239.597.3111
FBPR: 31200
FDACS: LB8416
www.LJA.com
7400 Trail Blvd. Suite 200, Naples, Florida 34108

August 16, 2024

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

Via Accela Citizen Access

Re: Arthrex at Plantation - MPD — *Submittal 1*

Dear Intake Team:

Please accept this Application for Mixed-Use Planned Development for the Arthrex at Plantation project. The applicant is requesting to rezone of 37.7+/- acres from an Industrial Planned Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD). The subject property is located on the west side of Plantation Road, north of Six Mile Cypress Parkway.

The review fee will be paid separately. This cover letter and the following documents are being uploaded through the portal with the online Application for Planned Development Public Hearing (MPD) application:

1. MPD Application
2. Additional Agents
3. Affidavit of Authorization
4. Disclosure of Interest
5. Title Certifications:
   a. Strap No. 30-45-25-00-00002.103A
   b. Strap No. 30-45-25-00-00002.1030
6. Deed – Parcel No. (Strap No. 30-45-25-00-00002.103A) – RES Myers Holdings LLC
7. Deed – Parcel No. (Strap No. 30-45-25-00-00002.1030) – Earthwork Myers LLC
8. 2024 Annual Report – RES Myers LLC
9. 2024 Annual Report – Earthwork Myers LLC
10. 2024 Annual Report – Kirsdan Management, Inc.
11. Boundary Survey
12. Legal Description
13. Request Statement (Narrative, Com Plan & LDC Consistency)
14. Deviation Request
15. Traffic Impact Statement
16. Master Concept Plan
    a. Open Space Exhibit
17. Lee Transit Access Exhibit
18. Schedule of Uses
19. Development Regulations
20. Environmental Data, includes the following:
    a. Site Location Map
    b. USGS Quadrangle Map
    c. Wetlands Map
    d. Soils Map
    e. FLUCCS Map
    f. Protected Species Survey
21. Conceptual Surface Water Management Plan

22. Aerial Map
23. Existing Future Land Use Map
24. Existing Zoning Map
25. FEMA Exhibit
26. Proposed Zoning Map
27. Lee County Walk-Bike Exhibit
28. Lee County Utilities Availability Letter
29. Map of Surrounding Property Owners – 500 Feet
30. List of Surrounding Property Owners – 500 Feet
31. Mailing Labels – Surrounding Property Owners – 500 Feet

We anticipate a review fee of $ 9,508.00 calculated as follows:

$ 8,000.00	DCI/Planned Development Application Base Fee
$ 1,508.00	$40 X 37.7 acres

These fees will be paid separately.

If you have any questions, please do not hesitate to contact me by telephone at (239) 597-3111 or email at memblidge@lja.com.

Sincerely,

LJA ENGINEERING, INC.

Margaret Emblidge

Margaret Emblidge, AICP
Planning Director

ME/drr

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Arthrex at Plantation

Request: Rezone from: IPD & RPD To: Mixed Use Planned Development in a Mixed Use Overlay Area

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

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

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

Summary of Project:

The applicant is requesting to rezone 37.7+/- acres from an Industrial Planed Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD).

The proposed development program includes a maximum of 110,000SF of commercial uses (which may include up to 5,000SF of medical uses, up to 30,000SF of retail uses or up to 110,000SF of General Office uses), a maximum of 510,000 SF of industrial uses and 528 multi-family residential units.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: RES Myers Holdings LLC & Earthwork Myers LLC
Address: 1130 Creekside Parkway, #112666
City, State, Zip: Naples, FL 34108
Phone Number: (239) 643-5553
E-mail Address: david.bumpous@arthrex.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: LJA Engineering, Inc.
Contact Person: Margaret Emblidge, AICP
Address: 7400 Trail Boulevard, Suite 200
City, State, Zip: Naples, FL 34108
Phone Number: (239) 597-3111 Email: memblidge@lja.com

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

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: RES Myers Holdings LLC & Earthwork Myers LLC
Address: 1130 Creekside Parkway, #112666
City, State, Zip: Naples, FL 34108
Phone Number: (239) 633-5553 Email: david.bumpous@arthrex.com

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

C. Multiple parcels:
☒ Property owners list. **[34-202(a)(8)]**
☒ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]
1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 9/19/2011 & 1/17/2017

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
30-45-25-00-00002.103A 30-45-25-00-00002.1030

B. Street Address of Property: 14550 Plantation Road, Fort Myers, FL 33912 and Undetermined

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: IPD & RPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property: Zoning Nos. Z-06-093 and Z-03-071

F. Use(s) of Property:
1. Current uses of property are: Warehouse & Vacant Residential
2. Intended uses of property are: Industrial, Commercial & Residential

G. Future Land Use Classification (Lee Plan):

Mixed Use Overlay/Intensive Development	37.7+/-	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 1,246.5 Feet
2. Depth (average if irregular parcel): 660 Feet
3. Total area: 37.7 +/- **Acres** or square feet
4. Frontage on road or street: 1,323+/- Feet on Plantation Road Street
   2nd Frontage on road or street: _____ Feet on _____ Street

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

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ 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)**			**37.7**	**Acres**
1.	Submerged land subject to tidal influence			_____	Acres
2.	**a.** Preserved freshwater wetlands	_____	Acres		
	b. Impacted wetlands	_____	Acres		
	c. Preserved saltwater wetlands	_____	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			_____	Acres
3.	R-O-W providing access to non-residential uses			_____	Acres
4.	Non-residential use areas (1) (2)			_____	Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			_____	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**37.7**	**Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland	37.7	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)	**37.7**	**Acres**

Notes:

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

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

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

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

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

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

		Lee Plan Table 1(a) Max. standard density			Units
1.	**Standard Units**				
	a. Total upland acres (from Part 4, D.)	37.7	x 14	equals	528
	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)				**528**

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical	55	(5,000)
2.	General Office	55	110,000
3.	Retail	55	(30,000)
4.	Other:		
5.	**TOTAL FLOOR AREA**		**110,000**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof	55	510,000
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

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

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

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
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)] See Enclosed Request Narrative/Comp Plan & LDC Consistency**

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)] See Enclosed TIS**

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)] See Enclosed MCP**
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)] See Enclosed Schedule of Uses.**

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)] N/A**

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- See Environmental Data Report

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.]**
See Environmental Data Report

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

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

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

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.]**
See Environmental Data Report

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.] See Environmental Data Report**

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.] N/A**

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.] N/A**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES- N/A

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:

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:

2. Quality of the effluent:

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)] See enclosed writeup.**
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)] N/A**
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)] See enclosed Environmental Data Report.**

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)] N/A**

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)] N/A**

D. **Private Recreational Facility Planned Developments (PRFPDs): N/A**
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)] See enclosed writeup.**
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.] N/A**

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?

- **X** **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

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

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.
- **X** The minimum elevation required for the first habitable floor is 14.5 FT NAVD (MSL)

H. Excavations/Blasting:

- **X** 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)]

- **X** Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

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

- **X** 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:

- **X** Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

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

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

ADDITIONAL AGENTS

Company Name:	LJA Engineering, Inc.		
Contact Person:	James A. Carr, P.E.		
Address:	7400 Trail Boulevard, Suite 200		
City, State, Zip:	Naples, FL 34108		
Phone Number:	(239) 597-3111	Email:	jcarr@lja.com

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Richard Akin, Esq.		
Address:	1715 Monroe Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 344-1182	Email:	Richard.Akin@henlaw.com

Company Name:	Earth Tech Environmental		
Contact Person:	Jeremy Sterk		
Address:	10600 Jolea Avenue		
City, State, Zip:	Bonita Springs, FL 34135		
Phone Number:	(239) 304-0030	Email:	jeremys@eteflorida.com

Company Name:	JMB Transportation Engineering, Inc.		
Contact Person:	James M. Banks, P.E.		
Address:	4711 7th Avenue SW		
City, State, Zip:	Naples, FL 34119		
Phone Number:	(239) 919-2767	Email:	jmbswte@msn.com

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

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

AFFIDAVIT OF AUTHORIZATION

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

I, Daniel Hall (name), as Vice President (owner/title) of Krisdan Management, Inc., Manager of RES Myers LLC and Earthwork Myers 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.

RES MYERS LLC, a Florida Limited Liability Company & EARTHWORK MYERS LLC, a Florida Limited Liability Company (Property Owners)

By: KRISDAN MANAGEMENT, INC.

By: _____ 7-22-24

Signature **Date**

Daniel Hall, Vice President

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

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2024, by Daniel Hall, Vice President of Krisdan Management, Inc., who is personally known to me or who has produced _____ (type of identification) as identification.

Barbara Birch
Signature of Notary Public

STAMP/SEAL

BARBARA BIRCH
Commission # HH 165407
Expires August 16, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Daniel Hall, Vice President of Krisdan Management, Inc., Manager of RES Myers LLC and Earthwork Myers LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 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.

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

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

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

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

Name and Address	Percentage of Ownership

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

RES MYERS LLC, a Florida Limited Liability Company
& EARTHWORK MYERS LLC, a Florida Limited Liability Company (Property Owners)

By: KRISDAN MANAGEMENT, INC.

By: _____
Daniel Hall, Vice President

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

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on July 22, 2024 (date) by Daniel Hall, Vice President of Krisdan Management, Inc.(name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Barbara Birch
Signature of Notary Public

STAMP/SEAL

BARBARA BIRCH
Commission # HH 165407
Expires August 16, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Celebrating 30 Years
CHEFFY PASSIDOMO
ATTORNEYS AT LAW

821 Fifth Avenue South
Naples, Florida 34102
Telephone: (239) 261-9300
www.napleslaw.com

EDWARD K. CHEFFY
Board Certified Civil Trial Lawyer
Board Certified Business Litigation Lawyer
JOHN M. PASSIDOMO
Co-Founder (1952 – 2024)
LOUIS D. D'AGOSTINO
Board Certified Appellate Practice Lawyer
DAVID A. ZULIAN
Board Certified Construction Lawyer
CLAY C. BROOKER
Board Certified City, County and Local Government Lawyer
DEBBIE SINES CROCKETT

RACHAEL S. LOUKONEN
Board Certified Business Litigation Lawyer
BRIAN J. THANASIU
Board Certified Real Estate Lawyer
C. LANE WOOD
Board Certified Real Estate Lawyer
KIMBERLY D. SWANSON
JONATHAN R. FITZMAURICE
CHELSEA L. BRANCO
Of Counsel:
GEORGE L. VARNADOE

DIRECT DIAL: (239) 436-1524
bjthanasiu@napleslaw.com

August 13, 2024

Board of County Commissioners
of Lee County
2120 Main Street
Fort Myers, Florida 33901

RE: Title Opinion Letter – 14550 Plantation Road, Fort Myers, FL 33912 – Lee County Strap No. 30-45-25-00-00002.103A, more particularly described on attached Exhibit "A" (the "Property")

Dear Commissioners:

I am a duly licensed attorney in the State of Florida, Florida Bar No. 84742. I have examined the following title resources with regard to the Property: i. First American Title Insurance Company – Owner's Policy - Policy No. 5011412-18880, which reflects instruments recorded in the Public Records of Lee County, Florida, through September 21, 2011, and ii. First American Title Insurance Company Title Search Report No. 110417970, which reflects instruments recorded in the Public Records of Lee County, Florida, through July 15, 2024. Based on my examination of the foregoing title search reports, I opine as follows (references to recorded instruments below all refer to instruments recorded in the Public Records of Lee County, Florida):

1. By Special Warranty Deed recorded under Instrument Number 2011000206647, ownership of the Property is vested in:

RES Myers Holdings LLC, a Florida limited liability company

2. All due and payable ad valorem and personal property taxes have been paid (Property Tax Account Number 30-45-25-00-00002.103A); and

3. The Property is subject to the following mortgages and other liens:

   a. None.

4. The Property is subject to or affected by the following easements, restrictions and other matters:

   a. Oil gas and mineral reservations in Deed recorded in Deed Book 256, Page 61. No release of the right of entry under said reservations has been discovered; and

   b. Easement granted to Florida Power & Light Company by instrument recorded in Miscellaneous Book 32, Page 247.

   c. Memorandum of Right-of-Way Consent Agreement as set forth in instrument recorded in Book 4306, Page 3362.

   d. License & Agreement to Hold Lee County Harmless as set forth in instrument recorded in Book 4542, Page 3723.

   e. Easement granted to Florida Power & Light Company by instrument recorded in Book 4618, Page 3646.

   f. Grant of Perpetual Public Utility Easement to Lee County as set forth in instrument recorded in Book 4713, Page 4881.

   g. Notice of Development Order Approval as set forth in instrument recorded in Instrument 2007000309827.

   h. Easement granted to Florida Power & Light Company by instrument recorded in Instrument 2011000249079.

   i. Grant of Perpetual Public Utility Easement to Lee County as set forth in instrument recorded in Instrument 2013000023299.

Please do not hesitate to contact me directly if you have any questions.

Very truly yours,

Brian J. Thanasiu,
(Fla. Bar No. 84742)
Cheffy Passidomo, P.A.

EXHIBIT "A"
Legal Description of the Property

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO LEE COUNTY, FLORIDA BY DEED RECORDED IN O.R. BOOK 3079, PAGE 929:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN O.R. BOOK 2410, PAGE 874, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER (NORTH 1/4 CORNER) OF SAID SECTION 30; THENCE S.01°10'06"E., ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER FOR 1980.23 FEET TO THE POINT OF BEGINNING; THENCE S.88°57'11"W. ALONG THE NORTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE S.01°10'06"E. FOR 660.10 FEET; THENCE N.88°55'40"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE N.01°10'06"W. ALONG SAID EAST LINE OF THE NORTHWEST ONE QUARTER AND THE EAST LINE OF SAID PARCEL FOR 660.07 FEET TO THE POINT OF BEGINNING.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

INSTR # 2011000206647, Doc Type D, Pages 3, Recorded 09/21/2011 at 11:09 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $87500.00 Rec. Fee $27.00 Deputy Clerk ERECORD

(3)

This instrument prepared without review or opinion on title by, and after recording return to:

William J. Dempsey, Esquire
Cheffy Passidomo, P.A.
821 Fifth Avenue South
Suite 201
Naples, Florida 34102

Documentary Stamp Tax: **$87,500.00**

Parcel I.D. Number: **30-45-25-00-00002.103A**

Above Space for Clerk's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19 day of September, 2011, by and between **Ryan Plantation Road, LLC, a Delaware limited liability company**, hereinafter called the "GRANTOR", and **RES Myers Holdings LLC, a Florida limited liability company**, whose post office address is **1370 Creekside Parkway West, Naples, FL 34108**, hereinafter called the "GRANTEE",

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

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land situate, lying and being in Lee County, Florida, to wit:

South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 45 South, Range 25 East, Lee County, Florida. Less and Except the following described parcel of land conveyed to Lee County, Florida by deed recorded in O.R. Book 3079, Page 929:

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 30, Township 45 South, Range 25 East, being a part of the parcel as described in O.R. Book 2410, Page 874, Lee County Public Records and being further bounded and described as follows: Commencing at the Northeast corner of the Northwest one quarter (North 1/4 corner) of said Section 30; thence S.01°10'06"E., along the East line of said Northwest one quarter for 1980.23 feet to the point of beginning; thence S.88°57'11"W. along the North line of said parcel for 50.00 feet; thence S.01°10'06"E. for 660.10 feet; thence N.88°55'40"E. along the South line of said parcel for 50.00 feet; thence N.01°10'06"W. along said East line of the Northwest one quarter and the East line of said parcel for 660.07 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO:

1. Real estate taxes, and any other taxes, liens or assessments imposed by any taxing or governmental or quasi-governmental authority or any special taxing district (including assessments relating to capital improvements and bonds) for the year of closing and subsequent years;

2. Applicable comprehensive plans, or elements or portions thereof, land development regulations, including zoning, building and subdivision codes, ordinances and regulations, development orders, development permits, and other regulations and conditions imposed by governmental authority and any rights or interest vested in the United States of the State of Florida;

3. Restrictions, dedications, reservations, conditions, agreements, limitations, and easements of record or imposed by governmental or private authorities having jurisdiction or control over the subject property (provided; however, none of the foregoing shall prevent the use of the property for single family residential purposes) including, but not limited to:

   a. Oil gas and mineral reservations in Deed, as recorded in Deed Book 256, Page 61, of the Public Records of Lee County, Florida;

   b. Easements granted in favor of Florida Power & Light Company, as recorded in Miscellaneous Book 32, Page(s) 247, and O.R. Book 4618, Page 3646, of the Public Records of Lee County, Florida;

   c. Memorandum of Right–A-Way Consent Agreement, as recorded in Official Records Book 4306, Page 3362;

   d. License & Agreement to Hold Lee County Harmless, as recorded in Official Records Book 4542, Page 3723, of the Public Records of Lee County;

   e. Grant of Perpetual Public Utility Easement, as recorded in Official Records Book 4713, Page 4881, of the Public Records of Lee County;

   f. Notice of Development Order, as recorded in Instrument number 2007000309827, of the Public Records of Lee County.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness #1

Printed Name of Witness #1

Witness #2

Printed Name of Witness #2

Ryan Plantation Road, LLC, a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota corporation, its Managing Member

By: _____
Timothy M. Gray, Vice President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15 day of September, 2011, by Timothy M. Gray as Vice President of Ryan Companies US, Inc., Managing Member of Ryan Plantation Road, LLC, a Delaware limited liability company, on behalf of the corporation and company. He [X] is personally known to me ~~or who [ ] has produced~~ _____ as identification.

JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

NOTARY PUBLIC
Name: Judy A Hermanson
Type or Print
My Commission Expires: 1/31/2015

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

Celebrating 30 Years

CHEFFY PASSIDOMO

ATTORNEYS AT LAW

821 Fifth Avenue South
Naples, Florida 34102
Telephone: (239) 261-9300
www.napleslaw.com

EDWARD K. CHEFFY
Board Certified Civil Trial Lawyer
Board Certified Business Litigation Lawyer
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Co-Founder (1952 – 2024)
LOUIS D. D'AGOSTINO
Board Certified Appellate Practice Lawyer
DAVID A. ZULIAN
Board Certified Construction Lawyer
CLAY C. BROOKER
Board Certified City, County and Local Government Lawyer
DEBBIE SINES CROCKETT

RACHAEL S. LOUKONEN
Board Certified Business Litigation Lawyer
BRIAN J. THANASIU
Board Certified Real Estate Lawyer
C. LANE WOOD
Board Certified Real Estate Lawyer
KIMBERLY D. SWANSON
JONATHAN R. FITZMAURICE
CHELSEA L. BRANCO
Of Counsel:
GEORGE L. VARNADOE

DIRECT DIAL: (239) 436-1524
bjthanasiu@napleslaw.com

August 13, 2024

Board of County Commissioners
of Lee County
2120 Main Street
Fort Myers, Florida 33901

RE: Title Opinion Letter – Vacant Land on Plantation Road – Lee County Strap No. 30-45-25-00-00002.1030, more particularly described on attached Exhibit "A" (the "Property")

Dear Commissioners:

I am a duly licensed attorney in the State of Florida, Florida Bar No. 84742. I have examined the following title resources with regard to the Property: i. First American Title Insurance Company – Owner's Policy of Title Insurance - Policy No. 5011412-0413793e, which reflects instruments recorded in the Public Records of Lee County, Florida, through January 17, 2017, and ii. First American Title Insurance Company Title Search Report No. 110417986, which reflects instruments recorded in the Public Records of Lee County, Florida, through July 15, 2024. Based on my examination of the foregoing title search reports, I opine as follows (references to recorded instruments below all refer to instruments recorded in the Public Records of Lee County, Florida):

1. By Warranty Deed recorded under Instrument Number 2017000011524, ownership of the Property is vested in:

Earthwork Myers LLC, a Florida limited liability company

2. All due and payable ad valorem and personal property taxes have been paid (Property Tax Account Number 30-45-25-00-00002.1030); and

3. The Property is subject to the following mortgages and other liens:

   a. None.

4. The Property is subject to or affected by the following easements, restrictions and other matters:

   a. Easement granted to Florida Power & Light Company by instrument recorded in Miscellaneous Book 32, Page 247. (Parcel 1); and

   b. Declaration of Non-applicability of Impact Fee Credits as recorded in Book 3023, Page 3506. (Parcel 1).

   c. Reciprocal Easement Agreement as recorded in Book 3073, Page 2756 and re-recorded in Book 3088, Page 1059. (Parcel 1).

   d. Reciprocal Easement Agreement as recorded in Book 3115, Page 885. (Parcel 1).

   e. Memorandum of Right -of-Way Consent Agreement recorded in Instrument 2006000220406 and Instrument 2006000314463. (Parcel 1).

   f. Reciprocal Easement Agreement as recorded in Book 3073, Page 2756 and re-recorded in Book 3088, Page 1059 and that certain Reciprocal Easement Agreement as recorded in Book 3115, Page 885. (Parcel 2).

   g. Perpetual Utility Easement Grant and Indemnity Agreement recorded in Book 3207, Page 954, as subordinated in Instrument 2006000344481 and Instrument 2006000344484. (Parcel 2).

   h. Declaration of Condominium of the Diamond Professional Centre, a Condominium, recorded in Book 3294, Page 2623, as amended from time to time. Release of Easements recorded in Instrument 2017000011523. (Parcel 2).

   i. Perpetual Easement to the State of Florida Department of Transportation recorded in Instrument 2006000458380 and in Order of Taking recorded in Instrument 2007000368846. (Parcel 2).

   j. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded in Instrument 2011000151563. (Parcel 2).

   k. Notice of Development Order Approval recorded in Book 3119, Page 4082, Instrument 2007000189541 and in Instrument 2015000166450. (Parcel 2).

   l. Declaration of Covenants and Restrictions of Gulf Coast Health Park recorded in Instrument 2015000137940, as amended in Instrument 2016000197858. (Parcel 2).

   m. Lift Station and Roadway Agreement and Easement recorded in Instrument 2016000197860, as amended in Instrument 2016000250399. (Parcel 2).

Please do not hesitate to contact me directly if you have any questions.

Very truly yours,

Brian J. Thanasiu,
(Fla. Bar No. 84742)
Cheffy Passidomo, P.A.

EXHIBIT "A"
Legal Description of the Property

PARCEL NO. 1:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE-QUARTER (NW l/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25, EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30: THENCE N01°11' 38"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH HALF (N l/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30; THENCE N01°06'10"W ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N88°58'11"E ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE S01°11'38"E ALONG THE WEST RIGHT-OF-WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO RECIPROCAL EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 3073, PAGE 2756 AND RERECORDED IN O.R. BOOK 3088, PAGE 1059 AND RECORDED IN O.R. BOOK 3115, PAGE 885, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THAT PORTION OF THE EASEMENT AREA CONVEYED BY WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN INSTRUMENT 2006000458379 AND IN ORDER OF TAKING RECORDED IN INSTRUMENT 2007000368864, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

INSTR # 2017000011524, Doc Type D, Pages 4, Recorded 01/17/2017 at 03:57 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $39200.00 Rec. Fee $35.50 Deputy Clerk ERECORD

(3)

This instrument was prepared
without opinion of title by:

Mike Samuels
Center Oil Company
600 Mason Ridge Center Drive
Second Floor
Saint Louis, MO 63141

File Number: _____
Consideration: $5,600,000.00

Warranty Deed

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

THIS Warranty Deed, made this 17th of January, 2017 (the "**Effective Date**"), between Metro Land Group, L.L.C., a Missouri limited liability company, whose address is 600 Mason Ridge Center Drive, Saint Louis, Missouri 63141 ("**Grantor**"), and Earthwork Myers LLC, a Florida limited liability company, whose post office address is 1370 Creekside Boulevard, Naples, Florida 34108 ("**Grantee**"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, limited liability companies and other entities)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

Parcel ID Number: 30-45-25-00-00002.1030

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 2017 and subsequent years, covenants, restrictions, liens and easements of record and common to the subdivision, and zoning and governmental regulations.

* * * * *

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

IN WITNESS WHEREOF, the grantor has executed this Warranty Deed effective as of the Effective Date.

Witnesses:

Joyce M Caselnova
Print Name: Joyce M Caselnova

Nancy Ruocco
Print Name: Nancy Ruocco

Metro:

METRO LAND GROUP, L.L.C.
a Missouri limited liability company

By: Ralph Casazzone
Ralph Casazzone, Managing Member

STATE OF Connecticut)
COUNTY OF Fairfield) Norwalk

The foregoing instrument was acknowledged and witnessed before me this 15 day of January, 2017, by Ralph Casazzone, as Managing Member of METRO LAND GROUP, L.L.C., a Missouri limited liability company, who [X] is personally known to me OR [ ] produced _____ as identification.

I am a notary public commission in the State of Connecticut and my commission expires on 10/31/17.

[SEAL]

Joyce M Caselnova
Print Name: Joyce M Caselnova

EXHIBIT "A"

PARCEL NO. 1:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25, EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30: THENCE N01°11'38"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30; THENCE N01°06'10"W ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N88°58'11"E ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE S01°11'38"E ALONG THE WEST RIGHT-OF-WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO RECIPROCAL EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 3073, PAGE 2756 AND RERECORDED IN O.R. BOOK 3088, PAGE 1059 AND RECORDED IN O.R. BOOK 3115, PAGE 885, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THAT PORTION OF THE EASEMENT AREA CONVEYED BY WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN INSTRUMENT 2006000458379 AND IN ORDER OF TAKING RECORDED IN INSTRUMENT 2007000368864, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

INSTR # 2011000206647, Doc Type D, Pages 3, Recorded 09/21/2011 at 11:09 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $87500.00 Rec. Fee $27.00 Deputy Clerk ERECORD

(3)

This instrument prepared without review or opinion on title by, and after recording return to:

William J. Dempsey, Esquire
Cheffy Passidomo, P.A.
821 Fifth Avenue South
Suite 201
Naples, Florida 34102

Documentary Stamp Tax: **$87,500.00**

Parcel I.D. Number: **30-45-25-00-00002.103A**

Above Space for Clerk's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19 day of September, 2011, by and between **Ryan Plantation Road, LLC, a Delaware limited liability company**, hereinafter called the "GRANTOR", and **RES Myers Holdings LLC, a Florida limited liability company**, whose post office address is **1370 Creekside Parkway West, Naples, FL 34108**, hereinafter called the "GRANTEE",

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

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land situate, lying and being in Lee County, Florida, to wit:

South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 45 South, Range 25 East, Lee County, Florida. Less and Except the following described parcel of land conveyed to Lee County, Florida by deed recorded in O.R. Book 3079, Page 929:

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 30, Township 45 South, Range 25 East, being a part of the parcel as described in O.R. Book 2410, Page 874, Lee County Public Records and being further bounded and described as follows: Commencing at the Northeast corner of the Northwest one quarter (North 1/4 corner) of said Section 30; thence S.01°10'06"E., along the East line of said Northwest one quarter for 1980.23 feet to the point of beginning; thence S.88°57'11"W. along the North line of said parcel for 50.00 feet; thence S.01°10'06"E. for 660.10 feet; thence N.88°55'40"E. along the South line of said parcel for 50.00 feet; thence N.01°10'06"W. along said East line of the Northwest one quarter and the East line of said parcel for 660.07 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO:

1. Real estate taxes, and any other taxes, liens or assessments imposed by any taxing or governmental or quasi-governmental authority or any special taxing district (including assessments relating to capital improvements and bonds) for the year of closing and subsequent years;

DCI2024-00034 Lee County eFile Original application dated 08-19-2024

2. Applicable comprehensive plans, or elements or portions thereof, land development regulations, including zoning, building and subdivision codes, ordinances and regulations, development orders, development permits, and other regulations and conditions imposed by governmental authority and any rights or interest vested in the United States of the State of Florida;

3. Restrictions, dedications, reservations, conditions, agreements, limitations, and easements of record or imposed by governmental or private authorities having jurisdiction or control over the subject property (provided; however, none of the foregoing shall prevent the use of the property for single family residential purposes) including, but not limited to:

   a. Oil gas and mineral reservations in Deed, as recorded in Deed Book 256, Page 61, of the Public Records of Lee County, Florida;

   b. Easements granted in favor of Florida Power & Light Company, as recorded in Miscellaneous Book 32, Page(s) 247, and O.R. Book 4618, Page 3646, of the Public Records of Lee County, Florida;

   c. Memorandum of Right–A-Way Consent Agreement, as recorded in Official Records Book 4306, Page 3362;

   d. License & Agreement to Hold Lee County Harmless, as recorded in Official Records Book 4542, Page 3723, of the Public Records of Lee County;

   e. Grant of Perpetual Public Utility Easement, as recorded in Official Records Book 4713, Page 4881, of the Public Records of Lee County;

   f. Notice of Development Order, as recorded in Instrument number 2007000309827, of the Public Records of Lee County.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

DCI2024-00054 Lee County ePlan Original application dated 08-19-2024

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness #1

Printed Name of Witness #1

Witness #2

Printed Name of Witness #2

Ryan Plantation Road, LLC, a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota corporation, its Managing Member

By: _____
Timothy M. Gray, Vice President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15 day of September, 2011, by Timothy M. Gray as Vice President of Ryan Companies US, Inc., Managing Member of Ryan Plantation Road, LLC, a Delaware limited liability company, on behalf of the corporation and company. He [X] is personally known to me ~~or who [ ] has produced~~ _____ as identification.

JUDY A. HERMANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

NOTARY PUBLIC
Name: Judy A Hermanson
Type or Print
My Commission Expires: 1/31/2015

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

INSTR # 2017000011524, Doc Type D, Pages 4, Recorded 01/17/2017 at 03:57 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $39200.00 Rec. Fee $35.50 Deputy Clerk ERECORD

3

This instrument was prepared
without opinion of title by:

Mike Samuels
Center Oil Company
600 Mason Ridge Center Drive
Second Floor
Saint Louis, MO 63141

File Number: _____
Consideration: $5,600,000.00

Warranty Deed

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

THIS Warranty Deed, made this 17th of January, 2017 (the "**Effective Date**"), between Metro Land Group, L.L.C., a Missouri limited liability company, whose address is 600 Mason Ridge Center Drive, Saint Louis, Missouri 63141 ("**Grantor**"), and Earthwork Myers LLC, a Florida limited liability company, whose post office address is 1370 Creekside Boulevard, Naples, Florida 34108 ("**Grantee**"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, limited liability companies and other entities)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

Parcel ID Number: 30-45-25-00-00002.1030

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 2017 and subsequent years, covenants, restrictions, liens and easements of record and common to the subdivision, and zoning and governmental regulations.

* * * * *

DCI2024-00054 Lee County eFiling Original application dated 08-19-2024

IN WITNESS WHEREOF, the grantor has executed this Warranty Deed effective as of the Effective Date.

