



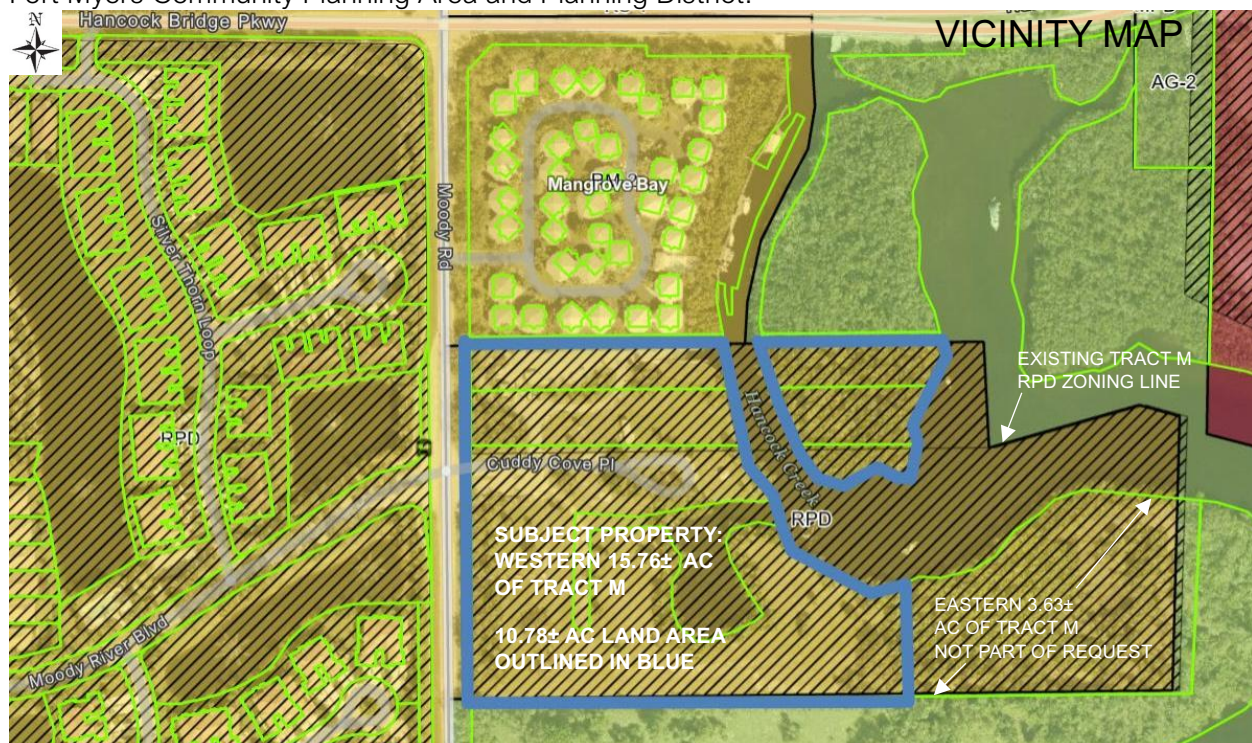
Home Front Heroes Minor CPD Narrative of Request

DCI2023-00047-Revised February 2025

Introduction/Request

The applicant, Home Front Heroes, Inc., a Florida not for profit corporation, is requesting approval of an amendment to the western 15.76± acres of Tract M of the existing Moody River Estates RPD/CPD (Z-05-048) to rezone 10.78± acres of land (15.76± acres including navigable waterway) from Residential Planned Development (RPD) to Home Front Heroes Minor Commercial Planned Development (CPD) to allow a maximum of 46,000 square feet of commercial uses including up to two caretakers' residences with accessory multi-purpose outdoor recreation areas, existing boat ramps, and private multi-slip docking facility with maximum 10 wet slips and 10 optional boat trailer parking spaces/dry slips with a maximum building height of 45 feet.

The property consists of six parcels located on the east side of Moody Road approximately 550 feet south of its intersection with Hancock Bridge Parkway. The site addresses are 884, 938 & 940 Moody Road & three parcels with access undetermined since they are an island of preserved mangrove wetlands within Hancock Creek. The main parcel is located within the Suburban Future Land Use Category while the island parcels are within the Wetlands Future Land Use Category within the North Fort Myers Community Planning Area and Planning District.



The requested CPD zoning is to allow the Home Front Heroes charitable organization to provide charitable assistance and community outreach social service programs including education, crime prevention, public safety, recreation and animal welfare services for youth, veterans, the disabled and the needy. The proposed Master Concept Plan (MCP) identifies development of the site which contains the following six phases of development (phase timing may be interchangeable):

- Phase 1: Temporary Events including but not limited to outdoor recreation, petting zoo, bounce houses, food trucks, shade structures and/or temporary trailer(s).

- Phase 2: Add handrails and no mooring sign to existing dock for fishing boardwalk, installation of bollards for existing boat ramp to ensure non-motorized use only.
- Phase 3: Maximum of 2 caretakers' residences with phased drive aisle, phased parking, and phased dry detention.
- Phase 4: Private multi-slip docking facility with optional boat trailer parking, phased parking, and phased dry detention.
- Phase 5: Future building, phased parking, and phased dry detention.
- Phase 6: Potential paddle craft access to existing dock.
- Phase 7: Optional future building expansion, phased parking, and phased dry detention.

The anticipated programs for the site include but are not limited to accessory uses such as outreach education, youth programs, community outreach programs to include crime prevention education and presentations, sailing and boating lessons, boxing lessons, various programs with the Lee County Sheriff's Youth Athletic League, soccer, basketball, pickleball, explorer programs, camping, kayaking/canoeing, fishing, summer camp, arts and crafts, shade structures, tutoring, and Sheriff demonstration events. Temporary events are also proposed including: petting zoo, bounce houses, mobile food vendors and similar uses and activities. It is also anticipated to share the facilities with other similar non-profit organizations. It is anticipated that most of the youth programs will take place after school, on weekends and during the summer. The maximum two caretakers' residences are required to allow the unique programmatic use for the site. Each of the onsite caretakers are proposed to be Lee County Sheriff's office deputies/employees who will perform general caretaking and security functions for the property and support for its use. More than one caretaker is required to provide for differing schedules and shifts and to honor commitments made to the community of providing a law enforcement presence on the site.

Background

The subject property is the western 15.76± acres of Tract M of the existing Moody River Estates RPD which is governed by zoning resolution number Z-05-048, approved on September 19, 2005 which rezoned the property from AG-2. The eastern 3.63± acres of Tract M (STRAP number 10-44-24-00-01044.0000) is not included in this request. Tract M is currently permitted up to 200 dwelling units (single-family, townhouses, two-family attached, or multi-family) with a maximum height of 75 feet. The site also includes uses such as recreation facilities, personal and private on site, private boat dock, tennis courts, and a multi-slip docking facility. The approved MCP shows a Private Recreational Facility and Conservation area on Tract M as well. The conservation areas allow interpretive centers and signage, rain shelters, gazebos, nature and foot trails including boardwalks, benches and jogging trails, paths, boardwalks and bridges. Private Recreational Facilities are defined in LDC Section 34-2 as, "...includes nature trails, tent camping areas, boardwalks, play areas (as defined in "Park Planning Guidelines, 3rd Edition"), horse stables and riding areas, golf courses, and other uses..." Recreation Facilities, personal and private on site both allow recreation equipment and facilities.

