Lee County Community Development

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Betsy Pkwy MPD

Request: Rezone from: C-1A & AG-2 To: MPD

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:

A request to rezone two (2) parcels from C-1A and AG-2 to Mixed Use Planned Development to allow for 50,000 SF of various commercial uses and 275,000 SF of outdoor/enclosed storage as well as various industrial uses.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Pi Daze LLC and Joseph & Florence Polotto Trust
Address: 12290 Metro Pkwy and PO Box 56
City, State, Zip: Fort Myers, FL 33966 and Matlacha, FL 33993
Phone Number: _____
E-mail Address: _____

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: EnSite, Inc.
Contact Person: Cindy Leal Brizuela, MURP
Address: 2401 First Street, Suite 201
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-226-0024 Email: CindyL@en-site.com

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

PART 2
PROPERTY OWNERSHIP

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

Name: Pi Daze LLC and Joseph & Florence Polotto Trust

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

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

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

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

2. Date property was acquired by present owner(s): 04/10/2024

PART 3
PROPERTY INFORMATION

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

28-44-22-00-00014.0000 28-44-22-00-00024.0000

B. Street Address of Property: 5041 Pine Island Rd & 10300 Betsy Pkwy

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: C-1A & AG-2

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

F. Use(s) of Property:

1. Current uses of property are: Commercial (medical office) & Vacant

2. Intended uses of property are: Commercial and Industrial

G. Future Land Use Classification (Lee Plan):

Urban Community	23.96	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 1,000 Feet
2. Depth (average if irregular parcel): 1,100 Feet
3. Total area: 23.96 (Acres) or square feet
4. Frontage on road or street: 340 Feet on Pine Island Road NW Street
   2nd Frontage on road or street: 655 Feet on Betsy Pkwy 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)**			**23.96**	**Acres**
1.	Submerged land subject to tidal influence			0 Acres	
2.	**a.** Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0	Acres		
	c. Preserved saltwater wetlands	0	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0 Acres	
3.	R-O-W providing access to non-residential uses			0 Acres	
4.	Non-residential use areas (1) (2)			23.96 Acres	
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**23.96**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**0**	**Acres**
D.	**Gross residential acres (by Land Use Category)**				
1.	**a.** Intensive Development – upland			Acres	
	b. Intensive Development – preserved freshwater wetlands			Acres	
	c. Intensive Development – impacted wetlands			Acres	
2.	**a.** Central Urban – upland			Acres	
	b. Central Urban – preserved freshwater wetlands			Acres	
	c. Central Urban – impacted wetlands			Acres	
3.	**a.** Urban Community or Suburban – upland			0 Acres	
	b. Urban Community or Suburban – preserved freshwater wetlands			Acres	
	c. Urban Community or Suburban – impacted wetlands			Acres	

4.	**a.**	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	**a.**	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	**a.**	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	**a.**	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	**a.**	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	**a.**	Wetlands	_____	Acres
11.	**a.**	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	**a.**	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	**a.**	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	**0**	**Acres**

Notes:

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

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

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS N/A

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

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

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

A. Future Land Use Category: _____

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

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical	35	
2.	General Office	35	
3.	Retail	35	
4.	Other: _____		
5.	**TOTAL FLOOR AREA**		**50,000**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof	35	
2.	Not Under Roof	35	
3.	**TOTAL FLOOR AREA**		**275,000**

		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)]**

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

C. **Master Concept Plan:**

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

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

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

☒ Not Applicable

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

PART 8
ENVIRONMENTAL REQUIREMENTS

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

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)].

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

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

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

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

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

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

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

G. Flood Hazard:

☒ Not applicable

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

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

H. Excavations/Blasting:

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

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

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

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

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

☒ Not Applicable

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

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

☒ Not Applicable

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

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

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

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

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

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

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

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, Florence Polotto (name), as Registered Agent (owner/title) of Pi Daze, 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.

Flo Polotto
Signature

July 15, 2024
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2024, by Florence Polotto (name of person providing oath or affirmation), who is personally known to me or who has produced - Known - (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Aliza Davidov
My Commission HH 441261
Expires 9/6/2027

Aliza Davidov
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Florence Polotto (name), as trustee (owner/title) of Joseph & Florence Polotto Trust (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Flo Polotto
Signature

July 15, 2024
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2024, by Florence Polotto (name of person providing oath or affirmation), who is personally known to me or who has produced - Known - (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Aliza Davidov
My Commission HH 441261
Expires 9/6/2027

Aliza Davidov
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Florence Polotto, 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 5041 Pine Island Road NW, Bokeelia, FL 33922 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

Florence Polotto
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

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STAMP/SEAL

Notary Public State of Florida
Aliza Davidov
My Commission HH 441261
Expires 9/6/2027

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Florence Polotto, 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 10300 Betsy Parkway, Saint James City, FL 33956 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

Florence Polotto
Print Name

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

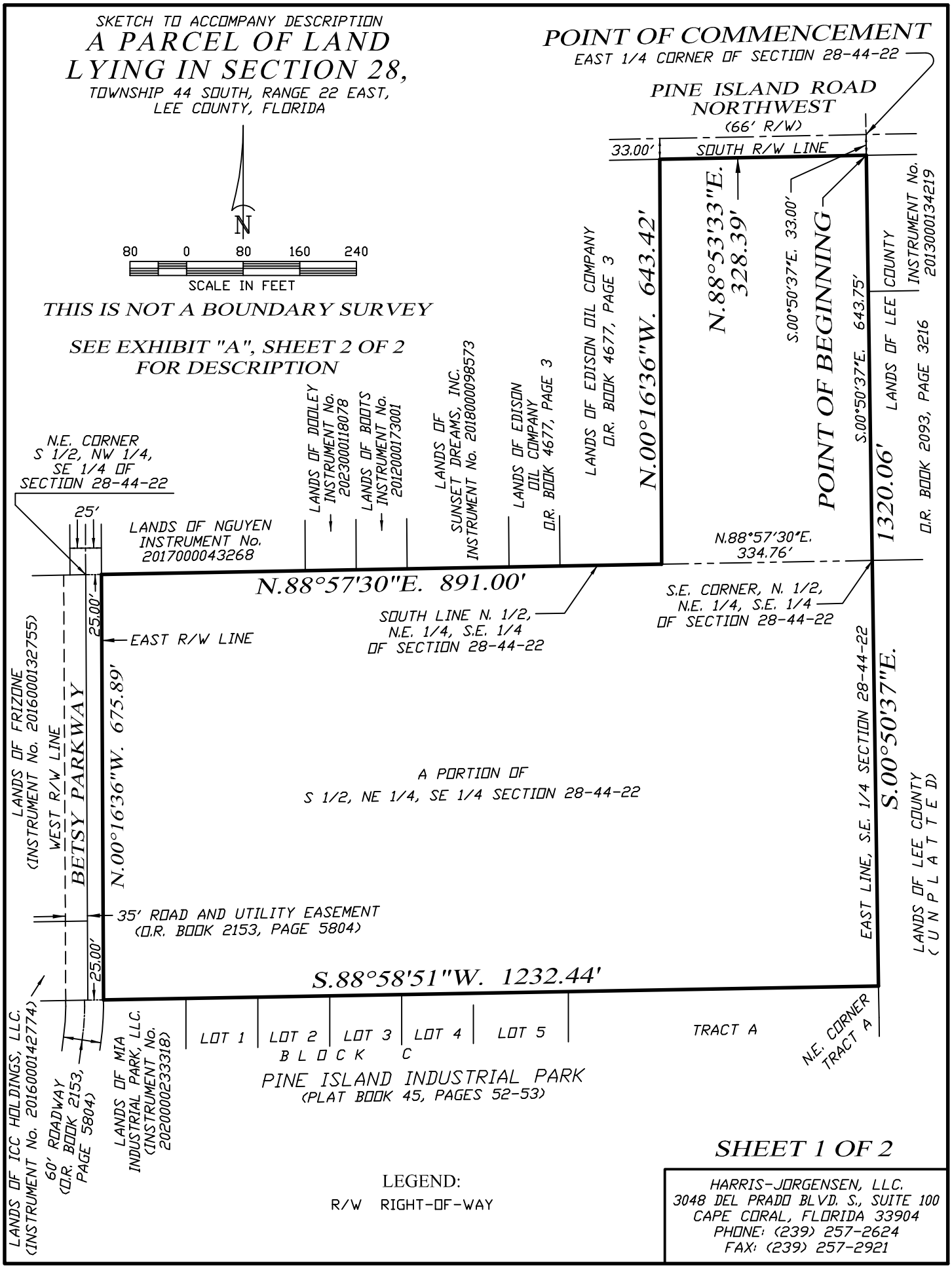
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on July 15, 2024 (date) by Florence Polotto (name of person providing oath or affirmation), who is personally known to me or who has produced - Known - (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Aliza Davidov
My Commission HH 441261
Expires 9/6/2027

