Lee County Community Development

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: 11480 McGregor RPD

Request: Rezone from: RS-1 To: PUD

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

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

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

Summary of Project:

Request to rezone 3.6 acres from Single-Family Residential (RS-1) to Residential Planned Development (RPD) To allow for the development of up to 10 single-family residential units at 2.8 du/acre.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Dr. Michael Katin - I Love Simona Trust
Address: 9150 Penzance Blvd.
City, State, Zip: Fort Myers, FL 33912
Phone Number: N/A
E-mail Address: simonack22@gmail.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Morris-Depew Associates Inc. & Pavese Law Firm
Contact Person: Lindsay F. Robin, MPA, AICP & Neale Montgomery, Esq.
Address: 2914 Cleveland Avenue & 1833 Hendry Street
City, State, Zip: Fort Myers, FL 33901& 33902
Phone Number: 239-337-3993 & 239-336-6235 Email: LRobin@m-da.com & NealeMontgomery@Paveselaw.com

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

PART 2
PROPERTY OWNERSHIP

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

Name: Same as Applicant

Address:

City, State, Zip:

Phone Number: Email:

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

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

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

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

2. Date property was acquired by present owner(s): February 12th, 2009

PART 3
PROPERTY INFORMATION

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

10-45-24-00-00012.0000

B. Street Address of Property: 11480 McGregor Blvd

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

E. Current Zoning of Property: Single Family Residential (RS-1)

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

F. Use(s) of Property:

1. Current uses of property are: Vacant Residential

2. Intended uses of property are: Single-family detached dwelling units & site infrastructure

G. Future Land Use Classification (Lee Plan):

Suburban	3.6	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 195 Feet
2. Depth (average if irregular parcel): 810 Feet
3. Total area: 3.6 Acres or square feet
4. Frontage on road or street: 195 Feet on McGregor Blvd
   2nd Frontage on road or street: Feet on Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**3.6**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres
2.	**a.** Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0	Acres		
	c. Preserved saltwater wetlands	0	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0	Acres
3.	R-O-W providing access to non-residential uses			0	Acres
4.	Non-residential use areas (1) (2)			0	Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**0**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**3.6**	**Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland		Acres
	b. Intensive Development – preserved freshwater wetlands		Acres
	c. Intensive Development – impacted wetlands		Acres
2.	**a.** Central Urban – upland		Acres
	b. Central Urban – preserved freshwater wetlands		Acres
	c. Central Urban – impacted wetlands		Acres
3.	**a.** Urban Community or Suburban – upland		Acres
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres
	c. Urban Community or Suburban – impacted wetlands		Acres

4.	**a.**	Suburban – upland	3.6	Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	c.	Suburban – impacted wetlands		Acres
5.	**a.**	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	**a.**	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	**a.**	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	**a.**	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	**a.**	Wetlands		Acres
11.	**a.**	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	**a.**	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	**a.**	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**3.6**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Suburban**

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	3.6	x 6du/ac equals	22
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
c.	Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
d.	**Total Allowed Standard Units** (1)			**22**
2.	**Bonus Units [2-143]**			
a.	Site-built Affordable Housing			N/A
b.	Transferrable Dwelling Units			N/A
c.	Sub-total			**N/A**
3.	**Total Permitted Units** (1)			**22**

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		0
2.	General Office		0
3.	Retail		0
4.	Other: _____		0
5.	**TOTAL FLOOR AREA**		**0**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		0
2.	Not Under Roof		0
3.	**TOTAL FLOOR AREA**		**0**

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		0

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		0
2.	Independent Living Units		0
3.	**TOTAL BEDS/UNITS**		**0**

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		0
2.	426-725 sq. ft.		0
3.	725 < sq. ft.		0
4.	**TOTAL UNITS**		**0**

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
Please see attached Environmental Report.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
Please see attached Environmental Report.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:
Please see attached Environmental Report.

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
Please see attached Environmental Report.

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   N/A
2. Quality of the effluent:
   N/A

3. Expected life of the facility:
N/A

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

5. Receiving bodies or other means of effluent disposal:
N/A

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

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

☐ Not applicable

☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

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

3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☒	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	90	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	☐	Information Regarding **Proposed Blasting** (if applicable).
3	☐	Hazardous Materials **Emergency Plan** (if applicable)
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	☐	**Tall Structures Permit** (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	Owen Environmental Consulting, LLC		
Contact Person:	Paul K. Owen, M.S., P.W.S.		
Address:	15957 Tropical Breeze Drive		
City, State, Zip:	Fort Myers, FL 33908		
Phone Number:	239-994-9007	Email:	powen@owenenv.com

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	239-336-6235	Email:	NealeMontgomery@Paveselaw.com

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

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

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

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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Michael J. Katin, Trustee of I Love Simona Trust, 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 11480 McGregor Blvd 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
N/A	

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.

TRUSTEE

Property Owner

Michael J. Katin, Trustee

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 1/6/2024 (date) by MICHAEL KATIN (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

Lynn M Buckner

Signature of Notary Public

LYNN M. BUCKNER
MY COMMISSION # HH 021446
EXPIRES: November 15, 2024
Bonded Thru Notary Public Underwriters

AFFIDAVIT OF AUTHORIZATION

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

I, Michael J. Katin (name), as Trustee (owner/title) of I Love Simona Trust (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Signature

January 6, 2024
Date

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

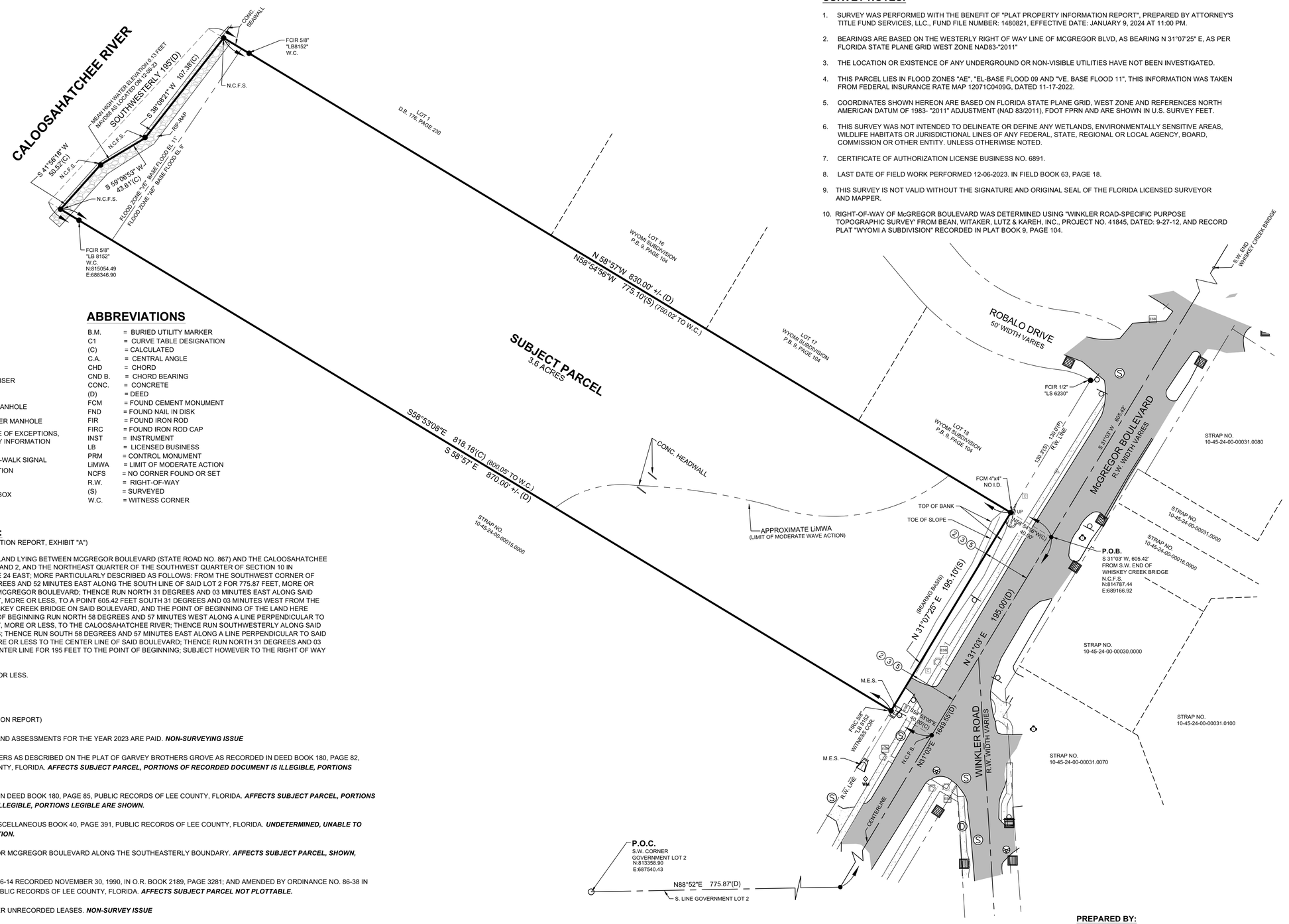
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 6 day of JANUARY 2024, ~~2023~~, by MICHAEL KATIN (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

LYNN M. BUCKNER
MY COMMISSION # HH 021446
EXPIRES: November 15, 2024
Bonded Thru Notary Public Underwriters

Lynn M Buckner
Signature of Notary Public



SURVEY NOTES:

1. SURVEY WAS PERFORMED WITH THE BENEFIT OF "PLAT PROPERTY INFORMATION REPORT", PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC., FUND FILE NUMBER: 1480821, EFFECTIVE DATE: JANUARY 9, 2024 AT 11:00 PM.
2. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF MCGREGOR BLVD, AS BEARING N 31°07'25" E, AS PER FLORIDA STATE PLANE GRID WEST ZONE NAD83-"2011"
3. THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.
4. THIS PARCEL LIES IN FLOOD ZONES "AE", "EL-BASE FLOOD 09 AND "VE, BASE FLOOD 11", THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 12071C0409G, DATED 11-17-2022.
5. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, WEST ZONE AND REFERENCES NORTH AMERICAN DATUM OF 1983- "2011" ADJUSTMENT (NAD 83/2011), FDOT FPRN AND ARE SHOWN IN U.S. SURVEY FEET.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. UNLESS OTHERWISE NOTED.
7. CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
8. LAST DATE OF FIELD WORK PERFORMED 12-06-2023. IN FIELD BOOK 63, PAGE 18.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
10. RIGHT-OF-WAY OF McGREGOR BOULEVARD WAS DETERMINED USING "WINKLER ROAD-SPECIFIC PURPOSE TOPOGRAPHIC SURVEY" FROM BEAN, WITAKER, LUTZ & KAREH, INC., PROJECT NO. 41845, DATED: 9-27-12, AND RECORD PLAT "WYOMI A SUBDIVISION" RECORDED IN PLAT BOOK 9, PAGE 104.

SYMBOLS

- UP -UTILITY POLE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- E - ELECTRIC UTILITY RISER
- GA - GUY ANCHOR
- S - SANITARY SEWER MANHOLE
- D - STORM WATER SEWER MANHOLE
- 3 - SURVEY REFERENCE OF EXCEPTIONS, PER PLAT PROPERTY INFORMATION REPORT
- PCW - PEDESTRIAN CROSS-WALK SIGNAL
- MES - MIETERED END SECTION
- CB - CATCH BASIN
- ESB - ELECTRIC SERVICE BOX
- C - CABLE RISER

ABBREVIATIONS

B.M.	= BURIED UTILITY MARKER
C1	= CURVE TABLE DESIGNATION
(C)	= CALCULATED
C.A.	= CENTRAL ANGLE
CHD	= CHORD
CND B.	= CHORD BEARING
CONC.	= CONCRETE
(D)	= DEED
FCM	= FOUND CEMENT MONUMENT
FND	= FOUND NAIL IN DISK
FIR	= FOUND IRON ROD
FIRC	= FOUND IRON ROD CAP
INST	= INSTRUMENT
LB	= LICENSED BUSINESS
PRM	= CONTROL MONUMENT
LIMWA	= LIMIT OF MODERATE ACTION
NCFS	= NO CORNER FOUND OR SET
R.W.	= RIGHT-OF-WAY
(S)	= SURVEYED
W.C.	= WITNESS CORNER

LEGAL DESCRIPTION:

(PER PLAT PROPERTY INFORMATION REPORT, EXHIBIT "A")

A TRACT, PARCEL OR PLOT OF LAND LYING BETWEEN MCGREGOR BOULEVARD (STATE ROAD NO. 867) AND THE CALOOSAHATCHEE RIVER IN GOVERNMENT LOTS 1 AND 2, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 45 SOUTH OF RANGE 24 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID LOT 2 RUN NORTH 88 DEGREES AND 52 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 775.87 FEET, MORE OR LESS TO THE CENTER LINE OF MCGREGOR BOULEVARD; THENCE RUN NORTH 31 DEGREES AND 03 MINUTES EAST ALONG SAID CENTER LINE FOR 1,649.55 FEET, MORE OR LESS, TO A POINT 605.42 FEET SOUTH 31 DEGREES AND 03 MINUTES WEST FROM THE SOUTHWESTERLY END OF WHISKEY CREEK BRIDGE ON SAID BOULEVARD, AND THE POINT OF BEGINNING OF THE LAND HERE CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTH 58 DEGREES AND 57 MINUTES WEST ALONG A LINE PERPENDICULAR TO SAID BOULEVARD FOR 830 FEET, MORE OR LESS, TO THE CALOOSAHATCHEE RIVER; THENCE RUN SOUTHWESTERLY ALONG SAID RIVER 195 FEET, MORE OR LESS; THENCE RUN SOUTH 58 DEGREES AND 57 MINUTES EAST ALONG A LINE PERPENDICULAR TO SAID BOULEVARD FOR 870 FEET, MORE OR LESS TO THE CENTER LINE OF SAID BOULEVARD; THENCE RUN NORTH 31 DEGREES AND 03 MINUTES EAST, ALONG SAID CENTER LINE FOR 195 FEET TO THE POINT OF BEGINNING; SUBJECT HOWEVER TO THE RIGHT OF WAY OF MCGREGOR BOULEVARD.

CONTAINING 3.6 ACRES, MORE OR LESS.

