



APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Lee Boulevard Convenience Store

Special Exception for:

- ☒ Use (LCLDC section number and description): 34-844 Note 19 - increase # of proposed fueling stations
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☐ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** MHM Lee BLVD, LLC By: Michael H. Metcalf, its manager
Address: 2670 Horseshoe Drive North, Suite 201
City, State, Zip: Naples, Florida 34104
Phone Number: 239-269-1155 **E-mail:** mike@mhmddev.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: Avalon Engineering, Inc.
Contact Person: Brendan Sloan, P.E.
Address: 2503 Del Prado Boulevard South, Suite 200
City, State, Zip: Cape Coral, Florida 33904
Phone Number: 239-573-2077 **Email:** brendan@avaloneng.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: Kakiland, LLC
Address: 3400 E. Sugarland Highway
City, State, Zip: Clewiston, Florida 33440
Phone Number: 561-313-4537 **Email:** hkakirx@icloud.com
- B. Disclosure of Interest [34-202(a)(2)]**
☒ Attach [Disclosure of Interest](#) Form.

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

- 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
 - ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
 - ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
 - ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
 - ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
 - ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
 - ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.10.1]
 - ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
 - ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
 - ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
 - ☒ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
 - ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
 - ☐ North Olga Community Plan area. [33-1663(a)&(b)]
- J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 ACTION REQUESTED

- A. Request Statement:** Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. [34-202(b)(5)(a)]
1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
 2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
 3. The request will be compatible with existing and planned uses.
 4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
 5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
 6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.
- B. Traffic Impact Statement (TIS):** Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. [34-202(b)(5)(b)]
- C. Site Plan:** Attach a site plan showing: [34-202(b)(5)(c)]
1. The location and current use of all existing structures on the site.
 2. All proposed structures and uses to be developed on the site.
 3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
 4. Other information specific to the type of application or which may be required by the Director.
- D. Additional Information:** Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code [34-202(b)(5)(d)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

B. 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)

C. 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).

D. 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)]**

N/A

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

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ 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]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

N/A

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

N/A

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

N/A

I. Wireless Communication Facilities: [34-1441 et. seq.]

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. **[34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11. Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than 1/4" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. **[34-1954(a)(2)]**

PART 6 SUBMITTAL REQUIREMENT CHECKLIST

***Two copies required for submittal
Clearly label your attachments as noted in bold below***

☐	Completed application for Public Hearing [34-202(a)(1)]
☐	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☐	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☐	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☐	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☐	Legal description (must submit one) [34-202(a)(1)]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	Boundary Survey (not required if platted lot) [34-202(a)(2); [34-373(a)(4)a.]
☐	Property Owners list (if applicable) [34-202(a)(5)]
☐	Property Owners map (if applicable) [34-202(a)(5)]
☐	Confirmation of Ownership/Title Certification [34-202(a)(3)]
☐	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
☐	List of Surrounding Property Owners [34-202(a)(6)]
☐	Map of Surrounding Property Owners [34-202(a)(7)]
☐	Mailing labels [34-202(a)(9)]
☐	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements [34-201(c)]
☐	Request Statement [34-202(b)(5)(a)]
☐	Traffic Impact Statement (TIS) [34-202(b)(5)(b)]
☐	Site Plan [34-202(b)(5)(c)]
☐	Additional Information (if applicable) [34-202(b)(5)(d)]
☐	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)]
☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Excavations/Blasting (if applicable)
☐	Tall Structures Permit (if applicable) [34-1108]
☐	Solar or Wind Energy Modifications (if applicable) [34-202(b)(5)(d)1.]
☐	Consumption on Premises (COP) (if applicable) [34-202(b)(5)(d)2.]
☐	Private Aircraft Landing Facilities (if applicable) [34-202(b)(5)(d)3.]
☐	Wireless Communication Facilities (if applicable) [34-1441 et. seq.]
☐	Model Homes (if applicable) [34-1954(a)(2) & (b)]



Property Data

STRAP: 30-44-26-05-00000.B010 Folio ID: 10491132

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

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

KAKILAND LLC
340 E SUGARLAND HWY
CLEWISTON FL 33440

Site Address

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

ACCESS UNDETERMINED
LEHIGH ACRES FL

Property Description

Do not use for legal documents!

LEHIGH ACRES UNIT 5 PB 26 PG 55 TRACT B E OF ROW OR
2837/2748 LESS OR 4729/524

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official
Records search on the Lee County Clerk of Courts website, using 26
and 55 for the book and page numbers.

[View Parcel on Google Maps](#)

Detailed Location Information

Township	Range	Section	Block	Lot
44	26E	30	00000	B010
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.62153	-81.74786		

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

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TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	6,933,380	6,933,380	6,933,380	6,933,380	0	0	6,933,380
2023 Values / Additional Info	2023	6,933,380	6,933,380	6,933,380	6,933,380	0	0	6,933,380
2022 Values / Additional Info	2022	2,080,014	2,080,014	2,080,014	1,677,878	0	0	1,677,878
2021 Values / Additional Info	2021	1,733,345	1,733,345	1,733,345	1,525,344	0	0	1,525,344
2020 Values / Additional Info	2020	1,386,676	1,386,676	1,386,676	1,386,676	0	0	1,386,676
2019 Values / Additional Info	2019	1,386,676	1,386,676	1,386,676	876,758	0	0	876,758
2018 Values / Additional Info	2018	1,040,007	1,040,007	1,040,007	797,053	0	0	797,053
2017 Values / Additional Info	2017	1,040,007	1,040,007	1,040,007	724,594	0	0	724,594
2016 Values	2016	680,498	680,498	680,498	658,722	0	0	658,722
2015 Values	2015	680,498	680,498	680,498	598,838	0	0	598,838
2014 Values	2014	544,398	544,398	544,398	544,398	0	0	544,398
2013 Values	2013	544,398	544,398	544,398	544,398	0	0	544,398
2012 Values	2012	544,398	544,398	544,398	544,398	0	0	544,398
2011 Values	2011	646,473	646,473	646,473	646,473	0	0	646,473
2010 Values	2010	680,498	680,498	680,498	680,498	0	0	680,498
	2009	1,190,870	1,190,870	1,190,870	1,190,870	0	0	1,190,870
	2008	2,381,740	2,381,740	2,381,740	2,381,740	0	0	2,381,740
	2007	2,381,740	2,381,740	2,381,740	2,381,740	0	0	2,381,740
	2006	2,041,490	2,041,490	2,041,490	2,041,490	0	0	2,041,490
	2005	1,361,000	1,361,000	1,361,000	1,361,000	0	0	1,361,000
	2004	628,690	628,690	628,690	628,690	0	0	628,690

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

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

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

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

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

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

Property Details (Current Working Values)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	346669.00	Square Feet



Property Details (2023 Tax Roll)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	346669.00	Square Feet

Taxing Authorities

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LEHIGH ACRES FIRE & LIGHT / 048

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU / MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Drainage	LEHIGH ACRES MUNICIPAL SERVICES 601 E COUNTY LN LEHIGH ACRES FL 33936
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971

LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Adjustments to the Roll (E & I)

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E & I Number	20231487		
Released Date	12/01/2023		
	Adjusted Values	Adjusted Exemptions	
Just	2,600,018.00 Homestead		0.00
Assessed	2,600,018.00 Agricultural		0.00
Assessed SOH	0.00 Widow		0.00
Taxable	2,600,018.00 Widower		0.00
Building	0.00 Disability		0.00
Land	2,600,018.00 Wholly		0.00
	Homestead		0.00
	SOH Difference		2,600,018.00

Sales / Transactions

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
2,250,000.00	08/16/2022	2022000275344	17		V
0.00	12/31/2019	2021000029777	11		V
0.00	12/31/2019	2020000049778	11		V
0.00	12/31/2019	202000007222	98	Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 30-44-26-05-00000.B020	V
1,875,300.00	05/07/2004	4296/1741	02		V

100.00 08/24/2000

[3297/1753](#)[04](#)

V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **26** and **55** for the book and page numbers and **Plats Book** for the book type.

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

Parcel Numbering History

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-44-26-05-00000.B000	10328117	Split (From another Parcel)	06/14/2004
30-44-26-05-00000.B020	10505569	Split (From another Parcel)	06/16/2005

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	C - Commercial Category			0.00
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

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Flood Insurance Find my flood zone		Evacuation Zone		
Community	Panel	Version	Date	
071C	0475	F	8/28/2008	E

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Prepared by and return to:

Matthew P. Flores, Esq.
Law Office of Matthew P. Flores
1333 Third Avenue South, #505
Naples, Florida 34102

STRAP ID No: 30-44-26-05-00000.B010

Deed Consideration: \$2,250,000.00

Documentary Stamps Due on Transfer: \$15,750.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16th day of August 2022, between National Christian Foundation Real Property, Inc., a Georgia non-profit corporation, and a tax exempt organization classified as a public charity pursuant to Sections 501(c)(3) and 509(a)(3) of the Internal Revenue Code, whose post office address is 11625 Rainwater Drive, Suite 500, Alpharetta Georgia 30009, grantor,

TO

Kakiland, LLC, a Florida limited liability company, whose post office address is 340 E Sugarland HWY, Clewiston, FL 33440, grantee,

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

WITNESSETH

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

See attached Exhibit "A" Legal Description

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

To Have and to Hold, the same in fee simple forever.

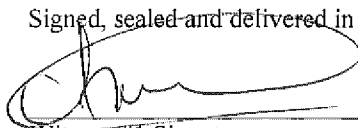
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully specially warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under grantor and no others.

Subject to: (i) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (ii) assessments, improvement liens and similar matters to be prorated between grantor and grantee at closing; (ii) any matters created by or with the written consent of grantee; and (iii) those matters set forth on Exhibit "B" attached hereto.

This Special Warranty Deed has been duly executed in accordance with the resolution, articles of incorporation, and bylaws of grantor.

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

Signed, sealed and delivered in our presence:



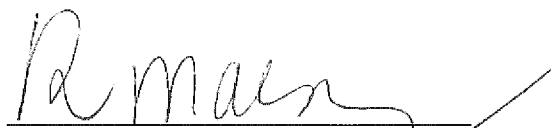
Witness #1 Signature
Childa Carbajal

Witness #1 Printed Name

National Christian Foundation Real Property, Inc.,
a Georgia non-profit corporation, and a tax exempt
organization classified as a public charity pursuant to
Sections 501(c)(3) and 509(a)(3) of the Internal Revenue
Code

By: 

Bradley Orr
President



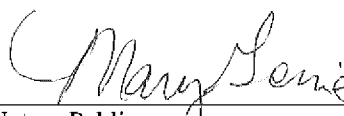
Witness #2 Signature
Rene Mabrey

Witness #2 Printed Name

STATE OF GEORGIA
COUNTY OF DAWSON

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10th
day of August, 2022 by Bradley Orr, as President of National Christian Foundation Real Property, Inc., a Georgia non-profit
corporation, and a tax exempt organization classified as a public charity pursuant to Sections 501(c)(3) and 509(a)(3) of the
Internal Revenue Code, who ☒ is personally known or ☐ has produced _____ as identification.





Notary Public
Printed Name: Mary Gorrie
My Commission Expires: 9-15-22

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract or parcel of land lying in Section 30, Township 44 South, Range 26 East, Lee County, Florida, being that part of Tract "B" of LEHIGH ACRES SUBDIVISION, as recorded in Plat Book 26, Page 55 of the records of Lee County, Florida, lying East of the realignment of Alvin Avenue as recorded in Official Records Book 2837, Page 2749, altogether being more particularly described as follows:

Commencing at a permanent reference marker, being a 3"x3" concrete monument stamped "PRM/LEHIGH CORP." at the Northeast corner of Lot 10, of Block 34, of LEHIGH ACRES SUBDIVISION as recorded in Plat Book 26, Page 55 of the records of Lee County, Florida, Thence South along the East right of way of Alvin Avenue as shown on said plat S 01 degrees 07'37"E (basis of bearings) a distance of 546.07' to the North right of way of Lee Boulevard (State Route 884), Thence along said North right of way N 89 degrees 20'24" E 319.22' to the point of beginning of the lands herein described:

Thence along a curve to the right 32.72', to a point of tangency, said curve having a radius of 25.00', an internal angle of 75°, a chord of 30.44', and a chord bearing of 53 degrees 09'36" W; Thence N 15 degrees 39'36" W 210.57' to a point of curvature, Thence along a curve to the left, 47.01' to a point of reverse curvature, said curve having a radius of 678.00', an internal angle of 3 degrees 58'21", a chord of 47.00', and a chord bearing of N 17 degrees 38'46"W; Thence along a curve to the right 47.55', said curve having a radius of 25.00', an internal angle of 108 degrees 58'21", a chord of 40.70', and a chord bearing of 34 degrees 51'14"E; Thence along the South right of way of Brookfield Street, N 89 degrees 20'24" E 1358.35' to a point of curvature; Thence along a curve to the right 39.04', said curve having a radius of 25.00', and internal angle of 89 degrees 29'01", a chord of 35.20', and a chord bearing of S 45 degrees 55'05"E; Thence along the West right of way of Alaska Avenue S 01 degrees 10'35"E 250.01 Thence along a curve to the right, 39.50', said curve having a radius of 25.00', an internal angle of 90 degrees 30'59", a chord of 35.51', and a chord bearing of S 44 degrees 04'54"W; Thence along the North right of way of Lee Boulevard (SR 884) S 89 degrees 20'24"W 1291.87' to the point of beginning.

