



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

May 10, 2024

Anthony Rodriguez, AICP
Section Manager
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: Application for a Planned Development Public Hearing
2265 Laurel Lane, North Fort Myers
Lee County STRAP #25-43-24-03-00068.001C

Dear Mr. Rodriguez,

Attached herewith is a completed application and associated support material for an Amendment to a Planned Development – Public Hearing request. The Applicant is requesting to amend the Master Concept Plan, Schedule of Uses, and Schedule of Deviations approved via Zoning Resolution Z-89-091.

Please find attached the following items in relation to this application:

1. One (1) copy of the completed Application for a Planned Development – Public Hearing (Minor PD Amendment);
2. One (1) copy of the notarized Affidavit of Authorization Form;
3. One (1) copy of the Additional Agents Form;
4. One (1) copy of the notarized Disclosure of Interest Form;
5. One (1) copy of the notarized Authorization to Represent Affidavit;
6. One (1) copy of the Sketch and Legal Description;
7. One (1) copy of the Boundary Survey;
8. One (1) copy of the Title Certification;
9. One (1) copy of the List and Map of surrounding property owners with one set of mailing labels;
10. One (1) copy of the List of Zoning Resolutions and Approvals;
11. One (1) copy of the Summary of Public Informational Session;

2265 Laurel Lane

Page 2 of 2

12. One (1) copy of the Area Location Map, Exhibit A;
13. One (1) copy of the Future Land Use Map, Exhibit B;
14. One (1) copy of the Surrounding Zoning Map, Exhibit C;
15. One (1) copy of the Proximate Commercial Uses Map, Exhibit D;
16. One (1) copy of the Request Statement, including Lee Plan Compliance Narrative;
17. One (1) copy of the Traffic Impact Statement;
18. One (1) copy of the Master Concept Plan;
19. One (1) copy of the Schedule of Uses;
20. One (1) copy of the Schedule of Deviations;
21. One (1) copy of the Topography Map, Soils Map, and FLUCCS Map;
22. One (1) copy of the Surface Water Management Plan Narrative;
23. One (1) copy of the Protected Species Survey; and
24. One (1) copy of the Letters of Availability and Narrative of Utilities.

Your time and attention to this matter is greatly appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to contact this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: 2265 Laurel Lane CPD

Request: Rezone from: _____ To: _____

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

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

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

Summary of Project:

Amend the CPD to revise the MCP, schedule of uses, and schedule of deviations.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Terra Firma Ventures, LLC
 Address: 1193 Laurel Valley Ct
 City, State, Zip: Buford, GA 30519
 Phone Number: _____
 E-mail Address: Terrafirma.v@gmail.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: TDM Consulting, Inc.
Contact Person: Veronica Martin
 Address: 43 Barkley Cir, Suite 200
 City, State, Zip: Fort Myers, FL 33907
 Phone Number: 239-433-4231 Email: vmartin@tdmconsulting.com

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

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

**PART 2
PROPERTY OWNERSHIP**

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

Name: Same as Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

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

- C. Multiple parcels: NA**

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): December 3, 2023

**PART 3
PROPERTY INFORMATION**

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

25-43-24-03-00068.001C

- B. Street Address of Property:** 2265 Laurel Lane, North Fort Myers, FL 33917

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

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

OR

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

AND

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

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

OR

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

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

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

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

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

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

- E. Current Zoning of Property:** CPD

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

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

1. Current uses of property are: Vacant

2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan):

Suburban	<u>0.33</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>145</u>	Feet		
2. Depth (average if irregular parcel):	<u>100</u>	Feet		
3. Total area:	<u>0.33 AC</u>	Acres or square feet		
4. Frontage on road or street:	<u>145</u>	Feet on	<u>Laurel Lane</u>	Street
2 nd Frontage on road or street:	<u>100</u>	Feet on	<u>Hart Drive</u>	Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>0.33</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0.33</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0.33</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>0</u>	Acres
D. Gross residential acres (by Land Use Category) NA			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

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

TOTAL (should equal "C" above)

0 **Acres**

Notes:

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

PART 5 NA

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: _____

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

Note:

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

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

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		
	2. General Office		
	3. Retail	35'	2,250 sf
	4. Other: _____		
	5. TOTAL FLOOR AREA		
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		

PART 7
ACTION REQUESTED

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

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

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

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
The surface elevation is relatively flat ranging from 11.8' along Laurel Lane to 12.2' in the center of the site to 12.7 ' along the south property line
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
No environmentally sensitive lands are located on-site.
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
NA
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
NA
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

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

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
No special effluent is anticipated
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
NA
 2. Quality of the effluent:
NA

3. Expected life of the facility:

NA

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

NA

5. Receiving bodies or other means of effluent disposal:

NA

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

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

NA

2. Current water table conditions:

NA

3. Proposed rate of application:

NA

4. Back-up system capacity:

NA

PART 10 **NA** ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)] Potable water is available**
- ☒ **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)] Sanitary sewer is not available**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is AE-EL15 NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

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

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

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Arif Ahmed, 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 2265 Laurel Lane, North Fort Myers, FL 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
NONE		

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.

Arif Ahmed
Property Owner

ARIF AHMED
Print Name

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

STATE OF GEORGIA
COUNTY OF GWINNETT

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 02/26/24 (date) by ARIF AHMED (name of person providing oath or affirmation), who is personally known to me or who has produced GEORGIA DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL

Larry Delanie Walters
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, Arif Ahmed (name), as Managing Member (owner/title) of Terra Firma Ventures, 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.

Arif Ahmed
Signature

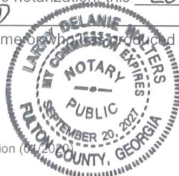
02/26/2024
Date

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

STATE OF GEORGIA
COUNTY OF WINNETT

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26TH day of FEBRUARY, 20 24, by ARIF AHMED (name of person providing oath or affirmation), who is personally known to me or whose identity was proved as GEORGIA DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL



Delanie Walters
Signature of Notary Public

AUTHORIZATION TO REPRESENT

Please be advised that VERONICA MARTIN, SENIOR PLANNER and DEAN MARTIN, P.E., of TDM Consulting, Inc., 43 Barkley Circle, Suite 200, Fort Myers, FL 33907, are hereby authorized to represent Terra Firma Ventures, LLC, the Applicant and Property Owner, in all applications to Lee County and subsequent public hearings regarding the property at 2265 Laurel Lane, North Fort Myers, Florida, STRAP Number 25-43-24-03-00068.001C.

Arif Ahmed
Arif Ahmed, Managing Member

STATE OF GEORGIA
COUNTY OF GWINNETT

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 07/26/2024 (date) by ARIF AHMED (name of person providing oath or affirmation), who are personally known to me or who has produced GEORGIA DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL

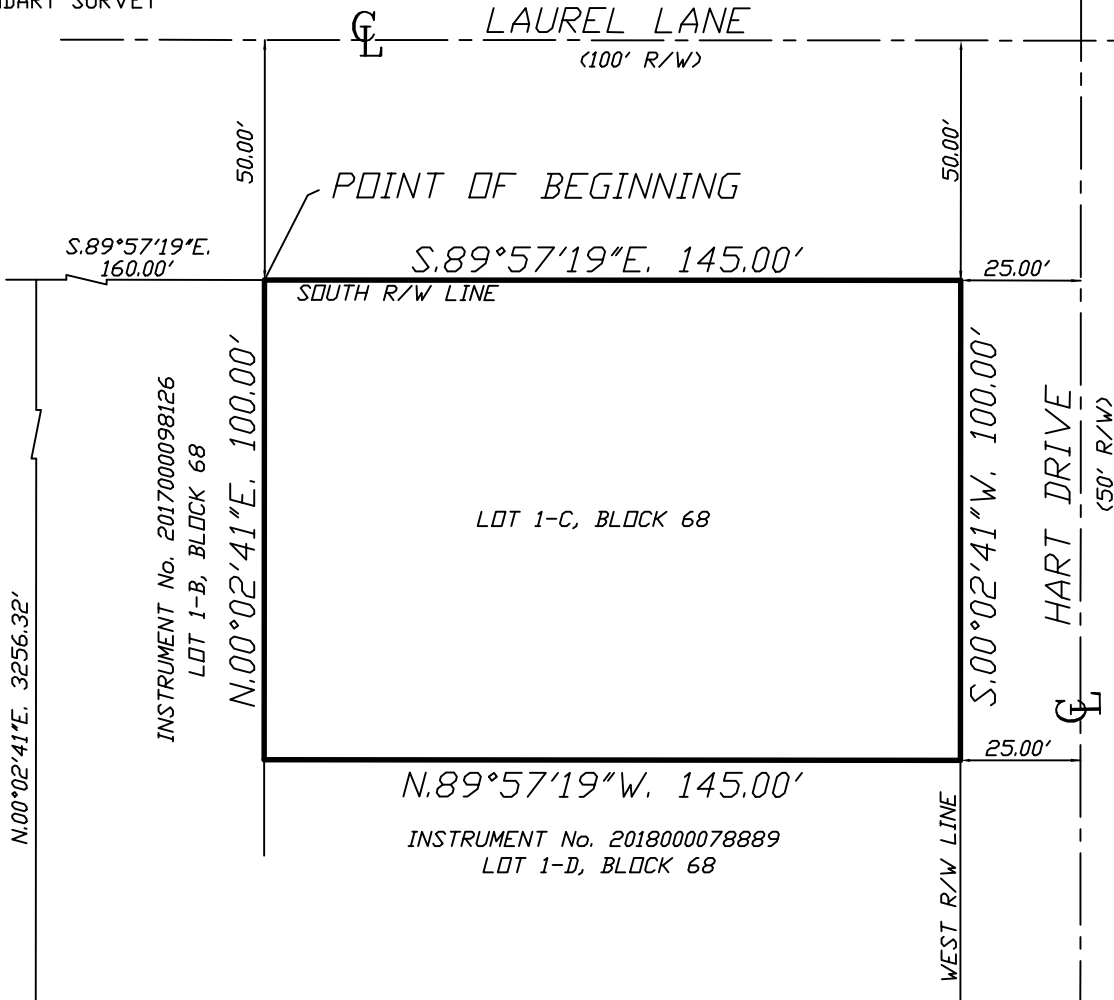
Larry Delanie Walters
Signature of Notary Public



SEE EXHIBIT "A" FOR DESCRIPTION TO
ACCOMPANY THIS SKETCH
"NOT A BOUNDARY SURVEY"

POINT OF COMMENCEMENT
S.W. CORNER OF
SECTION 25-43-24

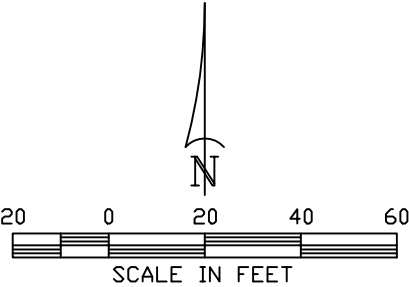
S.89°57'19"E. 2671.13'
SOUTH LINE OF SECTION 25-43-24



LEGEND:

- O.R. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

SKETCH TO ACCOMPANY DESCRIPTION:
**LOT 1C, BLOCK 68,
SUNCOAST ESTATES,**
(UNRECORDED)
SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF LAUREL LANE, AS BEING S.89°57'19"E.
2. FIELD NOTES IN SUNCOAST ESTATES.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 40 SCALE DRAWING.

DRAWN: <i>PMM</i>	CHECK: <i>FBH</i>	SCALE <i>1"=40'</i>	PROJ. # <i>2265 LAUREL LN</i>	<i>HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921</i>
SKETCH DATE <i>2-20-24</i>		FILE NO. <i>43-24-25</i>	SHT.- 1 OF - 2	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH:

*PLOT 1C, BLOCK 68,
SUNCOAST ESTATES,
(UNRECORDED)
LYING IN SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA*

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE RUN S.89°57'19"E. ALONG THE SOUTH LINE SAID SECTION FOR 2671.13 FEET; THENCE RUN N.00°02'41"E. TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF LAUREL LANE (100 FEET WIDE), FOR 3256.32 FEET; THENCE RUN S.89°57'19"E. ALONG SAID SOUTH RIGHT OF WAY LINE OF LAUREL LANE (100 FEET WIDE), FOR 160.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN S.89°57'19"E. ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 145.00 FEET; THENCE RUN S.00°02'41"W., ALONG THE WEST RIGHT OF WAY LINE OF HART DRIVE (50 FEET WIDE), FOR 100.00 FEET; THENCE RUN N.89°57'19"W. FOR 145.00 FEET; THENCE RUN N.00°02'41"E. TO A POINT ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF LAUREL LANE (100 FEET WIDE), FOR 100.00 FEET, TO THE POINT OF BEGINNING. CONTAINING: 14,500.0 SQUARE FEET, MORE OR LESS.

Phillip M
Mould,
LS6515,
State of
Florida

Digitally signed
by Phillip M
Mould, LS6515,
State of Florida
Date: 2024.02.21
14:59:49 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
2-20-2024

2265 LAUREL LN

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

Original application dated 05-13-2024

DCI2024-00019 Lee County ePlan

BOUNDARY SURVEY OF
**LOT 1C, BLOCK 68,
SUNCOAST ESTATES,**
(UNRECORDED)
(INSTRUMENT# 2023000384237)
SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION: INSTRUMENT# 2023000384237

FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN NORTH 88 DEGREES 16'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 2671.13 FEET; THENCE NORTH 1 DEGREES 51'31" WEST 3256.32 FEET; THENCE NORTH 88 DEGREES 08'29" EAST 305 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 1 DEGREES 51'31" EAST 100 FEET; SOUTH 88 DEGREES 08'29" WEST 145 FEET; NORTH 1 DEGREES 51'31" WEST 100 FEET; NORTH 88 DEGREES 08'29" EAST 145 FEET TO THE POINT OF BEGINNING, BEING LOT 1-C, BLOCK 68 OF SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGE 524, LEE COUNTY RECORDS, AND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

CATCH BASIN
GRATE= 12.97
12"x18" RCP N. INVERT= 11.34
12"x18" RCP S. INVERT= 11.05
12"x18" RCP W. INVERT= 11.15

LEGEND:

●	SET 1/2" IRON ROD (CAP LB6921)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	D/H	OVERHEAD POWER
P.R.M.	PERMANENT REFERENCE MONUMENT	P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT	G.A.&W.	GUY ANCHOR & WIRE
D.E.	DRAINAGE EASEMENT	T.S.B.	TELEPHONE SERVICE BOX
P.C.	POINT OF CURVATURE	N/D	NAIL & DISK
O.R.	OFFICIAL RECORDS BOOK	N/T.T.	NAIL & TINTAB
(S)	AS PER SURVEY	ELEV.	ELEVATION
(P)	AS PER PLAT	B.M.	BENCHMARK
(C)	COMPUTED	0.0	TYPICAL ELEVATION
(L)	CURVE NUMBER	A/C	AIR CONDITIONER
L.L.	LINE NUMBER	W.S.	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E.	POOL EQUIPMENT
CL	CENTERLINE	CMP	CORRUGATED METAL PIPE
F.O.P.	FIBER OPTICS POST	CONCRETE	CONCRETE
F.H.	FIRE HYDRANT	DRAINAGE ARROW	DRAINAGE ARROW
W.V.	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
M.E.S.	MITER END SECTION	A.D.A.	AMERICAN DISABILITIES ACT
P.O.B.	POINT OF BEGINNING		

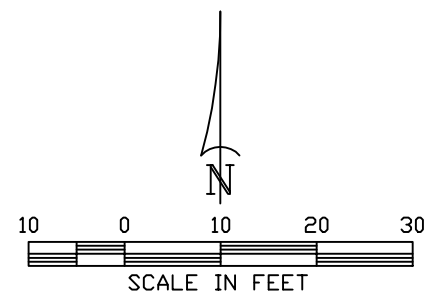
CATCH BASIN
GRATE= 12.93
12"x18" RCP N. INVERT= 11.00
12"x18" RCP S. INVERT= 11.15

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF LAUREL LANE, AS BEING S.89°57'19"E.
2. FIELD NOTES IN SUNCOAST ESTATES.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION BY PAVESE LAW FIRM DATED JANUARY 4, 2024.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; S-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 18X24, 20 SCALE DRAWING.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
11. BENCHMARK DERIVED FROM NGS BENCHMARK NUMBER S 557, ELEVATION 7.95 NAVD 1988.

