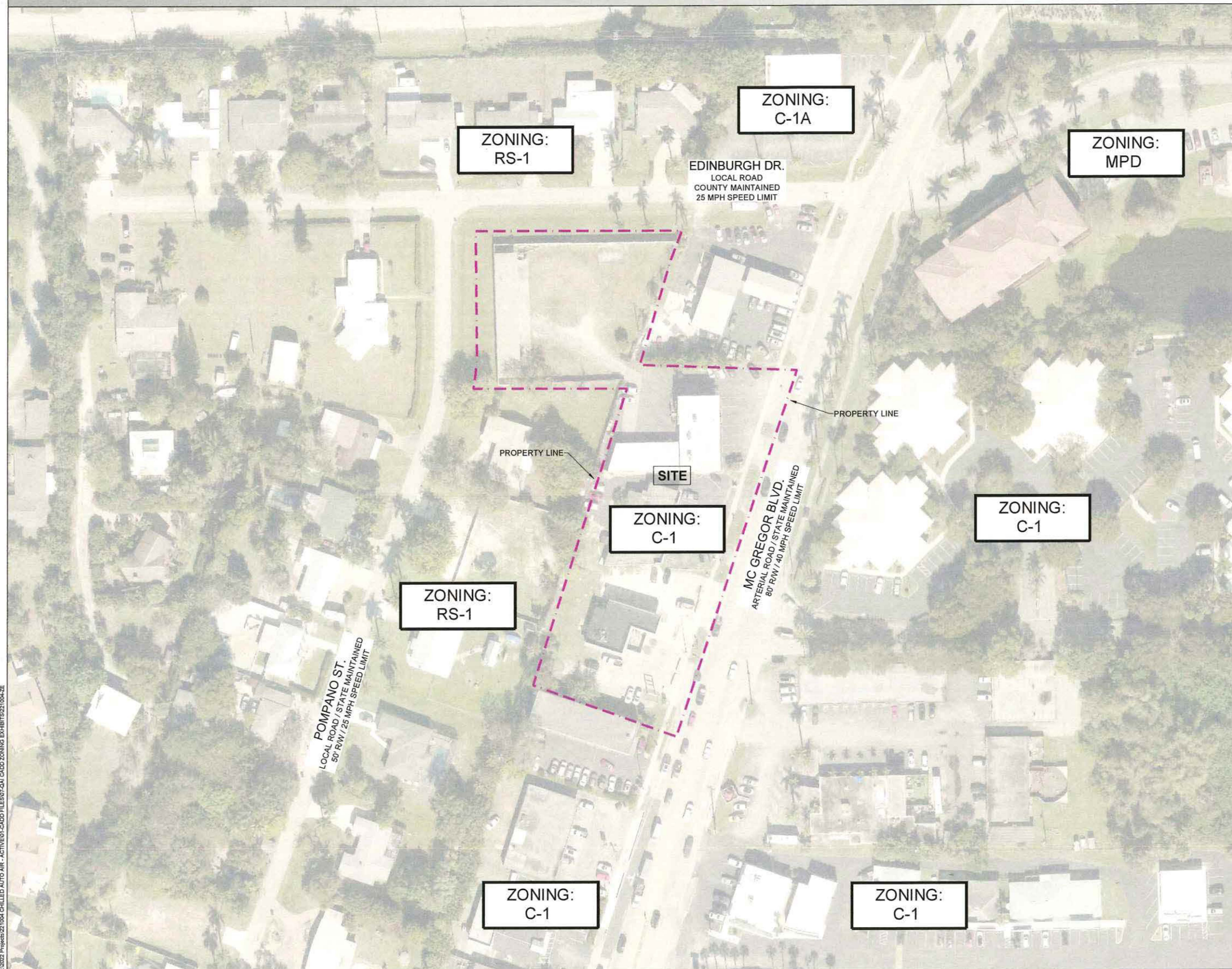
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465



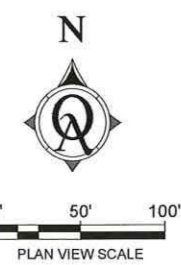
ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 5/26/23
SHEET M-5
EXISTING LAND USE

P:\2022 Proj\45121004 CHILLED AUTO AIR - ACTIVE\DWG\CADD FILES\07 - CIV CAD\ZONING EXHIBIT M-5\2104-2E

EXHIBIT M-6 ZONING LAND USE



NOTES:
 - THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2023.
 - FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2023.



REV	REVISION	DATE

CHILLED AUTO AIR
 ZONING LAND USE MAP
 12690 MCGREGOR BLVD.
 FORT MYERS, FL 33919

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

ALFRED QUATTRONE, P.E.
 FL REG #52741
VALID ONLY WITH IMPROVED SEAL
 SAVED BY: Gabriela
 SAVED ON: 5/26/23

SHEET
M-6
 ZONING

P:\2022 Projects\221004 CHILLED AUTO AIR - ACTIVE\04-CADD FILES\07-041 CADD ZONING EXHIBITS\221004-ZE



POMPANO STREET
(50' RIGHT OF WAY)

N00°04'40"W 129.02'

EDINBURG DRIVE
(60' RIGHT OF WAY)

N89°03'44"E 222.22'

OR 3117 PG 826
12670 MCGREGOR BOULEVARD
16-45-24-00-00005.0000

OR 1311 PG 2094
12640 MCGREGOR BOULEVARD
16-45-24-00-00005.0010
(NOT A PART)

S17°43'00"W
69.69'

N88°59'00"E 150.00'

40.00'

C1

S88°59'00"W 159.18'

N: 808980.94
E: 685378.81

P.O.B.
N.E. CORNER
LOT 12
BLOCK A
N: 808983.76
E: 685537.96

LOT 12
BLOCK A

OR 3117 PG 826
12670 MCGREGOR BOULEVARD
16-45-24-00-00005.0000

SUBJECT PARCEL
85640.99 SQUARE FEET OR
1.97 ACRES, MORE OR LESS

EDISON ACRES
SUBDIVISION
PB 9, PG 56

LOT 11
BLOCK A

ORI 202000080251
12680 MCGREGOR BOULEVARD
16-45-24-00-00006.0010

N17°43'00"E 315.13'

LOT 10
BLOCK A

S17°43'00"W 389.07'

MCGREGOR BOULEVARD
80' RIGHT OF WAY

LOT 9
BLOCK A

ORI 2022000201997
12690 MCGREGOR BOULEVARD
16-45-24-00-00007.0060

N72°17'00"W 150.00'

40.00'

LEGEND

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- OR OFFICIAL RECORDS BOOK
- ORI OFFICIAL RECORDS INSTRUMENT
- PG PAGE
- PB PLAT BOOK
- N: NORTHING
- E: EASTING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	33.92'	33.89'	N04°14'27"E	8°38'14"
C2	1841.59'	80.43'	80.43'	S20°56'23"W	2°30'09"

**SKETCH TO ACCOMPANY
DESCRIPTION**

OF A PARCEL LYING IN
SECTION 16, TOWNSHIP 45 SOUTH,
RANGE 24 EAST,
LEE COUNTY, FLORIDA.

THIS IS NOT A BOUNDARY SURVEY

Kenneth E. Trask Digitally signed by Kenneth E. Trask
PLS4684 State of Florida Date: 2023.06.08 09:28:57 -0400

KENNETH E. TRASK DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

K.E. Trask, P.A.

Land Surveyors

Florida Licensed Business No. LB8450
12345 Blasingln Road
Fort Myers, Florida 33966
(239) 980-1495

date	dwg	scale	job#	sheet
6-6-23	23-22SK	1"=60'	23-22	2 OF 2

K.E. TRASK, P.A.

LAND SURVEYORS

PL A PARCEL LYING IN
SECTION 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

(12670, 12680 & 12690 MCGREGOR BOULEVARD)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3117, PAGE 826, OFFICIAL RECORDS INSTRUMENT 202000080251, AND OFFICIAL RECORDS INSTRUMENT 2022000201997, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK A, UNIT NO. 1, EDISON ACRES, PLAT BOOK 9, PAGE 56, SAID PUBLIC RECORDS; THENCE S.88°59'00"W. ALONG THE NORTH LINE OF SAID LOT 12 FOR 159.18 FEET TO THE EAST RIGHT OF WAY LINE OF POMPANO STREET, 50 FOOT WIDE RIGHT OF WAY, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING N.04°14'27"E. AND LENGTH OF 33.89 FEET; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°38'14" FOR AN ARC LENGTH OF 33.92 FEET; THENCE N.00°04'41"W. ALONG SAID RIGHT OF WAY LINE FOR 129.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF EDINBURG DRIVE, 60 FOOT WIDE RIGHT OF WAY; THENCE N.89°03'44"E. ALONG SAID RIGHT OF WAY LINE FOR 222.21 FEET TO THE NORTHWEST CORNER OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1311, PAGE 2094; SAID CORNER LYING N.89°03'44"E. AT 150.35 FEET FROM THE WESTERLY RIGHT OF WAY LINE OF MCGREGOR BOULEVARD, 80 FOOT WIDE RIGHT OF WAY; THENCE ALONG THE BOUNDARY OF SAID PARCEL, BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1841.59 FEET, A CHORD BEARING S.20°56'23"W. AND LENGTH OF 80.43 FEET; A CENTRAL ANGLE OF 02°30'09" FOR AN ARC LENGTH OF 80.43 FEET; THENCE S.17°43'00"W. ALONG SAID BOUNDARY FOR 69.69 FEET; THENCE N.88°59'00"E. ALONG SAID BOUNDARY FOR 150.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF MCGREGOR BOULEVARD; THENCE S.17°43'00"W. ALONG SAID RIGHT OF WAY LINE FOR 389.07 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.72°17'00"W. FOR 150.00 FEET TO THE EASTERLY LINE OF BLOCK A, SAID UNIT NO. 1, EDISON ACRES; THENCE N.17°43'00"E. ALONG SAID EAST LINE FOR 315.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85640.99 SQUARE FEET OR 1.97 ACRES, MORE OR LESS.

BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, BASED ON THE RIGHT OF WAY LINE OF MCGREGOR BOULEVARD AS BEARING S.17°43'00"W.

K.E. TRASK, P.A.
FLORIDA LICENSED BUSINESS LB8450

JUNE 6, 2023

Kenneth E. Trask
PLS4684 State of Florida

Digitally signed by Kenneth E.
Trask PLS4684 State of Florida
Date: 2023.06.08 09:29:22 -04'00'

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE LS4684

12345 BLASINGIM ROAD • FORT MYERS, FL 33966

Property Data

STRAP: 16-45-24-00-00007.0060 Folio ID: 10202048

Generated on 1/31/2023 7:55 AM

Owner Of Record - Sole Owner

[\[Change Address\]](#)



MCGREGOR 12690 PROPERTIES LLC
10481 SOLARO ST
FORT MYERS FL 33913

Site Address

Site Address maintained by **E911 Program Addressing**

12690 MCGREGOR BLVD
FORT MYERS FL 33919

Property Description

Do not use for legal documents!



BEG AT PT 550FT NELY FR
WLY SI MCGREGOR BLVD +
NLY SI MILES RD AS SHOWN

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Current Working Values

[Tax Roll Value Letter](#)



Just 246,031

Attributes

Land Units Of Measure SF
Units 22650.00
Total Number of Buildings 1
Total Bedrooms / Fixtures 0 / 4
Gross Building Area 1,215
1st Year Building on Tax Roll 1965
Historic Designation No

Image of Structure



◀ Photo Date June of 2022 ▶ View other photos

Last Inspection Date: 01/18/2023

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	151,830	102,650	151,830	151,830	0	151,830
1993	150,000	102,080	150,000	150,000	0	150,000
1994	143,360	94,100	143,360	143,360	0	143,360
1995	142,310	93,720	142,310	142,310	0	142,310
1996	129,930	82,010	129,930	129,930	0	129,930
1997	132,210	84,530	132,210	132,210	0	132,210
1998	131,140	84,150	131,140	131,140	0	131,140
1999	129,760	83,450	129,760	129,760	0	129,760
2000	128,370	82,740	128,370	128,370	0	128,370
2001	124,610	82,410	124,610	124,610	0	124,610
2002	123,570	82,000	123,570	123,570	0	123,570
2003	124,530	83,610	124,530	124,530	0	124,530
2004	155,370	91,930	155,370	155,370	0	155,370
2005	181,220	97,600	181,220	181,220	0	181,220
2006	315,060	230,870	315,060	315,060	0	315,060
2007	347,130	233,810	347,130	347,130	0	347,130
2008	346,770	233,450	346,770	346,770	0	346,770
2009	265,350	126,840	265,350	265,350	0	265,350
2010	227,018	90,600	227,018	227,018	0	227,018
2011	180,073	67,950	180,073	180,073	0	180,073
2012	180,056	67,950	180,056	180,056	0	180,056
2013	225,340	113,250	225,340	198,062	0	198,062
2014	225,323	113,250	225,323	217,868	0	217,868
2015	191,331	79,275	191,331	191,331	0	191,331
2016	203,795	79,275	203,795	189,866	0	189,866
2017	204,542	79,275	204,542	204,542	0	204,542
2018	215,577	79,275	215,577	215,577	0	215,577
2019	215,305	83,633	215,305	215,305	0	215,305
2020	232,178	90,600	232,178	232,178	0	232,178
2021	236,569	90,600	236,569	236,569	0	236,569
2022	246,031	93,554	246,031	246,031	0	246,031

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes. (i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use (Current)



Generated on 1/31/2023 7:55 AM

No existing exemptions found for this property.

Exemptions / Classified Use (2022 Tax Roll)

Generated on 1/31/2023 7:55 AM




No exemptions found for this tax year.

 **Values (2022 Tax Roll)** 

Generated on 1/31/2023 7:55 AM

Property Values

Attributes

Property Values	Attributes
Just	246,031 Land Units Of Measure 
Assessed	246,031 Units 
Portability Applied	0 Total Number of Buildings
Cap Assessed	246,031 Total Bedrooms / Fixtures
Taxable	246,031 1st Year Building on Tax Roll 
Cap Difference	0 Historic Designation
	SF
	22650.00
	1
	0 / 4
	1965
	No

Taxing Authorities

Generated on 1/31/2023 7:55 AM

IONA MCGREGOR FIRE / 068

Name / Code

Category

Mailing Address

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
IONA MCGREGOR FIRE DISTRICT / 050	Independent District	IONA MCGREGOR FIRE DISTRICT 6061 S POINTE BLVD FORT MYERS FL 33919

LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions 📌

Generated on 1/31/2023 7:55 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
185,000.00	06/09/2022	2022000201997	01		I
10.00	04/24/2014	2014000144351	11		I
100.00	04/01/1996	2697/2399	03		I
3,823,000.00	02/01/1990	2125/2447	02		I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 1/31/2023 7:55 AM

Permit Number	Permit Type	Date
FNC2019-02395	Fence	01/22/2020
DEM2008-00208	Demolition	09/23/2008
FNC2003-01249	Fence	07/29/2003
FNC1995-01658	Fence	02/20/1995
199309560	Commercial	10/14/1993
COM000608580	Commercial	08/21/1986
86136	Commercial	04/02/1982
83323	Commercial	12/02/1981

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Location Information

Generated on 1/31/2023 7:55 AM

Township	Range	Section	Block	Lot
45	24E	16		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.55851	-81.91012		
Links				
View Parcel on Google Maps			View Parcel on GeoView	

Solid Waste (Garbage) Roll Data

Generated on 1/31/2023 7:55 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	C - Commercial Category	C	1630	46.01
Garbage	Collection Days	Recycling	Horticulture	
Tuesday	Tuesday	Tuesday	Tuesday	

Flood and Storm Information

Generated on 1/31/2023 7:55 AM

Community	Flood Insurance Panel	Version	Date	Evacuation Zone
125124	0416	F	8/28/2008	A

[Find my flood zone](#)

Address History

Generated on 1/31/2023 7:55 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
12690	MCGREGOR BLVD		FORT MYERS	33919	5/30/2007 9:27:07 AM
12690	MCGREGOR BLVD		Fort Myers	33919	9/1/1999 5:14:56 PM
12690	MCGREGOR BLVD		Fort Myers	33919	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 1/31/2023 7:55 AM

Use Code	Use Code Description	Number of Units	Unit of Measure
1100	Store, One (1) Floor	22650.00	Square Feet
Land Features			
Description	Year Added	Units	
BLACK TOP - IMPROVED	1982	19,000	
PAVEMENT - CONCRETE - PARKING	1967	1,208	
SLAB - CONCRETE	1999	121	
FENCE - WOOD STOCKADE	2003	864	
Buildings			
Building 1 of 1			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
35 - Stores - Retail	4 - commercial	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1965	1984
Building Subareas			
Description	Heated / Under Air	Area (Sq Ft)	

BAS - BASE	Y	1,215
CAN - CANOPY	N	724
FST - FINISHED UTILITY	N	396

Building Front Photo



Photo Date: June of 2022

Building Footprint



Appraisal Details (Current Working Values)

Generated on 1/31/2023 7:55 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1100	Store, One (1) Floor	22650.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1982	19,000
PAVEMENT - CONCRETE - PARKING	1967	1,208
SLAB - CONCRETE	1999	121
FENCE - WOOD STOCKADE	2003	864

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
35 - Stores - Retail	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1965	1984

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,215
CAN - CANOPY	N	724
FST - FINISHED UTILITY	N	396

Building Front Photo



Photo Date: June of 2022

Building Footprint



Generated on 1/31/2023 7:55 AM

Property Data

STRAP: 16-45-24-00-00006.0010 Folio ID: 10202042

Generated on 1/31/2023 7:58 AM

Owner Of Record - Sole Owner [\[Change Address\]](#)

T & C ENTERPRISES OF SWFL INC
12680 MCGREGOR BLVD #2
FORT MYERS FL 33919

Site Address

Site Address maintained by [E911 Program Addressing](#)

12680 MCGREGOR BLVD
FORT MYERS FL 33919

Property Description

Do not use for legal documents!

PARL IN NW 1/4 OF SE 1/4
AS DESC OR 638/0074

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2020 ▶ View other photos

Last Inspection Date: 04/07/2020

[Current Working Values](#)
[Tax Roll Value Letter](#)

Just		445,097
	Attributes	
Land Units Of Measure		SF
Units		15000.00
Total Number of Buildings		1
Total Bedrooms / Fixtures		0 / 10
Gross Building Area		3,885
1st Year Building on Tax Roll		1973
Historic Designation		No

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	110,410	63,530	110,410	110,410	0	110,410
1993	116,030	63,250	116,030	116,030	0	116,030
1994	118,760	62,960	118,760	118,760	0	118,760
1995	117,000	62,690	117,000	117,000	0	117,000
1996	117,910	54,920	117,910	117,910	0	117,910
1997	117,720	54,650	117,720	117,720	0	117,720
1998	123,960	54,380	123,960	123,960	0	123,960
1999	129,270	54,110	129,270	129,270	0	129,270
2000	128,930	53,840	128,930	128,930	0	128,930
2001	140,040	53,570	140,040	140,040	0	140,040
2002	140,410	53,570	140,410	140,410	0	140,410
2003	140,290	51,570	140,290	140,290	0	140,290
2004	150,810	55,320	150,810	150,810	0	150,810
2005	151,880	59,070	151,880	151,880	0	151,880
2006	179,680	139,640	179,680	179,680	0	179,680
2007	194,890	139,640	194,890	194,890	0	194,890
2008	243,800	139,640	243,800	243,800	0	243,800
2009	187,600	84,000	187,600	187,600	0	187,600
2010	212,410	60,000	212,410	206,360	0	206,360
2011	222,204	45,000	222,204	222,204	0	222,204
2012	264,727	45,000	264,727	244,424	0	244,424
2013	284,564	45,000	284,564	268,866	0	268,866
2014	326,136	76,104	326,136	295,753	0	295,753
2015	389,048	101,950	389,048	325,328	0	325,328
2016	403,170	75,086	403,170	357,861	0	357,861
2017	403,165	74,555	403,165	393,647	0	393,647
2018	305,473	56,490	305,473	305,473	0	305,473
2019	322,136	63,162	322,136	322,136	0	322,136
2020	333,100	61,674	333,100	333,100	0	333,100
2021	356,084	63,630	356,084	356,084	0	356,084
2022	445,097	73,968	445,097	391,692	0	391,692

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes. (i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use (Current)

Generated on 1/31/2023 7:58 AM

No existing exemptions found for this property.