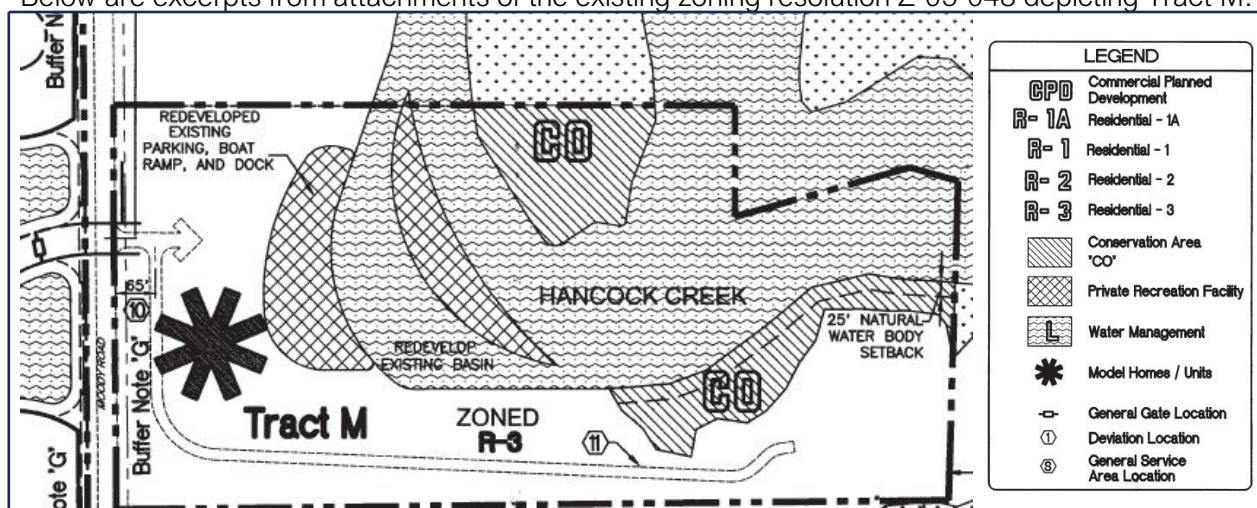
The overall Moody River Estates was approved for 1,000 dwelling units (may be single-family, zero-lot-line, townhouse and multi-family) and 45,000 square feet of commercial uses.

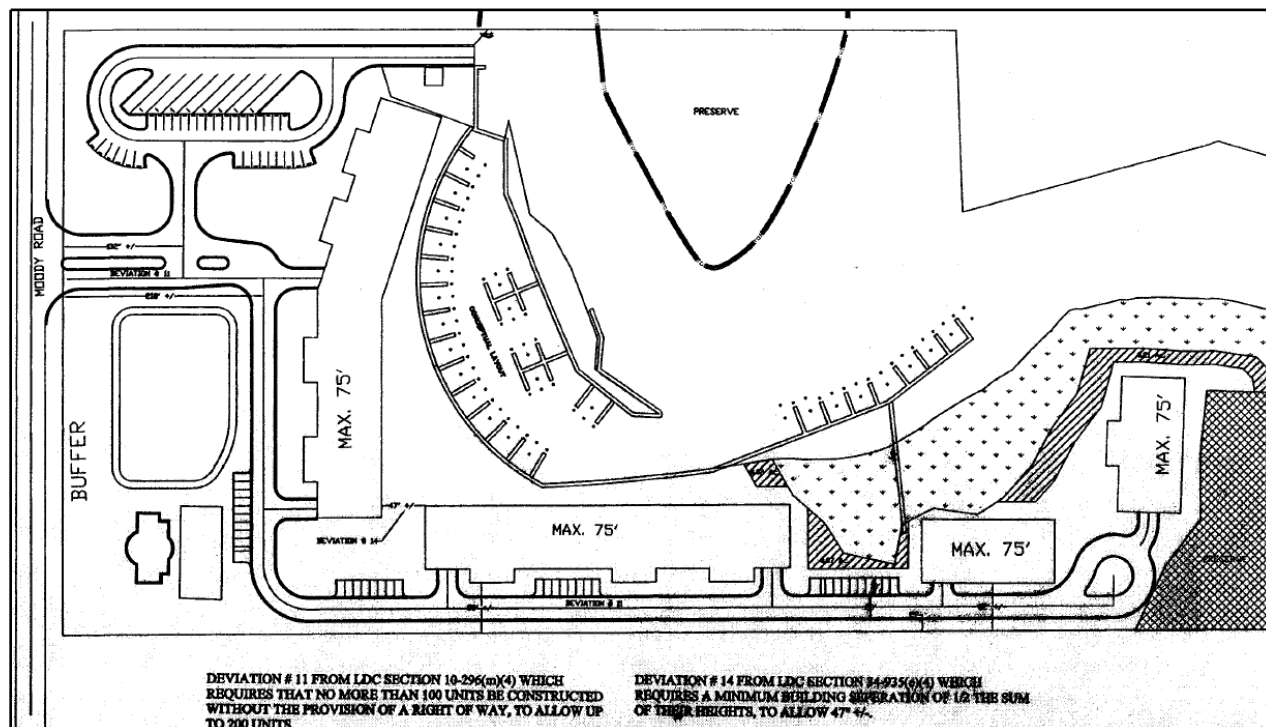
The northern portion of the subject property has been partially developed with Moody River Estates Waterfront Park: a gated, private boat ramp launch facility for the subject property and Moody River Estates development with associated parking, restroom facilities, landscaping and infrastructure that

was approved under case number LDO2013-00596. A minor change to the landscaping was later approved under case number LDO2019-00170. The southern portion of the site was approved and partially cleared and filled under case number DOS2013-00023. There is an existing non-motorized boat ramp, gazebo and temporary trailer on the site and a fence has been installed under case number LDO2023-00316.

Although not part of Lee County approvals, it should be noted that there was a private settlement agreement on the subject property that limited the subject property to 14 single-family units (with acknowledgement of intention to convey to not-for-profit charitable entity for use consistent with mission to assist young people to develop and grow into contributing members of society) and the eastern 3.63± acres of Tract M not included in the request to 55 multi-family units. This agreement has no impact on the existing zoning entitlements for Tract M that allow up to 200 dwelling units, boat ramp, multi-slip docking facility, recreation facilities and accessory parking lot. The subject application is an important step in realizing the charitable use vision for the property.

Below are excerpts from attachments of the existing zoning resolution Z-05-048 depicting Tract M:





Land Development Code Analysis

The property qualifies for the amendment rezoning to minor CPD and meets the applicable required findings/review criteria set forth in Land Development Code section 34-145(d)(4)a.1. as follows:

(a) Complies with the Lee Plan

Rezoning the subject property from RPD to minor CPD is consistent with the Lee Plan and will facilitate compatible development of social services serving the community at a location that has been deemed appropriate for development for over 18 years. The subject property is located in the Suburban and Wetland Future Land Use Categories. The proposed rezoning to minor CPD is consistent with the following goals, objectives, standards and policies of the Lee Plan:

The Suburban Future Land Use Category is described in the Lee Plan as follows.

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

Approval of the requested rezoning will allow development of the subject property consistent with the intent of the Suburban Future Land Use category at a location identified for development for over 18 years. The subject property is surrounded by property also located within the Suburban Future Land Use Category and Wetlands Future Land Use Category within and along Hancock Creek to the east. The Suburban areas are appropriate for commercial zoning categories and uses as demonstrated by the existing commercial zoning along Hancock Bridge Parkway and Skyline Drive, including the CPD portion of Moody River Estates which includes social services, group I in its schedule of uses. Development of not-for-profit, charitable social services and associated uses including the private multi-slip docking facility, maximum two caretakers' residences and ancillary outdoor recreation areas are appropriate uses for the site and will allow the subject property to provide beneficial services necessary to serve the community and surrounding residential areas and fulfilling the longtime vision for the site. The existing zoning allows for 200 dwelling units with a maximum height of 75 feet on Tract M along with a multi-slip docking facility and the existing boat ramp for use by the subject property and Moody River Estates. The property has rights to construct or transfer up to 125 watercraft slips per the Limited Deed of Conservation Easement recorded in Instrument Number 2013000240535. The applicant is amending this easement to retain 20 slips on the property and allow 105 transferable slip credits. The previously permitted 53-slip multi-slip docking facility attached to the current zoning resolution is much more intense than the 10 wet slips and optional 10 boat trailer parking spaces/dry slips proposed with the current request. Approval of the rezoning request will allow for appropriate, compatible development of the site while reducing the previously approved building mass and height and size of the multi-slip docking facility. The proposed amendment rezoning to minor CPD and requested schedule of uses are consistent with Policy 1.1.5.



The Wetland Future Land Use Category is described in the Lee Plan as follows.