FLOOD ZONE: "AE" ELEVATION: 14.00' NAVD88
COMMUNITY No.: 125124 PANEL No.: 0278
SUFFIX --- G REVISION DATE: 11/17/22
MAP NUMBER: 12071C0278G

THIS SURVEY IS CERTIFIED TO:
TDM CONSULTING, INC.



REVISED:	DESCRIPTION:	BY:	Phillip M Mould, LS6515, State of Florida Date: 2024.02.21 10:29:09 -05'00'
			PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA
DATE OF LAST FIELD WORK: 1/22/24			
DRAWN: GSM	CHECK: PMM	SCALE: 1"=20'	PROJ. # 2265 LAUREL LN
SURVEY DATE: 1/22/24	FILE NO: 43-24-25	SHT.- 1 OF - 1	HARRIS-JORGENSEN, LLC. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			

PAVESE LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: charlesmann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION TERRA FIRMA VENTURES

Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD

Development Order Number: TBD

Effective Date of Title Certification: January 4, 2024

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Terra Firma Ventures, LLC, a Wyoming limited liability company by virtue of Quit Claim Deed recorded in Official Records Instrument No. 2023000384237, Public Records of Lee County, Florida.

There are no persons or entities holding a mortgage secured by the property.

Property Taxes due and owing have been paid in full as of the effective date of this certification.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on the plat of Suncoast Estates, as recorded in Official Records Book 32, Page 524, Public Records of Lee County, Florida.
2. Quit Claim Deed to Lee County for road right-of-way recorded in Instrument No. 2013000113078, Public Records of Lee County, Florida.

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership or surface entry rights of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____

Charles Mann
Partner

EXHIBIT "A"

The Land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows: From the Southwest corner of Section 25, Township 43 South, Range 24 East, run North 88 Degrees 16'39" East along the South line of said Section 25 a distance of 2671.13 feet; thence North 1 Degrees 51'31" West 3256.32 feet; thence North 88 Degrees 08'29" East 305 feet to the Point of Beginning, thence South 1 Degrees 51'31" East 100 feet; South 88 Degrees 08'29" West 145 feet; North 1 Degrees 51'31" West 100 feet; North 88 Degrees 08'29" East 145 feet to the Point of Beginning. Being Lot 1-C, Block 68 of SUNCOAST ESTATES, an unrecorded subdivision as recorded in Official Records Book 32, Page 524, Lee County Records, and lying in Section 25, Township 43 South, Range 24 East, Lee County, Florida.



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD
Narrative of Request/Lee Plan Compliance

Narrative of Request

The applicant is requesting to Amend a Planned Development (Z-89-091). The subject property is 14,500 square feet and is located at 2265 Laurel Lane, North Fort Myers. The applicant is proposing to amend the Master Concept Plan, the Schedule of Uses, and the Schedule of Deviations.

The applicant is proposing a 2,250 square foot building that will contain a food store/market with a small restaurant/prepared food for carry-out service only. No seating, indoor or outdoor, is proposed. All standard infrastructure is proposed, including parking, buffers, surface water management, utilities, dumpster, pedestrian facilities, etc. The applicant is requesting four (4) deviations with this CPD Amendment; otherwise, all requirements of the Land Development Code will be complied with at time of local Development Order permitting.

The property is located in Suncoast Estates, which is identified as an Opportunity Zone. The purpose of Opportunity Zones is to spur economic growth and job creation in low-income communities by incentivizing investment in these economically distressed communities that need revitalization. There are numerous small businesses along Laurel Lane, a major collector road, including convenience stores, with and without gas pumps, restaurant's/food markets, car repair, and contractors and builders. The Applicant believes that amending the Commercial Planned Development to revise the Schedule of Uses to permit a food market with restaurant, limited to carry-out only, is a better use of this lot that will serve the surrounding neighborhood than what is currently approved in the original zoning resolution.

Land Development Code Compliance

The Applicant has requested four (4) deviations from the requirements of the Land Development Code. The deviations are necessary due to existing site conditions. The site is only 14,500 square feet in size - 145 feet wide by 100 feet deep. The subject property is also located in the North Fort Myers Planning Community, which has greater setbacks and buffers than other areas of unincorporated Lee County. The Master Concept Plan has been designed to comply with the Land Development Code to the maximum extent possible, taking all aspects of the surrounding uses, zoning districts, and community into consideration.

Lee Plan Compliance

***POLICY 1.1.5:** The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide*

Narrative of Request/Lee Plan Compliance

Page 2 of 9

the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

The property is located within the Suburban future land use category at the intersection of Laurel Lane and Hart Drive in the North Fort Myers Planning Community in the Suncoast Estates community. Although residential uses are predominant in the Suburban future land use category, commercial uses are permitted to serve the local community. Nearby zoning and uses include both commercial and residential. The subject property is currently zoned CPD to permit lawnmower and small engine repair. The schedule of uses for the proposed CPD are limited to food market and restaurants, groups I and II – carryout only. The proposed CPD with limited uses that serve the surrounding community is consistent with **Lee Plan Policy 1.1.5**.

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

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

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

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

The subject property is located in an area that is developed with both commercial and residential uses. The lots to the west are zoned MH-1, then C-1A and developed with mobile homes, then retail. The lot to the south is zoned MH-1 and is vacant. Mobile homes are located on lots south of the vacant lot along Hart Drive and have MH-1 and MH-3 zoning. East of the lot is Hart Drive followed by a lot with MH-3 zoning and mobile home use, followed by CPD and C-1A zoning contractors and builders uses. Laurel Lane is located to the north, then property with MH-3 zoning and an automotive repair business.

The property is located at the intersection of two major collector roads. Both Laurel Lane and Hart Drive are two-lane county-maintained major collector roads. Other urban services such as

Narrative of Request/Lee Plan Compliance

Page 3 of 9

potable water, fire/EMS, police protection, public parks and public transportation are available and adequate to serve the development as outlined below. The proposed CPD rezoning is consistent with **Lee Plan Objectives 2.1 and 2.2 and Policies 2.1.1, 2.1.2, and 2.2.1.**

Potable Water:	Lee County Utilities provides potable water
Sanitary Sewer:	FGUA has sanitary sewer lines on Zoysia Lane to the south, approx. 2,500 feet to the south. The developer intends to utilize private septic
Fire/EMS:	North Fort Myers Fire Department, Station # 3, located at 16290 Slater Road, is approximately 2.8 miles away.
Police:	Lee County Sheriff's Department, 1 st Precinct, located at 121 Pondella Road, is approximately 3.9 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro.
Public Transit:	Lee Tran Route 590 services Laurel Lane.
Public Parks:	The property is approximately 3.3 miles northeast of North Fort Myers Community Park.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), then the development must be connected to that utility.*
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.*

Lee County Utilities (LCU) has provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service. Another letter of availability and utility permitting will be required at the time of local development order permitting. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.1: Water.**

STANDARD 4.1.2: SEWER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

Narrative of Request/Lee Plan Compliance

Page 4 of 9

2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - *establish a self-provided sanitary sewer system for the development;*
 - *develop at an intensity that does not require sanitary sewer service; or*
 - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*
6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

Florida Governmental Utility Authority (FGUA) has provided a Letter of Availability confirming that sanitary sewer lines are in operation near the subject property; however, developer funded extensions may be required. The existing sanitary sewer lines are located on Zoysia Lane, approximately 2,500 linear feet to the south. The Applicant intends to utilize a private septic system on site at time of Development Order permitting per **Lee Plan Objective 4.1 and Standard 4.1.1: Sewer.**

STANDARD 4.1.3: REUSE.

1. *Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*
3. *If there is not sufficient capacity or adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

Narrative of Request/Lee Plan Compliance

Page 5 of 9

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

Lee County Utilities provided a Letter of Availability stating that there are no reuse mains in the vicinity of the parcel. The proposed development will be required to provide irrigation water at the time of local development order permitting. This is consistent with **Standard 4.1.3: ReUse.**

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

A Protected Species Survey was conducted on the subject property and included with the application. No protected or endangered species or environmentally sensitive areas were found on-site. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.4: Environmental Factors.**

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.*

The subject property is currently zoned for commercial use to permit lawnmower and small engine repair. The Applicant is requesting to amend the schedule of uses to permit a food market with carryout only restaurant. The amendment includes revising the Master Concept and requesting deviations based on the requirements of the current Land Development Code. The site is small, only 14,500 square feet in size, and located at the intersection of two streets. In addition, the zoning districts to the south and west are residential (MH-1). The setback and buffer requirements for commercial uses abutting residential lots in the North Fort Myers community planning area are larger than other areas in unincorporated Lee County. The master concept plan has been designed with the existing residential uses/zoning districts in mind along with other

Narrative of Request/Lee Plan Compliance

Page 6 of 9

development regulations including access, setbacks, buffers, parking, traffic circulation, etc. The result is a small building with minimal deviations.

The applicant is requesting a deviation from the LDC Sec. 33-1542 requirement to provide a minimum setback of 50 feet between the proposed building and an existing large lot subdivision to permit a 29-foot setback to the south and a 17-foot setback to the west. In addition, the applicant is requesting a deviation from LDC Sec. 33-1543(a), which requires a 30-foot buffer width when high intensity developments abut an existing large lot subdivision. The applicant is proposing a 15-foot wide buffer to the south and west property lines with an 8-foot high solid, opaque fence set 10 feet from the property line with all required vegetation on the residential side of the wall. LDC Sec. 33-1543(c) and (d) requires enhanced landscaping when high intensity development abuts residential property lines. The 8-foot solid, opaque wall plus the enhanced vegetation will buffer and shield the residential lots from any potential impacts associated with the proposed use.

Due to the size of the lot, 145 feet wide x 100 feet deep, it isn't possible to comply with the 50-foot setbacks to the south and west and the 25-foot street setbacks to the north and east. Doing so makes the existing lot undevelopable for commercial use. Relief from those two requirements of the Land Development Code allow the development to comply with the other regulations, including parking, access, pedestrian connections, open space, surface water management, etc. The applicant believes the deviations enhance the planned development and protect the health, safety, and welfare of the abutting property owners and surrounding community and that the proposed use will not be destructive to the character of the residential environment. Amending the CPD to uses that are more compatible with the community and revising the MCP to a plan that takes into consideration all aspects of design is consistent with **Lee Plan Objective 5.1 and Policy 5.1.5.**

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the County.*

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

- 1. Traffic and access impacts (rezoning and development orders);*
- 2. Landscaping and detailed site planning (development orders);*
- 3. Screening and buffering (planned development rezoning and development orders);*
- 4. Availability and adequacy of services and facilities (rezoning and development orders);*
- 5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
- 6. Proximity to other similar centers (rezoning); and*
- 7. Environmental considerations (rezoning and development orders).*

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

Narrative of Request/Lee Plan Compliance

Page 7 of 9

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 request to amend the current Commercial Planned Development zoning resolution, including the Master Concept Plan, Schedule of Uses, and Schedule of Deviations, is appropriate at this location. The original zoning resolution was approved in 1989, but never built. The Land Development Code and Lee Plan have been amended many times since 1989. This amendment brings the site/resolution up to current code requirements, includes uses that are more appropriate along Laurel Lane (which can be considered a commercial node), and is compatible with existing and planned uses.

Urban services such as potable water, fire, EMS and police protection, public parks and public transit are available to serve the proposed commercial development. The proposed CPD Amendment is consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.6, and 6.1.7.**

OBJECTIVE 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

POLICY 17.3.3: Public information meetings required pursuant to the provisions of this sub-element must be held within the established community plan area boundary that is affected by the amendment.

POLICY 17.3.4: For required public information meetings, the applicant must provide the following:

- Adequate meeting space to accommodate projected attendance and security measures (as needed).
- Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.
- At the meeting, a general overview of the text or map amendment and effect thereof.
- After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees.

The property is located in the North Fort Myers planning community. A public information meeting was held on May 7, 2024 at the North Fort Myers Recreation Center at the monthly meeting of the North Fort Myers Design Review Panel. A meeting summary of questions and concerns from the public is included with this rezoning application. This is consistent with **Lee Plan Objective 17.3 and Policies 17.3.3 and 17.3.4.**

GOAL 30: NORTH FORT MYERS COMMUNITY PLAN. Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.

Narrative of Request/Lee Plan Compliance

Page 8 of 9

The goal of the North Fort Myers community plan is to “improve the livability and economic vitality in the North Fort Myers Community Plan area by promoting compact, mixed-use development, attracting appropriate investment to revitalize older neighborhoods, stabilizing and enhancing existing neighborhoods, and preserving natural resources. The property is located in Suncoast Estates in an older neighborhood with a mix of residential and commercial uses. Laurel Lane has become to be known as a “commercial node” due to the number of commercial uses and commercial zoning districts along this major collector road. Suncoast Estates has also been identified as an Opportunity Zone, whose purpose is to spur economic growth and job creation in low-income communities by incentivizing investments in economically distressed communities. The proposed amendment revitalizes an older neighborhood and creates employment opportunities for the surrounding community, which is consistent with **Lee Plan Goal 30**.

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

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

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

The subject property is cleared and routinely mowed. The property is not located in a flow-way, nor does it contain wetlands. The subject property itself is only 14,500 square feet, so will be developed as a “small” project, which will not require permitting through SFWMD. However, a local development order will be required prior to construction. Paving, grading, and drainage plans, consistent with the LDC and the Lee Plan, will be required at that time. This is consistent with **Lee Plan Goal 60, Policy 60.1.1, and Policy 60.4.1**.

GOAL 61: PROTECTION OF WATER RESOURCES. *To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring Community Facilities and Services that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

POLICY 61.2.4: *Encourage surface water management plans that mimic the functions of natural systems.*

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. *Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.*

POLICY 61.3.1: *Provide sufficient performance and design standards to require post-development runoff to approximate the total characteristics of the natural flow prior to development.*

Narrative of Request/Lee Plan Compliance

Page 9 of 9

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

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

The subject property is not located in a flow-way, nor does it contain wetlands. The subject property itself is only 14,500 square feet, so will be developed as a “small” project. A local development order will be required prior to construction, including paving, grading, and drainage plans. Best Management Practices will be observed and surface water management will comply with the requirements of the LDC, the Lee Plan, and any other regulatory agencies as required. This is consistent with **Lee Plan Goal 61, Policy 61.2.4, Objective 61.3, and Policies 61.3.1, 61.3.6, and 61.3.11.**

The applicant has proven entitlement to this rezoning request as set forth in LDC Sec. 34-145(d)(4)(a)1. The request:

- (a) Complies with the Lee Plan;
- (b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- (c) Is compatible with existing and planned uses in the surrounding area;
- (d) Will provide access sufficient to support the proposed development intensity;
- (e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- (f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- (g) Will be served by urban services.