Exemptions / Classified Use (2022 Tax Roll)

Generated on 1/31/2023 7:58 AM

No exemptions found for this tax year.

Values (2022 Tax Roll)

Generated on 1/31/2023 7:58 AM

Property Values

Attributes

Just	445,097	Land Units Of Measure	SF
Assessed	445,097	Units	15000.00
Portability Applied	0	Total Number of Buildings	1
Cap Assessed	391,692	Total Bedrooms / Fixtures	0 / 10
Taxable	391,692	1st Year Building on Tax Roll	1973
Cap Difference	53,405	Historic Designation	No

Taxing Authorities

Generated on 1/31/2023 7:58 AM

IONA MCGREGOR FIRE / 068

Names / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO ALL HAZARDS PROTECTION DIST / 101

Dependent District

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO UNINCORPORATED MSTU / 020

Dependent District

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052

Dependent District

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

IONA MCGREGOR FIRE DISTRICT / 050

Independent District

IONA MCGREGOR FIRE DISTRICT
6061 S POINTE BLVD
FORT MYERS FL 33919

LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 1/31/2023 7:58 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
375,000.00	03/31/2020	2020000080251	37		
0.00	01/23/2019	2019000027752	11		
0.00	01/23/2019	2019000025276	11		
100.00	01/17/2005	4602/1176	01		
100.00	02/21/2003	3865/985	01		
0.00	04/20/1996	2712/729	03		
200,000.00	04/01/1985	1781/1611	01		

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **638** and **74** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 1/31/2023 7:58 AM

Permit Number	Permit Type	Date
COM2003-00776	Building Remodel / Repair	05/21/2003
113551	Commercial	05/05/1989

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Location Information

Generated on 1/31/2023 7:58 AM

Township	Range	Section	Block	Lot
45	24E	16		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.55887	-81.91001		
Links				
View Parcel on Google Maps			View Parcel on GeoView	

Solid Waste (Garbage) Roll Data

Generated on 1/31/2023 7:58 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	C - Commercial Category	C	4031	110.02
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Tuesday		

Flood and Storm Information

Generated on 1/31/2023 7:58 AM

Community	Panel	Version	Date	Evacuation Zone
125124	0416	F	8/28/2008	A
Flood Insurance Find my flood zone				

Address History

Generated on 1/31/2023 7:58 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
12680	MCGREGOR BLVD		FORT MYERS	33919	9/10/2012 3:14:47 PM
12680	MCGREGOR BLVD		FORT MYERS	33919	7/28/2011 10:49:16 AM
12680	MCGREGOR BLVD		FORT MYERS	33919	2/26/2010 1:41:48 PM
12680	MCGREGOR BLVD		FORT MYERS	33919	5/30/2007 9:27:07 AM
12680	MCGREGOR BLVD		Fort Myers	33919	9/1/1999 5:14:56 PM
12680	MCGREGOR BLVD		Fort Myers	33919	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 1/31/2023 7:58 AM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1610	Shopping Center, Neighborhood	15000.00	Square Feet
Land Features			
Description	Year Added	Units	
BLACK TOP - IMPROVED	1973	540	
BLACK TOP - IMPROVED	1980	8,986	
FENCE - WOOD STOCKADE	1973	100	
Buildings			
Building 1 of 1			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
38 - Shopping Center - Neighborhood	4 - commercial	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1973	1984

Building Subareas

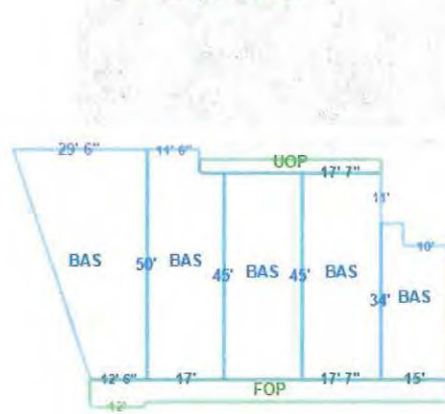
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,050
BAS - BASE	Y	823
BAS - BASE	Y	791
BAS - BASE	Y	460
BAS - BASE	Y	761
FOP - FINISHED OPEN PORCH	N	407
UOP - UNFINISHED OPEN PORCH	N	120

Building Front Photo



Photo Date: April of 2020

Building Footprint



Appraisal Details (Current Working Values)

Generated on 1/31/2023 7:58 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1610	Shopping Center, Neighborhood	15000.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1973	540
BLACK TOP - IMPROVED	1980	8,986
FENCE - WOOD STOCKADE	1973	100

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
38 - Shopping Center - Neighborhood	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1973	1984

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,050
BAS - BASE	Y	823
BAS - BASE	Y	791
BAS - BASE	Y	460
BAS - BASE	Y	761
FOP - FINISHED OPEN PORCH	N	407

UOP - UNFINISHED OPEN PORCH

N

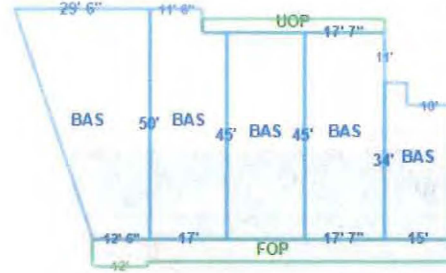
120

Building Front Photo



Photo Date: April of 2020

Building Footprint



Generated on 1/31/2023 7:58 AM

Property Data

STRAP: 16-45-24-00-00005.0000 Folio ID: 10202040

Generated on 1/31/2023 8:01 AM

Owner Of Record - Tenants by Entirety [\[Change Address\]](#) [?](#)

TODD JAMES M & KAREN F
409 CORAL DR
CAPE CORAL FL 33904

Site Address

Site Address maintained by **E911 Program Addressing**

12670 MCGREGOR BLVD
FORT MYERS FL 33919

Property Description

Do not use for legal documents! [?](#)

PAR IN SE1/4 S OF EDIN-
BURGH DR +W OF MCGREGOR
BLVD OR 2454/2566

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[Pictometry Aerial Viewer]

Image of Structure [?](#)



← Photo Date December of 2012 → View other photos

Last Inspection Date: 08/02/2017

Current Working Values

Tax Roll Value Letter

Just		1,026,556
	Attributes	
Land Units Of Measure ?		SF
Units ?		51008.00
Total Number of Buildings		2
Total Bedrooms / Fixtures (multiple buildings, see Appraisal Details below)		0 / 7
Gross Building Area (multiple buildings, see Appraisal Details below) ?		7,175
1st Year Building on Tax Roll ?		1953
Historic Designation		No

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	61,000	61,000	61,000	61,000	0	61,000
1993	61,000	61,000	61,000	61,000	0	61,000
1994	244,980	139,900	244,980	244,980	0	244,980
1995	244,660	139,600	244,660	244,660	194,460	50,200
1996	234,440	129,400	234,440	234,440	209,840	24,600
1997	307,090	137,220	307,090	307,090	210,760	96,330
1998	306,140	137,180	306,140	306,140	280,380	25,760
1999	316,210	137,150	316,210	316,210	279,900	36,310
2000	314,790	137,110	314,790	314,790	0	314,790
2001	319,210	137,960	319,210	319,210	0	319,210
2002	321,370	137,940	321,370	321,370	0	321,370
2003	319,540	136,260	319,540	319,540	0	319,540
2004	403,560	148,820	403,560	403,560	0	403,560
2005	528,600	191,870	528,600	528,600	0	528,600
2006	706,750	382,690	706,750	706,750	0	706,750
2007	706,960	382,640	706,960	706,960	0	706,960
2008	704,970	382,600	704,970	704,970	0	704,970
2009	600,560	238,980	600,560	600,560	0	600,560
2010	490,586	170,700	490,586	490,586	0	490,586
2011	393,257	150,900	393,257	393,257	0	393,257
2012	385,633	150,900	385,633	385,633	0	385,633
2013	384,423	150,900	384,423	384,423	0	384,423
2014	383,212	150,900	383,212	383,212	0	383,212
2015	391,900	160,800	391,900	391,900	0	391,900
2016	493,857	165,776	493,857	431,090	0	431,090
2017	480,310	165,776	480,310	474,199	0	474,199
2018	480,227	165,776	480,227	480,227	0	480,227

2019	526,972	173,369	526,972	526,972	0	526,972
2020	721,475	246,511	721,475	579,669	0	579,669
2021	987,109	329,009	987,109	637,636	0	637,636
2022	1,026,556	313,317	1,026,556	701,400	0	701,400

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461\(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use (Current)

Generated on 1/31/2023 8:01 AM

No existing exemptions found for this property.

Exemptions / Classified Use (2022 Tax Roll)

Generated on 1/31/2023 8:01 AM

No exemptions found for this tax year.

Values (2022 Tax Roll)

Generated on 1/31/2023 8:01 AM

Property Values

Attributes

Just	1,026,556	Land Units Of Measure	SF
Assessed	1,026,556	Units	51008.00
Portability Applied	0	Total Number of Buildings	2
Cap Assessed	701,400	Total Bedrooms / Fixtures (multiple buildings, see Appraisal Details below)	0 / 7
Taxable	701,400	1st Year Building on Tax Roll	1953
Cap Difference	325,156	Historic Designation	No

Taxing Authorities

Generated on 1/31/2023 8:01 AM

IONA MCGREGOR FIRE / 068

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
IONA MCGREGOR FIRE DISTRICT / 050	Independent District	IONA MCGREGOR FIRE DISTRICT 6061 S POINTE BLVD FORT MYERS FL 33919
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 1/31/2023 8:01 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
425,000.00	05/07/1999	3117/826	03		I
100.00	05/15/1997	2824/3849	04		I
340,000.00	12/01/1993	2454/2566	03		I
450,000.00	11/01/1985	1815/362	06		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **2454** and **2566** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 1/31/2023 8:01 AM

Permit Number	Permit Type	Date
ROF2018-10429	Roof	08/02/2018
COM2018-00238	Building Window / Door Replacement	03/06/2018
ROF2004-04991	Roof	10/18/2004
DEM2004-00263	Demolition	08/23/2004
COM199404865	Building New Construction	05/16/1994

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ?

Generated on 1/31/2023 8:01 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
16-45-24-00-00006.0000	N/A	Combined (With another parcel-Delete Occurs)	N/A

Location Information

Generated on 1/31/2023 8:01 AM

Township	Range	Section	Block	Lot
45	24E	16		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.55936	-81.9101		
View Parcel on Google Maps View Parcel on GeoView				

Solid Waste (Garbage) Roll Data

Generated on 1/31/2023 8:01 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	C - Commercial Category	C	7752	209.22
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Tuesday		

Flood and Storm Information

Generated on 1/31/2023 8:01 AM

Community	Flood Insurance Panel	Version	Date	Evacuation Zone
125124	0416	F	8/28/2008	A

Address History

Generated on 1/31/2023 8:01 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
12670	MCGREGOR BLVD		Fort Myers	33919	3/22/2002 9:15:54 AM
12670	MCGREGOR BLVD		Fort Myers	33919	9/25/1997 8:53:33 AM
12650	MCGREGOR BLVD		Fort Myers	33919	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 1/31/2023 8:01 AM

Use Code	Use Code Description	Number of Units	Unit of Measure
1100	Store, One (1) Floor	51008.00	Square Feet
Land Features			
Description	Year Added	Units	
BLACK TOP - IMPROVED	1975	10,000	
WALL - CONCRETE BLOCK	1975	2,877	

SLAB - CONCRETE

1997

600

Buildings

Building 1 of 2

Building Characteristics

Improvement Type
35 - Stores - Retail
Bedrooms
0

Model Type
4 - commercial
Fixtures
0.0

Stories
1.0
Year Built
1953

Living Units
0
Effective Year Built
1981

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	300
AOF - AVERAGE OFFICE	Y	700
AOF - AVERAGE OFFICE	Y	300
AOF - AVERAGE OFFICE	Y	300
BAS - BASE	Y	700
BAS - BASE	Y	1,700
FOF - FAIR OFFICE	Y	675
FST - FINISHED UTILITY	N	1,100

Building Features

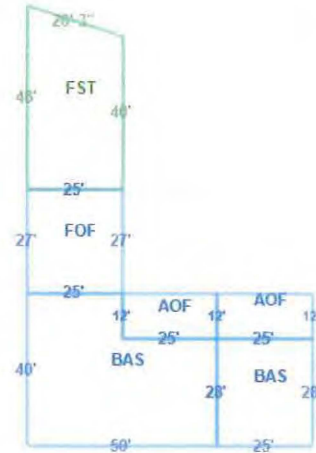
Description	Year Added	Units
OVERHEAD DOOR - SMALL LESS THAN 10X10	1975	2

Building Front Photo



Photo Date: December of 2012

Building Footprint



Building 2 of 2

Building Characteristics

Improvement Type
82 - Warehouse - Metal/Frame

Model Type
6 - Warehouse/Industrial

Stories

Living Units

Bedrooms

0

Bathrooms

0.0

Year Built

1996

Effective Year Built

1997

Building Subareas

Description

BAS - BASE
PTO - PATIO

Y
N

Heated / Under Air

Area (Sq Ft)

2,500
1,875

Building Features

Description

OVERHEAD DOOR - SMALL LESS THAN 10X10

Year Added

1996

Units

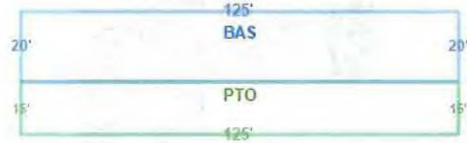
1

Building Front Photo



Photo Date: December of 2012

Building Footprint



Appraisal Details (Current Working Values)

Generated on 1/31/2023 8:01 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1100	Store, One (1) Floor	51008.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1975	10,000
WALL - CONCRETE BLOCK	1975	2,877
SLAB - CONCRETE	1997	600

Buildings

Building 1 of 2

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
35 - Stores - Retail	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1953	1981

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	300
AOF - AVERAGE OFFICE	Y	700
AOF - AVERAGE OFFICE	Y	300
AOF - AVERAGE OFFICE	Y	300
BAS - BASE	Y	700
BAS - BASE	Y	1,700
FOF - FAIR OFFICE	Y	675
FST - FINISHED UTILITY	N	1,100

Building Features

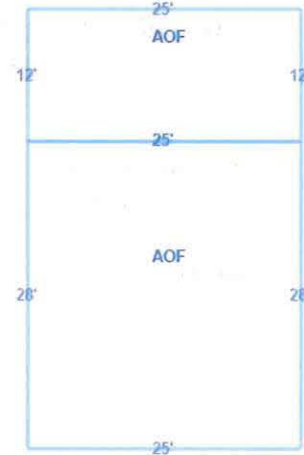
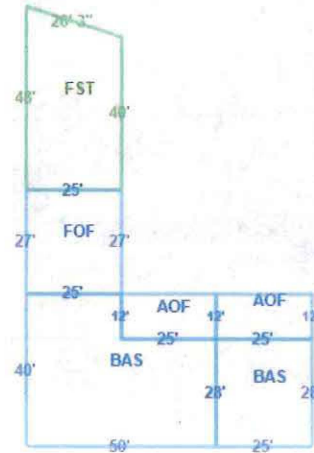
Description	Year Added	Units
OVERHEAD DOOR - SMALL LESS THAN 10X10	1975	2

Building Front Photo



Photo Date: December of 2012

Building Footprint



Building 2 of 2

Building Characteristics

Improvement Type
82 - Warehouse - Metal/Frame

Model Type
6 - WAREHOUSE/INDUSTRIAL

Stories

Living Units

1.0

0

Bedrooms

Bathrooms

Year Built

Effective Year Built

0

0.0

1996

1997

Building Subareas

Heated / Under Air

Area (Sq Ft)

BAS - BASE
PTO - PATIO

Y
N

2,500
1,875

Building Features

Year Added

Units

OVERHEAD DOOR - SMALL LESS THAN 10X10

1996

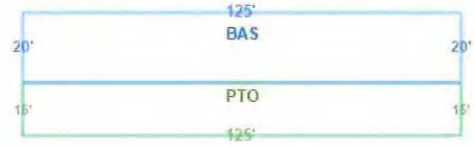
1

Building Front Photo



Photo Date: December of 2012

Building Footprint



Generated on 1/31/2023 8:01 AM

THIS DOCUMENT PREPARED BY:

Speedway LLC
c/o 7-Eleven, Inc.
Legal Department
3200 Hackberry Road
Irving, Texas 75063

WHEN RECORDED MAIL TO:

Stewart Title Guaranty Company
1360 Post Oak Blvd., 10th Floor
Houston, Texas 77056
Attn: Tiffany Gourgis

SEND FUTURE TAX STATEMENTS TO:

McGregor 12690 Properties, LLC
10481 Solaro Street
Fort Myers, FL 33913-7198

Tax ID No. 16-45-24-00-00007.0060

SPECIAL WARRANTY DEED

SPEEDWAY LLC, a Delaware limited liability company, with a principal address of c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063 ("Grantor"), **GRANTS, BARGAINS, CONVEYS AND SELLS** to **MCGREGOR 12690 PROPERTIES, LLC**, a Florida limited liability company, with a principal address of 10481 Solaro Street, Fort Myers, Florida 33913 ("Grantee"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the real property located in FORT MYERS, LEE COUNTY, FLORIDA and more fully described on **Exhibit A** attached hereto and made a part hereof (the "Property"). For purposes of this Deed, the "Closing" shall mean the recordation of this Deed, fully-executed and acknowledged, in the official records of the County, and the "Closing Date" shall mean the date this Deed is so recorded.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. GRANTOR, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; Grantor has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as set forth

above, and Grantor hereby SPECIALLY WARRANTS AND AGREES TO FOREVER DEFEND the Property against all persons lawfully claiming the same by, through or under it, but not otherwise,

SUBJECT TO (i) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; (ii) all covenants, conditions, restrictions, servitudes, liens, reservations, easements, rights-of-way, declarations, encumbrances and other matters of record or to which reference is made in the public records; (iii) zoning and other regulatory laws and ordinances affecting the Property; (iv) matters that would be disclosed by an accurate survey; and (v) rights of tenants in possession (if any); and (v) any plat affecting the Property ("Conditions").