ENCUMBRANCES:

(PER PLAT PROPERTY INFORMATION REPORT)

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2023 ARE PAID. ***NON-SURVEYING ISSUE***
2. EASEMENTS AND OTHER MATTERS AS DESCRIBED ON THE PLAT OF GARVEY BROTHERS GROVE AS RECORDED IN DEED BOOK 180, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ***AFFECTS SUBJECT PARCEL, PORTIONS OF RECORDED DOCUMENT IS ILLEGIBLE, PORTIONS LEGIBLE ARE SHOWN.***
3. RIGHT OF WAY AS DESCRIBED IN DEED BOOK 180, PAGE 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ***AFFECTS SUBJECT PARCEL, PORTIONS OF RECORDED DOCUMENT IS ILLEGIBLE, PORTIONS LEGIBLE ARE SHOWN.***
4. RESOLUTION RECORDED IN MISCELLANEOUS BOOK 40, PAGE 391, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ***UNDETERMINED, UNABLE TO OBTAIN RECORDED I NFORMATION.***
5. STATE ROAD RIGHT OF WAY FOR MCGREGOR BOULEVARD ALONG THE SOUTHEASTERLY BOUNDARY. ***AFFECTS SUBJECT PARCEL, SHOWN, SEE SURVEY NOTE 10.***
6. LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990, IN O.R. BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86-38 IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ***AFFECTS SUBJECT PARCEL NOT PLOTTABLE.***
7. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***NON-SURVEY ISSUE***
8. COVERAGE IS EXCEPTED AS TO RIPARIAN AND LITTORAL RIGHTS; THE POSSIBLE RIGHT OF THE PUBLIC TO USE BEACH AREA AND/OR WATERWAYS; AND ANY LAND INSURED HEREIN THAT WAS FORMERLY OR IS CURRENTLY SUBMERGED, INCLUDING ANY FILLED LANDS, ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS, FOR THE RIGHTS OF THE UNITED STATES GOVERNMENT AND THE STATE OF FLORIDA. IF THE NAVIGATIONAL SERVITUDE ENDORSEMENT IS ATTACHED TO THIS POLICY AND MADE A PART HEREOF, THE COVERAGE AFFORDED THEREBY SHALL NOT EXTEND TO ANY PORTION OF THE LAND SUBJECT TO A CLAIM OF OWNERSHIP BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY. ***UNKNOWN***

PREPARED BY:

THOMAS M. ROOKS JR., P.S.M.
FLORIDA CERTIFICATE NO. 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2024.02.22 16:40:05 -05'00'

PROJECT:

MCGREGOR
SF RESIDENTIAL

LOCATION:

11480 MCGREGOR BOULEVARD
FORT MYERS, FL, 33912
S-10, T-45-S, R-24-E,
LEE COUNTY, FLORIDA

CLIENT:

FOR I LOVE
SIMONA TRUST

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TMR
DRAWING BY:	NI
JURISDICTION:	CITY OF FORT MYERS
DATE:	02-22-2024

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 1

40 0 20 40
SCALE 1"=40'

JOB/FILE NUMBER: 22241

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G:\22241 - 11480 McGregor SF Residential\Permit\22241-04 Boundary Survey\Current Plans\22241 - Boundary Survey.dwg -BNDY- Feb 22 2024 04:10:40 pm PLOTTED BY: tbailey

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2; THENCE RUN N 88°52'00" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 775.87 FEET TO THE CENTERLINE OF McGREGOR BOULEVARD; THENCE RUN N 31°03'00" E, ALONG SAID CENTERLINE, A DISTANCE OF 1649.55 FEET; THENCE DEPARTING SAID CENTERLINE RUN N 58°57'00" W, 40.00 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID McGREGOR BOULEVARD, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE RUN N 58°57'00" W, 790.00 FEET, MORE OR LESS, TO THE CALOOSAHATCHEE RIVER; THENCE RUN 195.00 FEET, MORE OR LESS ALONG SAID RIVER; THENCE DEPARTING SAID RIVER, RUN S 58°57'00" E, 830.00 FEET, TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE RUN N 31°03'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.00 FEET, TO THE **POINT OF BEGINNING.**

CONTAINING 3.6 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS BASED ON DEED LEGAL DESCRIBED IN INSTRUMENT NO 2022000013890, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF McGREGOR BOULEVARD, AS BEARING N 31°03'00" E, PER INSTRUMENT NO. 2022000013890.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:

PSM 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2023.01.23 16:08:58 -05'00'

THOMAS M. ROOKS JR., P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

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PROJECT:
McGREGOR SF RESIDENTIAL

LOCATION:
11480 McGREGOR BLVD.
FORT MYERS, FLORIDA
SECTION 10-45-24

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

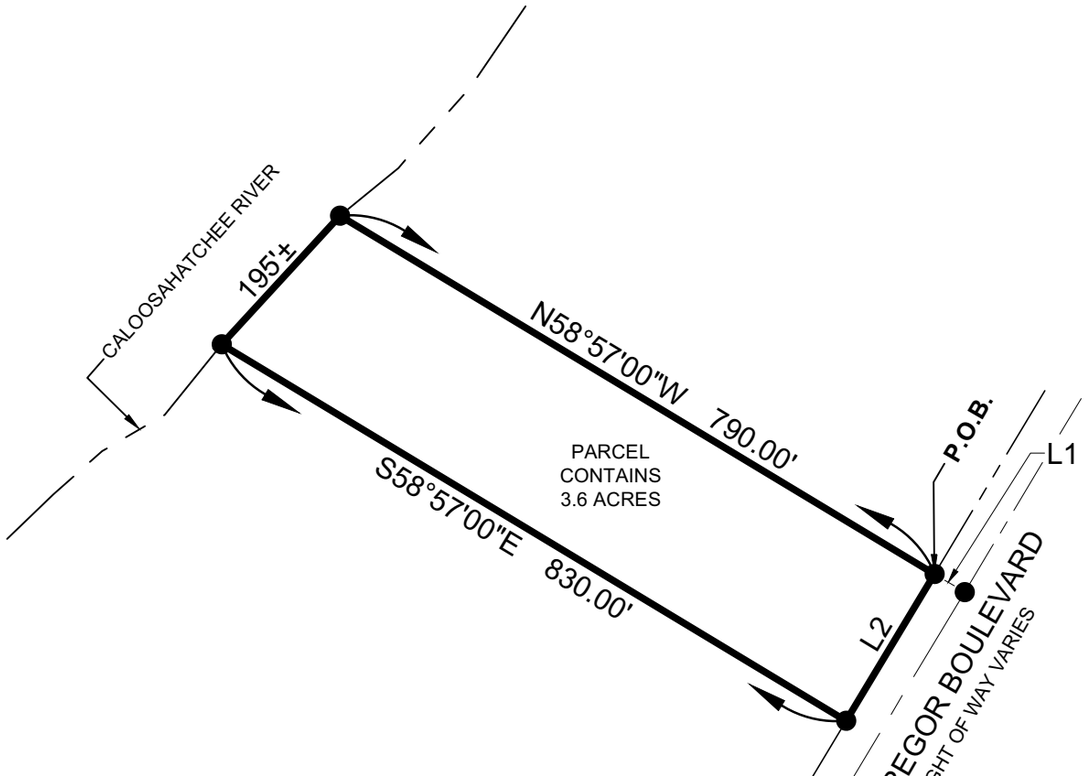
Fort Myers
2914 Cleveland Avenue
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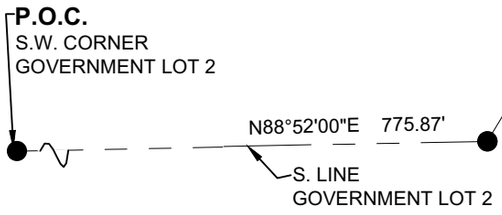
Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
.

PROJECT MANAGER:	T.M.R.
DRAWING BY:	T.A.B.
JURISDICTION:	LEE COUNTY
DATE:	01-20-2023
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	22241



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N58°57'00"W	40.00'
L2	N31°03'00"E	195.00'



ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINUS
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SQ. FT. = SQUARE FEET

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PROJECT:
McGREGOR SF RESIDENTIAL

LOCATION:
11480 McGREGOR BLVD.
FORT MYERS, FLORIDA
SECTION 10-45-24

CONSULTANT:
MORRIS DEPEW
ENGINEERS ▶ PLANNERS ● SURVEYORS
LANDSCAPE ARCHITECTS
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Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
.

0 100 200
SCALE 1"=200'

PROJECT MANAGER:	T.M.R.
DRAWING BY:	T.A.B.
JURISDICTION:	LEE COUNTY
DATE:	01-20-2023
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 2
JOB/FILE NUMBER:	22241

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

`

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Joseph Trunkett and Lee County Board of County Commisioners

Fund File Number: 1480821

Provided For: Joseph Trunkett ***Agent's File Reference:*** 14480 McGregor

Effective Date of Search: January 9, 2024 at 11:00 PM

Description of Real Property Situated in Lee ***County, Florida:***

See Exhibit A

Record Title Vested in:

Michael J. Katin, as Trustee of the I Love Simona Trust dated December 21, 2021

By: Deeds recorded in Instrument Number 2009-48365, Instrument Number 2022-13889, and Instrument Number 2022-13890, Public Records of Lee County, Florida.

Prepared Date: January 17, 2024 ***Attorneys' Title Fund Services, LLC***

Prepared by: Cheryl Logan, Senior Examiner

By: _____
Cyndi Bolyard, Branch Manager

Phone Number: (800) 526-3855 x6716
Email Address: clogan@thefund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1480821

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. None.

Other encumbrances affecting the title:

1. General or special taxes and assessments for the year 2023 are paid.
2. Easements and other matters as described on the plat of Garvey Brothers Grove as recorded in Deed Book 180, Page 82, Public Records of Lee County, Florida.
3. Right of way as described in Deed Book 180, Page 85, Public Records of Lee County, Florida.
4. Resolution recorded in Miscellaneous Book 40, Page 391, Public Records of Lee County, Florida.
5. State Road Right of Way for McGregor Boulevard along the Southeasterly boundary.
6. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
7. Rights of the lessees under unrecorded leases.
8. Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1480821

A tract, parcel or plot of land lying between McGregor Boulevard (State Road No. 867) and the Caloosahatchee River in Government Lots 1 and 2, and the Northeast quarter of the Southwest quarter of Section 10 in Township 45 South of Range 24 East; more particularly described as follows: From the Southwest corner of said Lot 2 run North 88 degrees and 52 minutes East along the South line of said Lot 2 for 775.87 feet, more or less to the center line of McGregor Boulevard; thence run North 31 degrees and 03 minutes East along said center line for 1,649.55 feet, more or less, to a point 605.42 feet South 31 degrees and 03 minutes West from the Southwesterly end of Whiskey Creek Bridge on said Boulevard, and the point of beginning of the land here conveyed. From said point of beginning run North 58 degrees and 57 minutes West along a line perpendicular to said Boulevard for 830 feet, more or less, to the Caloosahatchee River; thence run Southwesterly along said River 195 feet, more or less; thence run South 58 degrees and 57 minutes East along a line perpendicular to said Boulevard for 870 feet, more or less to the center line of said Boulevard; thence run North 31 degrees and 03 minutes East, along said center line for 195 feet to the point of beginning; subject however to the right of way of McGregor Boulevard.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS
2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

11480 McGregor RPD

Residential Planned Development

Request Narrative

I. Introduction & Request

This request seeks to rezone a ±3.57-acre parcel ("Property") located at 11480 McGregor Blvd. in unincorporated Lee County from Residential Single Family 1 (RS-1) to Residential Planned Development (RPD). The Property is identified as STRAP 10-45-24-00-00012.0000 and is directly north of the Winkler Road and McGregor Blvd. intersection on the west side of McGregor Blvd. The request would allow for the development of up to 10 single-family detached residential dwelling units at a density of 2.8 dwellings per acre (2.8 du/ac). The Property is currently undeveloped and partially vegetated. The Property is designated as Suburban on the Lee County Future Land Use Map, which allows a standard density of 1 to 6 dwelling units per acre.

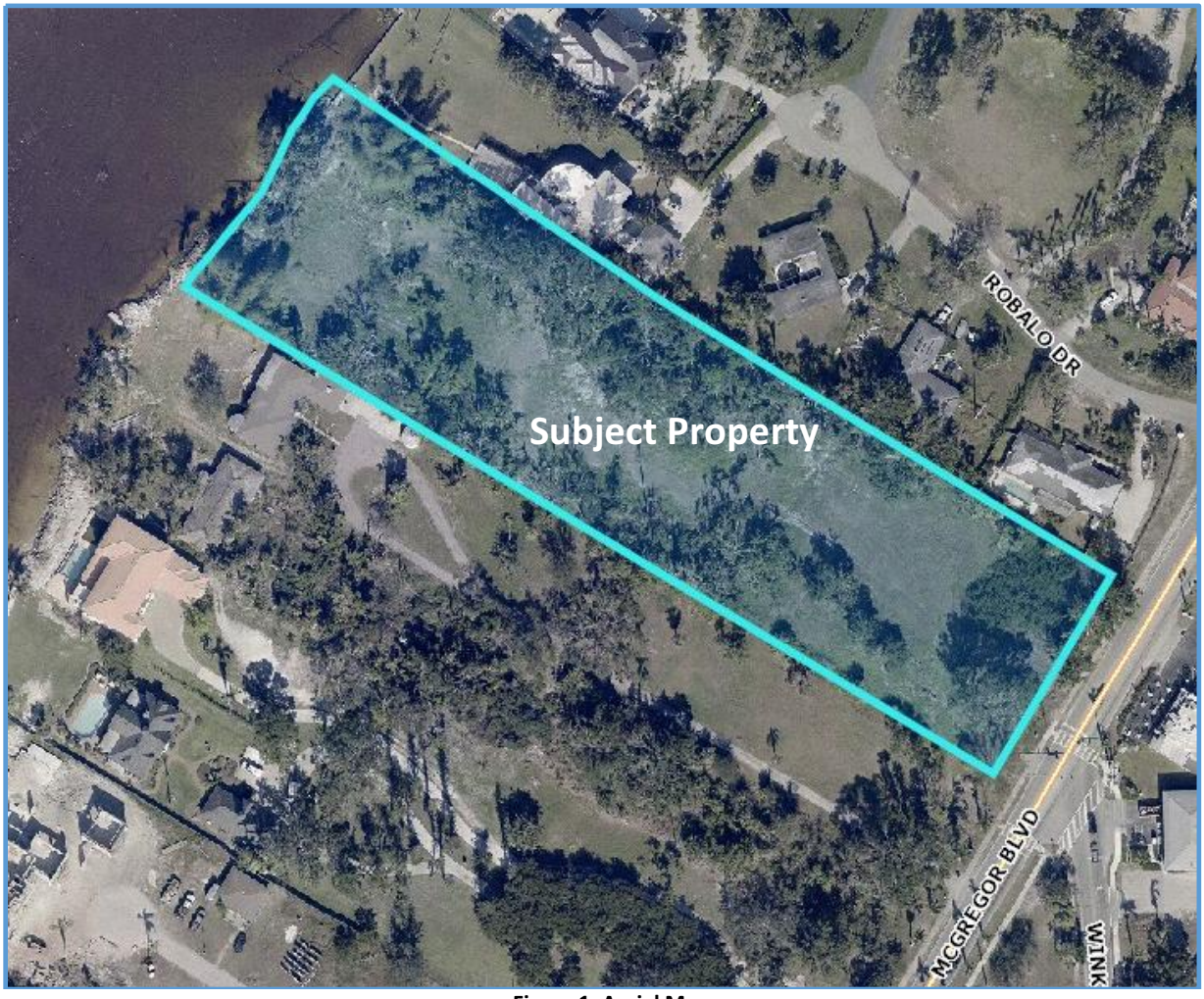


Figure 1. Aerial Map

DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

II. Property History

The property was originally developed with a single-family dwelling unit and associated accessory structures. A demolition permit, DEM1990-10101, was approved in 1990 to remove a single-family structure from the property. A second demolition permit, DEM2008-00215, was approved in 2008 to remove the remaining storage structure from the property. No documented improvements or amendment requests have occurred on the property following the approved demolition permits.

III. Surrounding Land Uses

North

Directly north of the Property is an existing subdivision developed with 11 single-family homes. Access to the subdivision from McGregor Blvd. is provided via Robalo Drive. The dwelling units are located within the Suburban Future Land Use, and the properties are zoned Residential Single-Family (RS-2). The minimum lot size in the RS-2 zoning district is 12,500.

South

Directly south of the subject property is one (1) single-family dwelling unit. The property is within the Suburban Future Land Use and zoned Residential Single-Family (RS-1). The minimum lot size in the RS-1 zoning district is 7,500.

East

Directly east of the property is McGregor Blvd., a two (2)-lane state-maintained minor arterial roadway. Across McGregor Blvd. is the Whiskey Creek Station, a restaurant within the Suburban Future Land Use (FLU) and zoned Commercial Planned Development (CPD). North of the restaurant is a Sunoco gas station with six (6) fuel pumps, an attached convenience store, and an automotive servicing garage. The Sunoco property is within the Suburban FLU and is zoned Residential Single-Family (RS-1). The use is legal non-conforming, as a gas station is not permitted in the RS-1 zoning district per today's LDC.

South of Whiskey Creek Station is the Iona McGregor Fire Department, located at the intersection of Winkler Rd. and McGregor Blvd. The Iona McGregor Fire Department is designated within the Public Facilities FLU and is zoned Residential Single-Family (RS-1).

West

The Caloosahatchee River is located directly to the west.