LESS AND EXCEPT: (OUT PARCEL)

a tract or parcel of land lying in Section 30, Township 44 South, range 26 East, Lee County, Florida being that part of Tract "B" of Lehigh Acres Unit 5 as recorded in Plat Book 26, Page 55 of the records of Lee County, Florida being more particularly described as follows:

Beginning at the Northeast corner of Tract "B" of Lehigh Acres, Unit 5, as recorded in Plat Book 26, Page 55 of the records of Lee county, Florida, thence South along the Westerly right of way line of Alaska Ave, S 01 degrees 10'35" E, for a distance of 250.01 feet to a point of curvature of a circular curve, concave to the West; thence along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle of 90 degrees 30'59", (chord bears S 44 degrees 04'55" W, Chord distance = 35.51 feet) for a distance of 39.50 feet to a point of tangent, said point being on the Northerly right of way line of Lee Boulevard, (106' r/w); thence along said Northerly right of way line of said Lee Boulevard, run S 89 degrees 20'24" W, a distance of 193.47 feet; thence leaving said Northerly right of way line, run n 01 degrees 10'35" W, a distance of 300.01 feet to the South right of way line of Brookfield Street, (60' r/w); thence along said Southern right of way line, run N 89 degrees 20'24" E, a distance of 193.92 feet to a point of curvature of a circular curve, concave to the South; thence along the arc of said curve, having for it elements, a radius of 25.00 feet, a central angle of 89 degrees 29'01", (chord bears S 45 degrees 55'05" E, Chord distance = 35.19 feet), a distance of 39.04 feet to the point of beginning.

Bearings a based on the South right of way line of Brookfield Street being N 89 degrees 20'24" E, per Plat Book 26, Page 55.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Restrictive covenants, conditions, easements and other matters as shown on the Plat recorded in Plat Book 26, Pages 51 through 55 inclusive; as affected by Resolution recorded in Official Records Book 3253, Page 720, Public Records of Lee County, Florida.
4. Rights of Predecessors in Title, and all persons claiming by, through or under same, by virtue of the reservation, grant or lease of the oil, gas and/or minerals lying within the lands described in Schedule A.
5. Sewer and Water Covenants and Restrictions Traveling with the Land recorded in Official Records Book 10, Page 695 and amended by Official Records Book 41, Page 264, Public Records of Lee County, Florida.
6. Subject to Terms and Provisions of Agreement between Gerald H. Gould, et al, and Lehigh Utilities, Inc., as recorded in Official Records Book 327, Page 119, Public Records of Lee County, Florida.
7. Restrictions, covenants, conditions and easements as contained in the instrument recorded in Official Records Book 527, Page 29, of the Public Records of Lee County, Florida, as amended, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Terms, covenants, conditions and other matters contained in the Developer's Agreement between Lehigh Corporation and Cliffside Properties, Inc. and Lehigh Utilities, Inc., recorded January 29, 1993, in Official Records Book 2357, Page 2973, and Modification to Developer's Agreement recorded in Official Records Book 2551, Page 833, of the Public Records of Lee County, Florida.
9. Notice of Lot Split Approval recorded in Official Records Book 4736, Page 2083, Public Records of Lee County, Florida.
10. The subject land lies within the boundaries of the Lehigh Acres Municipal Services Improvement District created by Chapter 2015-202 successor in interest to the East County Water Management District and is subject to all acts, restrictions and limitations of said district. Note: In the event a Florida Endorsement Form 9 is issued with the policy(ies), the Form 9 Endorsement coverage is not afforded for this exception.
11. The land lies within the boundaries of the Lehigh Acres Fire Control and Rescue District and is subject to any resolutions and the rules, regulations, charges and/or assessments created thereby.
12. Lee County Ordinance No. 86-14 providing for mandatory solid waste collection and the imposition of special assessments for said collection services recorded November 30, 1990 in Official Records Book 2189, page 3281 and amended by Ordinances No. 86-38 recorded in Official Records Book 2189, Page 3334, Ordinance 08-10, Ordinance 11-03 and Ordinance 11-27. The special assessments for the current tax year are payable with the ad valorem taxes.
13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

PROJECT: Lee Blvd Commercial Subdivision

ADDRESS: Access Undetermined – NE corner of Alvin Avenue and Lee Boulevard
Lehigh Acres, Florida 33971

STRAP#: all or a portion of 30-44-26-05-00000.B010

SUBJECT: Letter of Authorization/Letter of Proxy to Whom it May Concern:

I, KAKILAND, LLC, do hereby designate and authorize, MHM Development, LLC, MHM Lee BLVD, LLC, Avalon Engineering, Inc., and all other professionals designated by, MHM Lee BLVD, LLC, to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of submitting for permits for the development of the site and the building(s) to the governing entities for the subject property. The entities include, but are not limited to, those to City of Cape Coral, the Florida Department of Transportation (FDOT), South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), Florida Fish & Wildlife Conservation (FWC) and Lee County. Authorization is also hereby granted to access the subject site.

MHM Development, LLC, and any consultants or companies that they retain, shall be solely responsible for any costs incurred by their efforts under this approval.

Owner: KAKILAND LLC

Name of Authorized Signer: Haitham Kaki

Title: MGR

Address: _____

Phone: _____

Email: _____

Owner's Signature

[Signature]

Date

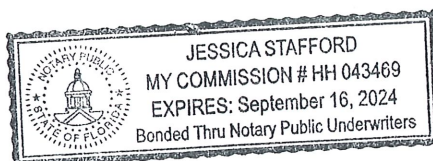
3/8/24

STATE OF Florida

COUNTY OF Hendry

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8th day of March 2024 by Haitham Kaki, who is personally know to me or who has produced _____ as identification.

(Stamp)



[Signature]
Signature of Notary Public

Typed Name: Jessica Stafford

Commission # _____

Expiration Date: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KAKILAND, LLC

Filing Information

Document Number	L22000211483
FEI/EIN Number	88-2404027
Date Filed	05/04/2022
Effective Date	05/04/2022
State	FL
Status	ACTIVE

Principal Address

340 E SUGARLAND HWY
CLEWISTON, FL 33440

Mailing Address

340 E SUGARLAND HWY
CLEWISTON, FL 33440

Registered Agent Name & Address

KAKI, HAITHAM
340 E SUGARLAND HWY
CLEWISTON, FL 33440

Authorized Person(s) Detail

Name & Address

Title MGR

KAKI, HAITHAM
340 E SUGARLAND HWY
CLEWISTON, FL 33440

Annual Reports

Report Year	Filed Date
2023	01/13/2023

Document Images

[01/13/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/04/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MHM LEE BLVD, LLC

Filing Information

Document Number	L24000038787
FEI/EIN Number	NONE
Date Filed	01/19/2024
Effective Date	01/11/2024
State	FL
Status	ACTIVE

Principal Address

2670 HORSESHOE DR N STE 201
NAPLES, FL 34104

Mailing Address

2670 HORSESHOE DR N STE 201
NAPLES, FL 34104

Registered Agent Name & Address

METCALF, MICHAEL H
2670 HORSESHOE DR N STE 201
NAPLES, FL 34104

Authorized Person(s) Detail

Name & Address

Title MGR

ERIE INVESTMENT, LLC
2670 HORSESHOE DR N STE 201
NAPLES, FL 34104

Annual Reports

No Annual Reports Filed

Document Images

[01/19/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Michael H. Metcalf, who, being first duly sworn and deposited says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Access undetermined - STRAP:30-44-26-05-00000.B010 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

MHM Lee BLVD, LLC By: Michael H. Metcalf, Manager and
Legal representative of Kakiland, LLC, the property owner
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 March 8 2024 (date) by Michael H. Metcalf (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



LINDA LEE MILLER
Commission # HH 117392
Expires May 4, 2025
Bonded thru Budget Notary Services


Signature of Notary Public

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

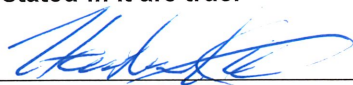
I, Haitham Kaki (name), as manager
(owner/title) of Kakiland, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

3/8/24

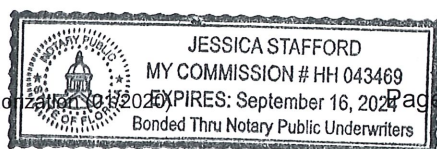
Date

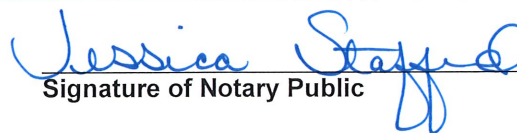
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

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 8th day of March, 2024, by Haitham Kaki (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public



March 14, 2024

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: Convenience Food and Beverage Store
Lee Blvd – Lehigh Acres
Special Exception Request**

Dear Director:

It is the intent of the applicant, MHM Development, LLC to request a special exception to Lee County's Land Development Code (LDC) Section 34-844, Table 34-844 Use Regulations for Conventional Commercial Districts, Note 19, to permit a total of fourteen (14) fuel pumps. Per LDC Table 34-844 Note 19, limits the number of pumps to eight (8) unless a greater number is approved as part of a special exception.

Per the Land Development Code, the definition of a Fuel Pump is a vehicle fuel dispensing device, other than a portable fuel container or fuel dispensing vehicle, which can be self-service or full-service. A single fuel pump is a fuel pump that can serve only one vehicle at a time. Vehicle fuel dispensing devices that can service more than one vehicle at a time consist of multiple fuel pumps. The number of pumps is determined by the maximum number of vehicles that can be serviced at the same time. For example, a fuel dispensing device that can fuel two vehicles at once is considered two fuel pumps, and a fuel dispensing device that can fuel three vehicles at once is considered three fuel pumps, and so on.

The subject parcel is 2.20 +/- acre and is located at the corner of Lee Blvd and Alvin Avenue. The subject parcel is part of an 7.94 acre parcel, strap #30-44-26-05-00000.B010. The parcel is zoned C-2 (Commercial Districts) and has a Future Land Use designation of Central Urban. The site is within the Lehigh Acres Planning Community's Commercial Overlay District and is within the mixed-use overlay district. It is the applicant's intent to entitle, design, and permit a Convenience Food and Beverage Store with seven (7) multiple fuel pumps that serves fourteen (14) vehicles at one time.

A Rac Trac convenience store was approved by Resolution Number Z-09-027 on October 5, 2019, for the northwest corner of Lee Blvd and Alvin Road, directly across the street from the subject parcel. The CPD permitted a 5,000 square foot store with a maximum of twenty-four (24) fuel pumps. The Rac Trac was constructed and is currently in use with twenty-four (24) pumps.

Qualification via 6 criteria

Per LDC Section 34-145(c)(3) prior to granting a special exception, the Hearing Examiner must find the applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
This request is consistent with the Lee Plan as provided below.
2. Will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable;
The site does not contain environmentally critical or sensitive areas.
3. Will be compatible with existing and planned uses;
The request is compatible with existing and planned uses. It is further compatible through the requirements of the land development code for landscape buffering and architectural standards. The following table depicts existing zoning and uses adjacent to the site.

	Zoning	Use
North	RS-1	Brookfield Street R/W; residential homesites 52.9 percent of the lots within the block are developed with a single family home
South	CPD	Lee Boulevard R/W; Westgate Regional Centre Commercial Plaza The Plaza is developed and includes several different commercial use included a convenience store with gas pumps
East	C-2	Vacant Lot part of the proposed commercial subdivision
West	CPD	Alvin Road (R/W) CPD Zoning for a Race Trac. The convenience store with pumps is developed and in use

4. Will not be injurious to the neighborhood or detrimental to the public welfare; and
The site is located at a signaled intersection at Lee Blvd and Alvin Avenue. The parcel has adequate depth (average of 255 feet) to support a 25' Type D Buffer along the property lines that front rights-of-way, including Brookfield Street which is zoned for residential development.
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.
The request is in compliance with zoning regulations pertaining to the use and other applicable regulations. The convenience store site will comply with the various codes that dictate development requirements.

Consistency with Community Review

The applicant is scheduled to hold the required one publicly advertised information session with the Lehigh Acres Review Committee as required in the application. A summary of this meeting will be attached once completed.

Consistency with LEE PLAN

The subject property is designated as Central Urban on the Future Land Use Map of the Comprehensive Plan and is within the Lehigh Acres Planning Community. The current zoning of C-2 is consistent with this land use designation.

Policy 1.1.3 of the Lee Plan describes the Central Urban future land use category as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public, and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate.

The subject parcel is within the urban core of Lehigh Acres. The proposed use will be located within a Commercial Subdivision, which will support several commercial uses that will front on Lee Blvd and will have shared access and drainage facilities. The Convenience Store Use will occupy a vacant parcel on Lee Boulevard promoting compact development patterns along the roadway and will provide a necessary service to the nearby residential land uses.

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

1. Traffic and access impacts.
Per the trip generation and level of service analysis provided, this use with the amount of pumps requested (14) an increase in pumps from eight (8) to fourteen (14) will have no appreciable impact on the adjacent roadway network as a result in the change of trip generation.
2. Landscaping and detailed site planning.
The project will comply with the rules and regulations of the land development code for site planning requirements and code minimum landscape requirements.
3. Screening and Buffering.
The project will comply with the requirements of screening and buffering adjacent uses per the land development code.
4. Availability and adequacy of services and facilities.
Per the attached utility availability letter, there is capacity within the existing utilities to service the project as proposed.
5. Impact on adjacent land uses and surrounding neighborhoods.
The subject property is in an established community that is residential in nature with limited commercial uses. The extensive residential development has created an uneven balance between the residential use and the availability of commercial products and services needed for these residents. The subject property is located at the intersection of two major roads which is an appropriate location for this type of use and is separated from residential by a local street. This commercial development will provide a 25-foot-wide buffer along Brookfield Street to screen this development from the residential homes on the north side of Brookfield Street.
6. Proximity to other similar centers.
The proposed convenience store use will be within a commercial subdivision with other commercial development tracts. This site is also near an existing convenience store with gas pumps across Alvin Avenue to the west that has been in operation since 2011 and contains 24 pumps.
7. Environmental considerations.
The site does not contain any protective species and just a few pockets of existing native trees. The site will meet the requirements of the South Florida Water Management District and Lehigh Acres Municipal Services Improvement District drainage criteria.

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

The commercial use proposed for the property is compatible with the adjacent properties to the south, west and east, all having a commercial zoning. The project has been designed to internalize impacts by providing open spaces along the perimeter of the parcel. The northern property line will provide a greater than required 25' Type D buffer to ensure compatibility with the residentially zoned property north of Brookfield Street.

Policy 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

The site layout for the proposed commercial use will provide traffic-carrying capacity internally with cross access for both pedestrian and vehicular traffic.

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

The proposed commercial use will comply with the Land Development Code regarding landscaping, open space, buffering, and will provide all architectural requirements at the time of Development Order submittal.