The applicant has also proven entitlement to a planned development rezoning request as set forth in LDC Sec. 34-145(d)(4)(a)2. The request:

- (a) The proposed use or mix of uses is appropriate at the proposed location;
- (b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public’s interest expected from the proposed development;
- (c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

Original application dated 05-13-2024

STREET ADDRESS

2265 LAUREL LANE
NORTH FORT MYERS, FLORIDA 33917

STRAP NUMBER

25-43-24-03-00068.001C

PROJECT INFORMATION

CURRENT ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE = SUBURBAN
LOT AREA = 0.33 ACRES
MAX. INTENSITY = 2,250 SQUARE FEET
MINIMUM WIDTH = 145 FEET
MINIMUM DEPTH = 100 FEET
MAXIMUM HEIGHT = 35 FEET
MINIMUM OPEN SPACE = 40%

BUILDING SETBACK REQUIREMENTS

PER LDC 34-931
STREET (LOCAL) = 25 FEET
SIDE YARD = 15 FEET
REAR YARD = 15 FEET

ZONING/ACTUAL USE

NORTH = LAUREL LANE ROW
SOUTH = MH-1/VACANT
EAST = HART DRIVE ROW
WEST = MH-1/MOBILE HOME

LANDSCAPE BUFFER REQUIREMENTS

PER LDC SEC. 10-416 AND SEC. 33-1543
NORTH: COM TO ROW: 15' WIDE TYPE "D" BUFFER
SOUTH: COM TO SFR: 15' WIDE BUFFER WITH 8' HIGH WALL
EAST: COM TO ROW: 15' WIDE TYPE "D" BUFFER
WEST: COM TO SFR: 15' WIDE BUFFER WITH 8' HIGH WALL

OPEN SPACE

MIN. REQUIRED: 14,500 SF X 20% = 2,900 SF
PROVIDED: 6,000 SF (BUFFERS AND DRY DETENTION AREAS)
= 6,000 SF (40%)

PARKING REQUIREMENTS

FOOD STORE:
REQUIRES: 1 SPACE PER 250 SF
2,250 SF / 250 SF = 9 SPACES
PROVIDED: 9 SPACES INCLUDING 1 HC SPACE

SOLID WASTE REQUIREMENTS

COMMERCIAL: 0 - 5,000 SF = 84 SF
REQUIRED: 2,250 SF = 84 SF
PROVIDED: 116 SF

LEGEND

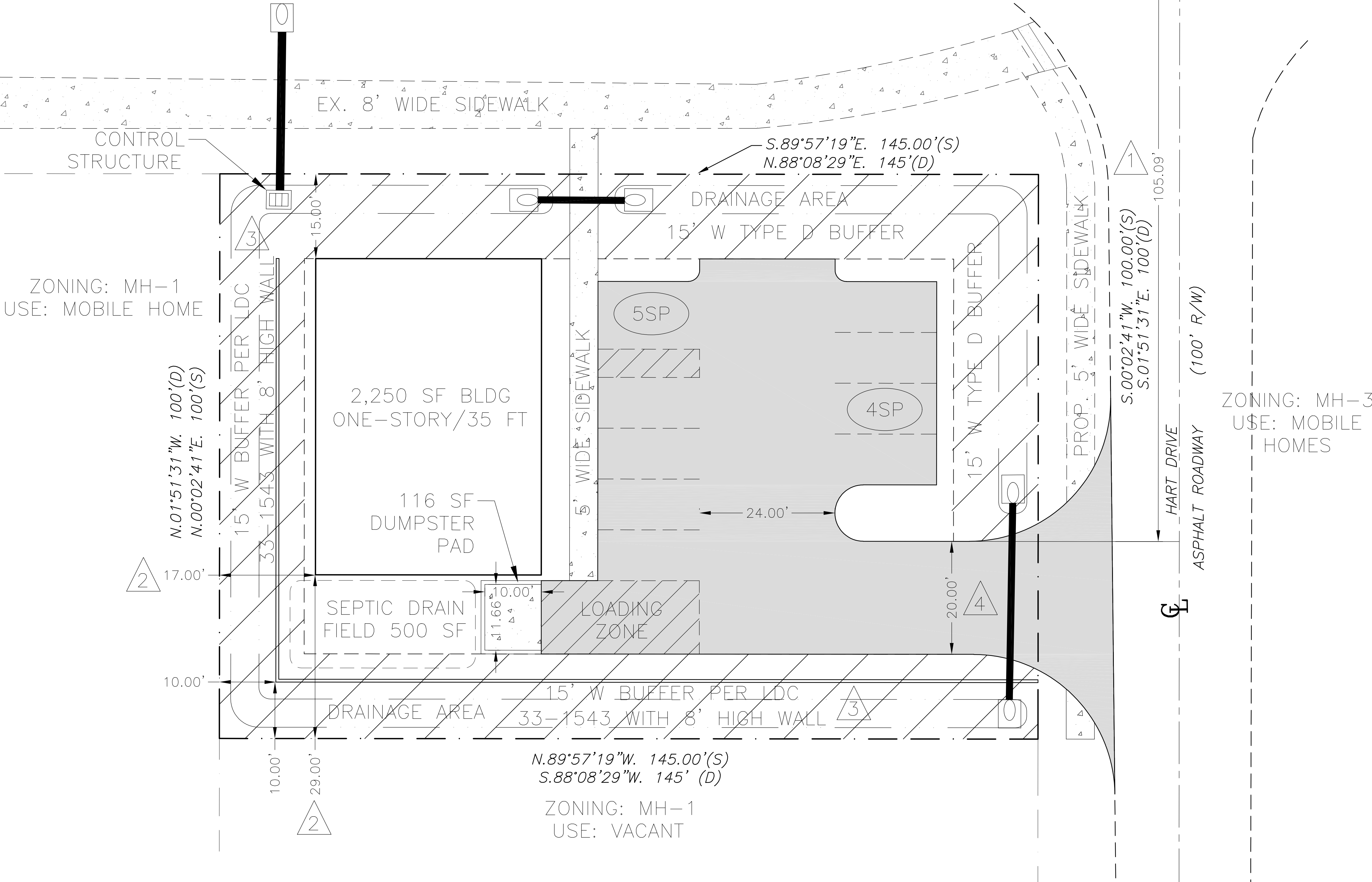
R RADIUS (5' UNLESS OTHERWISE NOTED)
EX. EXISTING
ROW RIGHT-OF-WAY
E.O.P. EDGE OF PAVEMENT
CONC. CONCRETE
TYP. TYPICAL
PROP. PROPOSED
SF SQUARE FEET
LF LINEAR FEET
E.O.P. EDGE OF PAVEMENT
C.P. CONCRETE PAD
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
L.P. LIGHT POLE
(10SP) NUMBER OF PARKING SPACES IN LOT
PROPOSED PAVEMENT
PROPOSED CONCRETE
LDC LAND DEVELOPMENT CODE
N.T.S. NOT TO SCALE
△ DEVIATION

ZONING: MH-3
USE: AUTO REPAIR



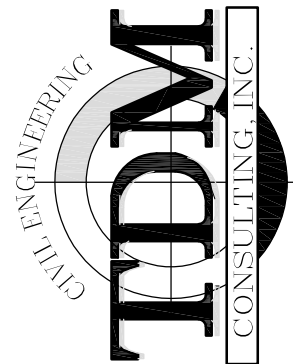
LAUREL LANE
ASPHALT ROADWAY (100' R/W)

1" = 10'



2265 LAUREL LANE
MASTER CONCEPT PLAN

Civil Engineering
and
Planning



1520 Royal Palm Square
Boulevard, Suite 100
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 29086

dean@tdmconsulting.com
www.tdmconsulting.com

NOT VALID WITHOUT EMBOSSED SEAL SIGNATURE AND DATE.

SHEET #

1 of 1

SCALE: AS NOTED



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD
Proposed Schedule of Uses

Accessory Uses and Structures
ATM (Automatic Teller Machine)
Essential Services
Essential Service Facilities, Group I
Fences, Walls
Food Stores, Group I
Parking Lot, Accessory
Restaurants, Groups I and II (Carryout Only – No Indoor Seating Provided)
Signs in Accordance with Chapter 30



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD Schedule of Deviations

DEVIATION #1:

Seeks relief from the **LDC §10-285** requirement to provide a minimum connection separation of 330 feet on major collector roads in a future suburban area. Request to permit a minimum setback of 105 feet between the proposed driveway and the edge of pavement of Laurel Lane.

JUSTIFICATION:

The subject property is only 145 feet wide by 100 feet deep. Laurel Lane, a county-maintained major collector road, is located along the north property line and Hart Drive, a county-maintained major collector road is located along the east property line. The minimum connection separation of a major collector road in a future suburban area is 330 feet. Due to the size of the property, it isn't possible to comply with the minimum connection separation of 330 feet. The applicant is proposing to locate the driveway as far south on Hart Road as possible, which is 105 feet south of Laurel Lane. This is also where the previous driveway was located. While there are multiple commercial and residential driveways on Laurel Lane, there are only residential driveways in proximity to the subject property on Hart Drive. The applicant considered the uses of the abutting properties, the existing site configuration, and the other requirements of the land development code, including buffers, parking and surface water management, when designing the site and the driveway location. The location is based on sound engineering practices, enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

DEVIATION #2:

Seeks relief from the **LDC §33-1542** requirement that any structure other than a single-family, two-family attached or duplex or its associated accessory structures must have a minimum setback of 50 feet between the nearest points on the building and/or structure (not including wing walls, overhangs, shutters, awnings, and canopies) and an existing large lot residential subdivision. Request to permit the minimum setback between the commercial structure and the lot to the south to be 29.0 feet and the minimum setback between the commercial structure and the lot to the west to be 17.0 feet.

JUSTIFICATION:

The subject property is only 145 feet wide by 100 feet deep. There are existing residential lots to the south and west which require a 50' building setback. In addition, the property is bordered by Laurel Lane to the north and Hart Drive to the east, which requires a 25' building setback. That only leaves a space of 70' wide by 25' deep for a building. However, that doesn't allow the site to comply with the other requirements of the LDC including parking, drainage, access, buffers, etc.

Schedule of Deviations

Page 2 of 3

The proposed structure is located as far north as possible and a 15' wide buffer per LDC Sec. 33-1543 with an 8' high wall is proposed along the south and west property line to buffer and screen the residential lots from the proposed commercial use. The buffer vegetation required between commercial developments and large lot residential subdivisions is enhanced and provides more mature trees and shrubs at time of installation as well as an increase in the number of trees and shrubs. The vegetation, in addition to the 8' foot high solid, opaque wall, shields the residential lots from the noise, glare, etc associated with a commercial use. The required trees and palms are required to be clustered in double rows with a minimum of 3 trees per cluster and canopy trees must be planted a maximum of 20 feet on center within a cluster. Palms must be planted in staggered heights to a minimum of 3 palms per cluster, spaced at a maximum of 8 feet on center, with a minimum of 4-foot difference in height between each tree. In addition, all shrubs must be a minimum of 10 gallons, 4 feet in height with a 3-foot spread, planted 4 feet on center at installation. The applicant respectfully requests approval of this deviation as it enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

DEVIATION #3:

Seeks relief from the **LDC §33-1543(a)** requirement that landscape buffers for high density or high intensity development abutting a subdivided lot in an existing large lot residential subdivision must utilize, at a minimum, a 30-foot wide buffer width. Request to permit the buffer width to be 15 feet wide with an 8-foot high solid opaque wall to the south and west property lines. The buffer vegetation will remain as required by the LDC.

JUSTIFICATION:

The subject property is small and has frontage on streets to the north and east and residential lots to the south and west. As a result, large buffers are required. Complying with the buffer requirements in addition to the other requirements of the LDC, including parking, surface water management, solid waste, access, pedestrian facilities, setbacks, etc, the applicant is forced to either request deviations or construct such a small building that it wouldn't be cost effective. The proposed structure is located as far north as possible and a 15' wide buffer per LDC Sec. 33-1543 with an 8' high wall is proposed along the south and west property line to buffer and screen the residential lots from the proposed commercial use. The buffer vegetation required between commercial developments and large lot residential subdivisions is enhanced and provides more mature trees and shrubs at time of installation as well as an increase in the number of trees and shrubs. The vegetation, in addition to the 8' foot high solid, opaque wall, shields the residential lots from the noise, glare, lights, etc associated with a commercial use. The required trees and palms are required to be clustered in double rows with a minimum of 3 trees per cluster and canopy trees must be planted a maximum of 20 feet on center within a cluster. Palms must be planted in staggered heights to a minimum of 3 palms per cluster, spaced at a maximum of 8 feet on center, with a minimum of 4-foot difference in height between each tree. In addition, all shrubs must be a minimum of 10 gallons, 4 feet in height with a 3-foot spread, planted 4 feet on center at installation. The applicant respectfully requests approval of this deviation as it enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

Schedule of Deviations

Page 3 of 3

DEVIATION #4:

Seeks relief from the **LDC §34-2013(b)(2)** requirement that the minimum driveway width at the property line for a two-way entrance is 24 feet. Request to permit a driveway width of 20 feet.

JUSTIFICATION:

The subject property is small – only 145 feet wide by 100 feet deep. The other requirements of the Land Development Code require a 15-foot buffer along the north and south property lines. That leaves a very small amount of space for parking and other LDC requirements such as drainage, open space, etc. The maximum size of the proposed food store is 2,250 square feet. The site isn't a destination location, but will serve the immediate needs of the surrounding neighborhood. Permitting the driveway to be 20 feet wide instead of 24 feet won't cause a detrimental effect on the traffic associated with the develop. The applicant respectfully requests approval of this deviation as it enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD
List of Zoning Resolutions and Approvals

1. Z-89-091: approved
2. Z-89-091A: approved (clarifying and amending Z-89-091)



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD PIM Summary

A public information meeting was held at the North Fort Myers Recreation Center on May 7, 2024 at 6 pm. TDM staff presented the zoning request – to amend the existing Commercial Planned Development, including the MCP, schedule of deviations. And limiting the schedule of uses Food Market with Restaurants groups I and II, limited to carry-out only.

The MCP was described in detail including the deviations with justifications and the reason for a septic instead of sanitary sewer.

There was little discussion since the property already has CPD zoning. The following comments and questions were made:

1. Is this property near the other one on Laurel Lane you rezoned to commercial? For the tennis court maintenance?

Yes, the other one is located on the east side of Hart Drive and was just approved by the BOCC.

2. Do your clients know there's another food market on Laurel Lane?

Yes, I believe they're aware, but this is what they wanted to invest in at this location, including prepared food for carryout.

3. Well, the use is less intensive than the original CPD so the residents will like that (lawn mower and small engine repair are the current uses).

4. Is Suncoast Estates in the Opportunity Zone? I checked with EOD and they said it was removed.

When we went through the rezoning for the other property a couple months ago Suncoast Estates was still classified as being in the Opportunity Zone. TDM confirmed that Suncoast Estates was still in the Opportunity Zone at the time of this application.