Table 1 below provides an inventory of the surrounding future land uses, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	Zoning	Future Land Use	Existing Land Use
North	RS-2	Suburban	Single-family Residential
East	RS-1	Public Facilities; Suburban	McGregor Blvd.; Fire Station; Restaurant; Gas station and convenience store
South	RS-1	Suburban	Single-family Residential
West	N/A	N/A	Undeveloped/Caloosahatchee River

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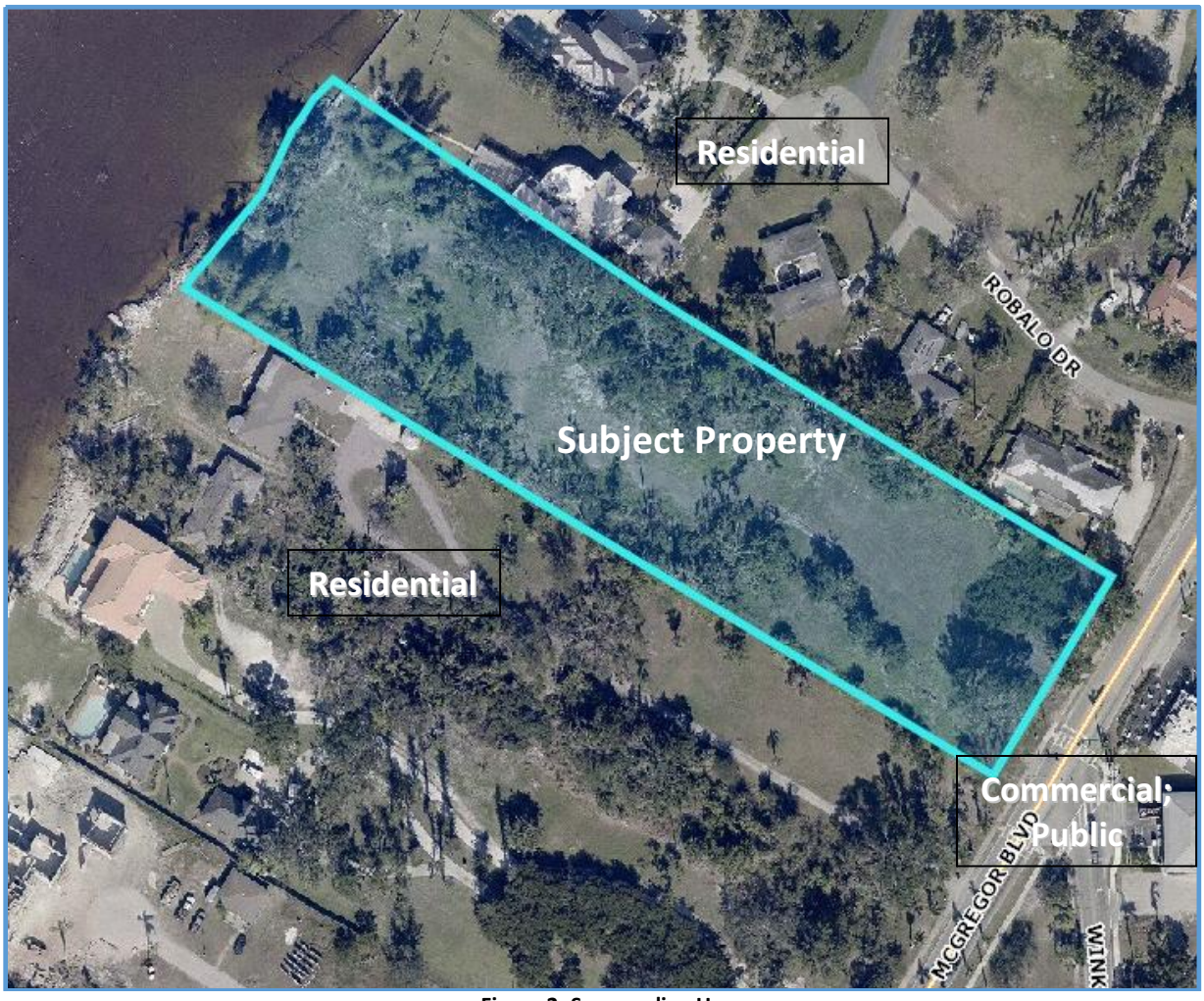


Figure 2: Surrounding Uses

IV. Public Facilities

Consistent with the requirements for rezonings, urban services including public water, public sewer, EMS, fire and protection services are available to serve the development.

Utilities – The property is within the service district for Lee County Utilities for potable water and sanitary sewer service. A letter of availability has been received from LCU and demonstrates capacity to service the proposed development.

Estimated Water: 250 GPD x 10 units = 2,500 GPD
Estimated Wastewater: 200 GPD x 10 units = 2,000 GPD

Parks
The nearest parks to the proposed RPD are Rutenberg Park at 6500 South Pointe Blvd. Fort Myers, FL 33919 and Hunter Park at 1526 Oak Drive Fort Myers, FL 33906.

Fire/EMS

The nearest Fire Station is Station 71 located on the corner of Mcgreger Blvd. and Winkler Rd at 5401 Winkler Road, Fort Myers, FL 33919 and the nearest EMS Station is EMS Station medic 20 located at 6061 South Pointe Blvd, Fort Myers, FL 33919.

Schools

The nearest schools are as follows: Tanglewood Elementary at 1620 Manchester Blvd, Cypress Lake Middle School at 8901 Cypress Lake Dr, Cypress Lake High School at 6750 Panther Ln. and Fort Myers High School at 2635 Cortez Blvd. The District has had a long-standing bus stop at Shaddelee Lane and McGregor Blvd. This would be the stop those students would be assigned.

Public Transit

The nearest public transit route is Route 30 located on College Parkway.

V. Lee Plan Consistency

The following analysis demonstrates how the proposed amendment is consistent with the goals, objectives, and policies of the Lee Plan.



Figure 3. Future Land Use

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Future Land Use

The property is located in the Suburban future land use category, as described by Policy 1.1.5 in the Lee Plan.

> ***POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.***

Consistent with the policy above, the property will be developed with 10 single-family dwellings. The proposed unit count is well below the maximum standard density of 6 du/ac allowing up to 22 residential dwelling units on the 3.6 acre Property. The proposed (RPD), developed with single-family dwellings on subdivided lots, is consistent and compatible with the surrounding pattern of development. The 10 single-family dwelling units, resulting in a density of 2.8 dwellings per acre, is consistent with the maximum density prescribed for this land use category.

The property is located where urban services such as public water, public sewer, EMS, fire, and protection services are available to the development and is defined as an infill project by the Lee Plan. An analysis of available urban services has been included within this narrative and demonstrates that public services and infrastructure exist to support the proposed RPD. The proposed Master Concept Plan (MCP) demonstrates a subdivision pattern that provides future residents with water-front living and water access opportunities along the Caloosahatchee River, while maintaining compatibility with the surrounding existing development and Future Land Use.

> ***OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)***
>
> ***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.***
>
> ***POLICY 2.2.1: Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other***

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public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

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

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system.

The property density of 2.8 Dwelling units per acre is consistent with the maximum density permitted within the Suburban FLU category, which allows up to 6 dwelling units per acre. The proposed RPD will provide infill development on McGregor Blvd., establishing a continuation of the surrounding development pattern, consistent with the County initiative to discourage urban sprawl. Demonstrated in the accompanying Letter of Availability from LCU, adequate facilities and services are available at this time to provide water and wastewater services to the property. Additionally, the analysis provided above demonstrates all other urban services are also available and have capacity to service the proposed development.

Urban Service	Provider
Potable Water	LCU
Sanitary Sewer	LCU
Fire	Iona McGregor Fire District
Police	Lee County Sheriff

The project is located within the Lee County Utility (LCU) service franchise and will connect to the existing infrastructure of this utility provider. Upon completion and final acceptance of this project, potable water service will be provided by the Corkscrew Water Treatment Plant. Sanitary sewer service will be provided by the City of Fort Myers South Water Reclamation Facility. Adequate capacity is

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available for potable water and sewer to service the proposed units. Please see included Letter of Availability from LCU for more details.

> ***STANDARD 4.1.1: WATER. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).***
>
> ***STANDARD 4.1.2 SEWER. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.***

Consistent with Standards 4.1.1 and 4.1.2, the proposed project will contain a gross density that is higher than 2.5 du/ac. Therefore, the project will be connecting to potable water and sanitary sewer. The applicant acknowledges any improvements needed to the existing infrastructure or extension of service lines will be coordinated as part of the Development Order process and approved by LCU. As indicated in the included letter of availability from LCU, these services are available for this project.

> ***GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.***
>
> ***POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.***

The proposed development of the Property aligns with Goal 5 and serves as a strategic response to supplement housing needs in anticipation of the projected 2045 population of 1,038,511 within Lee County, as projected by BEBR. The subject parcel is situated in an area developed predominantly with residential uses, with existing neighborhood commercial and public service uses to the east that support residential uses. Approval of the proposed RPD will allow for residential infill development along McGregor Blvd. in a location where residential is appropriate and expected. The proposed development is low density residential in a location where the Future Land Use designation allows for more than twice the proposed density. Approval of this planned development will safeguard the community from other potential development programs that would not be as compatible with the surrounding residential development pattern.

The design of the proposed subdivision incorporates landscaping and buffering elements to provide visual screening and physical separation from existing residential uses bordering the property to the north and south. As outlined in the property development regulations, the RPD proposes property

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development regulations similar to the surrounding subdivisions. The layout of the development will utilize buffers and setbacks wherever possible to ensure consistency with the surrounding residences and where flexibility is needed, the Applicant is requesting a deviation. The maximum building height requested is 35-feet as measured per LDC Section 34-2171(b), which regulates height in areas within the Coastal Building Zone and other flood prone areas. This height is consistent with existing surrounding structures in the RS-1 and RS-2 zoning districts, which also allow a maximum height of 35 feet. These standards will preserve the existing residential character on the historic McGregor Blvd. and contributes to maintaining the overall quality and aesthetics of the community.

Housing Element

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

Through the PD rezone process the Applicant is requesting the single-family detached residential housing type at density of 2.8 du/acre, which is an allowable and encouraged housing type in the Suburban FLU and is within the density limits of this category.

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

As proposed the RPD consisting of a maximum of 10 single-family detached dwelling units is compatible with and complementary to the existing established residential neighborhoods along the historic McGregor Blvd. These established neighborhoods consist mainly of single-family detached residential, as well as pockets of neighborhood commercial and public uses. By developing this infill property with single-family residential, the Applicant is effectively improving the area's existing character by protecting it from encroachment of incompatible uses that would have an adverse impact on the character of the area.

Transportation

The traffic circulation analysis that was provided by Morris-Depew Associates Inc., as part of this application, finds that the Applicant's requested planned development rezone will not result in a significant trip increase that would require modifications to the Short Term Capital Improvement Plan or the Long Range Transportation Plan.

Surface Water Management and Watershed

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

> ***POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.***

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The proposed RPD will comply with FEMA flood requirements at the time of building permit approval. The project will be developed with a dry detention pond to support the development. The detention pond, which provides water quality treatment prior to discharge, will outfall into the on-site drainage swale which currently discharges to the Caloosahatchee River. The runoff from the proposed street and single-family home will be directed to the proposed on-site dry detention pond. The approved design provides an innovative and sound method of surface water management that protects proximate receiving waters. Off-site flows entering the existing drainage swale will continue to be maintained to discharge in that location.

The site is located in a Coastal Flood area. The proposed homes will be constructed to the elevation requirements of the Flood Zone for the project area per the Florida Building Code.

> ***POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.***

> ***POLICY 61.3.11: Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants.***

The proposed RPD water management design will utilize native and Florida Friendly landscape plantings in the grass swale areas. The Property does not contain existing wetlands to be preserved or restored. Through the water management design system, including native plantings in the grass swales, will result in cleaner post-development runoff conditions discharging into the Caloosahatchee River.

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

The stormwater management system will be maintained and operated by the future property owner's association that will be formed with the platting of the subdivision. The design will not exceed the pre-development runoff conditions, provides water quality enhancement and does not modify the hydroperiod of downstream surface water.

> ***POLICY 61.3.10: New artificial drainage systems must not channel runoff directly into natural waterbodies.***

The proposed surface water management system will connect to the existing swale on the site prior to discharging into the Caloosahatchee River.

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VI. Land Development Code Consistency

This request is consistent with the findings/review criteria for rezonings provided in LDC 34-145(d)(4):

a) Complies with the Lee Plan;

The request is consistent with the policies and regulations set forth by the Suburban Future land use designation. Please refer to Section V above for an analysis of the project's compliance with the Lee Plan.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The request is consistent with all the applicable sections of the Lee County Land Development Code except where a deviation has been requested, and demonstrates the protection of public health, safety, and welfare. Please refer to the Schedule of Deviations and Justifications for more details.

c) Is compatible with existing and planned uses in the surrounding area;

The proposed project request is consistent with the surrounding development pattern of single family residential in the immediate area and along McGregor Blvd. As shown on the proposed Master Concept Plan, an 8-foot solid wall and minimum 25-foot setback has been provided along a majority of the northern boundary where the proposed development's private road is withing 125 feet of existing single-family residential, which assists in mitigating noise pollution, light trespass, or any other potential nuisance. The proposed property development regulations are compatible with the surrounding residential development. Building height is limited to 35 feet as measured per LDC Section 34-2171(b), which is consistent with the surrounding residential zoning district standards.

d) Will provide access sufficient to support the proposed development intensity;

One (1) vehicular access point to the property is provided via McGregor Blvd. via right-in/right-out. The Traffic Impact Study prepared by Morris-Depew Associates demonstrates that the proposed access is sufficient to support the proposed density.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

The estimated trip generation of 11480 McGregor RPD on the surrounding roadway network is negligible and will not pose any adverse impacts to the existing flow of traffic. Immediate roadway links and intersections considered in this study are shown to be impacted by a value that is less than 10%. Additionally, all applicable turn lanes have been analyzed in conformance with the standards of the Lee County Administrative Code, and in no case have two or more warrants been satisfied.

The surrounding roadway network has sufficient capacity available to accommodate the new trips that this development is anticipated to generate. Based on the results of this study, no major roadway improvements are necessary.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

An environmental study prepared by Owen Environmental Consulting LLC conducted on the subject property has confirmed the absence of environmentally critical or sensitive areas on site. The examination, inclusive of a review of the FLUCCS map in the enclosed Environmental Assessment, demonstrates that the proposed request will not have any adverse impact on natural resources, as none were identified on site. Specifically, no evidence was found of Florida Bonneted Bats inhabitation on the property, and no other species listed as endangered or threatened by either the FWS or the FWC were observed on site. Additionally, no wetlands were identified on site, and the site is shown to consist of Mixed Exotic Upland Forest and Disturbed Land.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The project will receive connection and full service for sanitary sewer and potable water services from LCU. Existing and available public infrastructure and services exist to support the proposed 10 single-family dwelling units.

The RPD is also consistent with LDC Section 34-145(d)(4) Findings/review criteria for Planned Development Rezonings as outlined below.

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed RPD is designed to allow for development of 10 detached single-family dwellings on subdivided lots. This residential planned development aligns with the distinctive character of the established, surrounding residential community , which consists mostly of single-family residential. The proposed detached single family residential land use is consistent with the prevailing use of single-family residences situated to both the north and south of the development and is consistent with the type of residential development pattern found on McGregor Blvd.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

The proposed development will not have a negative impact on the surrounding public. All proposed elements of the RPD, including any deviations, protect the public interest and help to preserve and extend the surrounding suburban neighborhoods along the banks of the Caloosahatchee River. As proposed, the master concept plan, development standards, and conditions provide a level of assurance that the proposed RPD will uphold the intent of the LDC and the Suburban FLU while maintaining compatibility with

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the surrounding land uses. Through the use of landscape buffers and screening, estate-style residential development regulations, and the minimal number of proposed units resulting in a low-density project, the RPD protects the public health, safety and welfare. The Applicant has provided zoning resolution conditions and will work with Staff to provide sufficient safeguards for public interests.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and

2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

A limited number of deviations are being requested to support the proposed RPD. These are detailed in the Deviation Justification Narrative. The deviations preserve and promote the general intent of LDC Section 34-373(a)(9) to protect the public health, safety, and welfare of the surrounding Lee County community and are supported by analysis to justify the need for the deviations and ensure no negative impacts to the surrounding areas consistent with the objectives of a planned development zoning district.

VII. Conclusion

The proposed RPD will allow for the Property to be developed in accordance with market demand to serve future residents of Lee County. The RPD meets the intent of a residential planned development as outlined in LDC Section 34-931 and complies with the Suburban FLU category. The RPD will result in the development of 10 single-family residential dwelling units that align with the infill development strategy, in harmony with the prevailing suburban development pattern in the vicinity. The proposal is positioned to offer additional residential opportunities along the historic McGregor Blvd., thereby contributing to the restoration of the residential dwelling unit inventory in unincorporated Lee County. The RPD also protects the surrounding existing single-family residential development from encroachment of less compatible development at a higher density, which could have a negative impact on the existing conditions on this section of McGregor Blvd. As proposed, the RPD will have no negative impacts on public health, safety, or welfare. The Applicant respectfully requests a recommendation of approval for this rezone petition.