Signature of Notary Public


SKETCH TO ACCOMPANY DESCRIPTION
A PARCEL OF LAND
LYING IN SECTION 28,
TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA
N
80 0 80 160 240
SCALE IN FEET
THIS IS NOT A BOUNDARY SURVEY
SEE EXHIBIT "A", SHEET 2 OF 2
FOR DESCRIPTION
POINT OF COMMENCEMENT
EAST 1/4 CORNER OF SECTION 28-44-22
PINE ISLAND ROAD
NORTHWEST
(66' R/W)
33.00'
SOUTH R/W LINE
N.00°16'36"W. 643.42'
N.88°53'33"E.
328.39'
S.00°50'37"E. 33.00'
POINT OF BEGINNING
S.00°50'37"E. 643.75'
1320.06'
LANDS OF LEE COUNTY
INSTRUMENT No.
2013000134219
O.R. BOOK 2093, PAGE 3216
LANDS OF EDISON OIL COMPANY
O.R. BOOK 4677, PAGE 3
LANDS OF
SUNSET DREAMS, INC.
INSTRUMENT No. 2018000098573
LANDS OF EDISON
OIL COMPANY
O.R. BOOK 4677, PAGE 3
LANDS OF DOOLEY
INSTRUMENT No.
2023000118078
LANDS OF BOOTS
INSTRUMENT No.
2012000173001
N.E. CORNER
S 1/2, NW 1/4,
SE 1/4 OF
SECTION 28-44-22
25'
LANDS OF NGUYEN
INSTRUMENT No.
2017000043268
N.88°57'30"E. 891.00'
N.88°57'30"E.
334.76'
S.E. CORNER, N. 1/2,
N.E. 1/4, S.E. 1/4
OF SECTION 28-44-22
SOUTH LINE N. 1/2,
N.E. 1/4, S.E. 1/4
OF SECTION 28-44-22
25.00'
EAST R/W LINE
LANDS OF FRIZONE
(INSTRUMENT No. 2016000132755)
WEST R/W LINE
BETSY PARKWAY
N.00°16'36"W. 675.89'
A PORTION OF
S 1/2, NE 1/4, SE 1/4 SECTION 28-44-22
EAST LINE, S.E. 1/4 SECTION 28-44-22
S.00°50'37"E.
LANDS OF LEE COUNTY
(UNPLATTED)
35' ROAD AND UTILITY EASEMENT
(O.R. BOOK 2153, PAGE 5804)
25.00'
S.88°58'51"W. 1232.44'
LANDS OF ICC HOLDINGS, LLC.
(INSTRUMENT No. 2016000142774)
60' ROADWAY
(O.R. BOOK 2153,
PAGE 5804)
LANDS OF MIA
INDUSTRIAL PARK, LLC.
(INSTRUMENT No.
2020000233318)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
B L O C K C
TRACT A
N.E. CORNER
TRACT A
PINE ISLAND INDUSTRIAL PARK
(PLAT BOOK 45, PAGES 52-53)
LEGEND:
R/W RIGHT-OF-WAY
SHEET 1 OF 2
HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF THE AFORESAID SECTION 28; THENCE RUN S.00°50'37"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 FOR 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST (66 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°50'37"E. ALONG SAID EAST LINE FOR 1320.06 FEET TO THE NORTHEAST CORNER OF TRACT "A", PINE ISLAND INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGES 52 AND 53, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.88°58'51"W. ALONG THE NORTH LINE OF SAID PINE ISLAND INDUSTRIAL PARK AND THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020000233318, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 1232.44 FEET TO A POINT ON THE EAST LINE OF A 60.00 FEET WIDE ROADWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2153, PAGE 5804, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°16'36"W. ALONG THE EAST RIGHT-OF-WAY LINE OF BETSY PARKWAY (60 FEET WIDE) FOR 675.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 28; THENCE RUN N.88°57'30"E. ALONG SAID SOUTH LINE FOR 891.00 FEET; THENCE RUN N.00°16'36"W. FOR 643.42 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST; THENCE RUN N.88°53'33"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 328.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,044,343.219 SQUARE FEET OR 23.974 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID PINE ISLAND ROAD NORTHWEST AS BEING N.88°53'33"E.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.02.04 11:45:10 -05'00'

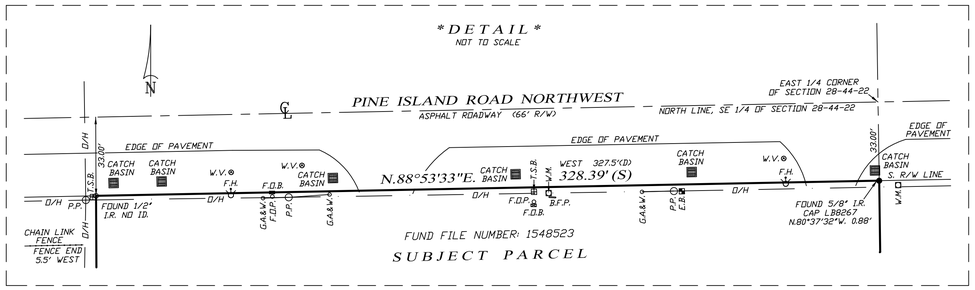
PHILLIP M MOULD
LS6515
FEBRUARY 4, 2025

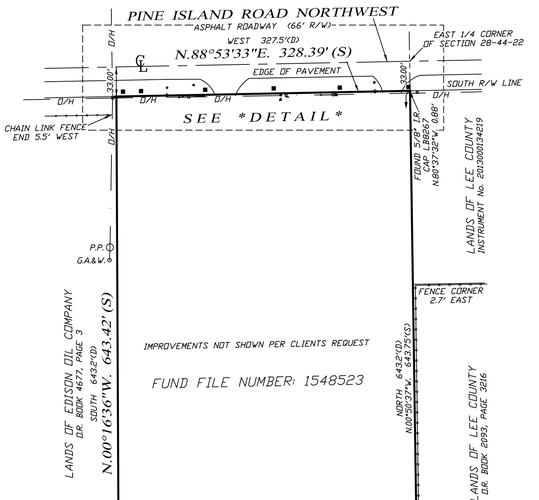
NOTE:
THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