Although the North Fort Myers Community Planning Panel aren't the decision makers for rezoning applications, they still vote whether or not they support or do not support a project in the North Fort Myers Community based on the Lee Plan and the LDC. They voted to support the proposed rezoning for 2265 Laurel Lane.

Ad Preview**NOTICE OF MEETING**

TDM Consulting, Inc. will be presenting a Rezoning application at the North Fort Myers Community Planning Panel meeting on May 7, 2024 at 6:00 pm. The meeting will be held at the North Fort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The applicant, Terra Firma Ventures, LLC, is requesting to rezone the 0.33-acre property located at 2265 Laurel Lane, North Fort Myers from Commercial Planned Development (CPD) to Commercial Planned Development (CPD) in order to modify the Schedule of Uses and Master Concept Plan. For additional information, please contact Veronica Martin, Senior Planner with TDM Consulting, at 239-433-4231 or vmartin@tdmconsulting.com.

April 27, 2024

North Fort Myers PIM, May 7, 2024

Sign-In Sheet

Veronica Martin

Michael Leeks

PATRICK MOSTYN, PE LOT 39

JEFF SCHURER (HEATHERWOOD CONST)

Jodi Waddan

**NFM PIM – MAY 7, 2024
2265 LAUREL LANE CPD**

- Representing Terra Firma Ventures, LLC
- Located at 2265 Laurel Lane in Suncoast Estates
- Rezoning from CPD to CPD to permit different commercial uses and a revised MCP. Property was rezoned in 1989 from MH-1 to CPD (Z-89-01) to permit a 2,200 sf lawn mower and small engine repair business, including retail sales of parts and supplies.
- Lot size: 0.33 ac (145' frontage on Laurel Ln and 100' on Hart Dr)
- FLU – Suburban
- Zoning – CPD

Surrounding zoning includes MH-1, C-1A, C-1, MH-3, and CPD with uses including mobile homes, food market, convenience store with gas pumps, auto repair, roofing business, and tennis court maintenance facility.

- Max 2,250 sf food store with group I or II restaurant, limited to carry-out service only
Food store = grocery store
Group I or II restaurant = pizza, ice cream/yogurt, café, sandwich shop, diner, etc
- Max height 35'
- LCU – potable water
- FGUA – will utilize a septic system. Sanitary sewer lines are located on Zoysia Ln, approx. 1/2 mile to the south
- MCP – the building is located in the NW corner of the site since the property is located at the intersection of 2 collector roads and needs to meet setbacks and buffers. A full-access entrance is located on Hart Dr as far south as possible. A total of 9 parking spaces are provided along with a dumpster. Internal pedestrian facilities are provided to connect to the existing sidewalk along Laurel Ln and a new sidewalk is proposed along Hart Dr. 15' wide Type D buffers are proposed along the ROW and Type C buffers with 8' high walls are proposed to the south and west to the property with MH-1 zoning. The Buffer vegetation will be on the residential side of the wall.
- Open Space: 40%
- MCP will change slightly to make room for the septic and drainfield.
- Schedule of Uses: Food Stores, Group I (grocery store), Restaurants, Groups I and II, Carryout Only, ATM, Fences and Walls, Signage, Essential Services and Accessory Uses
- Schedule of Deviations: Requesting 2 deviations at this time.

Deviation 1: LDC 10-285 connection separation. Requires 330 on major collector roads in a future suburban area. Request to permit 105 feet between the proposed driveway on Hart Dr and the EOP of Laurel Ln

Deviation 2: LDC 34-2013(b)(2) minimum driveway width. Required to be a minimum of 24 feet for a 2-way entrance. Requesting a 20-foot driveway entrance to meet buffer and parking requirements.

Original CPD application requested 7 deviations – the board approved some and denied some.

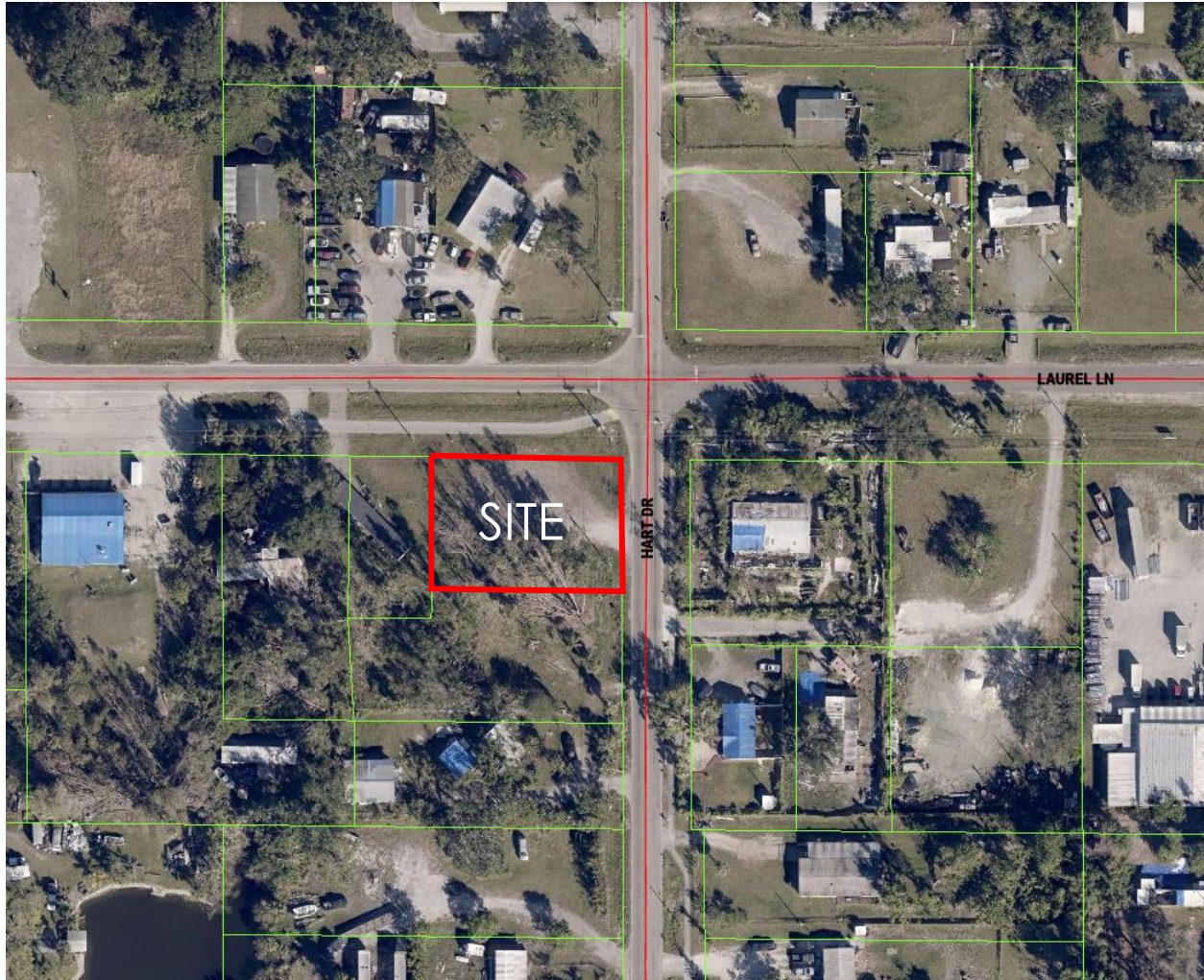
- Traffic: 65 am peak hours and 49 pm peak hours

Both Hart Dr and Laurel Ln have an existing “C” LOS. The proposed development will not generate a significant increase in traffic flows and will not degrade the LOS of Laurel Ln or Hart Dr. during peak season. Turn lanes are not required.

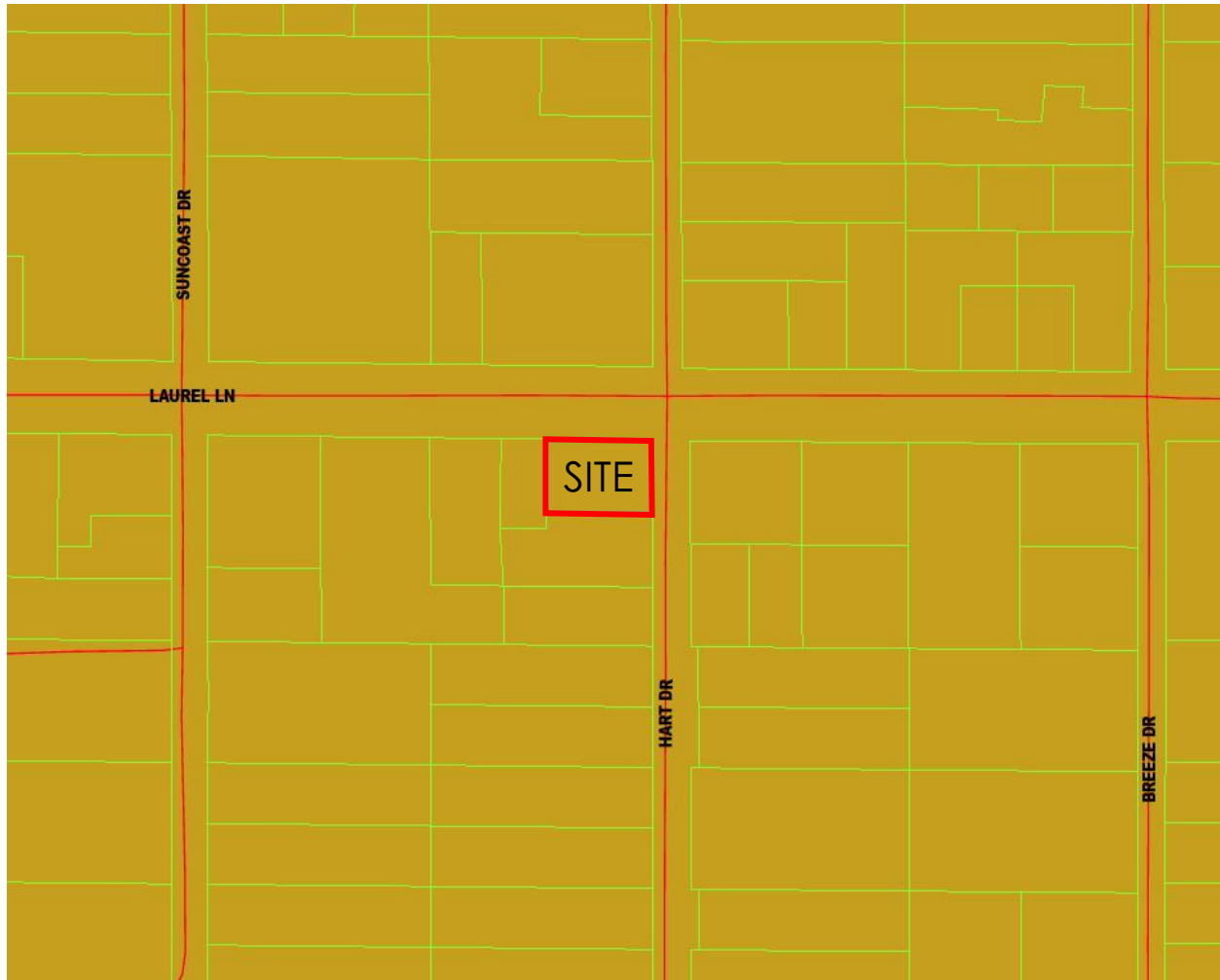
The property lies within the NFM Opportunity Zone. Lee County considers Laurel Lane as a commercial node and new commercial uses can expand employment opportunities in the neighborhood and contribute to a positive business climate.

1. To permit 8 parking spaces instead of 11 DENIED
2. To permit 20% open space instead of 30% DENIED
3. To permit a connection separation of 123 feet on Hart Dr and 65 feet on Laurel Ln instead of 330 feet APPROVED FOR HART DR & DENIED FOR LAUREL LANE
4. To permit a reduced setback along both Laurel Ln and Hart Dr APPROVED
5. To permit a 5' wide Type A buffer along both Laurel Ln and Hart Dr DENIED
6. To allow Administrative Approval to reduce the rear lot setbacks DENIED
7. To permit a 25 foot setback to residentially zoned lands instead of 100 feet for light industrial uses. DENIED

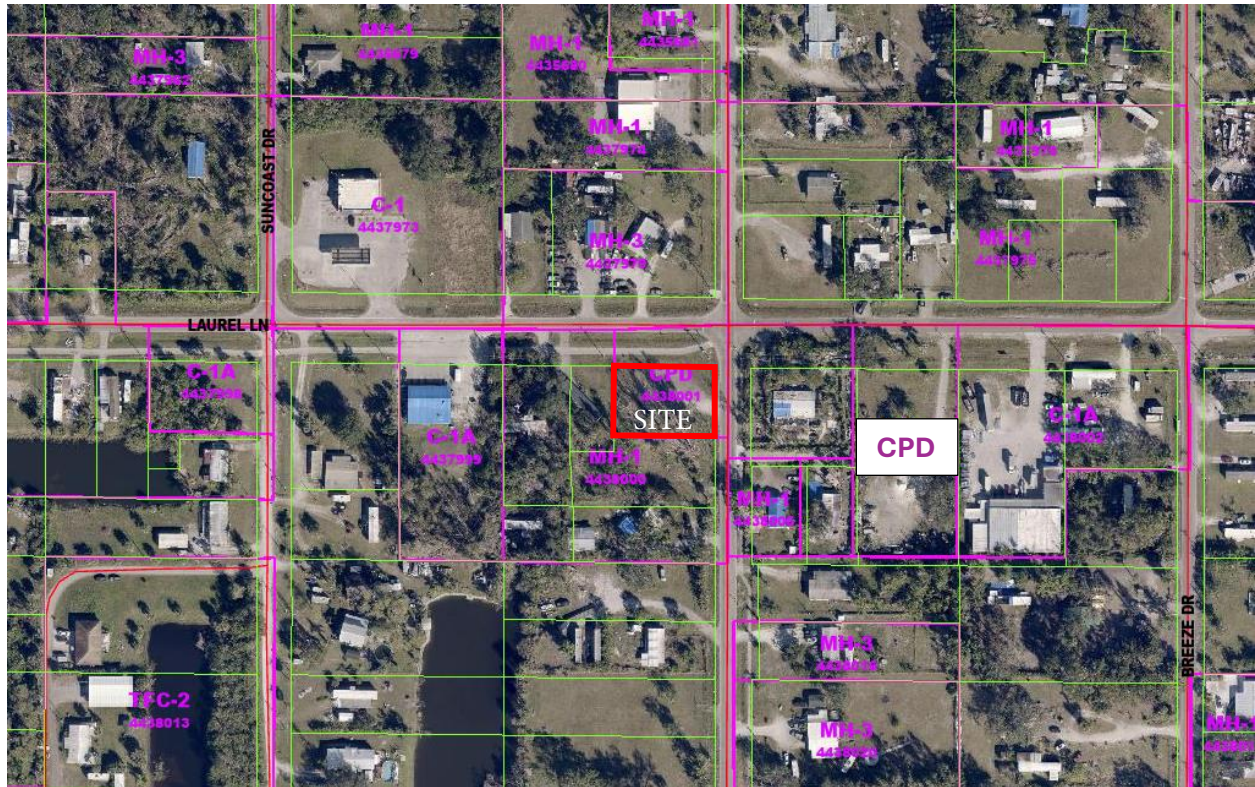
2265 LAUREL LANE CPD
AREA LOCATION MAP
EXHIBIT A