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www.atwell-group.com

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

The only portion of the property that is designated within the Wetland Future Land Use Category is the mangrove wetlands on the island parcel which are within an existing conservation easement, are designated as historic flowway by Lee County GIS mapping and continue to be preserved by this request. The submitted Environmental Assessment demonstrates a total of 2.3± wetlands, some of which are within Hancock Creek. The wetland areas are provided on the MCP as follows: island parcel: 1.12± acres (plus 0.48± acre additional within Hancock Creek) and 0.29± acre within the main parcel and manmade basin (plus 0.41± acre within Hancock Creek). The existing wetlands will be preserved to the maximum extent possible. The proposed amendment rezoning to minor CPD remains consistent with Policy 1.5.1.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

- 1. For each Planning District the County will maintain a parcel-based database of existing land use.*
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.*
- 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.*

Lee Plan Policy 1.6.5 establishes the Planning Communities Map and Acreage Allocation Table 1(b). There are 1,121 acres allocated for commercial development within the North Fort Myers Planning Community with 682± acres existing. There are 439± acres remaining to be developed as commercial which accommodates the subject request's conversion of the site's 10.78± acres of land (15.76± acres including navigable waterway). The requested amendment rezoning to CPD is consistent with Policy 1.6.5.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs,

conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

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

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

As previously stated, approval of the amendment rezoning to minor CPD will facilitate compatible development of social services serving the community at a location that has been deemed appropriate for development for over 18 years and will provide an opportunity to establish the compact and contiguous growth pattern envisioned by Lee Plan Objective 2.1. The proposed rezoning is consistent with Lee Plan Objective 2.1 and Policies 2.1.1 and 2.1.2

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.

POLICY 2.2.1: Rezoning 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.

As previously stated, approval of the amendment rezoning to minor CPD will facilitate compatible development of social services serving the community at a location that has been deemed appropriate for development for over 18 years. Adequate public facilities exist to service the existing approved intensities and are adequate to service the needs of the proposed request. The site has frontage and an existing access onto Moody Road (county-maintained minor collector) approximately 550 feet south of its intersection with Hancock Bridge Parkway (county-maintained arterial). A deviation is proposed to allow the single access point to serve the proposed project. Letters of no objection to allow the single access deviation are provided from EMS, North Fort Myers Fire District and Lee County Sheriff's office. The existing access is identified on county records as Cuddy Cove Place (private local) which aligns with Moody River Boulevard (private local). The existing access is only a site access point and not a road easement or right-of-way. The submitted Traffic Impact Statement (TIS) was analyzed using a "worst case" scenario of a Recreational Community Center since there is no use within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition that matches the unique use being proposed for the site. The proposed use is less intense than the analyzed use with most activities occurring after school, weekends and during summer months. The TIS demonstrates that the rezoning will not degrade the roadway Level of Service on

the roadways within the study area. All of the roadway links will continue to operate at an acceptable Level of Service pursuant to the Lee Plan in 2028 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. An additional Traffic Impact Statement will be provided at the time of Development Order application. A Letter of Availability from Lee County Utilities has been submitted with the request demonstrating there is sufficient capacity to serve development of the property. The proposed development's estimated flows are considerably less than that which would have been generated by the existing approved intensity for the site. North Fort Myers Fire Station 2 is 1.6± miles from the site at 1280 Barrett Road. Lee County EMS Medic 7 and Lee County Sheriff's North District Office are located 1.6± miles from the site at 121 Pondella Road. There is an existing sidewalk along the west side of Moody Road. There is an existing bus stop across the street for the Gold Line Route of the Downtown Fort Myers River District Trolley which provides seasonal service November through April.

The following describes the surrounding future land use, zoning and uses on the adjacent properties:

North

The property adjacent to the north is within the Suburban Future Land Use Category, zoned Multi-Family RM-2 and is developed with Mangrove Bay Condominiums. The onsite existing boat ramp with associated parking and restrooms abut this property which is buffered with an existing 15' Type B buffer that was previously found compatible and is proposed to remain as demonstrated on the submitted MCP.

East

Adjacent to the east is the remaining undeveloped eastern 3.63± acres of Tract M of the Moody River Estates RPD that is not included with this request and was previously anticipated to be developed with approximately 55 multi-family dwelling units. The proposed MCP depicts the required Type C or F buffer for commercial uses abutting multi-family residential uses. Also adjacent to the east is Hancock Creek where the existing zoning allows a much larger multi-slip docking facility where a 10-slip private multi-slip docking facility is now proposed. The shorelines have been historically man-altered, so no natural water body buffer is required nor proposed in this location. The reduced size of the proposed private multi-slip docking facility remains compatible with the adjacent Hancock Creek.

South

Adjacent to the south are agriculturally (AG-2) zoned pasture lands within the Suburban Future Land Use Category where no buffer is required. This adjacent property has been approved for purchase by Conservation 2020 which has not yet been finalized. Although no buffer is required to the south, an alternative 30-foot buffer is proposed within the eagle nest buffer zones as shown on the MCP which is also proposed to serve as the preserve buffer should Conservation 20/20 purchase the property.

West

Adjacent to the west is the Moody Road intersection with Moody River Boulevard then Moody River Estates RPD Tracts A and B within the Suburban Future Land Use Category developed with an existing buffer, stormwater lakes and an existing multi-family 4-unit coach home across from the southern portion of the site and an existing multi-family 6-unit carriage home across from the existing

boat ramp facilities. The subject property has existing buffering installed along Moody Road which is shown on the proposed MCP. As previously stated, the Moody River Estates community has been aware of the longtime vision and intention of use of the property for a not-for-profit charitable entity to assist young people to develop and grow into contributing members of society.

Approval of the requested Minor CPD will allow for compatible infill development providing a compact and contiguous development pattern, consistent with Objective 2.2 and Policy 2.2.1.

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.*
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*

STANDARD 4.1.2: SEWER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

The subject property is located within the Lee County Utilities service area and existing facilities are available for connection. A Letter of Availability from Lee County Utilities has been submitted with the request demonstrating there is sufficient capacity to serve development of the property. The proposed development's estimated flows are considerably less than that which would have been generated by the existing approved intensity for the site. Further, the Applicant will be required to provide water and sewer service in accordance with the Lee County Land Development Code at the time of local Development Order. The requested rezoning is consistent with Standards 4.1.1 and 4.1.2.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a

satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

There are existing residences to the north in Mangrove Bay and to the west across Moody Road in Moody River Estates. There are potential future residences to the east on the eastern 3.63± acres of Tract M. As previously discussed, the property has existing zoning approval to construct multi-family residential uses with a maximum height of 75 feet and private recreational facilities including a larger private multi-slip docking facility. The proposed use reduces height from 75 feet to 45 feet and providing increased setbacks by ½ foot for every foot over 35 feet, reduces the private multi-slip docking facility from 53-slip to 10 wet slips and 10 optional boat trailer parking spaces/dry slips, continues to have recreational facilities and limited commercial uses. The proposed uses are less intense than the existing zoning allows. The onsite existing boat ramp with associated parking and restrooms abut Mangrove Bay which is buffered by an existing 15' Type B buffer that was found compatible and is proposed to remain as demonstrated on the submitted MCP. No changes are proposed to the existing boat ramp facilities so no changes are proposed to the existing buffer. Commercial uses require a 15' Type D buffer along rights-of-way which is the proposed minimum buffer along Moody Road. Portions of this buffer have previously been installed and are proposed to remain with the southern portion exceeding the Type D buffer requirements. The MCP depicts the required Type C or F buffer along the eastern property line, except within the 330-foot eagle nest buffer zone where the Eagle Technical Advisory Committee recommended saving native trees. Although no buffer is required to the south agricultural use, an alternative 30-foot buffer is proposed within the eagle nest buffer zones as shown on the MCP which is also proposed to serve as the preserve buffer should Conservation 20/20 purchase the property. These buffers are appropriate and allow for compatible infill development. The request is consistent with Policy 5.1.5.

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

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan.