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

The subject parcel is located at a major intersection that has utilities available. The development of the subject parcel is developing commercial parcels in infill areas and is not opening new areas to premature, scattered or strip development.

Policy 11.2.2: Development in the Mixed-Use Overlay should accommodate connections to adjacent uses.

The subject parcel is 7.94 acres and is planned for a commercial subdivision that will provide shared access and cross access to all the tracts within the subdivision and to parcel east of the proposed development.

Goal 25: LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities.

The proposed development will support commercial businesses that will provide employment opportunities, and which will provide services and products needed for the residents within this area.

Objective 25.6: COMMERCIAL OVERLAY ZONES. To designate on the Future Land Use Map a Commercial Overlay for properties in the Lehigh Acres Community Plan area.

The subject parcel is located within the Commercial Overlay Zone within the Lehigh Acres Community Plan.

Policy 25.8.1: Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged.

The access points proposed for this commercial development will be reviewed and accepted by County staff through the Development Order process. Preliminary discussions have occurred.

Policy 25.8.4: All new commercial developments must provide parking lot interconnections to adjacent properties and must not prevent pedestrian or vehicular access from adjacent residential areas.

The convenience store site will provide cross access and connection to the other parcels within this subdivision for both vehicular and pedestrian traffic.

Policy 25.9.1: The availability of sewer and water to serve uses within the Specialized Mixed-Use Nodes and the Commercial Overlay Zones is not a requirement for zoning approval. However, sewer and water must be available to the property in accordance with Standard 4.1.1 and 4.1.2 before a development order will be issued.

Water and Sewer services are available to this parcel and the capacity is sufficient for the development of the convenience store and other commercial uses planned within this subdivision.

Policy 25.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon.

Water and Sewer services are available to this parcel and the capacity is sufficient for the development of the convenience store and other commercial uses planned within this subdivision.

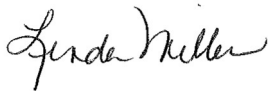
Goal 77: To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.

The proposed commercial use will provide 36 percent open space with a minimum planting area of 25 feet along the perimeter of the site. The development will also comply with Goal 77 through the submission of the environmental analysis and protected species survey at the time of development order. The proposed commercial use will address all applicable land development regulations and other permit requirements as the project proceeds through the development order process.

Please let us know if you have any questions or need further information.

Sincerely,

AVALON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Linda Miller". The signature is fluid and cursive, with the first name "Linda" and last name "Miller" clearly distinguishable.

Linda Miller, AICP
Vice President

K.E. TRASK, P.A.

LAND SURVEYORS

A PARCEL LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA.

(C-STORE)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING A PART OF TRACT B, LEHIGH ACRES SUBDIVISION, PLAT BOOK 26 PAGE 55, LEE COUNTY PUBLIC RECORDS, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2021000029777, SAID PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 3"X3" CONCRETE MONUMENT WITH DISK STAMPED "PRM/LEHIGH CORP." MARKING THE NORTHEAST CORNER OF LOT 10, BLOCK 34, SAID LEHIGH ACRES SUBDIVISION, PLAT BOOK 26, PAGE 55; THENCE S.01°06'55"E. ALONG THE EAST RIGHT OF WAY LINE OF ALVIN AVENUE AS SHOWN ON SAID PLAT, FOR 546.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD (COUNTY ROAD 884); THENCE N.89°20'24"E. ALONG SAID RIGHT OF WAY LINE FOR 319.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALVIN AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2837, PAGE 2748, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.53°09'36"W. AND LENGTH OF 30.44 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 75°00'00" FOR AN ARC LENGTH OF 32.72 FEET; THENCE N.15°39'36"W. ALONG SAID RIGHT OF WAY LINE FOR 210.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.00 FEET, A CHORD BEARING N.17°38'46"W. AND LENGTH OF 47.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 03°58'21" FOR AN ARC LENGTH OF 47.01 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.34°51'13"E. AND LENGTH OF 40.70 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 108°58'21" FOR AN ARC LENGTH OF 47.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BROOKFIELD STREET; THENCE N.89°20'24"E. ALONG SAID RIGHT OF WAY LINE AND THE BOUNDARY OF SAID TRACT B, FOR 331.27 FEET; THENCE S.00°39'36"E. FOR 300.00 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD (COUNTY ROAD 884); THENCE S.89°20'24"W. ALONG SAID RIGHT OF WAY LINE AND THE BOUNDARY OF SAID TRACT B, FOR 262.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96344.48 SQUARE FEET OR 2.21 ACRES, MORE OR LESS.

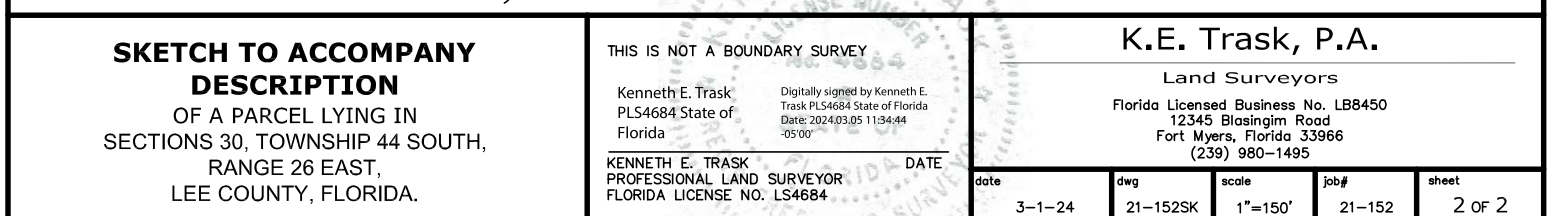
BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD AS BEARING S.89°20'24"W.

COORDINATES AS SHOWN ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990.

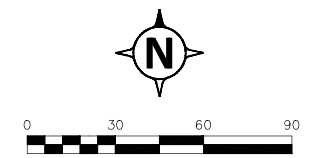
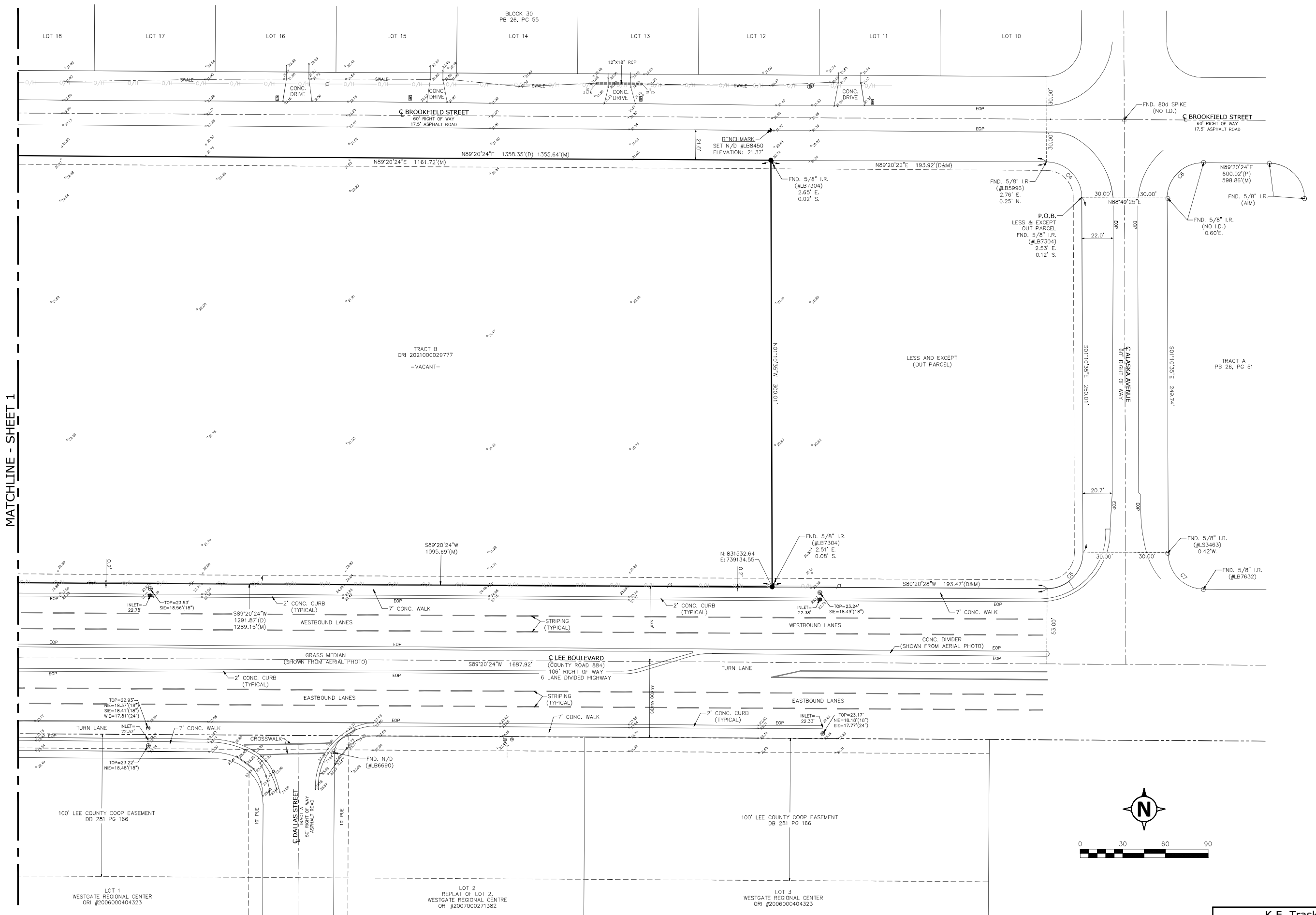
K.E. TRASK, P.A.
FLORIDA LICENSED BUSINESS LB8450

MARCH 1, 2024

Kenneth E. Trask
PLS4684 State of Florida
Digitally signed by Kenneth E.
Trask PLS4684 State of Florida
Date: 2024.03.05 11:35:08
-05'00'
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE LS4684



MATCHLINE - SHEET 1

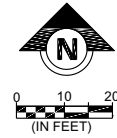


NO.	DATE	REVISION DESCRIPTION	BY

K.E. Trask, P.A.
Land Surveyors
Florida Licensed Business No. LB8450
12345 Blasingame Road
Fort Myers, Florida 33966
(239) 980-1495

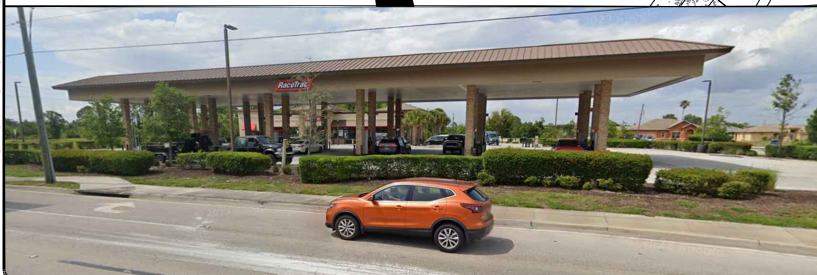
Date	Dwg	Crd	Scale	Proj
2-3-24	21-152SR	21-152	1"=30'	21-152

P:\CAD\2023\23-126\CONSTRUCTION\LOT23-126-90 - SITE EXHIBIT.dwg, SPECIAL EXCEPTION, 3/15/2024 11:52:12 AM, Avalon Engineering Inc.



LOT 1 AREA:			
TOTAL SITE AREA:	95,791 SF	2.20 AC	(100%)
BUILDING:	5,801 SF	0.13 AC	(6.1%)
(BUILDING & CARWASH FOUNDATIONS)			
PAVEMENT:	37,210 SF	0.85 AC	(38.8%)
CONCRETE:	18,088 SF	0.42 AC	(18.9%)
(CONC.: WALKS, CURBS, DRIVEWAYS, PARKING & DUMPSTER)			
DRY DETENTION AREA:	17,168 SF	0.39 AC	(17.9%)
OPEN SPACE AREA:	17,524 SF	0.40 AC	(18.3%)
TOTAL IMPERVIOUS AREA:	61,099 SF	1.40 AC	(63.8%)
TOTAL OPEN SPACE AREA:	34,692 SF	0.80 AC	(36.2%)

RACETRACK
(THIS CORNER)



PROP. REALIGNMENT OF EXIST. CROSS-WALK WITH NEW HC RAMPS ON BOTH SIDES

ALVIN AVE.
DIVIDED ASPHALT ROADWAY
(60' PUBLIC R/W)

MATCH EXIST. PAVMT

BROOKFIELD ST.
(60' PUBLIC R/W)

LEE BLVD. (CR-884)

6 LANE DIVIDED ASPHALT HIGHWAY (106' PUBLIC R/W)

VERTICAL ELEVATIONS BASED ON: NAVD 88

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 FAC ON 3/15/2024

REVISION DESCRIPTION

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. S #200
CAPE CORAL, FLORIDA 33904
FBPEIA5128 (239) 573-2077

LEE BLVD. COMMERCIAL
COMMERCIAL SUBDIVISION
NE CORNER OF ALVIN AVE & LEE BLVD.
LEHIGH ACRES, FLORIDA 33971

SPECIAL EXCEPTION
EXHIBIT

#23-126/CONST.
1 OF 1

-
-  Downtown
 -  Community Mixed Use Activity Center
 -  Neighborhood Mixed Use Activity Center
 -  Potential Mixed Use Activity Center

- Commercial
Lot Assembly

- | | | |
|---|--------|---|
|  | Tier 1 |  |
|  | Tier 2 |  |
|  | Tier 3 |  |

- 12th Street/Luckett Road
Connection

Ord. No. 10-16



Map Generated: November 2021
City limits current to date of map generation



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Ms. Linda Miller, AICP
Avalon Engineering, Inc.