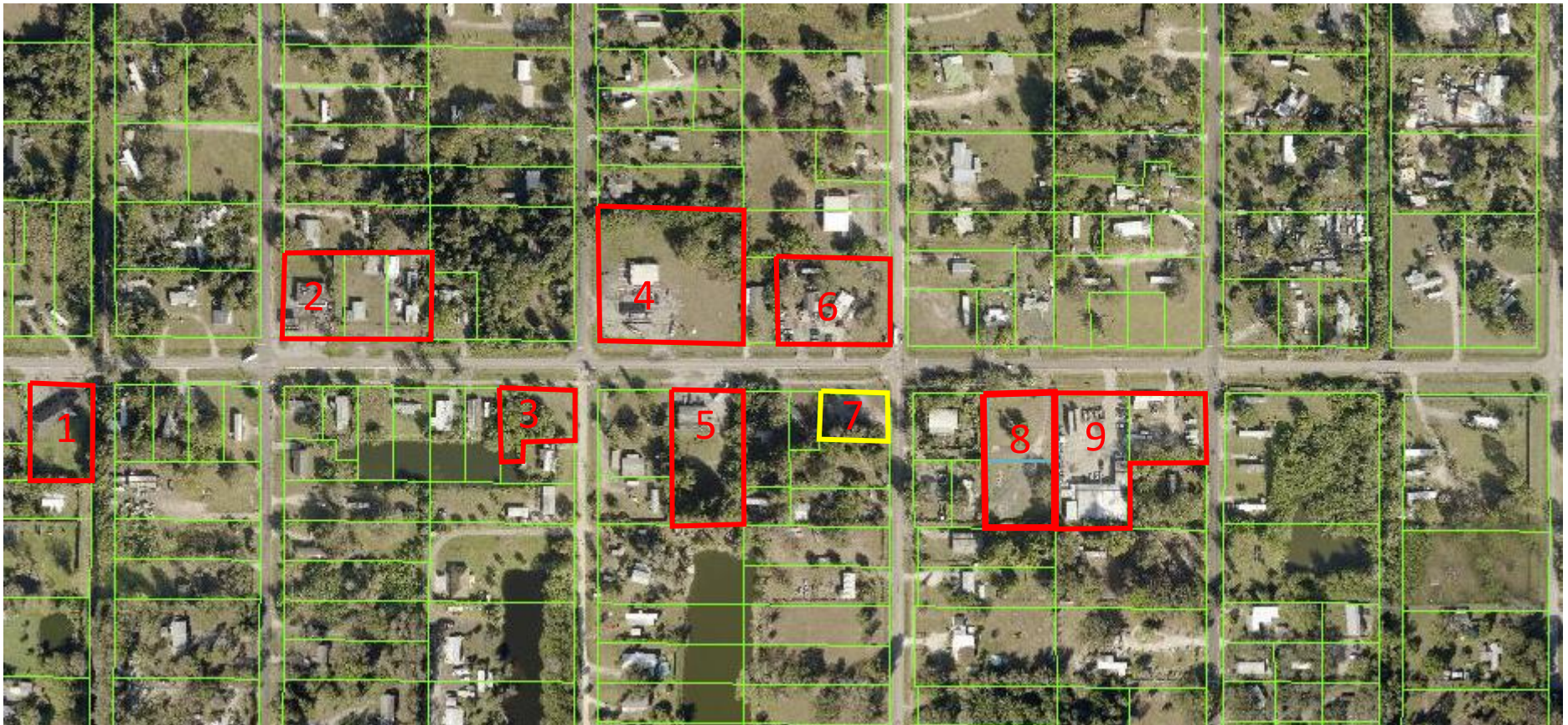
2265 LAUREL LANE CPD
FUTURE LAND USE MAP
EXHIBIT B



2265 LAUREL LANE CPD
SURROUNDING ZONING MAP
EXHIBIT C



2265 Laurel Lane CPD
Proximate Commercial Uses Map
Exhibit D



- | | | |
|---|---|---|
| 1. 2119 Laurel Lane
Zoning: CPD
Use: Laurel Lane Grocery Convenience Store | 4. 2238 Laurel Lane
Zoning: C-1
Use: Laurel Food Mart and Deli with gas pumps | 7. 2265 Laurel Lane - SITE
Zoning: CPD
Use: Vacant Z-89-091
Lawn Mower & Small Engine Repair |
| 2. 2170, 2184, 2190 Laurel Lane
Zoning C-1
Use: Circle K Convenience Store with gas pumps | 5. 2149/2259 Laurel Lane
Zoning: C-1
Use: Farmer Jack Market | 8. 2307-2309 Laurel Lane
Zoning: CPD
Use: Tennis Court Maintenance |
| 3. 7788 Suncoast Drive
Zoning: C-1A
Use: Vacant | 6. 2274 Laurel Lane
Zoning: MH-3
Use: Brothers Car Care Center | 9. 2331-2351 Laurel Lane
Zoning: C-1A
AMS Roofing Contractor |

ZONING TRAFFIC IMPACT STATEMENT FOR A PROPOSED CPD TO CPD EXPANSION OF USES

2265 Laurel Lane

PREPARED FOR:

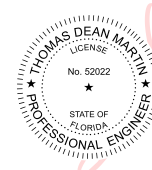
**Mr. Arif Ahmad, President
Terra Firma Ventures, LLC.
1363 Maston Road
Auburn, GA 30011**

PREPARED BY:



**1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

April 2024



Digitally signed
by Thomas D.
Martin
Date:
2024.05.08
07:37:45 -04'00'

This item has been digitally signed and sealed by Dean Martin, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with the Lee County Department of Community Development and the Lee County Land Development Code criteria as outlined in the Lee County Traffic Impact Statement Guidelines and the Lee County Turn Lane Policy for projects seeking Zoning approval. This report analyzes the anticipated traffic conditions of the proposed development in order to determine any adverse roadway impacts associated with the re-zoning of **2265 Laurel Lane.**

The subject parcel per the most recent Boundary Survey by Online Land Surveyors is 0.333 acres.

This Traffic Impact Statement is based on the assumption that the proposed facility will be completed in 2025.

2. SITE DESCRIPTION

SITE LOCATION

2265 Laurel Lane is a 0.333-acre project located east of North Tamiami Trail in Section 25, Township 45 South, Range 24 East, Lee County, Florida (see Exhibit 1). The applicant proposes to rezone the property from CPD (allowing lawn mower and small engine repair) to CPD (allowing neighborhood commercial uses - food store with carry-out, laundromat, small retail shop). For the purposes of re-zoning, the most intense use (convenience store) must be analyzed. The building size will be 2,250 square feet per the Master Concept Plan.

Access to the proposed development will be provided by one (1) proposed full-access driveway connection to Hart Drive.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the proposed CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 851 (Convenience Store) using the average rates or the fitted curve equation shown in the tables.

Table 1. Raw Trip Generation – Proposed CPD (LUC 851)

<u>2,250 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 761.44 (2.250) + 2.27 = \mathbf{1,716 \text{ (858 entering, 858 exiting)}}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 62.54 (2.250) = \mathbf{141 \text{ (70 entering, 71 exiting)}}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 49.11 (2.250) = \mathbf{110 \text{ (56 entering, 54 exiting)}}$

Source: TDM, 2024

Table 1 above will be used for the requisite turn-lane analyses during the Development Order permitting process. However, not all the trips indicated in Table 1 above will be new trips to the adjacent roadway system. Vehicles already traveling the adjoining roadway system, called “pass-by” traffic, reduce the development’s overall impact on the surrounding roadway system but do not decrease the actual driveway volumes. Per the ITE Manuals, 51% of the traffic from Table 1 above is assumed to be pass-by traffic. Table 2 below accounts for the project’s “pass-by” trips.

Table 2. Raw Trip Generation – Proposed CPD with Pass-By

<u>Table 1 x 0.49:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 1,716 \times 0.49 = \mathbf{840 \text{ (420 entering, 420 exiting)}}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 141 \times 0.49 = \mathbf{69 \text{ (34 entering, 35 exiting)}}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 110 \times 0.49 = \mathbf{54 \text{ (28 entering, 26 exiting)}}$

Source: TDM, 2024

There is no data for this use (lawn mower and small engine repair) in the ITE Manuals; therefore, a similar use must be used. Vehicular trips generated by the existing CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 943 (Automobile Parts and Service Center) using the average rates shown in the tables.

Table 3. Raw Trip Generation – Existing CPD (LUC 943)

<u>2,250 Square Feet of Gross Floor Area:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 16.60 (2.250) = 38$ (19 entering, 19 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 1.91 (2.250) = 4$ (3 entering, 1 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 2.06 (2.250) = 5$ (2 entering, 3 exiting)

Source: TDM, 2024

Table 4. Raw Trip Generation – Increase Due to Rezoning

<u>Table 2 - Table 3:</u>	
A.	Daily Vehicle Trip Ends, Weekday $T = 840 - 38 = 802$ (401 entering, 401 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 69 - 4 = 65$ (31 entering, 34 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 54 - 5 = 49$ (26 entering, 23 exiting)

Source: TDM, 2024

Based on this, the development will be analyzed using the criteria established for developments generating less than one hundred (100) vehicle trips during the peak hour as outlined in the Lee County Traffic Impact Guidelines for re-zonings.

Table 4 above will be used for the requisite concurrency analysis.

3.2 TRIP DISTRIBUTION

As previously stated herein, access to the proposed development will be provided by one (1) proposed full-access driveway connection to Hart Drive.

Because Hart Drive accesses Laurel Lane to the north (which in turn directly accesses North Tamiami Trail to the west) and Bayshore Road to the south, it is assumed herein that 50% of traffic will enter and exit the proposed development from/to the north while the remaining 50% of traffic will enter and exit the proposed development from/to the south.

3.3 EXISTING TRAFFIC CONDITIONS

Laurel Lane is a nearby collector road being indirectly accessed. It is assumed herein that traffic on Laurel Lane near the proposed development heads west 98% of the time and east 2% of the time.

Laurel Lane is classified by the Lee County Comprehensive Plan as a two-lane undivided County-maintained major collector street. The posted speed limit is thirty (30) miles per hour. Per the 2022 Lee County Concurrency Report, it has an existing “C” Level of Service near the proposed development with a 2021 peak direction of flow volume of three hundred eighty-four (384) vehicles per hour, a Performance Standard “E” Level of Service, and a Performance Standard Capacity of eight hundred sixty (860) vehicles per hour.

Hart Drive is a nearby collector road being directly accessed. It is assumed herein that traffic on Hart Drive near the proposed development heads south 98% of the time and north 2% of the time.

Hart Drive is classified by the Lee County Comprehensive Plan as a two-lane undivided County-maintained minor collector street. The posted speed limit is thirty (30) miles per hour. Per the 2022 Lee County Concurrency Report, it has an existing “C” Level of Service near the proposed development with a 2021 peak direction of flow volume of three hundred thirty-seven (337) vehicles per hour, a Performance Standard “E” Level of Service, and a Performance Standard Capacity of eight hundred sixty (860) vehicles per hour.

The Hart Drive intersection with Laurel Lane is full-access and is controlled via a 4-way stop.

3.4 LEVEL OF SERVICE ANALYSIS (LAUREL LANE)

The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of Laurel Lane during the peak season following

the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

3.5 LEVEL OF SERVICE ANALYSIS (HART DRIVE)

The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of Hart Drive during the peak season following the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

100TH HIGHEST HOUR LEVEL OF SERVICE CALCULATION LAUREL LANE

ENGINEER: TDM Consulting, Inc.
Dean Martin, P.E.

DATE: April 30, 2024

PROJECT NAME: 2265 Laurel Lane

PROJECT LOCATION: SW C/O Laurel and Hart

PERMANENT COUNTING STATION NUMBER: N/A

100TH HOUR V.P.H.

(Year & Rate) = 2021 384

YEAR FOLLOWING PROJECT CONSTRUCTION: 2026

ADJUSTMENT FACTOR =

Count & Yr_{min} N/A N/A

Count & Yr_{max} N/A N/A

Adjustment Factor = (N/A / N/A #####)⁵ 1.000

ADJUSTED 100TH HOUR V.P.H. = 384 x 1.000 384

EXISTING LEVEL OF SERVICE = C

PROJECT V.P.H. = 34 (A.M. Exiting) x 98% x 50%
(West-Bound) 17

TOTAL V.P.H. = 384 + 17 401

LEVEL OF SERVICE = C

COMMENTS: Projection to Build-Out is not Required

100TH HIGHEST HOUR LEVEL OF SERVICE CALCULATION HART DRIVE

ENGINEER: TDM Consulting, Inc.
Dean Martin, P.E.

DATE: April 30, 2024

PROJECT NAME: 2265 Laurel Lane

PROJECT LOCATION: SW C/O Laurel and Hart

PERMANENT COUNTING STATION NUMBER: N/A

100TH HOUR V.P.H.

(Year & Rate) = 2021 337

YEAR FOLLOWING PROJECT CONSTRUCTION: 2026

ADJUSTMENT FACTOR =

Count & Yr_{min} N/A N/A

Count & Yr_{max} N/A N/A

Adjustment Factor = (N/A / N/A #####)⁵ 1.000

ADJUSTED 100TH HOUR V.P.H. = 337 x 1.000 337

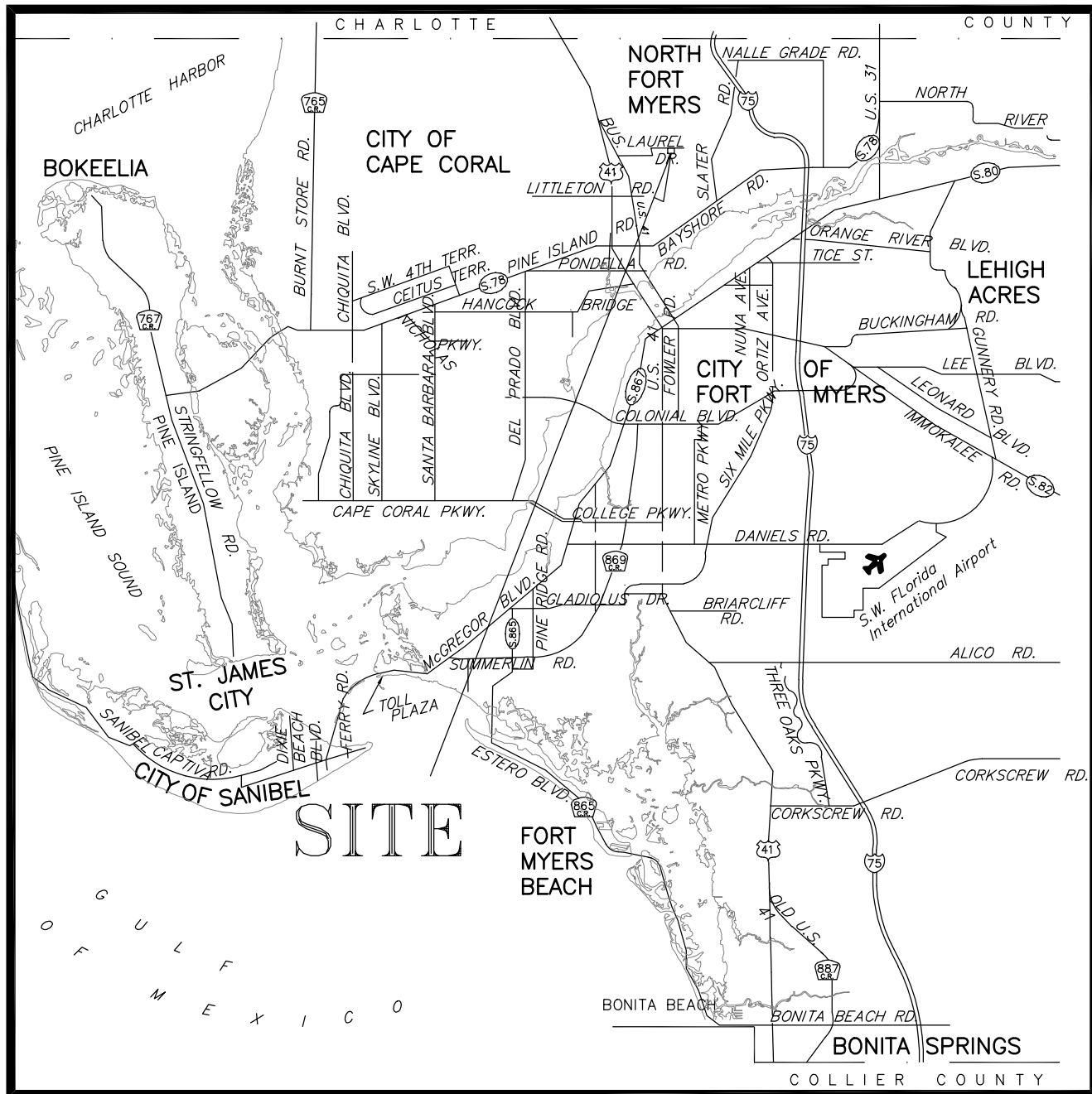
EXISTING LEVEL OF SERVICE = C

PROJECT V.P.H. = 34 (A.M. Exiting) x 98% x 50%
(South-Bound) 17

TOTAL V.P.H. = 337 + 17 354

LEVEL OF SERVICE = C

COMMENTS: Projection to Build-Out is not Required



LOCATION SKETCH
N.T.S.