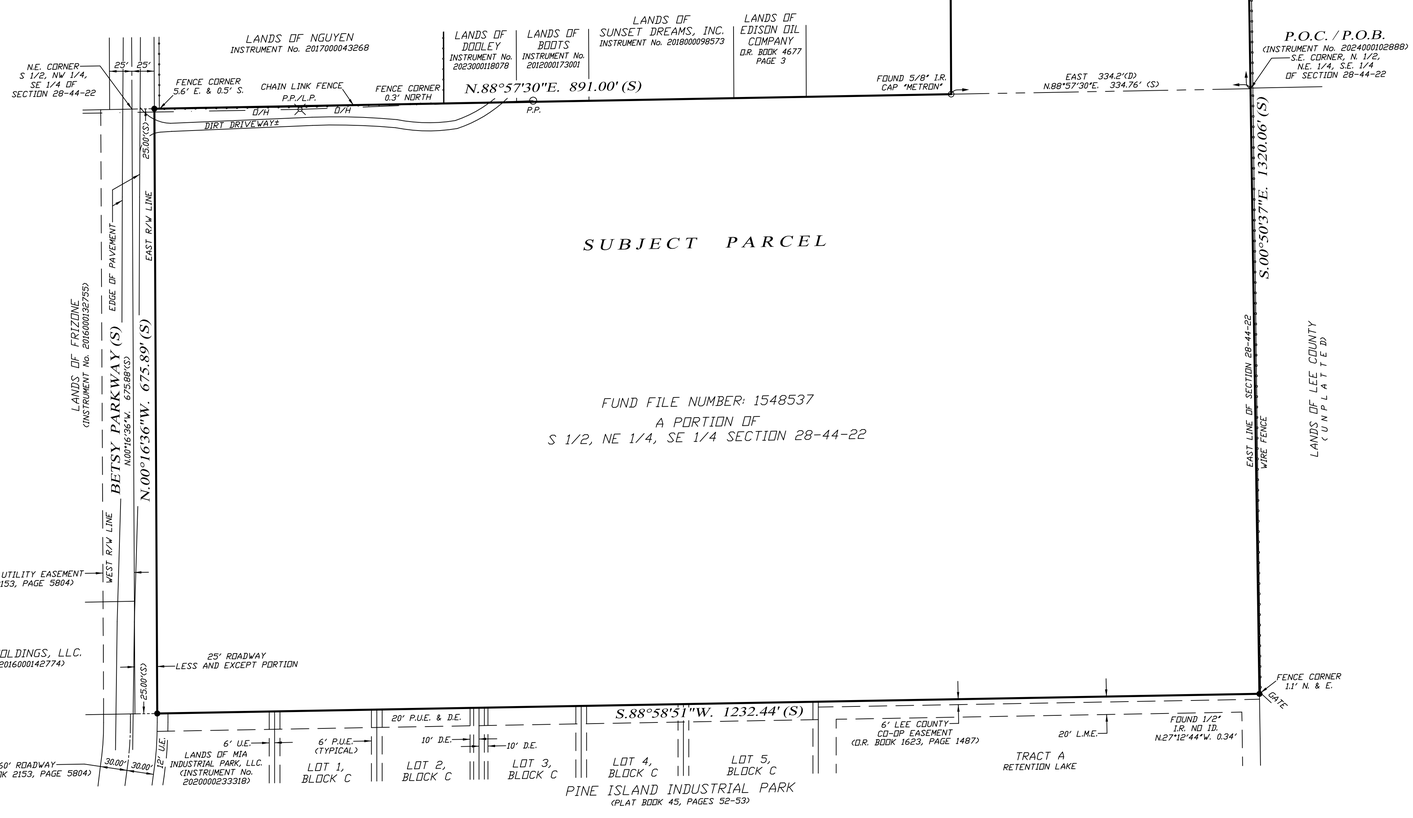
BOUNDARY SURVEY OF

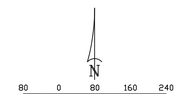
A PARCEL OF LAND LYING IN SECTION 28,

TOWNSHIP 44 SOUTH, RANGE 22 EAST,
(INSTRUMENT No. 2024000102888 & 2023000362132)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA









DESCRIPTION:

FUND FILE NUMBER: 1548523

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THENCE NORTH 643.2 FEET TO THE SOUTH SIDE OF STATE ROAD 78 RIGHT OF WAY), THENCE WEST ALONG SAID RIGHT OF WAY 327.5 FEET, THENCE SOUTH 643.2 FEET, THENCE EAST 334.2 FEET ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) TO THE POINT OF BEGINNING; ALL IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, PINE ISLAND, LEE COUNTY, FLORIDA.

FUND FILE NUMBER: 1548537

SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA; EXCEPTING THEREFROM A STRIP OF LAND 25 FEET IN WIDTH OFF THE WEST SIDE THEREOF FOR COUNTY ROAD PURPOSES.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF THE AFORESAID SECTION 28; THENCE RUN S.00°50'37"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 FOR 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST (66 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°50'37"E. ALONG SAID EAST LINE FOR 1320.06 FEET TO THE NORTHEAST CORNER OF TRACT "A", PINE ISLAND INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGES 52 AND 53, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.88°58'51"W. ALONG THE NORTH LINE OF SAID PINE ISLAND INDUSTRIAL PARK AND THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020000233318, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 1232.44 FEET TO A POINT ON THE EAST LINE OF A 60.00 FEET WIDE ROADWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2153, PAGE 5804, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°16'36"W. ALONG THE EAST RIGHT-OF-WAY LINE OF BETSY PARKWAY (60 FEET WIDE) FOR 675.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 28; THENCE RUN N.88°57'30"E. ALONG SAID SOUTH LINE FOR 891.00 FEET; THENCE RUN N.00°16'36"W. FOR 643.42 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST; THENCE RUN N.88°53'33"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 328.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,044,343.219 SQUARE FEET OR 23.974 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID PINE ISLAND ROAD NORTHWEST AS BEING N.88°53'33"E.

THIS DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FUND FILE NUMBER 1548523.

LEGEND:

●	SET 1/2" IRON ROD (CAP LB6921)	R.W.B.	RECLAIM WATER BOX
O	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	O/H	OVERHEAD POWER
P.R.M.	PERMANENT REFERENCE MONUMENT	P.P.	POWER POLE
U.E.	UTILITY EASEMENT	L.P.	LIGHT POLE
P.U.E.	PUBLIC UTILITY EASEMENT	G.A.&W.	GUY ANCHOR & WIRE
D.E.	DRAINAGE EASEMENT	T.S.B.	TELEPHONE SERVICE BOX
L.M.E.	LAKE MAINTENANCE EASEMENT	N/D	NAIL & DISK
P.C.	POINT OF CURVATURE	N/T.T.	NAIL & TINTAB
O.R.	OFFICIAL RECORDS BOOK	ELEV.	ELEVATION
(S)	AS PER SURVEY	B.M.	BENCHMARK
(P)	AS PER PLAT	◊	TYPICAL ELEVATION
(C)	COMPUTED	A/C	AIR CONDITIONER
(1)	CURVE NUMBER	W.S.	WATER SYSTEM
L1	LINE NUMBER	P.E.	POOL EQUIPMENT
R/W	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
℄	CENTERLINE		CONCRETE
F.H.	FIRE HYDRANT		DRAINAGE ARROW
W.V.	WATER VALVE	E.B.	ELECTRIC BOX
F.O.P.	FIBER OPTIC POST	B.F.P.	BACK FLOW PREVENTER
F.O.B.	FIBER OPTIC BOX		

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST, AS BEING N.88°53'33"E.
2. FIELD NOTES IN SECTION 28-44-22.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION(S) BY ATTORNEYS' TITLE FUND SERVICES, LLC AND ROETZEL & ANDRESS, L.P.A.; FUND FILE NUMBERS 1548523 & 1548537, DATED JULY 10, 2024, AT 11:00 P.M.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES F.S. 668.001-006; F.S. 668.50; F.S. 472.025; S.J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 80 SCALE DRAWING.

FLOOD ZONE: "AE" ELEVATION: 8' NAVD 1988
COMMUNITY No.: 125095 PANEL No.: 0380
SUFFIX: --- G REVISION DATE: 11/17/2022
MAP NUMBER: 12071C0380

THIS SURVEY IS CERTIFIED TO:
EN-SITE, INC.

REVISED:	DESCRIPTION:	BY:
1/4/25	ADDED DESCRIPTION	FBH

Phillip M Mould, LS6515, State of Florida
Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.02.04 11:43:57 -05'00'

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

DATE OF LAST FIELD WORK: 8/15/24

DRAWN:	CHECK:	SCALE	PROJ. #
RBH	PMM	1"=80'	5041P1B-10300BB
SURVEY DATE		FILE NO.	SHT.- 1
8/15/24		44-22-28	OF - 1

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

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

Lee County
Dept. of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

BETSY PKWY
Mixed Use Planned Development Rezoning
Request Narrative

I. INTRODUCTION & REQUEST

The subject property is located at 10300 Betsy Pkwy and 5041 Pine Island Road NW within Greater Pine Island. The property is under two (2) STRAPs (28-44-22-00-00024.0000 & 28-44-22-00-00014.0000) and the zoning of the subject property is split; the parcel adjacent to Betsy Pkwy is zoned AG-2 whereas the remainder of the property, abutting Pine Island Road, is within the C-1A zoning district. The property is currently located within the Urban Community future land use category. The request is to rezone both parcels to the Mixed-Use Planned Development (MPD) zoning district to allow for storage uses as well as other commercial and industrial uses. Together, both parcels are approximately ±23.96 AC as can be seen in Figure 1 below.



Figure 1. Aerial of Subject Property

II. SURROUNDING LAND USES & COMPATIBILITY

The subject property is surrounded by a range of existing and planned commercial and industrial uses which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	ROW (Pine Island Rd) & Commercial Plaza	CPD	Urban Community	Lee County
EAST	Vacant Commercial and AG	CS-1 & AG-2	Urban Community	Lee County
SOUTH	Industrial Park	IL & IG	Urban Community	Lee County
WEST	ROW (Betsy Pkwy) & Commercial	CG	Urban Community	Lee County

Table 1. Surrounding Land Uses

Immediately to the north of the subject property is Pine Island Road, which provides access to Greater Pine Island. Pine Island Road is not a constrained roadway at the adjacent segment; it is only constrained from Shoreview Drive to Little Pinie Island, as outlined in Table 2(a) of the Lee Plan due to available right-of-way, as well as scenic, aesthetic, historic, and environmental conditions along that segment. The segment of Pine Island Road which abuts the subject property features three (3) lanes; one (1) eastbound lane, one (1) westbound lane, and one (1) westbound deceleration lane into the Shoppes at Calusa Cay commercial plaza. The Shoppes at Calusa Cay is a commercial planned development (CPD) which is made up of a Publix-anchored commercial plaza comprising of approximately 26.77 acres.