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

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

6. *Proximity to other similar centers (rezoning); and*
7. *Environmental considerations (rezoning and development orders).*

As discussed previously, the project has existing access and the submitted TIS demonstrates approval of the rezoning will not degrade the roadway Level of Service on the roadways within the study area. All of the roadway links will continue to operate at an acceptable Level of Service pursuant to the Lee Plan in 2028 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. Adequate public services and facilities exist to serve the proposed rezoning. The proposed MCP demonstrates adequate screening and buffering of the proposed development which is compatible with adjacent land uses and surrounding neighborhoods. The existing wetlands continue to be preserved to the maximum extent possible. The southeast portion of the site is within the 660' eagle nest zone of nest site LE-043D and a small portion within the 330' eagle nest zone. The submitted Bald Eagle Management Plan demonstrates that the nest was declared unsuccessful for the 2023 nesting season and is believed to be unsuccessful for the 2024 nesting season. The applicant has coordinated with Lee County staff and the Eagle Technical Advisory Committee and made modifications to the Bald Eagle Management Plan to demonstrate compliance with the LDC. The requested rezoning facilitates the longtime charitable use vision for the property and is consistent with Goal 6, Objective 6.1, Policy 6.1.1.

POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds must be rezoned to a Planned Development except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use.

The proposed project does not meet DCI thresholds, however the applicant is proposing an amendment for rezoning to Minor CPD to provide the specific development plan which will allow for appropriate, compatible development of the site fulfilling the longtime vision for not-for-profit charitable use of the property benefiting the community while reducing the previously approved building mass, height and size of the multi-slip docking facility. Adequate screening will continue to be provided and natural resources protected. The request is consistent with Policy 6.1.3.

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

POLICY 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access;

setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

POLICY 6.1.6: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.

As previously stated, the amendment for rezoning the property from RPD to minor CPD will facilitate development of appropriate and compatible uses with existing available public services and facilities to service the site. The compatibility is evident by the proposed Social Services, Group I use being a permitted use on Moody River Estates CPD Tract K which is approximately 110 feet from the nearest existing residences in Tract J. Not only are the nearest residences approximately the same distance from the subject property, Moody Road with existing enhanced buffers along both sides separates the site from Moody River Estates. The existing boat ramp was already reviewed and approved and found compatible with the Mangrove Bay uses to the north. The site has existing access which will continue to accommodate the existing Moody River Estates Waterfront Park facilities and the proposed Home Front Heroes uses. The proposed setbacks to Moody Road are 25 feet, consistent with LDC Section 34-2192. The submitted TIS demonstrates that the rezoning will not degrade the roadway Level of Service on the roadways within the study area and that roadway capacity improvements will not be warranted as a result of the rezoning. Site specific turn lane improvements along Moody Road at the site access drive intersections will be evaluated based on the Lee County Turn Lane Policy at the time of Development Order review. The MCP demonstrates adequate and appropriate buffering and open space. Additional landscaping as well as architectural standards must meet LDC requirements to be demonstrated at the time of Development Order review. The subject rezoning request is consistent with Lee Plan Policies 6.1.4 through, 6.1.6.

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

The proposed amendment rezoning to minor CPD with limited schedule of uses provides appropriate infill development in an area that has previously been deemed appropriate for development for over 18 years pursuant to previous approvals and which fulfills a long-time vision for the proposed charitable use of the site. Tract M is currently permitted up to 200 dwelling units (single-family, townhouses, two-family attached, or multi-family) with a maximum height of 75 feet. The site also includes uses such as recreation facilities, personal and private on site, private boat dock, tennis courts, and a multi-slip docking facility. The approved MCP shows a Private Recreational Facility and Conservation area on Tract M as well. The conservation areas allow interpretive centers and signage, rain shelters, gazebos, nature and foot trails including boardwalks, benches and jogging trails, paths, boardwalks and bridges. Private Recreational Facilities are defined in LDC Section 34-2 as, "...includes nature trails, tent camping areas, boardwalks, play areas (as defined in "Park Planning Guidelines, 3rd Edition"), horse stables and riding areas, golf courses, and other uses..." Recreation Facilities, personal and private on site both allow recreation equipment and facilities. The request

removes a significant number of dwelling units from within the Coastal High Hazard Area, allowing only 2 caretakers' residences in lieu of the previously proposed 145± multi-family dwelling units on the site. The request is consistent with Policy 6.1.7.

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

The Home Front Heroes Minor CPD property is located within the North Fort Myers Community Planning Area and as such held the required publicly advertised public information meeting within the community plan area boundaries prior to finding of sufficiency. Consistent with Lee County Land Development Code Section 33-1532, a meeting summary document has been submitted containing the date, time and location of each meeting, a list of attendees, a summary of any concerns raised and the applicant's response. The site is not located within any of the designated Town Centers, Neighborhood Centers, nor within the Corridor Overlay District. The property does not abut any existing large lot residential subdivisions and is not located within a Commercial Corridor nor the Town Center, so Divisions 3 and 4 of LDC Chapter 33 are not applicable to the project. The requested rezoning facilitates the longtime charitable use vision for the property which will benefit the surrounding neighborhoods and community and is consistent with Goal 30.

POLICY 30.3.3: Identify opportunities to improve transit service, frequency, routes, and stop amenities within the North Fort Myers Community Plan area.

Lee Tran reviewed the application and provided the following comment, "*Based on the LeeTran 2021 Transit Development Plan (TDP) evolved network, also reflected within the Lee County Comprehensive Map 3-C Section 10-441, the route along Moody Rd will not exist, therefore, no routes within a one-quarter mile of the proposed development in the near future. Therefore, no improvements are required by the developer.*" The request is consistent with Policy 30.3.3.

POLICY 30.5.3: Protect and conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

The request protects and conserves the existing mangroves to the maximum extent possible. Approval of the request will allow compatible charitable assistance and community outreach social service programs providing expanded recreation opportunities and accessibility for the use of the existing waterways to support these community services. The site continues to provide the existing boat ramp and associated infrastructure that supports the subject property and the Moody River Estates community. The request is consistent with Policy 30.5.3.

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

POLICY 60.4.3: The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

Please see the submitted Description of Surface Water Management Plan. The proposed drainage system will preserve existing drainage patterns and not block any runoff overflow to or from adjacent properties. The proposed drainage within the development will be collected via catch basins, culverts and/or vegetated swales to on-site dry detention areas. After meeting water quality and attenuation, in accordance with South Florida Water Management District (SFWMD) requirements, runoff will be regulated offsite through a control structure discharging into the Tidal Caloosahatchee River via Hancock Creek. The mangrove wetlands on the island parcel are within an existing conservation easement, are designated as a historic flowway by Lee County GIS mapping, and continue to be preserved by this request. The remainder of the wetlands will be preserved to the maximum extent possible. The request is consistent with Policies 60.4.1 and 60.4.3.

GOAL 101: COASTAL AREAS. Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

POLICY 101.1.2: Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

POLICY 101.3.5: An applicant of a development order for any permanent or temporary places of residence including, but not limited to, caretakers residence, dormitories, hotels or motels, and dwelling units within the Hurricane Vulnerability Zone or on islands, must provide appropriate mitigation as determined by Lee County Department of Public Safety, which

may include, but is not limited to, the payment of a fee, or construction of hurricane shelters and transportation facilities.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

The site is located within the Coastal High Hazard Area. The mangrove wetlands on the island parcel are within an existing conservation easement, are designated as a historic flowway by Lee County GIS mapping and continue to be preserved by this request. The remainder of the site was previously disturbed. The existing mangroves will be preserved to the maximum extent possible. The proposed drainage system will preserve existing drainage patterns and not block any runoff overflow to or from adjacent properties. The proposed drainage within the development will be collected via catch basins, culverts and/or vegetated swales to on-site dry detention areas. After meeting water quality and attenuation, in accordance with South Florida Water Management District (SFWMD) requirements, runoff will be regulated offsite through a control structure discharging into the Tidal Caloosahatchee River via Hancock Creek. Development is only proposed on the upland portions of the site. The maximum two caretakers' residences will provide appropriate mitigation if required as determined by Lee County Department of Public Safety in compliance with the LDC. The request is consistent with Goal 101, Policies 101.1.1, 101.1.2, 101.3.2, 101.3.5 and Policy 126.1.4.

POLICY 101.4.2: Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance) and vertical seawalls along artificial canals will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement.