Witnesses:

Joyce M Caselnova
Print Name: Joyce M Caselnova

Nancy Ruocco
Print Name: Nancy Ruocco

Metro:

METRO LAND GROUP, L.L.C.
a Missouri limited liability company

By: Ralph Casazzone
Ralph Casazzone, Managing Member

STATE OF Connecticut)
COUNTY OF Fairfield) Norwalk

The foregoing instrument was acknowledged and witnessed before me this 15 day of January, 2017, by Ralph Casazzone, as Managing Member of METRO LAND GROUP, L.L.C., a Missouri limited liability company, who [X] is personally known to me OR [ ] produced _____ as identification.

I am a notary public commission in the State of Connecticut and my commission expires on 10/31/17.

[SEAL]

Joyce M Caselnova
Print Name: Joyce M Caselnova

DCI2024-00034 Lee County eFiling Original application dated 08-19-2024

EXHIBIT "A"

PARCEL NO. 1:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25, EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30: THENCE N01°11'38"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S88°56'46"W ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30; THENCE N01°06'10"W ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N88°58'11"E ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE S01°11'38"E ALONG THE WEST RIGHT-OF-WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

DCI2024-00034 Lee County eFiling Original application dated 08-19-2024

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO RECIPROCAL EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 3073, PAGE 2756 AND RERECORDED IN O.R. BOOK 3088, PAGE 1059 AND RECORDED IN O.R. BOOK 3115, PAGE 885, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THAT PORTION OF THE EASEMENT AREA CONVEYED BY WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN INSTRUMENT 2006000458379 AND IN ORDER OF TAKING RECORDED IN INSTRUMENT 2007000368864, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 18, 2024
Secretary of State
1490806111CC

DOCUMENT# L11000100229

Entity Name: RES MYERS HOLDINGS LLC

Current Principal Place of Business:

1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108

Current Mailing Address:

1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KRISDAN MANAGEMENT, INC.
1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL HALL 01/18/2024

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	KRISDAN MANAGEMENT, INC.
Address	1130 CREEKSIDE PARKWAY #112666
City-State-Zip:	NAPLES FL 34108

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL HALL VICE PRESIDENT 01/18/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 18, 2024
Secretary of State
6758282543CC

DOCUMENT# L16000191755

Entity Name: EARTHWORK MYERS LLC

Current Principal Place of Business:

1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108

Current Mailing Address:

1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KRISDAN MANAGEMENT, INC.
1130 CREEKSIDE PARKWAY
#112666
NAPLES, FL 34108 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL HALL, OFFICER FOR KRISDAN MANAGEMENT, INC. 01/18/2024

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	KRISDAN MANAGEMENT, INC.
Address	1130 CREEKSIDE PARKWAY #112666
City-State-Zip:	NAPLES FL 34108

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL HALL VICE PRESIDENT 01/18/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

2024 FOREIGN PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 31, 2024
Secretary of State
0252664451CC

DOCUMENT# F14000001698

Entity Name: KRISDAN MANAGEMENT, INC.

Current Principal Place of Business:

1130 CREEKSIDE PKWY
#112666
NAPLES, FL 34108

Current Mailing Address:

1130 CREEKSIDE PKWY
#112666
NAPLES, FL 34108 US

FEI Number: 46-1626094

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HALL, DANIEL ASST TREASURER & VP
1130 CREEKSIDE PKWY
#112666
NAPLES, FL 34108 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

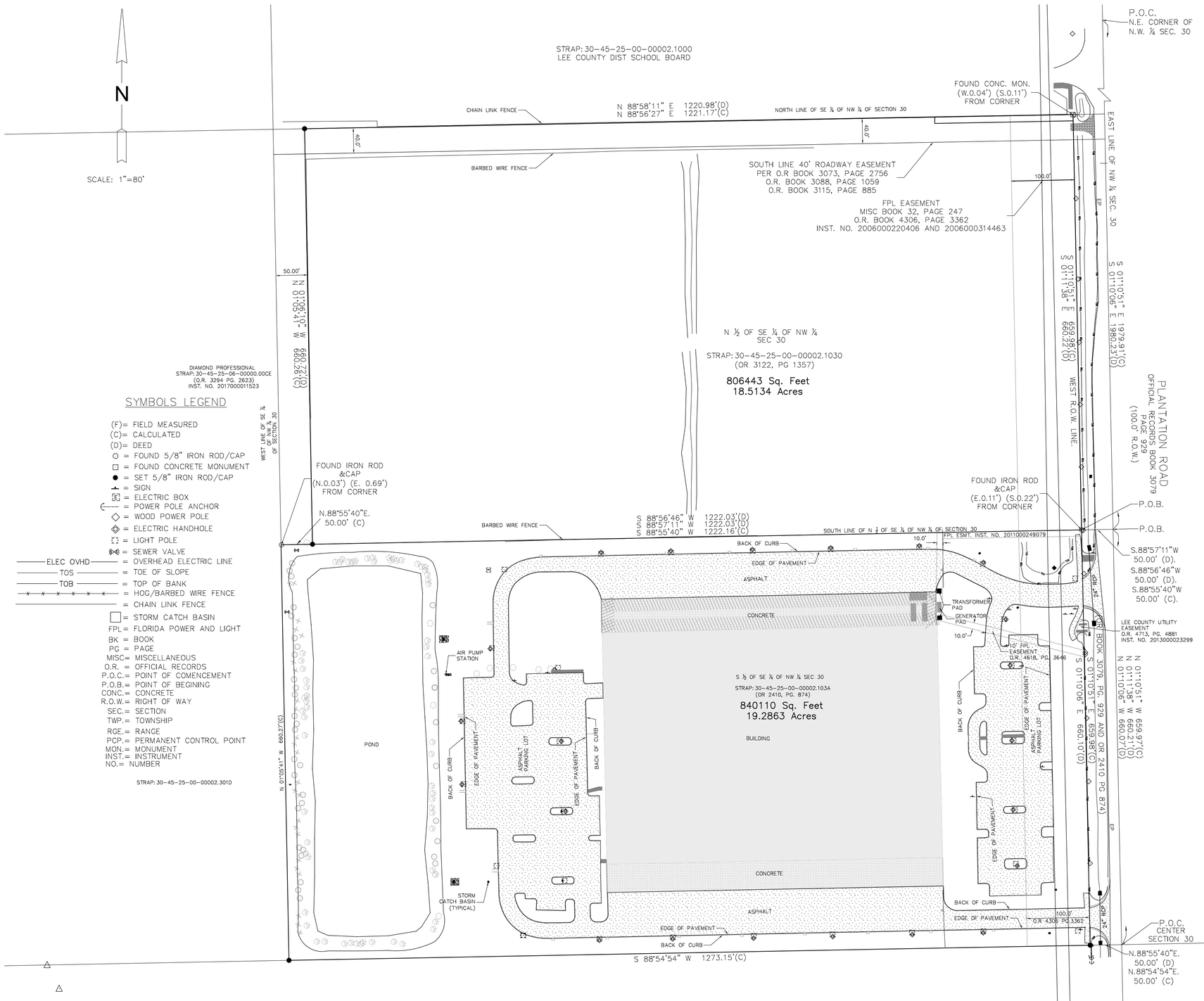
SIGNATURE: DANIEL HALL 01/31/2024
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CHAIRMAN, PRESIDENT	Title	ASST. TREASURER, VP
Name	SCHMIEDING, REINHOLD D	Name	HALL, DANIEL
Address	1130 CREEKSIDE PKWY #112666	Address	1130 CREEKSIDE PKWY #112666
City-State-Zip:	NAPLES FL 34108	City-State-Zip:	NAPLES FL 34108
Title	VP		
Name	SCHMIEDING, ERIKA		
Address	1130 CREEKSIDE PKWY #112666		
City-State-Zip:	NAPLES FL 34108		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL HALL VICE PRESIDENT 01/31/2024
Electronic Signature of Signing Officer/Director Detail — Date



SYMBOLS LEGEND

- (F)= FIELD MEASURED
- (C)= CALCULATED
- (D)= DEED
- ○ = FOUND 5/8" IRON ROD/CAP
- □ = FOUND CONCRETE MONUMENT
- ● = SET 5/8" IRON ROD/CAP
- = SIGN
- [E] = ELECTRIC BOX
- = POWER POLE ANCHOR
- ◇ = WOOD POWER POLE
- = ELECTRIC HANDHOLE
- = LIGHT POLE
- = SEWER VALVE
- ELEC OVHD = OVERHEAD ELECTRIC LINE
- TOS = TOE OF SLOPE
- TOB = TOP OF BANK
- = HOG/BARBED WIRE FENCE
- = CHAIN LINK FENCE
- = STORM CATCH BASIN

FPL = FLORIDA POWER AND LIGHT
BK = BOOK
PG = PAGE
MISC= MISCELLANEOUS
O.R. = OFFICIAL RECORDS
P.O.C.= POINT OF COMENCEMENT
P.O.B.= POINT OF BEGINING
CONC.= CONCRETE
R.O.W.= RIGHT OF WAY
SEC.= SECTION
TWP.= TOWNSHIP
RGE.= RANGE
PCP.= PERMANENT CONTROL POINT
MON.= MONUMENT
INST.= INSTRUMENT
NO.= NUMBER

DESCRIPTION

SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO LEE COUNTY, FLORIDA BY DEED RECORDED IN O.R. BOOK 3079, PAGE 929:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST BEING A PART OF THE PARCEL AS DESCRIBED IN O.R. BOOK 2410, PAGE 874, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE SOUTH 01°10'06" EAST, ALONG THE EAST LINE OF SAID NORTHWEST ¼ FOR 1980.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°57'11" WEST ALONG THE NORTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE SOUTH 01°10'06" EAST FOR 660.10 FEET; THENCE NORTH 88°55'40" EAST ALONG THE SOUTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE NORTH 01°10'06" WEST ALONG SAID EAST LINE OF THE NORTHWEST ¼ AND THE EAST LINE OF SAID PARCEL FOR 660.07 FEET TO THE POINT OF BEGINNING.

TOTAL AREA= 806314 SQ. FEET; 18.51 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE NORTH 01°11'38" WEST ALONG THE NORTH–SOUTH ¼ SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 50 FEET TO THE WEST RIGHT–OF–WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE NORTH 01°06'10" WEST ALONG THE EAST LINE OF SAID CONDOMINIUM LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 660.72 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE NORTH 88°58'11" EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO" AND THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 FOR 1220.98 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID PLANTATION ROAD (100 FEET WIDE), SAID POINT LYING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357; THENCE SOUTH 01°11'38" EAST ALONG THE WEST RIGHT–OF–WAY OF SAID PLANTATION ROAD (100 FEET WIDE) AND 50.00 FEET WEST OF AND PARALLEL WITH THE NORTH–SOUTH ¼ SECTION LINE OF SAID SECTION 30 FOR 660.22 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 839496 SQ. FEET; 19.27 ACRES MORE OR LESS.

Date of Field Survey: AUGUST 07, 2024

Prepared For: ARTHREX INC., A DELAWARE CORPORATION

LJA ENGINEERING, INC.

Mark Texter
Digitally signed by Mark Texter
Date: 2024.08.14 13:39:19 -04'00'

MARK TEXTER, P.S.M. No. 6392 DATE

MARK TEXTER LICENSE No.6392 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT SEAL
CERTIFIED TO FIELD DATE.
PREPARED FOR:

CERTIFIED TO:

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. R.O.W. = RIGHT–OF–WAY.
3. ELEVATIONS ARE BASED ON NAVD88 DATUM.
4. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT, ON THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SEC 30 TWP 45 SOUTH RGE 25 EAST.
5. THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

14550 PLANTATION RD BOUNDARY SURVEY

approved:

revision:

for: ARTHREX INC.

title: MAP OF BOUNDARY SURVEY OF PARCELS IN SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH & RANGE 25 EAST LEE COUNTY, FLORIDA

bk:	pg:	date:
1309	36,49,63	JUNE 5, 2024
1305	62,68,70	scale: 1" = 70'
		cogo #: 21-0051

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Collier County:
7600 Trail Boulevard, Suite 200
Naples, FL 34104
P: 2392972311
F: 2392662203

Engineering Firm Number: 31200
Surveying Firm license: LB8569

design: XXX
drawn: LD
checked: GWH
acad #: 13809-BS
view: LIMITS
project #: 21-0051
sheet #: 1 of 1
file #: 13809

DESCRIPTION

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO LEE COUNTY, FLORIDA BY DEED RECORDED IN O.R. BOOK 3079, PAGE 929:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST BEING A PART OF THE PARCEL AS DESCRIBED IN O.R. BOOK 2410, PAGE 874, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 01°10'06" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR 1980.23 FEET TO THE POINT OF BEGINNING;THENCE SOUTH 88°57'11" WEST ALONG THE NORTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE SOUTH 01°10'06" EAST FOR 660.10 FEET; THENCE NORTH 88°55'40" EAST ALONG THE SOUTH LINE OF SAID PARCEL FOR 50.00 FEET; THENCE NORTH 01°10'06" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 AND THE EAST LINE OF SAID PARCEL FOR 660.07 FEET TO THE POINT OF BEGINNING.

TOTAL AREA= 806314 SQ. FEET; 18.51 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE NORTH 01°11'38" WEST ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 30 FOR 660.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1357 AS "DESCRIPTION PART TWO"; THENCE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30 FOR 50 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30 FOR 1222.03 FEET TO THE SOUTHEAST CORNER OF DIAMOND PROFESSIONAL CENTER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3294 AT PAGE 2623, TOGETHER WITH AMENDMENTS THERETO, SAID CORNER LYING 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH

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TOTAL AREA = 839496 SQ. FEET; 19.27 ACRES MORE OR LESS.

Arthrex at Plantation

Request

The applicant is requesting to rezone of 37.7+/- acres from an Industrial Planned Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD). The subject property is located on the west side of Plantation Road, north of Six Mile Cypress Parkway.

The applicant is proposing a Mixed-Use Development to allow the maximum flexibility of developing Industrial, Commercial and Residential uses. The proposed density and intensity include 528 multi-Family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. The initial development plan is to expand the existing Arthrex Logistics Center (ALC) and future development to allow a mix of multi-family residential and commercial. The existing development includes 46,000 SF of office uses and 191,140 SF of warehouse uses. The initial development plan will include expanding the office and warehouse uses.

Property History

Arthrex Inc. purchased the property in 2011 and opened the ALC in 2012. This project started off with approximately 50-60 employees and currently employs approximately 500 employees. The expansion is anticipated to employ approximately 1,350 employees in two shifts.

Arthrex is an international medical device company and leader in new product development and medical education in orthopedics. The corporate headquarters, located in Naples, houses corporate and manufacturing operations, as well as Arthrex's Medical Education Center, which serves as an education destination for surgeons from around the world to learn about new products and techniques through hands-on surgical skills training programs. The ALC (the subject project) is where the customer services, international accounts and shipping teams work.

The application includes two parcels. The IPD Resolution No. Z-03-071 approved 47,000 SF of office and 235,000 SF of warehouse. The current ALC includes 46,000 SF of office space and 210,000 SF of warehouse space. The RPD Resolution No. Z-06-093 approved 219 residential multi-family dwelling units. The RPD parcel is currently vacant and does not have any additional approvals. These Resolutions will be rescinded and replaced with the approval of this proposed MPD zoning.

The IPD Resolution Z-03-71 was amended administratively through ADD2004-00113 which approved and corrected the required open space calculations per Z-03-071 from 6.83 acres to 6 acres.

IPD Development Order (DOS2003-000258) was approved to develop a Robb & Stucky Warehouse (former owner) with a final certificate of compliance issued in 2006.

In addition to the above there have been a number of limited development orders approved meeting the provisions of the IPD.

Character of the Area

The area is developed with a wide variety of uses. Immediately adjacent uses include the South Fort Myers High School, Hammond Stadium/CenturyLink Sports Complex, International Diamond Center Office complex, the Mirage Bay rental apartments, and to the south is the Hope Preserve

Mixed-Use Development that includes an Assisted Living Facility, Medical Offices, and undeveloped parcels. In addition, Gulf Coast Hospital complex is to the north of this site, at the corner of Metro Parkway and Daniels Parkway. A Publix shopping center is located at the intersection of Daniels Parkway and Six Mile Cypress Parkway.

SURROUNDING ZONING & LAND USES			
	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Intensive Development/MUO	A-2 / CPD	High School/ Commercial/ Medical/Office and Retail
SOUTH	Intensive Development/MUO	MPD	Hope Preserve/Vacant / Medical Office/Assisted Living Facility
EAST	Intensive Development/MUO	CPD/CF	CenturyLink Sports Complex/Hammond Stadium
WEST	Intensive Development/MUO	RPD/CPD	Multi-Family Residential /Office Park/ Bank

Review Criteria Analysis

Per LDC Sec. 34-145(d)(4)(a)1 and 2 the following review criteria is met through this request.

a) Complies with the Lee Plan;

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density maybe increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

As described, the Intensive Development Future Land Use Category (FLUC) is characterized as mixed use developments of high-density residential, and intensity commercial, limited light industrial, and office uses encouraged to be developed as described in Objective 11.1. regarding Mixed Use Development. The subject property is also located within the Mixed Use Overlay per Objective 11.2 which is further analyzed below.

The proposed uses include 528 multi-family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. These uses will allow flexibility in future development and redevelopment. The initial development plan is to expand the existing Arthrex Logistics Center and future redevelopment to allow a mix of multi-family residential and commercial. This proposal furthers the intent of the Intensive Development FLUC as described above.

The subject property is located in an area that is already served by existing public utilities and infrastructure that has the capacities to support intensive development. This creates the efficiencies anticipated by mixed use developments.

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

The subject property is located on Plantation Road and is surrounded by a wide variety of uses. The proposed rezoning will allow for a mixed use development pattern in an area already served by public infrastructure, which is in direct compliance with the above policy. As outlined in detail within the application, the project essentially represents an infill development within an already urbanized area of Lee County where mixed use development is encouraged.

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

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

The Applicant has provided a letter of availability from Lee County Utilities which stated: Potable water and sanitary sewer lines are in operation adjacent to the property and that potable water service will be provided through our Corkscrew Water Treatment Plant and sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility.

As concluded in the enclosed TIS "Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated."

The public road network, transit and bike/pedestrian pathways in the area supports large-scale employment centers and mixed use development that provides sufficient multi-modal access to customers and employees. There are existing sidewalks and two bus stops within a ¼ mile that will be connected to the project. See enclosed LeeTran and Bike/Pedestrian exhibits.

Based on the above the proposed rezoning complies with Objective 2.2 intent to direct new growth to appropriate Future Urban Areas of the County that have adequate public facilities.

GOAL 4: GENERAL DEVELOPMENT STANDARDS. *Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.*
Goal 4 and the associated objectives and policies require new development to utilize public water and sewer systems to avoid impacts the surrounding natural features. This development will comply with these goals by utilizing the existing facilities which adds to the appropriateness of this development.

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

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.*

According to the enclosed Environmental Data prepared by Earth Tech Environmental, LLC there are not environmentally sensitive areas on the subject properties therefore there is not required protections.

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

The existing development and proposed expansion integrate the existing stormwater lake and buffers along with the required additional stormwater systems.

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

As previously stated, there are existing public utilities and infrastructure.

GOAL 11: MIXED USE. *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

The proposed mixed use development will integrate multiple land uses including residential, commercial, and industrial. The connectivity to the adjacent area is provided via an existing sidewalk and proposed sidewalk connection to the north. This connection will provide direct access to an existing LeeTran bus stop located in front of the South Fort Myers High School. There is another LeeTran bus stop just south of the existing logistics center that is connected via the existng sidewalk system. In addition, there are bike paths within the Plantation ROW. All of these elements provide multi-modal opportunities that the existing and future employees, end users and residents may utilize. See enclosed LeeTran exhibits and Sidewalk/Pedestrian exhibit.

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. *Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

As previously stated, there are existing public utilities and infrastructure.

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

See discussion for Goal 11.

POLICY 11.1.2: *Residential densities may be calculated from the entire project area when the development is consistent with the following:*

- *At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).*

- *The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories.*

The proposed 528 multi-family residential units utilizes the permitted calculation for Intensive Development FLUC – 14 dupa x 37.7 acres.

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*
POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

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

POLICY 11.2.2: *Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

Objective 11.2, Policy 11.2.1 and 11.2.2 support the proposed mixed use development. This includes the existing and proposed sidewalk/bike paths and transit connections along with the two access points to Plantation Road. There are existing and proposed internal pathway/sidewalk connections throughout the property. In addition, there is no intrusion to single-family neighborhoods. The adjacent rental apartments (Mirage Bay) are approximately 500ft. from the existing building and is separated by a water management lake and an existing landscape buffer previously approved by the County.

Goal 39: Transportation and Land Use and Objectives 39.1 and 39.2, emphasize multi-modal transportation systems.

Policy 39.2.1 *Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation by:*

- *Promoting safe and convenient street, bicycle and pedestrian facility connectivity for easy access between modes.*
- *Utilizing short block lengths within urban Mixed Use Overlay areas.*

- *Providing transit service with an emphasis on urban Mixed Use Overlay areas.*
- *Incentivizing infill and redevelopment, mixed uses, pedestrian friendly design, and higher density in areas served by transit.*
- *Providing sidewalks along all roads and streets in urban areas, except where prohibited*

The proposed mixed use development incorporates the multi-modal transportation modes and would qualify as infill and redevelopment based on the undeveloped portion of the property being one of the few undeveloped parcels in the immediate area and based on the existing building proposed for expansion.

GOAL 53: POTABLE WATER INFRASTRUCTURE. Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.

The project will connect to the existing Lee County Utilities potable water infrastructure. The developer will incur any costs from the potable water services provided by Lee County Utilities.

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

Lee County Utilities shall service The Nest Development by tying into existing infrastructure for sanitary sewer service, water treatment and disposal.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. *To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.*

The project will be designed to meet or exceed standards set by FEMA and South Florida Water Management District (SFWMD) to reduce hazards to life, health and property created by flooding due to rainfall.

GOAL 63: GROUNDWATER. *To protect the County's groundwater supplies from those activities having the potential for depleting or degrading those supplies.*

The project will protect the ground water by installing erosion control protection such as silt fence and inlet protection during construction to prevent any erosion or sediment from entering the master stormwater management system. The stormwater management system will meet the SFWMD quality and quantity requirements and remove nutrients to pre- development conditions.

POLICY 67.3.1: *Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.*

POLICY 67.3.5: *Land uses and development will not be permitted to the extent that it could necessitate the relocation of schools due to pressures from incompatible uses.*

Policies 67.3.1 and 67.3.5. Both of these policies pertain to compatibility issues regarding schools. The subject property is immediately adjacent to the South Fort Myers High School.

The proposed building will be setback a minimum of 100ft. and will have an intervening stormwater area.

The School District has been contacted to coordinate on the development plans and to discuss and address any comments or concerns they may have.

GOAL 123: RESOURCE PROTECTION. *Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.*

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

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

The Stormwater Plan describes that development will be designed to meet all permitting requirements.

Goal 158: *Lee County will achieve and maintain a diversified and stable economy by providing positive business climate that assures maximum employment opportunities while maintaining high quality of life.*

The proposed mixed use allows for commercial and industrial uses which will provide additional employment opportunities provided by the Arthrex company. The Arthrex ALC project started off with approximately 50-60 employees and currently employs approximately 500 employees. The expansion is anticipated to employ approximately 1,350 employees in two shifts.

b) Meets this Code and other applicable County regulations or qualifies for deviations;
The Applicant is requesting to maintain one deviation previously approved per Z-03-071 that will allow the placement of trees and shrubs in an easement to be used as a buffer, so long as, specific conditions are met. The conditions that were required and are still relevant, are for the landscape buffer along Plantation Road within the 100-foot-wide FPL power line easement. The existing landscape buffer along the frontage of the current IPD parcel will be extended north along the frontage within the current RPD parcel. No other deviations are being requested at this time.

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

The area is developed with a wide variety of uses. Immediately adjacent uses include the South Fort Myers High School, Hammond Stadium/CenturyLink Sports Complex, International Diamond Center Office complex, the Mirage Bay rental apartments, and to the south is the Hope Preserve Mixed-Use Development that includes an Assisted Living Facility, Medical Offices, and undeveloped parcels. In addition, Gulf Coast Hospital complex is to the north of this site, at the corner of Metro Parkway and Daniels Parkway. A Publix shopping center is located at the intersection of Daniels Parkway and Six Mile Cypress Parkway. The proposed mixed use project will meet the requirements in the LDC for lighting, noise, and special setbacks for industrial uses. The County's Lee Plan promotes the density and intensity of this type of development. That said the project would be compatible with the surrounding area and meet the definition of Compatible in the LDC:

Compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

And in addition, the Planning industry standard definition of compatibility would support the proposed project.

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

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

The proposed project has two existing access points onto Plantation Road. No additional access points are proposed nor necessary.

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

As concluded in the enclosed TIS "Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated."
The public road network, transit and bike/pedestrian pathways in the area supports large-scale employment centers and mixed use development that provides sufficient multi-modal access to end users. There are existing sidewalks and two bus stops within a ¼ mile that are accessible to the project. See enclosed LeeTran and Bike/Pedestrian exhibits.

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

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

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

The project will be served by urban services as defined in the Lee Plan, including utilities, municipal water, sewer as well as provide the required stormwater quality and quantity. Availability Letter has been provided by the Lee County Utilities.

34-145(D)(4) A.2: FINDINGS/REVIEW CRITERIA FOR PLANNED DEVELOPMENTS.

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

The density and intensity proposed is appropriate given the existing Intensive Development FLUC and Mixed Use Overlay along with surrounding land uses and existing infrastructure and aligns with the current entitlements already on most of the site.

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.

Conditions have not yet been set.

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.

The proposed deviation allows the previously approved buffering along Plantation to be extended north along the frontage of the parcel being added to the project.

d) This request will not adversely affect environmentally critical areas and natural resources.

Based on the enclosed Environmental Data provide by Earth Tech Environmental, LLC there are no indigenous vegetation communities that exist and therefore no indigenous vegetation preservation is required. This conclusion was also supported by County staff for the previous zoning approvals. These conditions are due to historic agricultural use on the entire subject property.

Arthrex at Plantation

Deviation Request (approved previously per Z-03-071)

The Applicant is requesting to maintain one deviation previously approved per Z-03-071 that will allow the placement of trees and shrubs in an easement to be used as a buffer, so long as, specific conditions are met. The conditions that were required and are still relevant, are for the landscape buffer along Plantation Road within the 100-foot-wide FPL power line easement. The existing landscape buffer along the frontage of the current IPD parcel will be extended north along the frontage within the current RPD parcel.

The request and conditions are as follows:

Deviation 1 seeks relief from the LDC §10-421(a)(5) provision prohibiting trees and shrubs within an easement, to permit buffer shrubs and trees, which will be maintained at 14-foot heights through appropriate horticultural practices. Subject to the following conditions:

1. The development order must include an Alternate Landscape Betterment Plan (ALBP) designed and sealed by a Florida registered Landscape Architect.

2. All required trees, palms, and shrubs must be species native to Southwest Florida.

3. The ALBP must specify that General Trees and Parking Canopy Trees MAY NOT be permitted or planted within the FPL utility easement. General and Parking Canopy trees may be planted at other locations on site.

4. At least 60 General trees must be installed at a minimum height of 16 feet. Each large general tree installed will count as two required general trees.

5. If this site is developed as a warehouse, then a solid hedge must be installed along the southern and northern property lines, which consists of a single row of 24-inch-tall shrubs spaced 36 inches on center. The hedge must be maintained at 36 inches within one year of installation.

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JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Arthrex Logistics Center
(Plantation Road, Lee County, Florida)

July 8, 2024

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 240512)

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that the proposed Arthrex Logistics Center expansion will not adversely impact the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed expansion of the existing land use. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Because Arthrex Logistics Center expansion will not cause any transportation deficiencies to occur, the Developer will not be required to fund any off-site roadway improvements/mitigation, other than the payment of road impact fees, which will be used to fund a portion of the costs of area-wide improvements as established by Lee County's CIE and Long-Range Transportation Plan (LRTP). More specifically, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by Lee County's Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

Concurrency Review

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Plantation Road will have a project build-out traffic demand of 595 vphpd and a *v/c* ratio of 0.69.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,737 vphpd and a *v/c* ratio of 0.87. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,321 vphpd and a *v/c* ratio of 0.70. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Site-Related Roadway Improvements

The site currently has two (2) full accesses on Plantation Road. The northern access is aligned with the intersection of Crown Pointe Parkway and Plantation Road and the southern access is a "T" configuration intersection. Any site access modification details will be established at the time of acquiring final development approval.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Arthrex Logistics Center expansion.

Scope of Project

Development Scenario A

Arthrex Logistics Center is an existing an on-going enterprise which has one of its business campuses located on the west side of Plantation Road and offset to the north of Six Mile Cypress Parkway, within Lee County Florida. The existing facility consists of 46,000 square feet of office space which also has 210,000 square feet of business associated warehouse space. It is proposed to redevelop the site and expand the campus to have up to 510,000 square feet of light industrial floor space, 5,000 square feet of medical use and 105,000 square feet of office space.

The site currently has two (2) full accesses on Plantation Road. The northern access is aligned with the intersection of Crown Pointe Parkway and Plantation Road and the southern access is a "T" configuration intersection. Any site access modification details will be established at the time of acquiring final development approval.

Table A
Proposed Site Development Scenario A

Land Use	Existing Size	Proposed Size	Net Increase
Warehousing	210,000 s.f.	See below	See below
Light Industrial *(Includes Warehousing)*	0 s.f.	510,000 s.f.	+ 510,000 s.f. *(Includes Warehousing)*
Medical Office	0 s.f.	5,000 s.f.	+ 5,000 s.f.
Professional Office	46,000 s.f.	105,000 s.f.	+ 59,000 s.f.

Development Scenario B

As an alternative, the site could be redeveloped to consist of 528 multi-family dwelling units and 30,000 square feet of retail space.

Table B
Proposed Site Development Scenario B

Land Use	Existing Size	Proposed Size	Net Increase/Decrease
Warehousing	210,000 s.f.	0 s.f.	(-) 200,000 s.f.
Professional Office	46,000 s.f.	0 s.f.	(-) 46,000 s.f.
Mutli-Family	0 d.u.'s.	528 d.u.'s	+ 528 d.u.'s
Retail	0 s.f.	30,000 s.f.	+ 30,000 s.f.

Project Generated Traffic

Development Scenario A

Traffic which can be expected to be generated by Development Scenario A was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that the land use codes identified on Table 1A were the most appropriate uses in order to estimate the traffic generated by the project.

Table 1A of this report provides a detail of the trip generation computations for Development Scenario A, which are summarized below in Table C.