The payment of current ad valorem taxes on the Property having been prorated to the date hereof, the payment thereof is assumed by Grantee.

Invalidation of any one provision herein by judgment or court order shall in no way affect any other provision.

Neither Grantee nor its successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall not be used for:

- i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, or wine or other alcoholic beverages for consumption off the premises; or
- ii. the sale of motor fuels and petroleum products.

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

BY ITS ACCEPTANCE OF THIS CONVEYANCE, GRANTEE AGREES AS FOLLOWS: PURSUANT TO SECTION 10 OF THE SALES CONTRACT, DATED JANUARY 31, 2022, BY AND BETWEEN GRANTOR AND GRANTEE, SUBSECTIONS (A) THROUGH (J) BELOW SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON GRANTEE AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, FUTURE OWNERS OF ALL (OR ANY PORTION) OF THE PROPERTY, AND SHALL INURE TO THE BENEFIT OF GRANTOR AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE. THE INTENTION OF GRANTOR AND GRANTEE IS THAT SAID COVENANTS SHALL LAST IN PERPETUITY. IF REQUESTED BY GRANTOR, GRANTEE OR THE THEN OWNER(S) OF THE PROPERTY, BY ITS ACCEPTANCE OF A DEED FOR ALL OR A PORTION OF THE PROPERTY, AGREES TO EXECUTE SUCH DOCUMENTATION OR TAKE SUCH ACTION AS GRANTOR MAY REASONABLY REQUEST TO CONFIRM OR OTHERWISE GIVE EFFECT TO SUCH COVENANTS.

a. Hazardous Substances. Except as set forth below, Grantee hereby assumes liability for, and agrees to take all actions required by law relating to, all environmental obligations or liabilities, including investigation, monitoring and remediation obligations and third party claims, arising from environmental conditions or Hazardous Substances (as defined herein) existing on, beneath or migrating from the Property as of the Closing Date, including, but not limited to: (i) any violation or alleged violation of, or liability or alleged liability under, any local, state or federal law, rule or regulation or common law duty pertaining to human health, natural resources or the environment, including, without limitation, the

Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. §1251 et seq.), the Clean Air Act (42 U.S.C. §7401 et seq.), the Emergency Planning and Community-Right-to-Know Act (42 U.S.C. §11001 et seq.), the Endangered Species Act (16 U.S.C. §1531 et seq.), the Toxic Substances Control Act (15 U.S.C. §2601 et seq.), the Occupational Safety and Health Act (29 U.S.C. §651 et seq.) and the Hazardous Substances Transportation Act (49 U.S.C. §1801 et seq.), and those relating to Lead Based Paint (as hereinafter defined) and each of their state counterparts and the regulations promulgated pursuant to said laws, all as amended from time to time (collectively, "Environmental Laws"), relating to or affecting the Property, whether or not caused by or within the control of Grantor; (ii) the presence, release or threat of release of or exposure to any hazardous, toxic or harmful substances, wastes, materials, pollutants or contaminants (including, without limitation, asbestos or asbestos-containing materials, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable explosives, radioactive materials, paint containing more than .05% lead by dry weight ("Lead Based Paint"), infectious substances or raw materials which include hazardous constituents) or any other substances or materials which are included under or regulated by Environmental Laws (collectively, "Hazardous Substances") or any toxic mold or fungus of a type that may pose a risk to human health or the environment or would negatively impact the value of the Property ("Toxic Mold"), on, in, under or affecting all or any portion of the Property or any surrounding areas, regardless of whether or not caused by or within the control of Grantor; (iii) any transport, treatment, recycling, storage, disposal or arrangement thereof of Hazardous Substances whether on the Property, originating from the Property, or otherwise associated with the Grantee or any operations conducted on the Property at any time; or (iv) any environmental investigation, assessment, audit or review conducted in connection with the Property or the operations conducted at any time thereon, including, without limitation, the cost of assessment, investigation, containment, removal and/or remediation of any and all Hazardous Substances or Toxic Mold from all or any portion of the Property or any surrounding areas, the cost of any actions taken in response to the presence, release or threat of release of any Hazardous Substances or Toxic Mold on, in, under or affecting any portion of the Property or any surrounding areas to prevent or minimize such release or threat of release so that it does not migrate or otherwise cause or threaten danger to present or future public health, safety, welfare or the environment, and costs incurred to comply with Environmental Laws in connection with all or any portion of the Property or any surrounding areas.

b. Indemnity. Grantee will protect, defend, hold harmless and indemnify Grantor, its directors, officers, agents and employees from and against any and all expenses, claims, actions, liabilities, attorney's fees, damages, losses, penalties, fines and interest of any kind whatsoever (including without limiting the foregoing, death of or injury to persons and damage to Property), actually or allegedly resulting from or connected with the environmental condition of the Property or from the omission or commission of any act, lawful or unlawful, by Grantee or its agents or employees, whether or not such act is within the scope of the employment of such agents or employees, or from leaks, seepage, spills or other loss of motor fuels or other toxic pollutants at the Property. Grantee hereby agrees that this indemnity shall survive the Closing.

c. Waiver and Release. Subject to the terms of subsection (d) below, (i) Grantee hereby waives, relinquishes and releases Grantor from all costs by reason of or arising out of any environmental conditions at the Property and from any contribution action; and (ii) should any clean-up, remediation or removal of Hazardous Substances or other environmental conditions on the Property be required after the Closing Date, it is hereby understood and agreed that such clean-up, removal or remediation shall be the responsibility of and shall be performed at the sole cost and expense of Grantee. It is understood and agreed that the Purchase Price reflects the allocation of risk set forth in this subsection. Further, notwithstanding anything to the contrary herein, Grantee covenants and agrees that in no event shall it commence any action or make any claim against Grantor, its parent corporation, subsidiaries, affiliates and assigns, or any former owner or operator of the Property which in any way relates to the environmental or other condition of the Property, including any claim for property damage or diminution

of property value by reason of the presence of Hazardous Substances at, on under or emanating from the Property, and Grantee hereby releases Grantor from all such claims. It is acknowledged and agreed that the Purchase Price of the Property reflects the condition of the Property. Grantee's sole remedy after Closing with respect to any such contamination shall be for specific performance of Grantor's obligations under this Section.

d. Remedial Measures. Notwithstanding the foregoing, Grantee is hereby advised that the Property has been impacted by subsurface petroleum contamination ("Release"), which has been reported to the Florida Department of Environmental Protection ("Department"). Grantor is currently conducting Remedial Measures (as defined below) and shall, at its expense, use commercially reasonable efforts to complete such Remedial Measures after the Closing. As used herein, "Remedial Measures" shall consist of those activities which, in Grantor's reasonable opinion, in consultation with the Department, are required to investigate, monitor and/or remediate petroleum hydrocarbon conditions or other environmental conditions originating on the Property prior to Closing. The Remedial Measures shall be undertaken in such a commercially reasonable manner, subject to the requirements of the Department, as to minimize disruption to Grantee's business on the Property. The parties agree that Grantor's Remedial Measures shall be based upon the least stringent standards acceptable to the Department for non-residential or commercial purposes, including natural attenuation, and that residual contamination may remain at the Property after the conclusion of the Remedial Measures. Grantor will provide to Grantee copies of all reports generated by the environmental consultant for delivery to the Department. Grantor will be entitled to all reimbursement available with respect to the performance of the Remedial Measures and Grantee will cooperate with Grantor in that regard to the extent reasonably requested. Grantor acknowledges that the indemnity set forth in subsection (a) above shall not be applicable to the Release.

e. Access Agreement. At Closing, in addition to the closing documents set forth in Section 7 of the Sales Contract, Grantor and Grantee will execute an Access Agreement in the form attached to the Sales Contract as Exhibit C, pursuant to which Grantee will provide Grantor with access to the Property for the purpose of performing the Remedial Measures.

f. Completion of Remedial Measures. Remedial Measures for the Property shall be deemed completed when either (i) Grantee receives a written determination from the appropriate governmental authority having jurisdiction over the Property that no further activities are required to meet applicable industrial/commercial clean-up standards (excluding periodic monitoring) under applicable environmental laws, including without limitation a "No Further Action" letter or order; or (ii) if the applicable environmental laws do not provide for such a written determination, then when all required activities have been completed to meet applicable industrial/commercial clean-up standards pursuant to a work plan approved by the Department or any appropriate governmental authority having jurisdiction over the Property (the "Satisfaction of Environmental Remediation"). Grantor will deliver the Satisfaction of Environmental Remediation to Grantee and upon Grantee's receipt of the Satisfaction of Environmental Remediation, Grantor shall thereafter be released from any liability associated with any Hazardous Substances fuels on the Property prior to Closing.

g. Post-Closing Release. If, at any time after Closing, during the performance of the Remedial Measures at the Property, either party has reason to believe that a post-closing release has occurred, such party shall notify the other immediately and take those steps reasonably required by law or by the Department, to determine and abate the source of the release. If, upon subsequent investigation by Grantor and Grantee, hydrocarbon contamination is determined to have occurred subsequent to the Closing, Grantor and Grantee shall agree on an allocation of responsibility for tests undertaken by Grantee and for the remediation expenses from that date forward based on the degree to which the post-closing release increased the estimated overall remediation costs, with Grantee and Grantor to be responsible for their respective share of the remediation costs and entitled to receive the reimbursement applicable to their

respective share. If the subsequent release is larger than the condition being remediated, Grantee shall become the "responsible party" and shall conclude any required remediation, and Grantor shall reimburse Grantee its pro-rata share of such remediation costs base on the allocation of responsibility described above.

h. Memorandum of Agreement. At Closing, in addition to the closing documents set forth in Section 7 of the Sales Contract, Grantor and Grantee will execute and record a Memorandum of Agreement in the form attached to the Sales Contract as Exhibit D, pursuant to which Grantee shall agree on behalf of itself and its successors, assigns, lessees, or other persons with any interest or control of the Property ("Grantee Controlled Entities") to assume a duty of cooperation with Grantor. Such cooperation may include, without limitation (i) ongoing compliance with the Access Agreement, and agreement to modify the Access Agreement as may be reasonably necessary in Grantor's sole discretion, to provide Grantor the ongoing access to the Property necessary for the purpose of conducting the Remedial Measures; (ii) executing or causing to be executed documents that are necessary for Grantor to perform or complete the Remedial Measures, including any restrictive covenants that prohibit the use of the Property for non-residential purposes and/or the use of groundwater; (iii) complying with the requirements and/or conditions of any institutional controls; (iv) agreeing to not destroy, alter, remove, relocate or block any investigation, monitoring or remediation equipment, or otherwise interfere with or obstruct Grantor's performance or completion of the Remedial Measures; (v) cooperating with Grantor as to any ongoing or future investigations, including the installation of borings and monitoring wells at the Property, that are required by the Department or that Grantor in its sole discretion determines are reasonably necessary; and (vi) cooperating with Grantor as to any other reasonable requests necessary for the performance and completion of the Remedial Measures.

i. Notice of Changes. Grantee shall give Grantor not less than thirty (30) days' prior written notice of any plans of Grantee to remove, relocate or alter the equipment utilized by Grantor to perform the Remedial Measures, whether above or below the surface of the Property, and including, without limitation, all piping used by Grantor to perform the Remedial Measures, and any such activities will require Grantor's prior approval and will be performed at Grantee's sole cost and expense.

j. Survival. The covenants of this Section 10 shall survive Closing and shall be binding upon and shall inure to the successors and assigns of each of the parties and all subsequent purchasers of the Property. Upon the request of Grantor, Grantee agrees to execute and deliver such instruments in recordable form as necessary to effect record notice of the foregoing rights and covenants.

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE TO FOLLOW]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 9th day of June, 2022.

Witness: [Signature]
Name: Braeden Powell

Witness: [Signature]
Name: Kelsey Landis

GRANTOR:

SPEEDWAY LLC, a Delaware limited liability company

By: [Signature]
Name: Randy Quinn
Title: Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

On this 17th day of May, 2022, before me, the undersigned, a Notary Public in and for the aforesaid County and State, on this day by means of physical presence or online notarization Randy Quinn, a Manager of SPEEDWAY LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act of such corporation for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of May, 2022.

(seal)

[Signature]
(Notary signature)
Tiffany Lewis
(typed or printed name)

My commission expires: 2/21/26

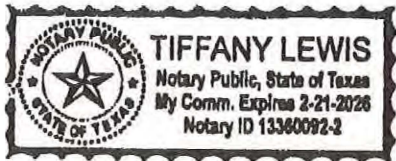


EXHIBIT A

Property Description

A tract or parcel of land lying in the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 16, Township 45 South, Range 24 East, Lee County, Florida, which tract or parcel is described as follows:

From the intersection of the North line of Miles Road with the Northwestern line of McGregor Boulevard as shown on the plat of Unit No. 1, EDISON ACRES according to a map or plat thereof recorded in Plat Book 9, Page 56, of the Public Records of Lee County run N 17°43'00" E along the Northwestern boundary of McGregor Boulevard For 550 feet to the point of beginning of the lands herein described. From said point of beginning continue N 17°43'00" E along said Northwestern line of McGregor Boulevard for 166 feet to a point 200 feet Southeasterly of the lands marked "not included in this plat": thence run S 88°59'00" W parallel with the South line of said lands "not included in this plat" for 158.39 feet to the Southeasterly line of Lot 10, Block A, said Unit No. 1, EDISON ACRES: thence run S 17°43'00" W along said Southeasterly line of Block A, Unit No. 1, EDISON ACRES for 115.23 feet to an intersection with a line perpendicular to said Northwestern line of McGregor Boulevard passing through the point of beginning; thence run S 72°17'00" E along said perpendicular line for 150 feet to the point of beginning.

Prepared by and return to:

Ashley L. Suarez, Esq.
Roetzel & Andress, L.P.A.
2320 First Street, Suite 1000
Fort Myers, FL 33901-2904
239-337-3850
File Number: 142180.0002

Parcel Identification No. 16-45-24-00-00006.0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of March, 2020 between Barbara Proctor, a married woman whose post office address is 3404 Jewel Court, The Villages, FL 32163 of the County of Sumter, State of Florida, grantor*, and T & C Enterprises of SWFL, Inc, a Florida corporation whose post office address is 12680 McGregor Boulevard, #2, Fort Myers, FL 33919 of the County of Lee, State of Florida, grantee*,

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

The South one-half (S 1/2) of the following described property: A parcel of land in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 45 South, Range 24 East, Lee County, Florida, described as follows: BEGINNING at the Northeast corner of Lot 12, in Block A, Unit No. 1, EDISON ACRES, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 9, at Page 56, run East, along a prolongation of the North line of said Lot 12 and the South line of the lands conveyed by deed recorded in Deed Book 173, at Page 141 of said Public Records, for 158.39 feet to a point on the West right-of-way line of McGregor Boulevard (State Road 867); thence run South 17°43' West along said right-of-way line (40 feet from center line) for 200 feet; thence run South 88°59' West, parallel to said North line of Lot 12, Block A, for 158.39 feet to the Easterly line of said Block A; thence run North 17°43' East, along said Easterly line of Block A, for 200 feet to the Point of Beginning.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

NON-HOMESTEAD: Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cliff Barrin
Witness #1 Signature

Barbara Proctor
Barbara Proctor

Cliff Barrin
Witness #1 Printed Name

Ashly Morgan
Witness #2 Signature

Ashly Morgan
Witness #2 Printed Name

State of Florida
County of Sumter

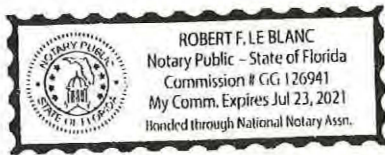
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2020 by Barbara Proctor, who is personally known or has produced FLORIDA DRIVERS LICENSE as identification.

[Notary Seal]

Robert F. LeBlanc
Notary Public

Printed Name: ROBERT F. LEBLANC

My Commission Expires: 07/23/2021



4632395

OR3117 PG0826

This Instrument Prepared by and Return to:

S. Renae Henry
Title Group Services, Ltd.
13131 University Drive
Fort Myers, Florida 33907

RECORDED BY
JOANNE MILLER, D.C.

Property Appraisers Parcel Identification (Folio) Numbers:
16-45-24-00-00005.0000
Grantees SS #s:

Documentary Tax Pd. \$ 2975.00
Intangible Tax Pd.
\$ CHARLIE GREEN, CLERK, LEE COUNTY
By Joanne Miller Deputy Clerk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of May, A.D. 1999 by Habitat for Humanity of Lee County, Inc., a Florida Not for Profit Corp. herein called the grantor, whose post office address is 1288 North Tamiami Trail, North Fort Myers, FL 39903, to James M. Todd and Karen F. Todd, husband and wife whose post office address is 409 Coral Drive, Cape Coral, FL 33904, hereinafter called the Grantees:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LEE County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Habitat for Humanity of Lee County, Inc., a Florida Not for Profit Corp.

By: [Signature]
Vernon Archibald, President

[Signature]
Signature
BRUCE F. HERR

Printed Signature
Mary M. Reingardt

Signature
[Signature]
Printed Signature
Mary M. Reingardt

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of May, 1999 by Vernon Archibald, President of Habitat for Humanity of Lee County, Inc., a Florida Not for Profit Corp. on behalf of the corporation. He/she is personally known to me or has produced FL DRIVER LICENSE as identification.