POLICY 101.4.3: Encourage the planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair.

Consistent with Policies 101.4.2 and 101.4.3, no new seawalls are proposed. All seawalls are existing with existing mangroves along the shorelines as demonstrated on the submitted Environmental Assessment. If in the future the existing seawall is to be maintained or repaired, it may be replaced with the same type structure, built to the same dimensions and in the same location as the previously existing structure, consistent with LDC Section 26-75. If it is determined at the time of development order application that retaining walls or riprap revetment is required, the applicant will demonstrate compliance with LDC Section 26-75.

POLICY 123.3.2: Participate in the development of a regional plan to identify and protect areas utilized by wildlife, including panthers and bears, so as to promote the continued viability and diversity of regional species.

POLICY 123.6.1: Negotiate with owners of land surrounding eagle nests to provide an optimal management plan for land subject to imminent development. Management plans will include measures to protect and enhance critical eagle nesting habitat.

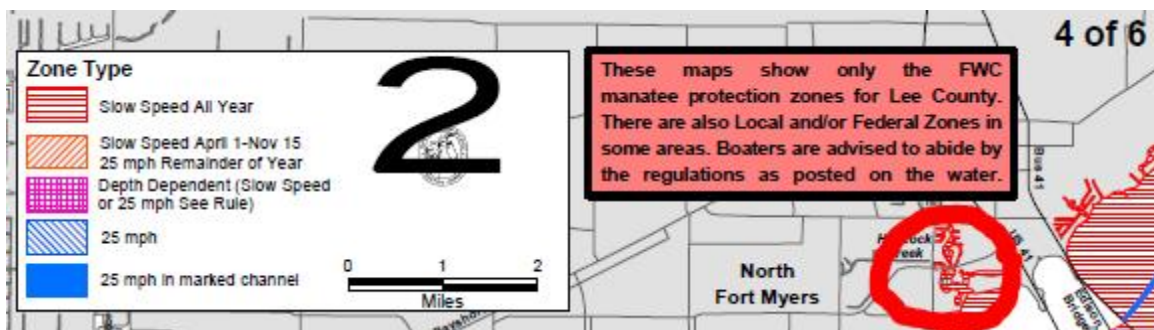
The submitted Protected Species Survey shows there were no protected species or signs thereof observed on-site. The site is not located in a panther habitat zone and no evidence of bears in the vicinity of the site. The only existing indigenous vegetation on the site is located on the island and will remain preserved. The subject property has been previously approved for more intense development than that which is proposed. The request is consistent with Policy 123.3.2. The submitted Bald Eagle Management Plan provides general development guidelines, consistent with Policy 123.6.1.

OBJECTIVE 128.4: MARINE FACILITIES SITING CRITERIA. The County will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts.

In accordance with the Marine Facilities Sighting Requirements contained in Lee Plan Objective 128.4, Hans Wilson Associates (HWA) is applying for all permits in relation to Federal, State and Local regulations. The site has existing zoning approval for a multi-slip docking facility. The property has rights to construct or transfer up to 125 watercraft slips per the Limited Deed of Conservation Easement recorded in Instrument Number 2013000240535. The previously permitted 53-slip multi-slip docking facility attached to the current zoning resolution is much more intense than the 10 wet slips and optional 10 boat trailer parking/dry slips proposed with the current request. Approval of the rezoning request will allow for appropriate, compatible development of the site while reducing the size of the multi-slip docking facility. The request remains consistent with Objective 128.4 and its attendant Policies.

POLICY 128.4.5: New boat access facilities must be designed to avoid erosion on adjacent shorelines.

The site is located in a FWC Slow Speed Zone as demonstrated on the following map so vessels operating out of the private multi-slip docking facility will not create wake energy that would erode the shoreline. In addition, the shoreline is heavily populated with mangroves and there are no indications that in the main section of Hancock Creek already subject to boating traffic that the shoreline is eroding. The request is consistent with Policy 128.4.5.



POLICY 128.4.6: Proposed boat access facilities and expansion of existing facilities will be evaluated in accordance with the Lee County MPP, dated June 17, 2004 and approved by the Board of County Commissioners on June 29, 2004. Specifically, Section 8 of the MPP, Marine Facility Siting Requirements, will be used to determine the appropriate number of slips as defined by the MPP for each new project or allowable expansion.

The applicant is working with Natural Resources staff and the County Attorney's office on the proper methodology to specify 20 slips to be retained on the site (ten wet slips and ten optional upland boat trailer parking spaces/dry slips) and adjust the Transferable Slip Credit (TSC) count owned by Home Front Heroes decreasing it from 125 TSCs to 105 TSCs. Please see attached Manatee Protection Plan Response. The request is consistent with Policy 128.4.6.

POLICY 128.4.7: Boat access facilities, including multi-slip docking facilities and boat ramps which would disturb or destroy wetlands or grassbeds must demonstrate a pressing need for the proposed facility and must provide for continued use by the general public.

The proposed docks include only one access location through intertidal wetlands that is already cleared and open as shown in the attached Manatee Protection Plan Response. Field verification and staking will be provided to the county to confirm the access location for further review. There are no seagrasses noted within the footprint of the proposed docks based on depths. The initial dock design was adjusted to move the floating dock slightly east so the gangway would land at the base of the finger piers providing more room to move around on the dock and eliminating impacts to small tooth sawfish habitat. The request is consistent with Policy 128.4.7.

POLICY 128.4.8: Boat access facilities should be located in areas of maximum physical advantage (e.g. adequate water depth). Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as new dredging is discouraged.

The proposed docks are located in a deepwater basin, maximum depth @ -11', with all docks located in depths at or deeper than -4' MLW per the Lee County MPP. Refer to Detail B – Proposed Dock Plan included with the Manatee Protection Plan Response for depth contours. All mooring areas are located in depths at or deeper than -4' MLW. Access to the Caloosahatchee River is via Hancock Creek and an existing dredged channel providing a minimum of -5' MLW controlling depths. The request is consistent with Policy 128.4.8.

POLICY 128.4.9: Boat access facility locations should minimize natural shoreline disruption.

The proposed docks include only one access location through intertidal wetlands that is already cleared and open as shown in the attached Manatee Protection Plan Response. Field verification

and staking will be provided to the county to confirm the access location for further review. There are no seagrasses noted within the footprint of the proposed docks based on depths. The request is consistent with Policy 128.4.9.

POLICY 128.4.10: Boat access facility construction in dead-end canals is discouraged due to difficulty in meeting state water quality standards.

The total wet slip count has been limited to not more than ten slips. This generally precludes the need for a water quality flushing study per the Applicants Handbook Section 10.2.4.3.(see below excerpt). Water quality is not anticipated to be negatively impacted given the extensive watershed upstream of the site and close proximity to the Caloosahatchee River. The request is consistent with Policy 128.4.10.

10.2.4.3 Additional Water Quality Considerations for Docking Facilities

Docking facilities, due to their nature, provide potential sources of pollutants to wetlands and other surface waters. If the proposed work has the potential to adversely affect water quality, an applicant proposing the construction, expansion or alteration of a docking facility must address the following factors to provide the required reasonable assurance that water quality standards will not be violated:

- (a) Hydrographic information or studies shall be required for docking facilities of greater than ten boat slips, unless hydrographic information or studies previously conducted in the vicinity of the facility provide reasonable assurance that the conditions of the water body and the nature of the proposed activity do not warrant the need for new information or studies. Hydrographic information or studies also may be required for docking facilities of fewer than ten slips, dependent upon the site specific features described in section 10.2.4.3(b), below. In all cases, the design of the hydrographic study, and its complexity, will be dependent upon the specific project design and the specific features of the project site.

POLICY 128.4.11: Proposed boat access facilities must demonstrate that the site has adequate uplands to provide support facilities for all activities proposed on site without damaging or removing wetlands or rare and unique upland systems.

The Master Concept Plan demonstrates that there are adequate uplands to support the development with limited or no impacts to wetlands. There are no rare and unique upland systems on the property. The request is consistent with Policy 128.4.11.