Table C
Development Scenario A - Trip Computations Summary
(Summation of Table 1A)

Net New Total Daily Trips (ADT)	Net New Total AM Trips (vph)	Net New Total PM Trips (vph)
2,911	616	243

The report finds that the project will generate more than 300 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "More Than 300 Trips".

Development Scenario B

Traffic which can be expected to be generated by Development Scenario B was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. In referencing the Trip Generation Manual, it was concluded that the land use codes identified on Table 1B were the most appropriate uses in order to estimate the traffic generated by the project.

Table 1B of this report provides a detail of the trip generation computations for Development Scenario B, which are summarized below in Table D.

Table D
Trip Computations Summary
(Summation of Table 1B)

Net New Total Daily Trips (ADT)	Net New Total AM Trips (vph)	Net New Total PM Trips (vph)
4,582	228	367

Development Scenario A vs. Scenario B

The report finds that Development Scenario A will generate significantly more AM peak hour trips than Development Scenario B. Therefore, this report will evaluate the project's impact based upon Development Scenario A.

Existing + Committed Roadway Conditions
Figure 1 and Table 2 depict the (E + C) surrounding roadway classifications. Tabel 2 also provides a detail of the adjacent roadways' adopted level of service standards.

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Project Generated Traffic Distribution
The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting and competing land uses, such as business, retail, medical and nearby residential areas. Table 2 and Figure 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by peak directional volume.

Area of Significant Impact
The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways.

Project Build-Out Conditions

In order to establish 2028 project build-out traffic conditions, the project traffic was added to the forecasted 2028 background build-out traffic volumes. The roadways' annual growth rates (AGR) were established based upon 6-year historical traffic data contained in Lee County's 2023 Traffic Count Report. In those cases where the annual growth rate was determined to be less than 2.0%, a minimum AGR of 2% was applied in order to forecast 2028 background traffic conditions. The minimum growth rate of 2% or greater was applied to the 100th highest hour traffic volumes published in the Lee County Concurrency Report. Table 3 provides a detail of the existing and 2028 background traffic conditions. Table 4 reflects the 2028 background plus project traffic conditions. Table 4 describes the traffic volumes based upon the 100th highest hour peak direction demand for all roads under review, as well as the applicable level of service. As determined, all roadways within the project's area of impact will continue to operate at acceptable levels of service at project build-out conditions.

Concurrency Review

Plantation Road (between Six Mile Cypress Parkway and Daniels Parkway) is classified as a two-lane arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Plantation Road will have a project build-out traffic demand of 595 vphpd and a *v/c* ratio of 0.69.

Six Mile Cypress Parkway (between Metro Parkway and Plantation Road) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,000 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,737 vphpd and a *v/c* ratio of 0.87. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Six Mile Cypress Parkway (between Plantation Road Daniels Parkway) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,900 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Six Mile Cypress Parkway will have a project build-out traffic demand of 1,321 vphpd and a *v/c* ratio of 0.70. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

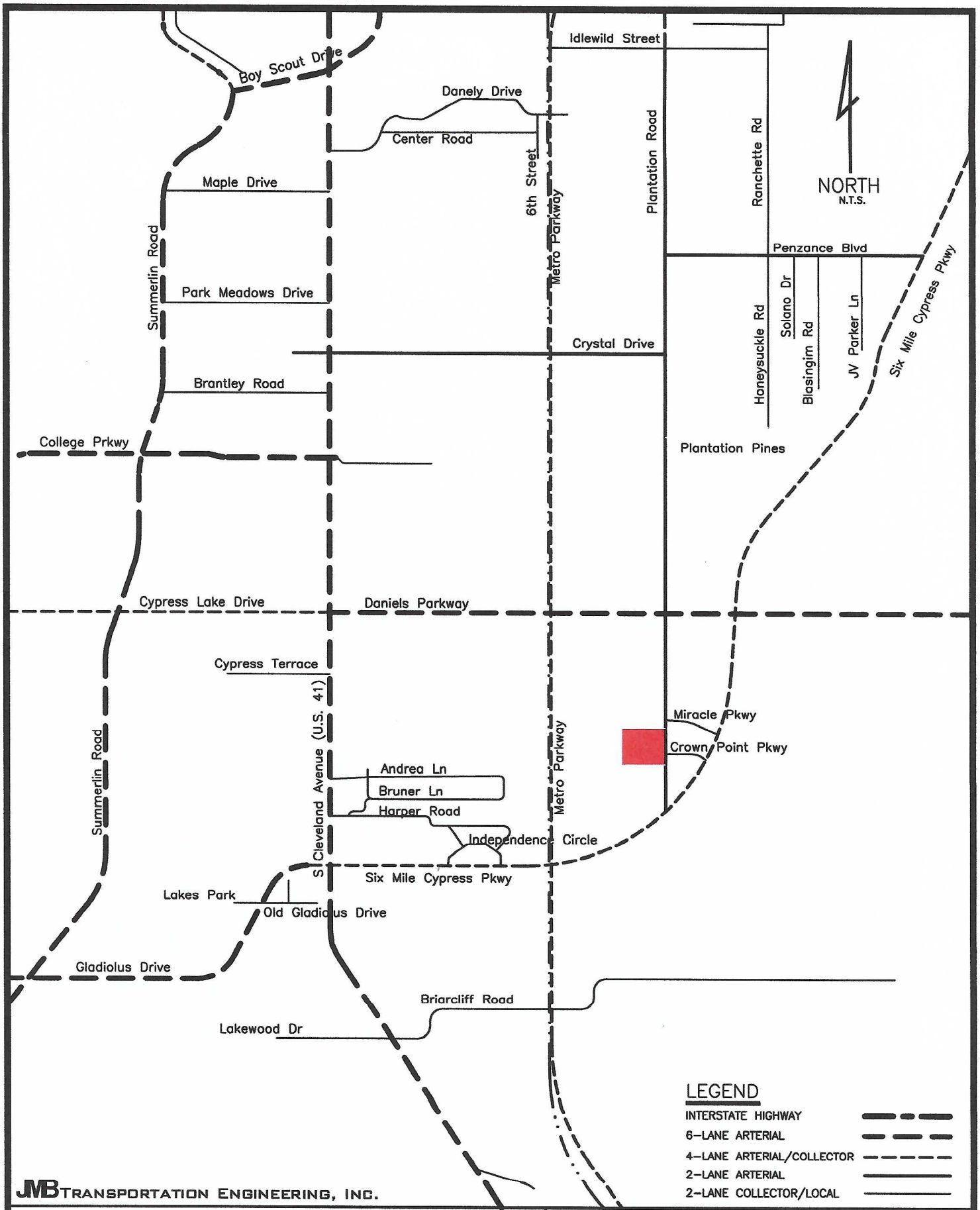
APPENDIX

Master Concept Plan

Figures 1 and 2

Tables 1A thru 4

Support Documents



Arthrex Logistics Center

July 1, 2024

Project Location & Roadway Classification

FIGURE 1

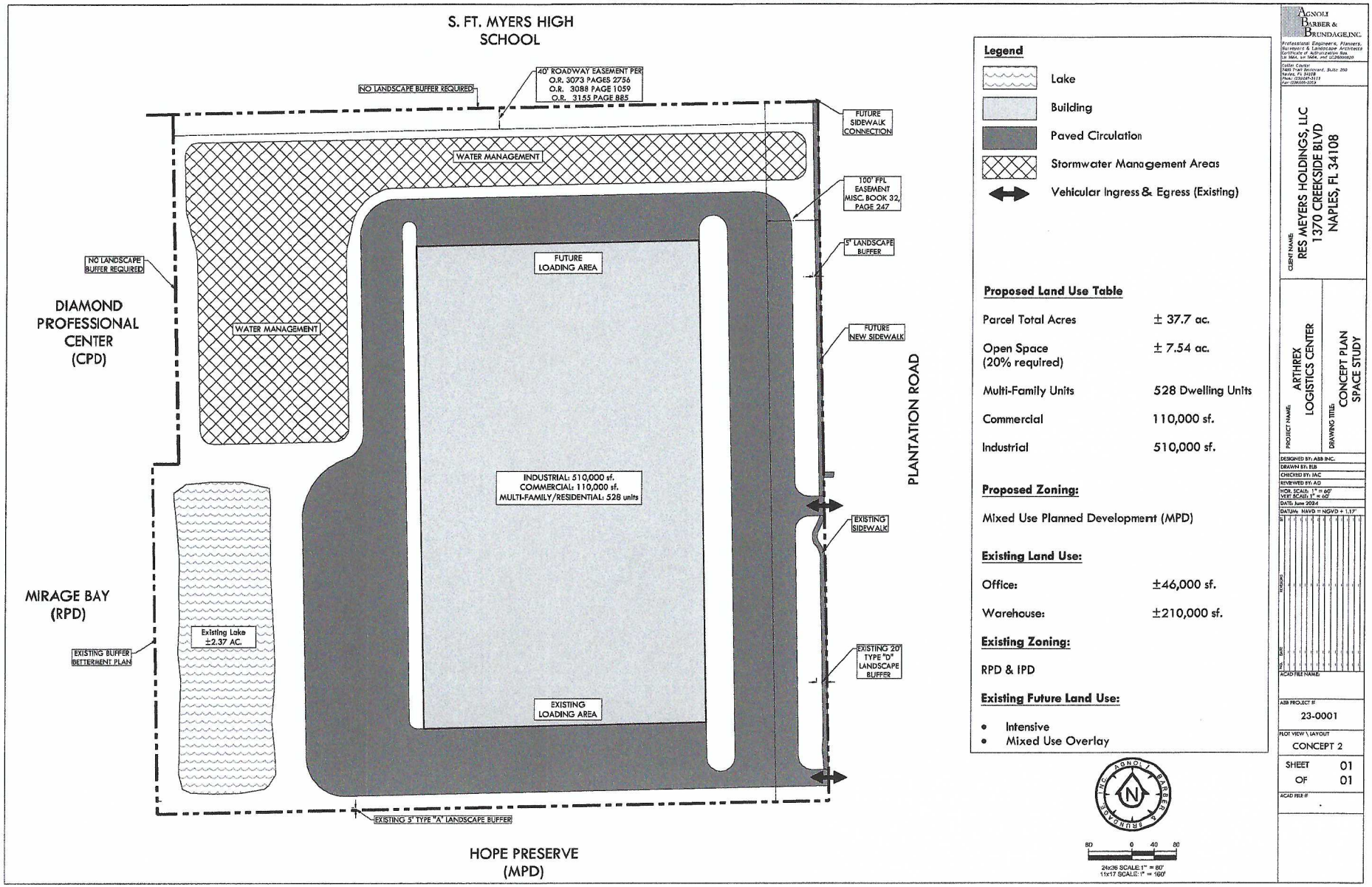


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TABLE 1A
TRIP GENERATION COMPUTATIONS
Arthrex - Plantation Road

DEVELOPMENT SCENARIO A

Land Use

Code	Land Use Description		Build Schedule
110	**General Light Industrial**		510,000 s.f.
720	**Medical-Dental Office**		5,000 s.f.
750	**Office Park**	Net new = 105 ksf - 46 ksf=	59,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 110	Daily Traffic (ADT) =	T = 3.76(X) + 50.17 =	**1,968 ADT**	
	AM Peak Hour (vph) =	T = 0.68(X) + 3.81 =	**351 vph**	309 / 42 vph
		88% Enter/ 12% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.72Ln(X)+0.65 =	**130 vph**	18 / 112 vph
		14% Enter/ 86% Exit =		
**********				
LUC 720	Daily Traffic (ADT) =	T= 42.97 (X) - 108.01 =	**107 ADT**	
	AM Peak Hour (vph) =	Ln(T) = 0.90Ln(X)+1.34 =	**16 vph**	13 / 3 vph
	7-9 AM	79% Enter/ 21% Exit =		
	PM Peak Hour (vph) =	T= 4.07(X) - 3.17 =	**17 vph**	5 / 12 vph
	4-6 PM	30% Enter/ 70% Exit =		
**********				
LUC 750	Daily Traffic (ADT) =	Ln(T) = 0.89Ln(X)+3.10 =	**836 ADT**	
	AM Peak Hour (vph) =	T= 0.94(X) + 194.06 =	**250 ADT**	222 / 27 vph
		89% Enter/ 11% Exit =		
	PM Peak Hour (vph) =	T= 1.26(X)+ 20.98 =	**95 ADT**	13 / 82 vph
		14% Enter/ 86% Exit =		
**********				
	TOTALS	Daily Traffic (ADT) =	**2,911 ADT**	
		AM Peak Hour (vph) =	**616 vph**	543 / 73 vph
		PM Peak Hour (vph) =	**243 vph**	37 / 206 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
Arthrex - Plantation Road

DEVELOPMENT SCENARIO B

Land Use Code	Land Use Description	Build Schedule
220	**Multi-Family (Low Rise)**	528 Units
822	**Strip Retail Plaza (<40k)**	30,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 220	Daily Traffic (ADT) =	T = 6.41(X) + 75.31 =	**3,460 ADT**	
	AM Peak Hour (vph) =	T = 0.31(X) + 22.85 =	**187 vph**	45 / 142 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	T = 0.43(X) + 20.55 =	**248 vph**	156 / 92 vph
		63% Enter/ 37% Exit =		
**********				
LUC 822	Daily Traffic (ADT) =	T= 42.20(X)+ 229.68 =	**1,496 ADT**	
< 40 k	AM Peak Hour (vph) =	Ln(T) = 0.66Ln(X)+1.84 =	**59 vph**	36 / 24 vph
	7-9 AM	60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.71Ln(X)+2.72 =	**170 vph**	85 / 85 vph
	4-6 PM	50% Enter/ 50% Exit =		

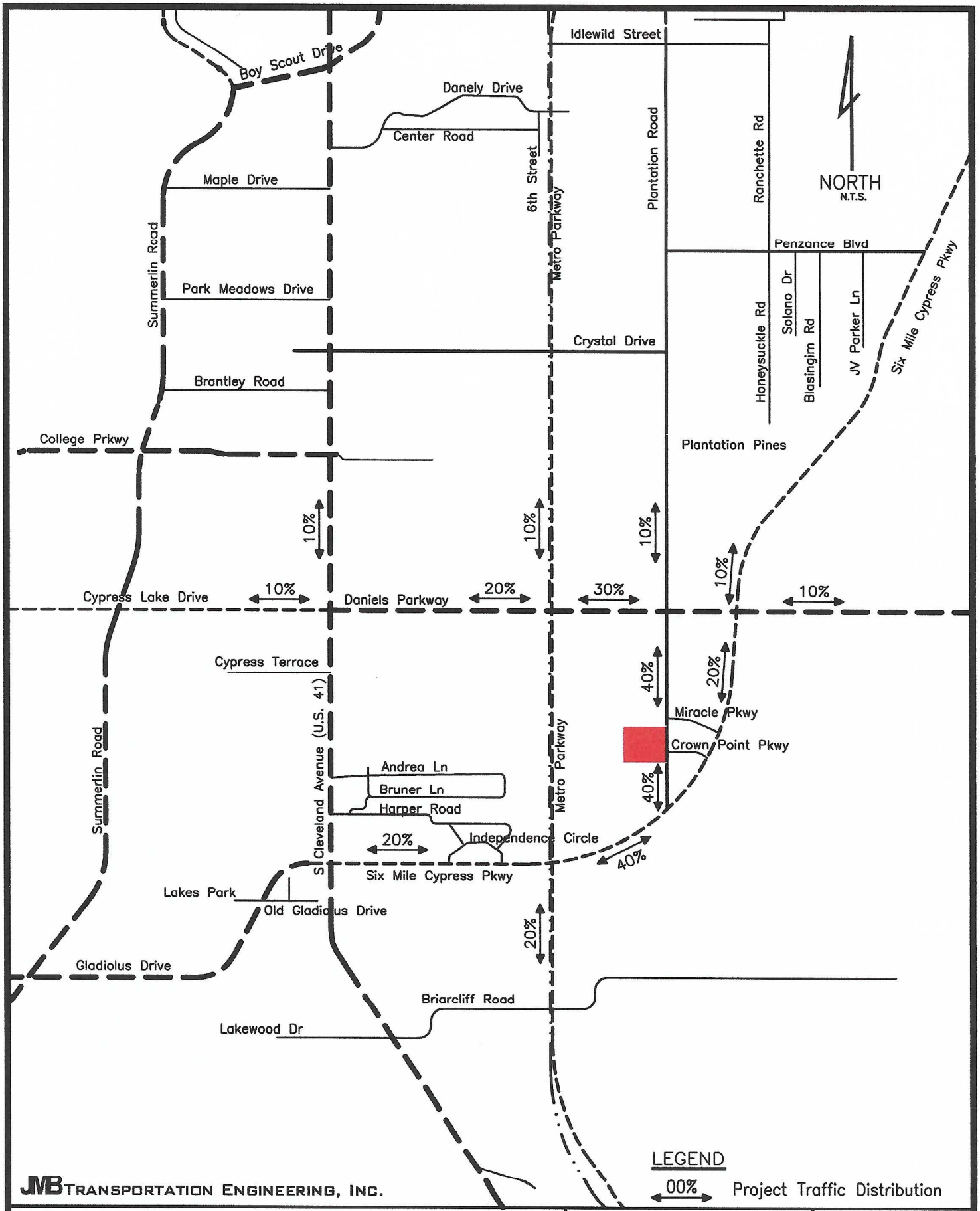
Pass-by Trips per ITE= Ln(T) = -0.29Ln(X) + 5.00 = **55%**

Per Lee County ADT = Pass-by = 25% ADT and 30% AM & PM

 # Daily Pass-by Rate

 # AM & PM Pass-by Rate

	Pass-by Daily Traffic (ADT) =	**374 ADT**	
	Pass-by AM Peak Hour (vph) =	**18 vph**	11 / 7 vph
	Pass-by PM Peak Hour (vph) =	**51 vph**	25 / 26 vph
	**********		
	New Daily Traffic (ADT) =	**1,122 ADT**	
	New AM Peak Hour (vph) =	**42 vph**	25 / 17 vph
	New PM Peak Hour (vph) =	**119 vph**	60 / 59 vph
**********			
TOTALS	Daily Traffic (ADT) =	**4,582 ADT**	
	AM Peak Hour (vph) =	**228 vph**	70 / 158 vph
	PM Peak Hour (vph) =	**367 vph**	216 / 151 vph



JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

July 1, 2024

Project-Generated Traffic Distribution

FIGURE 2

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) = 543

		Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	LOS "C" Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact	Adopted Service Volume Pk Direction (vphpd)
Cypress Lake Drive	Winkler to Summerlin Rd	4LD	8%	43	590	7.4%	NO	1940
	Summerlin Rd to U.S. 41	6LD	10%	54	1360	4.0%	NO	2940
Daniels Pkwy	U.S. 41 to Metro Pkwy	6LD	20%	109	2680	4.1%	NO	2680
	Metro Pkwy to Plantation Rd	6LD	30%	163	2680	6.1%	NO	2680
	Plantation Rd to Six Mile Cypress	6LD	0%	0	3040	0.0%	NO	3040
	Six Mile Pkwy to Palomino	6LD	10%	54	3040	1.8%	NO	3040
	W. of I-75	6LD	20%	109	3040	3.6%	NO	3040
Gladiolus Drive	Summerlin Road to U.S. 41	6LD	20%	109	2900	3.7%	NO	2900
Metro Parkway	S. of Six Mile Cypress	6LD	20%	109	2100	5.2%	NO	2814
Plantation Road	S. of Idelwild	2LN	10%	54	550	9.9%	NO	860
	N. of Daniels Pkwy	2LN	10%	54	550	9.9%	NO	860
	Site to Daniels Pkwy	2LN	40%	217	550	39.5%	YES	860
	Six Mile Cypress to Site	2LN	40%	217	550	39.5%	YES	860
Six Mile Cypress Pkwy	U.S. 41 to Metro Parkway	4LD	20%	109	2000	5.43%	NO	1900
	Metro Pkwy to Plantaion Rd	4LD	40%	217	2000	10.86%	YES	2000
	Plantation Rd to Daniels Pkwy	4LD	20%	109	2000	5.43%	NO	2000
	Daniels Pkwy to Challenger	4LD	10%	54	1900	2.86%	NO	1900
	Challenger to Colonial	6LD	10%	54	2860	1.90%	NO	2860

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TABLE 3
ROADWAY LINK VOLUMES

		Base Year Traffic Count (ADT)	2022 2023 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	2023 Peak Hour PK Direction (VPHPD)	2024 Peak Hour PK Direction (VPHPD)	2028 Peak Hour PK Direction (VPHPD)
Plantation Road	S. of Idelwild	14200	11700	6	-3.18%	2.00%	702	716	775
	N. of Daniels Pkwy	14200	11700	6	-3.18%	2.00%	702	716	775
	Six Mile Cypress to Site	5400	5700	6	0.91%	2.00%	342	349	378
Six Mile Cypress Pkwy	Metro Pkwy to Plantaion Rd	30600	32500	6	1.01%	1.01%	1549	1565	1629
	Plantation Rd to Daniels Pkwy	15400	20200	8	3.45%	3.45%	1069	1106	1267
	Daniels Pkwy to Challenger	14000	20200	8	4.69%	4.69%	1038	1087	1305

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TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		2024 Peak Hour PK Direction (vphpd)	2024 Peak Hour PK Direction LOS	2028 Peak Hour PK Direction (vphpd)	2028 Peak Hour PK Direction LOS	Project Peak Hour PK Direction (vphpd)	2028 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	2028 Build-Out Peak Hour PK Direction LOS
Plantation Road	S. of Idelwild	716	D	775	D	54	829	860	0.96	D
	N. of Daniels Pkwy	716	D	775	D	54	829	860	0.96	D
	Site to Daniels Pkwy	349	C	378	C	217	595	860	0.69	C
	Six Mile Cypress to Site	349	C	378	C	217	595	860	0.69	C
Six Mile Cypress Pkwy	Metro Pkwy to Plantaion Rd	1565	D	1629	D	109	1737	2000	0.87	D
	Plantation Rd to Daniels Pkwy	1106	C	1267	C	54	1321	1900	0.70	C
	Daniels Pkwy to Challenger	1087	B	1305	B	54	1360	2860	0.48	B

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	326	0.38	C	343	0.40	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,668	0.90	E	2,804	0.94	[4]
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,928	0.65	D	2,027	0.68	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,795	0.60	D	1,886	0.63	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	E	2,697	0.95	E	2,835	1.00	[4]
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	E	2,550	0.90	E	2,680	0.94	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,116	0.70	B	2,224	0.73	[4]
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	347	0.40	C	365	0.42	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	E	901	0.47	E	947	0.50	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	E	1,764	0.93	E	1,854	0.98	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	E	1,080	0.57	E	1,135	0.60	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,222	0.62	C	1,337	0.68	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	464	0.41	F	1,213	1.06	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	534	0.62	D	561	0.65	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	387	0.45	C	407	0.47	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,169	0.60	D	1,228	0.63	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,447	0.75	D	1,521	0.78	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,049	0.70	D	2,154	0.73	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,318	0.86	D	2,436	0.91	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,985	0.98	F	3,141	1.03	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,962	0.91	E	3,113	0.95	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	2,772	0.85	E	2,914	0.89	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,232	1.03	F	2,453	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	426	0.50	C	448	0.52	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	E	1,932	0.73	E	2,031	0.76	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	E	2,069	0.78	E	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,479	0.93	E	2,605	0.98	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	E	2,024	0.72	E	2,127	0.76	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,580	0.56	C	1,660	0.59	[4]
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	503	0.59	D	574	0.67	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	34	0.04	C	36	0.04	[4]
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	374	0.51	A	393	0.54	[4]; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	606	0.84	C	637	0.88	[4]; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	722	1.08	F	759	1.13	constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	E	740	0.37	E	916	0.46	non-county maint; T and T DRI/W Cyp Vw CPD

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LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	426	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	376	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	F	1,208	1.04	F	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	(4)
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	(4)
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	381	0.38	C	400	0.40	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	0.15	C	137	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	F	1,056	1.17	F	1,110	1.23	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	E	897	1.00	F	943	1.05	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,278	0.67	C	1,343	0.71	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,426	0.51	C	1,499	0.53	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,618	0.57	C	1,701	0.60	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,204	1.16	F	2,316	1.22	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	C	1,547	0.80	C	1,724	0.89	River Hall Country Club Phase II
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,336	0.75	C	1,404	0.79	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,138	0.64	C	1,196	0.67	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	352	0.41	C	414	0.48	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	194	0.23	C	204	0.24	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	151	0.18	C	174	0.20	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	661	0.70	E	707	0.74	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	D	1,823	0.96	F	1,916	1.01	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	C	1,555	0.82	D	1,634	0.86	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	535	0.62	D	566	0.66	(4)
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	256	0.30	C	396	0.46	(4); Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	256	0.30	C	269	0.31	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	342	0.40	C	359	0.42	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	702	0.82	D	737	0.86	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	726	0.41	C	763	0.43	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	E	954	0.50	E	1,003	0.53	(4)
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	E	1,397	0.74	E	1,469	0.78	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	E	1,021	0.54	E	1,073	0.57	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	664	0.77	Stoneybrook North
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	107	0.12	C	127	0.15	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	107	0.12	C	112	0.13	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	406	0.47	C	427	0.50	(4)
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,063	0.56	C	1,117	0.59	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,063	0.56	C	1,117	0.59	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	730	0.62	C	767	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	730	0.62	C	767	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	496	0.58	C	521	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	1,035	0.91	E	1,088	0.95	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	243	0.28	C	255	0.30	(4)
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	D	1,897	1.00	F	1,994	1.05	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,549	0.77	B	1,628	0.81	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	E	1,205	0.63	E	1,362	0.72	unincorporated Lee Co; Cr Mnr RPD/Ok Vill RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	E	1,136	0.60	E	1,194	0.63	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	B	1,136	0.40	B	1,194	0.42	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	365	0.36	C	384	0.38	(4)
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	631	0.69	D	663	0.73	(4)
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766	F	778	1.02	F	818	1.07	

All

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Updated 5/29/2024		Daily Traffic Volume (AADT)										
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
PLANTATION RD	N OF SIX MILE CYPRESS	521	5500		6400		5100		4700		5700	
PONDELLA RD	E OF PINE ISLAND RD	373		12000		14900				18200		20500
PONDELLA RD	E OF ORANGE GROVE BLVD											
PONDELLA RD	E OF BETMAR BLVD	34	19000	20000	21000	21300	21600	22000	20800	23600	24900	25400
PONDELLA RD	W OF BUSINESS 41	374	17100		19800					24500		
RAY AVE	N OF MEADOW RD	533						4900				
RIVER RANCH RD	S OF CORKSCREW RD	466								2200		
SAN CARLOS BLVD	S OF PRESCOTT ST	8	22800	22400	22400	22800	22000	22100	22700	24000		
SAN CARLOS BLVD	S OF PINE RIDGE	127							23200	28000	28400	
SANIBEL BLVD	E OF US 41	467	7300		8900		9400				9700	
SANTA BARBARA BV	S OF SW 22 TERR	54	22800	24900	25000	24400	23900	24200	29700			
SANTA BARBARA BV	S OF SW 28 ST	55	23400	24800	25200	25700	26100	26300	24700	26500	26800	27900
SENTINELA BLVD	E OF MOORE AVE	478										2800
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387	26700		30600		32700		29600		32500	
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388	17000	18200	20200	20500	21900	23300	19400		23500	
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	15200	18000	17800	18300	19300	19900	17600	20200	20700	20700
SLATER RD	N OF BAYSHORE RD (SR 78)	389		7600		7600						9600
STALEY RD	S OF ORANGE RIVER BLVD	398		2600		3900		4300				
STRINGFELLOW BLVD	N OF CASTILE RD	27	4200	4400	4500	4600	4600	4600	4500	4400	5000	5000

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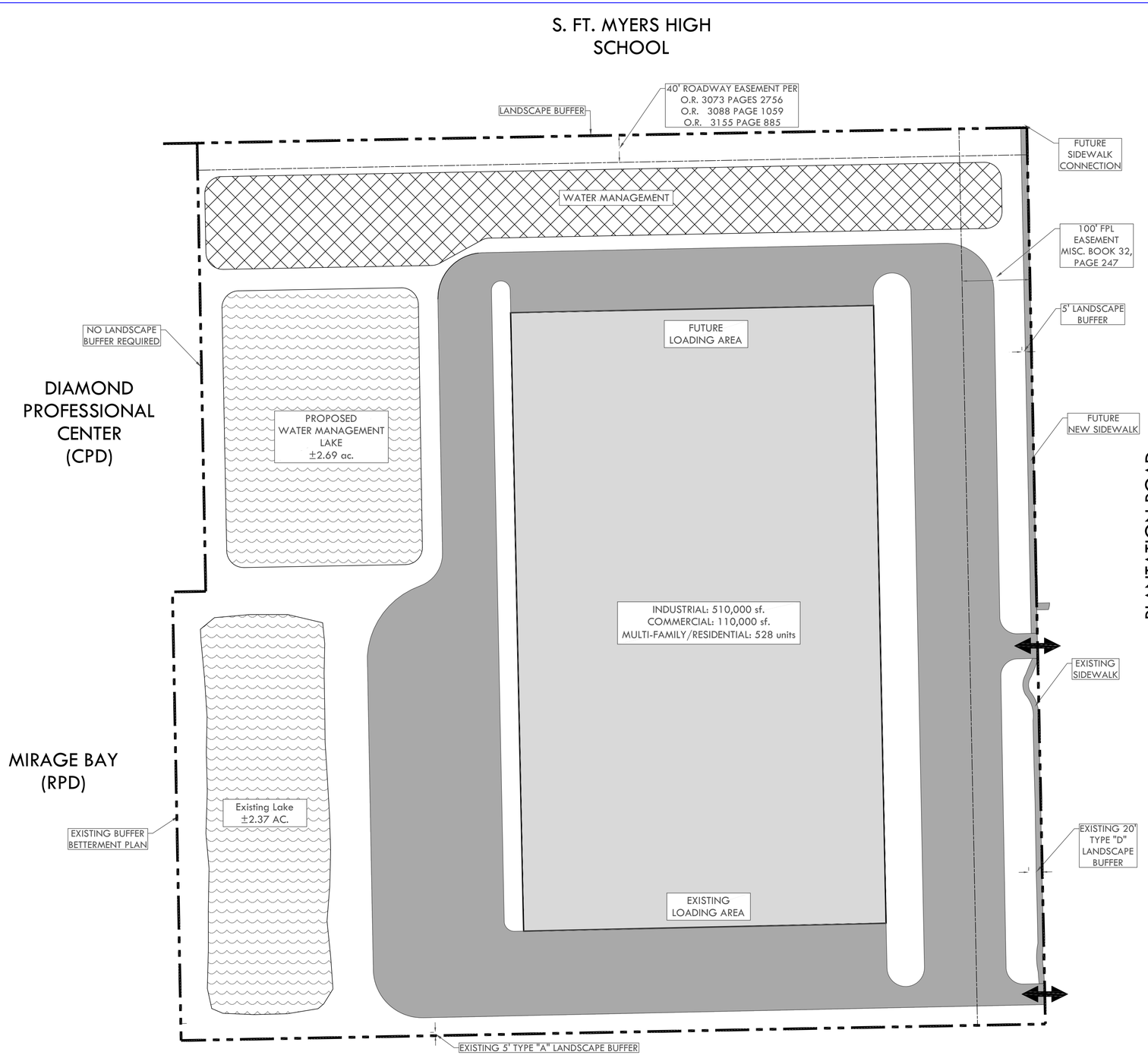
Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OLD 41 RD	N OF COLLIER CO LINE	16	13000	13700	13600	14000	14700	14900	13400	15400	15500	15600
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	5800	8100	8400	8600	8800	9700	10400		8300	
ORTIZ AVE	N OF COLONIAL BLVD	354	15000		16300		15500		14600		20600	
ORTIZ AVE	N OF M.L.K. BLVD (SR 82)	355	14300		20600		15200				17500	
ORTIZ AVE	N OF BALLARD RD											
ORTIZ AVE	N OF TICE ST	356	6800	6800	7400	7000	7100	7100	6200		7500	
PALM BEACH BLVD (SR 80)	W OF SHOEMAKER BLVD	117							14900	18600	19300	20600
PALM BEACH BLVD (SR 80)	W OF SR 31	5	27600	30100	32900	33700	35200	36700	34000	39200		
PALM BEACH BLVD (SR 80)	W OF BUCKINGHAM RD	118							26500	34700	36500	36200
PALOMINO RD	N OF DANIELS	501	6700		8200		8900		8600		8300	
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	1800									
PINE ISLAND RD	@ MATLACHA PASS	3	10800	11400	11500	11500	11600	11800	11300			
PINE ISLAND RD (SR 78)	E OF PONDELLA RD	49	25000	26800	28000	29100	29900	29700	27400	30000	30800	32300
PINE ISLAND RD (SR 78)	EAST OF MERCHANTS CROSSING	108		26100	28500	30400	30100	29300	28300	29600	27000	26700
PINE ISLAND RD (SR 78)	E OF SW 19TH AVE	57		13300	13700	14400	14200	13400		18600	20400	21800
PINE ISLAND RD (SR 78)	W OF NICHOLAS BLVD	113							30300	36900	39000	39900
PINE RIDGE RD	N OF SUMMERLIN RD	368		5600		5600						6400
PINE RIDGE RD	S OF McGREGOR BLVD	367	4600	5500	5600	5200	5300	5800	5500		5400	5400
PLANTATION RD	S OF COLONIAL BLVD	328		11000	14300	13100	12700	14900	8400	12100		
PLANTATION RD	N OF DANIELS PKWY	370	12400		14200		11900		12200		11700	

A13

DCI2024-00034 Lee County ePlan
Original application dated 08-19-2024

DCI2024-00034 Lee County ePlan

Original application dated 08-19-2024



Legend

- Lake
- Building
- Paved Circulation
- Stormwater Management Areas
- Vehicular Ingress & Egress (Existing)
- Heritage Tree (Laurel Oak)

Proposed Land Use Table

Parcel Total Acres	± 37.7 ac.
Open Space (20% required)	± 7.54 ac.
Multi-Family Units	528 Dwelling Units
Commercial	110,000 sf.
Industrial	510,000 sf.