SEAL

[Signature]
Notary Signature

Printed Notary Signature

My Commission Expires:



Mary M. Reingardt
MY COMMISSION # CC627711 EXPIRES
April 9, 2001
EMERGENCY PROVIDOR INSURANCE IN

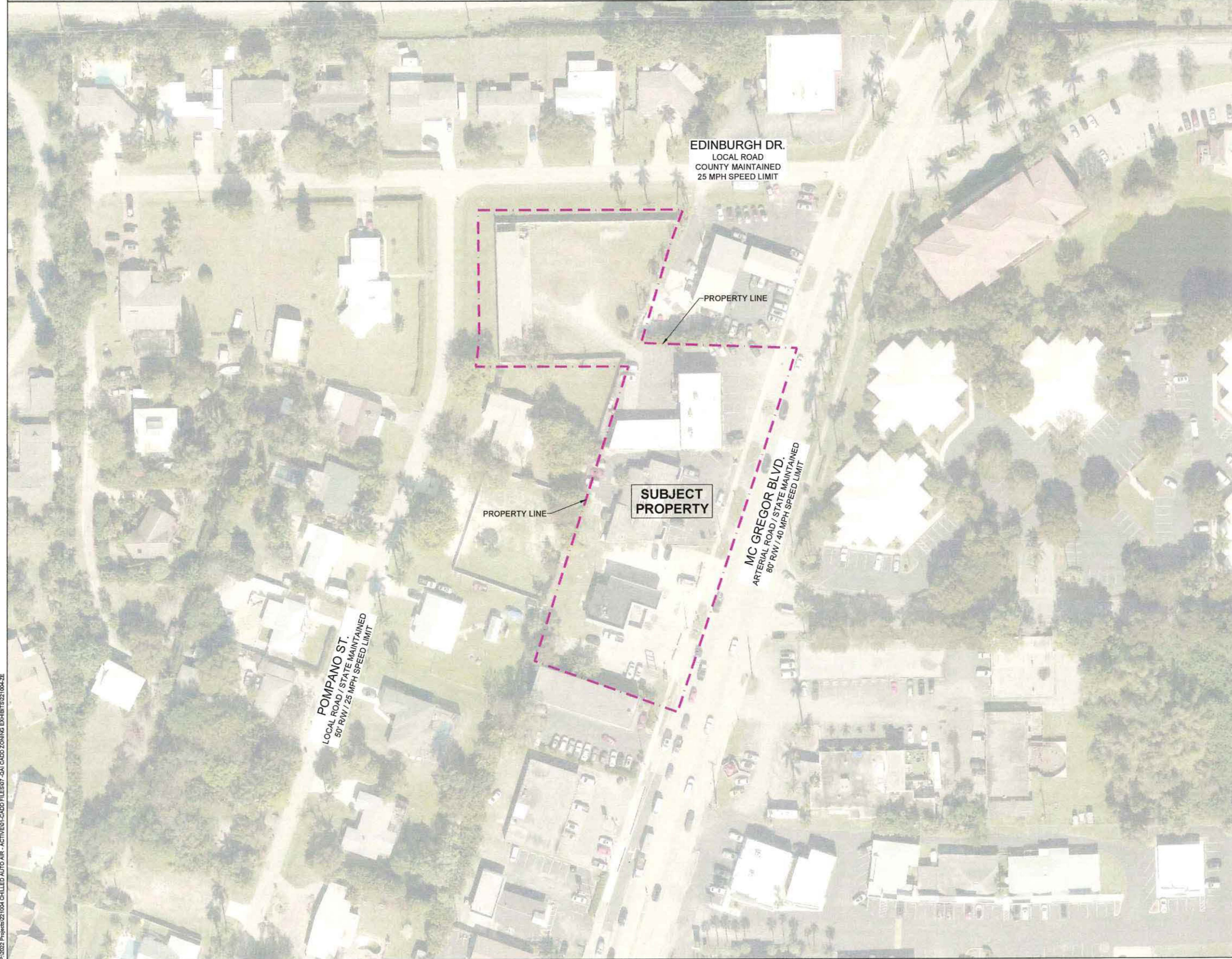
DR3117 P60827

EXHIBIT "A"

A tract or parcel of land situated in the State of Florida, County of Lee, Section 16, Township 45 South, Range 24 East and further bounded and described as follows: Starting at a concrete monument marking the intersection of the South right-of-way line of McGregor Boulevard (State Road No. 867), (80 feet wide), said point being 200.00 feet, more or less, South of the North line of the Southeast 1/4 of said Section 16, thence South 89 degrees 03'44" West along the South right-of-way line of Edinburg Drive for 150.50 feet to a concrete monument and the point of beginning; thence continue South 89 degrees 03'44" West along said right-of-way line for 222.21 feet to a concrete monument marking the Easterly right-of-way line of Pompano Street (50.00 feet wide); thence South 00 degrees 04'40" East along said right-of-way line for 129.02 feet to the beginning of a curve concave to West having a radius of 225.00 feet; thence southerly along said curve and said right-of-way through a central angle of 08 degrees 37' 02" for 33.84 feet to a concrete monument marking the Northwest corner of Lot 12, EDISON ACRES SUBDIVISION, as recorded in Plat Book 9 at Page 56; thence North 88 degrees 59'00" East along the Northerly line of said lot for 159.16 feet to a concrete monument marking the Northeast corner of said lot; thence South 17 degrees 43'00" West along the Easterly line of said Lot 12 for 100.00 feet; thence North 88 degrees 59'00" East parallel to the North line of said Lot 12 for 158.39 feet to an intersection with the Westerly right-of-way line of the aforesaid McGregor Boulevard; thence North 17 degrees 43'00" East along said right-of-way line for 123.07 feet; thence South 88 degrees 59'00" West for 150.00 feet; thence North 17 degrees 43'00" East parallel to said McGregor Boulevard for 69.10 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 1819.07 feet and to which point a radial line bears North 70 degrees 19'09" East; thence Northeasterly along said curve through a central angle of 02 degrees 32'52" for 80.89 feet to the Point of Beginning.

1999 MAY 13 AM 9:42
CHARLIE GREEN, CLERK
LEE COUNTY, FL

EXHIBIT M-9 AERIAL MAP



NOTES:
 - THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2023.

SUBJECT PROPERTY
 STRAP #'s
 16-45-24-00-00007.0060
 16-45-24-00-00005.0000
 16-45-24-00-00006.0010

EDINBURGH DR.
 LOCAL ROAD
 COUNTY MAINTAINED
 25 MPH SPEED LIMIT

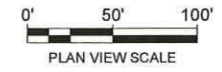
PROPERTY LINE

SUBJECT PROPERTY

MC GREGOR BLVD.
 ARTERIAL ROAD / STATE MAINTAINED
 80' RW / 40 MPH SPEED LIMIT

PROPERTY LINE

POMPANO ST.
 LOCAL ROAD / STATE MAINTAINED
 80' RW / 25 MPH SPEED LIMIT



CHILLED AUTO AIR
 AERIAL MAP
 12890 MCGREGOR BLVD.
 FORT MYERS, FL 33919

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

ALFRED QUATTRONE, P.E.
 FL REG #52741
 VALID ONLY WHEN STAMPED SEAL
 SAVED BY: Gabriela
 SAVED ON: 5/26/23

SHEET
M9
 AERIAL MAP

NO.	REVISION	DATE

P:\2022 Projects\21104 CHILLED AUTO AIR - ACTIVE\CD-CADD FILES\07 - QA CADD ZONING EXHIBITS\21104-ZE

McGregor-Mixed Use Overlay

Lee Plan Analysis
Exhibit M12

Request

The 2-acre +/- site is located on the west side of McGregor Blvd. and north of College within the South Fort Myers Planning Community. Its Future Land Use Classification is Intensive Development. The overall site consists of three parcels as seen in the aerial below.



Figure 1. Subject Property Location Map

Existing and Surrounding Conditions

The subject property is located within the South Fort Myers Planning Community. It consists of three C-I zoned parcels. The surrounding area has been developed with a mixture of Residential, Commercial and institutional uses. Future Land Use designations, zoning and current adjacent uses are identified in the table below.

	North	South	East	West
FLU	Central Urban & Intensive Development	Intensive Development	Intensive Development w./Mixed Use	Central Urban & Intensive Development
Zoning	C-I & RS-I	C-I & RS-I	C-I & MPD	RS-I
Actual Use	Auto Repair * Business Services w./Retail * SF	Retail * Medical * Auto Repair	Office * Retail * Bar & Lounge	SF



Extension of and Compatibility with Existing Development Patterns and Surrounding Uses:

The proposed mixed-use overlay amendment will advance a more efficient use of the land via alternative land development standards that incentivize a more efficient use of the property. Thus, the amendment facilitates neighborhood re-development with like commercial uses.

The subject property abuts McGregor, a major roadway connecting employment and activity centers to the North Fort Myers city-center and to the South Fort Myers metropolitan area. Existing uses along McGregor Blvd are a range of residential, commercial retail, commercial office, professional office and institutional activities. Due to the de-minimis size of the property and of its existing commercial uses, the roadway has sufficient capacity to serve the subject property. The proposed amendment is consistent with sound planning practices promoting infill and allowing intensification along major corridors to ensure an efficient use of public infrastructure.

As identified on the following pages, the proposed incorporation of the Mixed-Use overlay over the 2-acre Intensive Future Land Use property will serve to promote a more intensive urban redevelopment that is consistent, compatible and complementary to the surrounding land uses and development patterns.

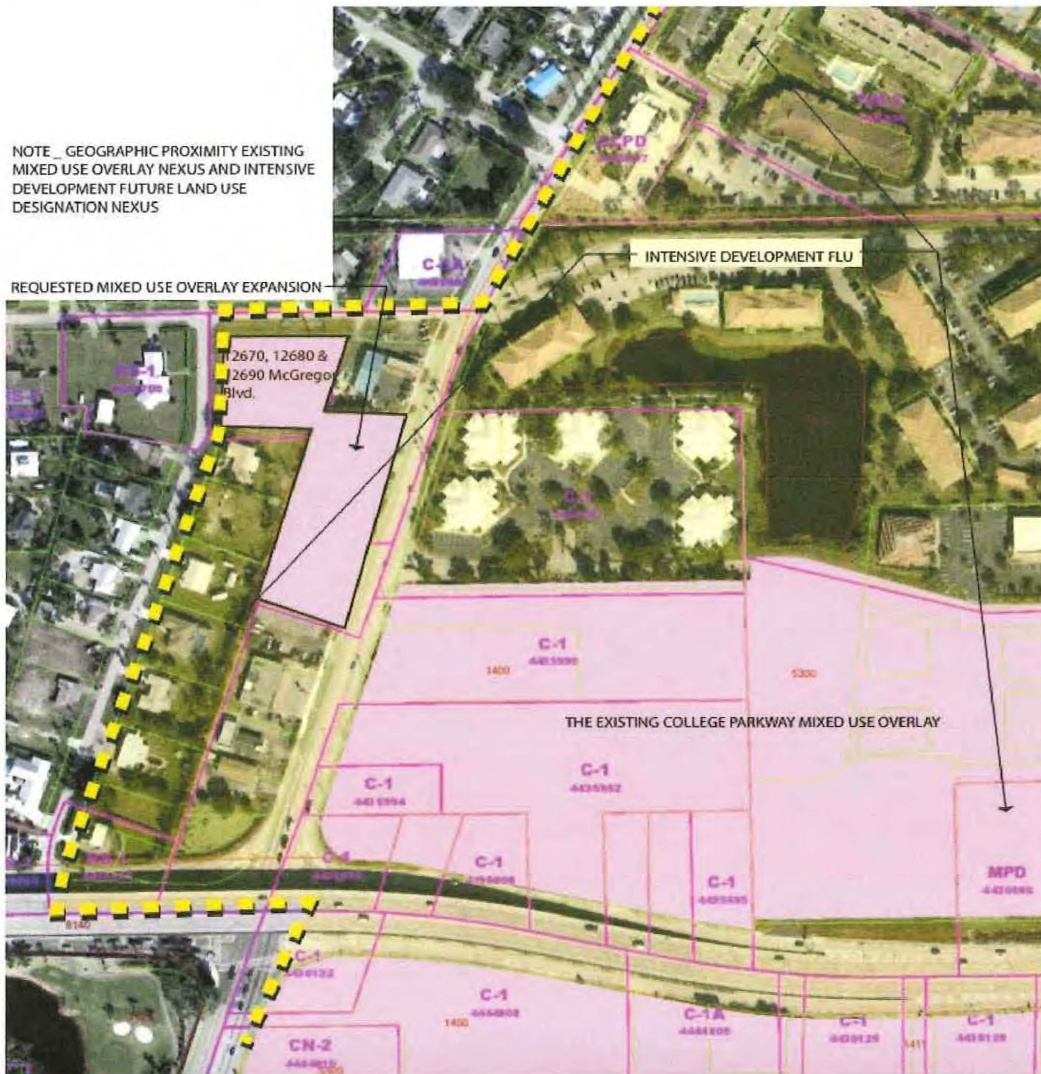
Lee Plan Consistency Narrative

Future Land Use Element

POLICY 1.1.1: *The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045.*

RESPONSE _Existing buildings within the project limits are 30 + years old and in some cases predate current rules for setbacks and buffers. Incorporating the properties into the mixed-use overlay would allow these properties to be redeveloped in accordance with the new land development requirements. The mixed-use overlay would be appropriate for this area.

POLICY 1.1.2: *The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09)*



RESPONSE _ The subject property is located in close proximity to two arterial roadways (McGregor Blvd. and College Pkwy). Urban services are available and adequate to serve the development, as demonstrated in the letters of availability provided by Lee County Utilities, Lee Tran, Lee County Schools, Iona McGregor Fire District, Lee County Solid Waste Division, Lee County Emergency Medical Services, and the Lee County Sheriff's Office. The property is adjacent to the College Parkway Mixed-Use Overlay district which consists of conventional and mixed use planned development zoned projects and high-density MF residential and commercial use. Consisting of long-standing commercial suitable for redevelopment, the subject two acre property is ideally suited for the Mixed Use Overlay in

that the reduced development standards will serve as sound incentives for greater urbanized, compact growth. This is consistent with Policy I.1.2.

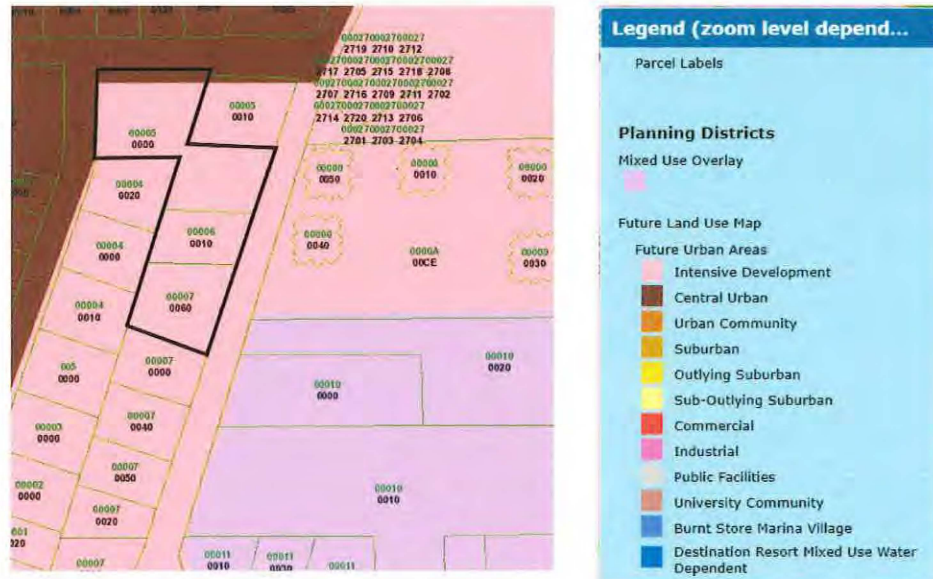


Figure 2. FLUM-Proximately to Existing Mixed-Use Overlay

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

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

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

RESPONSE _ The request for a mixed-use overlay designation for the subject property is reasonable and conforms to accepted professional land use practices and principles. The site location is ideal for incentivized commercial redevelopment since it is near the

intersection of two arterial roadways (McGregor Blvd. and College Pkwy) and is classified as a Future Intensive Development land use. The surrounding McGregor and College Parkway properties are built-out with uses including retail, professional office, restaurants and multi-Family. The property has a zoning designation of C-1. Adding the 2-acre property to the Mixed-Use Overlay is consistent with Objective 2.1: Development Location, Policy 2.1.1 and Policy 2.1.2 because it incentivizes appropriate commercial uses based on accepted professional planning practices.

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

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

RESPONSE _ The subject property is located within the Intensive Development urban land use. The property has more than adequate public facilities. The property has frontage on an arterial roadway (McGregor Blvd) near the intersection with an Arterial roadway (College Parkway) that is signalized. Lee County Utilities has existing potable water and sanitary sewer lines in operation adjacent to the subject property and has provided a letter of availability, which is included with the application. Tanglewood Riverside School Elementary School is ±2.7 miles from the site, Cypress Lake Middle School is ±1.8 miles from the site and Cypress Lake High School is ±2.3 miles from the site. Iona-McGregor Fire Station 74 and EMS Medic 84 are located ±0.7 mile from the property at 6061 South Pointe Blvd. Lee County Sheriff's Office West District Substation is ±3.8 miles from the site. There is existing development to the north, south, east and west. Approval of the requested Map Amendments will allow for incentivized urban infill development providing a compact and contiguous development pattern, consistent with Objective 2.2 and Policy 2.2.1

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

- 1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and*
- 2. Whether a given proposal is for land so far beyond existing development or adequate public*



facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

RESPONSE _ The subject property is zoned C-1 (Commercial District), which permits a mix of residential and commercial uses. As such, is perfectly suited for the Mixed Use Overlay, The request is consistent with Objective 2.2: Development Timing, Policy 2.2.1, and Policy 2.2.2

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

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.

RESPONSE _ The subject property is located within the Lee County Utilities future water service area as depicted on Lee Plan Map 4-A. Lee County Utilities has existing potable water distribution lines in place adjacent to the subject property (see Letter of Service Availability). Water treatment and distribution will be provided through the Corkscrew Water Treatment Plant. The requested Map is consistent with Standard 4.1.1.

STANDARD 4.1.2: SEWER.

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

RESPONSE _ The subject property is located within the Lee County Utilities future sewer service area as depicted on Lee Plan Map 4-B. Lee County Utilities has existing sanitary sewer collection lines in place adjacent to the subject property (see Letter of Service Availability). Sanitary Sewer treatment service will be provided through the Fort Myers South Water Reclamation Facility. The requested Map and Text Amendments are consistent with Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

l. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

RESPONSE _ The proposed land use change will not negatively impact environmental protection policies and standards because the 2-acre property is completely developed; it does not contain natural features. The amendment is consistent with Standard 4.1.4.

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

POLICY 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*

a. Traffic and access impacts (rezoning and development orders);

- RESPONSE _ The parcel has direct access onto McGregor Blvd.

c. Screening and buffering (planned development rezoning and development orders);

- RESPONSE _ The mixed-use overlay allows for reduced ROW and Adjacent Property Sec. 10-416 Buffering. The amendment advances a more efficient use of the land and thus encourages re-development.

d. Availability and adequacy of services and facilities (rezoning and development orders);

- RESPONSE _ As documented by Lee County Utilities the project has access to water and sanitary sewers.

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning)

- RESPONSE _ The amendment does not change the existing non-residential to residential west boundary interface. Hence no unanticipated impacts are expected at the subject location.

f Proximity to other similar centers (rezoning);

- RESPONSE _ The property adjoins commercial facilities and uses, including restaurants, business, and personal services.

g. Environmental considerations (rezoning and development orders).

- RESPONSE _ The property is comprised of improved commercial uses absent of critical or sensitive environmental site characteristics.

POLICY 6.1.3: *Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*

- Provide visual harmony and screening.

- **RESPONSE** _ The mixed-use overlay allows for continued ROW and Adjacent Property Buffering.
- *Reduce dependence on the automobile.*
 - **RESPONSE** _ The mixed-use overlay may end up reducing automobile dependence depending of the final re-development of the property.
- *Promote pedestrian movement within the development.*
 - **RESPONSE** _ The mixed-use overlay may end up promoting internal pedestrian movement depending if the property is re-developed as a uniform project; code required sidewalks will promote pedestrian traffic based on the final re-development plan.
- *Utilize joint parking, access and loading facilities.*
 - **RESPONSE** _ The mixed-use overlay may end up promoting joint parking, access and loading depending if the property is re-developed as a uniform project.
- *Avoid negative impacts on surrounding land uses and traffic circulation.*
 - **RESPONSE** _ The mixed-use overlay amendment does not create new negative impacts on the surrounding land uses and circulation due to the underlying land use and zoning remain the same with or without the mixed use overlay.
- *Protect natural resources;*
 - **RESPONSE** _ The property is comprised of improved commercial uses absent of critical or sensitive environmental site characteristic. The overlay amendment does not impact natural resources.
- *Provide necessary services and facilities where they are inadequate to serve the proposed use.*
 - **RESPONSE** _ As documented by Lee County Utilities the project has access to water and sanitary sewers, along with fire and other public safety services.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

- **RESPONSE** _ The mixed-use overlay amendment does not present new and/or unanticipated compatibility and public services and facilities impacts on surrounding land uses. This is because the underlying land use and zoning remain the same and, that the property's di minimus size eliminates potential unanticipated impacts.