FROM: Ted B. Treesh
President

DATE: March 6, 2024

RE: Convenience Store Special Exception
Lehigh Acres, Florida

TR Transportation Consultants, Inc. has completed a trip generation and Level of Service analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking Special Exception approval. The proposed Convenience Store with gas pumps is to be located at the northeast corner of Lee Boulevard and Alvin Avenue in the Lehigh Acres area of Lee County, Florida. Access to the subject site is proposed to Brookfield Street along the north boundary of the site as well as to Lee Boulevard. As shown on the Master Site Plan, the subject site will also have cross access to the adjacent property as this will be developed as a multi-lot commercial subdivision along the north side of Lee Boulevard. The analysis conducted as part of this Memorandum includes estimating the trip generation of the gas/convenience store and analyzing the 100th highest hour Level of Service (LOS) on Lee Boulevard and Alvin Avenue adjacent to the subject site.

EXISTING ROADWAYS

Lee Boulevard is currently an east/west six-lane divided arterial roadway in the vicinity of the subject site. The intersection of Lee Boulevard and Alvin Avenue is signalized. There is a right-in only access proposed to Lee Boulevard along the eastern boundary of this site and a right-in/right-out access further to the east on Lee Boulevard that will serve the commercial parcels being developed, along with this gas/convenience store. Lee



Ms. Linda Miller, AICP
Gas/Convenience Special Exception
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Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Alvin Avenue is a two-lane undivided Major Collector roadway to the north of Lee Boulevard. There is no direct access to the site from Alvin Avenue. Alvin Avenue to the north of Lee Boulevard has a posted speed limit of 35 mph and is under the jurisdiction of the Lee County Department of Transportation.

PERMITTED vs. PROPOSED DEVELOPMENT

The subject site is currently zoned C-2 in Lee County. By right, the site can be developed with up to eight (8) fuel pumps with the gas/convenience store. Any additional pumps must be approved through the Special Exception process. A fuel pump is defined by the Lee County Land Development Code as the following:

A vehicle fuel dispensing device, other than a portable fuel container, or fuel dispensing vehicle, which can be self-service or full-service. A single fuel pump is a fuel pump that can serve only one vehicle at a time.

In terms of trip generation, the site can be developed with eight “re-fueling positions”, which is the same definition as a “pump”, as gas stations have a pump on both sides of a Multi-Pump Dispenser (MPD).

Based upon the proposed Site Development Plan prepared by Avalon Engineering, the subject site is proposed to be developed with an approximately 4,874 square foot convenience store with 14 refueling positions (7 MPD’s) and a tunnel type carwash. **Table 1** summarizes the land uses that are both permitted and proposed that were utilized for trip generation purposes for the subject site.

Table 1
Permitted & Proposed Land Uses
Gas/Convenience @ Lee Boulevard & Alvin Avenue

Land Use	Size
Permitted by Right	8 Re-Fueling Positions
Proposed Convenience Store/Gas Station	14 Re-Fueling Positions

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 945 (Convenience Store/Gas Station) was utilized for the trip generation purposes of the proposed Convenience store/gas station based on the number of refueling positions. The equations utilized from this land use are attached to this Memorandum for reference. *According to the Trip Generation Manual, “the presence*



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 Gas/Convenience Special Exception
 March 6, 2024
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of a car wash does not have a demonstrative effect on trip generation rates". Therefore, the proposed car wash was not included in the analysis. Table 2 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed and Table 3 outlines the trip generation of the gas/convenience use as currently permitted by right (8 re-fueling positions).

Table 2
Trip Generation - Proposed
Gas/Convenience @ Lee Boulevard & Alvin Avenue

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Gas/Convenience Station (14 re-fueling positions)	189	190	379	159	160	319	3,600

Table 3
Trip Generation – Permitted by Right
Gas/Convenience @ Lee Boulevard & Alvin Avenue

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Permitted Gas/Convenience Station (8 re-fueling positions)	108	108	216	91	91	182	2,057

The trips shown for the gas station use in Table 2 and Table 3 will not all be new trips to the adjacent roadway system. ITE estimates that a convenience store/gasoline station of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. ITE indicates an average "pass-by" traffic reduction for Land Use Code 945 of seventy-six percent (76%) during the weekday A.M. peak hour and seventy-five percent (75%) during the P.M. peak hour for sites with 9 or more pumps and sixty-percent (60%) during the weekday A.M. peak hour and 56% during the P.M. peak hour for sites with between 2 and 8 pumps.

For this analysis, the "pass-by" traffic was accounted for in order to determine the number of "new" trips the development will add to the surrounding roadways. **Table 4** summarizes the "pass-by" percentage for the proposed use. **Table 5** summarizes the "pass-by" percentage for the permitted pumps as ITE estimates a lower pass-by rate for 8 pumps vs. the 14 pumps. **Table 6** summarizes the proposed development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract for the proposed gas/convenience



Ms. Linda Miller, AICP
 Gas/Convenience Special Exception
 March 6, 2024
 Page 4

use. **Table 7** summarizes the permitted development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract for the permitted gas/ convenience use. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Pass-by Trip Reduction Factors – Between 9 & 20 Re-Fueling Positions
Gas/Convenience Store @ Lee Boulevard & Alvin Avenue

Land Use	Percentage Trip Reduction
Convenience Store/ Gas Station	AM = 76% PM = 75%

Table 5
Pass-by Trip Reduction Factors – Between 2 & 8 Re-Fueling Positions
Gas/Convenience Store @ Lee Boulevard & Alvin Avenue

Land Use	Percentage Trip Reduction
Convenience Store/ Gas Station	AM = 60% PM = 56%

Table 6
Trip Generation – New Trips
Proposed Gas/Convenience Store @ Lee Boulevard & Alvin Avenue

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	189	190	379	159	160	319	3,600
Pass-By Trip Reduction	-144	-144	-288	-120	-120	-240	-2,700
Net New Trips	45	46	91	39	40	79	900



Ms. Linda Miller, AICP
 Gas/Convenience Special Exception
 March 6, 2024
 Page 5

Table 7
Trip Generation – New Trips
Permitted Gas/Convenience Store @ Lee Boulevard & Alvin Avenue

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	108	108	216	91	91	182	2,057
Pass-By Trip Reduction	-65	-65	-130	-52	-52	-104	-1,152
Net New Trips	43	43	86	39	39	78	905

Table 8 reflects the trip generation increase of the site as a result of the Special Exception approval. This is the volume of new trips that will be utilized to complete the Level of Service analysis on the adjacent roadway segments.

Table 8
Trip Increase As Result of Special Exception
Permitted vs. Proposed Gas/Convenience Store @ Lee Boulevard & Alvin Avenue

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Gas/Convenience Station (24 re-fueling positions)	45	46	91	39	40	79	900
Permitted Gas/Convenience Station (4 re-fueling positions)	-43	-43	-86	-39	-39	-78	-905
Net Additional Trips	2	3	5	0	1	1	-5

The project is seeking a Special Exception to permit the increase in refueling positions from the permitted eight (8) to the requested fourteen (14). The trip generation shown in Table 8 was based on the additional trips as a result of the increase in trips from eight pumps to fourteen pumps. The increase in the number of pumps from eight (8) to fourteen (14) will have no appreciable impact on the adjacent roadway network as a result in the change of trip generation. The ITE **Trip Generation Report** indicates that the increase in the number of pumps above eight pumps increases the rate of “pass-by” capture rate, or the percentage of trips that are “captured” from the adjacent roadway network versus the number of “new” trips that are added to the road. So the number of pumps increasing from eight (8) to fourteen (14) does not have any significant impact on the trip generation of the overall project.



Ms. Linda Miller, AICP
Gas/Convenience Special Exception
March 6, 2024
Page 6

LEVEL OF SERVICE ANALYSIS

The net new trip increase shown in Table 8 was then assigned to Lee Boulevard and Alvin Avenue. **Table 1A** and **2A**, attached to this memo, indicate the Level of Service both with and without this project. Also shown in Table 1A and 2A is the projected trip distribution of the proposed development to the surrounding roadway network. The Level of Service Thresholds were obtained from the Lee County *Link Specific Service Volume* tables, dated June 2016.

Based on the Level of Service analysis, Lee Boulevard and Alvin Avenue will operate within the acceptable Level of Service standards both with and without the proposed development. The 2022 *Lee County Public Facilities Level of Service and Concurrency Report* indicates that there is sufficient capacity available on Lee Boulevard and Alvin Avenue under the current condition to accommodate the proposed project.

CONCLUSION

Based on the trip generation and Level of Service analysis conducted as part of this Memorandum for the proposed Gas/Convenience development, there is sufficient capacity on Lee Boulevard and Alvin Avenue to accommodate 100% of the project traffic. The increase in the number of pumps from eight (8) to fourteen (14) will have no appreciable impact on the adjacent roadway network as a result in the change of trip generation. The ITE *Trip Generation Report* indicates that the increase in the number of pumps above eight pumps increases the rate of “pass-by” capture rate, or the percentage of trips that are “captured” from the adjacent roadway network versus the number of “new” trips that are added to the road. So the number of pumps increasing from eight (8) to fourteen (14) does not have any significant impact on the trip generation of the overall project.

Turn lanes and the surrounding intersections will be evaluated at the time the project seeks Development Order approval from Lee County.

Attachments

TABLE 1A & 2A

**TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
GAS/CONVENIENCE SPECIAL EXCEPTION - LEE BLVD. @ ALVIN AVE.**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	5 VPH	IN=	2	OUT=	3
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	1 VPH	IN=	0	OUT=	1

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PROJECT</u>			
								<u>TRAFFIC</u> <u>DISTRIBUTION</u>	<u>NEW PROJ TRAFFIC</u>		<u>PROJ/LOS C</u>
Lee Blvd.	E. of Alvin Ave.	6LD	560	2,840	2,840	2,840	2,840	30%	1	0	0.03%
	W. of Avlin Ave.	6LD	560	2,840	2,840	2,840	2,840	30%	1	0	0.03%
Alvin Ave.	N. of Lee Blvd.	2LU	0	0	550	860	860	30%	1	0	0.16%

* The LOS Thresholds for Lee Blvd. & Alvin Ave. were obtained from the Lee County Link Specific Service Volume Table, dated June 2016
Additional 10% trip distribution assumed to the south on Westgate Blvd.

TABLE 2A
BUILD-OUT TRAFFIC VOLUMES AND 100TH HIGHEST HOUR LEVEL OF SERVICE ANALYSIS
GAS/CONVENIENCE SPECIAL EXCEPTION - LEE BLVD. @ ALVIN AVE.

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 5 VPH IN= 2 OUT= 3
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1 VPH IN= 0 OUT= 1

<u>ROADWAY</u>	<u>SEGMENT</u>	2021				2021	
		PK HR	PERCENT	AM PROJ	PM PROJ	CONCURRENCY	
		PEAK DIR. ¹	PROJECT TRAFFIC			ANALYSIS	
				TRAFFIC	TRAFFIC	TRAFFIC	LOS
Lee Blvd.	E. of Alvin Ave.	1,957	30%	1	0	1,958	B
	W. of Avlin Ave.	2,084	30%	1	0	2,085	B
Alvin Ave.	N. of Lee Blvd.	339	30%	1	0	340	C

¹The 2016 100th highest hour traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

Traffic volumes on Alvin Ave. taken from PM peak hour turning movement count conducted by

TR Transportation Consultants on 2/8/2024

**2022 LEE COUNTY PUBLIC
FACILITIES LEVEL OF SERVICE
AND CONCURRENCY REPORT**

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		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2025)			Notes
						STANDARD		LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO			LOS	DIRECTIONAL CAPACITY							
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	832	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 Ln 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 86)	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 86)	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 86)	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 86)	CYPRESS LAKE DR	COLLEGE PKWY	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	MCGREGOR BLVD (SR 86)	COLLEGE PKWY	WINKLER RD	State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	MCGREGOR BLVD (SR 86)	WINKLER RD	TANGLEWOOD BLVD	State	2LN	D	970	F	1,039	1.07	F	1,143	1.18	Constrained
16800	MCGREGOR BLVD (SR 86)	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	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	Maj. Col	2LN	E	860	C	168	0.20	C	176	0.20	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	168	0.20	C	181	0.21	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	2LN	E	860	C	182	0.21	C	206	0.24	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	Min. Col	2LN	E	860	C	69	0.08	C	72	0.08	
18000	NALLE RD	SR 78	NALLE GRADE RD	Min. Col	2LN	E	860	C	128	0.15	C	147	0.17	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	C	130	0.15	C	137	0.16	*
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	M. Art	2LN	E	1,140	A	145	0.13	B	264	0.23	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	145	0.13	B	286	0.25	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M. Art	2LN	E	1,140	A	100	0.09	A	133	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	Min. Col	2LN	E	860	C	82	0.10	C	95	0.11	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min. Col	2LN	E	860	C	393	0.46	C	488	0.57	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	4LN	E	1,790	C	528	0.29	C	555	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	502	0.50	

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

**TURNING MOVEMENT COUNT
DATA
LEE BLVD.
@
ALVIN AVE.**

Alvin Ave @ Brookfield St
Fort Myers FL
Thursday, February 8, 2024

Time	Southbound Alvin Ave						Westbound Brookfield St						Northbound Alvin Ave						Eastbound RaceTrac Access						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	2	25	13	0	40	0	6	5	0	0	11	0	9	48	7	0	64	0	4	7	5	0	16	131
4:15 PM	0	1	50	13	0	64	0	5	5	2	0	12	0	9	52	12	0	73	0	6	4	4	0	14	163
4:30 PM	0	1	40	18	0	59	0	4	2	1	0	7	0	10	55	12	0	77	0	5	4	8	0	17	160
4:45 PM	0	1	42	15	0	58	0	3	1	2	0	6	0	13	47	11	4	71	0	5	5	12	0	22	157
Hourly Total	0	5	157	59	0	221	0	18	13	5	0	36	0	41	202	42	4	285	0	20	20	29	0	69	611
5:00 PM	0	0	45	12	2	57	0	5	4	0	0	9	0	24	68	10	0	102	0	5	3	14	0	22	190
5:15 PM	0	1	38	13	0	52	0	3	4	0	0	7	0	20	49	11	0	80	0	9	3	10	0	22	161
5:30 PM	0	0	40	9	1	49	0	4	7	3	0	14	0	9	61	16	1	86	0	1	7	12	1	20	169
5:45 PM	2	2	31	9	0	44	0	8	6	1	0	15	0	16	44	8	0	68	0	3	5	6	0	14	141
Hourly Total	2	3	154	43	3	202	0	20	21	4	0	45	0	69	222	45	1	336	0	18	18	42	1	78	661
TOTAL Cars	2	8	311	102	3	423	0	38	34	9	0	81	0	110	424	87	5	621	0	38	38	71	1	147	1272
Heavy Vehicles	2	8	284	101	2	395	0	38	34	5	0	77	0	105	415	84	5	604	0	38	38	67	1	143	1219
Heavy Vehicle %	0.00%	0.00%	8.68%	0.98%	33.33%	6.62%	0.00%	0.00%	0.00%	44.44%	0.00%	4.94%	0.00%	4.55%	2.12%	3.45%	0.00%	2.74%	0.00%	0.00%	0.00%	5.63%	0.00%	2.72%	4.17%