Proposed Zoning:

Mixed Use Planned Development (MPD)

Existing Land Use:

Office:	±46,000 sf.
Warehouse:	±210,000 sf.

Existing Zoning:

RPD & IPD

Existing Future Land Use:

- Intensive
- Mixed Use Overlay

80 0 40 80

24x36 SCALE: 1" = 80'
11x17 SCALE: 1" = 160'

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Nos. LB 3664, EB 3664, and LC26000620
Collier County: 7400 Trail Boulevard, Suite 200 Naples, FL 34108 Phone: (239)597-3111 Fax: (239)566-2203

CLIENT NAME: RES MEYERS HOLDINGS, LLC 1370 CREEKSIDE BLVD NAPLES, FL 34108

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: CONCEPT PLAN SPACE STUDY

DESIGNED BY: ABB INC.
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: AD
HOR. SCALE: 1" = 40'
VERT SCALE: 1" = 60'
DATE: July 2024
DATUM: NAVD = NGVD + 1.17'

NO.	DATE	BY
REVISIONS		

ACAD FILE NAME:

ABB PROJECT # 23-0001

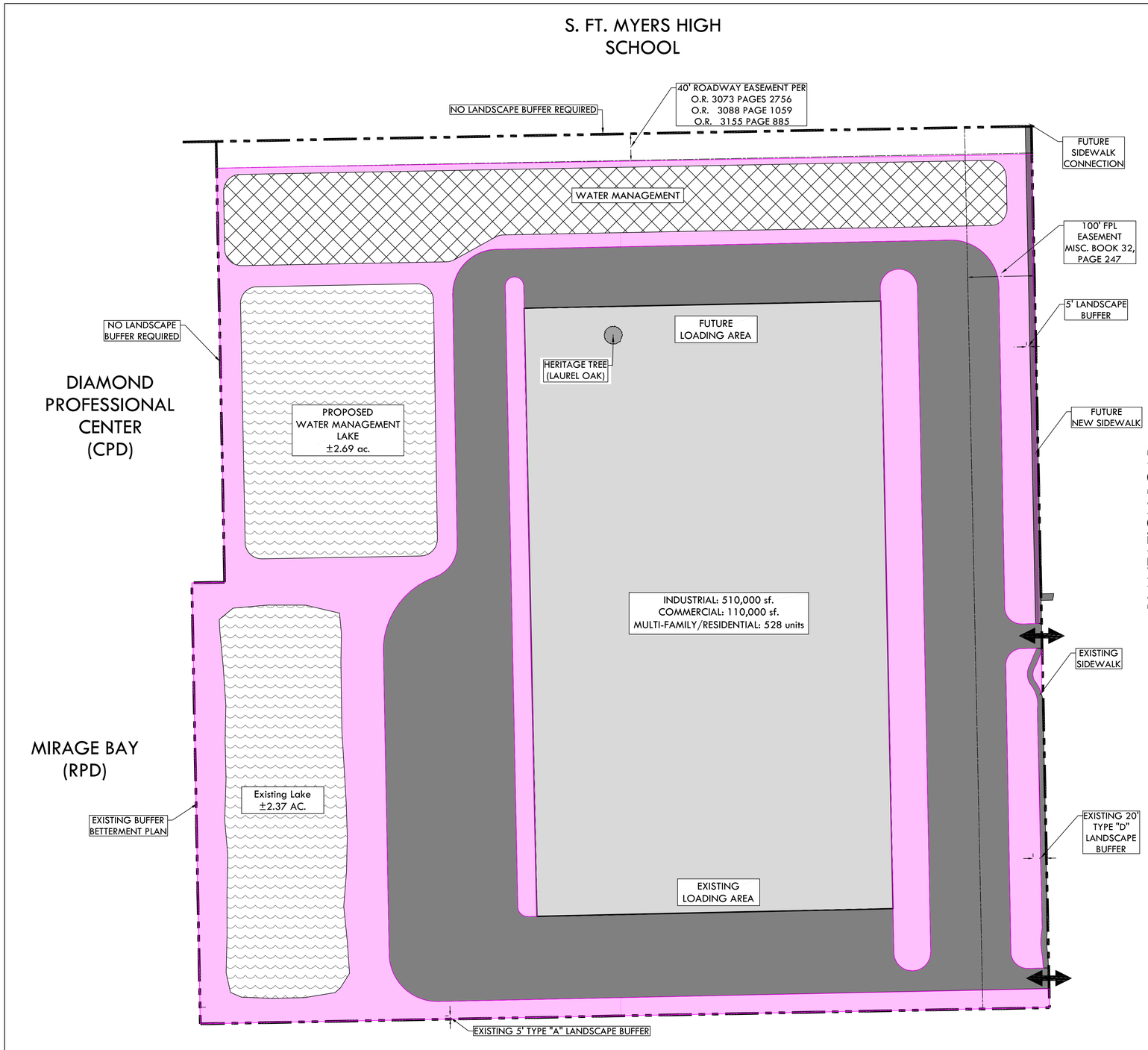
PLOT VIEW \ LAYOUT: CONCEPT 2

SHEET 01 OF 01

ACAD FILE # .

DCI2024-00034 Lee County ePlan

Original application dated 08-19-2024



Legend

- Open Space
- Lake
- Building
- Paved Circulation
- Stormwater Management Areas
- Vehicular Ingress & Egress (Existing)

MPD +/- 37.7 acres

Open Space Required: 20% = 7.54 acres

Open Space Provided: ±7.54 acres

Note:
Impervious area includes buildings, drives, parking, and sidewalks.

Note:
Open space areas include buffers, 25% lake, dry detention areas, grassed area, landscaped areas.

80 0 40 80

24x36 SCALE: 1" = 80'
11x17 SCALE: 1" = 160'

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Nos. LB 3664, EB 3664, and LC26000620
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
Phone: (239)597-3111
Fax: (239)566-2203

CLIENT NAME: RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: OPEN SPACE

DESIGNED BY: ABB INC.
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: AD
HOR. SCALE: 1" = 60'
VERT SCALE: 1" = 60'
DATE: July 2024
DATUM: NAVD = NGVD + 1.17'

REVISIONS: NO. | DATE | BY

ACAD FILE NAME:

ABB PROJECT #
23-0001

PLOT VIEW \ LAYOUT
CONCEPT 2

SHEET 01
OF 01

ACAD FILE #
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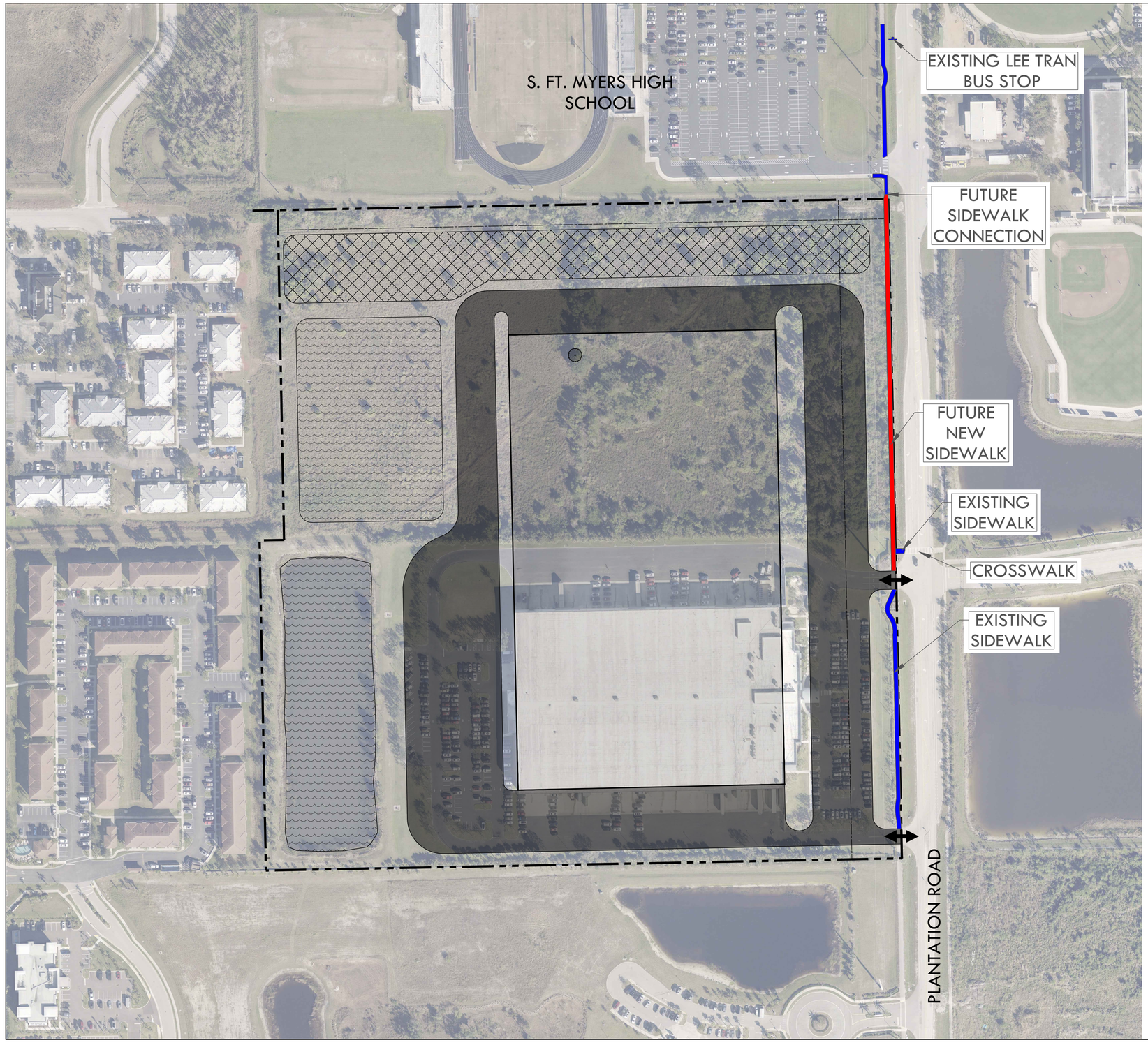


Legend

- EXISTING SIDEWALK
- FUTURE SIDEWALK

100 0 50 100

24x36 SCALE: 1" = 100'
11x17 SCALE: 1" = 50'

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Nos. LB 3664, EB 3664, and LC26000620
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
Phone: (239)597-3111
Fax: (239)566-2203

CLIENT NAME:
RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME:
ARTHREX
LOGISTICS CENTER

DRAWING TITLE:
LEE TRANSIT ACCESS

DESIGNED BY: ABB INC.
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: AD
HOR. SCALE: 1" = 60'
VERT SCALE: 1" = 60'
DATE: July 2024
DATUM: NAVD = NGVD + 1.17'

NO.	DATE	REVISIONS

ACAD FILE NAME:

ABB PROJECT #
23-0001

PLOT VIEW \ LAYOUT
CONCEPT 2

SHEET 01
OF 01

ACAD FILE #
.

Arthrex at Plantation

Schedule Of Uses

- Accessory Uses and Structure
- Administrative Offices
- Atm (Automatic Teller Machine)
- Banks and Financial Establishments: Group I and II
- Broadcast Studio, Commercial Radio, And Television
- Business Services: Group I And II
- Caterers
- Cleaning and Maintenance Services
- Clothing Stores, General
- Clubs: All Cold Storage, Precooling, Warehouse and Processing Plant- No Meat, No Fish
- Communication Facility, Wireless
- Computer and Data Processing Services
- Consumption On Premises (Restaurant Group III)
- Convenience Food and Beverage Store
- Day Care Center, Child, Adult
- Drive-Through Facility for Any Permitted Use
- Drugstore, Pharmacy
- Dwelling Unit: Multiple-Family
- Emergency Operations Center
- EMS, Fire or Sheriff's Station
- Entrance Gates and Gatehouse
- Essential Services
- Essential Service Facilities: Group I
- Factory Outlets (Point of Manufacture Only)
- Fences, Walls
- Food and Beverage, Limited
- Food Stores: Group I
- Freight and Cargo Handling Establishments
- Furniture and Fixtures, Manufacturing
- Gasoline Dispensing System, Special
- Gift and Souvenir Shop
- Hardware Store

- Health Care Facilities: All Groups
- Hobby, Toy and Games Shops
- Household and Office Furnishings: All Groups
- Insurance Companies
- Laundry or Dry Cleaning: Group I
- Leather and Leather Products, Manufacturing, Group II
- Library
- Measuring, Analyzing and Controlling Instruments, Manufacturing
- Medical Office
- Models: Display Center and Unit
- Motion Picture Production Studio
- Non-Store Retailers: All Groups
- Parcel and Express Services
- Paint, Glass, and Wallpaper
- Parks: Group I
- Parking Lot, Accessory
- Personal Services: Group II
- Pharmacy
- Photo Finishing Laboratories
- Place Of Worship
- Post Office
- Printing and Publishing Services
- Processing and Warehousing
- Real Estate Sales Office
- Religious Facilities
- Repair Shops: Groups I, II, III
- Research and Development Laboratories: Groups II and IV
- Residential Accessory Uses
- Restaurant: Fast Food
- Restaurants: Groups I-III
- Retail And Wholesale Sales
- Rubber and Plastics Products, Manufacturing Group II
- Schools, Commercial, Noncommercial
- Signs, In Accordance with Chapter 30
- Social Services: Groups I and II
- Specialty Retail Shops: All Groups

- Storage: Indoor & Open (per LDC Section 34-3005(b))
- Studios
- Temporary Uses
- Textile Mill Products, Manufacturing Groups I and II
- Theater, Indoor
- Used Merchandise Stores: All Groups
- Variety Store
- Warehouse: All
- Wholesale establishments: Group III

Arthrex at Plantation

PROPERTY DEVELOPMENT REGULATIONS

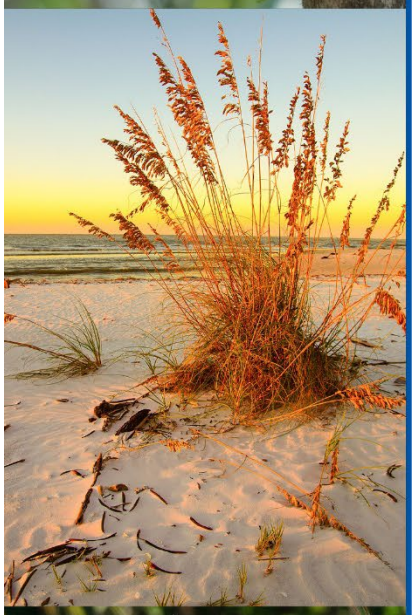
TABLE 1: Intensity and Density

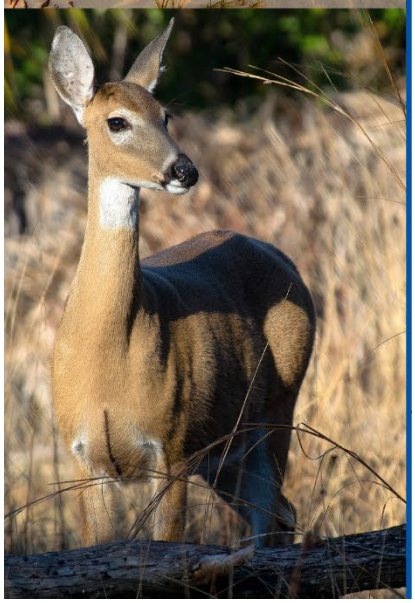
USE CATEGORY	TYPE OF USE	INTENSITY/DENSITY	*Notes*
Non-Residential	Commercial Industrial	Max. 110,000 S.F. Max. 510,000 S.F.	Max Retail: 30,000sf Max Medical: 5,000sf
Residential	Multi-family	Max. 528 total units	

TABLE 2: Development Regulations

GENERAL PARAMETERS		
Category	**Requirement**	**Notes**
Maximum Lot Coverage:	60 percent	
Maximum Building Height:	55 feet	Residential (max. 4 habitable stories)
Open Space:	20%	Per mixed use overlay.
Minimum Lot Area:	10,000 square feet	
Minimum Lot Dimensions:	Width: 100 feet Depth: 100 feet	
Minimum Setback from Development Perimeter Boundaries:	25 feet	If adjacent to residentially zoned property under separate ownership, then pursuant to LDC Section 34-2443.
RESIDENTIAL USES		
Setbacks	**Requirement**	**Notes**
Minimum Front (Street):	10 feet	Or the minimum width of abutting required buffer, whichever is greater.
Minimum Rear:	10 feet	
Minimum Side:	5/0’ feet	Zero ft. if have a common wall.
Min. Building Separation:	20 feet	
Water Body:	10 feet/0' from Lake Maintenance Easement (LME)	
NON-RESIDENTIAL USES		
Setbacks	**Requirement**	**Notes**
Minimum Front (Street):	25 feet	Or the minimum width of abutting required buffer, whichever is greater
Minimum Rear:	5 feet	
Min. Side Yard:	15 feet	
Minimum: Building Separation	20/0 feet	Zero ft. for common walls
Water Body:	20 feet/0' from LME	







ARTHREX AT PLANTATION

Environmental Data for RZ & DO

SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

Arthrex, Inc
c/o Trent Lewis
c/o David Bumpous
1370 Creekside Boulevard
Naples, FL 34108

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

July 2024

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

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Figure 2 USGS Quadrangle Map

Figure 3 Anticipated Jurisdictional Wetlands Map

Figure 4 NRCS Soils Map

Figure 5 FLUCCS Map

APPENDICES

Appendix A Full Size Exhibits

Appendix B Historic Rezone Approval (Z-06-093)

Appendix C Protected Species Survey

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

INTRODUCTION

The purpose of this document is to satisfy the Environmental Requirements for Lee County regarding a Rezone (RZ) and a Development Order (DO) for Arthrex at Plantation (Subject Property).

PROPERTY LOCATION

The Subject Property consists of two parcels (Strap #30-45-25-00-00002.1030, #30-45-25-00-00002.103A) and is located east of Metro Parkway and west of 6 Mile Cypress Parkway, in Lee County, Florida. According to the boundary provided by the project engineer the overall Subject Property totals approximately 37.82 acres.

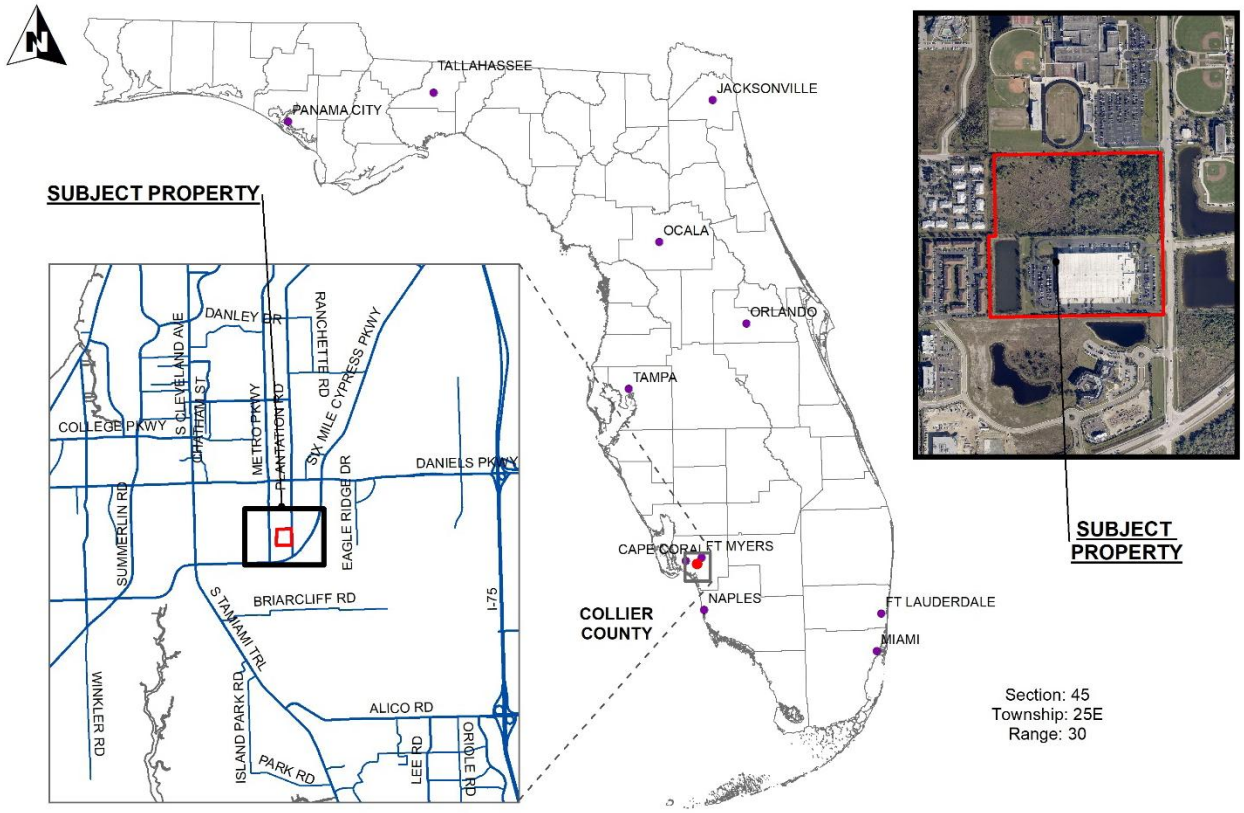

Figure 1. *Site Location Map*

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ENVIRONMENTAL REQUIREMENTS

A. TOPGRAPHY: 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.].

Site elevations range from 10' to 15' NAVD. See Figure 2 below for USGS Quadrangle Map.

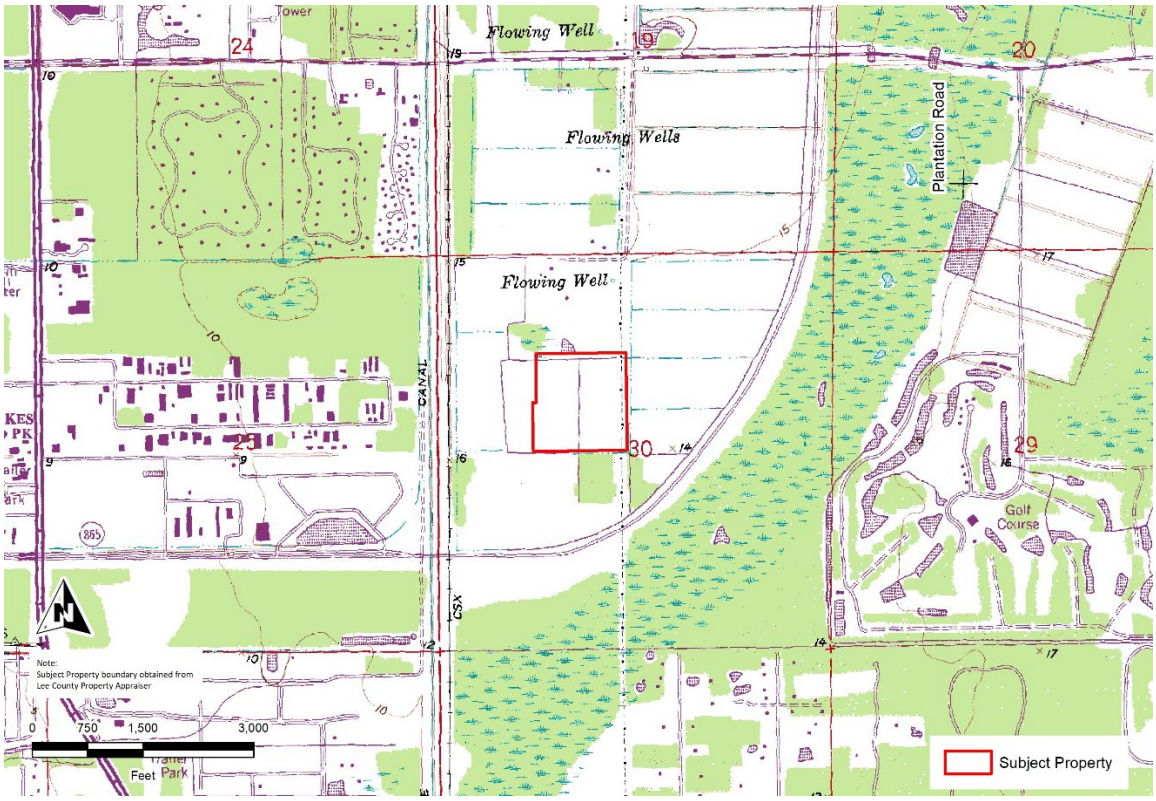

Figure 2. *USGS Quadrangle Map*

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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 LCDLDC Section 10-473(f)].

The Subject Property currently contains the following environmentally sensitive lands:

- *211H, Improved Pasture, hydric – This community would likely be deemed a wetland according to agency F.A.C. 62-340 guidelines.*
- *500, Other Surface Waters – This community consists of a man-made cow pond and a man-made water management lake that would likely be considered an Other Surface Water (OSW).*
- *513, Ditch – This community is a man-made ditch that would likely be considered an OSW.*

A protected species survey is included in Appendix C.



Figure 3. *Wetlands & Other Surface Waters (OSW) Location Map*

C. PRESERVATION/CONSERVATION OF NATURAL FEATURES: Describe how the lands listed in PART 6.B. above will be protected by the completed project.

A historic rezone, Z-06-093, was approved in 2007 and it appears there were no indigenous open space requirements at the time of approval. Please reference Z-06-093 in Appendix B. Because of historic agricultural use on the entire Subject Property, no indigenous vegetation communities remain. Recruitment of native vegetation appears to be minimal over time and relatively high exotic vegetation was observed during the site visit. Based on these items, there should be no indigenous requirements for the current request.

D. SHORELINE STABILIZATION: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

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.]

See Figure 4 below for NRCS Soils Map.