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

- **RESPONSE** _ The mixed-use overlay amendment does not create new and/or unanticipated McGregor Blvd. traffic circulation because the underlying land use and zoning remain the same and, that the properties small size reduces noticeable traffic impacts.

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

- **RESPONSE** _ Any project that occurs via the mixed-use overlay amendment will meet all LDC rules and regulations.

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

- **RESPONSE** _ The mixed-use overlay amendment for an existing commercial property does not open up new and premature, scattered strip development.

POLICY 6.1.8: *Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students. (Ord. No. 00-22, 17-13)*

- **RESPONSE** _ The mixed-use overlay amendment is for an existing and developed commercial property that is not located near existing or planned schools.

POLICY 6.1.11: *Encourage the upgrading or revitalization of deteriorating commercial areas but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access. (Ord. No. 94-30, 17-13, 21-09)*

- **RESPONSE** _ The mixed-use overlay amendment's development standards encourages the upgrading of the property; the small size of the property serves to avoid an inappropriate use potential.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The county will maintain an overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed-Use Overlay.*

POLICY 11.2.1: *The Mixed-Use Overlay identifies locations where mixed-use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed-Use Overlay will be evaluated based on all of the following criteria:*

1. Located within the extended pedestrian shed of established transit routes; and,



2. *Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
3. *Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
4. *Availability of adequate public facilities and infrastructure.*
5. *Will not intrude into predominately single-family residential neighborhoods.*

- **RESPONSE** _ The mixed-use overlay amendment advances and is consistent with 11.2.1. Lee Tran Routes 30 run along College Parkway, with an existing bus stop #10210 @ 0.1 mile to the south. There are existing sidewalks on both sides of McGregor Blvd., and an existing bike lane. The site access has existing access to an arterial roadway. The portion of the site proposed for inclusion in the Mixed-Use Overlay is within the Intensive Development future land use category. The submitted letters of review and recommendation demonstrate that adequate public facilities and infrastructure are available. Being along McGregor Blvd and with less than 300-ft in depth, any new development t project under the Mixed-Use Overlay will not intrude into predominately single-family residential neighborhoods. The subject property and the properties to the north, south and east have existing commercial zoning along the McGregor Blvd. frontage. During the development order review will need to provide “visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources. The request is consistent with Policy 11.2.1

POLICY 11.2.2: Development in the Mixed-Use Overlay should accommodate connections to adjacent uses. (Ord. No. 07-15, 17-13)

- **RESPONSE** _ The parcel(s) are currently developed and if redeveloped during the development order review will need to meet all LDC rules and regulations.

POLICY 11.2.3: At the discretion of the Board of County Commissioners, the Mixed-Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed-Use Overlay or immediately adjacent to a Mixed-Use Overlay. (Ord. No. 07-15, 17-13)

- **RESPONSE** _ The mixed-use overlay amendment is adjacent to and well within one-quarter mile distance of an existing Mixed Use Overlay boundary.

Conclusion

In conclusion, the proposed Map Amendment is consistent with accepted professional planning principles and practices, is consistent with the intent of the Objective 11.2 Mixed-use Overlay and is consistent with Lee Plan goals, objectives and policies.

Quattrone &
Associates, Inc.

McGregor-Mixed Use Overlay

Environmental Analysis

Exhibit M13

The total site area is ±2-ac developed and urbanized land that abuts the arterial road McGregor Blvd and commercial and residential uses. The property may be classified as FLUCCS 1822 High Intensity Urban, which includes residential, commercial and institutional uses. The map overlay amendment does not change the FLUCCS category. The requested Map Series are identified below.

FLUCCS 1822 100% Site Area

The property does not have any potential to contain plant and animal species listed by federal, state or local agencies as endangered, threatened or species of special concern.



Ex. M13 Environmental Analysis _ FLUCCS



Ex. M13 Environmental Analysis _ Soils Source _ Lee Co. LEESPINS

Immokalee_Urban Complex - 36



Ex. M13 Environmental Analysis _ Topography Source _ Lee Co. LEESPINS

Six -ft to Eight - ft range



Ex. M13 Environmental Analysis _ 100 -yr. Floodplain Source _ Lee Co. LEESPINS

Approx. 50% Zone X and 50% AE 8



Ex. M13 Environmental Analysis _ WETLANDS RECHARGE UPLANDS Map _ Sources: Lee Co. LEESPINS

The property is a FLUCCS 1822 Urban Land w./an absence of aquifer recharge areas, wetlands and sensitive uplands.



McGregor-Mixed Use Overlay

Historical Resources Impact Analysis
Exhibit M14

Florida Master Site File

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

Archaeological Sensitivity Map

The subject property is not identified as being archaeologically sensitive (sensitivity Level 1 or 2) on the Lee County Archaeological Sensitivity Map, dated December 2014. See Attached Map

Sharon Hrabak

From: Frederick, Cassandra A. <Cassandra.Frederick@dos.myflorida.com>
Sent: Wednesday, May 24, 2023 9:06 AM
To: Sharon Hrabak
Subject: RE: McGregor Mixed Use Overlay
Attachments: ResourceRoster.pdf; Map.pdf



EXTERNAL SENDER

Good morning Sharon,

I have searched the properties you listed and have attached the results here. There is one previously recorded resource on/near each of the properties listed. Please let me know if you have any questions or need anything else. Have a great day!

Kind regards,

CASSIE FREDERICK

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida
32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245. 6439 | flheritage.com



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

From: Tobias, Jennifer L. <Jennifer.Tobias@dos.myflorida.com>
Sent: Wednesday, May 24, 2023 8:38 AM
To: Sharon Hrabak <Sharon@qainc.net>
Cc: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: RE: McGregor Mixed Use Overlay

Hi, Sharon. The Florida Master Site File will be happy to provide you with a list of historical resources located on these parcels. I have copied them on this email to get things started.

Thank you,

Jennifer Tobias

Historic Sites Specialist | Bureau of Historic Preservation | Division of Historical Resources |
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | flheritage.com



From: Sharon Hrabak <Sharon@gainc.net>
Sent: Wednesday, May 24, 2023 7:37 AM
To: Tobias, Jennifer L. <Jennifer.Tobias@dos.myflorida.com>
Subject: McGregor Mixed Use Overlay

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Jennifer,

Currently our firm will be submitting Comp Plan Amendment within Lee county. We will need to provide correspondence with the Bureau of Historic Preservation regarding the search of the Florida Master Site File. The properties are located. 12690, 12670, 12680 McGregor Blvd; Fort Myers, FL 33919, with strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

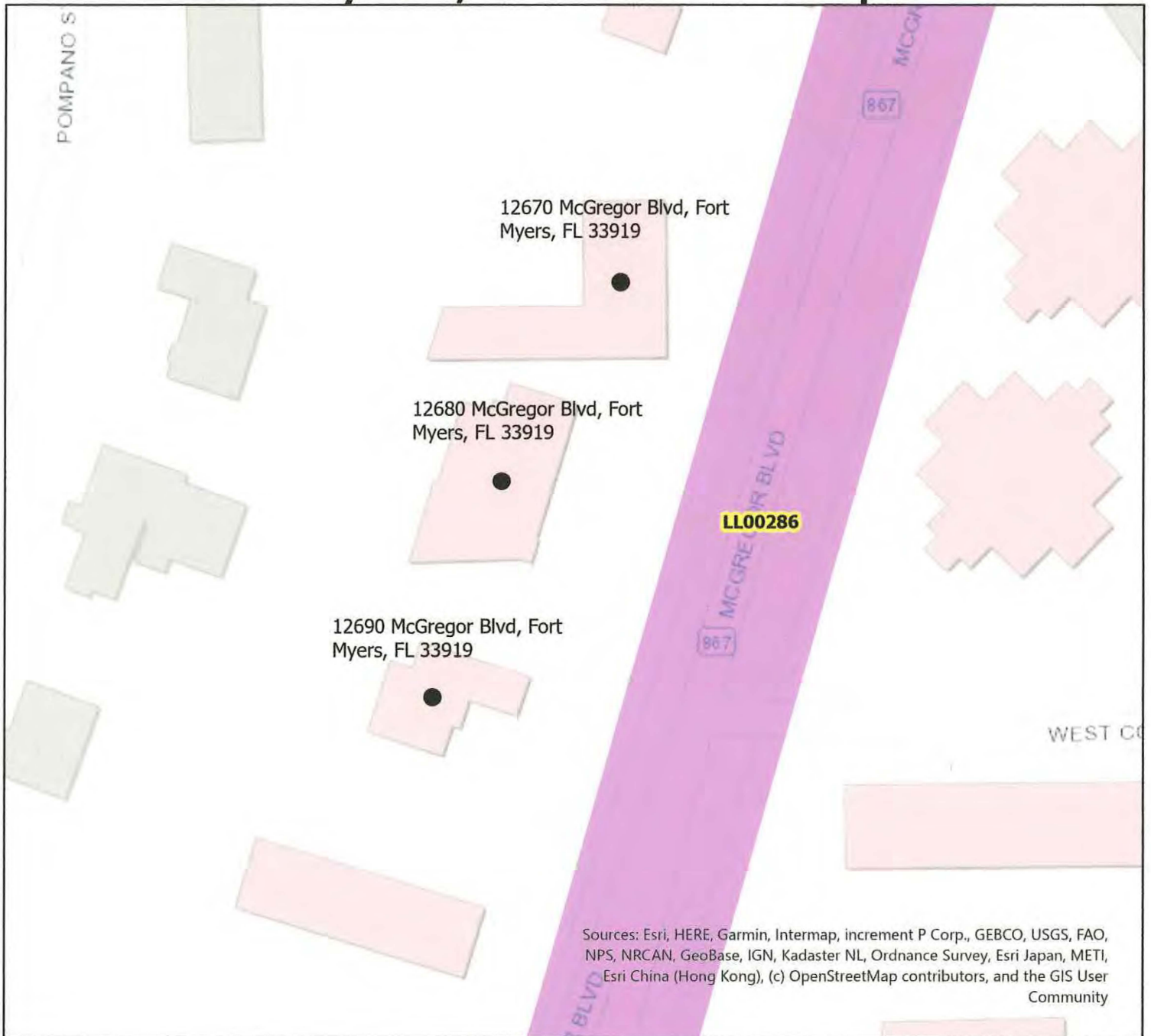
Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net

12670,12680,12690 McGregor Blvd Fort Myers, FL 33919 Map



- FloridaStructures
- FloridaSites
- HistoricalBridges
- ResourceGroups
- NationalRegister
- HistoricalCemeteries

0 0.01 0.01 0.03 Miles





AR=0
SS=0
CM=0
RG=1
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL00286	RG	MCGREGOR BLVD	Fort Myers	Linear Resource - 1 Contrib Resources	Eligible	



McGregor-Mixed-Use Overlay

Existing and Future Public Facilities Impacts Analysis
Exhibit M15

Potable Water and Sanitary Sewer

The subject property is within Lee County Utilities (LCU)

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 4A and 4B of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. Corkscrew Water Treatment Plant will provide potable water service to the proposed development while City of Fort Myers South Reclamation Facility will provide wastewater service.

Lee County utilities has sufficient capacity to provide water and sewer service for redevelopment of the existing Commercial properties and will remain in Urban Community land use. The proposed addition to Mixed-Use Overlay has similar uses that could be developed, the difference in the expected water and sewer demand would be only due to the addition of the square footage summarized below.

Existing Development: $\pm 8,000$ SF commercial:

478 gallon used month/ 30 days= 16 GPD

Proposed Development Potential: 33,658 SF commercial:

$(\pm 33,658 \times 10/100) = 3,365$ GPD

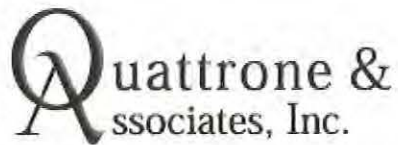
According to the 2022 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 52.9 million gallons per day (MGPO) and is projected planned future to operate at 54.3 MGPO. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

According to the 2022 Lee County Concurrency Report LCU's / CFM combined wastewater Water Reclamation Facility is permitted with a capacity of 43.4 million gallons per day (MGPD) and is projected to operate at 49.4, by 2023/2024. Therefore, there is sufficient capacity within the existing plant to serve the increase in demand to the wastewater system from the project at build-out.

Surface Water/Drainage Basins

The existing site consists of developed commercial parcels. There is an existing stormwater swale along ROW of McGregor Blvd. The existing stormwater runoff sheet flows generally to the south into Coastal flow way and will continue to do so.

The subject site is currently in a FEMA Zone AE-EL8 per map panel 12071C0416G, which has an established base flood elevation of 9' NAVD.



The Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

The 2022 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The McGregor-Mixed Use Overlay project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

The amendment to extend the Mixed-Use Overlay will not change the developable area. The proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

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

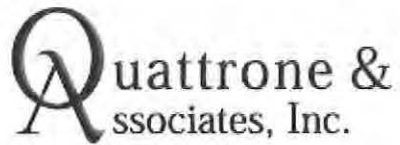
Parks, Recreation and Open Space

Regional Parks:

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 7,066 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$923,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,538 \text{ acres}$$

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000 for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.



Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2022 indicates a total of 670.1 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

$$384,000 \text{ [permanent unincorporated county population]} \times (0.8 \text{ ac/1,000 population}) = 307 \text{ ac}$$

The existing inventory of community parks within Lee County meets the community park level of-service standard in the County for the year 2020 and will continue to do so at least through the next five years. The level of service standard increased from 285 acres in 2019 to 295 acres in 2021 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

Public Schools

The subject property is within the South Zone, Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2022, the South Zone showed an available capacity of 638 elementary school seats, 337 middle school seats, and 347 high school seats. The letter of review and recommendation has been requested from the School District of Lee County.



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

CHILLED AUTO AIR

MINOR TRAFFIC STUDY

July 14, 2023

Prepared By:
Paul M. Torocco, P.E.
Fl. PE#93442

QAI Project # 221004





Chilled Auto Air
 STRAP#: 16-45-24-00-00005.0000, 16-45-24-00-00006.0010 & 16-45-24-00-00007.0060
 12690 McGregor Blvd.

The purpose of this Minor Traffic Study is to analyze the potential traffic impacts of Comp Plan Amendment.

EXISTING CONDITIONS

OVERVIEW

The proposed parcels that are to change land uses are located on the west side of McGregor Blvd approximately 600 ft north of College Pkwy. Exhibit T-01 displays the location of the sites along with their current use.

ROADWAY INFORMATION

McGregor Blvd is a two-lane undivided arterial adjacent to the proposed development. McGregor Blvd has a posted speed limit of 45 mph and is under the jurisdiction of the Florida Department of Transportation.

Utilizing FDOT’s Florida Traffic Online reports, the existing peak hour traffic volume was calculated by multiplying the AADT value by the K and D factors. The current peak hour peak directional volume was found to be 735 vehicles. Currently, the roadway is operating at LOS C

PROPOSED AMMENDMENT

The proposed amendment will allow the commercial zoning to have the option to develop up to 14 units per acre. The existing commercial uses are expected to remain at the same intensity, meaning the highest additional projected traffic would be a result of the residential units. The total subject site is approximately 1.94 acres which will expected to be fully built out for a conservative approach. The likely use of residential will be Multifamily Housing (Low-Rise) due to area restrictions.

Below is the land use code utilized to calculate the projected trips:

LUC 220 – Multifamily Housing (Low-Rise) 27 Dwelling Units

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation*, 11th Edition.

The LUC 220 Multifamily Housing (Low-Rise) was not within the ITE data ranges for weekday analysis, therefore the average method analysis was used to generate trips. However the AM and PM peak hour were generated utilizing the ITE fitted curve equation.

The table below outlines the anticipated weekday A.M. and P.M. peak hour trip generation for the proposed use as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
220 – Multifamily Housing (Low-Rise)	7	24	20	12	91	91

TRIP DISTRIBUTION AND LEVEL OF SERVICE ANALYSIS

For a conservative approach to this Minor Traffic Study, the distribution analyzed all trips utilizing the same roadway. The proposed amendment will not have any adverse impacts on McGregor Blvd. Table 1, demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
MCGREGOR BLVD			
PROJECT NAME:	CHILLED AUTO AIR		
ENGINEER:	QUATTRONE & ASSOCIATES, INC.		
DATE:	July 14, 2023		
PROJECT LOCATION:	12690 MCGREGOR BLVD		
100th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:	2022		735
LOS EXISTING =			C
100th HOUR V.P.H. FOR PROJECT =			24
NEW TRIP DISTRIBUTION % = 100%		NEW TRIPS =	24
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =	735	+	24
			759
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =	MCGREGOR BLVD		
		A	0
		B	0
		C	872
		D	924
		E	924

Table 1 LOS Calculations & Analysis

CONCLUSION

There is no change in the Level of Service for McGregor Blvd, based on the 100th highest hour LOS calculations. Therefore, no improvements will be warranted as a result of the amendment.