Alvin Ave @ Brookfield St
Fort Myers FL
Thursday, February 8, 2024
PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:45 PM	0	1	42	15	0	58	0	3	1	2	0	6	0	13	47	11	4	71	0	5	5	12	0	22	157
5:00 PM	0	0	45	12	2	57	0	5	4	0	0	9	0	24	68	10	0	102	0	5	3	14	0	22	190
5:15 PM	0	1	38	13	0	52	0	3	4	0	0	7	0	20	49	11	0	80	0	9	3	10	0	22	161
5:30 PM	0	0	40	9	1	49	0	4	7	3	0	14	0	9	61	16	1	86	0	1	7	12	1	20	169
Peak Hour Total	0	2	165	49	3	216	0	15	16	5	0	36	0	66	225	48	5	339	0	20	18	48	1	86	677
PHF	0.000	0.500	0.917	0.817	0.375	0.931	0.000	0.750	0.571	0.417	0.000	0.643	0.000	0.688	0.827	0.750	0.313	0.831	0.000	0.556	0.643	0.857	0.250	0.977	0.891

216
49 165 2

66 225 48
339

Peak Dir. Volume

LEE COUNTY LINK SPECIFIC SERVICE VOLUME TABLES

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

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
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	0	1,920	1,920	1,920	1,920	0	3,100	3,100	3,100	3,100
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	600	1,020	1,020	1,020	0	970	1,640	1,640	1,640
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030
	MOODY RD	US 41	2	0.9	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	90	200	330	450	890	180	390	640	870	1,720
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	90	200	330	450	890	180	390	640	870	1,720
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	90	200	330	450	890	180	390	640	870	1,720
HOMESTEAD RD	SR 82	2 LANE END	3	3.8	2LN	120	300	490	670	1,010	230	560	910	1,250	1,880
	2 LANE END	LEE BLVD	3	2.9	4LN	0	0	1,100	2,730	2,960	0	0	1,340	3,280	3,640
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580
	BONITA BEACH RD	E. TERRY ST	4	1.1	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580
	E. TERRY ST	COCONUT RD	4	4.3	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	BONITA BEACH RD	CORKSCREW RD	8	7.4	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	CORKSCREW RD	ALICO RD	4	4.3	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	ALICO RD	DANIELS PKWY	4	3.8	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	DANIELS PKWY	COLONIAL BLVD	4	4.5	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	COLONIAL BLVD	M.L.K.	1	1.6	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	M.L.K.	LUCKETT RD	1	1.5	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	LUCKETT RD	SR 80	1	1.9	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	SR 80	SR 78	1 & 2	2.4	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
	SR 78	COUNTY LINE	2	5.7	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100
JOEL BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	1,010	1,430	1,830	2,120	1,100	1,880	2,650	3,390	3,930
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	1,010	1,430	1,830	2,120	1,100	1,880	2,650	3,390	3,930
	16TH ST	SR 80	3	3.1	2LN	120	300	490	670	1,010	230	560	910	1,250	1,880
LEE BLVD	SR 82	GUNNERY RD	3	3.6	6LD	560	2,840	2,840	2,840	2,840	910	4,580	4,580	4,580	4,580
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	560	2,840	2,840	2,840	2,840	910	4,580	4,580	4,580	4,580
	HOMESTEAD RD	WILLIAMS AVE	3	0.3	4LD	0	1,920	1,980	1,980	1,980	0	3,100	3,200	3,200	3,200
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.3	2LD	0	930	1,020	1,020	1,020	0	1,500	1,640	1,640	1,640
LEELAND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	1,640	1,800	1,800	1,800	0	3,040	3,340	3,340	3,340
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	1,640	1,800	1,800	1,800	0	3,040	3,340	3,340	3,340
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	540	880	880	880	0	1,020	1,680	1,680	1,680
McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320
	KELLY RD	THORNTON RD	4	0.3	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,530	1,980	1,980	1,980	0	2,560	3,290	3,290	3,290

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

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
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

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
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

PASS-BY RATES LUC 945

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak	
						Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30

5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									

4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	—	81	—	—	19	2227	30

TRIP GENERATION EQUATIONS

Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

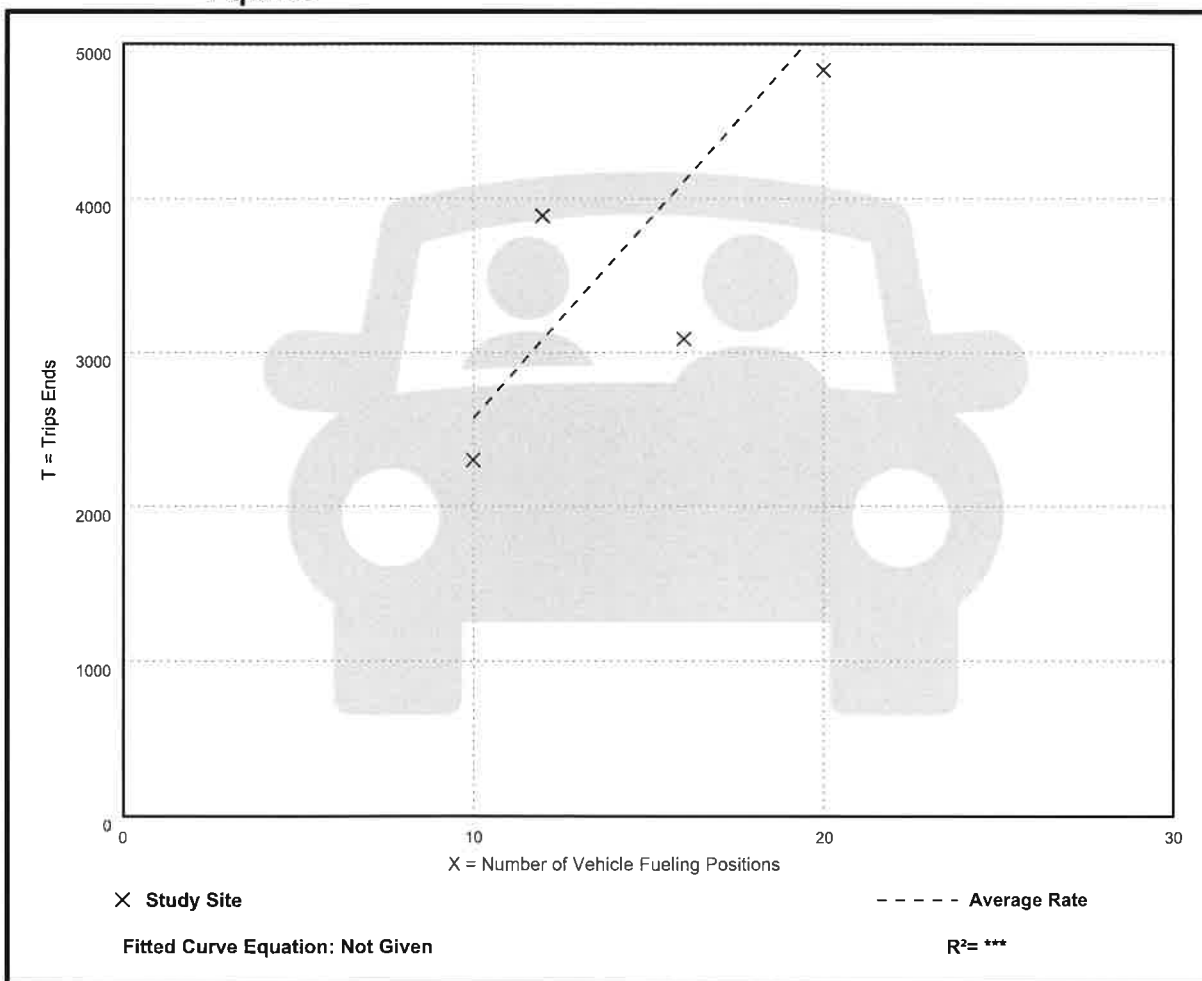
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation



Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 18

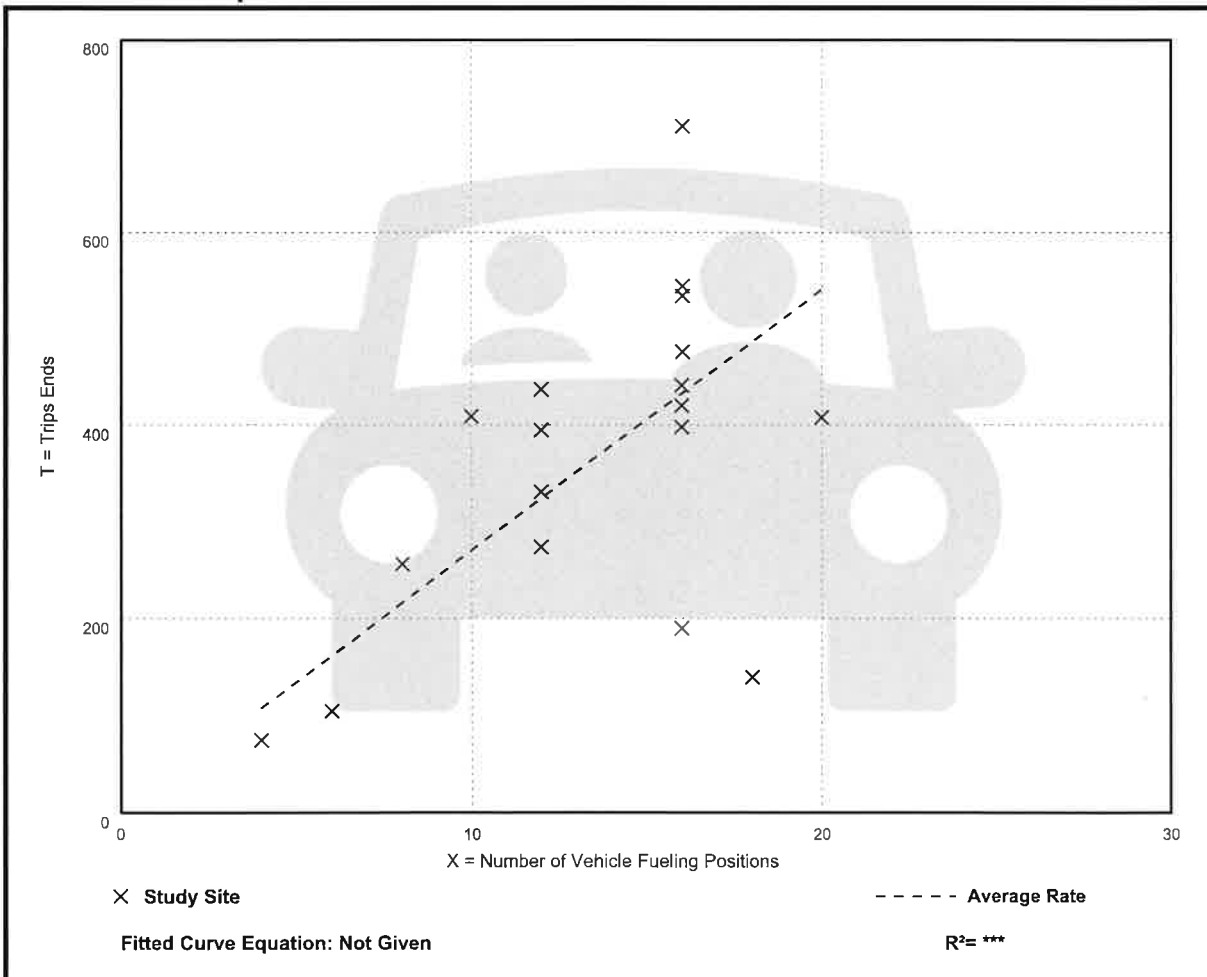
Avg. Num. of Vehicle Fueling Positions: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 23