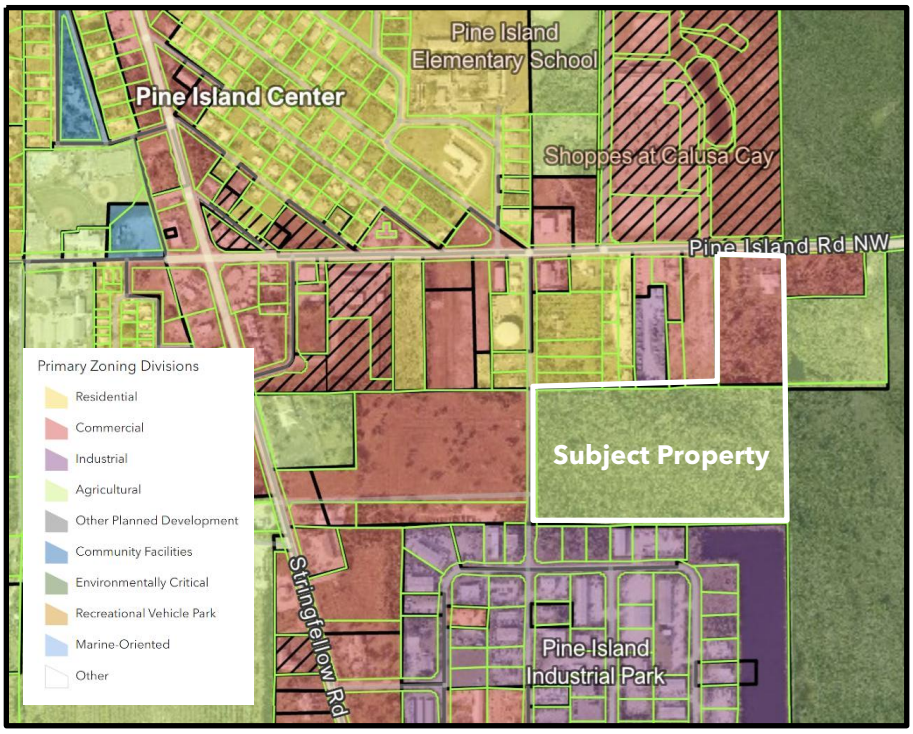


Figure 2. Current Subject Property Zoning & Surrounding Zoning Districts

To the northwest of the subject property are vacant commercially-zoned (CG) parcels as well as a parcel with light industrial (IL) zoning. To the west of these parcels is an area designated as TFC-2 which is a zoning district assigned "to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations

for the other two-family residential district set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations." [LDC Sec. 34-691(c)] The areas within this zoning district appear to contain sparsely located single family residences and agricultural uses.

To the east of the subject property is a CS-1 zoned vacant parcel and an AG-2 zoned vacant parcel. Further east are environmentally critical zoned lands which make up the Buttonwood Preserve located on the north and south sides of Pine Island Road. South of the subject property is the Pine Island Industrial Park which features a wide range of commercial and industrial uses that provide goods and services to the island. This area contains a mix of the conventional zoning districts CG (general commercial), IL (light industrial), and IG (general industrial) – allowing for a complimentary assortment of goods and services to be found throughout the industrial park. To the west of the subject property are commercial lots with CG zoning as well as Betsy Pkwy. The commercial lots depict outdoor storage uses on the latest county aerials. The segment of Betsy Pkwy abutting the subject property is classified as a non-county maintained local roadway.

As described above, the surrounding land uses (both existing and planned) are complimentary to the proposed commercial and industrial development. The assortment of existing and planned commercial and industrial uses proximate to the subject property are further depicted in Figure 2.

III. COMPREHENSIVE PLAN CONSISTENCY

The proposed rezoning is consistent with a number of goals, objectives, and policies outlined within the Lee Plan as well as regional and state plans as further analyzed below.

Policy 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Lee Plan describes the Urban category as predominantly developed with residential, commercial, public and quasi-public uses, and limited light industrial. This category also encourages future development to be mixed use where appropriate. This future land use designation does not reference

a maximum Floor Area Ratio (FAR) at this location to determine maximum intensities. The Planned Development zoning application is inclusive of a master concept plan (MCP) which depicts the proposed development, associated with this MCP is a Schedule of Uses which is catered to the site and further specifies the prospective commercial development program for the property.

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.

The property's location along Pine Island Road supports Objective 2.1 by allowing for future development of the site to have readily available access to a number of utilities and services. Additionally, the subject property is located within the Greater Pine Island community and abuts existing and planned commercial development as well as an industrial park.

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 §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The subject property is currently in the Urban community future land use category which is defined as a Future Urban area by the Lee Plan. The subject property is also surrounded by development on all but its eastern perimeter – this adjacent property has commercial zoning where abutting Pine Island Road. The subject property is in area where urban services are readily available and can support additional commercial development.

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.

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

Standard 4.1.1: WATER.

1. ***Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).***

2. ***If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4A), then the development must be connected to that utility.***
3. ***The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.***
4. ***All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.***
5. ***If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.***
6. ***If a development lies outside any service area as described above, the developer may:***
   - ***request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
   - ***establish a community water system for the development; or***
   - ***develop at an intensity that does not require a community water system.***
7. ***Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.***

As outlined in Standard 4.1.1(1) any commercial or industrial project exceeding 30,000 SF of gross floor area per parcel must connect to public water. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with this standard by connecting to public water as further supported by the Greater Pine Island Water Association Letters of Availability.

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 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

3. ***If there is not sufficient capacity nor adequate infrastructure within l/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.***

4. ***If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, II-16 April 2024 Future Land Use the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.***

5. ***If a development lies outside any service area as described above, the developer may:***
   - ***request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;***
   - ***establish a self-provided sanitary sewer system for the development;***
   - ***develop at an intensity that does not require sanitary sewer service; or***
   - ***if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.***

6. ***Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.***

As outlined in Standard 4.1.2(1) any commercial or industrial project generating an excess of 5,000 gallons of wastewater per day must connect to public sanitary sewer system. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with this standard by connecting to public wastewater systems as further supported by the Lee County Utilities Letter of Availability.

Standard 4.1.4: ENVIRONMENTAL FACTORS.

1. ***In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable***

regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. ***Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.***
3. ***Ensure development minimizes the need for expansion and construction of street and utility improvements.***

An environmental assessment of the northern site was conducted in August 2024 by Bearpaws Environmental Consulting and an environmental assessment inclusive of the southern parcel was completed in June 2022. The findings resulted in the conclusion that the property is generally heavily impacted by exotic vegetation. An area 8.99 acres in size is comprised of pine flatwoods with other 75% of the vegetation being exotic (FLUCFCS code 411 E4). There is a wetland area (FLUCFCS code 619) within the southern parcel made up of .21 acres of melaleuca wetland. Approximately 1.84 acres of the northern parcel are made up of a mixed wetland forest (FLUCFCS code 620). This parcel also features a small pond of approximately .17 acres (FLUCFCS code 510). Due to the absence of viable wetlands, or rare and unique uplands of high quality (the pine flatwoods are infested with exotic vegetation), the Applicant's improvement of the site will be inclusive of clearing the disturbed and exotic infested property while replanting with native vegetation for buffer areas and supplemental plantings throughout the site's designated open space.

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

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited commercial uses being proposed while allowing for flexibility for future commercial tenants which would further support proximate patrons within the Greater Pine Island Community and nearby Matlacha. The subject property currently has a commercial use (and commercial zoning) along its frontage on Pine Island Road NW. The configuration of the parcel – an elongated parcel with access to Pine Island Road, and a larger parcel with access on Betsy Pkwy whose perimeter abuts an industrial park – allows for the majority of the commercial development, predominantly those areas proposed to be developed within the southern parcel, to not be visible from the traveling public along Pine Island Road NW.

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

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed PD rezone clarifies the location and square footage of commercial uses which would provide additional growth in the Greater Pine Island community at an appropriate location. This policy also requires that the proposed commercial uses be supported by public facilities; the property has direct access onto Pine Island Road NW. Additionally, the project will be supported by urban services via Lee County Utilities for potable water and sanitary sewer as noted in the provided Letter of Availability.

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 6.1.5 protects the traffic-carrying capacity of roads and streets from incompatible commercial development. The companion Traffic Impact Study supports the assessment that the uses will not trigger a level of service deficiency for the adjacent road network. The minimal trip generation of the proposed development is further outlined in the companion traffic study.

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

Policy 6.1.6 requires commercial developments to "provide adequate and appropriate landscaping, open space, and buffering." The project will provide appropriate landscaping, open space, and buffering as consistent with the Land Development Code at time of development order. An open space sheet has been provided as part of the MCP to demonstrate the landscape buffers and open space areas. No deviations from landscaping or buffering requirements are being requested.

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.

Pine Island Road NW features a number of commercial uses to the north and south of the roadway. And Betsy Pkwy provides access to an industrial park. In addition to being a suitable location for commercial development, the parcel's depth and configuration allows for a small frontage on Pine Island Road NW while the bulk of operations are significantly out of view from the traveling public. The project site is partially zoned for commercial uses and abuts industrial where agriculturally zoned, it does not open new areas up to premature, scattered, or strip commercial development and promotes commercial development where a residential use is clearly unreasonable.

Policy 6.1.8: Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.

Consistent with Policy 6.1.8, the subject property is not located near an existing or planned school. The closest school campus is Pine Island Elementary School which is located almost 900 FT west of the subject property to the north of Pine Island Road NW.

Goal 7. INDUSTRIAL LAND USES. To promote opportunities for well-planned industrial development at suitable locations within the County.