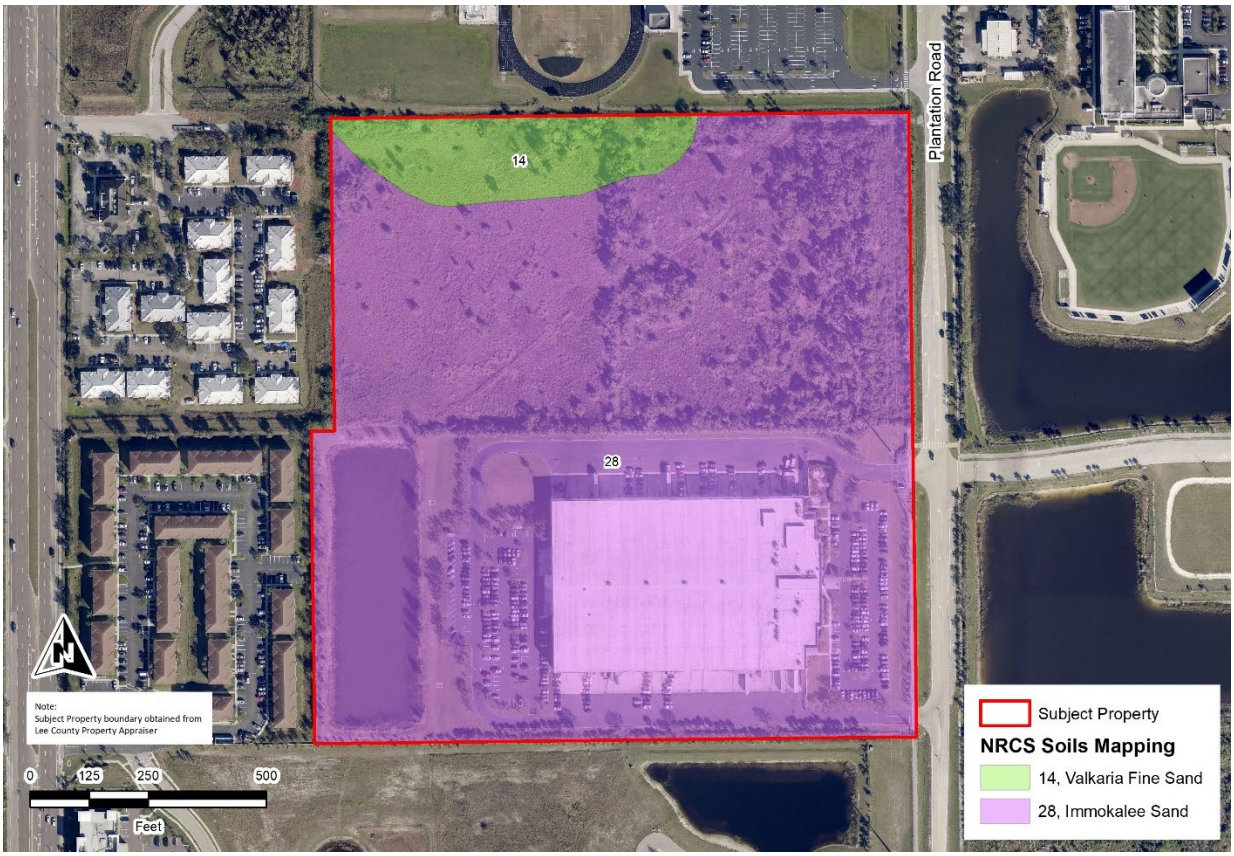

Figure 4. *NRCS Soils Map*

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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)b.v.]

See Figure 5 below for FLUCCS Map.



Figure 5. *FLUCCS Map*

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.]

Not applicable.

H. EXISTING AND HISTORIC FLOW-WAYS MAP: Map(s) drawn at the same scale as the Master Concept Plan marked or overprinted to show and historic flow-ways. [34-373(a)(4)b.v.]

Not applicable.

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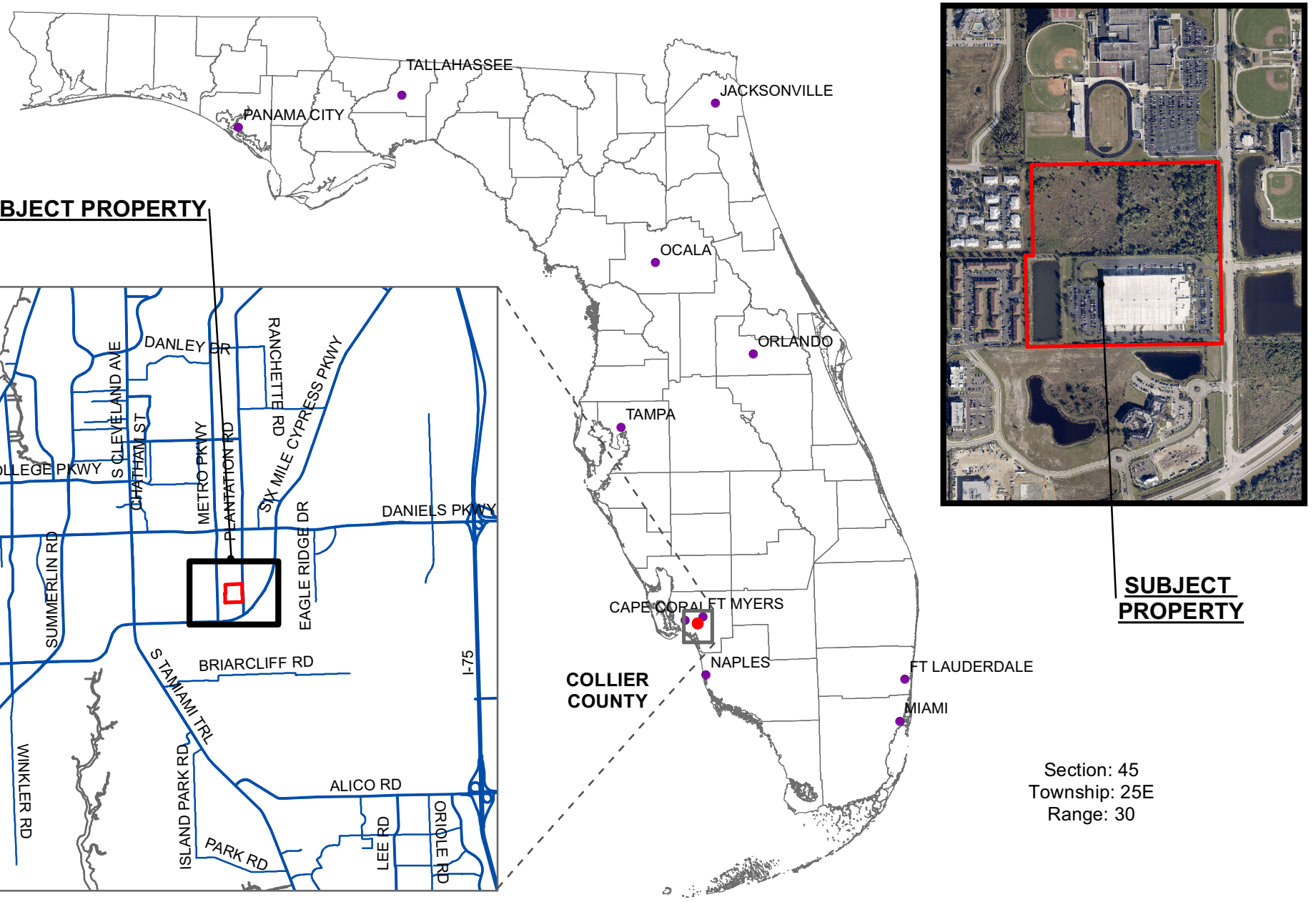
APPENDIX A

FULL SIZE EXHIBITS



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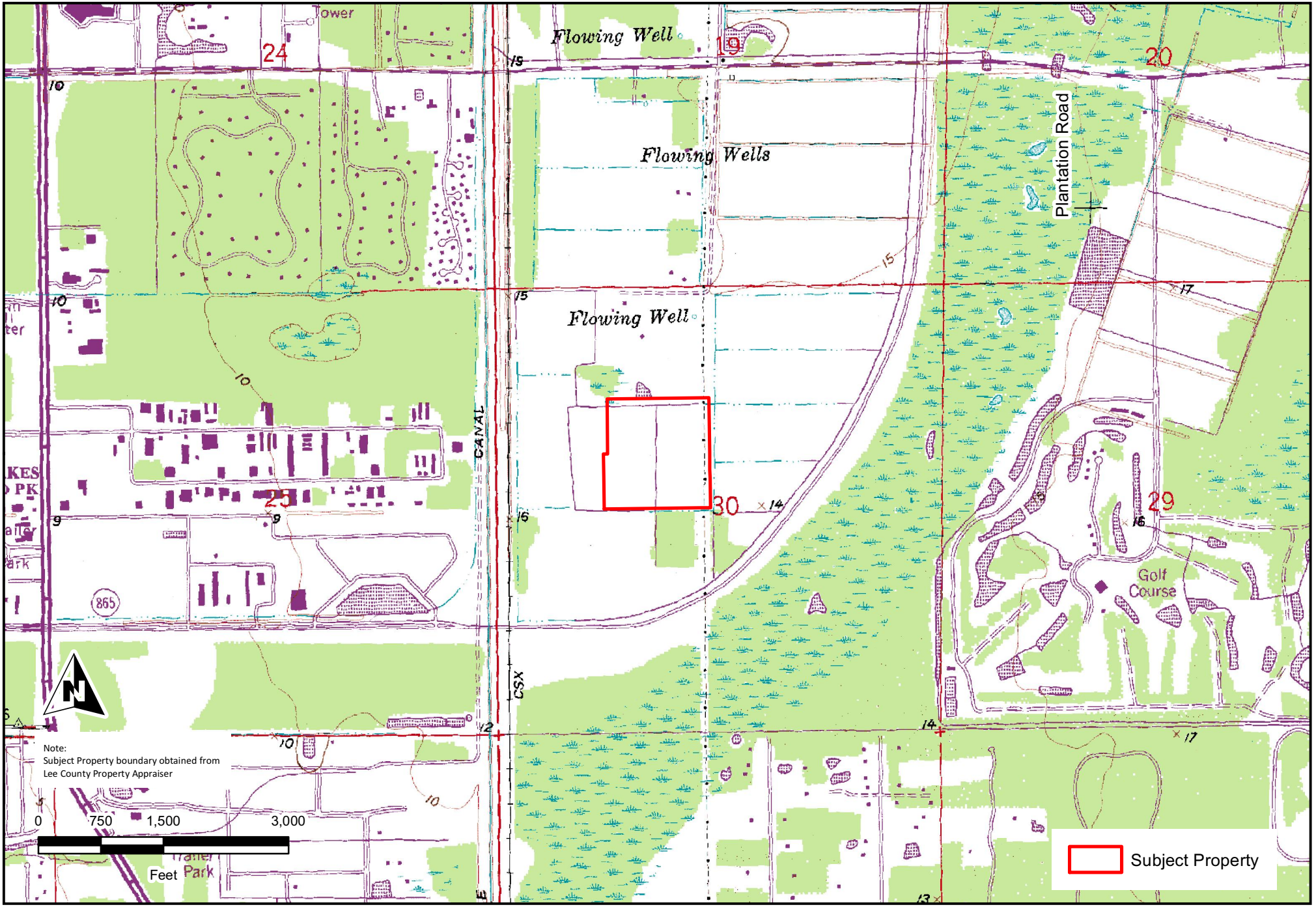
Arthrex at Plantation Lee County, Florida	Location Map	07/15/24



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EARTH TECH ENVIRONMENTAL



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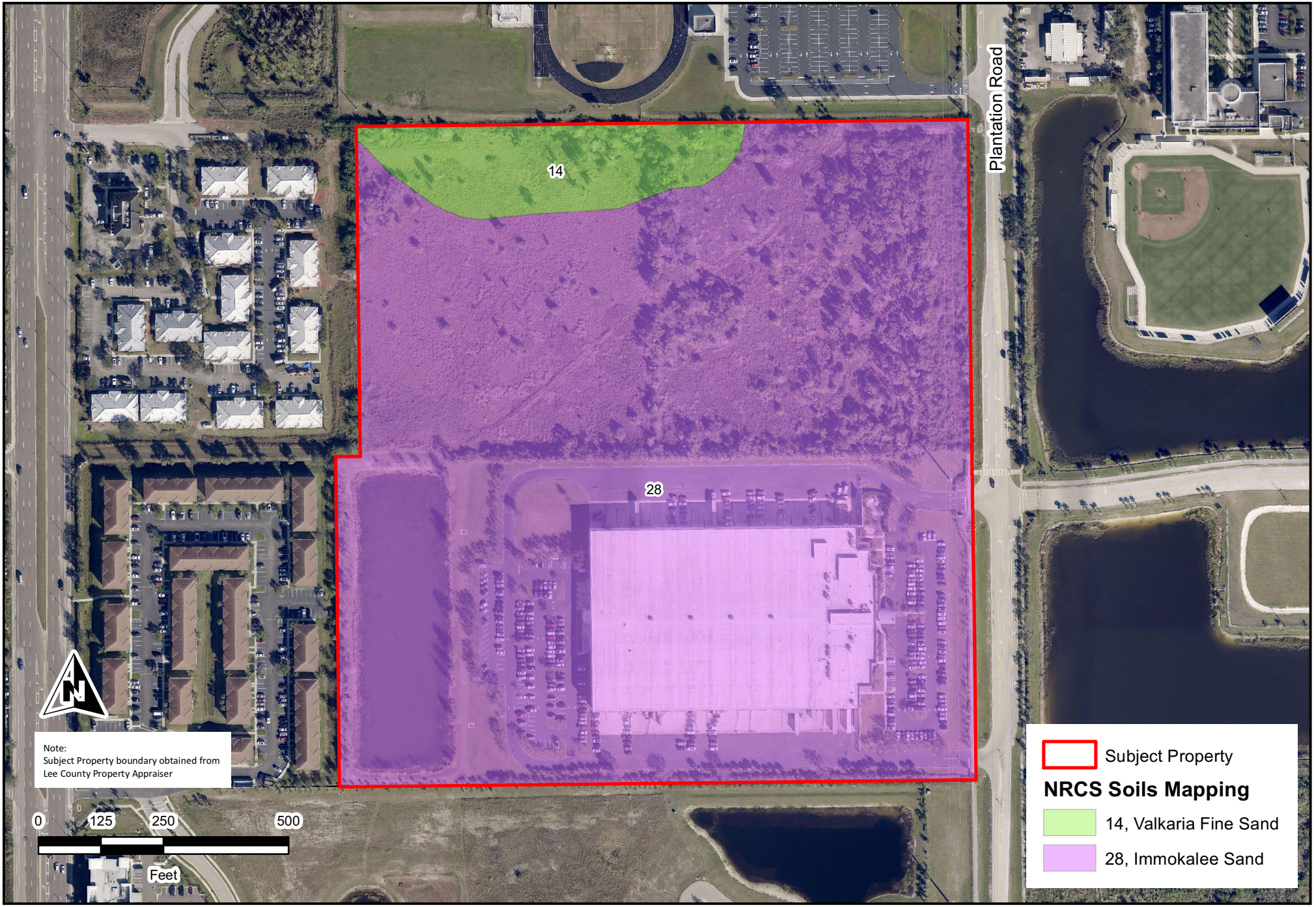

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EARTH TECH ENVIRONMENTAL



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Project	Map Type	Date
Arthrex at Plantation Lee County, Florida	FLUCCS Map	07/15/24

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APPENDIX B

HISTORIC REZONE APPROVAL (Z-06-093)

RESOLUTION NUMBER Z-06-093

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, D. R. Horton, to rezone a 18.52± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Plantation 19; and,

WHEREAS, a public hearing was advertised and held on November 1, 2006, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2006-00008; and,

WHEREAS, a second public hearing was advertised and held on March 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 18.52± acre parcel from AG-2 to RPD, to allow 219 residential multi-family dwellings units, not to exceed 35 feet (two stories) in height. The applicant indicates that they will connect to potable water and central sewer as part of any development of this property. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 3-page Master Concept Plan, entitled "Master Concept Plan for Plantation 19," stamped "Received May 8, 2007 last revised May 7, 2007 and attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following Limits apply to the project and uses:

COPY

a. Schedule of Uses

Administrative Offices
Dwelling Unit: Townhouses (219 units)
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences, Walls
Home Occupation (no outside help)
Model Unit
Parking Lot, Accessory
Real Estate Sales Office
Recreational Facilities, Private
Residential, Accessory Uses
Signs, in accordance with Chapter 30 of the Lee County LDC
Temporary Uses, Sales Trailer and Construction Trailer

b. Site Development Regulations

Minimum Lot Area: Interior Lot / Exterior Lot	918.20 SQ. FT. / 737.45 SQ. FT.
Minimum Lot Width: Interior Lot / Exterior Lot	40 feet / 18.67 feet
Minimum Lot Depth: Interior Lot / Exterior Lot	20 feet / 37.67 feet
Street/Front Setback: Interior Lot / Exterior Lot	27 feet / 0 feet *
Side Yard Setback: Interior Lot / Exterior Lot	0 feet / 0 feet **
Rear Yard Setback: Interior Lot / Exterior Lot	0 feet / 0 feet
Minimum Building Separation	15 feet between principal structures *****
Setback from Edge of Water: Interior Lot / Exterior Lot	N/A / 29 feet ***
Setback from Perimeter Property Line: Interior Lot / Exterior Lot	N/A / 25 feet ****
Accessory Structures - setbacks from principal buildings (i.e., rear patios, wing walls, air conditioner units and pads)	Zero (0) feet
Maximum Building Height	2 stories or 35 feet, whichever is more restrictive.

Maximum Lot Coverage: Interior Lot / Exterior Lot	100% / 100%

* 0 feet setback between Lot "A" and Lots "B / C" are on common wall.

** 0 feet setback between Lots "B" and Lots "C" are on common walls.

*** Rear patio pads (No enclosures allowed beyond building envelop) shall be set back a minimum of 24 feet from control elevation.

**** Rear patio pads (No enclosures allowed beyond building envelope) shall be set back a minimum of 19 feet from perimeter boundary line.

***** Air conditioning units and pads, wing walls and rear patio pads may extend four feet into the building separation.

3. Environmental Conditions

   a. Prior to local development order approval, the development order plans must delineate 7.6 acres of common open space, with no less than 10 percent open space per lot.

   b. Prior to local development order approval, the development order plans must delineate a sinuous lake design meeting the requirements of LDC §10-418.

4. Approval of this zoning request does not address mitigation of the project's vehicular of pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

5. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b).

6. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

7. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

8. If the property owner provides an unequivocal opinion of title, prepared by an attorney in accordance with the Florida bar Standards, stating the easement, running along the north boundary, no longer encumbers the property or provides a copy of the recorded instrument extinguishing the easement, then the owner may request an administrative amendment to the MCP allowing use of this 40-foot area for approved buildings and required buffering.

Provided, however, the development must continue to comply with all other conditions of this resolution.

9. Agricultural use is not approved as part of this rezoning and may not be established in the future, absent rezoning to an agricultural land use district. Any existing agricultural uses on the property must cease within two weeks of the approval of this rezoning.

10. Model homes are permitted uses, but must be consistent with the following conditions:

    a. A maximum of three (3) model homes are permitted; and,

    b. Hours of operation for the model homes are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and,

    c. Each model home must be a unique example. Multiple examples of the same model are not permitted.

11. A Real Estate Sales Office is a permitted use, but must be consistent with the following conditions:

    a. A maximum of one (1) real estate sales office is permitted; and,

    b. Hours of operation for the real estate sales office are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and,

    c. The real estate sales office is limited to the sale of units within the development, and is valid for a period of time not to exceed three (3) years from the date the certificate of occupancy for the sales office is issued. The director may grant one 2-year extension. Additional time will require a special exception approval.

12. Prior to Certificate of Occupancy the building contractor must provide a certification stating that the site grading was conducted in accordance with the approved Development Order site grading plan. This condition is predicated on the assumption that all buildings will be constructed by one contracting firm. If the individual buildings are constructed by different contracting firms then the site lot grading certification must be provided by a Registered Professional Engineer.

13. This Development will provide curbside garbage pickup for its residents.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §34-2013 (a) requirement that vehicles exiting parking lots must enter the street right-of-way or easement in a forward motion, to allow vehicles to back out onto the street right-of-way. This deviation is APPROVED.

2. Deviation (2) seeks relief from the LDC§ 34-1743 (b)(1) requirement to provide a residential perimeter wall with a maximum height of eight feet, to allow a perimeter wall with a

maximum height of 10 feet, which involves the 8-foot-high wall on a 2-foot-high perimeter berm. This deviation is APPROVED.

3. Deviation (3) seeks relief from LDC§34-935(e)(4) requirement to provide a minimum separation between two or more principal buildings of 20 feet or one-half the sum of their heights, to allow a 15-foot minimum principal building separation (air conditioners, concrete pads and wing walls may extend into that separation no more than 4 feet from the principal structure). This deviation is APPROVED.

4. Deviation (4) seeks relief from the LDC §10-291(1) and (2) requirement that all parcels and uses have access to a public or private street, to allow the creation of the fee simple lots, which are set back from the street right-of-way, requiring traverse over the common area abutting the street to access the garages for the three units. This deviation is APPROVED, SUBJECT TO the condition that a recorded access easement over the common area is provided to Units A, B and C, and Unit A provides a recorded perpetual use easement to Units B and C for their use of "their" garages.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.1030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and,

   b. the recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguard to the public interest; and,

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use, and the project will be connected to the nearby sewer and watermains.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Hall made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Nay
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 19th day of March, 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Robert P. Janes
Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

Approved as to form by:

_____
Robert D. Spickerman
County Attorney's Office

DESCRIPTION SKETCH

(Not a Boundary Survey)

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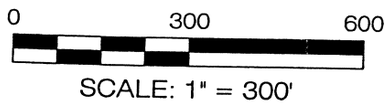
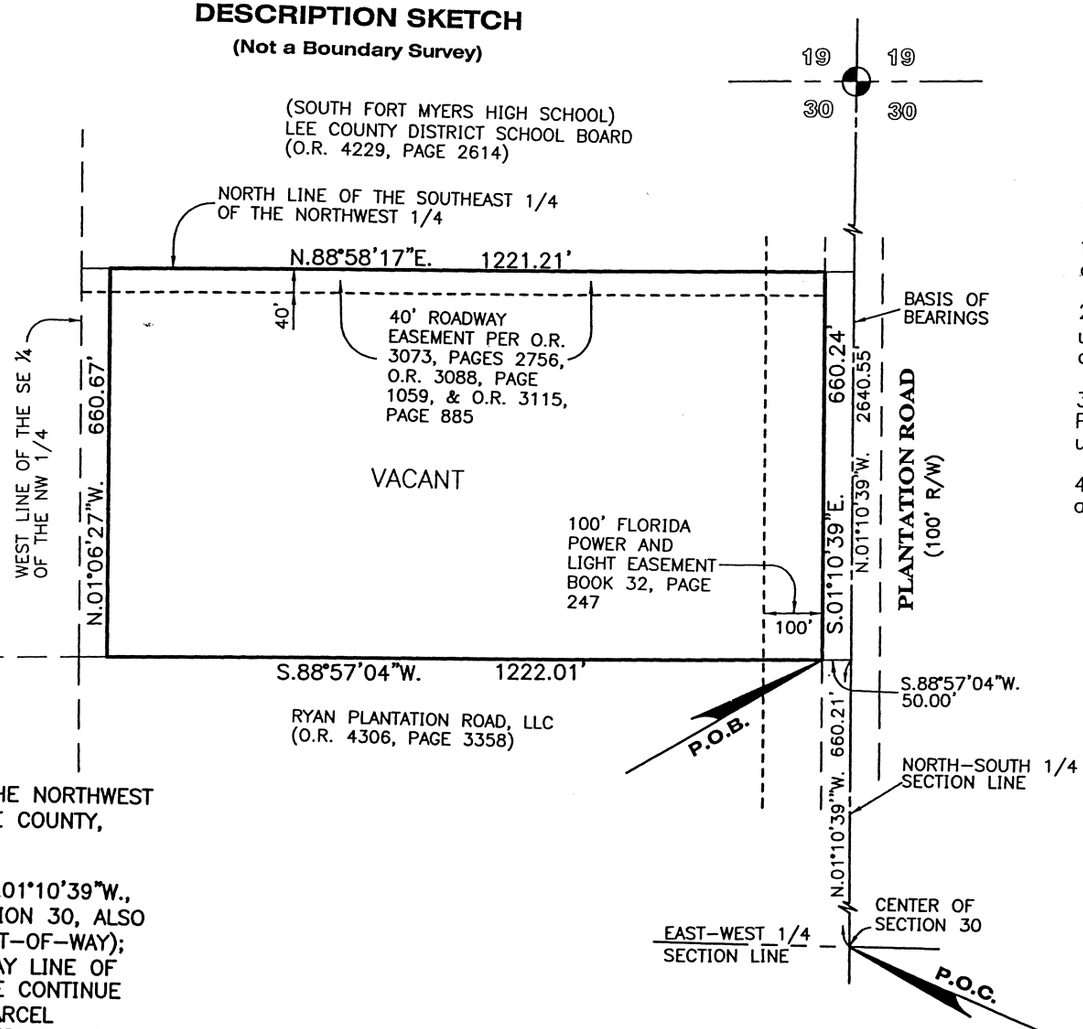
MAR 13 2006
PERMIT COUNTER

DCI 2006-00008

EXHIBIT A





LEGEND

POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
O.R. – OFFICIAL RECORDS BOOK

SURVEYOR'S NOTES

1. Distances shown hereon are in feet and decimals thereof.
2. Bearings shown hereon are based upon the North–South ¼ Section Line of Section 30, being N.01°10'39"W.
3. Recording references are to the Public Records of Lee County, Florida, unless otherwise noted.
4. Subject to easements, reservations, and restrictions of record.

DESCRIPTION OF LANDS SURVEYED:

DESCRIPTION OF A PARCEL LYING IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE N.01°10'39"W., 660.21 FEET ALONG THE NORTH–SOUTH ¼ LINE OF SAID SECTION 30, ALSO BEING THE CENTERLINE OF PLANTATION ROAD (100–FOOT RIGHT–OF–WAY); THENCE S.88°57'04"W., 50.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID PLANTATION ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S.88°57'04"W., 1,222.01 FEET ALONG THE NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4306, PAGES 3358, PUBLIC RECORDS; THENCE N.01°06'27"W., 660.67 FEET ALONG THE EAST LINE OF DIAMOND PROFESSIONAL CENTRE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGES 2623 THROUGH 2690, PUBLIC RECORDS; THENCE N.88°58'17"E., 1,221.21 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 TO THE WEST RIGHT–OF–WAY LINE OF PLANTATION ROAD; THENCE S.01°10'39"E., 660.24 FEET ALONG SAID WEST RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 18.52 ACRES, MORE OR LESS.

NOT A SURVEY

DATE: 3/13/06

JAMES N. WILKISON PSM # LS4876
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE
Fort Myers Office
3800 Colonial Boulevard #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

SKETCH AND LEGAL PLANTATION ROAD

Prepared For: D.R. HORTON, INC, A DELEWARE CORPORATION

SHEET 1 OF 1

Dwn. KAE	Ck. JNW	DWG: PLANTATION_SKD
Date: 03/07/06		Order No.: DRH–PL–004

SECTION 30, TOWNSHIP 45S, RANGE 25E
LEE COUNTY, FLORIDA

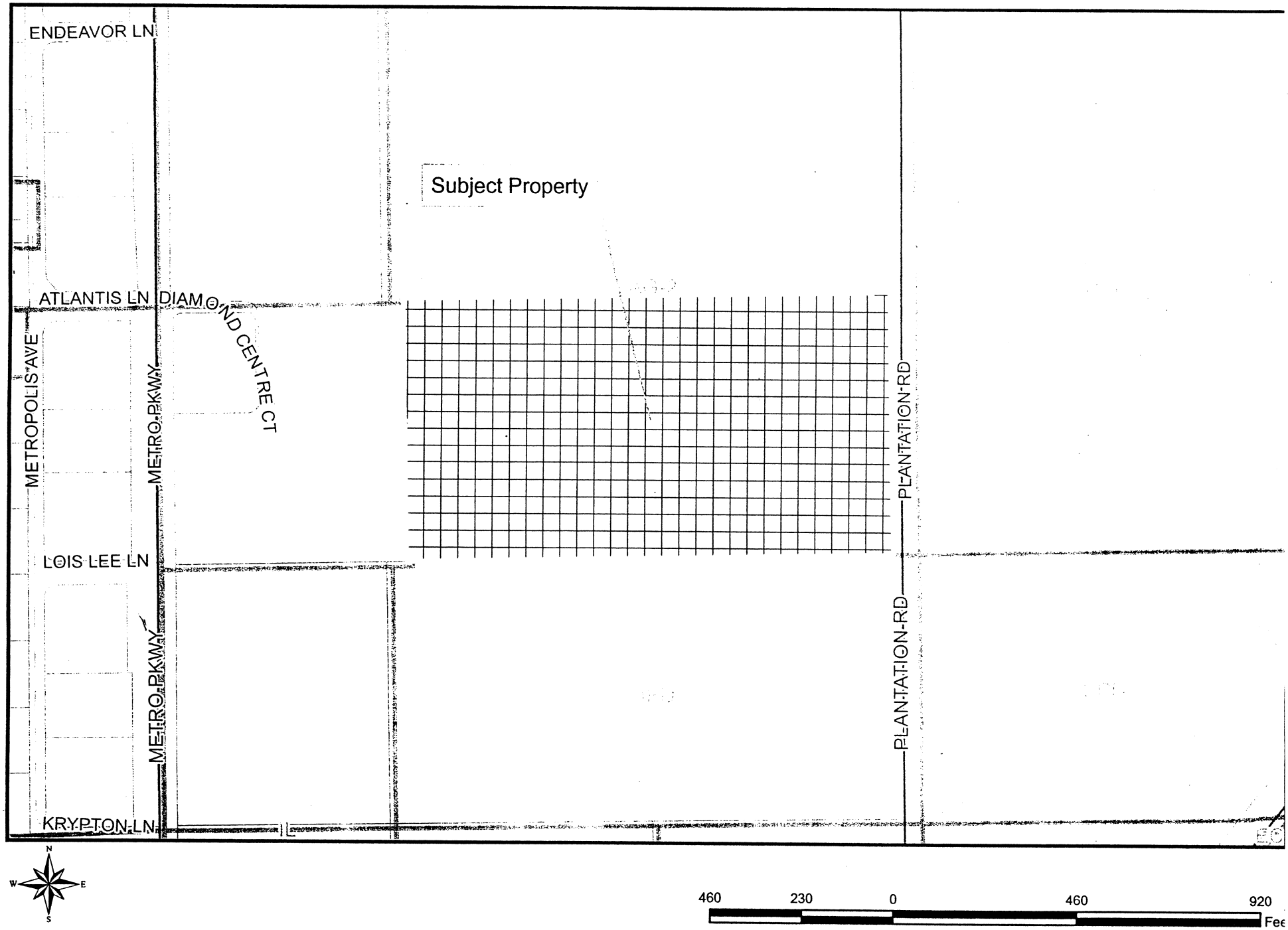
P:\Plantation 19\Master Plan\Description\PLANTATION_SKD.dwg, 3/7/2006 2:06:12 PM, keubanks, 1:300

EXHIBIT B

DCI200600008

Zoning Map

9/22/2006



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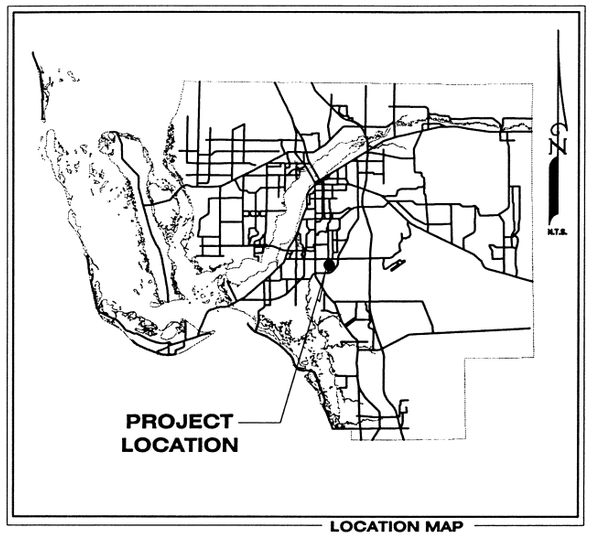
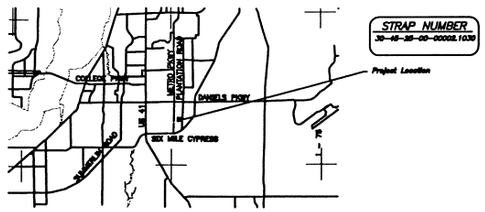
Original application dated 08-19-2024



LOCATION MAP



LOCATION MAP
LEE COUNTY, FLORIDA
SECTION 30, TOWNSHIP 45 S, RANGE 25 E.