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

The site will be developed in compliance with the Lee Plan and the Land Development Code, together with approval of the existing and requested Deviations. Compliance with design-related provisions of the Land Development Code will be demonstrated at the time of Development Order review.

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

The property has been deemed appropriate for intense development for over 18 years. Pursuant to Lee County Land Development Code (LDC) Section 34-2175(b)(5), the Suburban future land use category allows a height up to 45 feet, and the subject request is to reduce the maximum height on

the property from 75 feet to 45 feet and providing increased setbacks by ½ foot for every foot over 35 feet. The MCP demonstrates the existing 15' Type "B" buffer to the north abutting Mangrove Bay Condominiums which has been previously deemed compatible and proposes to remain. A Type C or F buffer is demonstrated along the common property line with the remaining undeveloped eastern 3.63± acres of Tract M that are not included in this request with the exception of the area within the 330-foot eagle nest buffer zone where existing native trees are proposed to be retained to the maximum extent possible. The reduced size of the proposed private multi-slip docking facility remains compatible with the adjacent Hancock Creek. No buffer is required or proposed to the pasture lands to the south. Although no buffer is required to the south, an alternative 30-foot buffer is proposed within the 660-foot eagle nest buffer zone as shown on the MCP which is also proposed to serve as the preserve buffer should Conservation 20/20 purchase the property with existing native trees within the 330-foot eagle nest buffer being preserved to the maximum extent possible. A minimum 15' Type D buffer is required along Moody Road where there is existing buffering that exceeds this minimum requirement. As previously stated, the Moody River Estates community has been aware of the vision and intention of use of the property for a not-for-profit charitable entity which includes assisting young people to develop and grow into contributing members of society. The requested amendment to minor CPD is compatible with the surrounding uses.

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

Sufficient access is provided to support the proposed development intensity. The site has frontage and an existing access onto Moody Road (county-maintained minor collector) approximately 550 feet south of its intersection with Hancock Bridge Parkway (county-maintained arterial). The existing access is identified as Cuddy Cove Place (private local pursuant to County records although no right-of-way or easement exists) which aligns with Moody River Boulevard (private local). A deviation is requested to allow this single access point to remain and letters of no objection have been provided by EMS, North Fort Myers Fire District and Lee County Sheriff's office. Lee County will provide additional review at the time of Development Order application.

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

The submitted Traffic Impact Statement (TIS) was analyzed using a "worst case" scenario of a Recreational Community Center since there is no use within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition that matches the unique use being proposed for the site. The proposed non-profit use is less intense than the analyzed public use with most activities occurring after school, weekends and during summer months. The TIS demonstrates that the rezoning will not degrade the roadway Level of Service on the roadways within the study area. All of the roadway links will continue to operate at an acceptable Level of Service pursuant to the Lee Plan in 2028 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. An additional Traffic Impact Statement will be provided at the time of Development Order application. Any expected impacts on transportation facilities will be adequately addressed by existing county regulations during the Development Order application process.

b) Will not adversely affect environmentally critical or sensitive areas and natural resources:

and

The site will not adversely affect environmentally critical or sensitive areas and natural resources. The site is currently zoned to allow for two larger 75' tall buildings and 53± slips in the multi-slip docking facility and the proposed rezoning will lessen these intensities by providing a maximum height of 45 feet and providing increased setbacks by ½ foot for every foot over 35 feet. and only 10 wet slips and 10 optional boat trailer parking/dry slips. The only portion of the property that is designated within the Wetland Future Land Use Category is the mangrove wetlands on the island parcel which are within an existing conservation easement, are designated as historic flowway by Lee County GIS mapping and continue to be preserved by this request. The submitted Environmental Assessment demonstrates a total of 2.3± acres of wetlands, some of which are within Hancock Creek. The wetland areas are provided on the MCP as follows: island parcel: 1.12± acres (plus 0.48± acre additional within Hancock Creek) and 0.29± acre within the main parcel and manmade basin (plus 0.41± acre within Hancock Creek). The existing wetlands will be preserved to the maximum extent possible. The submitted Protected Species Survey shows there were no protected species or signs thereof observed on-site. The site is not located in a panther habitat zone and no evidence of bears in the vicinity of the site. The only existing indigenous vegetation on the site is located on the island and will remain preserved. The existing wetlands continue to be preserved to the maximum extent possible. The southeast portion of the site is within the 660' eagle nest zone of nest site LE-043D and a small portion within the 330' eagle nest zone. The submitted Bald Eagle Management Plan demonstrates that the nest was declared unsuccessful for the 2023 nesting season and is believed to be unsuccessful for the 2024 nesting season. The applicant has coordinated with Lee County staff and the Eagle Technical Advisory Committee and revised the Bald Eagle Management Plan to demonstrate compliance with the LDC.

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

The subject property is located in the Suburban Future Land Use Category. Adequate public facilities exist to service the existing approved intensities and are adequate to service the needs of the proposed request. The site has frontage and an existing access onto Moody Road (county-maintained minor collector) approximately 550 feet south of its intersection with Hancock Bridge Parkway (county-maintained arterial). The existing access is identified as Cuddy Cove Place (private local) which aligns with Moody River Boulevard (private local). A Letter of Availability from Lee County Utilities has been submitted with the request demonstrating there is sufficient capacity to serve development of the property. The proposed development's estimated flows are considerably less than that which would have been generated by the existing approved intensity for the site. North Fort Myers Fire Station 2 is 1.6± miles from the site at 1280 Barrett Road. Lee County EMS Medic 7 and Lee County Sheriff's North District Office are located 1.6± miles from the site at 121 Pondella Road. There is an existing sidewalk along the west side of Moody Road. There is an existing bus stop across the street for the Gold Line Route of the Downtown Fort Myers River District Trolley which provides seasonal service November through April.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.2 as follows:

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

The proposed development of not-for-profit, charitable social services and associated uses including the private multi-slip docking facility, maximum two caretakers' residences and ancillary outdoor recreation areas are appropriate uses for the site and will allow the subject property to provide beneficial services necessary to serve the community and surrounding residential areas and fulfilling the longtime vision for the site. These uses are appropriate at the proposed infill development location that was previously approved for development.

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.

Proposed conditions of approval will require the minor CPD to be consistent with the proposed MCP including appropriate buffering and the property development regulations which provide sufficient safeguards to the public interest.

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) Protects the public health, safety, and welfare.***

The submitted Schedule of Deviations and Justifications demonstrates that the existing and proposed deviations each enhance the achievement of the planned development and protect the public health, safety and welfare.

In conclusion, the proposed amendment rezoning the western 15.76± acres of Tract M to minor CPD allows for appropriate infill development on a site deemed appropriate for development for over 18 years. The request is in compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations, together with approval of the requested deviations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan. The proposed uses are appropriate at the proposed location; 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. For these reasons, the applicant respectfully submits that the amendment rezoning request from RPD to minor CPD should be approved.



Home Front Heroes Minor CPD

Preliminary Phasing Program

DCI2023-00047-Revised February 2025

Order of phases may be interchangeable and not in consecutive order.

Phase 1: Temporary Events including but not limited to outdoor recreation, petting zoo, bounce houses, food trucks, shade structures and/or temporary trailer(s).

Phase 2: Add handrails and no mooring sign to existing dock for fishing boardwalk, installation of bollards for existing boat ramp to ensure non-motorized use only.

Phase 3: Maximum of 2 caretakers' residences with phased drive aisle, phased parking, and phased dry detention.

Phase 4: Private multi-slip docking facility with optional boat trailer parking, phased parking, and phased dry detention.

Phase 5: Future building, phased parking, and phased dry detention.

Phase 6: Potential paddle craft access to existing dock.

Phase 7: Optional future building expansion, phased parking, and phased dry detention.

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges to be the Owner of the real property described below and further authorizes RVi Planning + Landscape Architecture, Atwell, LLC and/or Henderson, Franklin, Starnes & Holt, P.A. to act as agent in order to apply for all necessary permits for development of the subject property.

Property Address: 884, 938 & 940 Moody Road & access undetermined

STRAP Number: 10-44-24-00-01046.0000, 10-44-24-00-01046.0010,
10-44-24-00-00047.0000, 10-44-24-00-00047.0010,
10-44-24-00-00047.0020 & 10-44-24-00-00047.0030

BY: Home Front Heroes Inc.