Objective 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

Policy 7.1.1: In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:

1. ***The development must comply with local, state, and federal air, water, and noise pollution standards.***

   Consistent with Policy 7.1.1(1), the proposed industrial uses have been tailored to this site per the companion Schedule of Uses and further limited in terms of intensity and location through the proposed configuration on the companion Master Concept Plan. Furthermore, the development will seek additional permitting to comply with local, state, and federal air, water, and noise pollution standards when applicable.

2. ***When located next to residential areas, industry must not generate noise levels incompatible with the residential development.***

   As noted in the surrounding uses table and available aerial imagery, there is one (1) residence abutting the subject property. This residence along with a number of other properties to the north of the subject property are zoned TFC-2. As noted on the companion Master Concept Plan, the proposed buffering is consistent with the requirements of the LDC to provide appropriate screening between the proposed industrial uses and the existing residential land uses.

3. ***Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.***

   No bulk storage or production of toxic, explosive, or hazardous materials are proposed as noted in the companion Schedule of Uses.

4. ***Contamination of ground or surface water will not be permitted.***

   No ground or surface water contamination will be permitted. Furthermore, additional permitting through the South Florida Water Management District is necessary.

5. ***Applications for industrial development will be reviewed and evaluated as to:***

   a. ***air emissions (rezoning and development orders);***

Air emissions above normal levels are not proposed to be generated by the uses which are listed in the companion Schedule of Uses.

b. impacts and effects of environmental and natural resources (rezoning and development orders);

The impacts of the rezoning on environmental and natural resources is further noted in the companion Environmental Report which demonstrates that the site is not home to any protected species – the bald eagle's nest which was previously located on the site fell during Hurricane Ian and the eagles have not returned since. The impacts to the site will take place mostly on uplands or wetlands infected with invasive vegetation.

c. effect on neighbors and surrounding land use (rezoning);

The proposed development will compliment the existing surrounding land uses which consist mostly of commercial and industrial development. The proposed uses are listed in the companion Schedule of Uses; the proposed uses do not pose negative effects or impacts on the neighbors and surrounding land uses – on the contrary, they complement the existing and planned developments in the area.

d. impacts on water quality and water needs (rezoning and development orders);

The proposed uses are not anticipated to generate impacts on water quality or water needs however, the development is subject to additional state permitting and will require review by the South Florida Water Management District at time of Development Order.

e. drainage system (development orders);

N/A

f. employment characteristics (rezoning);

The proposed uses are commercial and industrial in nature and would continue to support economic growth, subsequently enhancing employment opportunities, within the Pine Island community.

g. fire and safety (rezoning and development orders);

The proposed development meets standards for fire and safety as further depicted on the Master Concept Plan. No deviations pertaining to hammerheads/safety vehicle turning are being requested via this rezoning.

h. noise and odor (rezoning and development orders);

Noise and odor are not anticipated to be noxious elements at the proposed development based on the governing County-wide noise ordinance as well as the uses

listed in the Schedule of Uses. These two regulatory documents work in tandem to ensure that noise (via the noise ordinance) and odor (via the Schedule of Uses) are detrimental to the development or impacting surrounding existing and planned land uses.

i. buffering and screening (planned development rezoning and development orders);

Buffering and screening are being proposed consistent with the regulations of the Land Development Code to ensure compatibility and consistency with surrounding developments. No deviations pertaining to buffering or screening are being proposed via this rezoning request.

j. impacts on transportation facilities and access points (rezoning and development orders);

The proposed development is not anticipated to generate a significant impact on transportation facilities as outlined in the companion traffic study. The proposed access points are consistent with the regulations of the Land Development Code pertaining to connection separations. No deviations pertaining to transportation facilities and access points are being proposed via this rezoning request.

k. access to rail, major thoroughfares, air, and if applicable, water (rezoning and development orders);

The property does not feature access to rail however, it does have an access point on Pine Island Road which is classified as a county-maintained arterial at the adjacent segment. This classification allows industrial and commercial traffic to flow without traversing through residential corridors. The property does not have access to water.

l. utility needs (rezoning and development orders); and

Letters of Availability for potable water and wastewater services have been provided by the issuing agencies; the Greater Pine Island Water Association and Lee County Utilities, respectively.

m. sewage collection and treatment (rezoning and development orders).

Wastewater will be provided through Lee County Utilities who have specified in their Letter of Availability that sanitary sewer service will be provided by their Pine Island Water Reclamation Facility and that service will ultimately be determined through hydraulic impact computations per the Lee County Utilities' Design Manual.

Policy 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a

Planned Development. All rezoning to allow industrial uses outside of the Industrial Development, Tradeport, or Industrial Interchange future land use categories must be rezoned to a Planned Development, except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses as an integrated and cohesive unit in order to: promote compatibility 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 facilities and services where they are inadequate to serve the proposed use.

The subject property is not located within the Industrial, Tradeport, or Industrial Interchange future land use categories, it is located within the Urban Community FLU. Additionally, the property is not located within the Mixed Use Overlay. The request to rezone to a Mixed Use Planned Development consisting of commercial and industrial uses is consistent with the language in Policy 7.1.2 which requires the property be rezoned via the planned development process. The uses have been arranged cohesively to ensure that commercial uses are promoted along Pine Island Road and open storage along with industrial uses are located adjacent to the existing industrial park. This configuration promotes compatibility with existing and planned uses. The companion Master Concept Plan further depicts 1) screening and landscaping, 2) reduction on the automobile internal to the site which promotes pedestrian movement within the development, 3) use of joint parking, as well as 4) joint access and loading facilities and 5) the protection of natural resources.

Policy 7.1.3: Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

The proposed industrial tract of the Mixed Use Planned Development is adjacent to an existing industrial park and is generally shielded from the traveling public by the flag-shaped MPD boundary. The property has access by truck and availability of utilities per the provided LOAs. It is also proximate to supportive and related land uses and as previously mentioned, is highly compatible with the surrounding existing and planned uses.

Policy 7.1.4: The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities.

As demonstrated in the companion traffic assessment as well as the supporting Letters of Availability, timing and location of the proposed industrial tract is consistent with the availability and adequacy of existing and planned services and facilities.

Policy 7.1.6: Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution.

The companion Master Concept Plan depicts the proposed buffers, all of which are consistent with the requirements of the Land Development Code. As previously mentioned, no deviations are being requested pertaining to the buffering or screening of the proposed development.

Policy 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.

The industrial tract has direct access onto Betsy Parkway and shared access with the commercial tract onto Pine Island Road therefore there will not be industrial traffic traveling through residential areas.

Goal 24. GREATER PINE ISLAND COMMUNITY PLAN. Manage future growth on and around Greater Pine Island so as to: maintain the island's unique natural resources, rural character, and coastal environment; support the viable and productive agricultural community and other local businesses; and to protect the public health, safety, and welfare of island residents and visitors when a hurricane strike is imminent.

Supportive of hurricane evacuation times, the subject property's proposed rezoning would not allow for any additional residential uses in Greater Pine Island. The use of the property for entirely commercial uses effectively maintains the current evacuation time. Additionally, the proposed Schedule of Uses has been tailored to meet the needs of the community and to enhance local business as well as promote a diverse local economy.

Policy 24.1.6: The County will continue to encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological and historic sites on Greater Pine Island in accordance with the priorities set out in this Plan.

The subject property does not feature environmentally sensitive areas, rare and unique uplands, or eagle nesting areas as further detailed in the environmental reports. Additionally, per the Master Site File review dated September 4, 2024, the subject property does not feature any recorded archaeological or historic areas.

Objective 21.2: ROAD IMPROVEMENTS. The County will continually monitor traffic levels within Greater Pine Island to maintain hurricane evacuation clearance times in accordance with Objective 24.7.

As described above under Goal 24, the subject property is not proposing any residential at this location. This property is permitted a total density of 144 units (±23.96 AC x 6 du/AC) per the underlying Urban Community future land use. The Applicant has decided to pursue a mixed-use planned development which will bring the entirety of the property into a zoning district that allows for commercial and industrial uses and further, is governed by a Master Concept Plan and a Schedule of

Uses. These regulatory documents will work together to ensure that the property maintains evacuation clearance times.

Objective 24.4: COMMERCIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future commercial areas than in mainland Lee County, as described in the following policies.

Policy 24.4.1: The future urban areas in the Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential development within Pine Island Center as encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.

The subject property is not located within Pine Island Center although this area has yet to be defined within the regulatory documents provided by Lee County. It is assumed that Pine Island Center comprises of the island's central intersection and abutting properties; Pine Island Road NW and Stringfellow Rd. The subject property is approximately ±2,500 FT from this intersection (Euclidian distance), however, it is still consistent with this Policy. The proposed MPD rezoning is encouraged due to the need for non-residential development near the island's center, this configuration promotes employment opportunities within Pine Island and consequently limits trips through Matlacha and into Cape Coral.