REFERENCES

- Trip Generation by OTISS Online Traffic Impact Study Software
- Institute of Transportation Engineers Trip Generation, 11th Edition
- Generalized Peak Hour Directional Volumes, Table 7 (FDOT)
- Florida Traffic Online Report (FDOT)

PROJECT AERIAL



AERIAL MAP



NOTES:
- THIS AERIAL PHOTOGRAPHI SHOWN WERE PROVIDED BY
LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2013

SUBJECT PROPERTY
STRAP # 3
16-45-24-00-0005 0000
16-45-24-00-0005 0000
16-45-24-00-0006 0010



CHILLED AUTO AIR
AERIAL MAP
FOR THE
COUNTY ENGINEER, FLORIDA
PORT WORTH, FL 32070

Quattrone & Associates, Inc.
10111 University Boulevard, Suite 700, Fort Myers, Florida 33919 • 239-334-1222
www.quattrone.com

APPROXIMATE
PLAT NUMBER
DATE OF RECORD
SHEET
1
TOTAL SHEETS

TRIP GENERATION GRAPHS



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

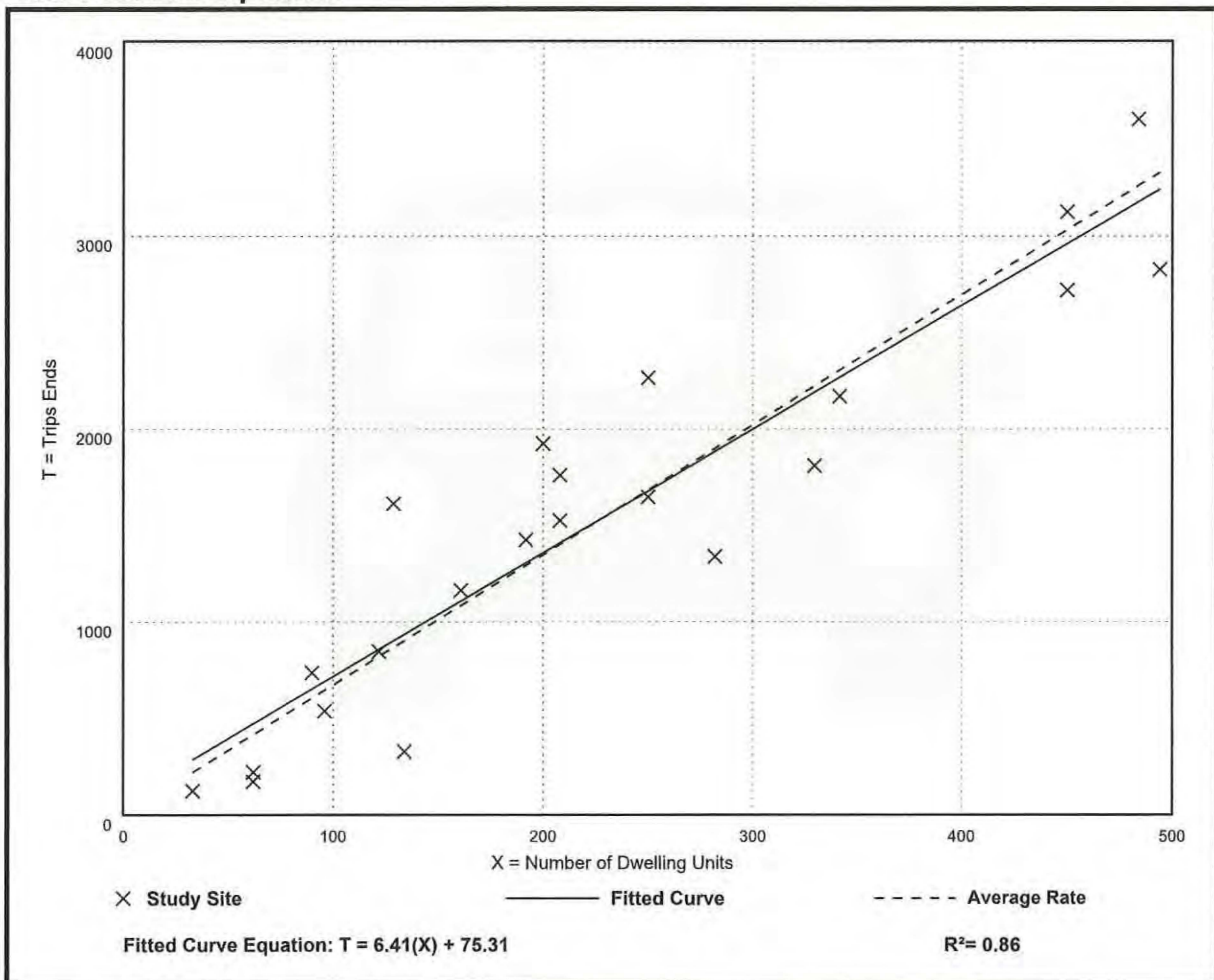
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

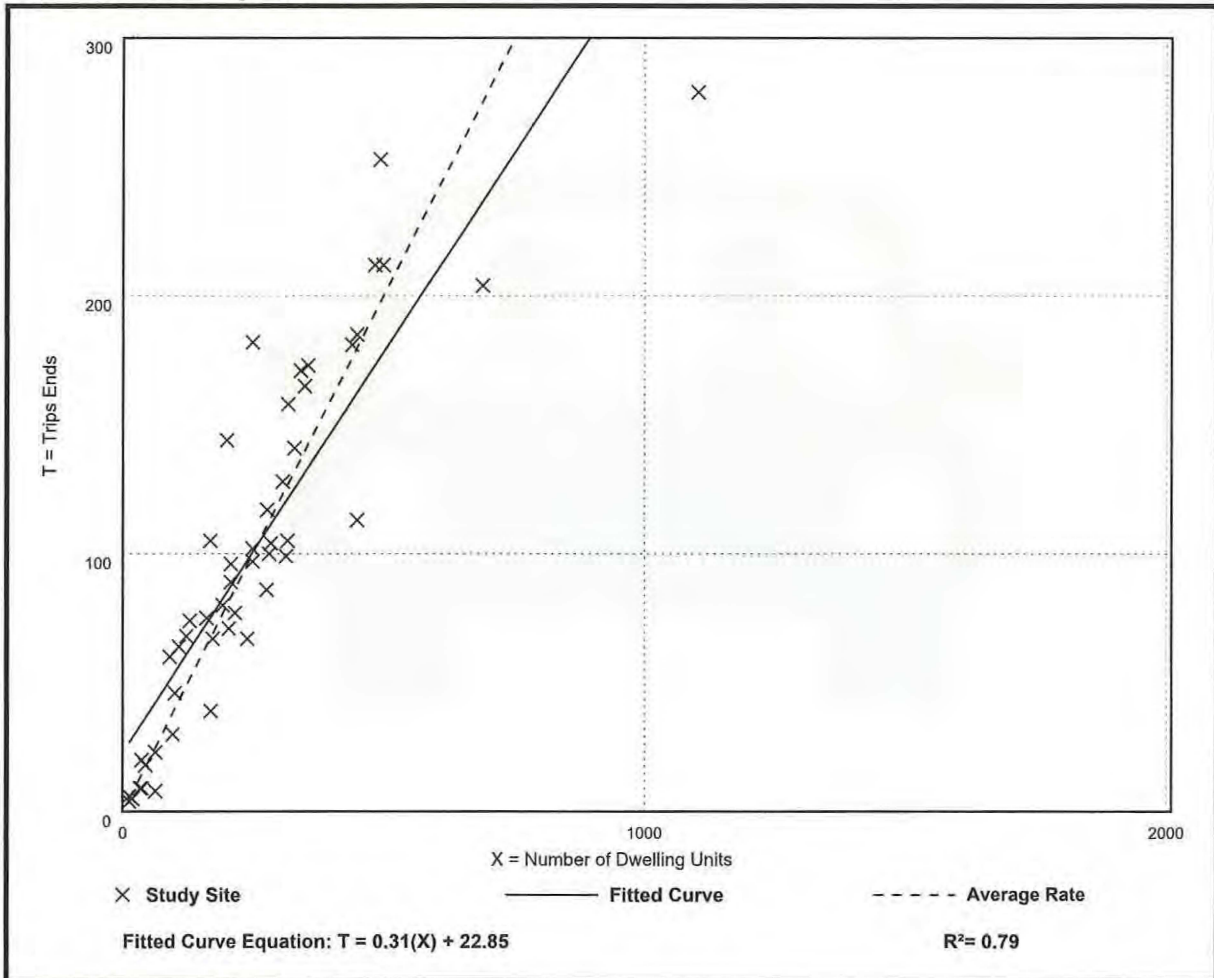
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

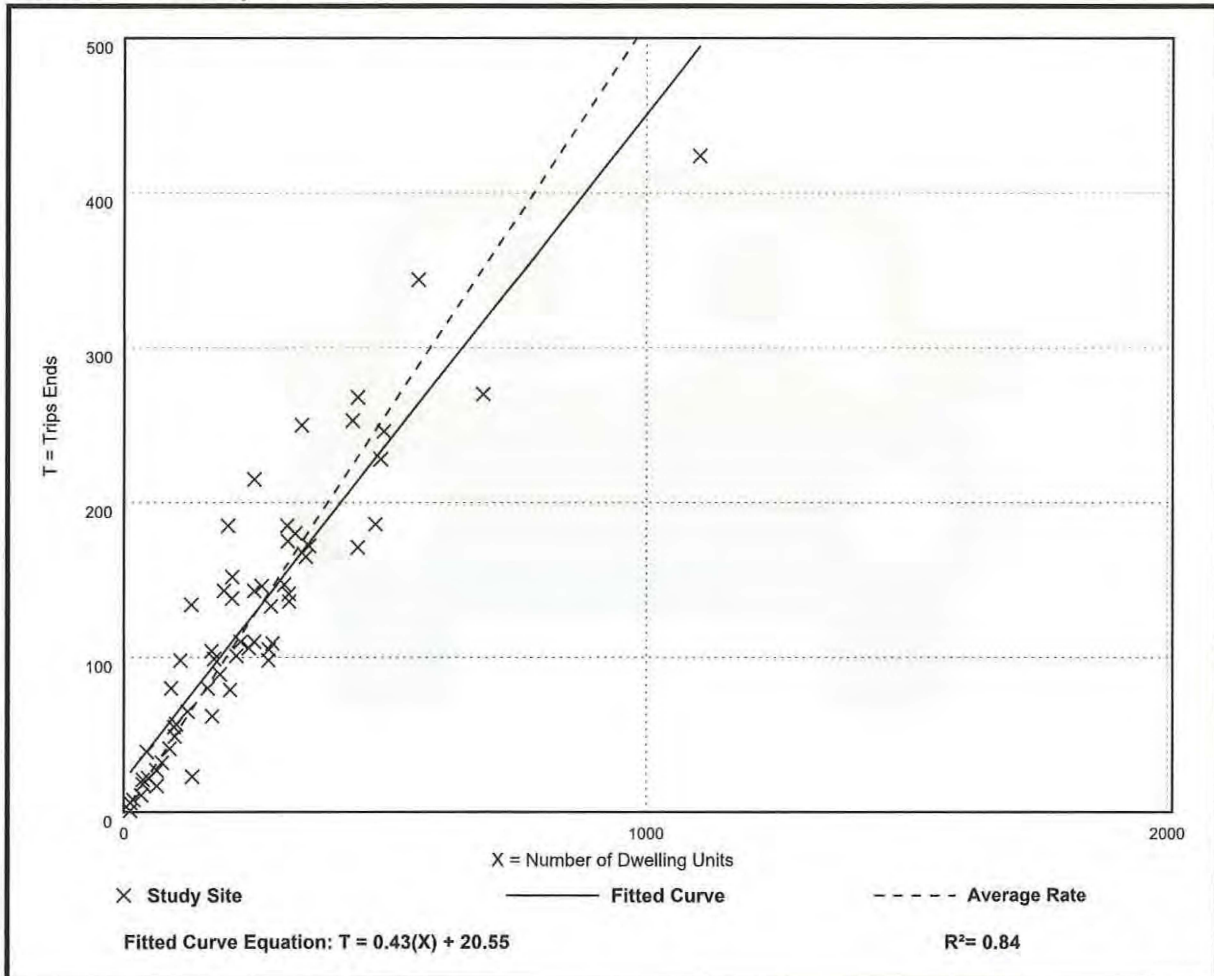
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



TRAFFIC REPORT



TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane +1,000 Ramp Metering +5%					
Non-State Signalized Roadways -10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes Median Exclusive left lanes Adjustment factors					
						1 Divided Yes +5%					
						Multi Undivided Yes -5%					
						Multi Undivided No -25%					
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Shoulder/Bicycle						* Cannot be achieved using table input value defaults.					
Lane Coverage	B	C	D	E		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
0-49%	*	150	390	1,000		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
50-84%	110	340	1,000	>1,000							
85-100%	470	1,000	>1,000	**							
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5001 - SR 867, N OF SHADDELEE LN/S OF WINKLER LC331

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	15200 F	N	7700	S	7500	9.00	53.70	5.20
2021	15200 C	N	7700	S	7500	9.00	53.10	5.20
2020	15300 C	N	7500	S	7800	9.00	52.80	4.40
2019	16500 C	N	8100	S	8400	9.00	53.30	4.10
2018	16400 C	N	8300	S	8100	9.00	53.30	4.70
2017	15900 C	N	8000	S	7900	9.00	53.20	4.30
2016	16200 C	N	8300	S	7900	9.00	55.90	3.00
2015	16000 C	N	8200	S	7800	9.00	54.40	3.60
2014	16800 F	N	8700	S	8100	9.00	54.90	3.30
2013	16800 C	N	8700	S	8100	9.00	55.20	3.30
2012	16300 C	N	8400	S	7900	9.00	55.50	3.80
2011	17900 F	N	9200	S	8700	9.00	54.70	2.80
2010	17500 C	N	9000	S	8500	9.40	55.43	2.80
2009	16600 C	N	8500	S	8100	9.68	55.28	3.10
2008	15900 C	N	8100	S	7800	9.74	55.49	3.80
2007	17600 C	N	8800	S	8800	12.15	51.63	4.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Soil Map—Lee County, Florida



Soil Map may not be valid at this scale.

81° 54' 40" W



Map Scale: 1:1,520 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

7/25/2023 Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
 Survey Area Data: Version 20, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	8.1	67.7%
59	Urban land, 0 to 2 percent slopes	3.9	32.3%
Totals for Area of Interest		11.9	100.0%

Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:34 AM
To: fireprevention@ionafire.com
Subject: McGregor
Attachments: Letter of Availability - Iona McGregor Department.pdf; Location Map.pdf

To Whom it May Concern,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Location Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net



Engineers, Planners & Development Consultants

**4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QA@qainc.net | f 239.936.7228**

May 16, 2023

Seth Comer, Chief
Iona McGregor Fire Department
6061 South Pointe Blvd.
Fort Myers, FL 33919

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Chief Comer:

We are seeking an amendment to the Lee County Comprehensive ± 1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



IONA MCGREGOR FIRE DISTRICT
6061 SOUTH POINTE BLVD
FORT MYERS, FL 33919

MAIN OFFICE: (239) 433-0660
FIRE PREVENTION OFFICE: (239) 425-9336
www.ionafire.com

July 26, 2023

Quattrone & Associates, Inc.
Sharon Hrabak, Permitting Manager
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916

Re: Letter of Service Availability – McGregor Blvd Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Ms. Hrabak,

Our office is in receipt of your request for a Letter of Service Availability for the above-mentioned parcels, totaling 33,628ft² maximum commercial square footage.

Iona McGregor Fire District is the primary fire protection rescue service agency responsible for coverage at the location you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary responding fire protection and rescue service for this location is IMFD Station #74, located 1.4 miles southeast of the property.

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

Please contact our office if we can be of further assistance.

Sincerely,

Jackielou Mozes
Fire Marshal

Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:12 AM
To: Abes, Benjamin
Subject: McGregor Mixed Use
Attachments: Location Map.pdf; Letter of Availability - Lee County Public Safety.pdf

Ben,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Location Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

May 16, 2023

Mr. Benjamin Abes, Public Safety Director
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902
Benjamin.Abes@leegov.com

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Mr. Abes,

We are seeking an amendment to the Lee County Comprehensive ± 1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

May 21, 2023

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33901

Re: Letter of Service Availability – McGregor/Edinburgh

Ms. Hrabak,

I am in receipt of your letter requesting a Letter of Service Availability for a Comprehensive Plan Amendment. This amendment would extend the mixed use overlay west of McGregor Boulevard. The property bears STRAP 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, and 16-45-24-00-00006.0010.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There are two ambulances located 0.8 miles southeast. There are two other locations within five miles of the property.

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

Sincerely,

Benjamin Abes
Director, Public Safety

Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:30 AM
To: Nelson, Stanley
Subject: McGregor Mixed Use
Attachments: Location Map.pdf; Letter of Availability - Lee County Sheriff's Office.pdf

Stan,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

May 16, 2023

Stan Nelson, Director of Planning & Research
Patrol Special Operations
Lee County Office of the Sherriff
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912
SNelson@sheriffleefl.org

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Major Chris Reeves,

We are seeking an amendment to the Lee County Comprehensive ±1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@gainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Carmin ***Marceno***
Sheriff



"Proud to Serve"

State of Florida
County of Lee

May 22, 2023

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Ms. Hrabak,

The Lee County Sheriff's Office has reviewed your Lee County Comprehensive Plan amendment request to the Mixed-Use Overlay for the following parcels: STRAP # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010)

The request would extend the Mixed Use Overlay Boundary to the identified parcels in order to accommodate redevelopment of the property. This Agency evaluated your request solely on its ability to provide law enforcement service to the project. Based on that criterion, the proposed change would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our West District offices in Fort Myers. At the time of application for a development order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Community Response Unit Crime Prevention Practitioner Kim Swanson at (239) 477-1617 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in blue ink, appearing to read "Chris Reeves".

Chris Reeves
Major, Patrol Bureau

94094



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000

Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:28 AM
To: BKantor@leegov.com
Subject: McGregor Mixed Use
Attachments: Letter of Availability - Lee County Solid Waste.pdf; Location Map.pdf

Brigitte,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

May 16, 2023

Brigitte Kantor, Public Utilities Manager
Lee County Solid Waste Division
6431 Topaz Court
Fort Myers, FL 33966
BKantor@leegov.com

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Ms. Kantor:

We are seeking an amendment to the Lee County Comprehensive ± 1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Sharon Hrabak
Sent: Monday, July 24, 2023 5:08 PM
To: BKantor@leegov.com
Subject: FW: McGregor Mixed Use
Attachments: Letter of Availability - Lee County Solid Waste.pdf; Location Map.pdf

Brigitte,

Please let us know if you have any questions regarding our request for the LOA.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net

From: Sharon Hrabak
Sent: Wednesday, July 12, 2023 4:59 PM
To: BKantor@leegov.com
Subject: FW: McGregor Mixed Use

Hello,

We are following up with our request to see if you have any questions?

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:28 AM
To: BKantor@leegov.com
Subject: McGregor Mixed Use

Brigitte,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:26 AM
To: Mnolen@leegov.com
Subject: McGregor Mixed Use
Attachments: Letter of Availability - Lee County Transit.pdf; Location Map.pdf

Margo,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

May 16, 2023

Ms. Margo Nolen, Senior Support Specialist
LeeTran Headquarters
3401 Metro Parkway
Fort Myers, FL 33901
MNolen@leegov.com

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Ms. Nolen,

We are seeking an amendment to the Lee County Comprehensive \pm 1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



LeeTran Headquarters
Lee County Transit
3401 Metro Parkway
Fort Myers, FL 33901

Kevin Ruane
Distinct One

May 30, 2023

Cecil L. Pendergrass
Distinct Two

Sharon Hrabak
Permitting Manager
QUATTRONE & ASSOCIATES, INC.

Ray Sandelli
Distinct Three

Brian Hamman
Distinct Four

McGregor Blvd
Comprehensive Plan Amendment
Letter of Service Availability Request

Mike Greenwell
Distinct Five

Roger Desjarlais
County Manager

Sharon Hrabak,

Richard Wesch
County Attorney

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins
County Hearing Examiner

- Subject area is within one-quarter mile of a fixed-route corridor.
- Closest bus stop, #10210 is within one-quarter mile of the subject parcels.
- The 2021 TDP does identify the need for enhanced or additional transit services in the area.

Proposed future development does currently meet the applicability outlined within Lee County Transit Land Development Code Sec. 10-442 (a)(1) and Sec. 10-296 (4)(a). The developer will be required to connect to and improve transit facilities because planning action does trigger the relevant Development Code.