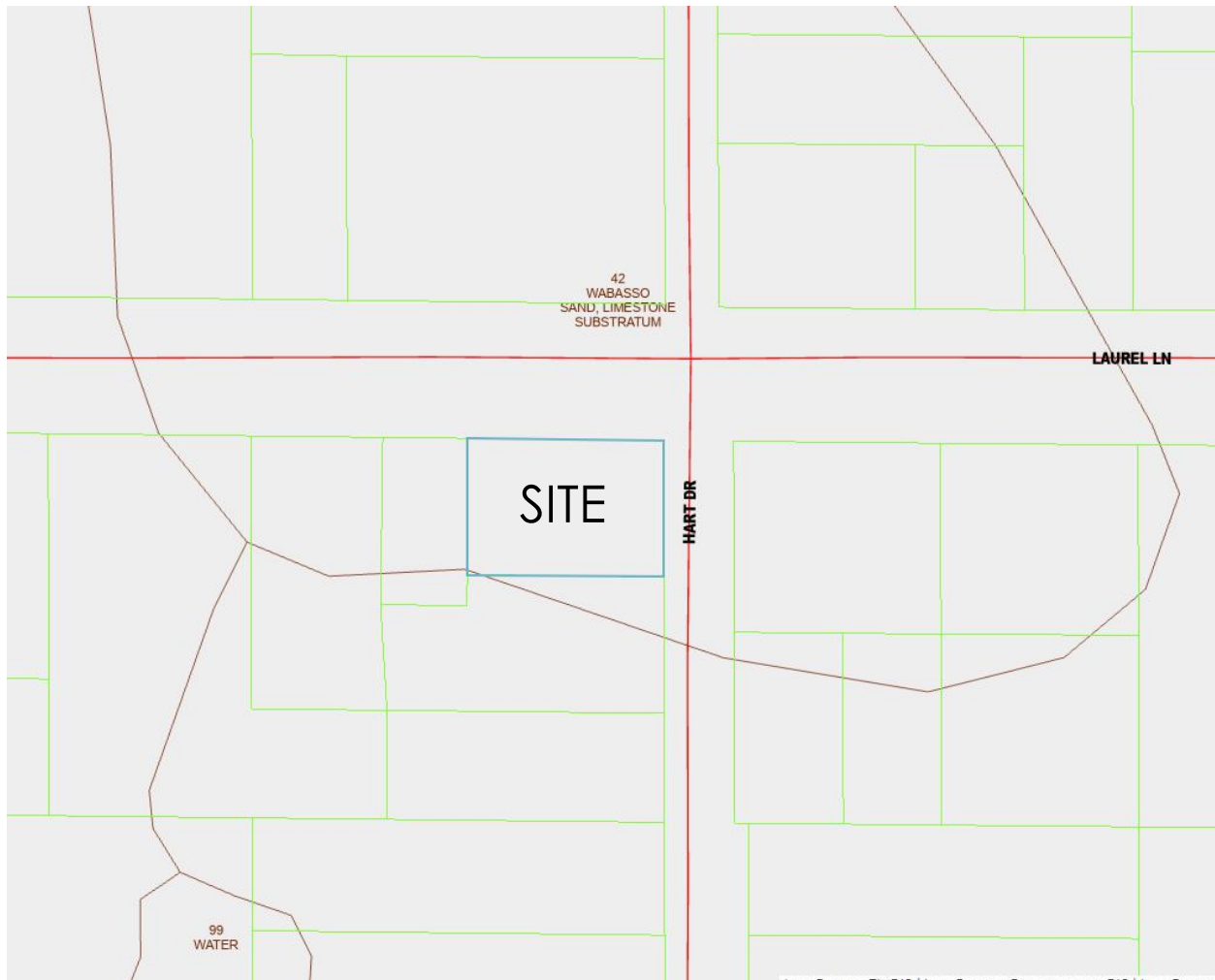
EXHIBIT 1
TRAFFIC IMPACT STATEMENT
LOCATION MAP
2265 LAUREL LANE
NORTH FORT MYERS, FL 33917

SOURCE: TDM, 04/24



43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: dean@tdmconsulting.com
Certificate of Authorization # 29086

2265 LAUREL LANE CPD
SOILS MAP







1520 Royal Palm Square Blvd, Suite 100

Fort Myers, FL 33919

Phone 239-433-4231

www.tdmcivilengineering.com

Certificate of Authorization # 29086

2265 Laurel Lane CPD

Surface Water Management Plan Narrative

Water quantity, water quality, and attenuation will be provided by interconnected perimeter dry detention swales prior to off-site discharge to the Laurel Lane roadside swale. Stormwater runoff from the impervious areas will be directed to the dry detention swales via sheet flow. The parcel will not require a SFWMD Environmental Resource Permit by virtue of its small size (less than ten acres total, less than two acres of impervious).

The property in its existing state has no defined drainage pattern and appears to sheet flow to the Laurel Lane roadside swale without benefit of any water quality treatment or attenuation. The property is mostly pervious, with most rainfall likely infiltrating the soil prior to sheet flow to the Laurel Lane roadside swale.

Post-development stormwater discharge from the property will be to the Laurel Lane roadside swale, mimicking pre-development drainage patterns. There is no noticeable drainage flow from adjacent properties entering the property.

The proposed dry detention swales, culverts, and control structure will be owned and maintained by the property owner in perpetuity.

Per the latest survey, the property is currently in FEMA flood zone AE 14. The finished floor elevation of the proposed building on the property will be elevated to at least 1' above the FEMA flood zone (+15.0' N.A.V.D.).



Tropical Environmental Consultants
Willow Environmental LLC
3900 Mannix Dr. #118 Naples, FL. 34114
239-455-6232
www.TropicalEnvironmentalConsultants.com
"Finding Balance Between Human Use and The Environment"

Listed Species Survey

Address

2265 LAUREL LANE
NORTH FORT MYERS 33917
Lee County, Florida

Prepared for:

ANQUA Apon

Parcel ID	Address	Size (± Ac.)	FLUCCS
2543240300068001C	2265 LAUREL LANE	0.33	400

Survey conducted: August 3rd 2023

Valid Until: 90 DAYS AFTER SURVEY COMPLETED

Prepared for:

Field survey and report completed by:

Schuyler Houfek

shoufek@tecsfl.com

*Tropical Environmental Consultants, LLC. - 3900 Mannix Drive #118
Naples, Florida 34114 - 239-455-6232*

2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report

Introduction 1.0

TEC conducted a species survey over the $\pm$ 0.33-acre property located in Lee County, Florida (**Figures 1 and 2**). The property is zoned Vacant Commercial and is currently undeveloped. The vacant property contains FLUCCS code areas 400. All associated figures included within the report appendices.

Purpose 2.0

The following survey was conducted to determine whether federal/state listed species, or evidence thereof, are present within the subject property as requested by the client. The project site is located in the Matrix Unit 36953 of the Florida Natural Areas Inventory Biodiversity Matrix.

Biology & FWC/USFWS Consultation Areas 3.0

The U.S. Fish and Wildlife Service (USFWS) implements consultation areas for certain listed species to invoke additional review. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the Florida Department of Environmental Protection (FDEP) or South Florida Water Management District (SFWMD). The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions (project size being a significant factor as well). However, the USFWS makes the final determination.

The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The Florida Fish and Wildlife Conservation Commission (FFWCC) additionally invokes review and authority for any statewide threatened or endangered species

The following paragraphs include a list of the USFWS Consultation Areas specific to the subject site as well as statewide FWC protected wildlife for both potential upland and wetland habitats.

Burrowing Owl (*Athene cunicularia*)

Federal Status: Not Listed, *FL Status: State-designated Threatened*

No burrows were identified on site. The burrowing owl is one of the smallest owls in Florida. It can reach a length of nine inches (22.9 centimeters) with a wingspan of 21 inches (53.3 centimeters). Burrowing owls have brown dorsal (back) feathers with

2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report

patches of white spots, and a white underside with brown bar-shaped spots. The body color pattern helps them blend in with the vegetation in their habitat and avoid predation (Millsap 1996). They also have large yellow eyes and a white chin.

The burrowing owl is a pint-sized bird that lives in open, treeless areas. The burrowing owl spends most of its time on the ground, where its sandy brown plumage provides camouflage from potential predators. One of Florida's smallest owls, it averages nine inches in height with a wingspan of 21 inches. The burrowing owl lacks the ear tufts of the more familiar woodland owls. Bright yellow eyes and a white chin accent the face. Unusually long legs provide additional height for a better view from its typical ground-level perch. The diet of the burrowing owl primarily consists of insects; however, they will also feed on snakes, frogs, small lizards, birds, and rodents.

The typical breeding season for the Florida burrowing owl is February 15 to July 10, though owls can breed earlier or later. Nesting occurs in burrows in the ground that they dig. These burrows will be maintained and used again the following year (Haug et al. 1993). Females lay up to eight eggs within a one-week period, and they will incubate the eggs for up to 28 days. Once the white-feathered juveniles are born, it takes two weeks before they are ready and able to appear out of the burrow. Juveniles will begin learning how to fly at four weeks, but will not be able to fly well until they are six weeks old. Juveniles will stay with the parents until they are able to self-sustain at 12 weeks old.

Burrowing owls are different than other owls as they are active during the day time (diurnal) rather than at night (nocturnal) during breeding season. During the non-breeding season, they become more nocturnal.

o or o)

Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus planeus audubonii*). Currently the Audubon's Crested Caracara is listed as threatened by the USFWS due primarily to habitat loss. The Audubon's Crested Caracara commonly occur in dry or wet prairie areas with scattered cabbage palms, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

Although the subject site falls within the USFWS Audubon's Crested Caracara consultation area, no crested caracaras were observed and no suitable habitat for this species exists within the project boundaries. No further action should be required pertaining to Crested Caracaras.

o r o)

Federally Listed as "Endangered" by USFWS

2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report

The site falls within the USFWS Consultation Area for the Everglade Snail Kite. All Everglade Snail Kites have deep red eyes and a white rump patch. They are commonly spotted in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

Although the site falls within the USFWS Everglade Snail Kite consultation area, no Everglade Snail Kites were observed and no suitable habitat for this species exists. As such, it is not anticipated that a formal survey would be required by the USFWS or another agency to determine if any Everglade Snail Kites utilize any portions of the site.

e o o oer e e)

Federally Listed as "Threatened" by USFWS

The subject site does not fall within the USFWS Consultation Area for the Florida Scrub-Jay. Currently the Florida Scrub-Jay is listed as "Threatened" by the USFWS. They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50 to 90 % the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10 to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub Jays were observed within the site during the survey. There is no suitable habitat for this species within the property boundaries. As such, it is anticipated that no further action should be required pertaining to the Florida Scrub-Jay.

er er)

e er e re e e

The subject site is shown to be located within a Wood Stork Nesting Colony Core Foraging Area. Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water.

Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report

Based on our review of available databases, there is no record of a Wood Stork rookery on the project site or within near proximity. However, documented Wood Stork Nesting Colonies exist within 10 miles of the subject site and within predetermined forage buffer limits. The USFWS and the U.S. Army Corps of Engineers require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat. No Wood Storks were observed within the subject site and potential mitigation for Wood Stork habitat will be addressed during the permitting process if required.

Red-cockaded Woodpecker (*Picoides borealis*)

Federally listed as "endangered" by USFWS

The Red-cockaded Woodpecker (RCW) is a woodpecker endemic to the southeastern United States. These woodpeckers are about the size of the common cardinal, with a its black cap and nape that encircle large white cheek patches being the most distinguishing feature. Historically, RCWs inhabited long leaf pine ecosystems throughout North America. Habitat loss is the main threat to this species, and it has been listed as endangered since October of 1970. Although the subject site falls within the USFWS Red-cockaded Woodpecker consultation area, no Red-cockaded Woodpeckers were observed and no suitable habitat for this species exists within the project boundaries. No further action should be required pertaining to Red-cockaded Woodpeckers.

Florida Bonneted Bat (*Eumops floridanus*)

Federally Listed as "Endangered" by USFWS and State Listed as "Federally-designated Endangered" by FFWCC

The Florida Bonneted Bat (FBB) is currently federally listed as an endangered species by the USFWS and state listed as federally - designated endangered by the FFWCC. The basis for these listings includes the loss and degradation of its habitat, its small population size, restricted range, small number of colonies, low reproductive capacity, and relative isolation. The revised USFWS Florida Bonneted Bat Consultation Area (October 2019) includes areas of Polk, Osceola, Okeechobee, Hardee, Highlands, Sarasota, DeSoto, Charlotte, Glades, Lee, Hendry, Collier, Monroe, Miami-Dade, Broward, Palm Beach and Martin Counties.

No Florida Bonneted Bats were observed on the site during the wildlife survey conducted by TEC. All potential roosting structures within the limits of the site were recorded. It is not anticipated a formal Florida bonneted bat survey be required by the USFWS or another agency to determine if any Florida bonneted bats utilize any portions of the site based upon the subject property size.

er o e r r o o er)
Federally Listed as "Threatened" by USFWS

2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report

The Eastern indigo snake (*Drymarchon couperi*) is listed as Threatened by USFWS, based on dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida; in northern Florida and southern Georgia, it primarily occurs in sandhill habitats.

For the majority of smaller projects, simple execution of an FWC gopher tortoise relocation permit would effectively clear all potential refugia for the Eastern Indigo Snake within the development footprint. None identified on site.