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11480 McGregor
Residential Planned Development
Schedule of Uses

RESIDENTIAL

Accessory Uses and Structures
Dwelling Units:
    Single-Family Detached (10 maximum)
Accessory apartment
Community garden
Entrance Gates
Essential Services
Essential Service Facilities, Group I
Excavation, Water Detention and Retention - Blasting Prohibited
Fences, Walls
Home Occupation
Model Home and Model Unit
Model Display Center
Multi-Slip Docking Facility (Maximum 10 boat slips)
Parking, Temporary, Model
Recreation facilities
    Private-on-site
Residential Accessory Uses and Structures
Signs, in accordance with Ch. 30
Temporary Uses
    Including real estate sales center specific to the development's dwellings

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Conditions

11480 McGregor RPD

SECTION B. CONDITIONS

The RPD rezoning and Master Concept Plan are subject to the following conditions:

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "11480 McGregor RPD" prepared by Morris Depew and Associates., Date-stamped "received _____ 2024 Community Development," and Attached as Exhibit C, except as modified by the conditions below.

   Development must comply with all requirements of the LDC at time of Local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

   The maximum development of this site may not exceed more than 10 single-family detached dwelling units.

2. **Permitted Uses and Site Development Regulations**

   RESIDENTIAL
   Accessory Uses and Structures
   Dwelling Units:
   Single-Family Detached (10 maximum)
   Accessory apartment
   Community garden
   Entrance Gates
   Essential Services
   Essential Service Facilities, Group I
   Excavation, Water Detention and Retention - Blasting Prohibited
   Fences, Walls
   Home Occupation
   Model Home and Model Unit
   Model Display Center
   Multi-Slip Docking Facility (Maximum 10 boat slips)
   Parking, Temporary, Model
   Recreation facilities
   Private-on-site
   Residential Accessory Uses and Structures

Signs, in accordance with Ch. 30
Temporary Uses
Including real estate sales center specific to the development's dwellings

Site Development Regulations

Minimum Lot Areas and Dimensions:

Lot Size:	6,500 square feet
Lot Width:	61 feet
Lot Depth:	107 feet
Maximum Lot Coverage:	60%

Minimum Setbacks and Building Separation

Street:	15 feet (private road) 10 feet for side-loaded garages
Secondary Front:	10 feet (corner lots only)
Side:	5 feet
Rear:	10 feet
Minimum Building Separation:	10 feet
RPD Perimeter Setback:	15 feet for principal structures 10 feet for accessory structures
Waterbody:	25 feet
Building Height:	35 feet (as measured per LDC Section 34-2171(b))
Accessory Uses:	Consistent with LDC

3. **Blasting Prohibited**

   Blasting is prohibited.

4. This development must comply with all of the requirements of the Lee County Land Development Code at the time of local Development Order approval, except as granted by the Schedule of Deviations approved herein.

5. **Model Homes**

   a. Number permitted: Maximum of 2 with parking area consistent with the MCP.

   b. Floor plan/design: models must have different floor plans/designs.

   c. Real estate sales: limited to Lots/homes within the project. Must be conducted within model homes.

   d. Hours of operation: Monday through Sunday 8:00 a.m. to 8:00 p.m.

   e. Dry models: Prohibited

6. **Concurrency**
   Zoning approval does not constitute a finding that the project meets the concurrency requirements of the Lee Plan and LDC. The developer must demonstrate compliance with concurrency requirements upon application for a local development order.

7. **Lee Plan Consistency**
   Zoning approval does not guarantee issuance of a local development order. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, map 16 and Table 1(b).

8. **Development Permits**
   County development permits do not create a right to obtain permits from stare or federal agencies. Further, County permits do not establish liability on the County if the developer (a) does not obtain necessary approvals or fulfill obligations imposed by state or federal agencies, or (b) undertakes actions that result in violation of state or federal law.

9. **Vehicular/ Pedestrian Impacts**
   Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Further conditions consistent with the LDC may be required to obtain a local development order.

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11480 McGregor RPD

Property Development Regulations

Minimum Lot Area and Dimensions

Lot Size:	6,500 square feet
Lot Width:	61 feet
Lot Depth:	107 feet
Maximum Lot Coverage:	60%

Minimum Setbacks and Building Separation

Street:	15 feet (private road) 10 feet for side-loaded garages
Secondary Front:	10 feet (corner lots only)
Side:	5 feet
Rear:	10 feet
Minimum Building Separation:	10 feet
RPD Perimeter Setback:	15 feet for principal structures 10 for accessory structures
Waterbody:	25 feet
Building Height:	35 feet (as measured per LDC Section 34-2171(b)

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11480 McGregor RPD

Deviation Justifications Narrative

1. Deviation from LDC Section 10-285 (Table 1), which requires that connections to a minor arterial roadway from a vehicle access must be separated by a minimum of 440 feet, to allow for a 113-foot separation from the RPD access point to the intersection of McGregor Blvd. and Winkler Rd.

   Justification: The single point of access to the RPD is located on McGregor Blvd., approximately 113 feet from the Winkler Road and McGregor Blvd. intersection and 165+/- feet from Robalo Drive to the north. The Applicant is requesting a deviation from the connection separation requirements due to the constrained space between the Property's frontage on McGregor Blvd. and the Winkler intersection to the south. McGregor Blvd. is classified as a minor arterial roadway and as a historical roadway and is listed on the state's national registrar of historical sites. Traffic calming measures are promoted due to this designation and aesthetic characteristics of the roadway, which results in slower vehicle design speed thus not necessitating the standard arterial roadway connection separation. The speed limit is 40 M.P.H. on this segment of McGregor Blvd., further demonstrating that while this roadway is designated as a minor arterial roadway requiring a connection separation meant for true arterial roadways, the actual design of the roadway is conducive to shorter distances and slower traffic. Due to the character of the roadway, there are many existing instances of access points that do not meet the required connection separation, indicating this is common practice along McGregor Blvd. The subdivision directly north of the Property is designed with its singular vehicular ingress/egress located on McGregor Blvd. approximately 315 feet from the Winkler intersection.

2. Deviation from LDC Section 10-296(k), which requires all dead-end streets to end in a circular cul-de-sac, to allow for a hammerhead turnaround in the location shown on the MCP.

   Justification: The requested deviation is necessary due to the limitations posed by the Property itself. The narrow width of the Property precludes the incorporation of a circular turnaround at the dead end without conflicting with Section 10-416(d)(6) at that end of the road, which requires that roadways must be situated more than 125 feet away from another residential lot or an existing residential subdivision. As an alternative solution, the Applicant proposes a hammerhead turnaround, which will enable emergency vehicles to execute a turnaround for exiting the dead-end street. This alternative serves the same practical function as the circular turnaround specified in Section 10-416(d) and therefore

DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

upholds the intent of the LDC and does not create any negative impacts to the public health, safety, or welfare.

3. Deviation from LDC Section 10-355(a)(1), which requires for all new local roads or accessways in proposed developments, a 10-foot-wide utility easement on both sides of the road or accessway, to allow for only one utility easement on the southern side of the single-loaded road.

   Justification: The deviation from LDC Section 10-355(a)(1) is prompted by the specific characteristics of the development program, which proposes lots only on one side of the roadway. Placing a second utility easement on this constrained site is impractical and unnecessary. The site's constraints, particularly its size, make it unfeasible to construct homes on the northern side of the road. As a result, there is no anticipated need for utility services on that side now or in the future. This adjustment is in accordance with the site's unique conditions, ensuring both compliance with LDC objectives and the practical needs of the development.

4. Deviation from LDC Section 10-416(d)(6) which requires a solid wall or a combination of a berm and solid wall, at least eight (8) feet in height, must be constructed not less than 25 feet from the abutting property, to allow for no wall adjacent to the abutting property in the segment shown on the MCP.

   Justification: The requested deviation from the buffer requirement is substantiated by site constraints, notably near the entrance where the connection to McGregor Blvd. requires closer proximity to the northern property line, as requested by FDOT. Although full compliance with the buffer specifications are unattainable in this specific area, the majority of the proposed private street will be adequately screened and buffered per LDC Section 10-416(d)(6). The necessity to position the means of egress/ingress as far north as possible was recommended by representatives from FDOT to move the connection away from the intersection of McGregor Blvd. and Winkler Rd., mitigating potential traffic conflicts and optimizing safety conditions. The Applicant is only seeking relief from providing the wall along a small portion of property closest to McGregor Blvd. as shown on the MCP. This portion of the development contains an existing drainage swale, which precludes the inclusion of a wall in this segment. Further, the Property directly to the north has an existing fence, which provides necessary screening to mitigate glare from headlights as intended by this section of the LDC. The RPD will also comply with the LDC in terms of required plantings as outlined in LDC Section 10-416(d)(6), upholding the intent of the LDC and protecting the public health, safety, and welfare. This deviation aligns with the intention of the code, as it ensures effective screening from noise pollution, vehicle headlights, and any other potential negative effects of the internal roadway.

DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

5. Deviation from LDC Section 10-416(d)(9), which requires a minimum 50' vegetative buffer landward of non-seawalled natural waterway, to allow for a 25’ buffer between the proposed waterfront lots and the Caloosahatchee River.

   Justification: The subject property is located between the Caloosahatchee River to the west and McGregor Blvd. to the east, requiring unique design considerations due to the constrained nature of the Property. The lot configuration is designed to allow for a minimum 25’ natural waterway buffer from the Caloosahatchee River, which is consistent with minimum LDC required waterbody setbacks. The proposed 25’ buffer will utilize native species plantings, designed to incorporate the natural resource maintenance easement required under Sec. 10-328(a). All existing exotics will be removed prior to implementation, consistent with 10-416(d)(9)(c). The buffer will help to preserve the coastline and the reduction will not be detrimental to the public health, safety and welfare of the future residents of the RPD, or the surrounding community. Additionally, all future development will be consistent with FEMA standards for flood mitigation, further ensuring the safety of the future residents.

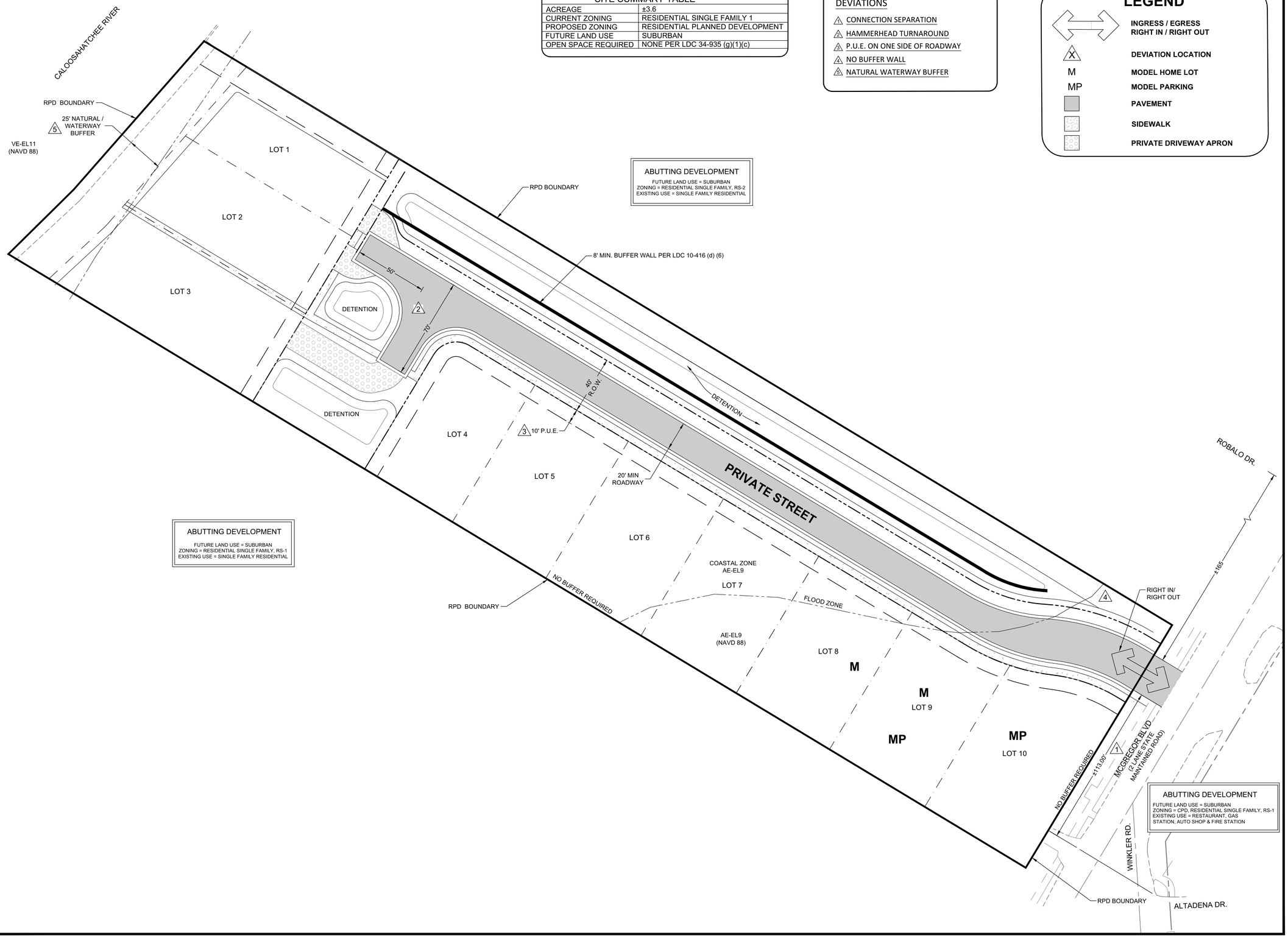
SITE SUMMARY TABLE	
ACREAGE	±3.6
CURRENT ZONING	RESIDENTIAL SINGLE FAMILY 1
PROPOSED ZONING	RESIDENTIAL PLANNED DEVELOPMENT
FUTURE LAND USE	SUBURBAN
OPEN SPACE REQUIRED	NONE PER LDC 34-935 (g)(1)(c)

DEVIATIONS

1. CONNECTION SEPARATION
2. HAMMERHEAD TURNAROUND
3. P.U.E. ON ONE SIDE OF ROADWAY
4. NO BUFFER WALL
5. NATURAL WATERWAY BUFFER

LEGEND

- INGRESS / EGRESS RIGHT IN / RIGHT OUT
- X — DEVIATION LOCATION
- M — MODEL HOME LOT
- MP — MODEL PARKING
- PAVEMENT
- SIDEWALK
- PRIVATE DRIVEWAY APRON



PROJECT:

11480 MCGREGOR RESIDENTIAL RPD

LOCATION:

11480 MCGREGOR BLVD
FORT MYERS FL 33919

CLIENT:

DR. MICHAEL KATIN

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	RMS
DRAWING BY:	ESS
JURISDICTION:	LEE COUNTY
DATE:	2/6/2024

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: CS-101

30 0 15 30
SCALE 1"=30'

JOB/FILE NUMBER: 22241-05

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LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, MICHAEL J. KATIN, AS TRUSTEE OF I LOVE SIMONA TRUST, AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL IN ALL MATTERS PERTAINING TO A PLANNED DEVELOPMENT REZONE APPLICATION. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# 10-45-24-00-00012.0000

I Love Simona Trust
TRUST NAME

TRUSTEE
SIGNATURE

Michael J. Katin, Trustee
PRINTED NAME & TITLE

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 6 day of JANUARY, 2024, by MICHAEL KATIN, who is personally known to me or has produced as identification and did not take an oath.

My Commission Expires:
11/15/2024

Notary Public Lynn M Buckner

LYNN M. BUCKNER
Notary Printed Name

(seal)

LYNN M. BUCKNER
MY COMMISSION # HH 021446
EXPIRES: November 15, 2024
Bonded Thru Notary Public Underwriters

From: Frederick, Cassandra A.
To: Lindsay F. Robin
Subject: RE: Florida Master Site File - McGregor PD
Date: Monday, June 26, 2023 11:15:48 AM
Attachments: image006.png
image007.png
image010.png
image011.png
image001.png
Map.pdf

Good morning Lindsay,

There are no previously recorded resources within the boundaries of the parcel you indicated. We have McGregor Boulevard recorded as intersecting the parcel but as you can see from the aerial map I have provided, that is not quite correct. 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: Lindsay F. Robin <lrobin@m-da.com>
Sent: Monday, June 26, 2023 10:49 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Bailey R. Schleifer <BSchleifer@m-da.com>
Subject: Florida Master Site File - McGregor PD

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good morning,

Please see Florida Master Site File request attached. Let us know if you need anything else. Thanks!