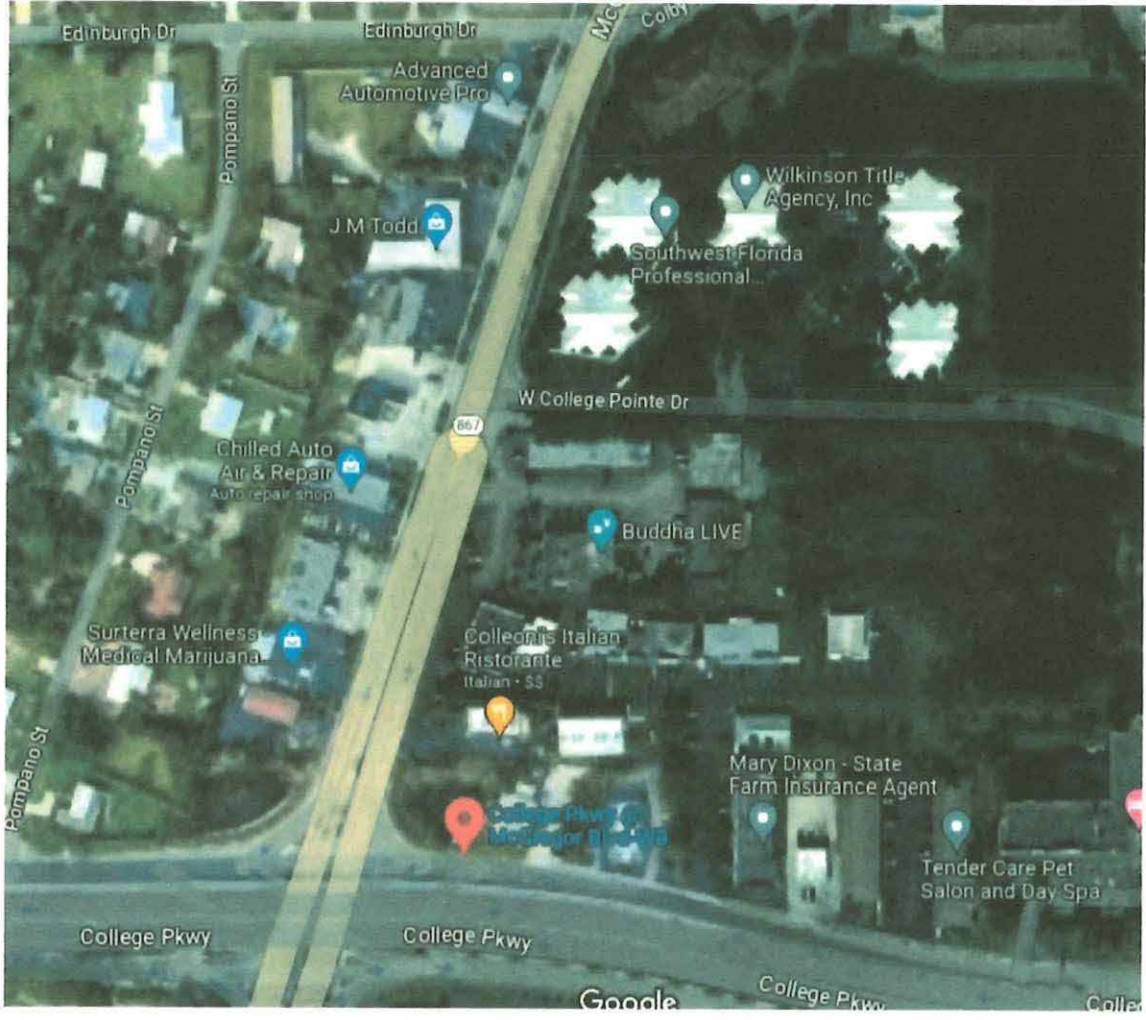
If transit services have been modified within one-quarter mile of the subject parcels at the time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of the closest bus stop that serves the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,
Transit Service Planner
Phone: (239) 533-0340



Sharon Hrabak

From: Sharon Hrabak
Sent: Friday, May 19, 2023 11:15 AM
To: JacquelineHe@LeeSchools.net
Subject: McGregor Mixed Use
Attachments: Location Map.pdf; Letter of Availability - Lee County School District.pdf

Jacqueline,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

May 16, 2023

Mr. Joel Deguzman
The School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966
joelsd@leeschools.net

Re: Request for Letter of Service Availability
McGregor Blvd
Comprehensive Plan Amendment
Strap # 16-45-24-00-00007.0060, 16-45-24-00-00005.0000, 16-45-24-00-00006.0010

Dear Mr. Gemelli,

We are seeking an amendment to the Lee County Comprehensive ± 1.93 acres to the Mixed-Use Overlay. The application is intended to extend the Mixed-Use Overlay Boundary on the west of McGregor Blvd. and North of College Parkway.

The primary intent of the amendment is to accommodate redevelopment of the property. The current land uses of Intensive Development encourage mixed use of high density residential and commercial development. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires us to provide a Letter of Service Availability from all agencies determining the adequacy/provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or sharon@qainc.net

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager

Sharon Hrabak

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Thursday, July 13, 2023 2:24 PM
To: Sharon Hrabak
Subject: RE: McGregor Mixed Use

EXTERNAL SENDER

Good afternoon,
The School District has no comment McGregor Mixed Use. The applicant is not proposing additional dwelling units nor are they proposing COP within 500' of school.

Please do not hesitate to reach out should you have any questions

Jacqueline Heredia

District Planning Specialist

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

JacquelineHE@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE



From: Sharon Hrabak <Sharon@gainc.net>
Sent: Thursday, July 13, 2023 2:21 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: RE: McGregor Mixed Use

NOTICE: This message originated from outside the District's network.

Jacqueline,

Our client currently is not proposing any residential, however for the purpose of the FLU amendment we need to foresee the highest intensity that would be allowed. Currently the area has a FLU of Intensive Development which allow for 14 dwelling Units per acre. If the property owners decide to redevelop the existing commercial parcels the FLU maximum would be an overall 14 DU. I would assume multifamily would be the only possible way to achieve the highest possible density of 14 units per acre given the size.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Thursday, July 13, 2023 2:14 PM
To: Sharon Hrabak <Sharon@qainc.net>
Subject: RE: McGregor Mixed Use

EXTERNAL SENDER

Are these single family or multi family?

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Wednesday, July 12, 2023 4:56 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: FW: McGregor Mixed Use

NOTICE: This message originated from outside the District's network.

Jacqueline,

Following up with our request for a letter of availability?

We are proposing commercial, however if ever its redevelopment the Land Use would allow for 14 dwelling units per acre. The request is 1.93 acres which would allow for 27 dwelling units if ever it is redeveloped.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: Sharon Hrabak
Sent: Wednesday, June 21, 2023 5:06 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: RE: McGregor Mixed Use

Jacqueline,

The proposed with be for Commercial only. No residential!

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Friday, June 16, 2023 1:47 PM
To: Sharon Hrabak <Sharon@qainc.net>
Subject: RE: McGregor Mixed Use

EXTERNAL SENDER

I apologize for this email some how was lost in my inbox. Are there any multifamily or single family homes being developed? If so how many and on how many acres will they be places on? I did not see that specified.

Thank you

Jacqueline Heredia

District Planning Specialist

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

JacquelineHE@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE



From: Sharon Hrabak <Sharon@gainc.net>
Sent: Friday, May 19, 2023 11:15 AM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: McGregor Mixed Use

NOTICE: This message originated from outside the District's network.

Jacqueline,

We will be proposing a Comprehensive Amendment to change the future land use and as part of the submittal we need to provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities. Please see attached Letter of request as well as the Geo Map for the properties that would be included with our proposal.

Please feel free to reach out if you have any questions.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net

Sharon Hrabak

From: Sharon Hrabak
Sent: Tuesday, July 25, 2023 1:24 PM
To: lcudcap
Subject: FW: McGregor-Mixed Use
Attachments: Letter of Availability - LCU.doc; 7. LOA McGregor - Mixed Use - Quattrone - Letter.pdf

Ashanti

For the purpose of our Comp Plan amendment, we need to include the limits of our request. If all the parcels were redeveloped the maximum commercial square footage would be 33,628 square feet of building footprint over the 3 parcels with an approximation of maximum 3,369 gpd usage. Can you please revise the letter?

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: lcudcap <lcudcap@leegov.com>
Sent: Thursday, June 8, 2023 7:40 AM
To: Sharon Hrabak <Sharon@qainc.net>; lcudcap <lcudcap@leegov.com>
Subject: RE: McGregor-Mixed Use

EXTERNAL SENDER

No Problem! I don't mind at all. I was just saying I didn't forget about you.

If you have any questions, please feel free to contact me by email or phone.

**PLEASE NOTE: All project related emails must be sent to lcudcap@leegov.com
(Multiple staff members will receive emails at this address)**

Here are some helpful LCU website links

1. [LCU rates and fees](#) (Approved LCU Rate Resolution 11-08-26)
2. [LCU design manual](#) (for Record Drawing requirements see 'General Responsibilities, Requirements & Processes')
3. [Typical LCU developer project process](#)
4. [LCU Developer project forms](#)
5. [Application for new meter sets](#)
6. Lee County Utilities [Cross Connection Control Policy](#)

Respectfully,



LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: JULY 26, 2023

TO: MARY MCCORMIC
Technician Senior

FROM: SHARON HRABAK

FIRM: QUATTRONE & ASSOCIATES

ADDRESS: 4301 VERONICA SHOEMAKER BLVD

ADDRESS: FORT MYERS, FL 33916 -

PHONE#: (239)936-5222 FAX: () -

E-MAIL ADDRESS: SHARON@QAINC.NET

PROJECT NAME: MCGREGOR CPU

PREVIOUS PROJECT NAME(S): _____

STRAP NUMBER(S): 16-45-24-00-00007.0060, 16-45-24-00-00005.000, 16-45-24-00-00006.0010

PRIOR STRAP NUMBER(S) (IF ANY): _____

LOCATION/SITE ADDRESS: 12690, 12670, 12680 McGregor Blvd; Fort Myers, FL 33919

PURPOSE OF LETTER:

- DEVELOPMENT ORDER SUBMITTAL FINANCING EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY) FLU AMENDMENT

PLANNED USE:

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

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: ±4 TOTAL SQUARE FOOTAGE: ±33,628 SF

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

AVERAGE ESTIMATED DAILY FLOW (GPD): 500 (WATER WASTE-WATER)

REUSE PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER

CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: CH 64-E

Retail 10/ 100sf 33,628 SF /100 =336 X 10= 3,363 Gpd

Please e-mail the completed form at mmccormic@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.





Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

July 26, 2023

Via E-Mail

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

required. Sharon Hrabak
Quattrone & Associates
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916

RE: **Potable Water and Wastewater Availability**
12690, 12680, 12670 McGregor
STRAP # 16-45-24-00-00007.0060; 16-45-24-00-00005.0000;
16-45-24-00-00006.0010

To whom this may concern:

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

Your firm has indicated that this project will consist of four commercial units with an estimated flow demand of approximately 3,363 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of these parcels.

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.

July 26, 2023

Page 2

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

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

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING

Sharon Hrabak

From: Utilities Customer Correspondence <Utilities@leegov.com>
Sent: Thursday, July 27, 2023 10:16 AM
To: Sharon Hrabak
Subject: RE: Water Usage Request McGregor Blvd.

EXTERNAL SENDER

Good morning,
Thank you for contacting Lee County Utilities. To produce the average gallon usage per day you can calculate it by dividing the total amount of water used by the number of days in the billing period. So, in this case, it would be divided by the number of days between the readings. Due to the amount of usage at all three properties most of the usage amounts are 0, so there won't be average gallon per day usage for those dates. If you have any further questions, please call us at the number below.

Thank you!
Have a great day!



Lee County Utilities

7391 College Parkway, Fort Myers, FL 33907

office: (239) 533-8845

fax: (239) 485-8845

email: utilities@leegov.com

web: www.leegov.com/utilities

Connect With Us On Social Media



Customer portal: myutilities.leegov.com

[Customer Service Survey](#)

KCP

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Wednesday, July 26, 2023 10:44 AM
To: Utilities Customer Correspondence <Utilities@leegov.com>
Subject: [EXTERNAL] RE: Water Usage Request McGregor Blvd.

I apologize for my ignorance, but I am trying to come up with a average gallon per day usage. How should I go about that?

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

From: Utilities Customer Correspondence <Utilities@leegov.com>
Sent: Wednesday, July 26, 2023 8:50 AM
To: Sharon Hrabak <Sharon@qainc.net>
Subject: RE: Water Usage Request McGregor Blvd.

EXTERNAL SENDER

Good morning,
Thank you for contacting Lee County Utilities. 12690 McGregor Blvd doesn't have a usage report. I have attached the other two usage reports. If you have any further questions, please call us at the number below.
Thank you!
Have a great day!



Lee County Utilities
7391 College Parkway, Fort Myers, FL 33907
office: (239) 533-8845
fax: (239) 485-8845
email: utilities@leegov.com
web: www.leegov.com/utilities
Connect With Us On Social Media



Customer portal: myutilities.leegov.com
[Customer Service Survey](#)

KCP

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Tuesday, July 25, 2023 2:12 PM
To: Utilities Customer Correspondence <Utilities@leegov.com>
Subject: [EXTERNAL] Water Usage Request McGregor Blvd.

Good Afternoon,

Can you please provide a 12-month usage for the following addresses:

12690 McGregor Blvd

12680 McGregor Blvd

12670 McGregor Blvd.

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.

Fort Myers, Florida 33916

P: 239-936-5222 | F: 239-936-7228

sharon@qainc.net | www.qainc.net

Receive updates from Lee County Government by [subscribing to our newsletter](#)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Service Address : 12670 MCGREGOR BLVD 2, FORT MYERS FL
Service : Water
Service Id: 26811
Last Billed: 7/5/2023

Meter	Source of Read	Reading Type	Read Date	Reading	Multiplier
1700086668	Meter Reading	AMI Read (Mueller)	6/28/2023	285.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	5/30/2023	285.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	4/27/2023	285.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	3/30/2023	285.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	2/28/2023	285.0	1.0
1700086668	Manual Entry	Corrected Read	1/31/2023	285.0	
1700086668	Meter Reading	SQL Read Update	1/31/2023	294.0	1.0
1700086668	Meter Reading	SQL Read Update	12/29/2022	294.0	1.0
1700086668	Meter Reading	SQL Read Update	11/29/2022	294.0	1.0
1700086668	Meter Reading	SQL Read Update	10/28/2022	294.0	1.0
1700086668	Estimated Reading	Estimate Reading	9/28/2022	294.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	8/25/2022	285.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	7/27/2022	284.0	1.0
1700086668	Meter Reading	AMI Read (Mueller)	6/27/2022	281.0	1.0

Account Number :	1266022
Account Name :	T&C ENTERPRISES OF SWFL INC
Service Address :	12680 MCGREGOR BLVD, FORT MYERS
Service :	Water
Service Id:	26814
Last Billed:	7/3/2023

Meter	Source of Read	Reading Type	Read Date	Reading	Multiplier
21135599	Meter Reading	AMI Read (Mueller)	6/28/2023	181.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	5/30/2023	180.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	4/27/2023	179.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	3/30/2023	178.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	2/28/2023	177.0	1.0
21135599	Estimated Reading	Estimate Reading	1/30/2023	164.0	1.0
21135599	Estimated Reading	Estimate Reading	12/29/2022	164.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	11/29/2022	164.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	10/28/2022	132.0	1.0
21135599	Estimated Reading	Estimate Reading	9/28/2022	63.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	8/25/2022	63.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	7/28/2022	58.0	1.0
21135599	Meter Reading	AMI Read (Mueller)	6/28/2022	8.0	1.0



McGregor-Mixed Use Overlay

State and Regional Policy Plan
Exhibit M19

Consistent with FSS 29I-6.002 Strategic Policy Plan, the 2-acre +/- property is consistent with the SWFRPC SRPP in the following manner:

Transportation Strategy _ Promote Smart growth where residential communities are linked with job centers through transit, carpooling, or other high occupancy vehicle transportation.

REPOSNE – The requested Mixed-use Overlay map amendment serves to advance urban infill redevelopment via reduced development standards. It is an accepted professional planning principle and practice that urban infill redevelopment is “Smart Growth”. The map amendment is consistent with the SWFRPC Strategic Regional Policy Plan.

Economic Strategy _ Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

REPOSNE – The requested Mixed-use Overlay map amendment serves to ensure an adequate supply of urban city-center commercial lands. It does so by incentivizing urban infill commercial redevelopment. The map amendment is consistent with the SWFRPC Strategic Regional Policy Plan.

Consistent with FSS 187.201 State Comprehensive Plan, the 2-acre +/- property is consistent with the Florida plan in the following manner:

(7)(a)(b.5) Water Resources _ 5. Ensure that new development is compatible with existing local and regional water supplies.

REPOSNE – The requested Mixed-use Overlay map amendment has available to it at adequate capacity potable water and sanitary sewer services consistent with all local government utility plans. The map amendment is consistent with the State Comprehensive Plan.

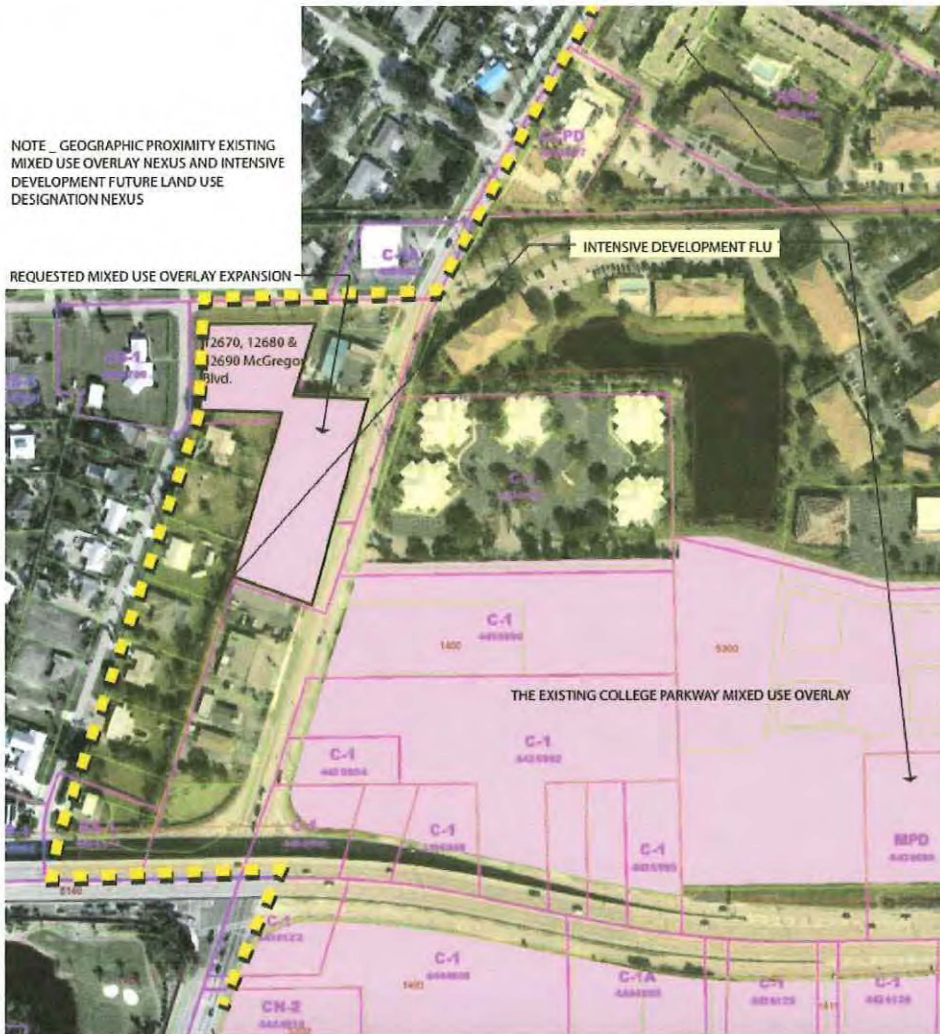
(7)(b.1) Land Use _ 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

REPOSNE – The requested map amendment advances urban infill investment and redevelopment via reduced development standards. The map amendment is consistent with the State Comprehensive Plan.