Signature

John Holloway

Print Name

Date

President

Title

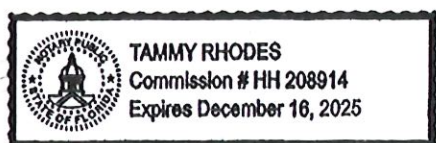
ATTEST/NOTARY

State of FLORIDA

County of Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3RD day of FEBRUARY, 2025, by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

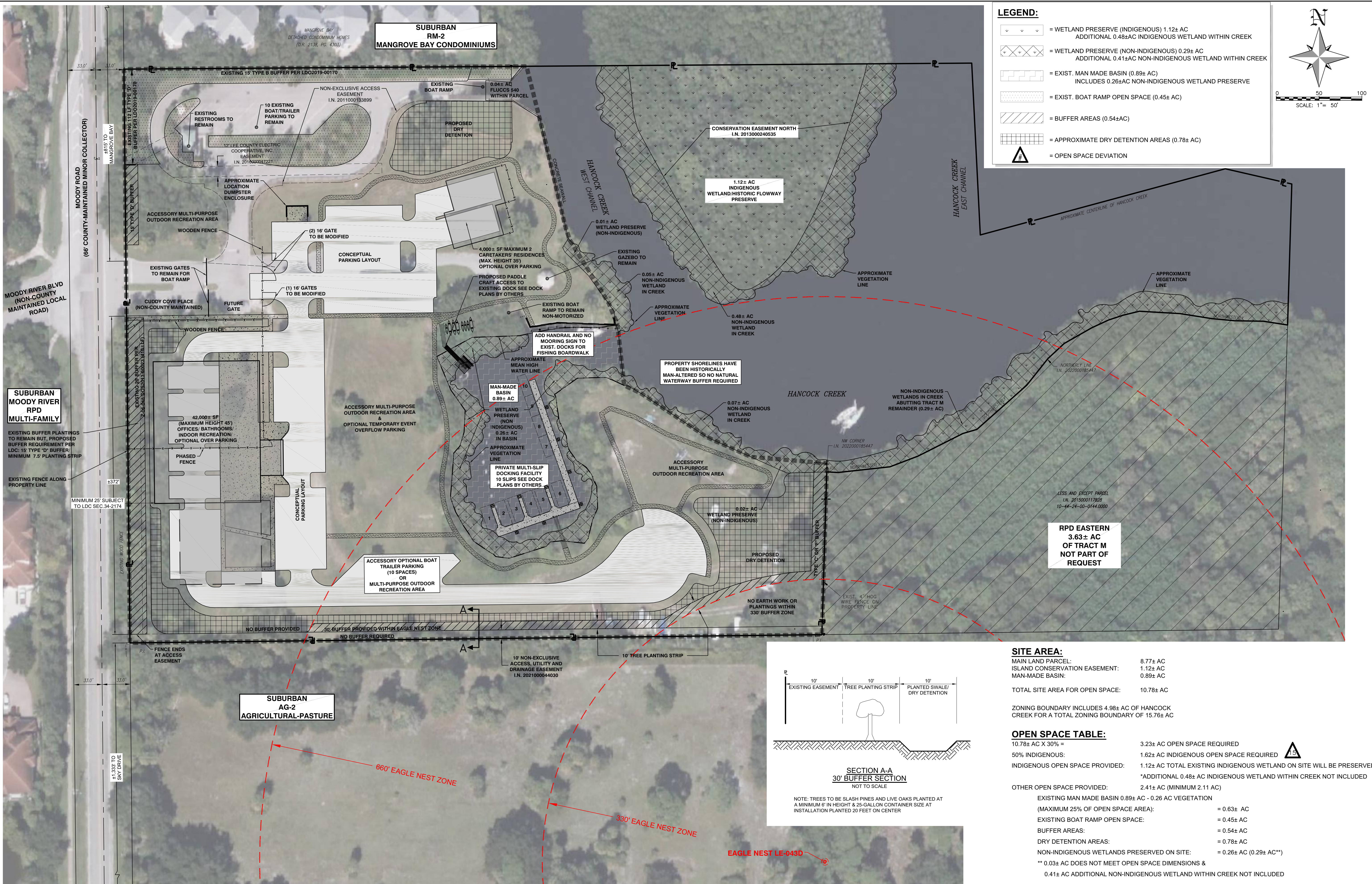
(SEAL)



Tammy Rhodes
Signature of notary public

TAMMY RHODES
Printed name of notary public

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LEGEND:

- = WETLAND PRESERVE (INDIGENOUS) 1.12± AC
ADDITIONAL 0.48± AC INDIGENOUS WETLAND WITHIN CREEK
- = WETLAND PRESERVE (NON-INDIGENOUS) 0.29± AC
ADDITIONAL 0.41± AC NON-INDIGENOUS WETLAND WITHIN CREEK
- = EXIST. MAN MADE BASIN (0.89± AC)
INCLUDES 0.26± AC NON-INDIGENOUS WETLAND PRESERVE
- = EXIST. BOAT RAMP OPEN SPACE (0.45± AC)
- = BUFFER AREAS (0.54± AC)
- = APPROXIMATE DRY DETENTION AREAS (0.78± AC)
- = OPEN SPACE DEVIATION

0 50 100
SCALE: 1"= 50'

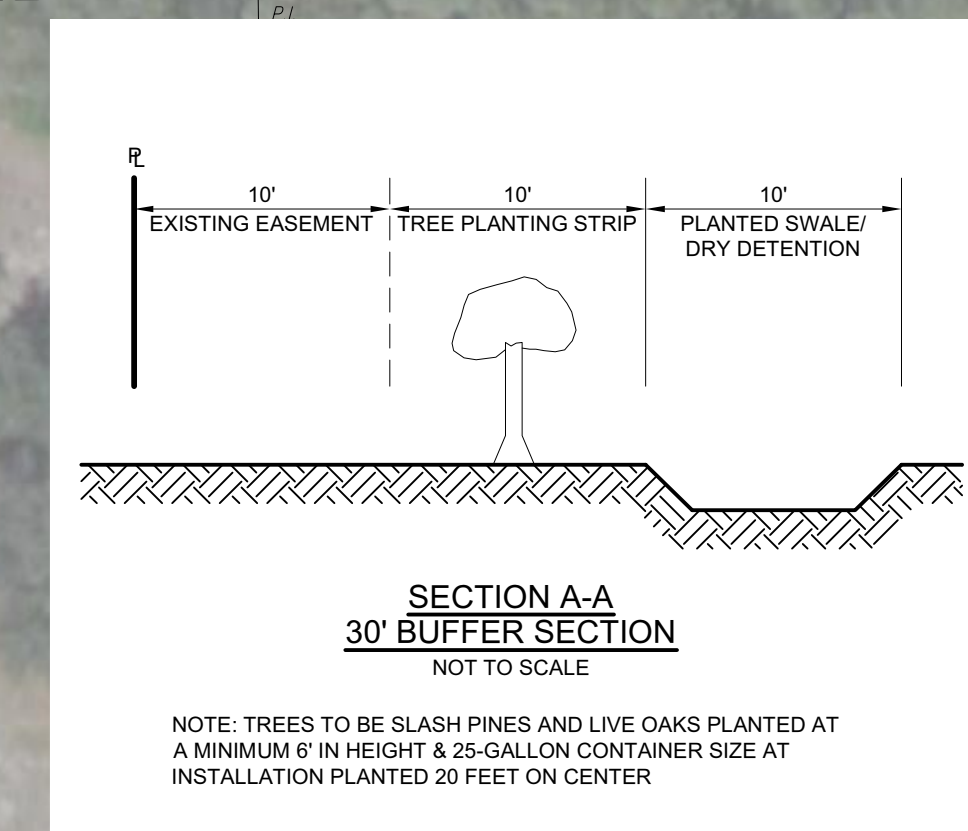
SITE AREA:

MAIN LAND PARCEL:	8.77± AC
ISLAND CONSERVATION EASEMENT:	1.12± AC
MAN-MADE BASIN:	0.89± AC
TOTAL SITE AREA FOR OPEN SPACE:	10.78± AC