MASTER CONCEPT PLAN

FOR

PLANTATION 19

SECTION 30 TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

May 2, 2006

DCI 2006-00008
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PERMIT COUNTER

Approved as Exhibit C
MCP Page 1 of 3
Resolution # Z-06-093

EXHIBIT "C"
1 OF 3

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	DETAILS AND NOTES

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING
Fort Myers
Tampa
Sarasota - Manatee
Brooksville

Metro - Plantation Site

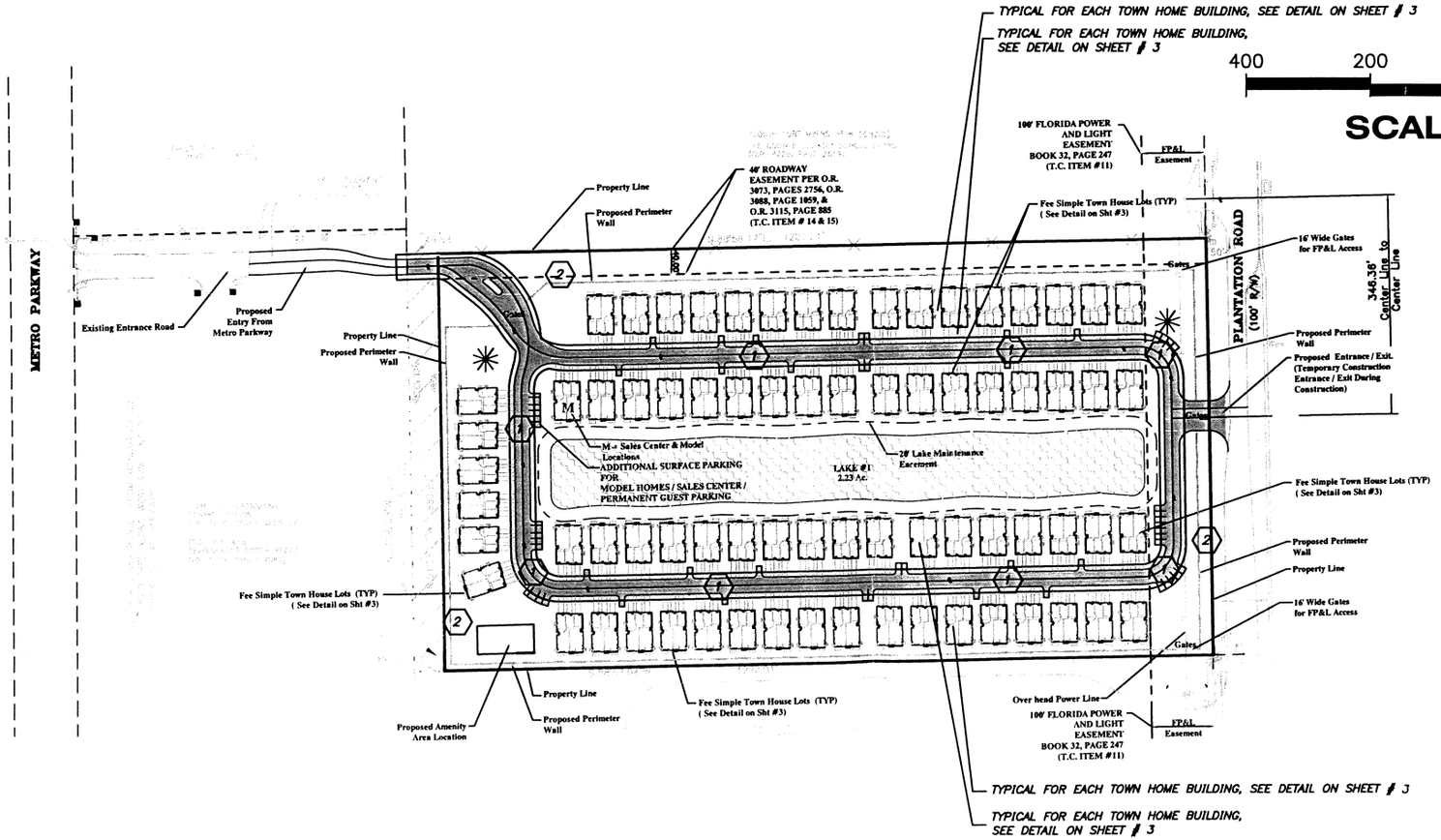
Master Concept Plan

Lee County

Town House Product

Sheet # 2 of 3

May 2, 2006



N

400 200 0 200 400

SCALE: 1" = 200'

Legend:

- Roads & Parking Areas
- Lake Area
- Town House Typical
- PROPOSED DEVIATIONS
- TEMPORARY SALES AND \ OR CONSTRUCTION TRAILER LOCATIONS

EXHIBIT "C"
2 OF 3

RECEIVED
MAY 08 2007
PERMIT COUNTER

DCI 2006-00008

Approved as Exhibit C
MCP Page 2 of 3
Resolution # Z-06-093

REVISIONS		
#	DESCRIPTION	DATE
	Revisions as per County Attorney	08.30.07
	Exhibit for BOCC Distribution	05.17.07
	Revisions as per BOCC Hearing	05.30.07
	Revisions as per County Attorney	04.18.07
	Revisions as per County Attorney	08.07.07

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING
Fort Myers
Tampa
Sarasota - Manatee
Brooksville

DCI2024-00034 Lee County ePlan
Original application dated 08-19-2024

Plantation 19
Notes and Details
Lee County
Town House Product
Sheet # 1 of 1
May 2, 2006

SUMMARY

RESIDENTIAL TOWN HOUSE 3-PLEX (73 BUILDINGS)	219 UNITS
TOTAL=	219 UNITS

DEVIATION SCHEDULE:

D.1

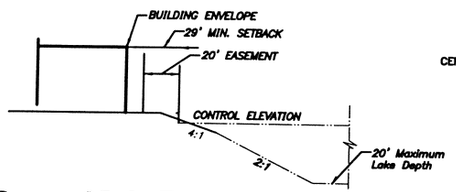
D.2

D.3

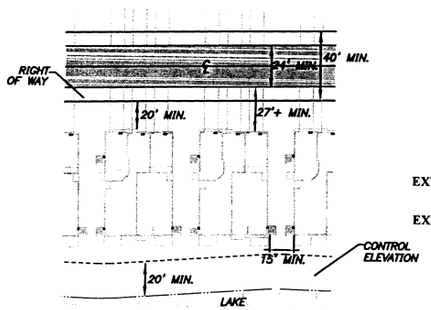
D.4

OPEN SPACE TABLE

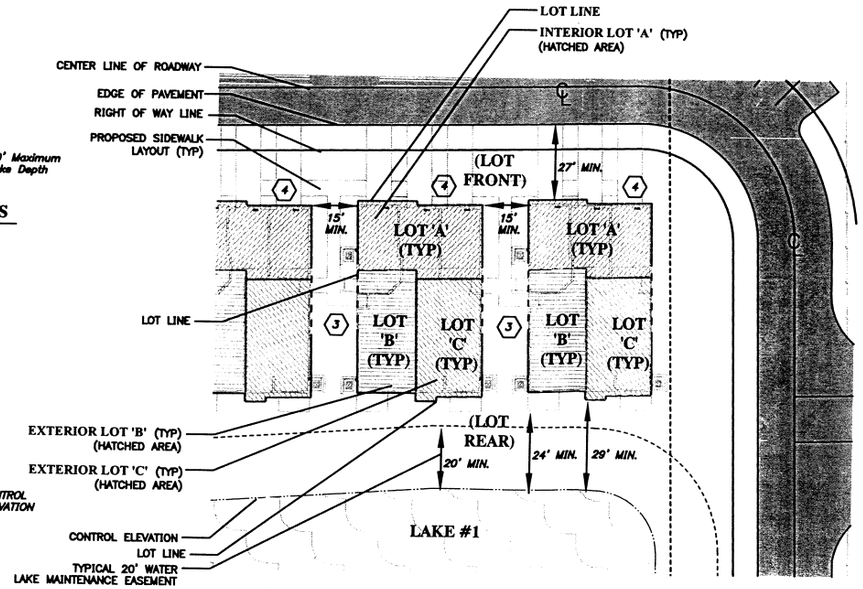
MULTIFAMILY & TOWN HOUSE RESIDENTIAL PLAN	18.52 AC±
OPEN SPACE REQUIRED	
MINIMUM REQUIRED @ 40%	7.4 AC±
ADDITIONAL OPEN SPACE REQUIRED (10% OF TOTAL LOT AREA)	0.41 AC±
TOTAL OPEN SPACE REQUIRED	7.81 AC±
OPEN SPACE PROVIDED	
PLUS ALLOWABLE LAKE AREAS (25% of 7.4 = 1.85 AC.)	1.85 AC±
COMMON LANDSCAPE AREA OUT OF RIGHT OF WAYS,	
BUILDINGS, AND OUTSIDE LANDSCAPE AREA OF	
MULTI -FAMILY BUILDINGS	6.05 AC±
OPEN SPACE PROVIDED	7.9 AC ± (42.65%)



Proposed Lake Easement & Setbacks
not to scale



Proposed Town House Plan (TYP)
not to scale



Proposed Fee Simple Town House Lot Typical
not to scale

DCI 2006-00008

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Approved as Exhibit C
MCP Page 3 of 3
Resolution # Z-06-093

REVISIONS		
#	DESCRIPTION	DATE
	Revisions as per County Attorney	08.28.07
	Exhibit for BOCC Modification	05.17.07
	Revisions as per BOCC Hearing	05.30.07
	Revisions as per County Attorney	04.18.07
	Revisions as per County Attorney	06.07.07

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Fax: 239.482.7601
Tampa
Sarasota - Manatee
Brooksville

P:\Plantation 19\Master Plan\Landplan\MCP-Post_BOCC_REV_Exhibit_050707.dwg, 24 x 36_Details-Notes, 5/7/2007 2:40:35 PM, bmelzer, 1:2.21124

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

APPENDIX C

PROTECTED SPECIES SURVEY



ARTHREX AT PLANTATION

Protected Species Survey

SECTION 30, TOWNSHIP 45, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

Arthrex, Inc
c/o Trent Lewis
c/o David Bumpous
1370 Creekside Boulevard
Naples, FL 34108

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

May 2024

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

TABLE OF CONTENTS

1.0 INTRODUCTION 3
2.0 PROJECT LOCATION 3
3.0 SPECIES SURVEY METHODS & MATERIALS 3
4.0 EXISTING SITE CONDITIONS 4
5.0 RESULTS 8
6.0 REFERENCES 13

EXHIBITS

Figure 1 Site Location Map
Figure 2 Aerial Map
Figure 3 FLUCCS Map with Aerial
Figure 4 FLUCCS Map without Aerial
Figure 5 Transect Map & Field Results
Figure 6 Wood Stork Information
Figure 7 Bald Eagle Map
Figure 8 Florida Panther Information
Figure 9 Florida Black Bear Information
Figure 10 Florida Bonneted Bat Information

APPENDICES

Appendix A Florida Bonneted Bat Tree Cavity Survey

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the Arthrex at Plantation (Subject Property). The field assessment occurred on May 3, 2024, to evaluate the Subject Property for the potential presence of listed species of concern based on the Florida Land Use Cover and Forms Classification System (FLUCCS) and existing site conditions.

2.0 PROJECT LOCATION

The Subject Property consists of two parcels (Strap #30-45-25-00-00002.1030, #30-45-25-00-00002.103A) and is located east of Metro Parkway and west of 6 Mile Cypress Parkway, in Lee County, Florida (Figures 1 & 2). According to the boundary provided by the project engineer the overall Subject Property totals approximately 37.82 acres.

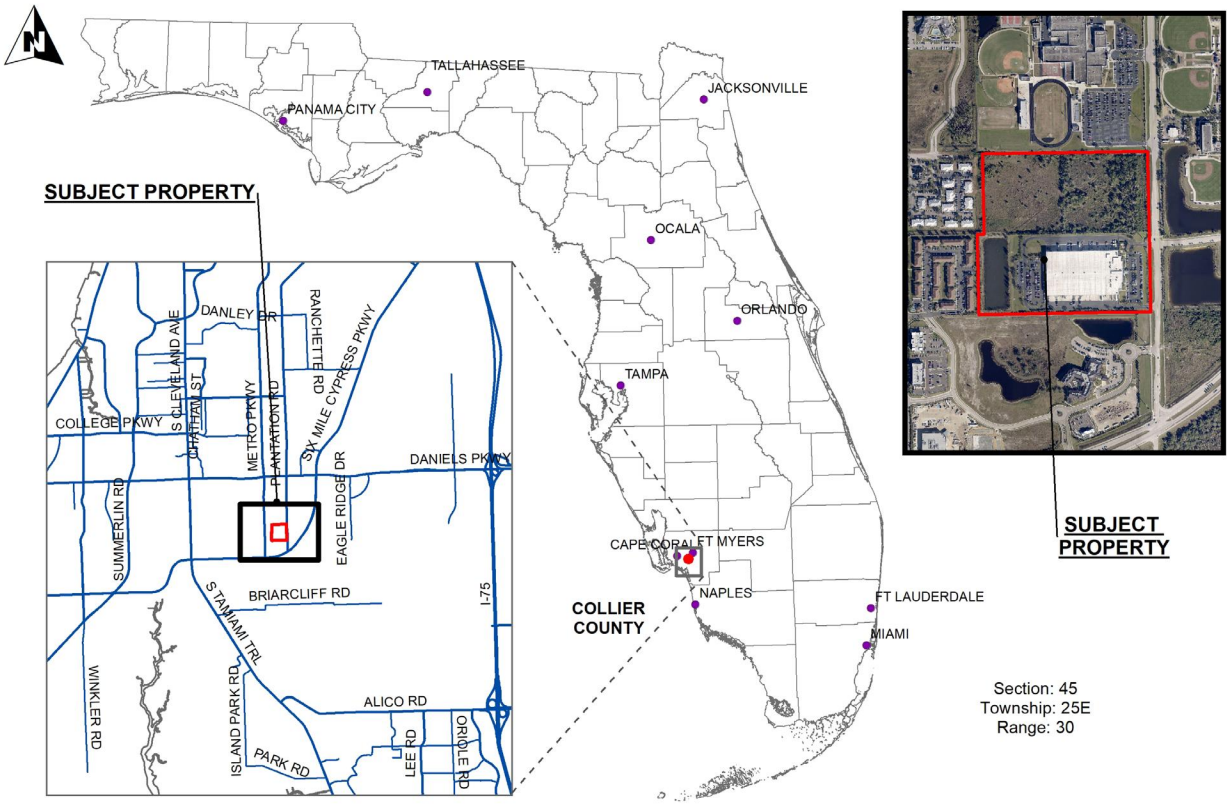

Figure 1. *Site Location Map*

3.0 SPECIES SURVEY METHODS & MATERIALS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photograph available (Lee County 2024) using the Florida Land Use, Cover and Forms Classification System. FLUCCS mapping for this property is detailed below in Figures 3 & 4. The resulting FLUCCS codes were cross-referenced with a list of protected plant and animal species. The lists were obtained from three publications:

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- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists," December 2022.
- "Lee County Protected Species List." May 10, 2022.
- "Notes on Florida's Endangered and Threatened Plants," Florida Department of Agriculture and Consumer Services, 2010.

In the field, each FLUCCS community is searched for listed species or signs of listed species. A meandering strip census survey methodology was utilized as described by the ESSM. This is accomplished using a series of meandering pedestrian transects spaced approximately 25-feet apart to achieve approximately 80% overall coverage, throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. Signs or sightings of all species are recorded, and any associated burrows, dens, or cavities are flagged in the field and marked by GPS using a Trimble 7X unit.

Based on the habitat types found on the Subject Property, particular attention was paid to the presence or absence of listed species such as Big cypress fox squirrel (nests) and Florida bonneted bat (cavities). Approximately four (4) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
May 3, 2024	1:00 pm	3:00 pm	2	4	Species Survey Fieldwork

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the mid 80's with partly cloudy skies. The Subject Property was historically agricultural but has become overgrown with exotic vegetation. The Subject Property is currently undeveloped. An access point is located in the northeast corner off Plantation Road.

The Subject Property has the following surrounding land uses:

North:	School
East:	Plantation Road, Athletic Facility
South:	Commercial, Open Land
West:	Residential

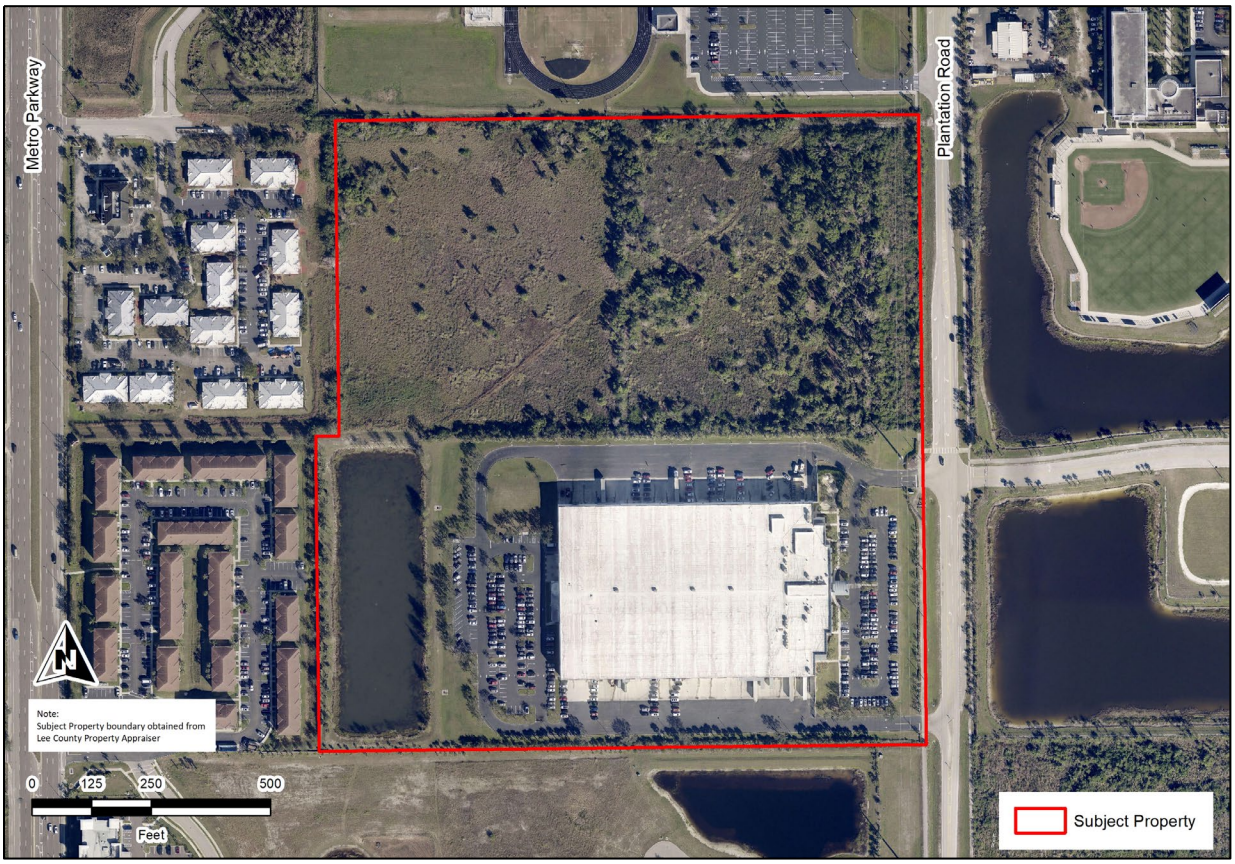

Figure 2. *Aerial Map*

Table 2 lists the FLUCCS communities located on the Subject Property. The community descriptions correspond to the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Invasive Species Council's (FISC) list of invasive species contains Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities. A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Australian pine, Brazilian pepper, earleaf acacia, melaleuca, Caesarweed, and air potato. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

TABLE 2. FLUCCS COMMUNITIES AND CORRESPONDING ACREAGES		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
140	Commercial Services	15.53
211H	Road Right-of-Way	16.67
500	Other Surface Waters	2.77
513	Ditch	0.60
832	Electrical Power Transmission Lines	2.25
	Site Total:	**+/-37.82**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover



Figure 3. *FLUCCS Map with Aerial*



Figure 4. *FLUCCS Map without Aerial*

FLUCCS DESCRIPTIONS
* = exotic species

FLUCCS 140, Commercial Services

This community is found in the southern portion of the Subject Property and consists of a large building with associated parking.

FLUCCS 211H, Hydric Improved Pastures

This community makes up the majority of the Subject Property and is dominated by exotic vegetation. Canopy level vegetation is sparse, and consists of Laurel oak (*Quercus laurifolia*), *Melaleuca (*Melaleuca quinquenervia*), *Earleaf acacia (*Acacia auriculiformis*), *java plum (*Syzygium cumini*), and Carolina willow (*Salix caroliniana*). Midstory consists of crested saltbush (*Atriplex pentandra*) and *Brazilian pepper (*Schinus terebinthifolia*). Groundcover consists of Jamaica swamp sawgrass (*Cladium jamaicense*), various species of beaksedge (*Rhynchospora spp.*), pineland heliotrope (*Euploca polyphylla*), pennywort (*Hydrocotyle spp.*), spadeleaf (*Centella asiatica*), American burnweed (*Erechtites hieraciifolius*), dogfennel (*Eupatorium capillifolium*), common ragweed (*Ambrosia artemisiifolia*), *rosy camphorweed (*Pluchea Baccharis*), and *casearweed (*Urena lobata*), with moderate amount of vines including climbing hempvine (*Mikania scandens*).

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FLUCCS 500, Other Surface Waters

This community is found throughout the Subject Property and consists of a historic man-made cow pond in the northern historic agriculture area, and a man-made water management lake in the developed southern portion. Both of these would most likely be considered Other Surface Waters (OSWs).

FLUCCS 513, Ditch

This community is found in the north and central portions of the Subject Property and consists of man-made ditches. One ditch runs north-south in the center portion of the Subject Property, and the other ditch runs east-west on the north boundary line of the Subject Property. The ditches are surrounded by Carolina willow.

FLUCCS 832, Electrical Power Transmission Lines

This community is found along the eastern boundary line bordering Plantation Road. The area is vegetated with exotics, particularly *Brazilian pepper and *earleaf acacia.

5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 3 and any protected species observed are specifically noted. See below for a transect map and field results.

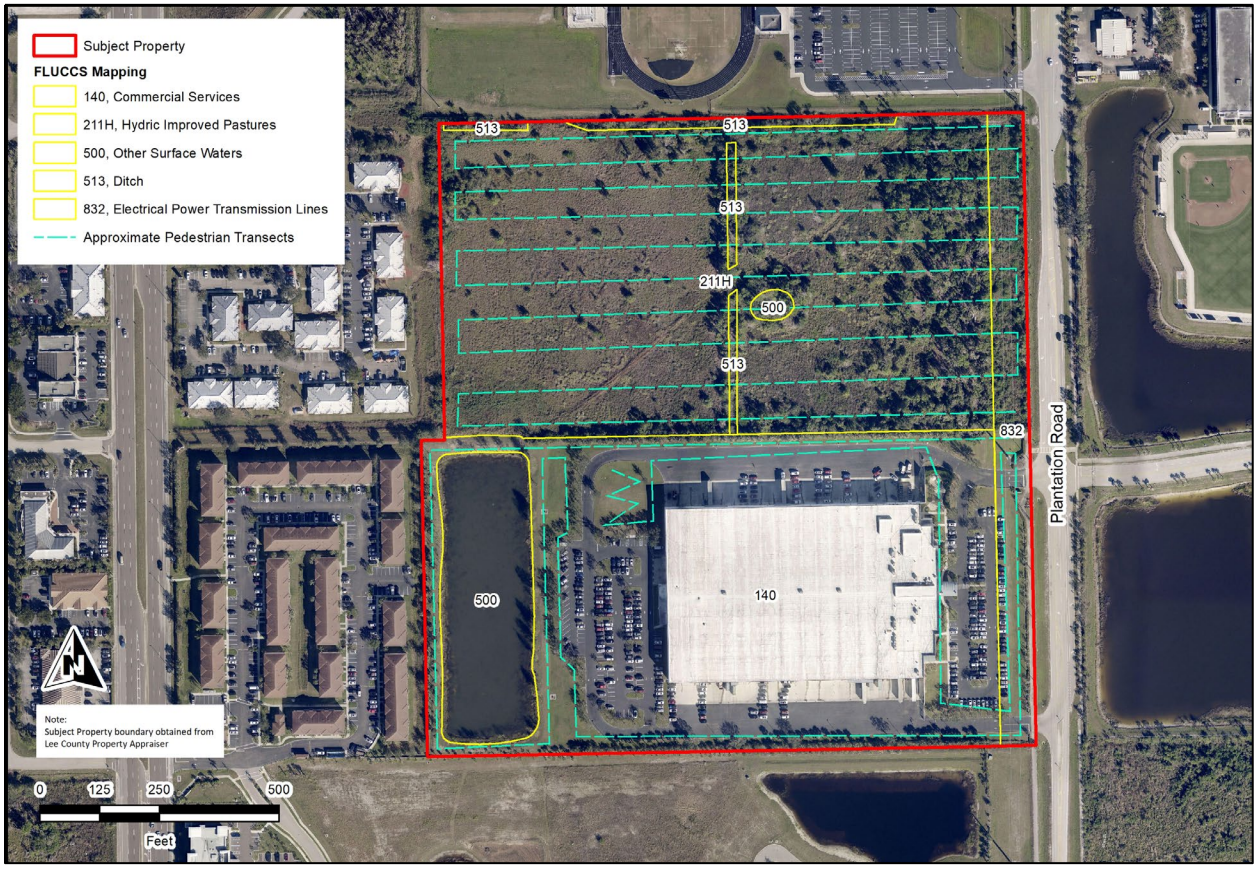

Figure 5. *Transect Map*

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TABLE 3. SPECIES OBSERVED ON THE SUBJECT PROPERTY				
COMMON NAME	**SCIENTIFIC NAME**	**OBSERVATIONS**	**LISTED SPECIES?**	**STATUS**
BIRDS				
Common Grackle	*Quiscalus quiscula*	DV	No	-
Northern mockingbird	*Mimus polyglottos*	DV	No	-
MAMMALS				
NONE	-			
REPTILES				
Brown Anole	*Anolis sagrei*	DV	No	-
AMPHIBIANS				
NONE	-			
PLANTS				
NONE	-			

= listed species

Observations: DV = Direct Visual

No listed species or signs of listed species (i.e. cavities, nests, burrows, etc.) utilizing the Subject Property were identified. The Subject Property does have community types in which additional protected species could be utilized for foraging purposes. During permitting, the following protected species concerns may be raised by the agencies:

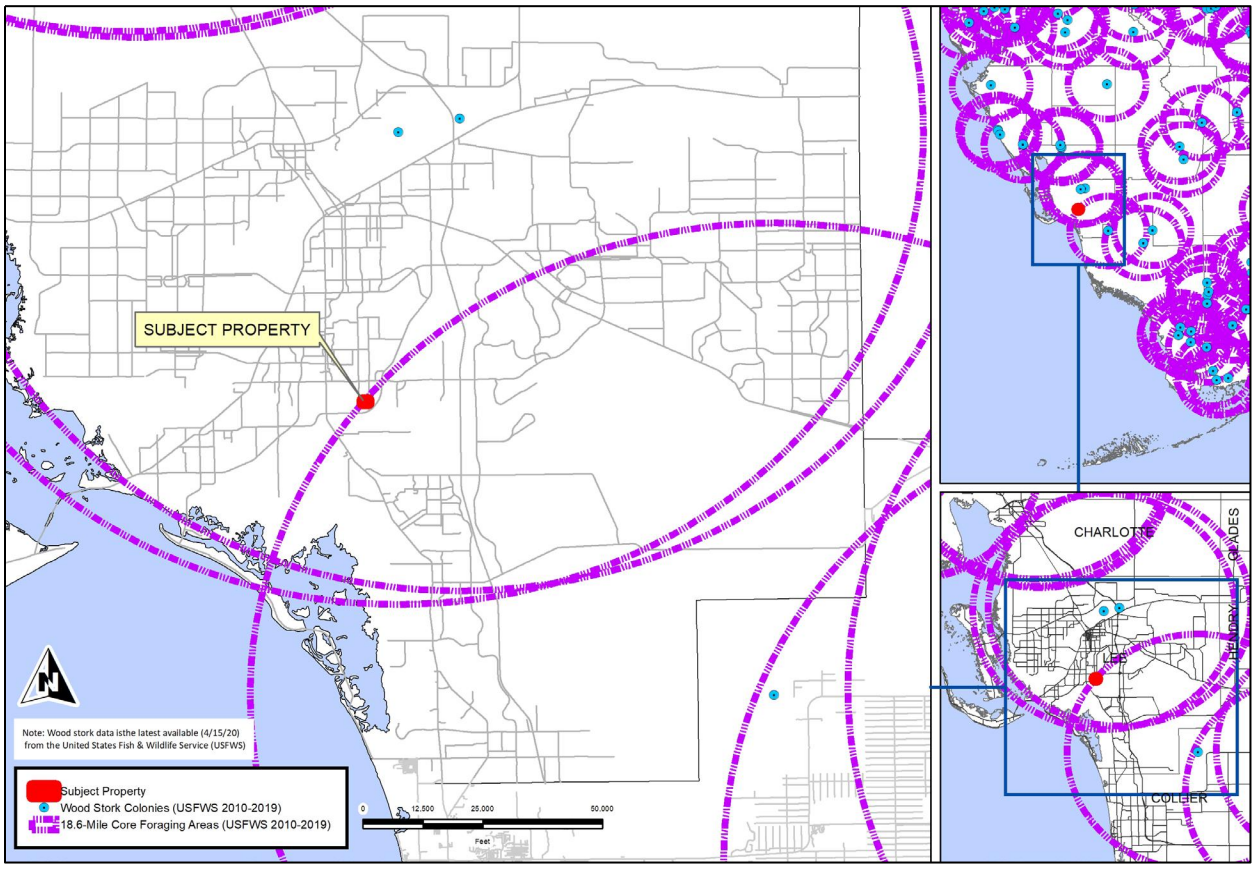

Figure 6. *Wood Stork Information*

Wood Stork (*Mycteria americana*)