McGregor-Mixed Use Overlay

Justification of Proposed Amendment
 Exhibit M20

The applicant is requesting an amendment to Lee Plan Map I-C to allow the Mixed-Use Overlay to be extended west to include 2 acres +/- . The subject property is located on the west side of McGregor Blvd, approximately 0.5 mile north of College Parkway and is adjacent to the College Parkway Mixed-use Overlay. The property is development and improved commercial land, is located within the Intensive Development Future Use Category, and is zoned C-1. The applicant desires to re-develop the property and thus desires the overlay's reduced development standards to advance economic feasibility. As identified within the below graphic, there is sound location and land use nexus to support the minor westward expansion of the College Parkway Mixed-use Overlay.



Quattrone & Associates, Inc.

The intent of the Mixed-Use Overlay is to identify locations within Lee County that facilitate mixed-use development and urban infill development. Overlay location criteria are based on accommodating future growth in proximity to public transportation, existing commercial and residential centers, education and recreation facilities. As outlined within Policy 11.2.1, overlay expansion criteria includes proximity of transit routes, enabling pedestrian and automobile connections, location within the Intensive Development Future Land Use, having adequate public facilities and infrastructure, and not intruding into predominately single-family residential neighborhoods. The subject property, being located on Lee Tran routes 30, in the Intensive Development future land use category and its proximity to several properties within the Mixed-Use Overlay and existing public facilities, serves to facilitate continued opportunities for infill-clustered development. Though the 2 acre property abuts 4 home lots to the west, the site is not within a predominantly single family neighborhood since it's urban form is McGregor Blvd. commercial strip. The subject property and the properties to the north and south have existing commercial zoning, and development since 1965. The request is consistent with Policy 11.2.1.

In conclusion, the application meets the criteria to amend the College Parkway Mixed-Use Overlay and is consistent with and furthers the Goals, Objectives and Policies of the Lee Plan.



EXISTING COLLEGE PARKWAY MIXED USE OVERLAY COMMERCIAL AND RESIDENTIAL USES



Date of Report: May 01, 2023

Buffer Distance: 500 feet

Parcels Affected: 102

Subject Parcels: 16-45-24-00-00005.0000, 16-45-24-00-00006.0010, 16-45-24-00-00007.0060

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
UNDERWATER EXPLORERS 7770 CAMERON CIR FORT MYERS FL 33912	16-45-24-00-00004.0000 12600 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 1259/0441	1
RUFENER GARY D 12640 MCGREGOR BLVD FORT MYERS FL 33919	16-45-24-00-00005.0010 12640 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 1065/1421	2
IDEAL INVESTMENTS AND PROPERTY 616 BASS LN CHARLOTTE NC 28270	16-45-24-00-00007.0000 12700 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 0613/0453	3
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	16-45-24-00-00007.0010 12740 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 0186/0127 LESS RD R/W	4
CELEJ ALAN & MARINO GINA 12730 MCGREGOR BLVD FORT MYERS FL 33919	16-45-24-00-00007.0020 12730 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 1192/0920	5
BAMBOO SHAN PROPERTIES LLC TOMMY LEE	16-45-24-00-00007.0040 12710 MCGREGOR BLVD	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 0732/0633	6

17240 S TAMIAMI TRL STE 3 FORT MYERS FL 33908	FORT MYERS FL 33919		
V 3 FUND III FT MYERS LLC V 3 CAPITAL GROUP LLC 496 S HUNT CLUB BLVD APOPKA FL 32703	16-45-24-00-00007.0050 12720 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 AS DESC OR 1014/0071	7
C P T MING & ASSOCIATES INC TOMMY LEE 17240 S TAMIAMI TRL STE 3 FORT MYERS FL 33908	16-45-24-00-00010.0000 12695/697 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 E OF BLVD AS DESC IN OR 0552/0443	8
NOTES DRIVE LLC 835 S TOWN + RIVER FORT MYERS FL 33908	16-45-24-00-00010.0010 12709-731 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 E OF BLVD DESC IN OR 222/ 825 + OR 593/223 LS RD R/W	9
BAMBOO SHAN PROPERTIES LLC TOMMY LEE 17240 S TAMIAMI TRL STE 3 FORT MYERS FL 33908	16-45-24-00-00010.0020 12691/693 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 E OF BLVD AS DESC OR 0927/0455	10
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	16-45-24-00-00011.0010 12741 MCGREGOR BLVD FORT MYERS FL 33919	PARL NW 1/4 OF SE 1/4 DESC OR 1998/3856 LESS RD R/W	11
STOKES PROPERTIES LLC 15955 PINE RIDGE RD FORT MYERS FL 33908	16-45-24-00-00011.0030 9340 COLLEGE PKWY FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 E OF BLVD AS DESC IN OR 0868/0820 LESS RD R/W	12
HARRISON JAMES W & 1206 LA FAUNCE WAY FORT MYERS FL 33919	16-45-24-00-00011.0040 9320 COLLEGE PKWY FORT MYERS FL 33919	PARL IN NW 1/4 OF SE 1/4 E OF BLVD AS DESC IN OR 0669/0665 LESS RD R/W	13
MCGREGOR BUILDING LLC 12581 MCGREGOR BLVD FORT MYERS FL 33919	16-45-24-01-00000.060A 12581 MCGREGOR BLVD FORT MYERS FL 33919	BAYSHORE PARK PB 3 PG 40 PT LT 60 DESC IN 2006000365523	14
FORD DOUGLAS E 6089 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00001.0010 6089 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 2 LESS ELY 82.5 FT	15
COASTAL TRAFFIC DISPLAYS LLC PO BOX 160 WINDERMERE FL 34786	16-45-24-02-00001.001A 6085 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 ELY 82.5 FT LOT 2 LESS RD	16
JOHNSTON THEODORE II 1510 MONROE AVE RIVER FOREST IL 60305	16-45-24-02-00001.0020 6081 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 3	17
LAMBERT ELIZABETH SUSAN L/E + 6073 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00002.0000 6073 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 4 + S 1/2 LOT 5	18
LIRETTE MARY ELIZABETH 18167 PHLOX DR FORT MYERS FL 33967	16-45-24-02-00003.0000 6065 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOTS 6 + N 1/2 LOT 5	19
MCGREGOR 12690 PROPERTIES LLC 10481 SOLARO ST FORT MYERS FL 33913	16-45-24-02-00004.0000 6039 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 10 + SWLY 1/2 LOT 11	20
FRIER SCOTT A & MONICA L 6047 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00004.0010 6047 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 LOT 9 + NLY 1/2 LOT 8	21
HARMON PETER & LESLEY 6031 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00004.0020 6031 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 NELY 1/2 LOT 11 + LOT 12	22
MAGOUYRK TODD & LORI S 2742 JACKSON PIKE BATAVIA OH 45103	16-45-24-02-00005.0000 6057 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 LOT 7 + SLY 1/2 LOT 8	23
PESSA ANTHONY & ELIZABETH 3427 SE 22ND PL CAPE CORAL FL 33904	16-45-24-02-00007.0000 534 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 PT LT 14 TH N 120 FT OF W 80 FT	24

TOCK KEVIN C 548 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00007.0020 548 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 LOT PT 14 AS DESC OR 0497/0435	25
WALLACE NATHAN L & JULIE A 544 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00007.0030 544 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 PT LOT 14 AS DESC OR 736/0172	26
BROWN JANICE + 528 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00008.0000 528 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 15	27
INDARAWIS WAHABALLAH & 516 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00009.0000 516 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 LOT 17	28
RAUN FAMILY REVOCABLE TRUST 522 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00009.0010 522 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 16	29
GENSEL RUSSELL H & KATHI L 506 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00009.0020 506 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK A PB 9 PG 56 LOT 19	30
REDMAN BRADLEY KENT + 508 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00009.0030 508 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.A PB 9 PG 56 LOT 18	31
ONEIL ROBERT & 6080 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00013.0010 6080 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 LTS 3 + 4 + PT LTS 2 + 17A	32
KINGOS GREGORY VANCE TR 5669 EICHEN CIR W FORT MYERS FL 33919	16-45-24-02-00014.0000 6056/6058 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 7	33
BEYER BARBARA 6050 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00014.0010 6050 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 LOT 8	34
KOSMAN JERRY JOHN & P DIANE 6044 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00015.0000 6044 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 9	35
WORKINGER PAMELA J 6036 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00016.0000 6036 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 11	36
KARASU MARTI A 6040 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00016.0010 6040 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 10	37
KOVACS WILLIAM F 6026 POMPANO ST FORT MYERS FL 33919	16-45-24-02-00017.0000 6026 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOTS 12 THRU 15	38
WALKER WENDY & 503 EDINBURGH DR FORT MYERS FL 33919	16-45-24-02-00018.0000 503 EDINBURGH DR FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 LOTS 16 + 17 + N 50 FT OF LOT 17 A	39
VANDERMARK WALTER C 9509 MY WAY LN FORT MYERS FL 33919	16-45-24-02-00019.0020 9509 MY WAY LN FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 PT LT 17A S 100 FT OF N 150 FT	40
MAZZOTTA JAMES I & 9515 MY WAY LN FORT MYERS FL 33919	16-45-24-02-00019.0030 9515 MY WAY LN FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 PT LT 17A S 100 FT OF N 250 FT	41
BRIAN P MCDONALD INVESTMENTS 16791 PALM RD FORT MYERS FL 33908	16-45-24-02-00019.0040 9521 MY WAY LN FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK B PB 9 PG 56 PT LOT 17A DESC OR 1684 PG 2772	42
TAYLOR DWAYNE II 548 PRATHER DR FORT MYERS FL 33919	16-45-24-09-00000.00B0 548 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT B LESS THE SW 14 FT	43

ROGERS MARC & SUMMER 560 KEENAN AVE FORT MYERS FL 33919	16-45-24-09-00000.1090 560 KEENAN AVE FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT 109	44
STOCKFISH PAMELA CHRISTINE + 552 KEENAN AVE FORT MYERS FL 33919	16-45-24-09-00000.1100 552 KEENAN AVE FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT 110	45
SKALKO JOHN J & NANCY C 548 BRUCE CIR FORT MYERS FL 33919	16-45-24-09-00000.1110 548 BRUCE CIR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT 111	46
WAGNER JASON J & JENNIFER E 1625 SUNDANCE DR SAINT CLOUD FL 34771	16-45-24-09-00000.1120 546 BRUCE CIR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT 112	47
PEARCE MALCOLM B JR TR APRIL LOWE 14 MAPLE ST WESTHAMPTON BEACH NY 11978	16-45-24-09-00000.1130 542 BRUCE CIR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 1 PB 12 PG 24 LOT 113	48
POPE CHRISTOPHER L 542 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.00C0 542 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT C + SW 14 FT OF LOT B UNIT 1	49
TATA BEATRIZ P TR 497 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.0940 497 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 94	50
WILSON SHANE M 5980 ADELE CT FORT MYERS FL 33919	16-45-24-10-00000.0950 5980 ADELE CT FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 95	51
BERRY JEFFREY S & 5973 ADELE CT FORT MYERS FL 33919	16-45-24-10-00000.1000 5973 ADELE CT FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 100	52
ROBERTS JIMMY CASSELL III & 5981 ADELE CT FORT MYERS FL 33919	16-45-24-10-00000.1010 5981 ADELE CT FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 101	53
DESQUESNES MARC H + SARAH S 515 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1020 515 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 102	54
SAFFORD STEWART P 523 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1030 523 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 103	55
SHEU JOHN E & CHERYL L 525 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1040 525 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 104	56
LITOWITZ DENNIS JAY TR 531 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1050 531 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 105	57
COPP W GEORGE TR 535 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1060 535 PRATHER DR FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT 106 LESS PT RETAINED OR 984/635	58
STEPHENSON MICHAEL 545 PRATHER DR FORT MYERS FL 33919	16-45-24-10-00000.1070 545 PRATHER DR FORT MYERS FL 33919	MC GREGOR ISLES UT 1 + 2 PB 12 PGS 24 + 140 LOT 107+108 PT LOT 106 OR 1285/1445	59
MCGREGOR ISLES OWNERS ASSN PO BOX 6801 FORT MYERS FL 33911	16-45-24-10-0000A.00CE 12596 MCGREGOR BLVD FORT MYERS FL 33919	MCGREGOR ISLES UNIT 2 PB 12 PG 140 LOT A	60
CALOOSA BAYVIEW VILLAGE HOMES SAK & ASSOCIATES MGMT INC 12901 MCGREGOR BLVD STE 20 216 FORT MYERS FL 33919	16-45-24-20-00000.00CE CALOOSA BAYVIEW C/E FORT MYERS FL 33919	CALOOSA BAYVIEW VILLAGE HOMES UNIT NO 1 COMMON ELEMENTS POOL + TENNIS + UNITS A3-E + A3-F	61

CALOOSA BAYVIEW CONDO PH B INFINITY ACCOUNTING GROUP INC 12901 MCGREGOR BLVD STE 20 216 FORT MYERS FL 33919	16-45-24-22-00000.00CE CALOOSA BAYVIEW C/E FORT MYERS FL 33919	CALOOSA BAYVIEW CONDO PH B DESC OR BK 1063 PG 0716 CE:POOL+TENNIS	62
GULF STREAM WEST LLC TCG PM LLC 9450 CORKSCREW PALMS CIR #101 ESTERO FL 33928	16-45-24-45-00000.0010 12651 MCGREGOR BLVD #1 FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 LOT 1	63
GULF STREAM WEST LLC TCG PM LLC 9450 CORKSCREW PALMS CIR #101 ESTERO FL 33928	16-45-24-45-00000.0020 12651 MCGREGOR BLVD #2 FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 LOT 2	64
GULF STREAM WEST LLC TCG PM LLC 9450 CORKSCREW PALMS CIR #101 ESTERO FL 33928	16-45-24-45-00000.0030 12651 MCGREGOR BLVD #3 FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 LOT 3	65
GULF STREAM WEST LLC TCG PM LLC 9450 CORKSCREW PALMS CIR #101 ESTERO FL 33928	16-45-24-45-00000.0040 12651 MCGREGOR BLVD #4 FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 LOT 4	66
GULF STREAM WEST LLC TCG PM LLC 9450 CORKSCREW PALMS CIR #101 ESTERO FL 33928	16-45-24-45-00000.0050 12651 MCGREGOR BLVD #5 FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 LOT 5	67
MCGREGOR LAKES CENTER ASSN COMMERCIAL PROPERTY SPEC 12734 KENWOOD LN STE 93 FORT MYERS FL 33907	16-45-24-45-0000A.00CE MCGREGOR LAKES CENTER C/E FORT MYERS FL 33919	MCGREGOR LAKES CENTER OFFICE PARK PB 73 PGS 64 + 65 TRACT A	68
ENCLAVE AT COLLEGE POINTE ASSN SWFL CAM SERVICES 10231 METRO PKWY # 204 FORT MYERS FL 33966	16-45-24-47-00000.00CE ENCLAVE @ COLLEGE POINTE C/E FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 FKA COLLEGE POINTE PB 62/76- 78 TRACTS L-D-K + POR TR E COMMON ELEMENTS	69
KINGOS TARA HALL + 5669 EICHEN CIR W FORT MYERS FL 33919	16-45-24-L3-00013.0000 6062 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 5	70
KINGOS TARA HALL + 5669 EICHEN CIR W FORT MYERS FL 33919	16-45-24-L3-00013.0010 6060 POMPANO ST FORT MYERS FL 33919	EDISON ACRES UNIT 1 BLK.B PB 9 PG 56 LOT 6	71
EUGSTER DAVID P 1760 DUNNWOOD WAY OREGON WI 53575	16-45-24-22-00014.1066 4262 ISLAND CIR #3 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 14 OR 1063 PG 709 UNIT 1066	72
LEHMAN KIMBERLY DAWN 4262 ISLAND CIR #2 FORT MYERS FL 33919	16-45-24-22-00014.1068 4262 ISLAND CIR #2 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 14 OR 1063 PG 709 UNIT 1068	72
WAGNER JENNIFER KAY 4262 ISLAND CIR #1 FORT MYERS FL 33919	16-45-24-22-00014.1070 4262 ISLAND CIR #1 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 14 OR 1063 PG 709 UNIT 1070	72
KLEVINSKY LAURA M 420 CUNAT BLVD APT 3B RICHMOND IL 60071	16-45-24-22-0016A.1040 4261 ISLAND CIR #8 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1040 + VINYL PORCH	73
RICHARDS MARILYN 4261-G ISLAND CIR FORT MYERS FL 33919	16-45-24-22-0016A.1041 4261 ISLAND CIR #7 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1041	73
KRAUS CONRAD J & JENNIE G 820 FOX CHASE RD ROCKLEDGE PA 19046	16-45-24-22-0016A.1043 4261 ISLAND CIR #6 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1043	73

MEANS DIANE E & THOMAS P 4261 ISLAND CIR UNIT E FORT MYERS FL 33919	16-45-24-22-0016A.1045 4261 ISLAND CIR #5 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1045	73
CORNER IRENE R 4261 ISLAND CIR APT D FORT MYERS FL 33919	16-45-24-22-0016A.1047 4261 ISLAND CIR #4 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1047	73
CARRUTHERS JO ANN 4261 ISLAND CIR APT B FORT MYERS FL 33919	16-45-24-22-0016A.1050 4261 ISLAND CIR #2 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1050	73
DONAHUE D P & MARIE T 79 COLLINS LN GETZVILLE NY 14068	16-45-24-22-0016A.1051 4261 ISLAND CIR #1 FORT MYERS FL 33919	CALOOSA BAYVIEW PH B COND BLDG 16A OR 1063 PG 709 UNIT 1051	73
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2701 9085 COLBY DR #2701 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2701	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2702 9085 COLBY DR #2702 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2702	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2703 9085 COLBY DR #2703 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2703	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2704 9085 COLBY DR #2704 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2704	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2705 9085 COLBY DR #2705 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2705	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2706 9085 COLBY DR #2706 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2706	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2707 9085 COLBY DR #2707 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2707	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2708 9085 COLBY DR #2708 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2708	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2709 9085 COLBY DR #2709 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2709	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2710 9085 COLBY DR #2710 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2710	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2711 9085 COLBY DR #2711 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2711	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2712 9085 COLBY DR #2712 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2712	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2713 9085 COLBY DR #2713 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2713	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2714 9085 COLBY DR #2714 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2714	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2715 9085 COLBY DR #2715 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2715	74

JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2716 9085 COLBY DR #2716 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2716	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2717 9085 COLBY DR #2717 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2717	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2718 9085 COLBY DR #2718 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2718	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2719 9085 COLBY DR #2719 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2719	74
JSM @ COLLEGE POINTE PH IV LLC 1260 STELTON RD PISCATAWAY NJ 08854	16-45-24-47-00027.2720 9085 COLBY DR #2720 FORT MYERS FL 33919	ENCLAVE AT COLLEGE POINTE DESC IN OR 4768 PG 951 BLDG 27 UNIT 2720	74