Policy 24.4.2: Commercial development at locations outside Pine Island Center, but within future urban land use categories, must be designed to minimize impacts to residential and adjacent agricultural uses. Permitted uses should be restricted to the following: marinas; fish houses; and minor commercial uses to serve the day to day needs of local residents and island visitors.

As outlined in the previous policy's consistency, the proposed mixed use planned development rezoning would not generate negative impacts to the surrounding properties and uses; the commercial and industrial uses proposed are complimentary to the surrounding commercial and industrial uses. Additionally, the subject property is over 20-acres which should be given consideration as this policy promotes minor commercial uses (under 30,000 SF) without contemplating an appropriate Floor Area Ratio (FAR). The Schedule of Uses is tailored to the community while allowing flexibility to promote the economic viability and longevity of the project.

Policy 24.4.3: The County will provide specific architectural and site design standards for Greater Pine Island in the LDC. These standards must: promote but not mandate rehabilitation over demolition; address the size and scale of building mass in relation to the built and natural environment; establish community-specific architectural standards in support of Greater Pine Island's coastal rural character; preserve mature trees wherever possible; encourage the location of off-street parking to the side and rear of buildings to preserve viewsheds along public roadways; require large windows and forbid most blank walls; and encourage metal roofs and

other features of traditional "Old Florida" styles. The new commercial design standards will reflect the different characteristics of Bokeelia, Pineland, Matlacha, and St. James City. Deviations from these standards may not be granted unless the request meets the County approval criteria for variances set forth in the LDC, Chapter 34.

The subject property's unique flag-shaped configuration inherently protects the traveling public's viewshed and all elements of the proposed building and its architectural features will be consistent with Chapter 33 requirements at the time of Development Order when architectural elevations are required as part of the submittal package.

Strategic Regional Policy Plan

The proposed MPD rezoning is also consistent with the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan Volume II. Specifically, the rezone support's the **Economic Development Element** and its vision; *"Southwest Florida will attract, retain, and create quality businesses to diversify its economic base, while protecting the natural and cultural environments, to promote economic stability, greater job and educational opportunities, and higher income for its residents."*

The proposed MPD rezoning would allow for expansion of commerce within Southwest Florida. The subject property's commercially zoned parcel is already developed with a commercial use, the addition of the southern parcel by the Applicant would allow for additional commercial development in a manner that is appropriate at the proposed location, thus providing more employment opportunities, as well as furthering economic diversity and stability in the region.

Goal 3: A stable regional economy based on a continuing excellent quality of life.

The rezoning is consistent with this goal by supporting business and industry in a location where public services are readily available. Pine Island Road NW is a major transportation corridor for the Pine Island community, connecting the island with mainland Lee County/the City of Cape Coral. Improvements to sites with readily available infrastructure promote commerce, ensuring economic stability, in appropriate locations.

Goal 4: A diverse regional economy.

The reasoning would allow for the expansion of commercial services at a location where commercial uses were previously programmed as noted by the underlying zoning districts as well as surrounding land use pattern.

State Comprehensive Plan

At the state level, the proposed map amendment is consistent with the State of Florida Comprehensive Plan found in F.S. 187.201, specifically the Land Use section;

(15)(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

Policy 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Policy 3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The proposed MPD rezoning is consistent with the goal's sub-policies including; Policy 1 which encourages efficient development and promotes it in areas which will have the capacity to service new population and commerce; and, Policy 3 which promotes the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities. The proposed rezoning would effectively improve the employment opportunities of the region and would abide by the development standards of the local Land Development Code, which would promote an attractive product with appropriate architecture and landscaping, including open space and buffering, to address site-specific development.

IV. CRITERIA

The proposed development is in full compliance with the criteria set forth by LDC Section 34-145(d)(4)(a)(1), as further outlined below:

a) Complies with the Lee Plan;

As outlined in section III. Comprehensive Plan Compliance, the proposed request is consistent with a number of development-oriented policies, including those referencing commercial land uses, industrial land uses, development standards, and zoning provisions.

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

The companion Master Concept Plan meets the County's Land Development Code and qualifies

for the three (3) deviations being sought; these are further described (along with their justifications) in the companion Schedule of Deviations.

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

As outlined in section II, the request for commercial and industrial uses is highly compatible with the existing and planned surrounding uses, most of which are also commercial and industrial in nature.

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

The companion TIS demonstrates that there will be access sufficient to support the proposed development at the proposed intensity.

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

The companion TIS demonstrates the there will be minimal impacts on transportation facilities, further traffic analysis will be required at time of Development Order.

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

As noted in the environmental assessments of the site, the property does not feature environmentally critical or sensitive areas and natural resources will be preserved consistent the Land Development Code. No deviations are being sought in conjunction with the proposed rezoning request.

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

The subject property has direct access to adequate transportation facilities, utilities, and other urban services. This can be further noted by the provided Letters of Availability.

The proposed development is also in full compliance with the criteria set forth by LDC Section 34-145(d)(4)(a)(2), specific to planned development rezonings, as further outlined below:

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

The proposed configuration of commercial and industrial uses are highly compatible with the

existing surrounding commercial and industrial uses. Additionally, by not providing residential, evacuation times off of Greater Pine Island are not anticipated to be impacted via this request.

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

The proposed development will not be detrimental to the public interest and will instead enhance the corridor and the island's local economy, as well as promote trips internal to the island.

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.

As outlined in the companion Schedule of Deviations, the three (3) deviations requested in conjunction with the rezoning are being requested to promote safety while taking into consideration the preservation of natural resources during the configuration and design of the Mater Concept Plan. The deviations work in tandem with the plan to promote and protect public health, safety, and welfare.

V. CONCLUSION

The proposed MPD rezoning is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The rezone would greatly enhance local economic diversity as well as promote economic stability and allow for development to take place at a location previously slated for commercial uses where public facilities and urban services are capable of servicing the site.

Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Wilbur Smith, LLC – Terry B. Cramer III, Esq.

Prepared by: Planning Analytics, LLC

Betsy Parkway Traffic Impact Statement

February 7, 2025

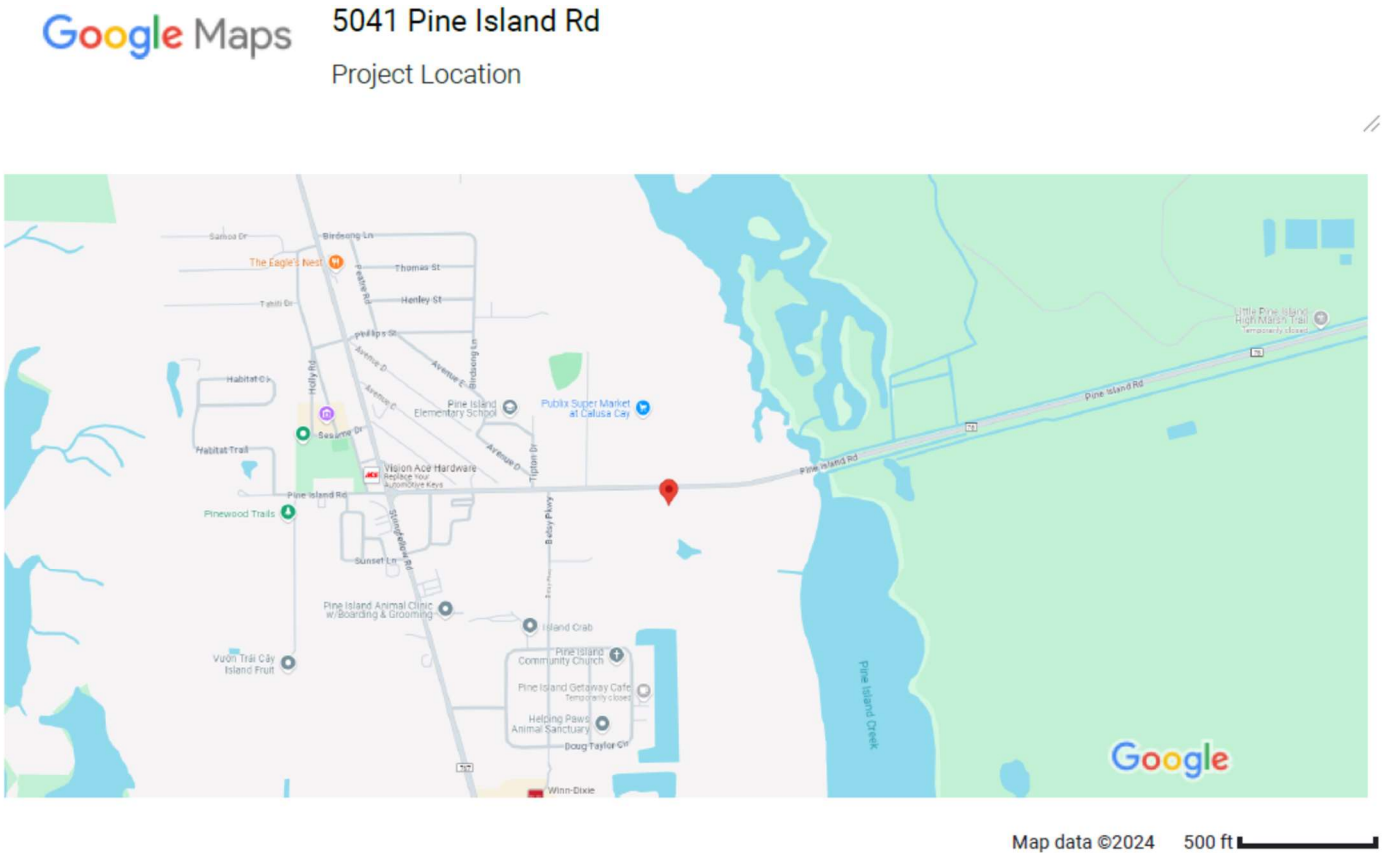
Marcus Evans
Transportation Engineer
Lee County
Community Development
239.533.8355