The Subject Property falls within the core foraging area (estimated at 18.60 miles) of at least three (3) known wood stork colonies in Lee County (see Figure 6). Due to the lack of suitable nesting trees on the property and the proximity to three known colonies, wood stork nesting is highly unlikely. The property consists of a relatively dense midstory and groundcover for foraging purposes.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

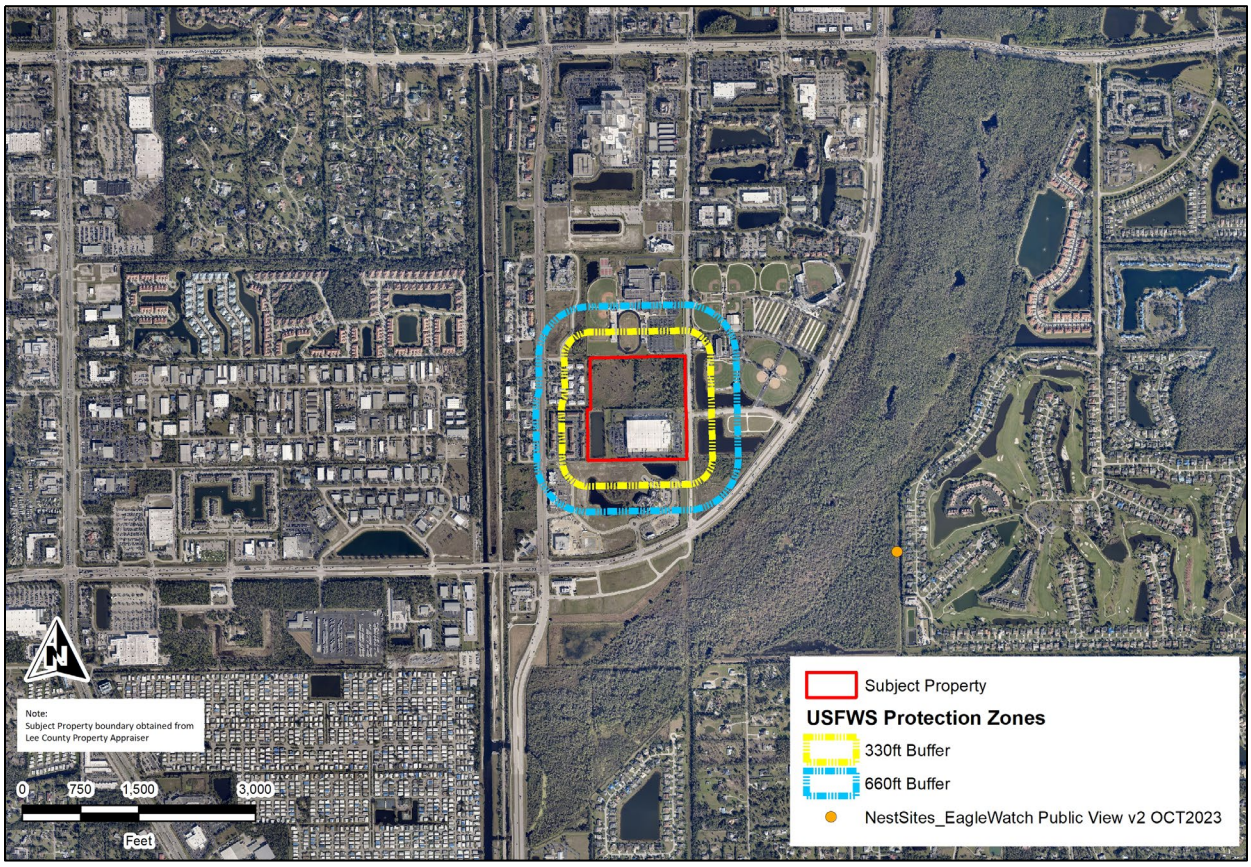

Figure 7. *Bald Eagle Map*

Bald Eagle (*Haliaeetus leucocephalus*)

No Florida Fish & Wildlife Conservation Commission (FWC)-documented bald eagle nests have been documented within 660-feet (USFWS Protection Zone) of the Subject Property and no nests were observed on the site (see Figure 6).

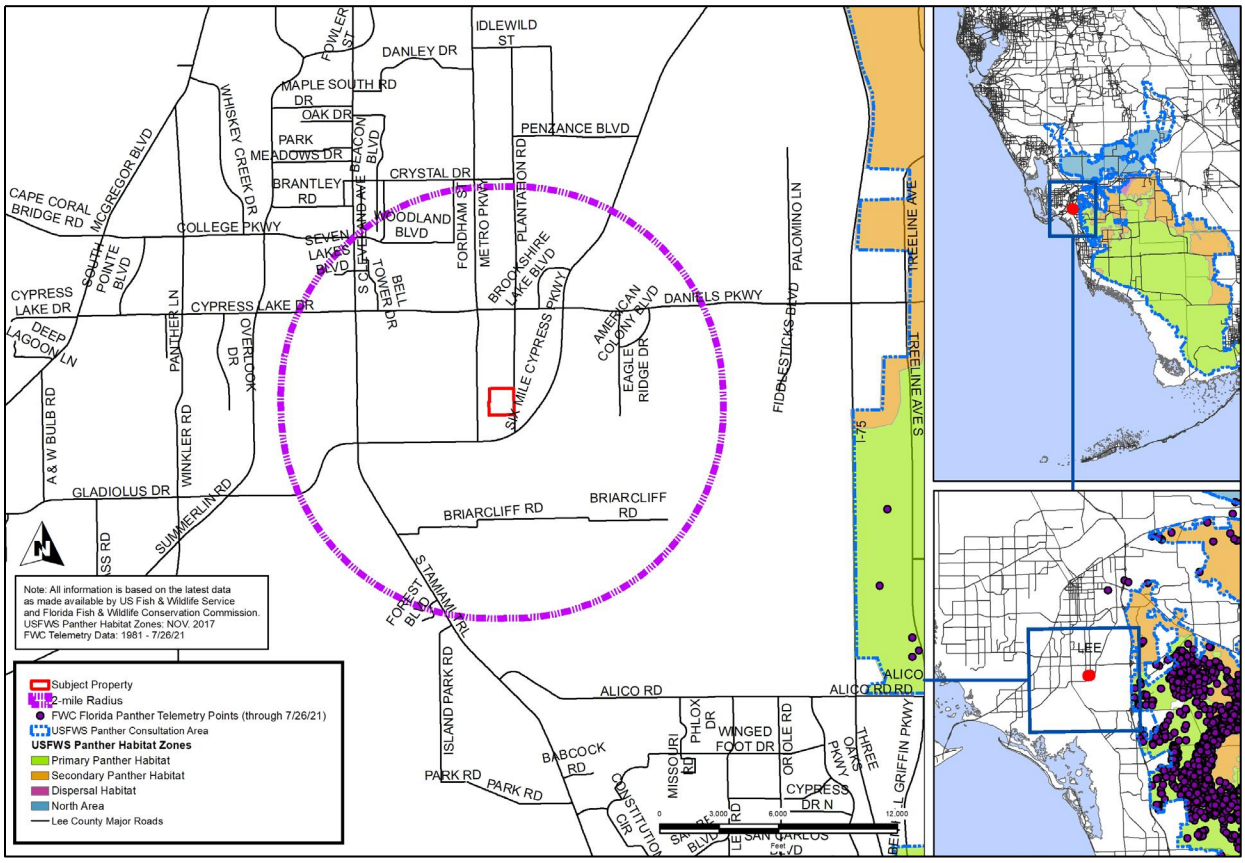

Figure 8. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property does not fall within the USFWS Florida Panther Habitat Zones or Consultation Area, nor panther telemetry points were located within a two-mile radius of the Subject Property (see Figure 9).

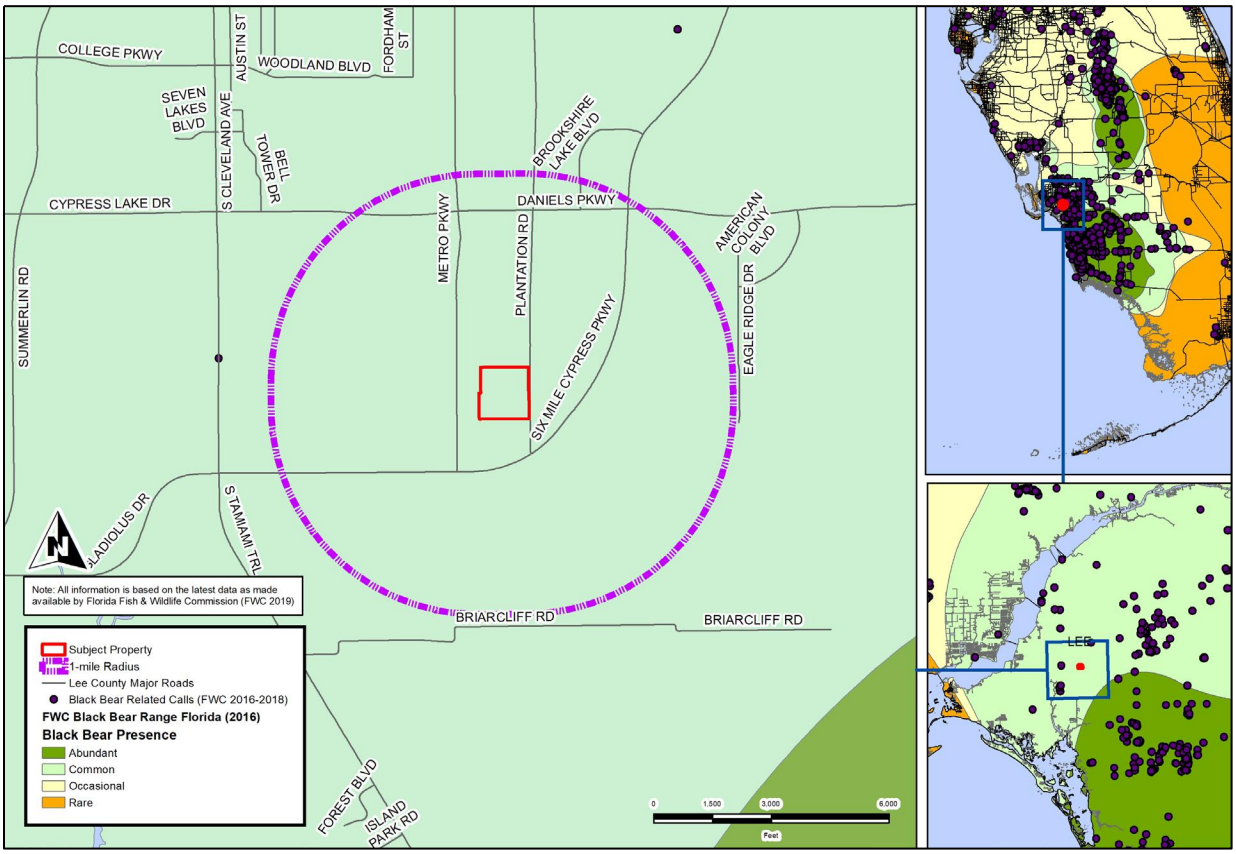

Figure 9. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus)*

The Subject Property falls within common black bear habitat (FWC). No black bear-related calls have been documented within a one-mile radius of the Subject Property (see Figure 10). FWC stopped radio-tracking black bears in 2018.

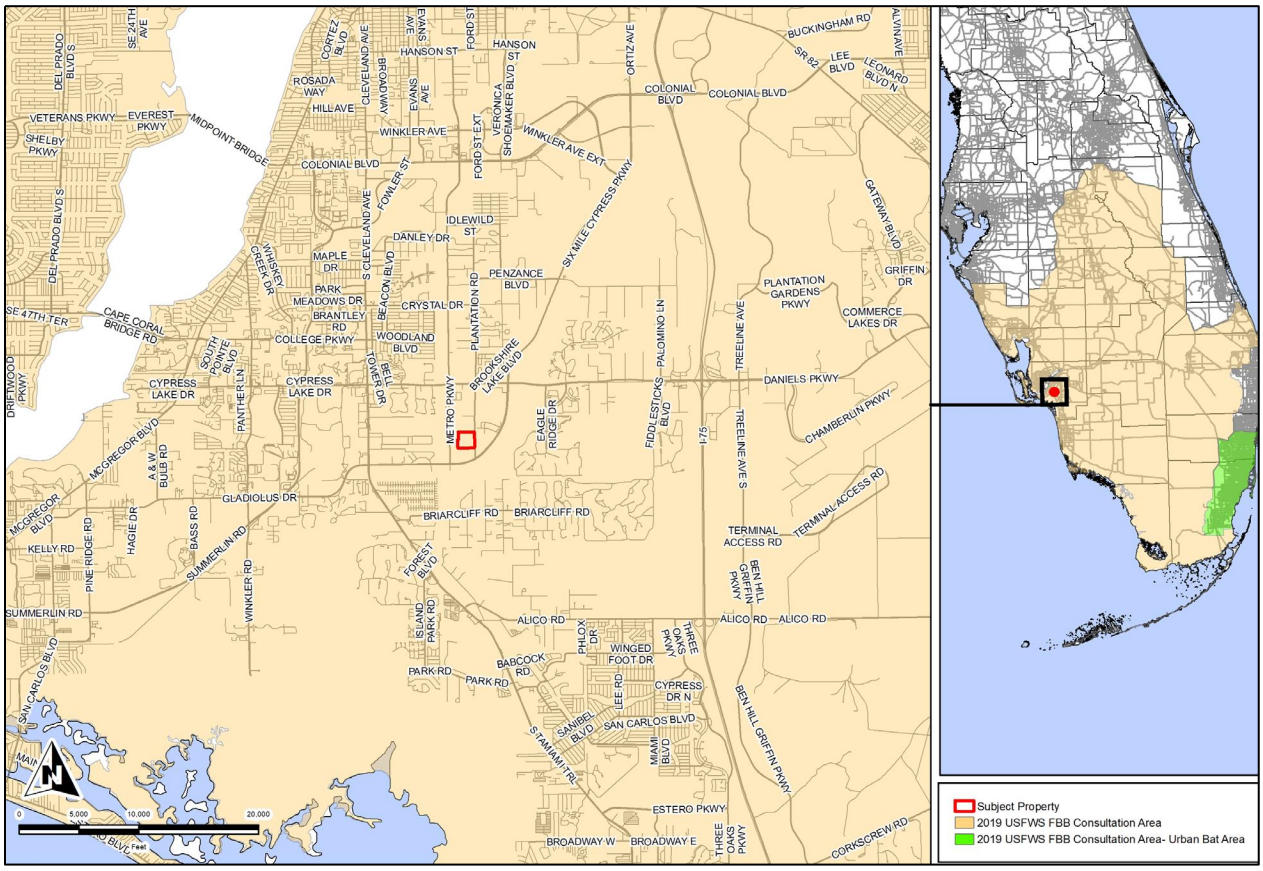

Figure 10. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the United States Fish & Wildlife Service's (USFWS) Florida Bonneted Bat Consultation Area (see Figure 6). Habitat on the property is not ideal for bonneted bat roosting due to the lack of suitable roost trees/snags and dense understory in the forested portions. During the Protected Species Survey fieldwork, no pine snags or cavities were observed. No signs of Florida Bonneted Bat utilization were observed on the Subject Property. A specific Florida bonneted bat tree cavity survey was conducted on June 10th, 2024, where no cavities or signs of roosting were observed. See Appendix A for the Florida Bonneted Bat Tree Cavity Survey.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

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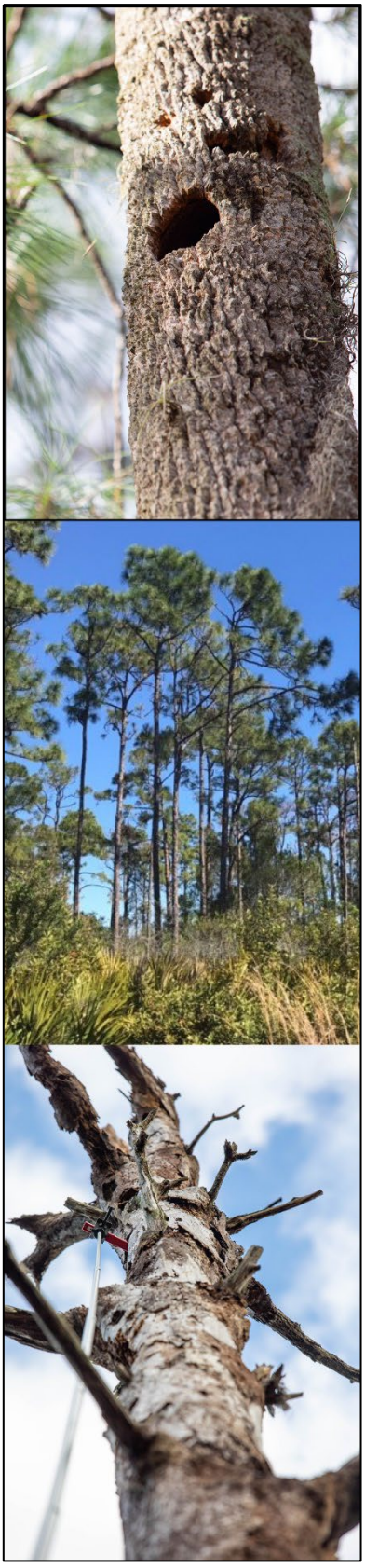
DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

APPENDIX A

FLORIDA BONNETED BAT TREE CAVITY SURVEY



ARTHREX AT PLANTATION

FLORIDA BONNETED BAT TREE CAVITY SURVEY

LEE COUNTY, FLORIDA

Prepared For:

U.S. Army Corps of Engineers
1520 Royal Palm Square Blvd. #310
Fort Myers, FL 33905

U.S. Fish & Wildlife Services (USFWS)
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

June 2024

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

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2.0 LOCATION 3
3.0 EXISTING SITE CONDITIONS 4
4.0 FLORIDA BONNETED BAT (*Eumops floridanus*) 6
5.0 SURVEY MATERIALS & METHODS 7
6.0 RESULTS 8
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EXHIBITS

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Figure 2 Aerial Map
Figure 3 FLUCCS Map
Figure 4 Florida Bonneted Bat Consultation Map
Figure 5 Tree Cavity Locations

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1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a specific purpose cavity survey on June 10th, 2024, for Florida bonneted bat (FBB) (*Eumops floridanus*) on the property referred to as Arthrex at Plantation (Subject Property) prior to development. A general protected species survey was conducted a month prior on May 3rd, 2024.

2.0 LOCATION

The Subject Property consists of two parcels (Strap #30-45-25-00-00002.1030, #30-45-25-00-00002.103A) and is located east of Metro Parkway and west of 6 Mile Cypress Parkway, in Lee County, Florida (Figures 1 & 2). According to the boundary provided by the project engineer the overall Subject Property totals approximately 37.82 acres.

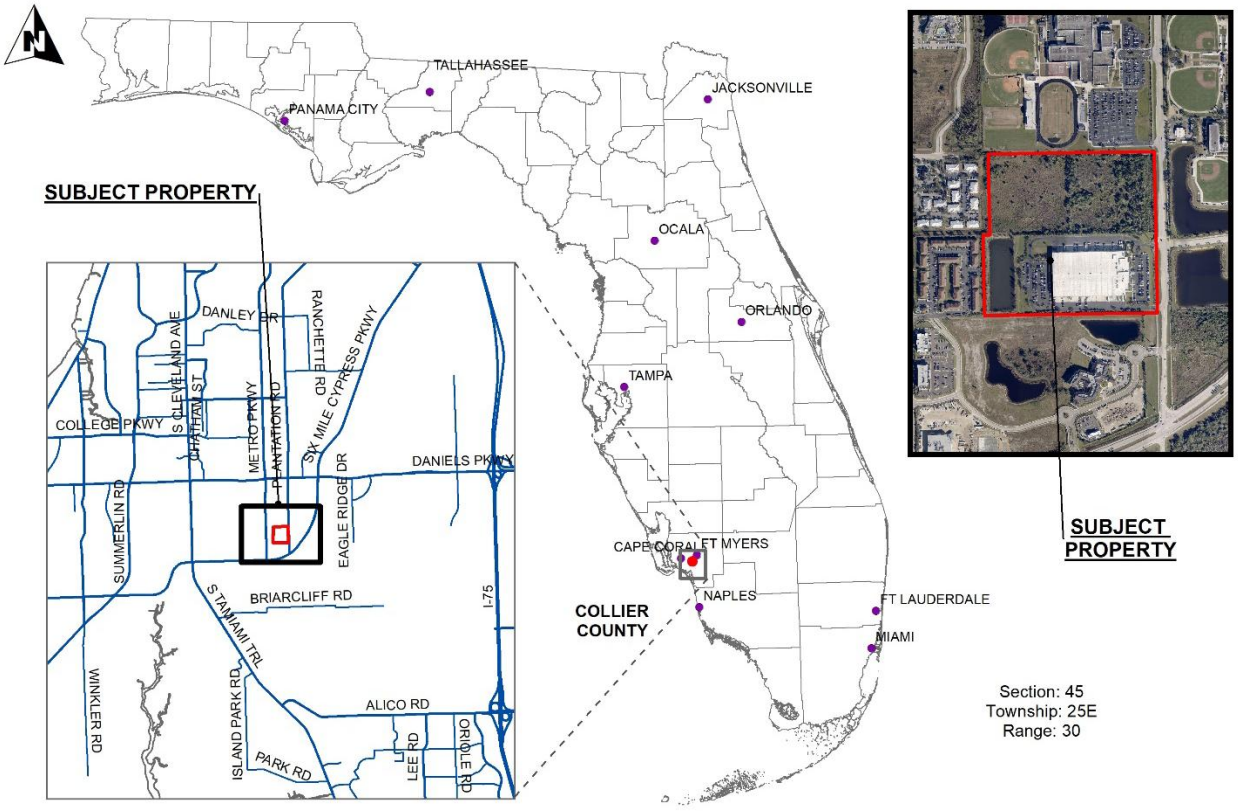

Figure 1. *Site Location Map*

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***Figure 2**. Aerial Map*

3.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the high 80's with cloudy skies. The Subject Property was historically agricultural but has become overgrown with exotic vegetation. The Subject Property is currently undeveloped. An access point is located in the northeast corner off Plantation Road.

The locations of the listed FLUCCS communities can be seen in Figure 3 below. See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Subject Property has the following surrounding land uses:

North:	School
East:	Plantation Road, Athletic Facility
South:	Commercial, Open Space
West:	Residential

The Florida Invasive Species Council's (FISC) list of invasive species contains Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FISC). Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC). A significant factor in

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mapping vegetative associations and local habitats is the invasion of these species such as melaleuca Brazilian pepper, Australian pine, and Caesarweed. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

TABLE 1. FLUCCS COMMUNITIES AND CORRESPONDING ACREAGES		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
140	Commercial Services	15.53
211H	Road Right-of-Way	16.67
500	Other Surface Waters	2.77
513	Ditch	0.60
832	Electrical Power Transmission Lines	2.25
	Site Total:	**+/-37.82**

E1 = <25% Total Exotic Coverage
E2 = 26-50% Total Exotic Coverage
E3 = 51-75% Total Exotic Coverage
E4 = >75% Total Exotic Coverage

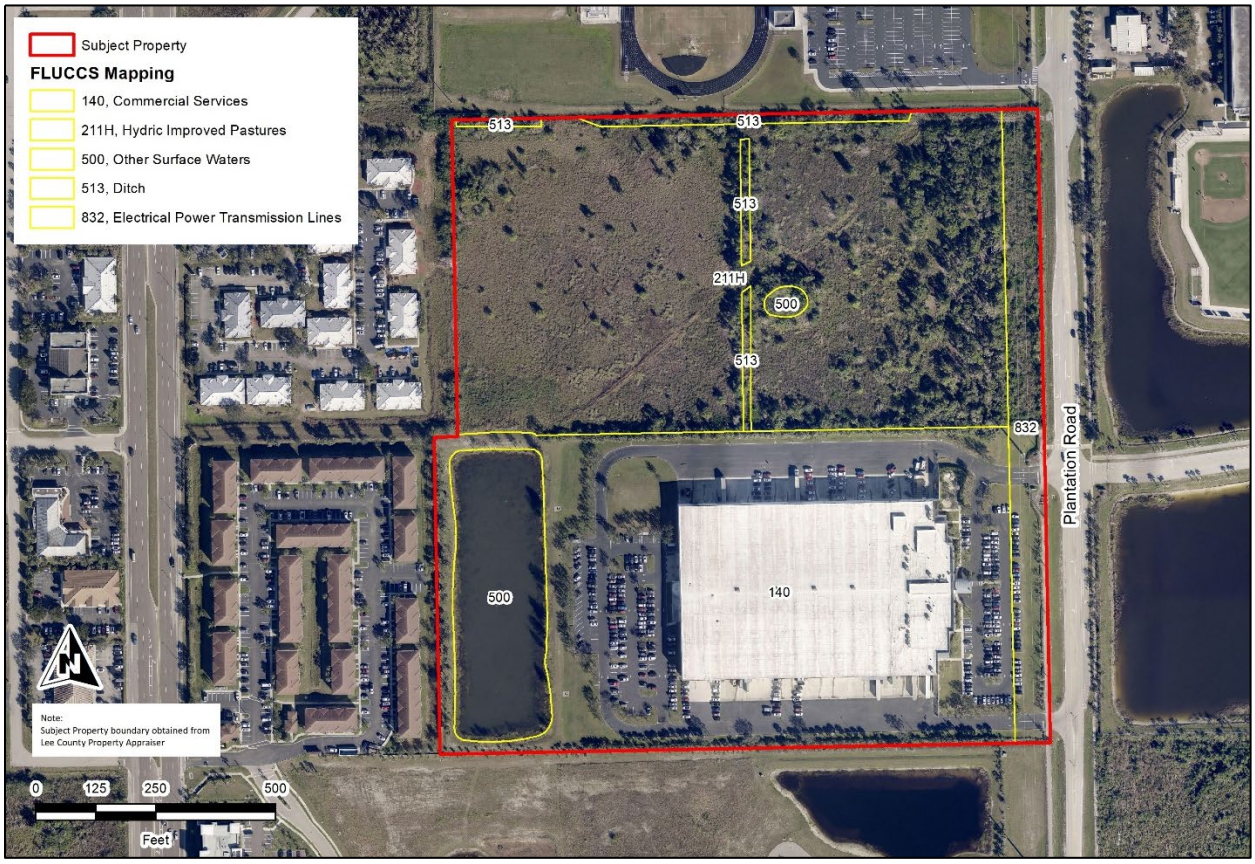

Figure 3. *FLUCCS Map*

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

* = Exotic vegetation species

FLUCCS 140, Commercial Services
This community is found in the southern portion of the Subject Property and consists of a large building with associated parking.

FLUCCS 211H, Hydric Improved Pastures
This community makes up the majority of the Subject Property and is dominated by exotic vegetation. Canopy level vegetation is sparse, and consists of Laurel oak (*Quercus laurifolia*), *Melaleuca (*Melaleuca quinquenervia*), *Earleaf acacia (*Acacia auriculiformis*), *java plum (*Syzygium cumini*), and Carolina willow (*Salix caroliniana*). Midstory consists of crested saltbush (*Atriplex pentandra*) and *Brazilian pepper (*Schinus terebinthifolia*). Groundcover consists of Jamaica swamp sawgrass (*Cladium jamaicense*), various species of beaksedge (*Rhynchospora spp*.), pineland heliotrope (*Euploca polyphylla*), pennywort (*Hydrocotyle spp*.), spadeleaf (*Centella asiatica*), American burnweed (*Erechtites hieraciifolius*), dogfennel (*Eupatorium capillifolium*), common ragweed (*Ambrosia artemisiifolia*), *rosy camphorweed (*Pluchea Baccharis*), and *casearweed (*Urena lobata*), with moderate amount of vines including climbing hempvine (*Mikania scandens*).

FLUCCS 500, Other Surface Waters
This community is found throughout the Subject Property and consists of a historic man-made cow pond in the northern historic agriculture area, and a man-made water management lake in the developed southern portion. Both of these would most likely be considered Other Surface Waters (OSWs).

FLUCCS 513, Ditch
This community is found in the north and central portions of the Subject Property and consists of man-made ditches. One ditch runs north-south in the center portion of the Subject Property, and the other ditch runs east-west on the north boundary line of the Subject Property. The ditches are surrounded by Carolina willow.

FLUCCS 832, Electrical Power Transmission Lines
This community is found along the eastern boundary line bordering Plantation Road. The area is vegetated with exotics, particularly *Brazilian pepper and *earleaf acacia.

4.0 FLORIDA BONNETED BAT (*Eumops floridanus*)

The Florida bonneted bat was listed as endangered under the Endangered Species Act of 1973 by the US Fish & Wildlife Service (USFWS) on November 1, 2013. The project area falls within the United States Fish and Wildlife Service's Florida bonneted bat Consultation Area (See Figure 4).

According to the USFWS Florida Bonneted Bat Guidelines (October 2019), the following cavity characteristics are used to identify potential cavity trees:

- Slash pine, longleaf pine, royal palm, cypress (typically in snags, but can be in live trees).
- Rounded cavities made by woodpeckers.
- Trees >33 feet in height, >8-inch diameter at breast height (DBH), with cavity elevation >16 feet.
- Cavity opening ≥1 inch.