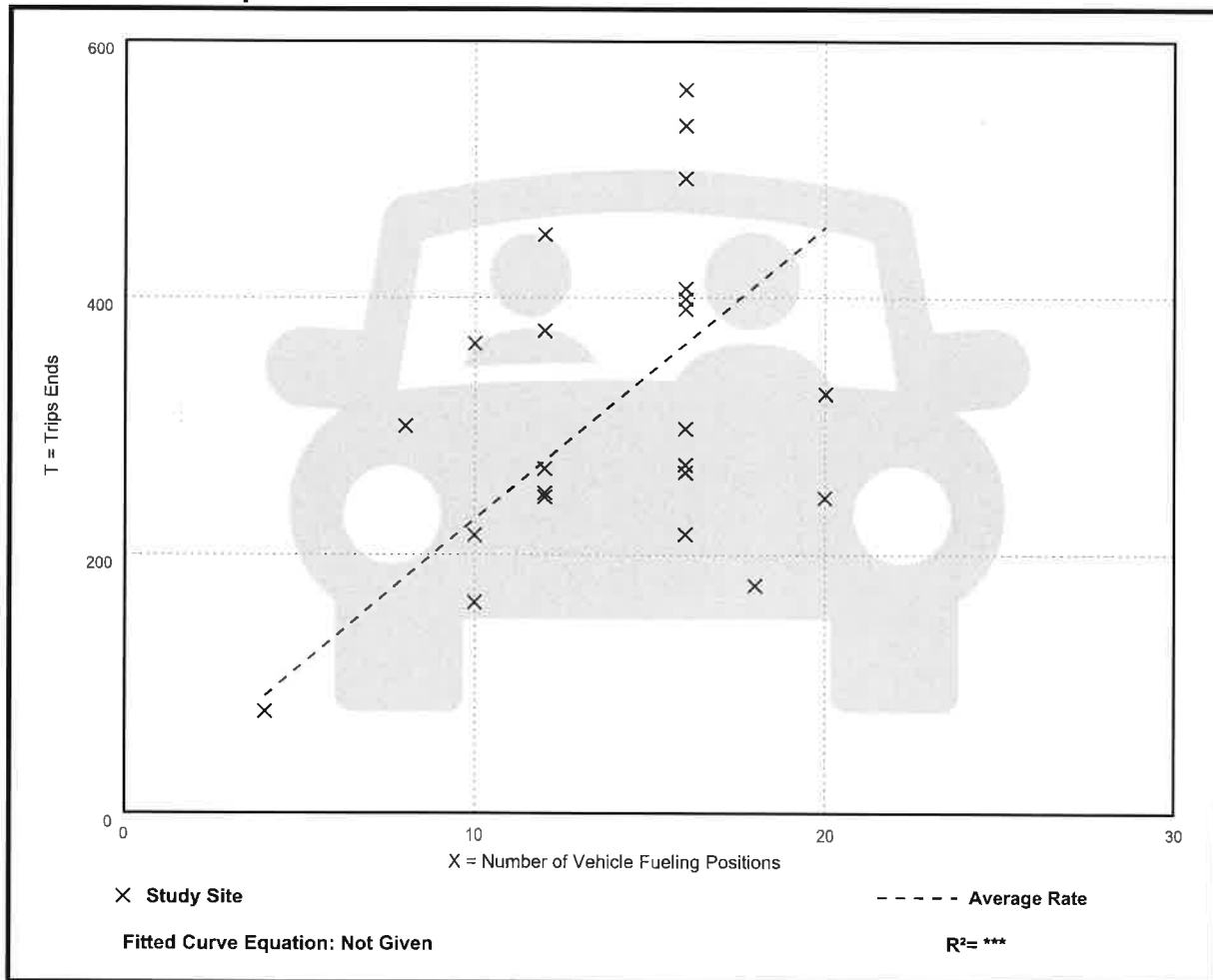
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation



**FGUA Operations Office**

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

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

January 11, 2024

Brendan Sloan
Avalon Engineering, Inc.
2503 Del Prado Blvd S, Suite 200
Cape Coral, FL 33904
brendan@avaloneng.com

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 24-019 LED

Parcel ID No.: 30-44-26-05-00000.B010

Access undetermined

Lehigh Commercial Subdivision

Dear Mr. Sloan:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required. **The FGUA is currently confronted with various factors that may temporarily limit the availability of wastewater disposal service in some circumstances. Administrative and system improvements are in progress to increase capacity in the long term.**

The application indicated that the proposed project consists of commercial subdivision with an estimated potable water usage demand of 9,500 GPD and 9,500 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. However, due to water supply limitations, projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

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

FGUA Board of Directors

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Letter of Availability
Page 2 of 3

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Douglas W Black
Date: 2024.01.16 15:03:14 -05'00'

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

CC: Mike Currier, South Region Area Manager

Encl.

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

FGUA Board of Directors

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Development Services Division

Pre-Application Meeting Information

Purpose:

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

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

What to Expect:

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

Who Should Attend:

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

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

Meeting Requests:

Please e-mail Development Services to request a meeting at devservices@fgua.com.

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

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

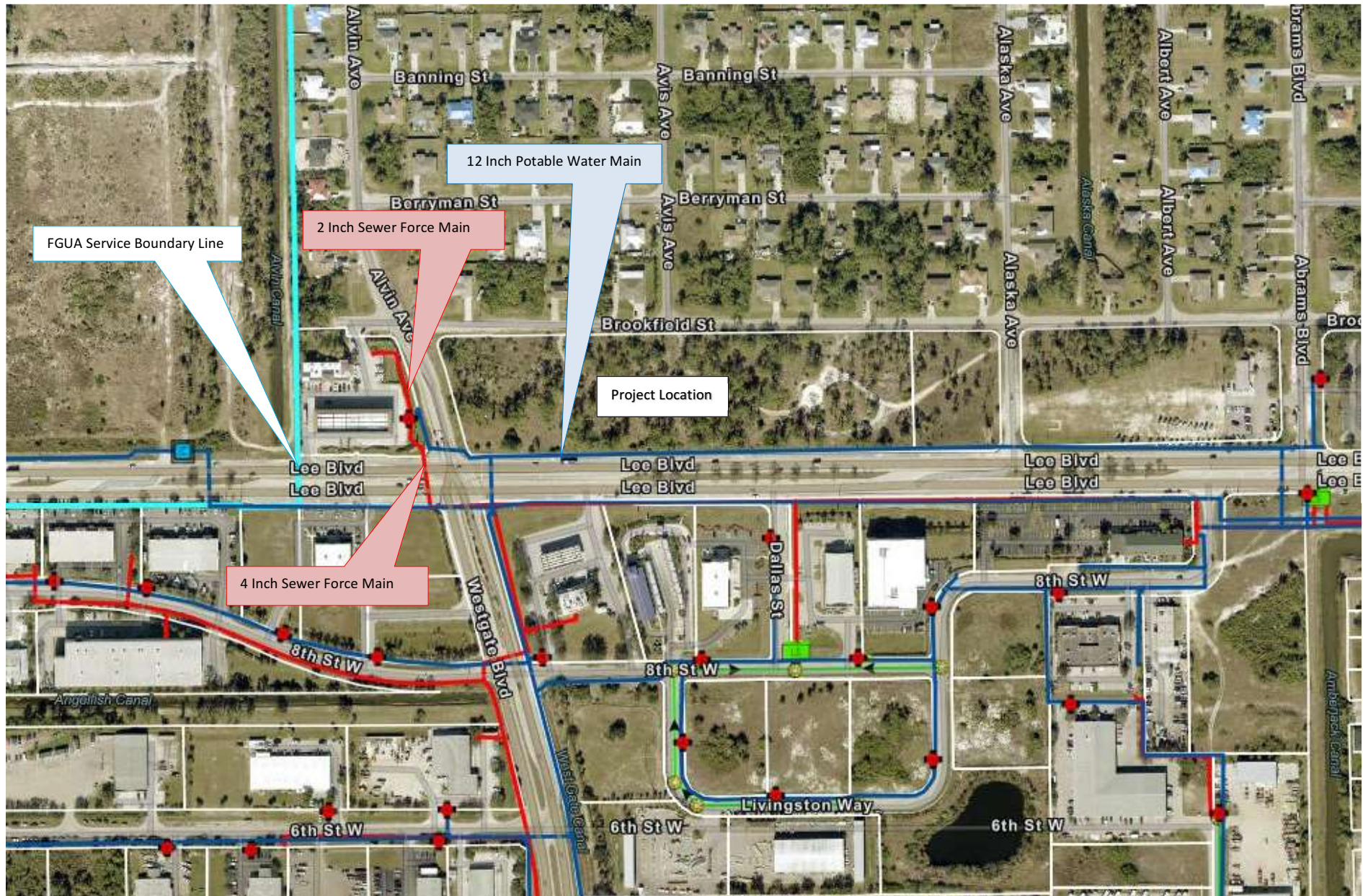
FGUA Board of Directors

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12/11/2023

Project Name: Lehigh Commercial Subdivision

Property Address: Access undetermined



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



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 30-44-26-05-00000.B010System: Lehigh 404Development/Project Name: Lehigh Commercial SubdivisionDate: December 11, 2023County: LeeLOA ID: 24-019 LED

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

Fees based on:

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

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

Fees Due: \$ -

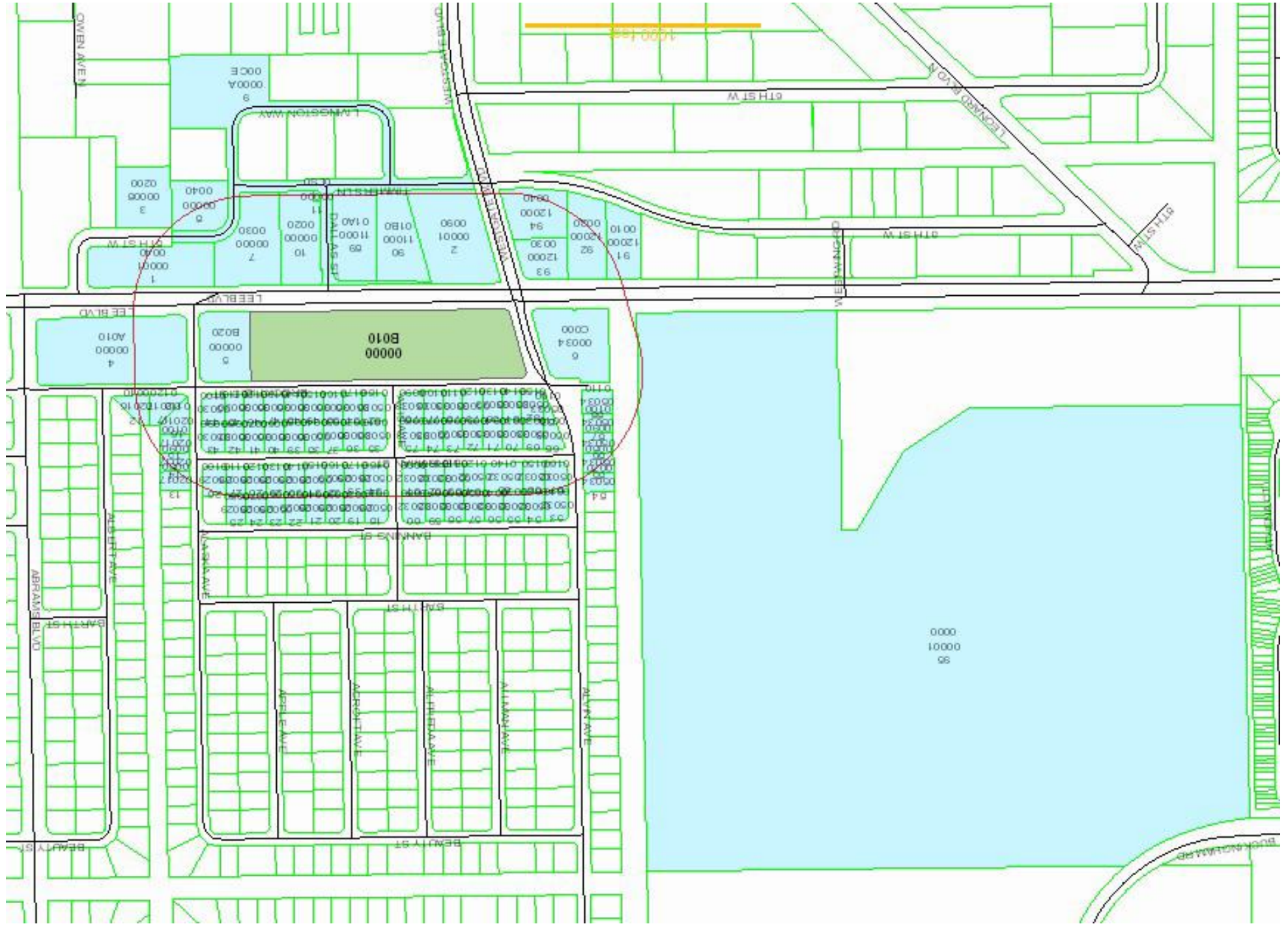
<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	12/11/2023	12/6/2023	12214	Avalon Engineering, Inc.	\$ 100.00
1 Map Only					
2 Letter Only					