Lindsay F. Robin, MPA,

MORRIS DEPEW

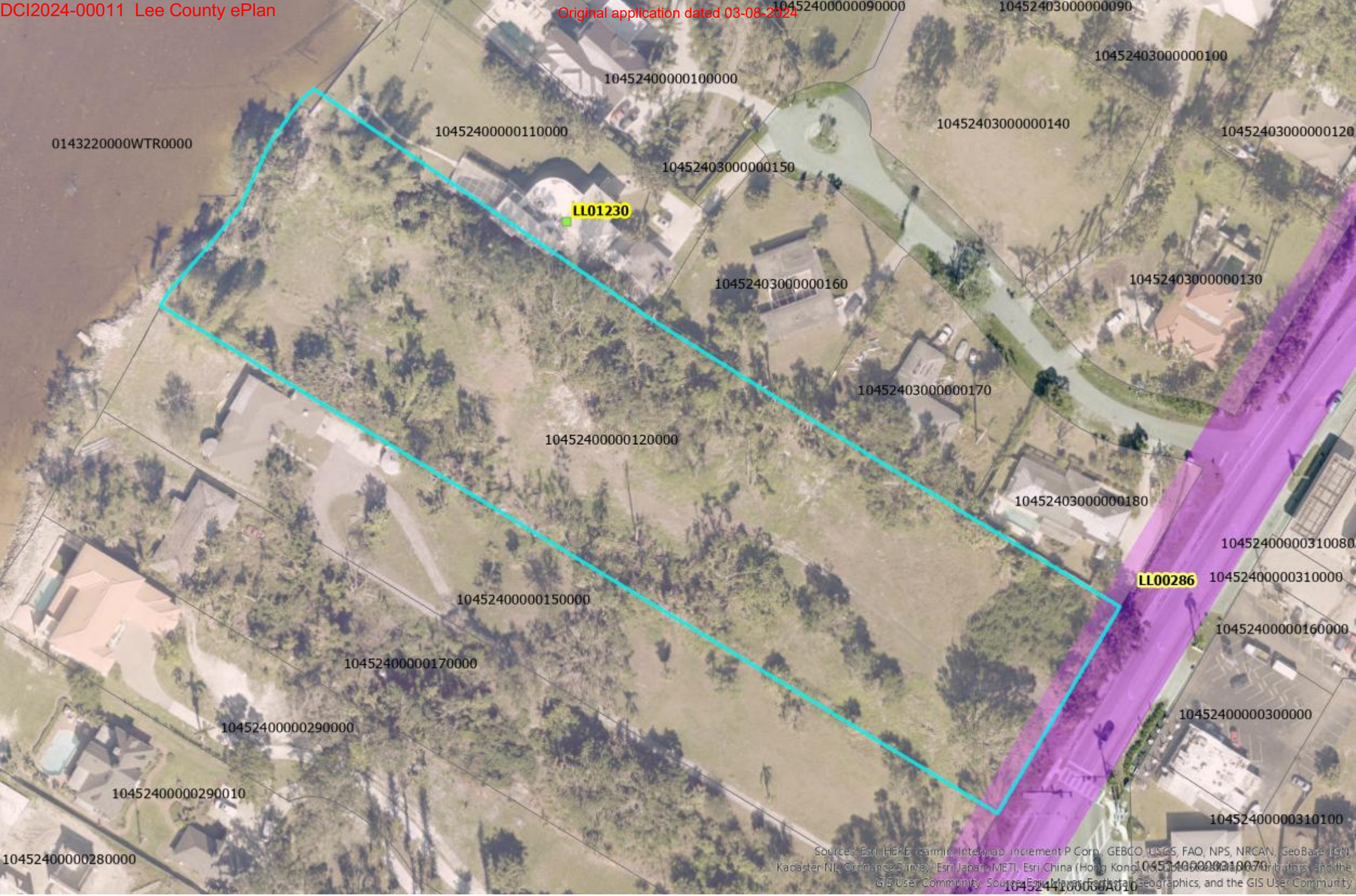
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10452400000290010
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10452400000280000
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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11480 McGregor
Residential Planned Development
List of Zoning Resolutions and Approvals

SP-88-51

BZA-87-222

11480 McGregor Boulevard

Section 10, Township 45 South, Range 24 East
Lee County, Florida

Protected Species Survey & Florida Bonneted Bat Roost Survey

August 2023

Prepared by:

OWEN
ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 3.57± acre project is located at 11480 McGregor Boulevard (Figure 1). The property is bordered to the east and west by single family homes, to the north by the Caloosahatchee River, and to the south by McGregor Boulevard.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2023 digital 1" = 100' scale aerial photography. The project boundary was obtained from TDM Consulting and inserted into the digital aerial. The boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
450	Mixed Exotic Upland Forest	2.59
740	Disturbed Land	0.98
	Total	**3.57 Ac±**

FLUCCS Code 450, Mixed Exotic Upland Forest

The majority of the site is vegetated by species such as cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), lead tree (*Leucaena leucocephala*), royal poinciana (*Delonix regia*), Brazilian pepper (*Schinus terebinthifolius*), carrotwood (*Cupaniopsis anacardioides*), strangler fig (*Ficus aurea*), and slash pine (*Pinus elliottii*).

FLUCCS Code 740, Disturbed Land

Cleared areas throughout the site appear to be regularly mowed and are vegetated by species such as guineagrass (*Panicum maximum*), Bahia grass (*Paspalum notatum*), whitehead broom (*Spermacoce verticillata*), mango tree (*Mangifera indica L.*), pusley (*Richardia grandiflora*), and sandspur (*Cenchrus* sp.).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect

Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. A Florida bonneted bat (*Eumops floridanus*) cavity survey has also been conducted. All live trees and snags were inspected for evidence of cavities. The 1" = 100' scale aerial Protected Species Assessment map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of August 10, 2023. During the survey the weather was hot and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 3.57± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus)* (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to inspecting the site, the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence data base was reviewed to determine the known occurrence of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern in the project area. According to that database there are no known listed species sightings on the subject property.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a GPS unit. Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted was conducted during the morning hours of August 10, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
321	80	None		
740	80	None		

SURVEY RESULTS

Florida Bonneted Bat

One (1) snag containing potential Florida bonneted bat cavity entrances was found onsite. This pine tree snag is in advanced stages of decay. The potential cavities are very shallow and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspections, a search of the FWC species database (updated in June 2023) revealed no additional known protected species within or immediately adjacent to the project limits.

11480 McGregor Blvd



SECTION: 10
TOWNSHIP: 45S
RANGE: 24E

0 50 100
SCALE FEET

Notes:

1. *Property boundary obtained from TDM Consulting, Inc.*
2. *Mapping based on photointerpretation of 2019 aerial photography and ground truthing in November 2020.*
3. *Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.*

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	2.59 ac.
740	Disturbed Land	0.98 ac.
	Total	3.57 ac.

22-110

Figure 2. Vegetation Map

OWEN ENVIRONMENTAL CONSULTING, LLC.
FORT MYERS 239-994-9007

11480 McGregor Blvd



SECTION: 10
TOWNSHIP: 45S
RANGE: 24E

0 50 100
SCALE FEET

Notes:
1. *Property boundary obtained from TDM Consulting, Inc.*
2. *Mapping based on photointerpretation of 2019 aerial photography and ground truthing in November 2020.*
3. *Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.*

— — — *Approximate Pedestrian Survey Transects*

⊗ *Potential FBB Cavity Snag (1)*

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	2.59 ac.
740	Disturbed Land	0.98 ac.
	Total	3.57 ac.

22-110

Figure 3. Protected Species Survey Map

OWEN ENVIRONMENTAL CONSULTING, LLC.
FORT MYERS 239-994-9007

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11480 McGregor
Residential Planned Development
Rare and Unique Habitat Map

There are no rare and unique habitats on the Property.

DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

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11480 McGregor RPD

Surface Water Management Plan

LDC 34-373(b)(1)

January 19, 2024

Prepared by:
Ryan Shute, PE
FL PE 54597
FL CA 6532

The project site is approximately +/- 3.5 acres of undeveloped land lying within the Tidal Caloosahatchee Drainage Basin. It is bordered by McGregor Blvd. right of way to the southeast, The Caloosahatchee River to the northwest, a single-family home to the southwest and a small residential subdivision to the northeast.

a) The runoff characteristics of the property in its existing state:

The subject property currently consists primarily of flat, vacant disturbed land that previously was developed with a single-family home. The site contains exotic vegetation as well. The topography of the site generally falls towards the northeast to an existing on-site drainage swale which flows to the Caloosahatchee River and to the northwest directly to the river. The site does not contain wetland features.

b) In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained:

The project will be developed with a dry detention pond to support the development. The detention pond will outfall into the on-site drainage swale which currently discharges to the Caloosahatchee River. The runoff from the proposed street and single-family home will be directed to the proposed on-site dry detention pond. Off-site flows entering the existing drainage swale will continue to be maintained to discharge in that location.

c) The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance:

As discussed above in *b)*, the proposed retention features will include a dry detention system. The stormwater management system will be maintained and operated by the future property owner's association that will be formed with the platting of the subdivision.

DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

d) How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate:

As discussed above in *a)*, the subject property does not feature wetlands or native vegetative upland areas to preserve. Due to the proximity to the river the wet season water table is estimated to be approximately at elevation 2.0 NAVD.

e) If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The site is located in a Coastal Flood area. The proposed homes will be constructed to the elevation requirements of the Flood Zone for the project area per the Florida Building Code.

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11480 McGregor
Residential Planned Development
Existing and Historic Flowways

There are no existing or historic flowways on the Property.

11480 McGregor Blvd



SECTION: 10
TOWNSHIP: 45S
RANGE: 24E

0 50 100
SCALE FEET

Notes:
1. *Property boundary obtained from TDM Consulting, Inc.*
2. *Mapping based on photointerpretation of 2019 aerial photography and ground truthing in November 2020.*
3. *Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.*

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	2.59 ac.
740	Disturbed Land	0.98 ac.
	Total	3.57 ac.

22-110

Figure 2. Vegetation Map

OWEN ENVIRONMENTAL CONSULTING, LLC.
FORT MYERS 239-994-9007

GENERAL SOILS MAP

Lee County
Southwest Florida

Map Generated: November 2021

Ord. No. 90-43, 90-44

Lee Plan Map 5-C

CHARLOTTE COUNTY

GLADES COUNTY

HENDRY COUNTY

COLLIER COUNTY

R 21 E R 22 E R 23 E R 24 E R 25 E R 26 E R 27 E

T 43 S T 44 S T 45 S T 46 S T 47 S T 48 S

Gasparilla Island
Boca Grande
Charlotte Harbor
Cayo Costa
North Captiva Island
Captiva Island
Captiva
Pine Island
Matlacha
Little Pine Island
Pine Island Sound
GULF OF MEXICO
INTERCOASTAL WATERWAY
St. James City
San Carlos Bay
Sanibel Island
Sanibel
Cape Coral
Yucca Pen Cr
CANAL
SLOUGH
GATOR
Yellow Feather Cr
Matlacha Pass
Pine Island Sound
DEL PRADO PARKWAY
Caloosahatchee River
WATERWAY
INTERCOASTAL
Truckland
Estero Island
Estero
Estero Bay
Spring Creek
Imperial River
Bonita Springs
FORT MYERS
Dunkettery Cr
Popash Creek
Trout Creek
Telegraph Cr
Cypress Cr
Spanish Cr
Alva
Hickey Creek Swamp
Hickey Creek
Orange River
ABLE CANAL
BOX CANAL
GEORGE CANAL
Lehigh Acres
Halfway Pond
Mullock Cr
Estero River
Harbor Cr
Corkscrew Swamp
Corkscrew Swamp
26°40′
26°30′
26°20′
82°10′
82°00′
81°50′
81°40′

N

LEGEND

SOILS OF THE FLATWOODS AND SLOUGHS

1 — Immokalee-Pompano: Nearly level, poorly drained, deep soils that are sandy throughout; some have an organic-stained subsoil

2 — Hallandale-Boca: Nearly level, poorly drained, shallow to moderately deep, sandy soils; some are sandy throughout and some have a loamy subsoil

3 — Immokalee-Myakka: Nearly level, poorly drained, deep, sandy soils that have a sandy, organic-stained subsoil

4 — Oldsmar-Malabar-Immokalee: Nearly level, poorly drained, deep, sandy soils; some have a sandy, organic-stained subsoil underlain by a loamy subsoil, some have just a loamy subsoil, and some have just a sandy, organic-stained subsoil

5 — Pineda-Boca-Wabasso: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a sandy subsoil, some have a loamy subsoil, and some have a sandy, organic-stained subsoil underlain by a loamy subsoil

SOILS OF THE SWAMPS AND SLOUGHS

6 — Isles-Boca-Pompano: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout

SOILS OF THE TIDAL AREAS AND BARRIER ISLANDS

7 — Wulfert-Kesson-Captiva: Nearly level, very poorly drained and poorly drained soils; some are organic and some are sandy throughout with varying proportions of shell fragments

8 — Peckish-Estero-Isles: Nearly level, very poorly drained, mucky soils; some have a sandy, organic-stained subsoil and some have a loamy subsoil

9 — Canaveral-Captiva-Kesson: Nearly level, somewhat poorly drained to very poorly drained soils that are sandy throughout with a varying mixture of shell fragments

SOILS OF THE MANMADE AREAS

10 — Matlacha: Nearly level, somewhat poorly drained soils that are mostly mixed sands, shell fragments, and limestone fragments throughout

Compiled 1983

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES
AGRICULTURAL EXPERIMENT STATIONS
SOIL SCIENCE DEPARTMENT
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

GENERAL SOIL MAP
LEE COUNTY, FLORIDA

Scale 1:253,440

1 0 1 2 3 4 Miles

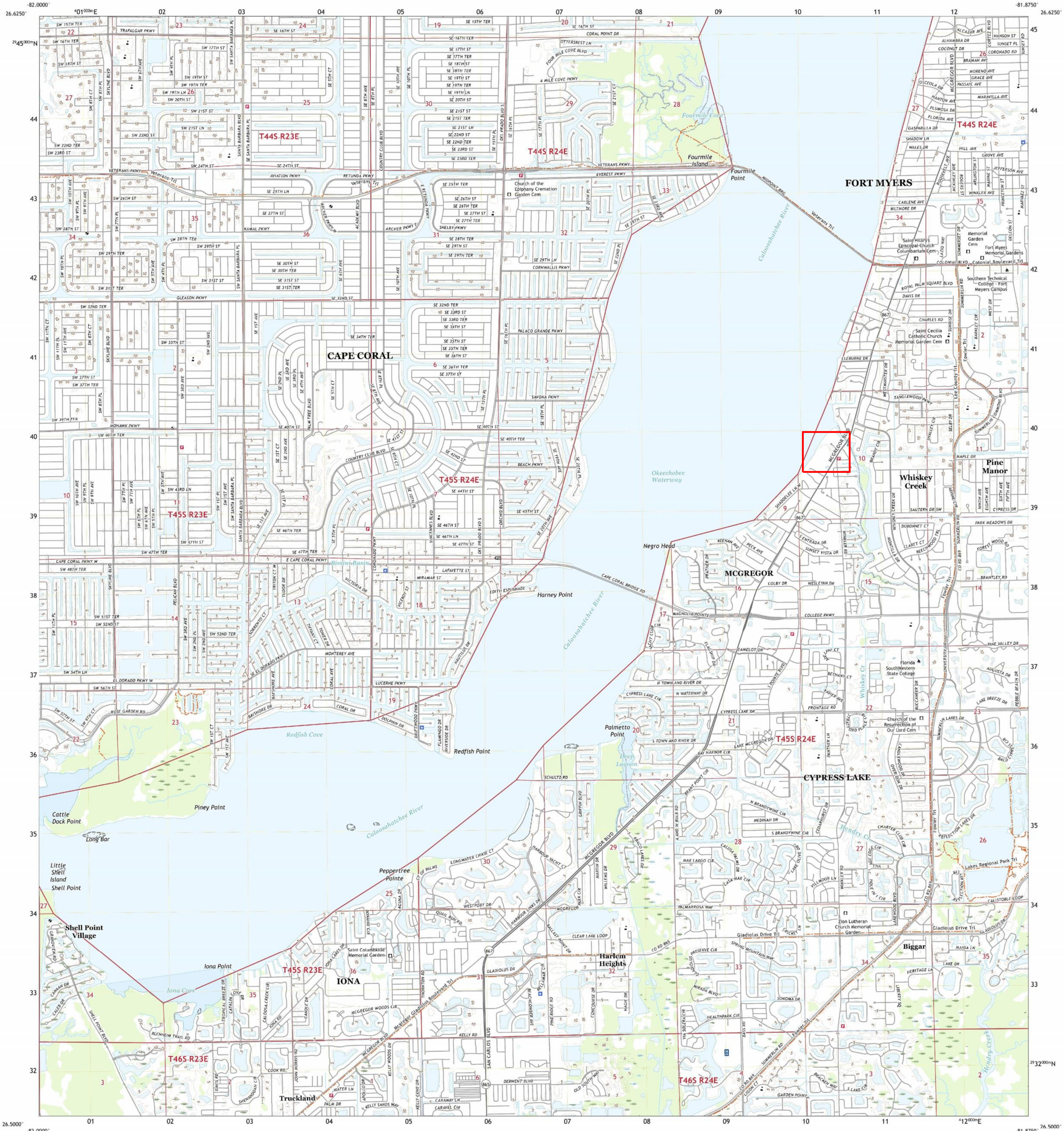
1 0 4 8 Km

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

FORT MYERS SW QUADRANGLE
FLORIDA - LEE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 17R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, November 2019
Roads..... U.S. Census Bureau, 2016
Names.....GNIS, 1979 - 2020
Hydrography.....National Hydrography Dataset, 1899 - 2019
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory 1999 - 2002