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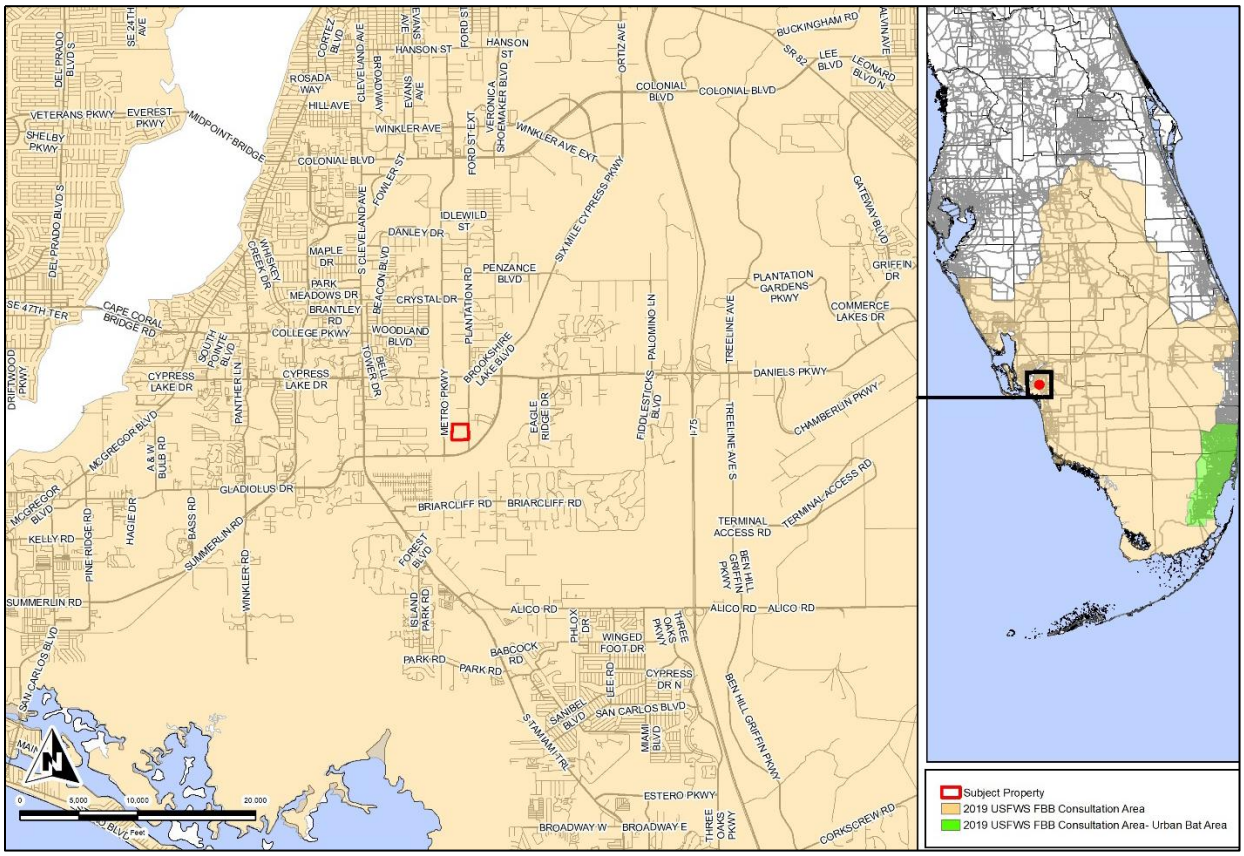

Figure 4. *Florida Bonneted Bat Consultation Map*

5.0 SURVEY MATERIALS & METHODS

During the May 2024 general Protected Species Survey, each habitat community was searched for potential cavities. This was accomplished using a series of transects throughout each vegetation community. If necessary, transect integrity was maintained using a handheld GPS in track mode.

If any suspected roost sites/cavities were identified, they were initially evaluated for activity by looking for the presence of guano and noise associated with roost chatter. Each suspected roost location or cavity was flagged, numbered, and recorded utilizing a Trimble GPS for identification.

During the cavity peeping activities, each flagged tree cavity was inspected using a pole-mounted cavity inspection camera and the contents of each cavity were documented.

If the size of the cavity opening and interior of the cavity permitted, the cavity was inspected first with the camera pointing up and then with the camera pointing down. The cavity inspection camera measures approximately 1'' x 1.25.'' Cavities that were smaller than the inspection camera were not inspected. The telescoping inspection pole extends to approximately 50 feet; any cavities higher than 50 feet were not inspected.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

6.0 RESULTS

The following section describes the results of the cavity survey within the project area.

During the cavity survey that was conducted on June 10th, 2024, no cavities were observed on the Subject Property (see Figure 5 below).

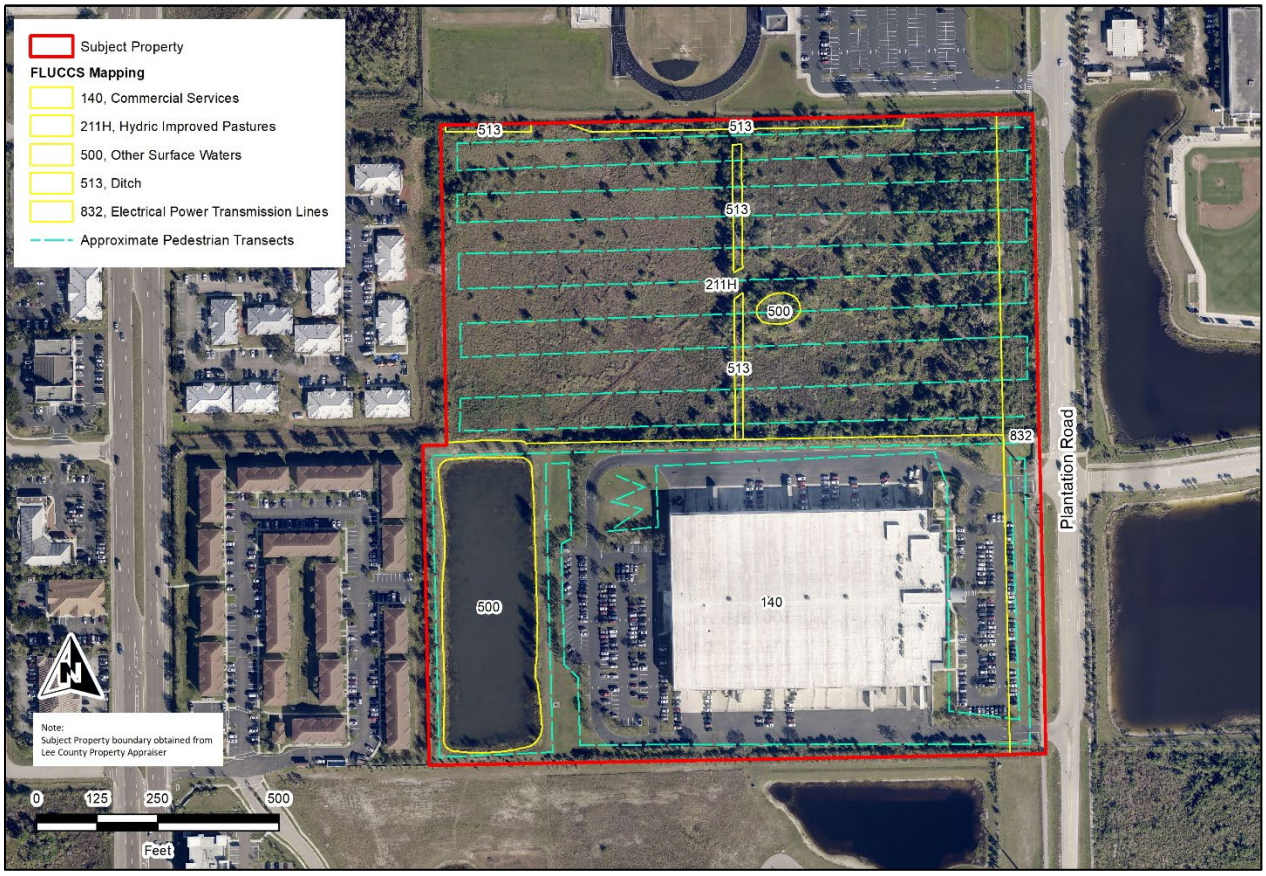

Figure 5. *Tree Cavity Locations*

7.0 SUMMARY

ETE conducted a general protected species survey on May 3rd, 2024, followed up with a specific search for potential Florida bonneted bat cavities/potential roost sites on the Subject Property on June 24th, 2024. No cavities were identified during either survey, and no other signs of Florida bonneted bats or roosting were observed during the cavity survey. The Subject Property has high levels of exotic vegetation and lacks potential snags. Considering low-quality roosting habitat, and that the Subject Property is bordered by development and roadways, consultation with USFWS will likely not be required for Florida bonneted bat.

DCI2024-00034 Lee County ePlan Original application dated 08-19-2024

8.0 REFERENCES

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Arthrex at Plantation

Storm Water Plan Narrative

Existing Conditions:

The existing property is +/-37.7 acres located on the west side of Plantation Road, north of Six Mile Cypress Parkway. The property is bound on all four sides by existing developments (residential, commercial, public roadway and public school). The drainage pattern is generally from north to south. The south half of the property is an existing +/-19.3 acre industrial site previously permitted as LDO2021-00201 and SFWMD 36-04888-P. The north half of the property is a +/-18.4 acre undeveloped, previously cleared farm field.

The south parcel contains an industrial building, parking lots, dry detention areas, swales and a 2.3 acre water management lake. The existing control elevation is 11.8' NAVD with outfall discharge through a control structure at the south end of the lake. Discharge is through a 24" storm pipe to the Plantation Road drainage storm sewer system which then discharges to the Six Mile Cypress slough. Discharge is limited to 37 csm, or 0.06 cfs/acre. The project provides the required water quality volume of 2.5" times percent impervious, plus 50% volume, and provides the required 25 year – 3 day stormwater attenuation.

The north parcel is undeveloped with site topography generally at elevation 12.5' NAVD. The site does not have offsite flows to accommodate, as surrounding developments have bermed the property. The existing grade is within a foot of the wet season water table and control elevation of the south parcel. The site was previously cleared many years ago for use as farm fields.

Proposed Water Management System:

Surface water management of the site shall comply with Lee County and SFWMD stormwater quality and quantity requirements. The south parcel will remain as designed, permitted and constructed. A basin line will be established to maintain existing conditions in the south basin, and new development will be within the new north basin. The north stormwater system will consist of storm inlets and pipes and interconnected dry pretreatment areas to meet nutrient removal volumetric requirements. The system will be privately owned and maintained. A proposed +/-2.7 acre lake will provide the required stormwater attenuation and water quality volume. A control structure will regulate discharge to the south basin. The control elevation for the north basin will be consistent with the seasonal water table/control elevation of the existing system on the property.

The property is within FEMA Zone AE 13.5, 14, and 14.5. Land area at the north end of the site is being designated for stormwater storage for flood plain compensation area to mitigate adverse effects of the 100-year storm event as defined by FEMA and Lidar mapping.



LEGEND:

SUBJECT PROPERTY

LJA
EMPLOYEE-OWNED.
CLIENT FOCUSED.
Engineering Firm Number: 31300
Surveying Firm license: LB8569
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
P: (239)597-3111
F: (239)566-2203

CLIENT NAME:
RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME:
ARTHREX
MIXED USE CENTER

DRAWING TITLE:
AERIAL MAP

DESIGNED BY: DESIGNED
DRAWN BY: DRAWN
CHECKED BY: CHECKED
REVIEWED BY: REVIEWED
DATE: May 2024
DATUM: N/A

NO.	DATE	REVISIONS	BY

ACAD FILE NAME:
EXHIBITS

LJA PROJECT #
23-0001

PLOT VIEW \ LAYOUT
AERIAL MAP

SHEET 01
OF XX

ACAD FILE #
.



LEGEND:

SUBJECT PROPERTY

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31300
Surveying Firm license: LB8569
Collier County:
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CLIENT NAME:
RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME:
ARTHREX
MIXED USE CENTER

DRAWING TITLE:
EXISTING FUTURE LAND USE MAP

DESIGNED BY: DESIGNED
DRAWN BY: DRAWN
CHECKED BY: CHECKED
REVIEWED BY: REVIEWED
DATE: May 2024
DATUM: N/A

NO. | DATE | REVISIONS | BY

ACAD FILE NAME:
EXHIBITS

LJA PROJECT #
23-0001

PLOT VIEW \ LAYOUT
FUTURE LAND USE

SHEET 01
OF XX

ACAD FILE #
.



LEGEND:

- SUBJECT PROPERTY
- CPD
- PRFPD
- PUD
- RPD
- IPD
- MPD

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
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Surveying Firm License: LB6989
Online Campus:
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Naples, FL 34108
239.643.1315
www.lja.com

CLIENT NAME:
RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME:
ARTHREX
MIXED USE CENTER

DRAWING TITLE:
EXISTING ZONING MAP

DESIGNED BY: DESIGNED
DRAWN BY: DRAWN
CHECKED BY: CHECKED
REVIEWED BY: REVIEWED
DATE: May 2024
DATUM: N/A

NO. DATE BY
REVISIONS

ACAD FILE NAME:
EXHIBITS

LJA PROJECT #
23-0001

PLOT VIEW \ LAYOUT
EXISTING ZONING

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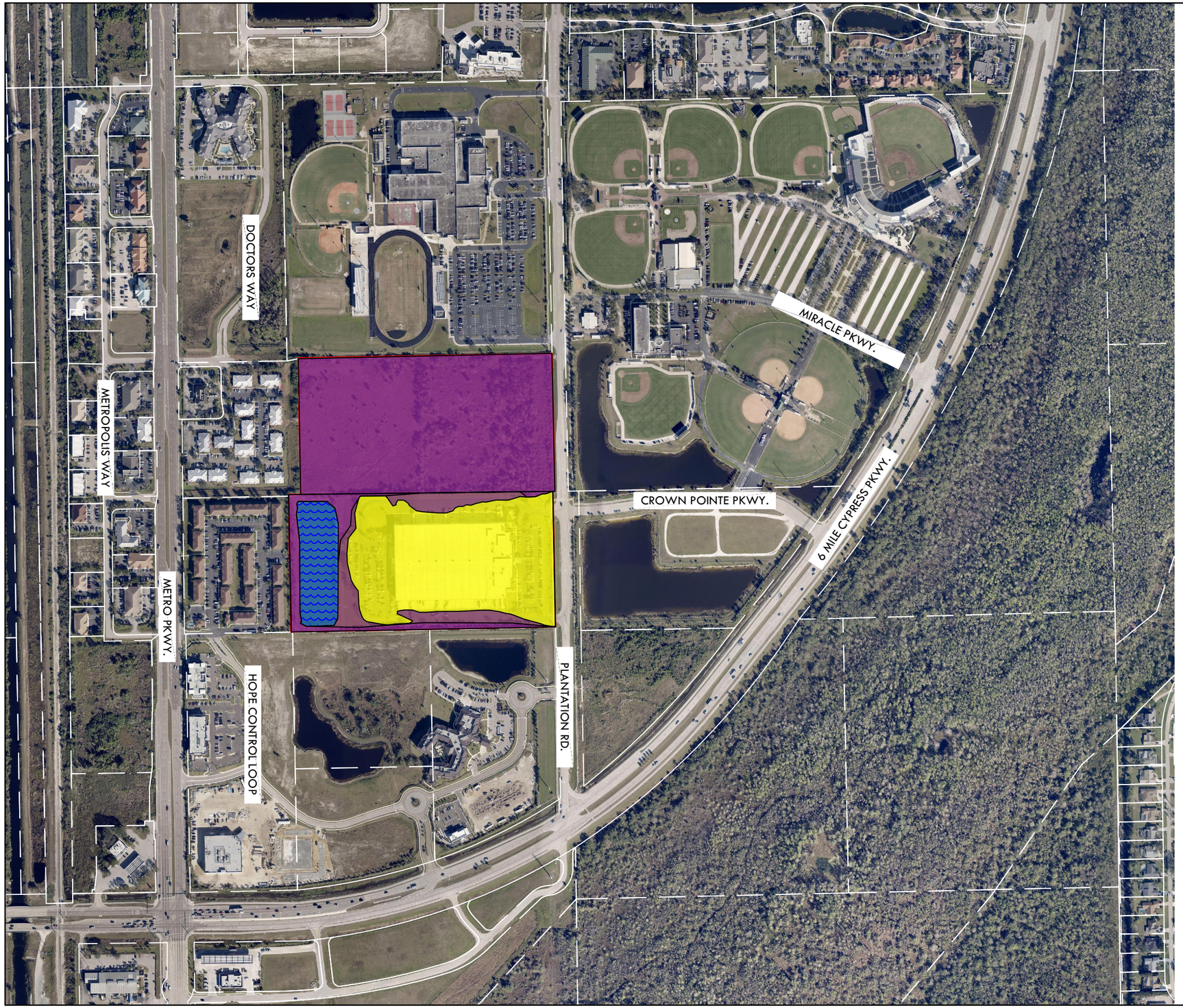

LEGEND:

- SUBJECT PROPERTY
- X
- AH
- X (SHADED)
- LAKE

LJA
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Surveying Firm license: LB8569
Collier County:
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RES MEYERS HOLDINGS, LLC
1370 CREEKSIDE BLVD
NAPLES, FL 34108

PROJECT NAME:
ARTHREX
MIXED USE CENTER

DRAWING TITLE:
FEMA MAP

DESIGNED BY: DESIGNED
DRAWN BY: DRAWN
CHECKED BY: CHECKED
REVIEWED BY: REVIEWED
DATE: May 2024
DATUM: N/A

NO.	DATE	BY
REVISIONS		

ACAD FILE NAME:
EXHIBITS

LJA PROJECT #
23-0001

PLOT VIEW \ LAYOUT
FEMA

SHEET 01
OF XX

ACAD FILE #
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LEGEND:

- SUBJECT PROPERTY
- CPD
- PRFPD
- PUD
- RPD
- IPD
- MPD

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NAPLES, FL 34108

PROJECT NAME:
ARTHREX
MIXED USE CENTER

DRAWING TITLE:
PROPOSED ZONING MAP

DESIGNED BY: DESIGNED
DRAWN BY: DRAWN
CHECKED BY: CHECKED
REVIEWED BY: REVIEWED
DATE: May 2024
DATUM: N/A

NO. DATE REVISIONS

ACAD FILE NAME:
EXHIBITS

LJA PROJECT #
23-0001

PLOT VIEW \ LAYOUT
PROPOSED ZONING

SHEET 01
OF XX

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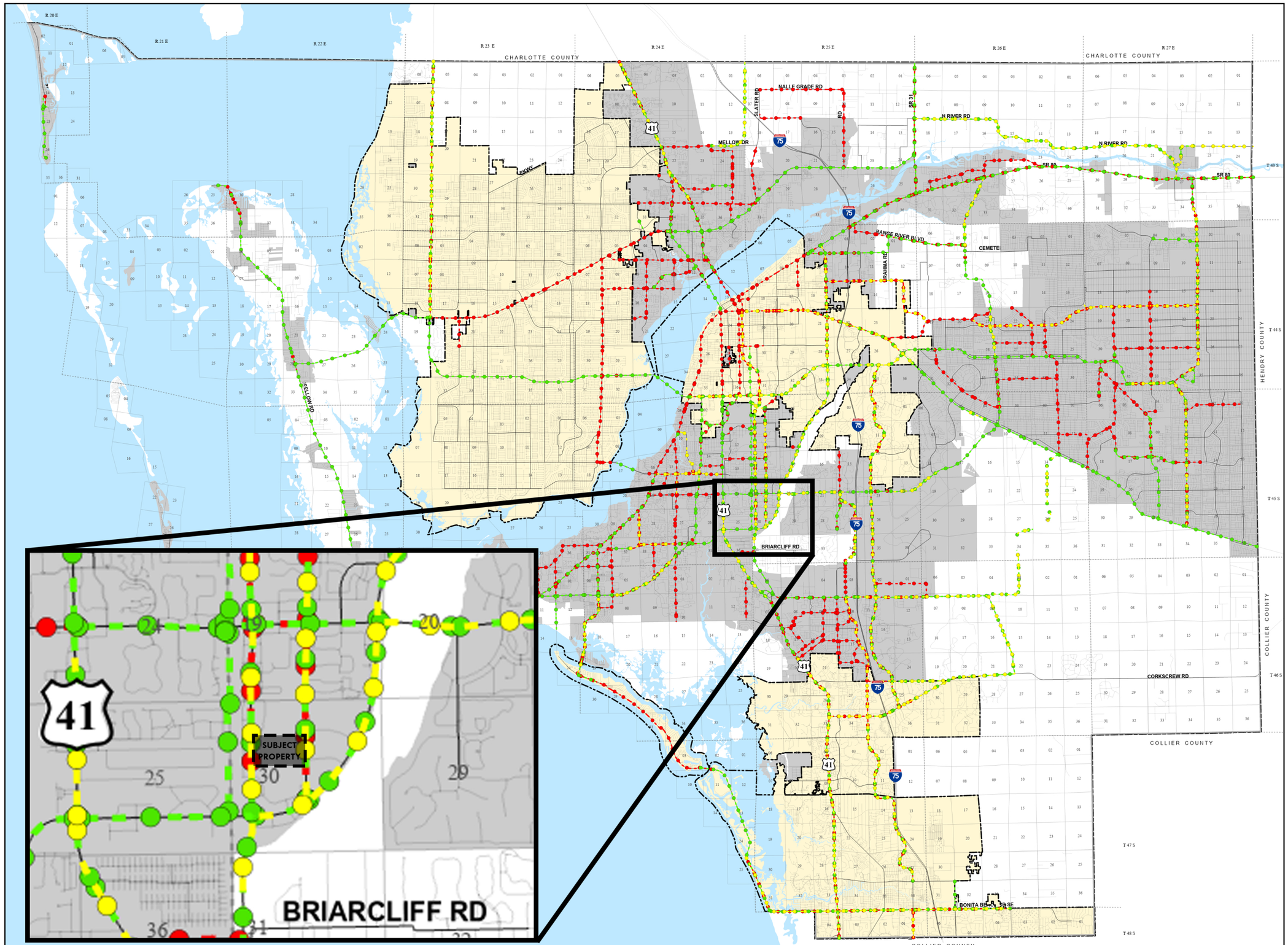


LEE COUNTY WALKWAYS & BIKEWAYS

- Sidewalk
- Shared Use Path
- On-Road Bikeway
- Future Urban/Suburban Areas*
- City Limits

Ord. No. 17-13

Lee County
Southwest Florida

N
W E
S

0 1 2 3 4 5
Miles

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

Note: This map depicts both existing and proposed walkways and bikeways maintained by Lee County and the Florida Department of Transportation.

* Pedestrian facilities are planned on all streets in Future Urban/Suburban areas.

Lee Plan Map 3-D

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 12, 2024 Via E-Mail

Denise Rakich, Project Coordinator
LJA Engineering, Inc.
7400 Trail Boulevard, Ste 200
Naples, FL 34108

RE: **Potable Water and Wastewater Availability**
ARTHREX AT PLANTATION
Strap # 30-45-25-00-00002.103A & 30-45-25-00-00002.1030

To whom this may concern:

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

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 25,240 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

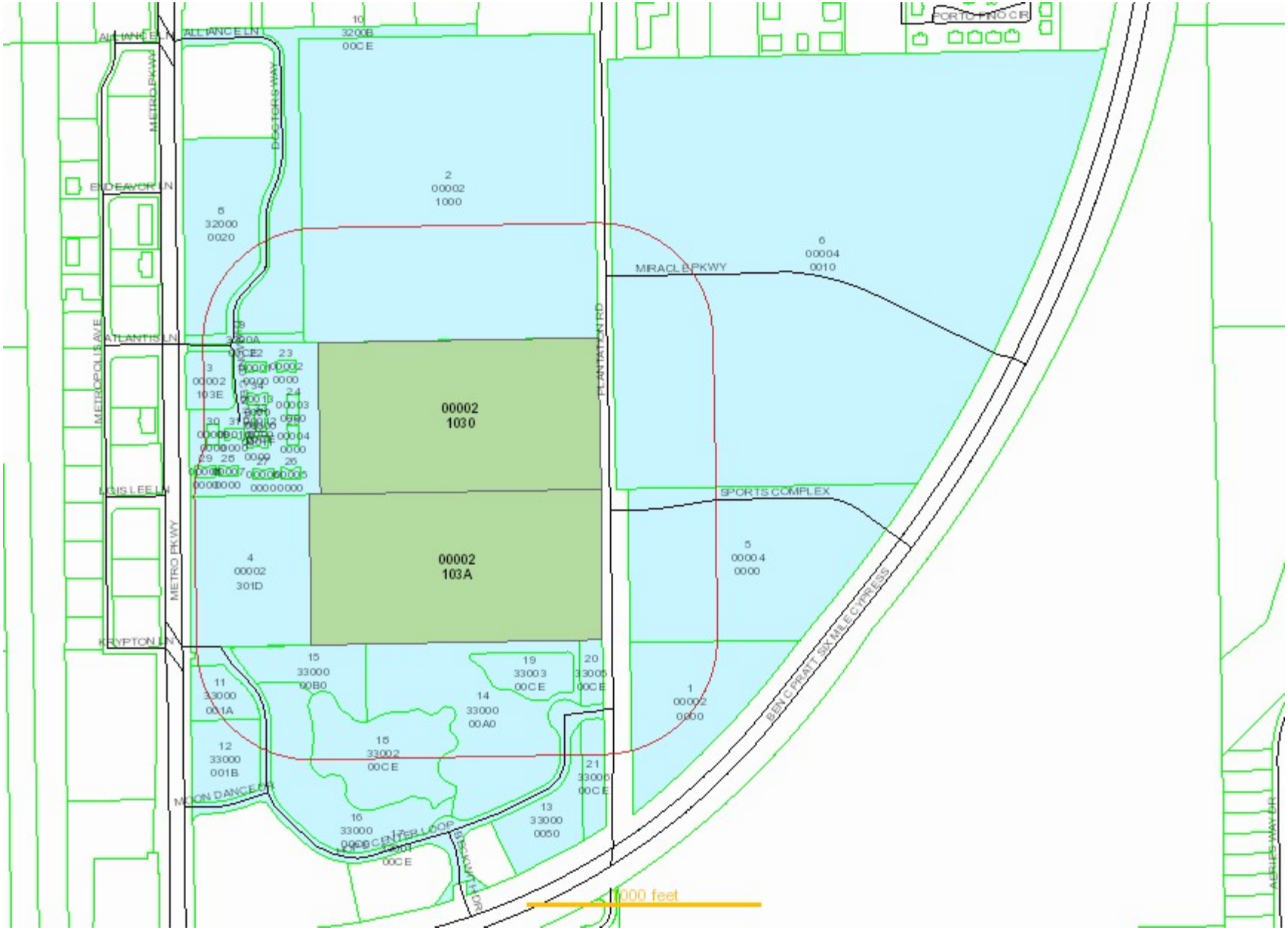
connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Sincerely,

LEE COUNTY UTILITIES

Judy Carlson
Project Manager,
Lee County Utilities, New Development & Construction.




ALLIANCE LN
ALLIANCE LN
METRO PKWY
ENDEAVOR LN
ATLANTIS LN
METROPOLIS AVE
LOUIS LEE LN
METRO PKWY
KRYPTON LN
MOON DANCE LN
CENTER LOOP
BUCKINGHAM DR
PORTOFINO CIR
PLANTATION RD
MIRACLE PKWY
SPORTS COMPLEX
BEN C PRATT SIX MILE CYPRESS
ARTIFICE WAY DR
00002 1030
00002 103A
2 00002 1000
5 32000 0020
6 00004 0010
4 00002 301D
5 00004 0000
1 00002 0000
15 33000 90B0
19 33003 00CE
20 33005 00CE
11 33000 001A
14 33000 00A0
12 33000 001B
15 33002 00CE
21 33000 00CE
16 33000 0050
13 33000 0050
10 3200B 00CE
3 00002 103E
1000 feet

GATOR RECREATION COMPLEX RLLP
7050 CRYSTAL LN
FORT MYERS FL 33907

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

UNITED FIDELITY BANK FSB
18 NW FOURTH STREET
EVANSVILLE IN 47706

RICH METRO GROUP LLC
2552 PETERS RD STE B
FORT PIERCE FL 34945

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

DIAMOND PROFESSIONAL CENTRE

PREMIER ISLAND GROUP LLC
200 SMOKERISE DR
WADSWORTH OH 44281

GULF COAST HEALTH PARK PROPERT
1833 HENDRY ST
FORT MYERS FL 33901

GULF COAST HEALTH PARK PROPERT
1833 HENDRY ST
FORT MYERS FL 33901

SCI HOPE LLC
14541 HOPE CENTER LOOP STE 200
FORT MYERS FL 33912

SCI HOPE LLC
14541 HOPE CENTER LOOP STE 200
FORT MYERS FL 33912

TURNSTONE 6 MILE LLC
1170 PEACHTREE ST NE STE 1150
ATLANTA GA 30309

VOA LEE COUNTY HEALTH CARE FAC
1660 DUKE ST
ALEXANDRIA VA 22314

HOPE PRESERVE ONE LLC
14541 HOPE CENTER LOOP #200
FORT MYERS FL 33912

HOPE PRESERVE ONE LLC
14541 HOPE CENTER LOOP #200
FORT MYERS FL 33912

HOPE PRESERVE PORPERTY OWNERS
9470 HEALTHPARK CIR
FORT MYERS FL 33908

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9470 HEALTHPARK CIR
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HOPE PRESERVE PORPERTY OWNERS
9470 HEALTHPARK CIR
FORT MYERS FL 33908

RGG DIAMOND STRAND HOLDINGS
GEORGE GHANEM
6900 DANIELS PKWY STE 29 253
FORT MYERS FL 33912

RBLOY LLC
5673 KENSINGTON LOOP
FORT MYERS FL 33912

IRIMIES CORNELL & MICHELE
1200 MIMOSA CT
MARCO ISLAND FL 34145

NETWORK MANAGEMENT SVCS LLC
6150 DIAMOND CENTRE CT BLDG 400
FORT MYERS FL 33912

DIAMOND CENTRE 500 LLC
6150 DIAMOND CENTRE CT
FORT MYERS FL 33912

FIRST SOUTHEAST INVESTMENT
PO BOX 410682
MELBOURNE FL 32941

HESTIA DEVELOPMENT LLC
JASON ATKINS
1542 ARGYLE DR #1
FORT LAUDERDALE FL 33312

DIAMOND METRO 800 LLC
1872 VERONA CT
NAPLES FL 34109

CFA PROPERTIES LLC
1435 IMMOKALEE RD
NAPLES FL 34106

BLUEWATER CAPITAL SWFL INC
5091 SORRENTO CT
CAPE CORAL FL 33904

1100 DIAMOND LLC
MARY V PALUMBO
UNIT 1102
6150 DIAMOND CENTRE CT
FORT MYERS FL 33912

GRACE MANAGEMENT HOLDINGS LLC
1912 EMPRESS CT
NAPLES FL 34110

GRACE MANAGEMENT HOLDINGS LLC
1912 EMPRESS CT
NAPLES FL 34110