T o e r o e
State Listed as "Threatened" by FWC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as "Threatened" by FWC. The basis of this classification for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and abandoned orange groves.

The subject parcel was surveyed for the existence of gopher tortoises. The survey covered 100% of suitable habitat within the subject parcel as well as area adjacent to the development footprint boundaries. A total of zero(0) active gopher tortoise burrows were discovered within the subject parcel along the property boundary (Figure 3). As such, action will be required pertaining to the gopher tortoise at this time.

On r 2023 TEC biologists conducted pedestrian transects for ground inspection on the property ensuring 100 percent visual coverage of the site. Potential occurrences of listed species use were recorded, GPS coordinates obtained, locations flagged on-site, and further investigated (none identified on site). This included direct evidence, indirect evidence, and several on-line mapping resources to identify known locations of certain protected species populations. Areas immediately adjacent to the subject property line were also inspected.

If any cavities or suspected roost sites of the Florida Bonneted Bat are located on the Subject Property they are initially evaluated for activity by looking for the presence of guano, scratches, and roost chatter. All suspected roost locations or cavities are then flagged and marked by a GPS point. A similar process is conducted for any suspected Red-cockaded Woodpecker cavities, and gopher tortoise burrows. Indicators would be any cavities within live pine trees (none identified on site).

*2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report*

TEC Biologists observed zero (0) tree that contained cavities . Based upon the lot size and absence of wetlands on-site it is expected that further action should not be required.

A total of **zero (0) activegopher tortoiseburrows** was observed on site . Gopher tortoises, as well as their burrows, must be protected from any ground-breaking activities Zero (0) burrows ere identified off-site.
A total of zero (0) burrows were identified.

In accordance with the FWC Gopher Tortoise Permitting Guidelines permitting **NOT** required at this time.

Lee

NOT

***If development does not occur within a reasonable time frame (90-days) an updated survey and reassessment will be required.

*2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report*

APPENDICES

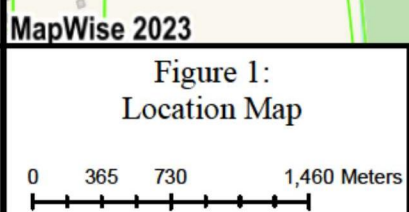
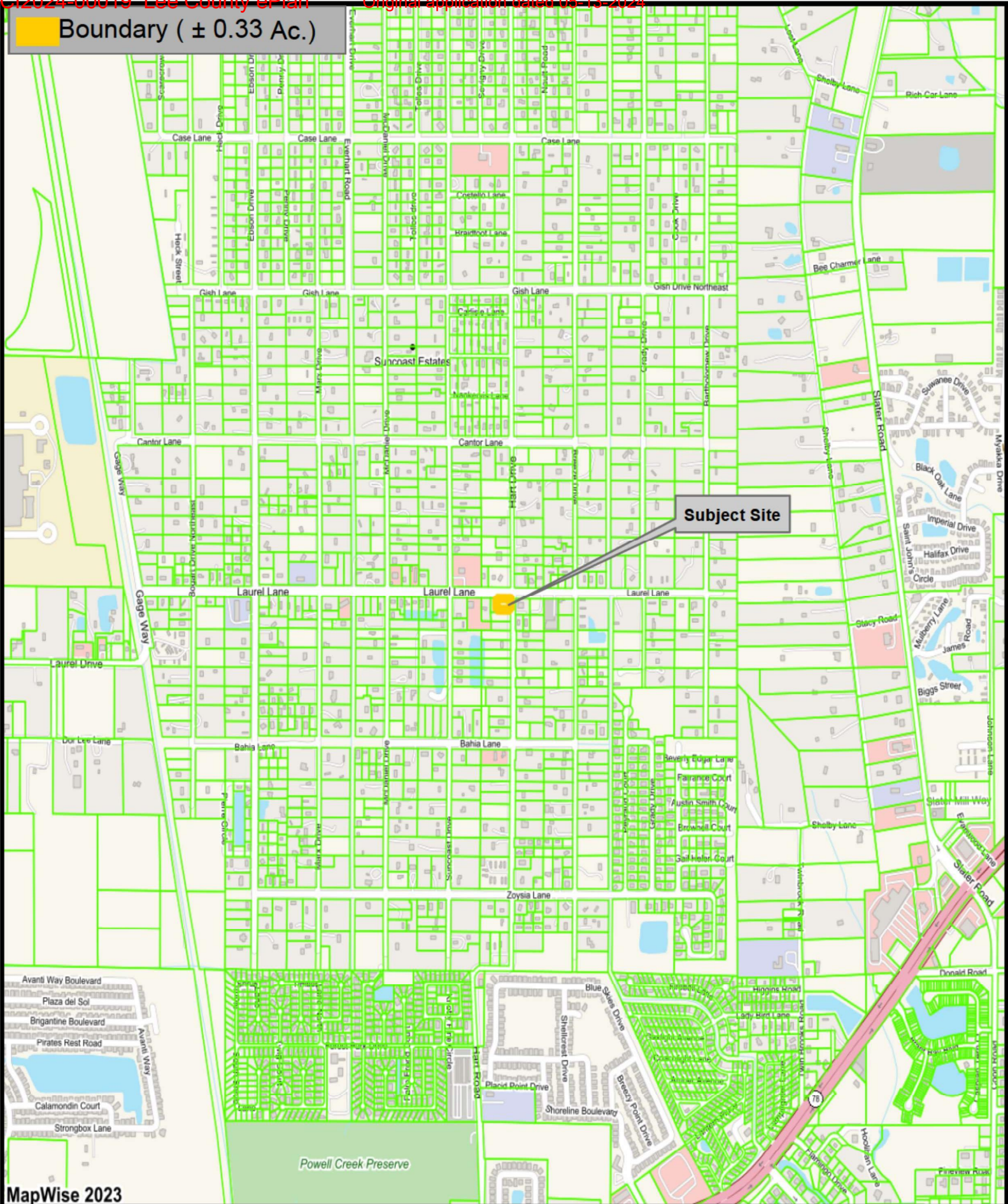
*2265 LAUREL LANE; ANIQUA Apon
Listed Species Survey Report*

Exhibit 1
Photographic Evidence



400 - Upland

Boundary (± 0.33 Ac.)



2265 LAUREL LANE
Lee County

Site Visit
Date: 8/3/2023

Tropical Environmental Consultants
 Willow Environmental LLC
 3900 Manix Dr. #118 Naples, FL 34114
 239-455-6232
www.TropicalEnvironmentalConsultants.com
Since 1983 "Finding Balance Between Human Use and The Environment"

Boundary ± 0.33 Ac.

Laurel Lane

Laurel Lane

Hart Drive



MapWise, 2023

Figure 2:
Aerial Map

2265 LAUREL LANE
Lee County

Site Visit
Date: 8/3/2023



Tropical Environmental Consultants
Willow Environmental LLC
3900 Manix Dr. #118 Naples, FL 34114
239-455-6232
www.TropicalEnvironmentalConsultants.com
"Finding Balance Between Human Use and The Environment"

0 15 30 60 Meters

Boundary ± 0.33 Ac.

400- Upland

Zero (0)- Gopher Burrows

Laurel Lane

Laurel Lane

Hart Drive

**NO GOPHER TORTOISE
BURROWS IDENTIFIED ON
SITE**

MapWise, 2023

Figure 3:
FLUCCS & Species
Location Map

0 15 30 60 Meters

2265 LAUREL LANE
Lee County

Site Visit
Date: 8/3/2023



Tropical Environmental Consultants
Willow Environmental LLC
3900 Manrix Dr. #118 Naples, FL 34114
239-455-6232
www.TropicalEnvironmentalConsultants.com
"Finding Balance Between Human Use and The Environment"



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 8/4/2023

([Contact FNAI Data Services Coordinator](#)

for an official **Standard Data Report**)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 36953



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 36953

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 36953

20 **Potential** Elements for Matrix Unit 36953

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana				

Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Deeringothamnus pulchellus beautiful pawpaw	G1	S1	E	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Elytraria caroliniensis</i> var. <i>angustifolia</i> narrow-leaved Carolina scalystem	G4T2	S2	N	N
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
Puma concolor coryi Florida Panther	G5T1	S1	E	FE
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Owner and Property Description		Parcel Map
Owner Name:	PSL FAMILY INVESTMENTS LLC	
Mailing Address:	59 E NORTH SHORE AVE NORTH FORT MYERS FL 33917	
Site Address:	2265 LAUREL LN NORTH FORT MYERS FL 33917	
Subdivision:		
County:	LEE	
Land Use Code:	1000	
Land Use Desc:	COMMERCIAL, VACANT	
Land Use FDOR Code:	10	
Land Use FDOR Desc:	Vacant Commercial	
Zoning:	CPD	
Acres:	0.33	
PIN:	2543240300068001C	
PIN2:	4324250300068001C	
ALTKEY:	10140088	
Last Data Update:	07/03/2023	

Legal Description (not official)

SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 LOT 1C

Building Summary		2022 Certified Values	
Actual Year Built:		Land:	\$12,938
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:		Building:	\$0
Total SqFt:		Misc:	\$0
Adjusted SqFt:		Just Value:	\$12,938
Beds:		Assessed Value:	\$12,938
Baths:			
Stories:			
Num. of Buildings:			

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2021-10-04		2021000330911	\$15,000	01		V	
1989-05-01	2067 / 3548		\$10,500	06		V	
1980-12-01	1474 / 0734		\$10,000	02		V	

Sunbiz Corporate Data

Title	Name	Address1	City	State	Zip Code
MGRM	LEWIS PAULA	PO BOX 3191	NORTH FORT MYERS	FL	33918

Map Layer Stats**Soils**

MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
33	OLDSMAR SAND	OLDSMAR	87	NO	A/D	0	0
42	WABASSO SAND, LIMESTONE SUBSTRATUM	WABASSO	85	NO	C/D	99.8	0.33
TOTAL ACRES							0.33

Land Cover 2019 (includes wetlands)

LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1130	Mixed Units, Fixed and Mobile Home Units	SF	2017-2019	100	0.33
TOTAL ACRES					0.33

Future Land Use

FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
Suburban	Suburban	UNINCORPORATED	LEE	90.8	0.3
TOTAL ACRES					0.33

City Limits

City name	County	Percent of Total	Acres
TOTAL ACRES			0.33

Census Demographics

Census Tract
12071020300

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

April 30, 2024

Via E-Mail

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Boulevard, Suite 100
Fort Myers, FL 33919

RE: **Potable Water Availability**
2265 Laurel Lane – 2265 Laurel Lane, North Fort Myers, FL
STRAP # 25-43-24-03-00068.001C

To whom this may concern:

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

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

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

Sanitary sewer service will be provided by Florida Governmental Utility Authority. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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



2265 Laurel Lane - TDM - Letter.Docx

April 30, 2024

Page 2

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

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

2265 Laurel Lane CPD
Explanation of Utilities

Lee County Utilities (LCU) provided a Letter of Availability stating that potable water lines are in operation adjacent to the property and that there is sufficient capacity to serve the proposed development.

Florida Governmental Utility Authority (FGUA) also provided a Letter of Availability stating that sanitary lines are "generally available" to the site; however main extensions may be required. The nearest sanitary sewer force main is located approximately 1/4 mile to the south on Zoysia Lane. The average daily flow of the proposed development is 225 gallons per day. The proposed development does not meet the threshold requirements set forth in Standard 4.1.2: Sewer of the Lee Plan or LDC §10-353 for mandatory connection to sanitary sewer; therefore, the proposed development will utilize an on-site system.

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

April 30, 2024

Via E-Mail

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Boulevard, Suite 100
Fort Myers, FL 33919

RE: **Potable Water Availability**
2265 Laurel Lane – 2265 Laurel Lane, North Fort Myers, FL
STRAP # 25-43-24-03-00068.001C

To whom this may concern:

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

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

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

Sanitary sewer service will be provided by Florida Governmental Utility Authority. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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

2265 Laurel Lane - TDM - Letter.Docx

April 30, 2024

Page 2

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

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



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

DATE: MAY 10, 2024

TO: DCAP STAFF

Lcudcap@leegov.com

FROM: VERONICA MARTIN

FIRM: TDM CONSULTING, INC

ADDRESS: 1520 ROYAL PALM SQUARE BLVD, SUITE 100

ADDRESS: FORT MYERS, FL 33919 -

PHONE#: (239)433-4231 FAX: () -

E-MAIL ADDRESS: VMARTIN@TDMCONSULTING.COM

PROJECT NAME: 2265 LAUREL LANE

PREVIOUS PROJECT NAME(S):

STRAP NUMBER(S): 25-43-24-03-00068.001C

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: 2265 LAUREL LANE, NORTH FORT MYERS, FL

PURPOSE OF LETTER:

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

PLANNED USE:

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

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 1 TOTAL SQUARE FOOTAGE: 2,250 SF

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

AVERAGE ESTIMATED DAILY FLOW (GPD): 225 (☒ WATER ☐ WASTE-WATER) (GPD): _____ ☐ REUSE

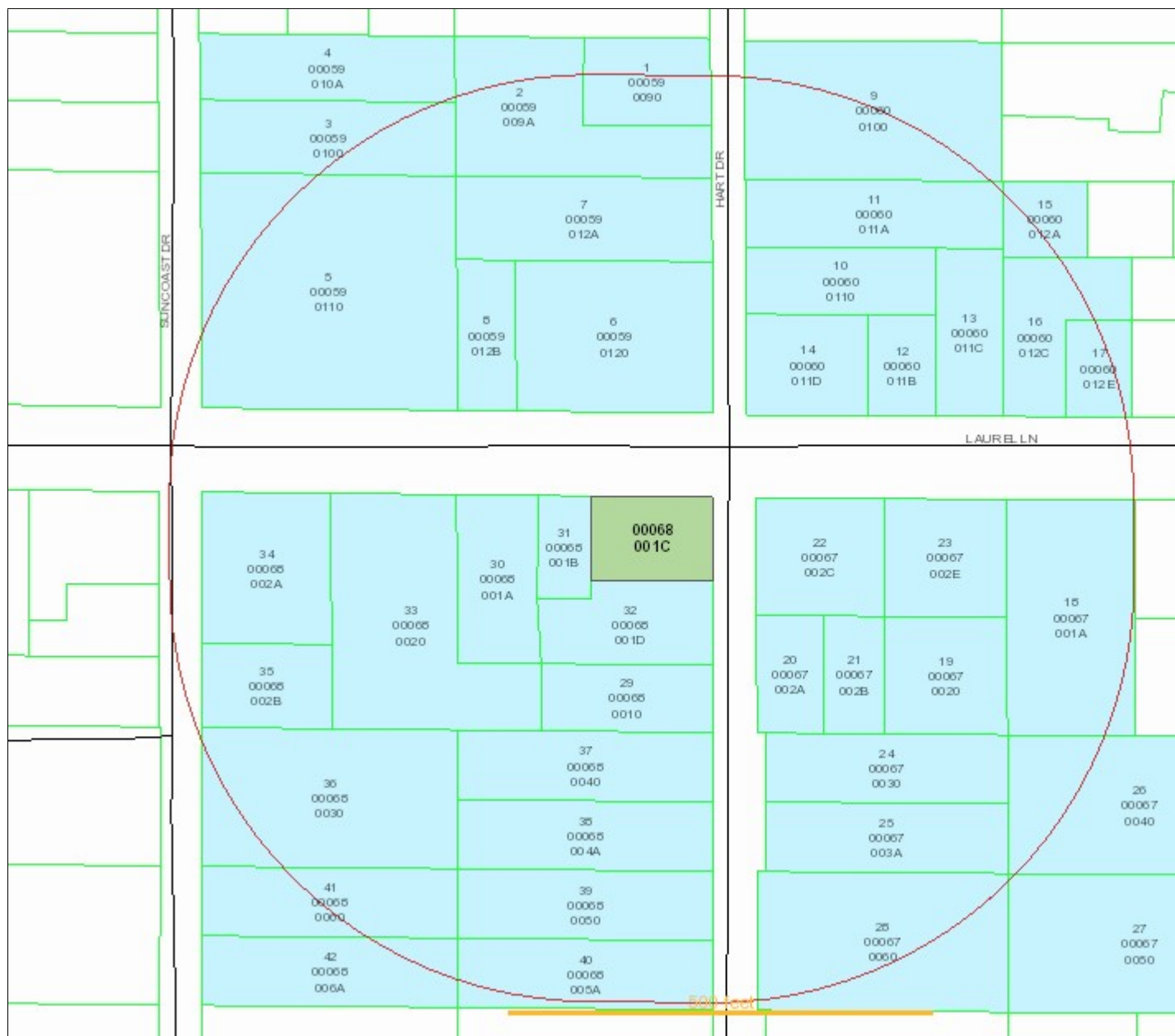
PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: FOOD OUTLETS 10 GPD PER 100 SF