MN
GN
5°48´
103 MILS
0°25´
7 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
MK
Grid Zone Designation
17R

SCALE 1:24 000

KILOMETERS / METERS / MILES / FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

FLORIDA
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Matlacha
2 Fort Myers NW
3 Fort Myers
4 Pine Island Center
5 Fort Myers SE
6 Sanibel
7 Fort Myers Beach
8 Estero

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

FORT MYERS SW, FL
2021

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11480 McGregor RPD

Zoning Traffic Impact Statement

February 8, 2024

Prepared by:

Kyle C. Knight

PE 91411



This item has been electronically signed and sealed by Kyle Knight on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by Kyle C Knight
Date: 2024.02.08 09:30:04-05'00'

Email: permitting@m-da.com

FL CA 6532

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11480 McGregor RPD

Zoning Traffic Impact Statement

Description of Development

The applicant is proposing the development of a 3.57-acre parcel in Lee County consisting of 10 single family detached homes. The Property is identified as STRAP 10-45-24-00-00012.0000 and is 113 feet north of the Winkler Road and McGregor Blvd. intersection. The finished project design features one right in / right out entry point on McGregor Blvd (Arterial).

Trip Generation

Trip Generation for the proposed project development has been determined using the ITE Trip Generation Manual 11th Edition. In accordance with standard ITE methodology, calculations for project trip generated traffic are shown in **Table A** below and in the Tables section of the report.

ITE LUC[1]		Units	Number of Units	Trip Generation					Trip Directional Distribution[1]	
				Type	ITE LUC Equation[1]	Trips	Entering	Exiting	Entering	Exiting
210	Single Family Detached	Dwelling Units	10	ADT	Ln(T) = 0.92Ln(X)+2.68	121	50%	50%	61	61
				AM PHT	Ln(T) = 0.91Ln(X)+0.12	9	25%	75%	2	7
				PM PHT	Ln(T) = 0.94Ln(X)+0.27	11	63%	37%	7	4
(1) Trip Generation, 11th Edition, Institute of Transportation Engineers										

Using ITE LUC 210 Single Family Detached, the proposed development is shown to generate 121 Weekday Trips, 9 AM Peak Hour Trips and 11 PM Peak Hour Trips. The total AM PHT results in 2 trips entering and 7 trips exiting, while the total PM PHT results in 7 trips entering and 4 trips exiting. The direction distribution of the peak hour trips is calculated per the corresponding percentages for each LUC. The provided ITE Land Use Equations correspond to the typical AM and PM peak hour trips of 7-9 AM and 4-6 PM.

Trip Distribution and Assignment

The trip distribution for site related traffic entering and exiting the project location has been indicated in **Figure 1** below. Since the driveway will be designated as a right in / right out only maneuver, distribution percentages are assumed to be 100% entering from McGregor Blvd southbound and exiting onto McGregor Blvd southbound.

Background & Future Traffic

Background traffic for the project location is based on the 2022 Lee County Concurrency Report and the 2022 Florida Department of Transportation's Florida Traffic Online Web Application. The background traffic is considered to analyze how project generated trips impact the local roadways for estimated future trips and growth. The estimated future background trips stem from the 2022 Florida Department of Transportation's Florida Traffic Online Web Application and are accounted for as applicable in **Table C**. Based on the general trend of daily traffic volume from the previous 5 years, a negative annual

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growth rate (-2.8% for McGregor Blvd) is calculated. Since the growth rate is less than 2%, we used a growth rate of 2% for estimating future trips. Forecasting out to year 2025 and using a 2% growth rate from 2022, the number of trips is calculated to be 26,530.

Study Area Determination & LOS Analyses

Link Analysis

The trips attributed to the proposed project are distributed onto the surrounding roadway network as shown in **Figure 1**. The peak hour trips for the AM & PM PHT are calculated and shown in **Table A**. The peak hour trips on each arterial link are then compared to their respective 1-Way LOS Peak Hour Service Volume standard capacity. The service volumes stated on **Table B** are based on the 2022 Lee County Concurrency Management Report. **Table D** shows Project-generated + Background trips as well as Project-generated + Future Background trips using a 2% growth rate out to year 2025. Additionally, the Link Specific Service Volumes on Arterials in Lee County is utilized for determining acceptable limits of level of service. In no case does the Project + Future Background generated trips exceed the existing LOS. Where the distributed vehicle trips impact a link within the study area by 10% or more, the project traffic on that link is to be analyzed at buildout LOS. Because the project trips distributed in the study area do NOT impact any of the links by 10% or more as shown in **Table B**, no further analysis is required.

Turn Lane Analysis

Located in **Table E**, the turn lane analysis breaks down all turning movements and compares them to Lee County Administrative Code AC 11-4. In no scenario are two or more of the warrants for a project turn lane met; therefore, no turn lane additions are required.

Summary of Results

The trip generation realized by 11480 McGregor RPD on the surrounding roadway network is negligible and will not pose any adverse impacts to the existing flow of traffic. Immediate roadway links and intersections considered in this study are shown to be impacted by a value that is less than 10%. Additionally, all applicable turn lanes have been analyzed with respect to the Lee County Administrative Code, and in no case have two or more warrants been satisfied.

The surrounding roadway network has sufficient capacity available to accommodate the new trips that this development is anticipated to generate. Based on the results of this study, no major roadway improvements are necessary.

Figures

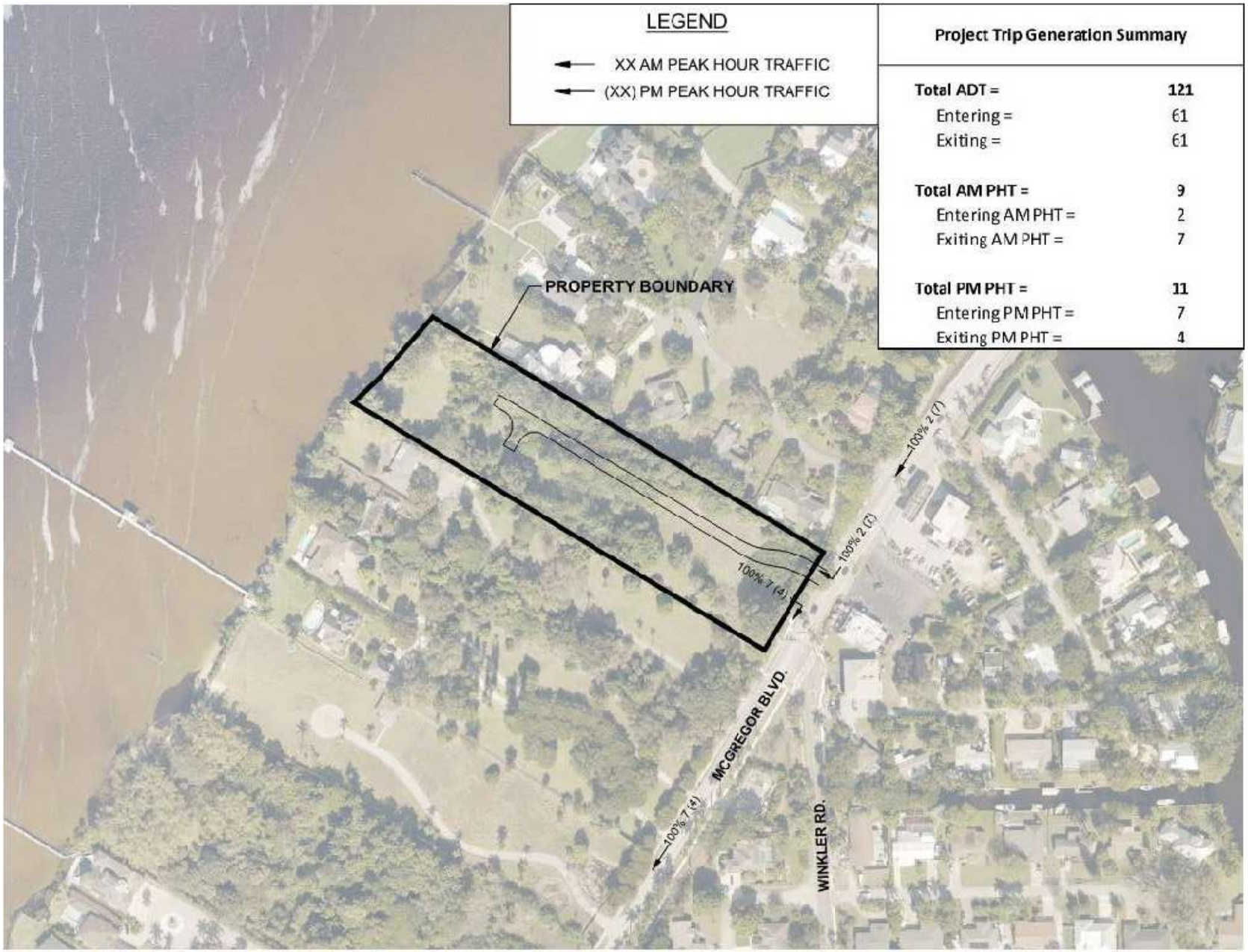


Figure 1: Trip Distribution Map

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DCI2024-00011 Lee County ePlan Original application dated 03-08-2024

Tables

Table A: Project Trip Generation

ITE LUC[1]		Units	Number of Units	Trip Generation					Trip Directional Distribution[1]	
				Type	ITE LUC Equation[1]	Trips	Entering	Exiting	Entering	Exiting
210	Single Family Detached	Dwelling Units	10	ADT	Ln(T) = 0.92Ln(X)+2.68	121	50%	50%	61	61
				AM PHT	Ln(T) = 0.91Ln(X)+0.12	9	25%	75%	2	7
				PM PHT	Ln(T) = 0.94Ln(X)+0.27	11	63%	37%	7	4

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

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Table B: Study Area Trip Distribution and Assignment

Link				LOS Capacity (1) (PHT)	LOS 2021 Highest Hr Volume (PHT)	Project		Project Impact (Trips / LOS Capacity Service Volume)
Name	From	To	Type			Trip Distribution(2) (1-Way)	1-Way PHT (2)	
McGregor Blvd	Winkler Rd	Tanglewood Pkwy	2 LN	970	1,039	100%	7	**0.7%**

(1) Information from Lee County Concurrency Management Report (2022)

(2) Peak Hour Distribution represents 1-way entering or exiting trips on a particular link.

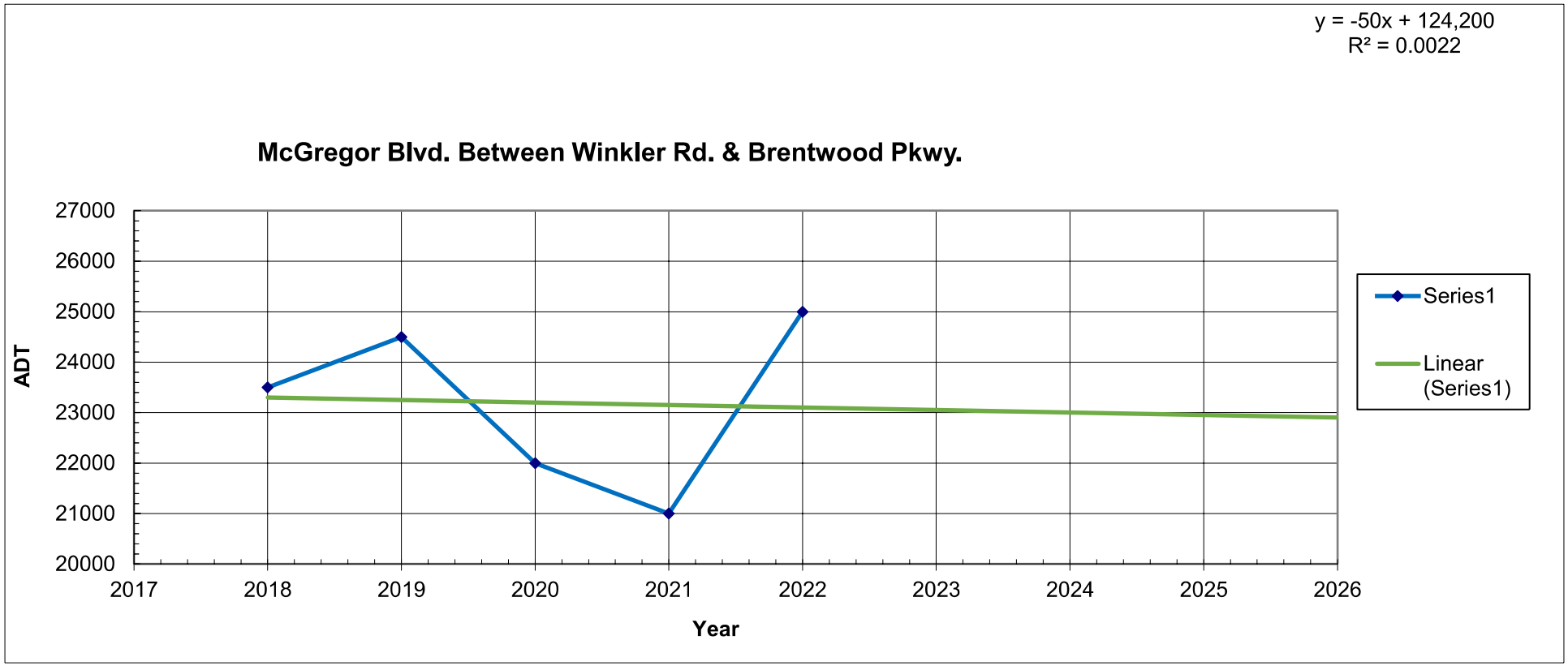
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DCI2024-00011 Lee County ePlan

Table C: Future Background Trip Projection

Roadway Link	Location	Daily Traffic Volume (AADT) for Counted Year [1]					Least Squares Method Curve Fit Information		Growth Rate [2]	Projected Background Trips at Buildout	Adjusted Growth Rate [2]	Adjusted Projected Background Trips at Buildout
		2018	2019	2020	2021	2022	Y - Intercept	Slope		2025		2025
McGregor Blvd	Winkler Rd to Brentwood Pkwy	23500	24500	22000	21000	25000	124200.0	-50	**-2.81%**	22950	**2.00%**	26530

(1) Information taken from FDOT Florida Traffic Online Website (Historical AADT)

(2) For traffic growth rates less than 2%, assume 2% growth rate for calculating future trips