Variance Report

Map of Surrounding Property Owners within 500 feet

List of Surrounding Property Owners

Mailing Labels



Buffer: 500 Date: 2/29/2024 12:00:00 A List Size: 96															
FolioId	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	State	MailZip	Country	SiteNumber	SiteStreet	Unit	SiteCity	SiteZip	Legal
10491132	30-44-26-05-00000.B010	KAKILAND LLC		340 E SUGARLAND HWY		CLEWISTON	FL	33440			ACCESS UNDETERMINED		LEHIGH ACRES		LEHIGH ACRES UNIT 5 <CR>PB 26 PG 55 <CR>TRACT B E OF ROW OR 2837/2748<CR>LESS OR 4729/524 PARC LOCATED IN NE1/4 OF<CR>SE1/4 DESC OR2660/2689
10327844	30-44-26-00-00001.0040	BCH GRILL LLC		5512 8TH ST W		LEHIGH ACRES	FL	33971		5512	8TH ST W		LEHIGH ACRES	33971	+<CR>PORT DESC IN INST#2007000360315
10449026	30-44-26-00-00001.0090	ANABI REAL ESTATE DEVELOPMENT		1450 N BENSON AVE UNIT A	ATTN: REAL ESTATE	UPLAND	CA	91786		5551	LEE BLVD		LEHIGH ACRES	33971	PARL LOC IN NW 1/4 OF<CR>SE 1/4 DESC IN OR 3082/1201 LEHIGH ESTATES UNIT 1<CR>BLK 8 PB 15 PG 81<CR>POR OF LOTS 19 + 20 + PAR<CR>LOC IN SE 1/4 AS DESC
10327868	30-44-26-01-00008.0200	5513 LEHIGH LLC		398 E DANIA BEACH BLVD #293		DANIA BEACH	FL	33004		5513/5519	8TH ST W		LEHIGH ACRES	33971	IN<CR>INST#2006-306718
10327886	30-44-26-02-00000.A010	LABELLE DODGE-CHRYSLER		1865 PORTER LAKE DR		SARASOTA	FL	34240		801	ABRAMS BLVD		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2 PB 26 PG 52 TRACT A
10505569	30-44-26-05-00000.B020	AHMADI ABDALRAHIM TR		PO BOX 371		FORT MYERS	FL	33902			ACCESS UNDETERMINED		LEHIGH ACRES		LEHIGH ACRES UNIT 5 <CR>PB 26 PG 55 <CR>TRACT B E OF ROW OR 2837/2748 +<CR>OR 4729 PG 524 LEHIGH ACRES UNIT 5<CR>BLK 34 PB 26 PG 55 TRACT C + <CR>POR VAC ST DESC IN OR 3253 PG 720 <CR>+ POR OF TRACT B LYING WEST <CR>OF ALVIN LESS ROW OR 2837/2748<CR>+LESS ROW DESC IN INST#
10328228	30-44-26-05-00034.C000	RACETRAC INC		PROPERTY TAX DEPT	200 GALLERIA PKWY SE STE 900	ATLANTA	GA	30339		5570	LEE BLVD		LEHIGH ACRES	33971	2010000284224<CR>+2010000284242 WESTGATE REGIONAL CENTRE<CR>DESC IN INST#2006-
10535584	30-44-26-07-00000.0030	LEHIGH STORAGE PROPERTY OWNER		PO BOX# 71870	6890 S 2300 E	SALT LAKE CITY	UT	84171		5500	TIMMERS LN		LEHIGH ACRES	33971	404323<CR>LOT 3<CR>LESS INST#2007000360315 WESTGATE REGIONAL CENTRE<CR>DESC IN INST#2006-
10535585	30-44-26-07-00000.0040	TIBBETTS LUM BRYAN RUMPF		2857 EXECUTIVE DR		CLEARWATER	FL	33762		360	LIVINGSTON WAY		LEHIGH ACRES	33971	404323<CR>LOT 4 WESTGATE REGIONAL CENTRE<CR>DESC IN INST#2006-
10535581	30-44-26-07-0000A.00CE	WESTGATE BC BRYAN RUMPF		2857 EXECUTIVE DR		CLEARWATER	FL	33762			SUBMERGED		LEHIGH ACRES	33971	404323<CR>TRACT A + LAKE + PRESERVE TRACT REPLAT OF LOT 2 WESTGATE REGIONAL CENTRE<CR>DESC IN INST#2007-271382<CR>LOT 2
10547276	30-44-26-10-00000.0020	DG 400 DALLAS STREET LP		5 FOUR COINS DR		CANONSBURG	PA	15317		400	DALLAS ST		LEHIGH ACRES	33971	REPLAT OF LOT 2 WESTGATE REGIONAL CENTRE<CR>DESC IN INST#2007-271382<CR>TRACT LS
10547277	30-44-26-10-00000.0LS0	FLORIDA GOVT UTILITY AUTHORITY		STE 400	9400 SOUTHPARK CENTER LOOP	ORLANDO	FL	32819		410	DALLAS ST		LEHIGH ACRES	33971	INST#2007-271382<CR>TRACT LS
10327906	30-44-26-L2-02016.0010	PRIESTER SHERYL L		5506 BROOKFIELD ST		LEHIGH ACRES	FL	33971		5506	BROOKFIELD ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 16 PB 26 PG 52<CR>LOT 1
10327925	30-44-26-L2-02017.0080	NUNEZ JOSE R +		16108 JEWEL AVE APT 3B		FRESH MEADOWS	NY	11365		816	ALASKA AVE		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 17 PB 26 PG 52<CR>LOT 8
10327926	30-44-26-L2-02017.0090	HENRY MONDESIR +		814 ALASKA AVE		LEHIGH ACRES	FL	33971		814	ALASKA AVE		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 17 PB 26 PG 52<CR>LOT 9
10327927	30-44-26-L2-02017.0100	SMITH HORANE & BEVERLY		36 PINEDALE GATE		WOODBIDGE	ON	L4L 8W9	CANADA	812	ALASKA AVE		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 17 PB 26 PG 52<CR>LOT 10
10327928	30-44-26-L2-02017.0110	JOHNSON RANDY W JR &		810 ALASKA AVE		LEHIGH ACRES	FL	33971		810	ALASKA AVE		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 17 PB 26 PG 52<CR>LOT 11
10327929	30-44-26-L2-02017.0120	PUNTER SOUTHALL GOVERNANCE SER		3RD FLOOR FORBURY WORKS	37-43 BLAGRAVE STREET	READING		RG1 1PZ	U.K.	5510	BROOKFIELD ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 2<CR>BLK 17 PB 26 PG 52<CR>LOT 12
10328136	30-44-26-L2-05029.0010	V HUONG PHAM &		317W SOUTHSIDE CT		LOUISVILLE	KY	40214		5531	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 1
10328137	30-44-26-L2-05029.0020	V HUONG PHAM &		317 W SOUTHSIDE CT		LOUISVILLE	KY	40214		5529	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 2
10328138	30-44-26-L2-05029.0030	AYALA MANUEL & MIRNA		555 W 15TH ST		HIALEAH	FL	33010		5527	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 3
10328139	30-44-26-L2-05029.0040	DEPAULO MARCOS A &		905 ALLMAN AVE		LEHIGH ACRES	FL	33971		5525	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 4
10328140	30-44-26-L2-05029.0050	SNOWDEN GREGORY D &		5523 BANNING ST		LEHIGH ACRES	FL	33971		5523	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 5
10328141	30-44-26-L2-05029.0060	RODRIGUEZ KELVIN G BETANCES		5521 BANNING ST		LEHIGH ACRES	FL	33971		5521	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 6
10328142	30-44-26-L2-05029.0070	CURY CHRISTIAN		1076 NW 33RD CT		POMPANO BEACH	FL	33064		5519	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 7
10328143	30-44-26-L2-05029.0080	WENRICH DIANA +		5535 BARTH ST		LEHIGH ACRES	FL	33971		5517	BANNING ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 8
10328145	30-44-26-L2-05029.0100	CALORI PEDRO GRENDENE &		1701 PARK MEADOWS DR #1		FORT MYERS	FL	33907		5514	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 10
10328146	30-44-26-L2-05029.0110	COWART WILLIAM A		5516 BERRYMAN ST		LEHIGH ACRES	FL	33971		5516	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 11
10328147	30-44-26-L2-05029.0120	WHELAN MARY W		5518 BERRYMAN ST		LEHIGH ACRES	FL	33971		5518	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 12
10328148	30-44-26-L2-05029.0130	ATENCIO CANELA EDUARDO		5520 BERRYMAN ST		LEHIGH ACRES	FL	33971		5520	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 13
10328149	30-44-26-L2-05029.0140	ANTUNEZ JOSE G ROMAN		5522 BERRYMAN ST		LEHIGH ACRES	FL	33971		5522	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 14
10328150	30-44-26-L2-05029.0150	MANTE EDWARD Y		1122 MANCHESTER RD		SCHAUMBURG	IL	60193		5524	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 15
10328151	30-44-26-L2-05029.0160	PASSOS WILCIMAR FISHER &		5526 BERRYMAN ST		LEHIGH ACRES	FL	33971		5526	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 16
10328152	30-44-26-L2-05029.0170	FRITZEN MARLI		5528 BERRYMAN ST		LEHIGH ACRES	FL	33971		5528	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 17
10328153	30-44-26-L2-05029.0180	PABON JOHNNY & SANTA G		5530 BERRYMAN ST		LEHIGH ACRES	FL	33971		5530	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 29 PB 26 PG 55<CR>LOT 18
10328154	30-44-26-L2-05030.0010	RIVERA GLADYS		PO BOX 99		HUMACAO	PR	792		5531	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 1
10328155	30-44-26-L2-05030.0020	FERNANDEZ NIURKIS PORRO		5529 BERRYMAN ST		LEHIGH ACRES	FL	33971		5529	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 2
10328156	30-44-26-L2-05030.0030	GUO YUE LIN		11504 CLUMBET LN		LEHIGH ACRES	FL	33971		5527	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 3
10328157	30-44-26-L2-05030.0040	VENECITA LLC		260 CRANDON BLVD STE 32-62		KEY BISCAYNE	FL	33149		5525	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 4
10328158	30-44-26-L2-05030.0050	ACEVEDO MARIO & FATIMA G		PO BOX 3035		LABELLE	FL	33975		5523	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 5
10328159	30-44-26-L2-05030.0060	DE PAULO MARCOS A &		905 ALLMAN AVE		LEHIGH ACRES	FL	33971		5521	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 6
10328160	30-44-26-L2-05030.0070	STEPHENSON ALBERT H		127 N 19TH ST		WHEELING	WV	26003		5519	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 7
10328161	30-44-26-L2-05030.0080	SYLVESTRE LESLY		5517 BERRYMAN ST		LEHIGH ACRES	FL	33971		5517	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 8
10328162	30-44-26-L2-05030.0090	ACOSTA ALFONSO & GRISELDA		5515 BERRYMAN ST		LEHIGH ACRES	FL	33971		5515	BERRYMAN ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 9
10328163	30-44-26-L2-05030.0100	SALLEY ABRA L TR		5514 BROOKFIELD ST		LEHIGH ACRES	FL	33971		5514	BROOKFIELD ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 10
10328164	30-44-26-L2-05030.0110	CLERMONT CLAUDETTE		5516 BROOKFIELD ST		LEHIGH ACRES	FL	33971		5516	BROOKFIELD ST		LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 11

10328165	30-44-26-L2-05030.0120	JR CONSTRUCTION AND	4908 BEAUTY ST	LEHIGH ACRES	FL	33971	5518	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 12
10328166	30-44-26-L2-05030.0130	LOVATO VICTOR A & NICOLE M	5520 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5520	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 13
10586594	30-44-26-L2-05030.0140	MARTINEZ MAURICIO M	1239 FRIENDSHIP WAY	IMMOKALEE	FL	34142	5522	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 14
10328168	30-44-26-L2-05030.0150	BALDWIN TANGE L	5524 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5524	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 15
10328169	30-44-26-L2-05030.0160	SMITH AARON	5526 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5526	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 16
10438855	30-44-26-L2-05030.0170	FERMIN ANA C	4304 3RD ST W	LEHIGH ACRES	FL	33971	5528	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5 <CR>PB 26 PG 55 BLK 30 <CR>LOT 17
10328170	30-44-26-L2-05030.0180	DE PAULO MARCOS A	905 ALLMAN AVE	LEHIGH ACRES	FL	33971	5530	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 30 PB 26 PG 55<CR>LOT 18
10328186	30-44-26-L2-05032.0010	REGISTRE MARIE	5549 BANNING ST	LEHIGH ACRES	FL	33971	5549	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 1
10328187	30-44-26-L2-05032.0020	SAROW DAVID WARREN	5547 BANNING ST	LEHIGH ACRES	FL	33971	5547	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 2
10328188	30-44-26-L2-05032.0030	SENATUS WIDLINE +	5545 BANNING ST	LEHIGH ACRES	FL	33971	5545	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 3
10328189	30-44-26-L2-05032.0040	NAVARRO SILVANO	4501 PALLISADE AVE #8G	UNION CITY	NJ	7087	5543	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 4
10328190	30-44-26-L2-05032.0050	JIMENEZ BILLY F & IDA	5541 BANNING ST	LEHIGH ACRES	FL	33971	5541	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 66 PG 55<CR>LOT 5
10328191	30-44-26-L2-05032.0060	ROCKE JEFFERY DANA +	5539 BANNING ST	LEHIGH ACRES	FL	33971	5539	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 6
10328192	30-44-26-L2-05032.0070	ROGERS SUSAN RAE	304 HUNTERS RIDGE RD	CHARLESTON	WV	25314	5537	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 7
10328193	30-44-26-L2-05032.0080	GUTIERREZ-PEREZ FELIPE P &	5535 BANNING ST	LEHIGH ACRES	FL	33971	5535	BANNING ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 8
10328194	30-44-26-L2-05032.0090	VAZQUEZ LLANA JOSE LEONEL +	5534 BERRYMAN ST	LEHIGH ACRES	FL	33971	5534	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 9
10328195	30-44-26-L2-05032.0100	T & D SWFL LLC	16295 S TAMIAMI TRL #221	FORT MYERS	FL	33908	5536	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 10
10328196	30-44-26-L2-05032.0110	DALESSANDRO MAURIZIO	PO BOX 61601	FORT MYERS	FL	33906	5538	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 11
10328197	30-44-26-L2-05032.0120	CRISTIANO HENRIQUE DO SILVA &	5540 BERRYMAN ST	LEHIGH ACRES	FL	33971	5540	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 12
10625981	30-44-26-L2-05032.0140	GONZALEZ VICTOR ANGEL ALVAREZ	5544 BERRYMAN ST	LEHIGH ACRES	FL	33971	5544	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOTS 13 + 14
10328200	30-44-26-L2-05032.0150	NIEVES TOMARIAN	5546 BERRYMAN ST	LEHIGH ACRES	FL	33971	5546	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 15
10328201	30-44-26-L2-05032.0160	BENNETT JOSEPH M	1286 HARMONY RD	SUSQUEHANNA	PA	18847	5548	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 32 PB 26 PG 55<CR>LOT 16
10328202	30-44-26-L2-05033.0010	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	5549	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 1
10328203	30-44-26-L2-05033.0020	LOUISSAINT JOB & OXANE	5547 BERRYMAN ST	LEHIGH ACRES	FL	33971	5547	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 2
10328204	30-44-26-L2-05033.0030	BERRYMAN STREET LLC	12019 SW 39TH TER	MIAMI	FL	33175	5545	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 3
10328205	30-44-26-L2-05033.0040	TANG YAN & PAN SU L	905 ALASKA AVE	LEHIGH ACRES	FL	33971	5543	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 4
10328206	30-44-26-L2-05033.0050	QUINTIANA JOSE M MORAL	5541 BERRYMAN ST	LEHIGH ACRES	FL	33971	5541	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 5
10328207	30-44-26-L2-05033.0060	IMACON CONSTRUCTION INC	905 ALLMAN AVE	LEHIGH ACRES	FL	33971	5539	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 6
10328208	30-44-26-L2-05033.0070	GONZALEZ MARIO & ANA	5537 BERRYMAN ST	LEHIGH ACRES	FL	33971	5537	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 7
10328209	30-44-26-L2-05033.0080	PEREZ ROBERTO	5535 BERRYMAN ST	LEHIGH ACRES	FL	33971	5535	BERRYMAN ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 8
10328210	30-44-26-L2-05033.0090	MIRANDA SERGIO & DAYANNE	5534 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5534	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 9
10328211	30-44-26-L2-05033.0100	DUNCAN JENNIFER	2904 E 10TH ST	LEHIGH ACRES	FL	33972	5536	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 10
10328212	30-44-26-L2-05033.0110	FERRARI CARLA	5538 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5538	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 11
10328213	30-44-26-L2-05033.0120	MARVI INC CARLOS FRIZONE	13031 MCGREGOR BLVD	FORT MYERS	FL	33919	5540	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 12
10328214	30-44-26-L2-05033.0130	LARGO CAMILO	1218 SCOTT AVE	LEHIGH ACRES	FL	33972	5542	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 13
10328215	30-44-26-L2-05033.0140	JJ CHIODI LLC	3317 CASTLEBERRY VILLAGE CIR	CUMMING	GA	30040	5544	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB26 PG55<CR>LOT 14
10328216	30-44-26-L2-05033.0150	SYLVESTRE PAULO	5546 BROOKFIELD ST	LEHIGH ACRES	FL	33971	5546	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 15
10328217	30-44-26-L2-05033.0160	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	5548	BROOKFIELD ST	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 33 PB 26 PG 55<CR>LOT 16
10328224	30-44-26-L2-05034.0070	HYPPOLITE JOREL	1011 ACROFT AVE	LEHIGH ACRES	FL	33971	819	ALVIN AVE	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 34 PB 26 PG 55<CR>LOT 7
10328225	30-44-26-L2-05034.0080	MASSOLAS SLEMS	817 ALVIN AVE	LEHIGH ACRES	FL	33971	817	ALVIN AVE	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 34 PB 26 PG 55<CR>LOT 8
10328226	30-44-26-L2-05034.0090	HALL WANDA +	211 S KETCHAM AVE	AMITYVILLE	NY	11701	815	ALVIN AVE	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 34 PB 26 PG 55<CR>LOT 9
10439343	30-44-26-L2-05034.0100	LUCAS BARTOLO CARMELO	813 ALVIN AVE	LEHIGH ACRES	FL	33971	813	ALVIN AVE	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5 <CR>BLK 34 PB 26 PB 55 <CR>LOT 10
10328227	30-44-26-L2-05034.0110	CLEMENT JOSY &	60 MOOS LN	BERGENFIELD	NJ	7621	811	ALVIN AVE	LEHIGH ACRES	33971	LEHIGH ACRES UNIT 5<CR>BLK 34 PB 26 PG 55<CR>LOT 11
10571765	30-44-26-L3-11000.01A0	AUTOZONE STORES LLC	123 S FRONT ST	MEMPHIS	TN	38103	401	DALLAS ST	LEHIGH ACRES	33971	WESTGATE REGIONAL CENTRE REPLAT AS DESC IN INST#
10571766	30-44-26-L3-11000.01B0	FIVE RIVER IN' BOEING SPACE US	440 S CHURCH ST, SUITE 700	CHARLOTTE	NC	28202	5530	TIMMERS LN	LEHIGH ACRES	33971	WESTGATE REGIONAL CENTRE REPLAT AS DESC IN INST#
10572893	30-44-26-L3-12000.0010	RAJ STORE 20 LLC	5280 BOXWOOD WAY	NAPLES	FL	34116	5571	LEE BLVD	LEHIGH ACRES	33971	LEE COMMONS AS DESC IN INST#2016000009689<CR>LOT 1
10572894	30-44-26-L3-12000.0020	5565 LEE BLV DENNIS LEATON	11113 BISCAYNE BLVD PH 5B	MIAMI	FL	33181	5565	LEE BLVD	LEHIGH ACRES	33971	LEE COMMONS AS DESC IN INST#2016000009689<CR>LOT 2
10572895	30-44-26-L3-12000.0030	DEKLAM 2 LLC	14 WINEWOOD CT	FORT MYERS	FL	33919	5557	LEE BLVD	LEHIGH ACRES	33971	LEE COMMONS AS DESC IN INST#2016000009689<CR>LOT 3
10572896	30-44-26-L3-12000.0040	DEKLAM 2 LLC	14 WINEWOOD CT	FORT MYERS	FL	33919	631	WESTGATE BLVD	LEHIGH ACRES	33971	LEE COMMONS AS DESC IN INST#2016000009689<CR>LOT 4 NW 1/4 LYING S OF BUCKINGHAM RD<CR>LESS STRIP 206 FT WIDE ALG S BDRY + R/W OR 2771/1426<CR>LESS INST
10626652	30-44-26-P1-00001.0000	CITY OF FORT MYERS	PO BOX 2217	FORT MYERS	FL	33902	10001	BUCKINGHAM RD	LEHIGH ACRES	33971	#2024000011108