ZONING BOUNDARY INCLUDES 4.98± AC OF HANCOCK CREEK FOR A TOTAL ZONING SECTION OF 15.76± AC

OPEN SPACE TABLE:

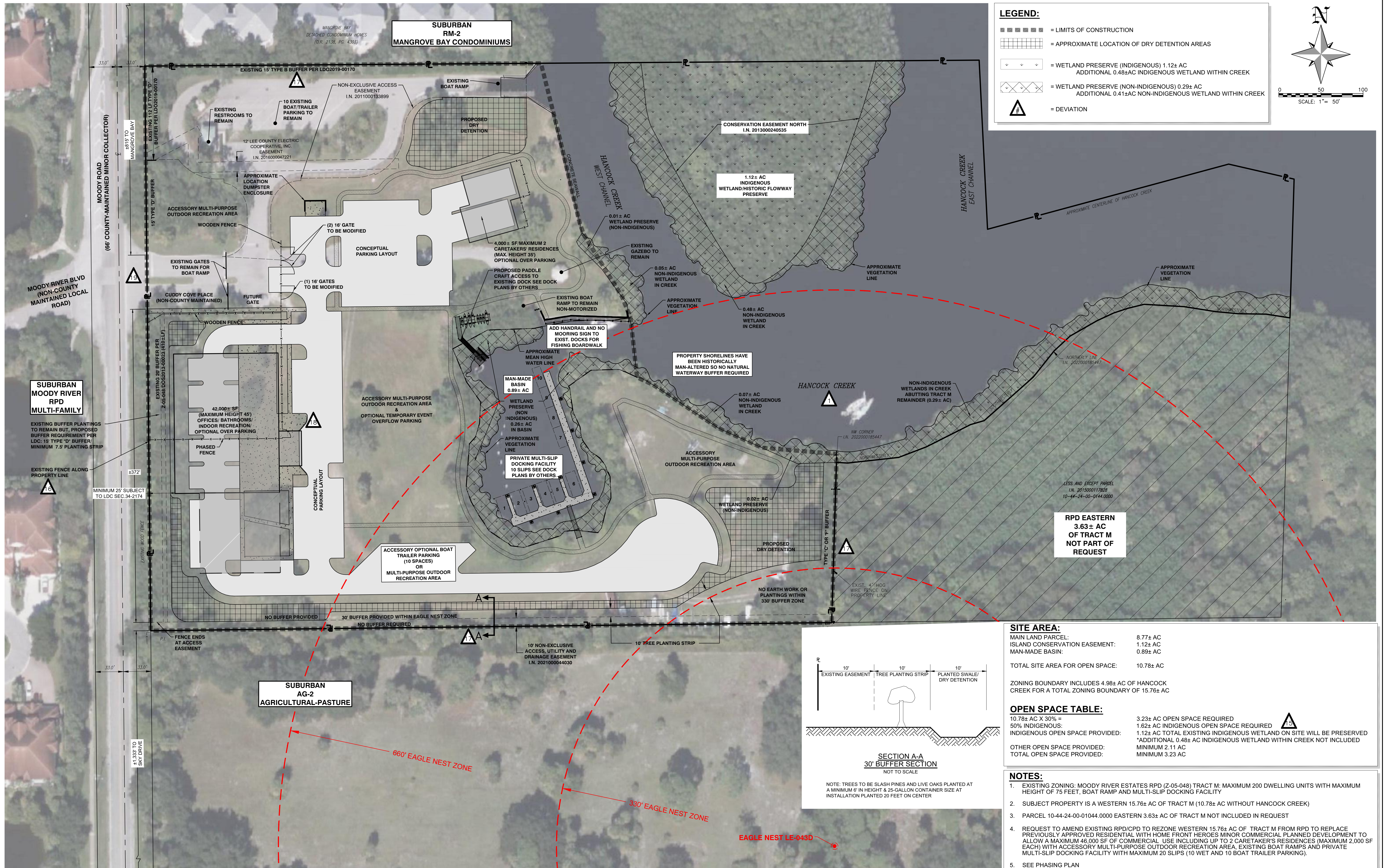
10.78± AC X 30% =	3.23± AC OPEN SPACE REQUIRED
50% INDIGENOUS:	1.62± AC INDIGENOUS OPEN SPACE REQUIRED
INDIGENOUS OPEN SPACE PROVIDED:	1.12± AC TOTAL EXISTING INDIGENOUS WETLAND ON SITE WILL BE PRESERVED*
	*ADDITIONAL 0.48± AC INDIGENOUS WETLAND WITHIN CREEK NOT INCLUDED
OTHER OPEN SPACE PROVIDED:	2.41± AC (MINIMUM 2.11 AC)
EXISTING MAN MADE BASIN 0.89± AC - 0.26 AC VEGETATION (MAXIMUM 25% OF OPEN SPACE AREA):	= 0.63± AC
EXISTING BOAT RAMP OPEN SPACE:	= 0.45± AC
BUFFER AREAS:	= 0.54± AC
DRY DETENTION AREAS:	= 0.78± AC
NON-INDIGENOUS WETLANDS PRESERVED ON SITE:	= 0.26± AC (0.29± AC)**
** 0.03± AC DOES NOT MEET OPEN SPACE DIMENSIONS & 0.41± AC ADDITIONAL NON-INDIGENOUS WETLAND WITHIN CREEK NOT INCLUDED	
TOTAL OPEN SPACE PROVIDED:	3.78± AC (MINIMUM 3.23 AC)



PREPARED FOR: HOME FRONT HEROES INC. 14750 SIX MILE CYPRESS PARKWAY FORT MYERS, FL 33912	ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 1988 <table><tr><td>NO.</td><td>DATE</td><td>REVISION DESCRIPTION</td><td>BY</td></tr><tr><td>03</td><td>2-04-2025</td><td>POST SUFFICIENCY SUBMITTAL</td><td>RJV</td></tr><tr><td>02</td><td>9-16-2024</td><td>INSUFFICIENCY RESPONSE</td><td>RJV</td></tr><tr><td>01</td><td>08-01-24</td><td>INSUFFICIENCY RESPONSE</td><td>KG</td></tr><tr><td>01</td><td></td><td>REVISION DESCRIPTION</td><td>BY</td></tr></table>	NO.	DATE	REVISION DESCRIPTION	BY	03	2-04-2025	POST SUFFICIENCY SUBMITTAL	RJV	02	9-16-2024	INSUFFICIENCY RESPONSE	RJV	01	08-01-24	INSUFFICIENCY RESPONSE	KG	01		REVISION DESCRIPTION	BY	BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida 10511 SIX MILE CYPRESS PKWY, STE. 101 FORT MYERS, FLORIDA 33966 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM	CONCEPTUAL OPEN SPACE EXHIBIT HOME FRONT HEROES MINOR CPD LEE COUNTY, FLORIDA <table><tr><td>COMPLETION DATE:</td><td>PROJECT:</td><td>DRAFTED BY:</td><td>DESIGNED BY:</td><td>REVIEWED BY:</td><td>SCALE:</td><td>SHEET:</td></tr><tr><td>05-08-2024</td><td>2506HFH</td><td>KG</td><td>KG</td><td>SWM</td><td>AS NOTED</td><td>01</td></tr></table>	COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:	05-08-2024	2506HFH	KG	KG	SWM	AS NOTED	01
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PREPARED FOR:
HOME FRONT HEROES INC.

14750 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33912

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 1988

NO.	DATE	REVISION DESCRIPTION	BY
04	2-04-2025	POST SUFFICIENCY SUBMITTAL	RJV
03	9-16-2024	INSUFFICIENCY RESPONSE	RJV
02	08-01-24	INSUFFICIENCY RESPONSE	KG
01	5-8-2024	INSUFFICIENCY RESPONSE	KG
01		REVISION DESCRIPTION	BY

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PKWY, STE. 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

MASTER CONCEPT PLAN
HOME FRONT HEROES MINOR CPD
LEE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:
10/24/2023	2506HFH	KG	KG	SWM	AS NOTED	02 OF 02