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Table D: Link LOS Analysis

Link				Performance Standard		2021 100th Highest Hour Volume		Project + Background		Future Background (Using 2.00% Growth Rate to 2025)		Project + Future Background	
Name	From	To	Type	Min LOS Peak Hour, Peak Season[1]	Capacity (VPH)[1]	LOS [1]	1-Way Trips [1]	LOS[3]	1-Way Trips[1, 2]	LOS[3]	1-Way Trips[1, 2]	LOS[3]	1-Way Trips[1, 2]
McGregor Blvd	Winkler Rd	Tanglewood Pkwy	2 LN	D	970	F	1,039	F	1046	F	1,125	F	1132

(1) Lee County Concurrency Management Report (2022)

(2) Calculations from Table A - Trip Generation

(3) Lee County Link Specific Service Volumes on Arterials

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Table E: Turn Lane Analysis

Right Turn Lane Warrants to Arterial Streets [1]	Satisfied At Entrance:
1.) Posted speed limit of the collector street is equal to or greater than thirty five (35) mph.	Yes
2.) Number of right turning movements from the arterial street is equal to or greater than thirty (30) during either the A.M. or P.M. peak hour of the arterial street when the arterial street AADT is less than 6,000 vpd or equal to or greater than twenty (20) vph during either the A.M. or P.M. peak hour of the arterial street or peak hour of the development when the arterial street AADT is equal to our greater than 6,000 vpd.	No
3.) Available sight distance for a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-1 for the posted speed limit of the arterial street.	No
4.) The arterial street which is being entered has been designated as a controlled access facility by the BOCC.	No
5.) Traffic Control of the intersecting street or access point connection is a traffic signal or is anticipated to meet MUTCD traffic signal warrants by the build-out year.	No
(6.) It is determined by the Lee County Department of Transportation or Department of Community Development that a turn lane is required for the health, safety, and welfare of the road users.	No
Intersection/Connection to Arterial Streets [1]	**Satisfied At Entrance:**
(a) Posted speed limit of the intersecting street or access point connection is equal to or greater than forty five (45) mph.	No
(b) Number of right turning movements from the intersecting street or access point connection is equal to or greater than sixty (60) during either the A.M. or P.M. peak hour of the arterial street.	No
(c.) The arterial street which is being entered has been designated as a controlled access facility by the BOCC.	No
(d.) Traffic Control of the intersecting street or access point connection is a traffic signal.	No

(e.) It is determined by the Lee County Department of Transportation or Department of Community Development that a turn lane is required for the health, safety, and welfare of the road users.	No

(1) Lee County Administrative Code AC 11-4

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Appendix A

Single-Family Detached Housing
(210)

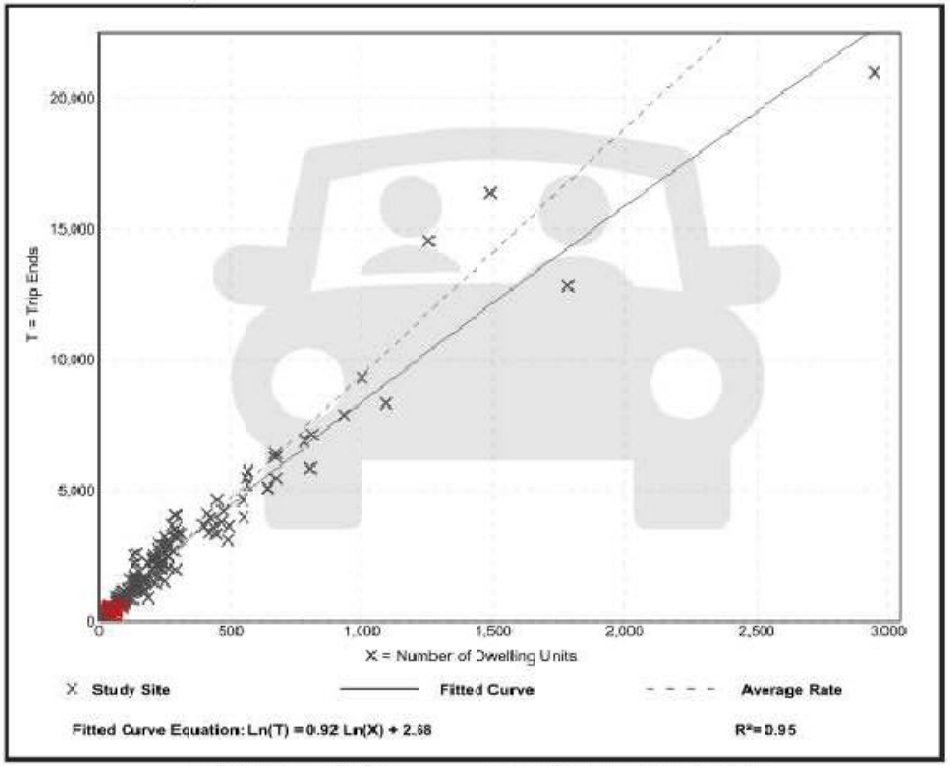
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



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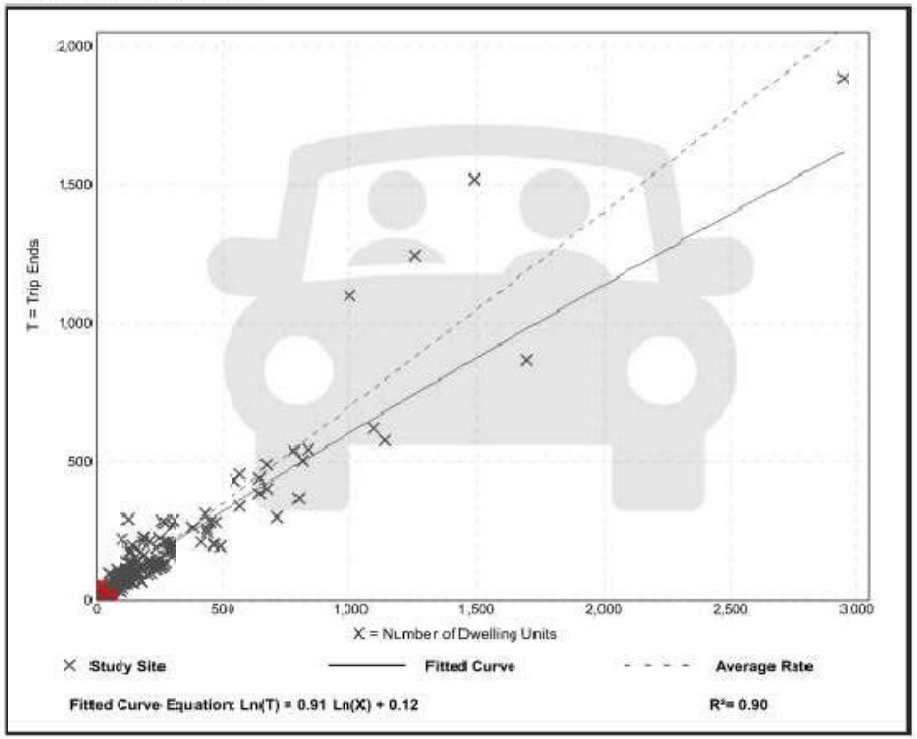
Single-Family Detached Housing
(210)

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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



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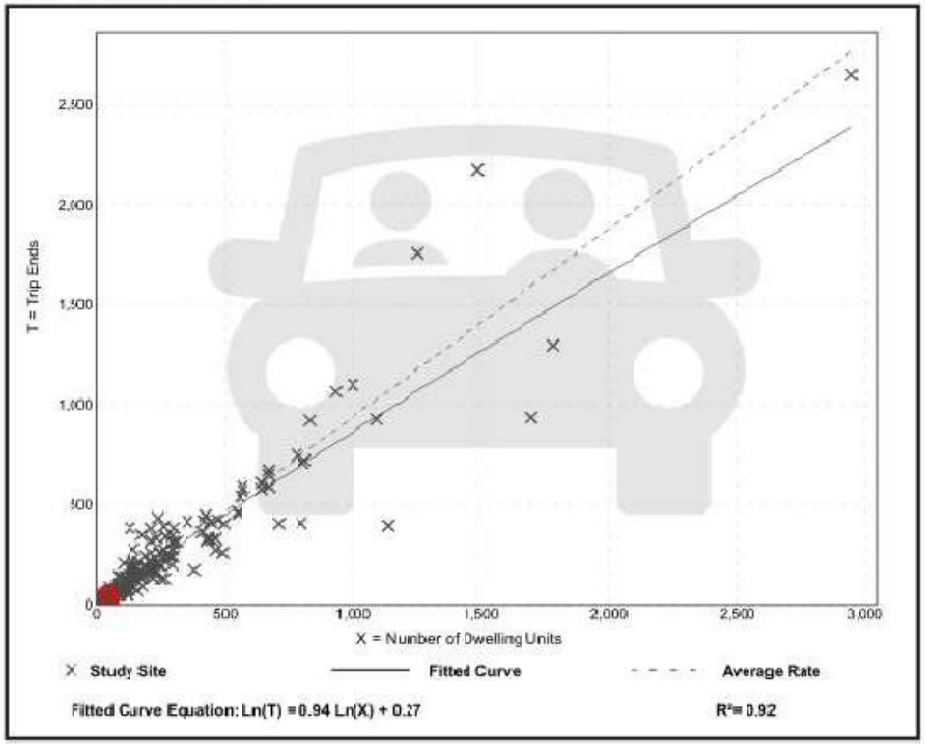
Single-Family Detached Housing
(210)

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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual 11th Edition • Institute of Transportation Engineers

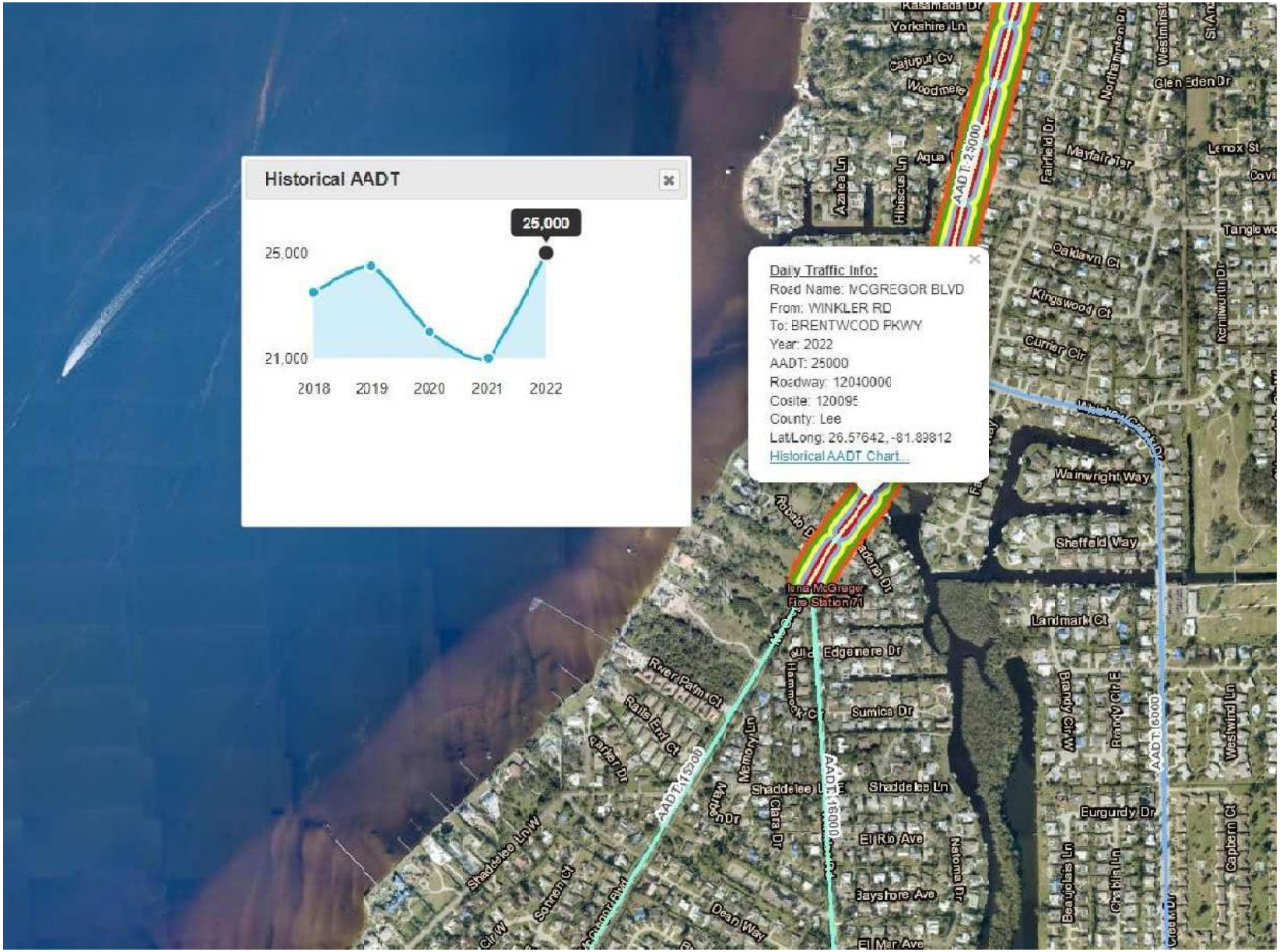
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Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 4 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)													
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
13900	JOEL BLVD	18TH ST	SR 80	P. Art	2LN	E	1,010	C	482	0.48	D	506	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	Min. Col	2LN	E	860	C	62	0.07	C	72	0.08	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	Maj. Col	2LN	E	860	C	256	0.30	C	269	0.31	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	Maj. Col	2LN	E	860	C	264	0.31	C	277	0.32	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	E	860	C	106	0.12	C	120	0.14	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	Maj. Col	2LN	E	860	C	384	0.45	C	404	0.47	
14600	LEE BLVD	SR 82	ALVIN AVE	P. Art	6LD	E	2,840	B	2,084	0.73	B	2,190	0.77	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	B	1,957	0.69	B	2,136	0.75	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	B	2,093	0.74	B	2,200	0.77	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	B	898	0.45	B	943	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	P. Art	2LN	E	1,020	C	898	0.88	C	943	0.92	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	544	0.63	D	614	0.71	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	B	332	0.46	B	867	0.48	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	M. Art	2LN	E	860	D	763	0.89	D	819	0.95	
15300	LITTLETON RD	CORBETT RD	US 41	Maj. Col	2LN	E	860	C	528	0.61	C	555	0.65	
15400	LITTLETON RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	437	0.51	C	459	0.53	
15500	LUCKETT RD	ORTIZ AVE	I-75	M. Art	2LN	E	880	B	317	0.36	B	392	0.45	4 Lr design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	Maj. Col	2LN	E	860	B	285	0.33	C	299	0.35	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	Min. Col	2LN	E	860	C	77	0.09	C	89	0.10	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	P. Art	4LD	E	1,960	B	1,173	0.60	B	1,233	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	P. Art	4LD	E	1,960	B	1,180	0.60	B	1,240	0.63	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	M. Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	State	2LN	D	970	F	1,039	1.07	F	1,143	1.18	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	State	2LN	D	970	F	1,039	1.07	F	1,143	1.18	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	1,136	0.36	C	1,492	0.47	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	State	6LD	D	3,171	C	1,397	0.44	C	1,875	0.59	

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JUNE 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

PAGE 4

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
McGREGOR BLVD	COLLEGE PKWY	WINKLER RD	4	1.2	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
	WINKLER RD	BRENTWOOD	1	0.8	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
	BRENTWOOD	COLONIAL BLVD	1	0.8	2LN	0	830	900	900	900	0	1,630	1,780	1,780	1,780
METRO PKWY	US 41	SIX MILE PKWY	4	2.5	6LD	0	2,200	2,200	2,200	2,200	0	4,000	4,000	4,000	4,000
	SIX MILE PKWY	DANIELS PKWY	4	1.3	6LD	0	0	2,060	2,060	2,060	0	0	3,670	3,670	3,670
	DANIELS PKWY	CRYSTAL DR	4	1.3	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980
	CRYSTAL DR	DANLEY DR	4	1.1	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980
	DANLEY DR	COLONIAL BLVD	1	1.2	4LD	0	1,340	1,660	1,660	1,660	0	2,400	2,980	2,980	2,980

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Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

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Cecil L Pendergrass
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County Attorney

Donna Marie Collins
County Hearing Examiner

January 29, 2024 Via E-Mail

Zane McHarris
Morris – Depew and Associates
2914 Cleveland Avenue
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
11480 McGregor Residential RPF
STRAP # 10-45-24-00-00012.0000

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 required.