BCH GRILL LLC
5512 8TH ST W
LEHIGH ACRES FL 33971

ANABI REAL ESTATE DEVELOPMENT
1450 N BENSON AVE UNIT A
ATTN: REAL ESTATE
UPLAND CA 91786

5513 LEHIGH LLC
398 E DANIA BEACH BLVD #293
DANIA BEACH FL 33004

LABELLE DODGE-CHRYSLER
1865 PORTER LAKE DR
SARASOTA FL 34240

AHMADI ABDALRAHIM TR
PO BOX 371
FORT MYERS FL 33902

RACETRAC INC
PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339

LEHIGH STORAGE PROPERTY OWNER
PO BOX# 71870
6890 S 2300 E
SALT LAKE CITY UT 84171

TIBBETTS LUMBER CO LLC
BRYAN RUMPF
2857 EXECUTIVE DR
CLEARWATER FL 33762

WESTGATE BOULEVARD TRADE
BRYAN RUMPF
2857 EXECUTIVE DR
CLEARWATER FL 33762

DG 400 DALLAS STREET LP
5 FOUR COINS DR
CANONSBURG PA 15317

FLORIDA GOVT UTILITY AUTHORITY
STE 400
9400 SOUTHPARK CENTER LOOP
ORLANDO FL 32819

PRIESTER SHERYL L
5506 BROOKFIELD ST
LEHIGH ACRES FL 33971

NUNEZ JOSE R +
16108 JEWEL AVE APT 3B
FRESH MEADOWS NY 11365

HENRY MONDESIR +
814 ALASKA AVE
LEHIGH ACRES FL 33971

SMITH HORANE & BEVERLY
36 PINEDALE GATE
WOODBRIIDGE ON L4L 8W9
CANADA

JOHNSON RANDY W JR &
810 ALASKA AVE
LEHIGH ACRES FL 33971

PUNTER SOUTHALL GOVERNANCE SER
3RD FLOOR FORBURY WORKS
37-43 BLAGRAVE STREET
READING RG1 1PZ
UNITED KINGDOM

V HUONG PHAM &
317W SOUTHSIDE CT
LOUISVILLE KY 40214

V HUONG PHAM &
317 W SOUTHSIDE CT
LOUISVILLE KY 40214

AYALA MANUEL & MIRNA
555 W 15TH ST
HIALEAH FL 33010

DEPAULO MARCOS A &
905 ALLMAN AVE
LEHIGH ACRES FL 33971

SNOWDEN GREGORY D &
5523 BANNING ST
LEHIGH ACRES FL 33971

RODRIGUEZ KELVIN G BETANCES
5521 BANNING ST
LEHIGH ACRES FL 33971

CURY CHRISTIAN
1076 NW 33RD CT
POMPANO BEACH FL 33064

WENRICH DIANA +
5535 BARTH ST
LEHIGH ACRES FL 33971

CALORI PEDRO GRENDENE &
1701 PARK MEADOWS DR #1
FORT MYERS FL 33907

COWART WILLIAM A
5516 BERRYMAN ST
LEHIGH ACRES FL 33971

WHELAN MARY W
5518 BERRYMAN ST
LEHIGH ACRES FL 33971

ATENCIO CANELA EDUARDO
5520 BERRYMAN ST
LEHIGH ACRES FL 33971

ANTUNEZ JOSE G ROMAN
5522 BERRYMAN ST
LEHIGH ACRES FL 33971

MANTE EDWARD Y
1122 MANCHESTER RD
SCHAUMBURG IL 60193

PASSOS WILCIMAR FISHER &
5526 BERRYMAN ST
LEHIGH ACRES FL 33971

FRITZEN MARLI
5528 BERRYMAN ST
LEHIGH ACRES FL 33971

PABON JOHNNY & SANTA G
5530 BERRYMAN ST
LEHIGH ACRES FL 33971

RIVERA GLADYS
PO BOX 99
HUMACAO PR 00792

FERNANDEZ NIURKIS PORRO
5529 BERRYMAN ST
LEHIGH ACRES FL 33971

GUO YUE LIN
11504 CLUMBET LN
LEHIGH ACRES FL 33971

VENECITA LLC
260 CRANDON BLVD STE 32-62
KEY BISCAYNE FL 33149

ACEVEDO MARIO & FATIMA G
PO BOX 3035
LABELLE FL 33975

DE PAULO MARCOS A &
905 ALLMAN AVE
LEHIGH ACRES FL 33971

STEPHENSON ALBERT H
127 N 19TH ST
WHEELING WV 26003

SYLVESTRE LESLY
5517 BERRYMAN ST
LEHIGH ACRES FL 33971

ACOSTA ALFONSO & GRISELDA
5515 BERRYMAN ST
LEHIGH ACRES FL 33971

SALLEY ABRA L TR
5514 BROOKFIELD ST
LEHIGH ACRES FL 33971

CLERMONT CLAUDETTE
5516 BROOKFIELD ST
LEHIGH ACRES FL 33971

JR CONSTRUCTION AND
4908 BEAUTY ST
LEHIGH ACRES FL 33971

LOVATO VICTOR A & NICOLE M
5520 BROOKFIELD ST
LEHIGH ACRES FL 33971

MARTINEZ MAURICIO M
1239 FRIENDSHIP WAY
IMMOKALEE FL 34142

BALDWIN TANGE L
5524 BROOKFIELD ST
LEHIGH ACRES FL 33971

SMITH AARON
5526 BROOKFIELD ST
LEHIGH ACRES FL 33971

FERMIN ANA C
4304 3RD ST W
LEHIGH ACRES FL 33971

DE PAULO MARCOS A
905 ALLMAN AVE
LEHIGH ACRES FL 33971

REGISTRE MARIE
5549 BANNING ST
LEHIGH ACRES FL 33971

SAROW DAVID WARREN
5547 BANNING ST
LEHIGH ACRES FL 33971

SENATUS WIDLINE +
5545 BANNING ST
LEHIGH ACRES FL 33971

NAVARRO SILVANO
4501 PALLISADE AVE #8G
UNION CITY NJ 07087

JIMENEZ BILLY F & IDA
5541 BANNING ST
LEHIGH ACRES FL 33971

ROCKE JEFFERY DANA +
5539 BANNING ST
LEHIGH ACRES FL 33971

ROGERS SUSAN RAE
304 HUNTERS RIDGE RD
CHARLESTON WV 25314

GUTIERREZ-PEREZ FELIPE P &
5535 BANNING ST
LEHIGH ACRES FL 33971

VAZQUEZ LLANA JOSE LEONEL +
5534 BERRYMAN ST
LEHIGH ACRES FL 33971

T & D SWFL LLC
16295 S TAMiami TRL #221
FORT MYERS FL 33908

DALESSANDRO MAURIZIO
PO BOX 61601
FORT MYERS FL 33906

CRISTIANO HENRIQUE DO SILVA &
5540 BERRYMAN ST
LEHIGH ACRES FL 33971

GONZALEZ VICTOR ANGEL ALVAREZ
5544 BERRYMAN ST
LEHIGH ACRES FL 33971

NIEVES TOMARIAN
5546 BERRYMAN ST
LEHIGH ACRES FL 33971

BENNETT JOSEPH M
1286 HARMONY RD
SUSQUEHANNA PA 18847

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LOUISSAINT JOB & OXANE
5547 BERRYMAN ST
LEHIGH ACRES FL 33971

BERRYMAN STREET LLC
12019 SW 39TH TER
MIAMI FL 33175

TANG YAN & PAN SU L
905 ALASKA AVE
LEHIGH ACRES FL 33971

QUINTIANA JOSE M MORAL
5541 BERRYMAN ST
LEHIGH ACRES FL 33971

IMACON CONSTRUCTION INC
905 ALLMAN AVE
LEHIGH ACRES FL 33971

GONZALEZ MARIO & ANA
5537 BERRYMAN ST
LEHIGH ACRES FL 33971

PEREZ ROBERTO
5535 BERRYMAN ST
LEHIGH ACRES FL 33971

MIRANDA SERGIO & DAYANNE
5534 BROOKFIELD ST
LEHIGH ACRES FL 33971

DUNCAN JENNIFER
2904 E 10TH ST
LEHIGH ACRES FL 33972

FERRARI CARLA
5538 BROOKFIELD ST
LEHIGH ACRES FL 33971

MARVI INC
CARLOS FRIZONE
13031 MCGREGOR BLVD
FORT MYERS FL 33919

LARGO CAMILO
1218 SCOTT AVE
LEHIGH ACRES FL 33972

JJ CHIODI LLC
3317 CASTLEBERRY VILLAGE CIR
CUMMING GA 30040

SYLVESTRE PAULO
5546 BROOKFIELD ST
LEHIGH ACRES FL 33971

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

HYPPOLITE JOREL
1011 ACROFT AVE
LEHIGH ACRES FL 33971

MASSOLAS SLEMS
817 ALVIN AVE
LEHIGH ACRES FL 33971

HALL WANDA +
211 S KETCHAM AVE
AMITYVILLE NY 11701

LUCAS BARTOLO CARMELO
813 ALVIN AVE
LEHIGH ACRES FL 33971

CLEMENT JOSY &
60 MOOS LN
BERGENFIELD NJ 07621

AUTOZONE STORES LLC
123 S FRONT ST
THIRD FLOOR
MEMPHIS TN 38103

FIVE RIVER INVESTMENTS LLC
BOEING SPACE US
440 S CHURCH ST, SUITE 700
CHARLOTTE NC 28202

RAJ STORE 20 LLC
5280 BOXWOOD WAY
NAPLES FL 34116

5565 LEE BLVD LLC
DENNIS LEATON
11113 BISCAYNE BLVD PH 5B
MIAMI FL 33181

DEKLAM 2 LLC
14 WINEWOOD CT
FORT MYERS FL 33919

DEKLAM 2 LLC
14 WINEWOOD CT
FORT MYERS FL 33919

CITY OF FORT MYERS
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FORT MYERS FL 33902