Regarding: Traffic Impact Statement
Straps: 28-44-22-00-00014.0000 & 28-44-22-00-00024.0000
Address: 5041 Pine Island Road, Bokeelia, FL 33922

Introduction/Background

The Applicant is proposing to rezone two parcels of land. The rezoning will allow for development of the site with outdoor storage. The estimated duration of construction is two (2) years. The project is located generally southeast of Pine Island Road and Betsy Parkway. This project consists of two Parcel strap numbers: 28-44-22-00-00014.0000 & 28-44-22-00-00024.0000. Based upon a review of the Lee County Property Appraiser's website, Parcel # 28-44-22-00-00014.0000 consists of 4.60 +/- acres of land and Parcel # 28-44-22-00-00024.0000 consists of 20 +/- acres of land. Based upon a survey obtained by the Applicant, the total area of the two parcels subject to this petition is 23.96 +/- acres. These parcels are located in unincorporated Lee County, Florida. The project location is shown in Figure 1.

Figure 1. – Project Location



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DCI2025-00003 Lee County ePlan Original Application Dated 02-10-2025

The Applicant has filed a petition to rezone the two parcels of land from C-1A and AG-2 to CPD. For this analysis, the following Institute of Transportation Engineers (ITE) land use codes were selected to evaluate the potential trip generation associated with the future development of this parcel: Land Use Code (150) and Land Use Code (821). Land Use Code (150) is the ITE code for Warehousing and Land Use Code (821) is the ITE code for Shopping Plaza.

Trip Generation

The trip generation estimates will be based on the trip generation rates contained in the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The trip generation calculations for the proposed expansion are presented in Table 1, 2 and 3 below.

Table 1 - Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Warehousing	150	1,000 Sq. Ft.	1.71	275	470	235	235	0	0	0	0	470	235	235
Shopping Plaza	821	1,000 Sq. Ft.	67.52	50	3,376	1,688	1,688	0	0	0	0	3,376	1,688	1,688
Total					3,846	1,923	1,923					3,846	1,923	1,923

Table 2 - AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Warehousing	150	1,000 Sq. Ft.	0.17	275	47	36	11	0	0	0	0	47	36	11
Shopping Plaza	821	1,000 Sq. Ft.	1.73	50	87	54	33	0	0	0	0	87	54	33
Total					133	90	44					133	90	44

Table 3 - PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Warehousing	150	1,000 Sq. Ft.	0.18	275	50	14	36	0	0	0	0	50	14	36
Shopping Plaza	821	1,000 Sq. Ft.	5.19	50	260	127	132	40%	104	51	52.9	156	76	79
Total					309	141	168					205	90	115

Internal Capture/Pass-by Capture/Diverted Trips

Consideration was given to Pass-by Capture and documentation is provided in the Appendix of this report. No consideration will be given to Internal Capture or Diverted Trips as a part of the analysis for this project.

Trip Distribution/Assignment

The project proposes the use of existing access connections on Pine Island Road. The project also proposes a connection on Betsy Parkway. Both connections will allow for a full range of turning movements. For the purposes of this analysis, all project traffic will be assigned to Pine Island Road. The segment of Pine Island Road is constrained. Total project trips are divided into entering and exiting movements based upon ITE data for this land use code (see Table 3 above).

Table 4 below provides the highest directional project volume based upon the trip generation tables above.

Table 4 - Project Traffic Distribution/Assignment (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Adopted LOS	Project Trip Distribution	Project Trips (Directional)
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	E	100%	58

Budgeted Improvements

Based upon a review of the Lee County Capital Improvements Program, Lee County does not have any budgeted transportation related improvements programmed within the project vicinity. Based upon a review of the FDOT District 1 5-Year Work Program, there are two programmed improvements for Pine Island Road. A bike/trail path is proposed for highways/preliminary engineering in the years 2025 and 2026. A roundabout is proposed for construction in the year 2025. Support documentation for these two projects has been attached to this report.

Impacted Area

In accordance with AC-13-17 of the Lee County Administrative Code, the study area shall include each thoroughfare roadway segment for which project traffic is estimated to equal or exceed ten (10) percent of the road segment's level of service C service volume. The test for this threshold shall be based on the 2023 Lee County Public Facilities Level of Service and Concurrency Report (see Appendix). Table 5 below illustrates the project traffic as a percentage of the PM Peak-Hour service volumes at a level of service "C".

Table 5 - Determination of Significance Ten (10) Percent (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Project Trip Distribution	Project Trips (Directional)	Project Traffic % of LOS E Srv Vol Capacity	Significance Threshold	Significant Impact
First-Impacted Thoroughfare								
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	950	100%	58	6.1%	<=10%	no

As shown in Table 5, the development's traffic does not exceed the ten (10) percent significance threshold on the first-impacted thoroughfare roadway segment.

The study area will include the following roadway segments:

Study Segments	Project Impact
• Pine Island Rd from Stringfellow Rd to Burnt Store Rd	6.1%

Level of Service Analysis

Existing Conditions

Table 6 below contains the roadway data used to evaluate the existing roadway level of service.

Table 6 - Existing Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Existing V/C Ratio
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Burnt	2(U)	950	661	0.70

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Future Background Conditions

Table 7 below contains the roadway data used to evaluate the future background roadway level of service. Data in the 2023 Lee County Public Facilities Level of Service and Concurrency Report was used to estimate the future background traffic conditions in 2027.

Table 7 - Future Background Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Peak-Hour Vol (2027)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare							
Pine Island Rd	Stringfellow Rd to Burnt Store	2(U)	950	661	707	0.74	N

Future Total Traffic Conditions with Project Traffic

Table 8 below contains the roadway data used to evaluate the future total traffic conditions with project traffic roadway level of service. PM Peak-Hour project traffic was added to the future background conditions.

Table 8 - Future Total Traffic Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Background Peak-Hour Directional Vol (3 yr)	Project Traffic (Directional)	Future Total Traffic (Directional)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare									
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	950	661	707	58	765	0.80	N

As illustrated by Table 8 above, the proposed project does not create a failing condition for the link analyzed in the study area.

Access

The project is anticipated to take access via existing connections to Pine Island Road. The project is also anticipated to propose a new connection to Betsy Parkway. The Applicant will work with Lee County regarding final access locations and future ROW needs if any.