Your firm has indicated that this project will consist of 10 single family residential units with an estimated flow demand of approximately 2,500 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 this parcel.

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

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

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

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING


00012
0000
1
00005
0000
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ROBALO DR
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Index	Subject	Folioid	STRAP	OwnerNan	OwnerNan	MailAddre	MailAddre	MailCity	MailState	MailZip	MailCount	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
0	TRUE	10193586	10-45-24-C	KATIN MICHAEL J TR		9150 PENZANCE BLVD		FORT MYEI	FL	33912		11480	MCGREGOR BLVD		FORT MYEI	33919	PARL IN S1/2 OF NW 1/4<CR>SEC 10 TWP 45 R 24<CR>AS DESC OR 0180 PG 0284
1	FALSE	10573644	10-45-24-C	GADDIS JOHN P TR		904 ROBALO DR		FORT MYEI	FL	33919		902	ROBALO DR		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>DESC OR 1321 PG 577
2	FALSE	10193583	10-45-24-C	GADDIS JOHN P & REN		904 ROBALO DR		FORT MYEI	FL	33919		904	ROBALO DR		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>AS DESC OR 1472 PG 1275
3	FALSE	10193584	10-45-24-C	PETERS MARLA J & MI		914 ROBALO DR		FORT MYEI	FL	33919		914	ROBALO DR		FORT MYEI	33919	PARL IN SW 1/4 OF NW 1/4<CR>AS DESC OR 0710 PG 0432
4	FALSE	10193587	10-45-24-C	KENNER ROBERT		913 ALTADENA DR		FORT MYEI	FL	33919		913	ALTADENA DR		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>AS DESC OR 1393 PG 2013<CR>LESS 13.001
5	FALSE	10193588	10-45-24-C	MANN CHARLES G + JE		915 ALTADENA DR		FORT MYEI	FL	33919		915	ALTADENA DR		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>DESC OR 1393 PG 2009<CR>LESS 13.000
6	FALSE	10193589	10-45-24-C	REILLY THOMAS J +		11391 MCGREGOR BL		FORT MYEI	FL	33919		11391	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>AS DESC OR 1055 PG 0573
7	FALSE	10193590	10-45-24-C	KAMCO FLH PARTNERS		801 THOMPSON AVE S		ROCKVILLE	MD	20852		11550	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SW 1/4 OF NW 1/4<CR>AS DESC OR 1119 PG 0211
8	FALSE	10193591	10-45-24-C	PERSAUD PROPERTIES		385 SEMINOLE WAY		FORT MYEI	FL	33931		11451	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SE 1/4 OF NW 1/4<CR>DESC OR 1733 PG 3443<CR>LESS PARL 31.0 + LESS OR 3638 PG 4203
9	FALSE	10193592	10-45-24-C	BERCAW PETER		11560 MCGREGOR BL		FORT MYEI	FL	33919		11560	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SW 1/4 OF NW 1/4<CR>AS DESC OR 0665 PG 0349
10	FALSE	10600745	10-45-24-C	DOSORETZ ARIE &		19 GEORGE TOWN		FORT MYEI	FL	33919		11660	MCGREGOR BLVD		FORT MYEI	33919	PARL IN NW 1/4 OF SW 1/4<CR>AS DESC IN INST # 2018-141166
11	FALSE	10193600	10-45-24-C	RAM TEJ & SHARMA R		11600 MCGREGOR BL		FORT MYEI	FL	33919		11600	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SEC 10 TWP 45 R 24<CR>DESC IN OR 266 PG 525<CR>LESS 29.001
12	FALSE	10193601	10-45-24-C	KIESEL THOMAS F & RI		11620 MCGREGOR BL		FORT MYEI	FL	33919		11620	MCGREGOR BLVD		FORT MYEI	33919	PARL IN SEC 10 TWP 45 R 24<CR>DESC IN OR 1289 PG 22 +<CR>2013000104762
13	FALSE	10193602	10-45-24-C	PERSAUD PROPERTIES		385 SEMINOLE WAY		FORT MYEI	FL	33931		11481	MCGREGOR BLVD		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 0206 PG 0229
14	FALSE	10193603	10-45-24-C	SHRI HANUMAN LLC		6129 41ST ST E		BRADENTC	FL	34203		910	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR> DESC OR 1759 PG 2292<CR>LESS OR 2272 PG 0856
15	FALSE	10193604	10-45-24-C	ANGJELKOSKI SPASE &		6533 MONTEREY POIN		NAPLES	FL	34105		5403	WINKLER RD		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1012 PG 0702
16	FALSE	10193605	10-45-24-C	BORREGAARD CINDY		1709 CHEROKEE DR		SARASOTA	FL	34239		943	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 0050 PG 0424
17	FALSE	10193606	10-45-24-C	ROSMINI MARK A		931 ALTADENA DR		FORT MYEI	FL	33919		931	ALTADENA DR		FORT MYEI	33919	PAR IN NE 1/4 OF SW 1/4 AS<CR>DESC OR 1700 PG 1601 LESS<CR>PT DESC IN OR 1700 PG 1603
18	FALSE	10193607	10-45-24-C	BRENT ROBERT WESLE		939 ALTADENA DR		FORT MYEI	FL	33919		939	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1376 PG 2350
19	FALSE	10193608	10-45-24-C	MULVIHILL FRANK		916 ALTADENA DR		FORT MYEI	FL	33919		916	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1141 PG 1903
20	FALSE	10193609	10-45-24-C	LO CHEE MING		920 ALTADENA DR		FORT MYEI	FL	33919		920	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1062 PG 1436
21	FALSE	10193610	10-45-24-C	IONA MCGREGOR FIRE		6061 SOUTH POINTE B		FORT MYEI	FL	33919		5401	WINKLER RD		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1143 PG 1752
22	FALSE	10193611	10-45-24-C	SHRI HANUMAN LLC		6129 41ST ST E		BRADENTC	FL	34203		11401	MCGREGOR BLVD		FORT MYEI	33919	PARL IN S E 1/4 OF N W 1/4<CR>SEC 10 TWP 45 R 24 DESC IN<CR>OR 1236 PG 270
23	FALSE	10193612	10-45-24-C	KLARE DAVID TODD &		935 ALTADENA DR		FORT MYEI	FL	33919		935	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>AS DESC OR 1184 PG 0610 + E 10 FT WEST OF PARL AS DESC IN OR 3638 PG 4203
24	FALSE	10193613	10-45-24-C	PERSAUD PROPERTIES		385 SEMINOLE WAY		FORT MYEI	FL	33931		942	ALTADENA DR		FORT MYEI	33919	PARL IN NE 1/4 OF SW 1/4<CR>DESC OR 1463 PB 1491
25	FALSE	10193614	10-45-24-C	MANINI ALICE E +		938 ALTADENA DR		FORT MYEI	FL	33919		938	ALTADENA DR		FORT MYEI	33907	BEG 210 FT E OF WINKLER<CR>N OF ALTADENA DESC<CR>2272 PG 0856
26	FALSE	10193615	10-45-24-C	BUONSIGNORE MARK		919 ALTADENA DR		FORT MYEI	FL	33919		919	ALTADENA DR		FORT MYEI	33919	PARL 3 ALTADENA SUBD<CR>UNREC
27	FALSE	10193641	10-45-24-C	WEAVER RONALD G &		913 ROBALO DR		FORT MYEI	FL	33919		913	ROBALO DR		FORT MYEI	33919	WYOMI<CR>PLAT BOOK 9 PAGE 104<CR>LOT 9
28	FALSE	10193642	10-45-24-C	EWERT ULRICH TR		935 ROBALO DR		FORT MYEI	FL	33919		935	ROBALO DR		FORT MYEI	33919	WYOMI <CR>PLAT BOOK 9 PAGE 104<CR>LOT 10 + PT LOT 11
29	FALSE	10193643	10-45-24-C	REMO CLAIRE		11390 MCGREGOR BL		FORT MYEI	FL	33919		11390	MCGREGOR BLVD		FORT MYEI	33919	WYOMI<CR>PB 9 PG 104<CR>LOT 12 + E 1/2 LOT 11
30	FALSE	10193644	10-45-24-C	CACIOPPO ROBERT & (		945 ROBALO DR		FORT MYEI	FL	33919		945	ROBALO DR		FORT MYEI	33919	WYOMI<CR>PLAT BOOK 9 PAGE 104<CR>LOT 13
31	FALSE	10193645	10-45-24-C	GADDIS HOLDINGS LLC		904 ROBALO DR		FORT MYEI	FL	33919		925	ROBALO DR		FORT MYEI	33919	WYOMI<CR>PLAT BOOK 9 PAGE 104<CR>LOT 14
32	FALSE	10193648	10-45-24-C	EPSTEIN EDWARD H		934 ROBALO DR		FORT MYEI	FL	33919		934	ROBALO DR		FORT MYEI	33919	WYOMI<CR>PLAT BOOK 9 PAGE 104<CR>LOT 17
33	FALSE	10193649	10-45-24-C	PERRONE ROSS T SR &		944 ROBALO DR		FORT MYEI	FL	33919		944	ROBALO DR		FORT MYEI	33919	WYOMI <CR>PLAT BOOK 9 PAGE 104<CR>LOT 18
34	FALSE	10193806	10-45-24-C	STIFFEL L GARY TR		8521 OAKSHADE CIR A		FORT MYEI	FL	33919		5425	WINKLER RD		FORT MYEI	33919	EDGEMERE PARK<CR>PB 12 PG 132<CR>LOT 1
35	FALSE	10193807	10-45-24-C	ROELLE PATRICK		1011 EDGEMERE DR		FORT MYEI	FL	33919		1011	EDGEMERE DR		FORT MYEI	33919	EDGEMERE PARK<CR>PB 12 PG 132<CR>LOT 2
36	FALSE	10193808	10-45-24-C	LESLEY TODD E & KARE		1019 EDGEMERE DR		FORT MYEI	FL	33919		1019	EDGEMERE DR		FORT MYEI	33919	EDGEMERE PARK<CR>PB 12 PG 132<CR>LOT 3
37	FALSE	10193809	10-45-24-C	LONG ASHLEY E B		1027 EDGEMERE DR		FORT MYEI	FL	33919		1027	EDGEMERE DR		FORT MYEI	33919	EDGEMERE PARK<CR>PB 12 PG 132<CR>LOT 4
38	FALSE	10193819	10-45-24-C	ISAAC DERRICK G &		1006 EDGEMERE DR		FORT MYEI	FL	33919		1006	EDGEMERE DR		FORT MYEI	33919	EDGEMERE PARK<CR>PB 12 PG 132<CR>LOT 15
39	FALSE	10554450	10-45-24-4	KINGSBRIDGE HOMEO		11741 MEMORY LN		FORT MYEI	FL	33919			KINGSBRIDGE C/E		FORT MYEI	33919	KINGSBRIDGE<CR>PB 40 PG 39<CR>E2 ESMT SIGN PURPOSES
40	FALSE	10194722	10-45-24-4	PETERS KATHLEEN A		11641 PINE HAMMOC		FORT MYEI	FL	33919		11641	PINE HAMMOCK CIR		FORT MYEI	33919	PINE HAMMOCK S/D<CR>PB 42 PG 4<CR>LOT 1
41	FALSE	10194726	10-45-24-4	SZUMLANSKI ANDREW		11640 PINE HAMMOC		FORT MYEI	FL	33919		11640	PINE HAMMOCK CIR		FORT MYEI	33919	PINE HAMMOCK S/D<CR>PB 42 PG 4<CR>LOT 5
42	FALSE	10194732	10-45-24-4	BOYLE MARK A & LIND		11630 PINE HAMMOC		FORT MYEI	FL	33919		11630	PINE HAMMOCK CIR		FORT MYEI	33919	PINE HAMMOCK S/D<CR>PB 42 PG 4 SLY 1/2 OF<CR>TRACT A FUTURE DEV
43	FALSE	10194733	10-45-24-4	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		11601	MCGREGOR BLVD		FORT MYEI	33919	PINE HAMMOCK S/D<CR>PB 42 PG 4<CR>NLY 1/2 OF TRACT A

GADDIS JOHN P TR
904 ROBALO DR
FORT MYERS FL 33919

GADDIS JOHN P & RENEE A TR
904 ROBALO DR
FORT MYERS FL 33919

PETERS MARLA J & MICHAEL J TR
914 ROBALO DR
FORT MYERS FL 33919

KENNER ROBERT
913 ALTADENA DR
FORT MYERS FL 33919

MANN CHARLES G + JESSICA L
915 ALTADENA DR
FORT MYERS FL 33919

REILLY THOMAS J +
11391 MCGREGOR BLVD
FORT MYERS FL 33919

KAMCO FLH PARTNERS 28 LLC
801 THOMPSON AVE STE 400
ROCKVILLE MD 20852

PERSAUD PROPERTIES FL INVESTME
385 SEMINOLE WAY
FORT MYERS BEACH FL 33931

BERCAW PETER
11560 MCGREGOR BLVD
FORT MYERS FL 33919

DOSORETZ ARIE &
19 GEORGE TOWN
FORT MYERS FL 33919

RAM TEJ & SHARMA RAJENDRA S
11600 MCGREGOR BLVD
FORT MYERS FL 33919

KIESEL THOMAS F & RUTH E
11620 MCGREGOR BLVD
FORT MYERS FL 33919

PERSAUD PROPERTIES FL INVESTME
385 SEMINOLE WAY
FORT MYERS BEACH FL 33931

SHRI HANUMAN LLC
6129 41ST ST E
BRADENTON FL 34203

ANGJELKOSKI SPASE & DANIELA
6533 MONTEREY POINT #204
NAPLES FL 34105

BORREGAARD CINDY
1709 CHEROKEE DR
SARASOTA FL 34239

ROSMINI MARK A
931 ALTADENA DR
FORT MYERS FL 33919

BRENT ROBERT WESLEY
939 ALTADENA DR
FORT MYERS FL 33919

MULVIHILL FRANK
916 ALTADENA DR
FORT MYERS FL 33919

LO CHEE MING
920 ALTADENA DR
FORT MYERS FL 33919

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IONA MCGREGOR FIRE PROTECTION
6061 SOUTH POINTE BLVD
FORT MYERS FL 33919

SHRI HANUMAN LLC
6129 41ST ST E
BRADENTON FL 34203

KLARE DAVID TODD & JOANNE M
935 ALTADENA DR
FORT MYERS FL 33919

PERSAUD PROPERTIES FL INVESTME
385 SEMINOLE WAY
FORT MYERS BEACH FL 33931

MANINI ALICE E +
938 ALTADENA DR
FORT MYERS FL 33919

BUONSIGNORE MARK &
919 ALTADENA DR
FORT MYERS FL 33919

WEAVER RONALD G &
913 ROBALO DR
FORT MYERS FL 33919

EWERT ULRICH TR
935 ROBALO DR
FORT MYERS FL 33919

REMO CLAIRE
11390 MCGREGOR BLVD
FORT MYERS FL 33919

CACIOPPO ROBERT & CARRIE
945 ROBALO DR
FORT MYERS FL 33919

GADDIS HOLDINGS LLC
904 ROBALO DR
FORT MYERS FL 33919

EPSTEIN EDWARD H
934 ROBALO DR
FORT MYERS FL 33919

PERRONE ROSS T SR & LAURA C
944 ROBALO DR
FORT MYERS FL 33919

STIFFEL L GARY TR
8521 OAKSHADE CIR APT 424
FORT MYERS FL 33919

ROELLE PATRICK
1011 EDGEMERE DR
FORT MYERS FL 33919

LESLEY TODD E & KAREN M
1019 EDGEMERE DR
FORT MYERS FL 33919

LONG ASHLEY E B
1027 EDGEMERE DR
FORT MYERS FL 33919

ISAAC DERRICK G &
1006 EDGEMERE DR
FORT MYERS FL 33919

KINGSBRIDGE HOMEOWNER ASSN
11741 MEMORY LN
FORT MYERS FL 33919

PETERS KATHLEEN A
11641 PINE HAMMOCK CIR
FORT MYERS FL 33919

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SZUMLANSKI ANDREW F
11640 PINE HAMMOCK CIR
FORT MYERS FL 33919

BOYLE MARK A & LINDA K
11630 PINE HAMMOCK CIR
FORT MYERS FL 33919

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902