2,250 sf / 100 sf = 22.5 x 10 = 225 gpd

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

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

2265 Laurel Lane CPD



Date of Report: December 29, 2023

Buffer Distance: feet

Parcels Affected: 42

Subject Parcel: **25-43-24-03-00068.001C**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
CONTRERAS SAUL + 8380 BARBIE LN NORTH FORT MYERS FL 33917	25-43-24-03-00059.0090 7838 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC. BLK.59 OR 32 PG 527 LOT 9 N 105 FT OF E 150 FT	1
UNITED TELEPHONE CO OF FL PROPERTY TAX DEPT 1025 ELDORADO BLVD	25-43-24-03-00059.009A HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC BLK 59 OR32PG527 LT 9 LS N 105	2

BROOMFIELD CO 80021		FT OF E150 FT	
UNKNOWN HEIRS OF 7827 SUNCOAST DR NORTH FORT MYERS FL 33917	25-43-24-03-00059.0100 7827 SUNCOAST DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC BLK 59 OR 32 PG 527 LOT 10 LESS N 78.5 FT	3
SPENCER JOSEPH MICHAEL SR 7837 SUNCOAST DR NORTH FORT MYERS FL 33917	25-43-24-03-00059.010A 7837 SUNCOAST DR NORTH FORT MYERS FL 33917	FR POB AT NW COR LOT 10 BLK 59 SUNCOAST EST OR 32 PG 527 RUN S 78.5 FT TH E	4
SANHIM HOLDING LLC 1373 LINCOLN AVE NORTH FORT MYERS FL 33917	25-43-24-03-00059.0110 2238 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC. BLK.59 ORB 32 PG 527 LOT 11	5
BOCCHINO JOSEPH & JAMIE 2274 LAUREL LANE NORTH FORT MYERS FL 33917	25-43-24-03-00059.0120 2274 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC BLK 59 OR 32 PG 527 LT PT 12 DESC OR 1021 PG 1883	6
UNITED TELEPHONE CO OF FL PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	25-43-24-03-00059.012A 7826 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 59 OR 32 PG 527 N 100 FT LT 12	7
LOPEZ ZANDRA 83 LEXINGTON AVE BLOOMFIELD NJ 07003	25-43-24-03-00059.012B 2260 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST EST UNREC BLK 59 OR 32 PG 527 PT LT 12 DESC OR 1077 PG 766	8
MANRIQUEZ GUICELLE CECILIA V + 7837 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00060.0100 7837 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC. BLK.60 OR 32 PG 527 LOT 10	9
HAWKINS HOWARD ROBERT 7823 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00060.0110 7823 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATE UNREC. BLK 60 OR 32 PG 527 LOT 11 TH S 80 FT OF N	10
MONTENEGRO RADAMES 325 ELLIS ST NORTH FORT MYERS FL 33903	25-43-24-03-00060.011A 7825 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 60 OR 32 PG 527 LOT PT 11	11
ESCOBAR ROBERTO 2302 LAUREL LN NORTH FORT MYERS FL 33917	25-43-24-03-00060.011B 2302 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 60 OR 32 PG 527 LOT PT 11	12
GUAPACHA CARLOS ALBERTO 1215 SW 7TH CT CAPE CORAL FL 33991	25-43-24-03-00060.011C 2310 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 60 OR 32 PG 527 PT LOT 11	13

MAYES ROGER A JR TR 6210 RIVERSHORE CT NORTH FORT MYERS FL 33917	25-43-24-03-00060.011D 7815 HART DR NORTH FORT MYERS FL 33917	SUNCOAST EST UNREC BLK 60 OR 32 PG 527 LOT 11 W 145 FT OF S 120	14
MAYES ROGER A JR TR 6210 RIVERSHORE CT NORTH FORT MYERS FL 33917	25-43-24-03-00060.012A 7818 BREEZE DR NORTH FORT MYERS FL 33917	SUNCOAST EST UNR BLK 60 OR 32 PG 527 LOT 12 N 90 FT OF W 100 FT	15
SILVER SUNCOAST ESTATES LLC 602B CENTER RD FORT MYERS FL 33907	25-43-24-03-00060.012C 7816 BREEZE DR NORTH FORT MYERS FL 33917	SUNCOAST EST UNREC BLK 60 OR 32 PG 527 01 W 1/2 LOT 12 LESS N 90 FT + LESS POR DESC INST #2007-208898	16
SILVER SUNCOAST ESTATES LLC 602 CENTER RD UNIT B FORT MYERS FL 33907	25-43-24-03-00060.012E 2340 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST EST UNREC BLK 60 AS DESC IN INST #2007-208899	17
JMPM INVESTMENT CO LTD 941 SW 8TH ST POMPANO BEACH FL 33069	25-43-24-03-00067.001A 2331 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 LOT PT 1	18
GUAPACHA CARLOS ALBERTO & 1215 SW 7TH CT CAPE CORAL FL 33991	25-43-24-03-00067.0020 2309 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 LOT 2 E 150 FT OF S 140FT	19
MIZHIR JASON F 7779 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00067.002A 7779 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 PT LOT 2 TH W 80 FT OF TH	20
BILLINGS DAVID LEE + 7783 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00067.002B 7783 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 PT LOT 2 TH E 75 FT OF TH	21
ILOVAR MILENKO 108 NORWOOD AVE LODI NJ 07644	25-43-24-03-00067.002C 7789 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 PT LOT 2 THE N 140 FT OF	22
GUAPACHA CARLOS ALBERTO & 1215 SW 7TH CT CAPE CORAL FL 33991	25-43-24-03-00067.002E 2307 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST EST UNR BLK 67 OR 32 PB 527 LOT 2 E 150 FT OF N 1/2	23
MCCAFFREY CHERYL 7759 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00067.0030 7759 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 N 1/2 LOT 3 LESS WLY 10	24

		FT REC IN OR 3023/3589	
CARBAUGH JAMES 7749 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00067.003A 7749 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 S 1/2 LOT 3 LESS WLY 10 FT REC IN OR 3393/3973	25
BELL MICHAEL L 1106 RIVER RD NORTH FORT MYERS FL 33903	25-43-24-03-00067.0040 7758/7762 BREEZE DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 LOT 4	26
NGUYEN TU THI 4300 ELLIS RD FORT MYERS FL 33905	25-43-24-03-00067.0050 7734/7744 BREEZE DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC. BLK.67 OR 32 PG 527 LOT 5	27
TODD DANIEL & BRENDA 7745 HART DR NORTH FORT MYERS FL 33917	25-43-24-03-00067.0060 7745 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 67 OR 32 PG 527 LOT 6	28
LEMIRE MARK L TR 667 A ST GALT CA 95632	25-43-24-03-00068.0010 7780/7784 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC. BLK.68 OR 32 PG 527 LOT 1 LESS TH N 200 FT AND	29
GILBERT DEAN CURTIS 2261 LAUREL LN NORTH FORT MYERS FL 33917	25-43-24-03-00068.001A 2261 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 LOT 1A	30
DORSEY FREDERICK A JR & 2 LAURA CT PALM COAST FL 32137	25-43-24-03-00068.001B 2263 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 LOT 1B	31
SPANGLER WYATT + 7595 MARX DR NORTH FORT MYERS FL 33917	25-43-24-03-00068.001D 7790 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 LOT 1D	32
2149 LAUREL LLC NETWORK PROPERTY INVESTMENTS 12767 EQUESTRIAN TRL DAVIE FL 33330	25-43-24-03-00068.0020 2249/2259 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC. BLK.68 OR 32 PG 527 E 1/2 LOT 2 + LOT 1E	33
LUCAS RONALD C 2235 LAUREL LN NORTH FORT MYERS FL 33917	25-43-24-03-00068.002A 2235 LAUREL LN NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 PT LT2 TH W 155 FT OF LOT 2 LESS S 100 FT	34

LUCAS RONALD C & JANICE L 2235 LAUREL LN FORT MYERS FL 33917	25-43-24-03-00068.002B 7779 SUNCOAST DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 SOUTH 100 FT OF W 155 FT OF LOT 2	35
DUNN JOHN THOMAS 7757 SUNCOAST DR NORTH FORT MYERS FL 33917	25-43-24-03-00068.0030 7757 SUNCOAST DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC. BLK.68 OR 32 PG 527 LOT 3	36
PACIFIC PREMIER TRUST CUSTODIA PROCESSING CENTER PO BOX 981012 BOSTON MA 02298	25-43-24-03-00068.0040 7750 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 N 1/2 OF LOT 4	37
PACIFIC PREMIER TRUST PROCESSING CENTER PO BOX 981012 BOSTON MA 02298	25-43-24-03-00068.004A 7748 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 S 1/2 OF LOT 4	38
CRUZ ANTONIO & 20193 LUETTICH LN ESTERO FL 33928	25-43-24-03-00068.0050 7746 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 N 1/2 OF LOT 5	39
CRUZ ANTONIO & 20193 LUETTICH LN ESTERO FL 33928	25-43-24-03-00068.005A 7744 HART DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 S 1/2 OF LOT 5	40
MOUND RAYMOND L 7743 SUNCOAST DR NORTH FORT MYERS FL 33917	25-43-24-03-00068.0060 7743 SUNCOAST DR NORTH FORT MYERS FL 33917	SUNCOAST ESTATES UNREC BLK 68 OR 32 PG 527 LOT 6 N 1/2	41
DUNN JOHN T 7757 SUNCOAST DR NORTH FORT MYERS FL 33917	25-43-24-03-00068.006A 7735 SUNCOAST DR NORTH FORT MYERS FL 33917	SUNCOAST EST UNREC BLK 68 OR 32 PG 527 LOT 6 S 1/2	42

CONTRERAS SAUL +
8380 BARBIE LN
NORTH FORT MYERS FL 33917

UNITED TELEPHONE CO OF FL
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021

UNKNOWN HEIRS OF
7827 SUNCOAST DR
NORTH FORT MYERS FL 33917

SPENCER JOSEPH MICHAEL SR
7837 SUNCOAST DR
NORTH FORT MYERS FL 33917

SANHIM HOLDING LLC
1373 LINCOLN AVE
NORTH FORT MYERS FL 33917

BOCCHINO JOSEPH & JAMIE
2274 LAUREL LANE
NORTH FORT MYERS FL 33917

UNITED TELEPHONE CO OF FL
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021

LOPEZ ZANDRA
83 LEXINGTON AVE
BLOOMFIELD NJ 07003

MANRIQUEZ GUICELLE CECILIA V +
7837 HART DR
NORTH FORT MYERS FL 33917

HAWKINS HOWARD ROBERT
7823 HART DR
NORTH FORT MYERS FL 33917

MONTENEGRO RADAMES
325 ELLIS ST
NORTH FORT MYERS FL 33903

ESCOBAR ROBERTO
2302 LAUREL LN
NORTH FORT MYERS FL 33917

GUAPACHA CARLOS ALBERTO
1215 SW 7TH CT
CAPE CORAL FL 33991

MAYES ROGER A JR TR
6210 RIVERSHORE CT
NORTH FORT MYERS FL 33917

MAYES ROGER A JR TR
6210 RIVERSHORE CT
NORTH FORT MYERS FL 33917

SILVER SUNCOAST ESTATES LLC
602B CENTER RD
FORT MYERS FL 33907

SILVER SUNCOAST ESTATES LLC
602 CENTER RD UNIT B
FORT MYERS FL 33907

JMPM INVESTMENT CO LTD
941 SW 8TH ST
POMPANO BEACH FL 33069

GUAPACHA CARLOS ALBERTO &
1215 SW 7TH CT
CAPE CORAL FL 33991

MIZHIR JASON F
7779 HART DR
NORTH FORT MYERS FL 33917

BILLINGS DAVID LEE +
7783 HART DR
NORTH FORT MYERS FL 33917

ILOVAR MILENKO
108 NORWOOD AVE
LODI NJ 07644

GUAPACHA CARLOS ALBERTO &
1215 SW 7TH CT
CAPE CORAL FL 33991

MCCAFFREY CHERYL
7759 HART DR
NORTH FORT MYERS FL 33917

CARBAUGH JAMES
7749 HART DR
NORTH FORT MYERS FL 33917

BELL MICHAEL L
1106 RIVER RD
NORTH FORT MYERS FL 33903

NGUYEN TU THI
4300 ELLIS RD
FORT MYERS FL 33905

TODD DANIEL & BRENDA
7745 HART DR
NORTH FORT MYERS FL 33917

LEMIRE MARK L TR
667 A ST
GALT CA 95632

GILBERT DEAN CURTIS
2261 LAUREL LN
NORTH FORT MYERS FL 33917

DORSEY FREDERICK A JR &
2 LAURA CT
PALM COAST FL 32137

SPANGLER WYATT +
7595 MARX DR
NORTH FORT MYERS FL 33917

2149 LAUREL LLC
NETWORK PROPERTY INVESTMENTS
12767 EQUESTRIAN TRL
DAVIE FL 33330

LUCAS RONALD C
2235 LAUREL LN
NORTH FORT MYERS FL 33917

LUCAS RONALD C & JANICE L
2235 LAUREL LN
FORT MYERS FL 33917

DUNN JOHN THOMAS
7757 SUNCOAST DR
NORTH FORT MYERS FL 33917

PACIFIC PREMIER TRUST CUSTODIA
PROCESSING CENTER
PO BOX 981012
BOSTON MA 02298

PACIFIC PREMIER TRUST
PROCESSING CENTER
PO BOX 981012
BOSTON MA 02298

CRUZ ANTONIO &
20193 LUETTICH LN
ESTERO FL 33928

CRUZ ANTONIO &
20193 LUETTICH LN
ESTERO FL 33928

MOUND RAYMOND L
7743 SUNCOAST DR
NORTH FORT MYERS FL 33917

DUNN JOHN T
7757 SUNCOAST DR
NORTH FORT MYERS FL 33917