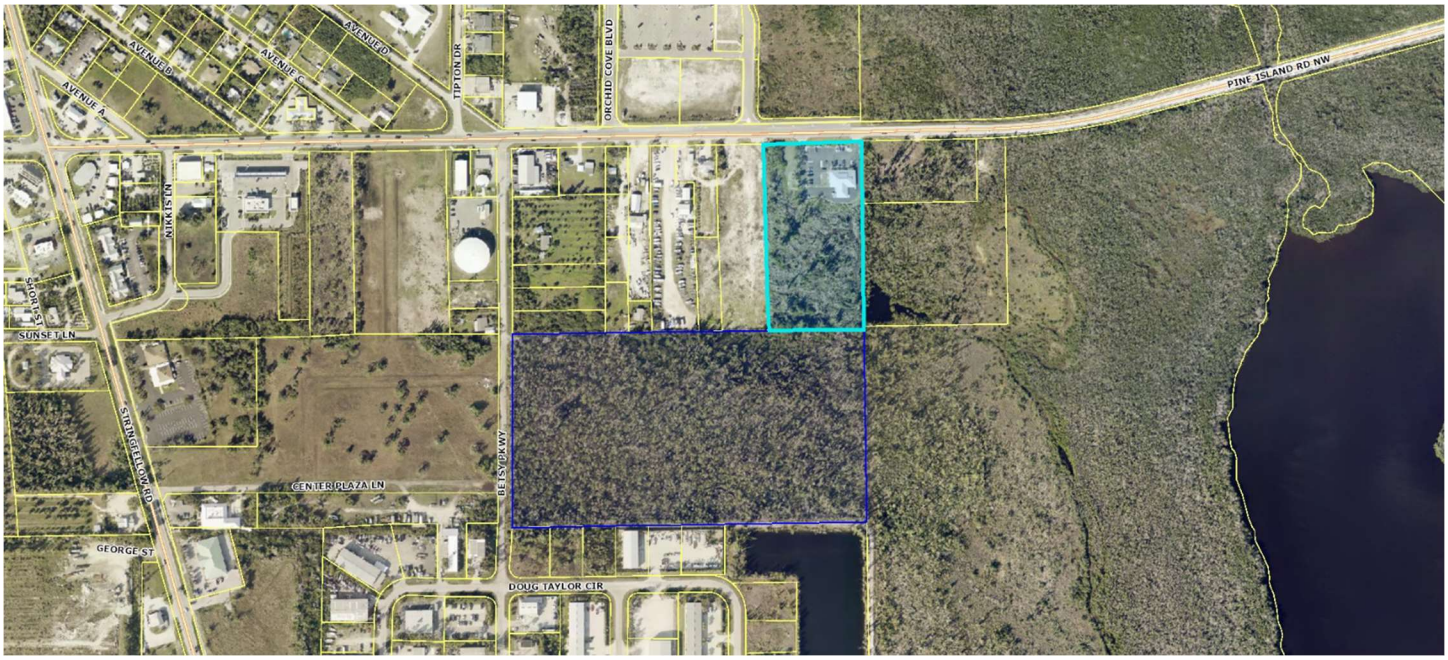
Multi-Modal Transportation

Bicycle lanes do not exist immediately adjacent to the site. Sidewalks do not exist immediately adjacent to the site. The site is not located along a LeeTran bus route.

Conclusion

This development is not projected to create adverse transportation impacts on the impacted thoroughfare roadway analyzed in this Traffic Impact Statement. It is acknowledged that the Applicant will need to work with the Lee DOT staff on future ROW needs and proposed connections to Betsy Parkway during the review process.

Site Location Aerial



Support Documentation

The following is a list of support documentation that has been included as a part of the Traffic Impact Statement submittal.

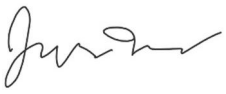
1. Lee County Property Appraiser Property Record Cards
2. ITE Trip Generation LUC 150 Daily
3. ITE Trip Generation LUC 150 AM Peak-Hour
4. ITE Trip Generation LUC 150 PM Peak-Hour
5. ITE Trip Generation LUC 821 Daily
6. ITE Trip Generation LUC 821 AM Peak-Hour
7. ITE Trip Generation LUC 821 PM Peak-Hour
8. ITE Pass-by Capture Support Documentation
9. Master Concept Plan
10. Lee County Link-Level Service Volumes and LOS Table for Pine Island Road
11. Lee County Capital Improvement Program Detail Report
12. FDOT District 1 5-Year Program Sheet for Pine Island Road Bike/Trail Improvement
13. FDOT District 1 5-Year Program Sheet for Roundabout at Pine Island Road and Sringfellow
14. LeeTran Route Map

DCI2025-00003 Lee County ePlan Original Application Dated 02-10-2025

Signature Sheet and Disclaimer

This Traffic Impact Statement (TIS) was completed by Planning Analytics, LLC. The trip generation estimates utilized in this TIS are based upon Trip Generation published by the Institute of Transportation Engineers. The analysis conducted in this TIS is based upon the 2023 Lee County Public Facilities Level of Service and Concurrency Report. Every effort has been taken to produce this report consistent with the requirements outlined in the Traffic Impact Statement Guidelines provided in AC-13-17 of the Lee County Administrative Code. Any intersection and/or site related design features must be accepted and approved by Lee County staff prior to construction.

Respectfully submitted by,



Jason Utley, AICP
Project Manager
Planning Analytics, LLC
planning.analytics@yahoo.com
941.258.5061

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/27/2024 9:31 AM

Current Working Values

SITE ADDRESS
5041 PINE ISLAND RD NW

OWNER'S NAME
PI DAZE LLC

OWNER'S ADDRESS
12290 METRO PKWY
FORT MYERS FL 33966

PROPERTY DESCRIPTION
PARL IN N1/2 OF NE 1/4 OF
SE 1/4 AS DESC IN
OR 1279 PG 0939

DOR CODE 19 - PROFESSIONAL BUILDING
NBHD CODE 51-301.0 PINE ISLAND

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		1.0
BEDROOMS		0
BATHROOMS		0
EXTERIOR WALL	12	CEDAR OR REDWOOD S
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	4	WOOD TRUSS
ROOF COVER	3	ASPHALT OR COMPOSITION
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	14	CARPET
INTERIOR FLOOR	11	CERAMIC CLAY TILE
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	3.0000	AVERAGE
UNITS IN BUILDING	UNITS	1.00

BUILDING SUBAREA DETAIL

AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	1978	3,676	100	3,676		459,704
BASE	2017	978	100	978		122,304
CANOPY	1978	1,101	30	331		41,393
UNFINISHED OPEN PORCH	1978	618	20	124		15,507
TOTALS		**6,373**		**5,109**		**638,909**

EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	BLK TOP	BLACK TOP - IMPROVED	0.00	0.00	12662.00	4.00	1.00	L	1993	2.00	0.60	-	30,389
2	PVMT C	PAVEMENT - CONCRETE	30.00	12.00	360.00	5.51	1.00	L	1978	1.00	0.60	-	1,190
3	BLK TOP	BLACK TOP - IMPROVED	0.00	0.00	14216.00	4.00	1.00	L	1993	2.00	0.60	-	34,118
4	SLAB	SLAB - CONCRETE	0.00	0.00	144.00	6.93	1.00	L	1993	2.00	0.60	-	599

TOTAL OF EXTRA FEATURE VALUES **66,296**

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	1900	PROF BLDG	C1A	0	0	1.00	1.00	0	2.53	200,508.00	SF	1.00	-	JF

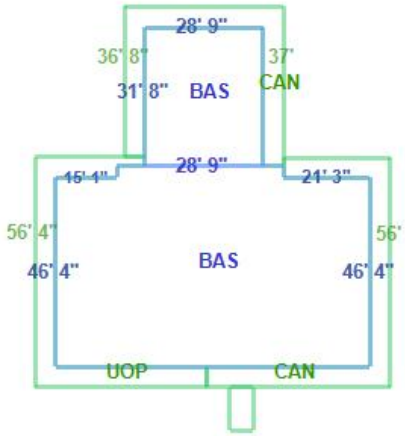
TOTAL OF LAND LINE VALUES **507,285**

FOLIO ID: **10015431** STRAP: **28-44-22-00-00014.0000**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE
1.07	**169.38**	**181.24**	**5,109**	**925,955**	**69%**	**638,909**

IMP TYPE **52 - Medical Office** MODEL **5 - OFFICE/MEDICAL**

FLOOR 1



BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2024000102888	4/10/2024	01	01	I	1,800,000
2014000233889	11/11/2014	01	37	I	300,000
2014000233838	11/4/2014	12	12	I	168,000
1279/939	6/1/1978	01	01	I	50,100

VALUE SUMMARY	Current Values	2023
BUILDING COST VALUE	638,909	629,650
BUILDING EXTRA FEATURES	*	*
LAND EXTRA FEATURES	66,296	56,294
LAND VALUE	507,285	507,285
COST APPROACH VALUE	1,212,490	1,193,229
INCOME APPROACH VALUE	1,231,070	1,231,070
SALES APPROACH VALUE	1,226,964	1,231,070
MARKET VALUE	1,226,964	1,231,070

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/27/2024 9:25 AM

Current Working Values

SITE ADDRESS
10300 BETSY PKWY

OWNER'S NAME
POLOTTO JOSEPH TR

OWNER'S ADDRESS
PO BOX 56
MATLACHA FL 33993

PROPERTY DESCRIPTION
S 1/2 OF NE 1/4 OF SE 1/4
LESS RD R/W

DOR CODE 00 - VACANT RESIDENTIAL
NBHD CODE 05-002.0 PINE ISLAND OPEN LANDS SOUTH

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE

BUILDING SUBAREA DETAIL

AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST

FOLIO ID: **10015447** STRAP: **28-44-22-00-00024.0000**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE

EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST

TOTAL OF EXTRA FEATURE VALUES

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	0	VAC RES	AG-2	0	0	1.00	1.00	0	15,961.00	20.00	AC	1.00	-	AVM

TOTAL OF LAND LINE VALUES **319,220**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2023000362132	10/16/2023	01	01	V	1,100,000
1388/463	11/1/1979	06	06	V	36,000

VALUE SUMMARY	Current Values	2023
BUILDING COST VALUE	*	*
BUILDING EXTRA FEATURES	*	*
LAND EXTRA FEATURES	*	*
LAND VALUE	319,220	319,220
COST APPROACH VALUE	319,220	319,220
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	445,579	319,227
MARKET VALUE	445,579	319,227

Warehousing
(150)

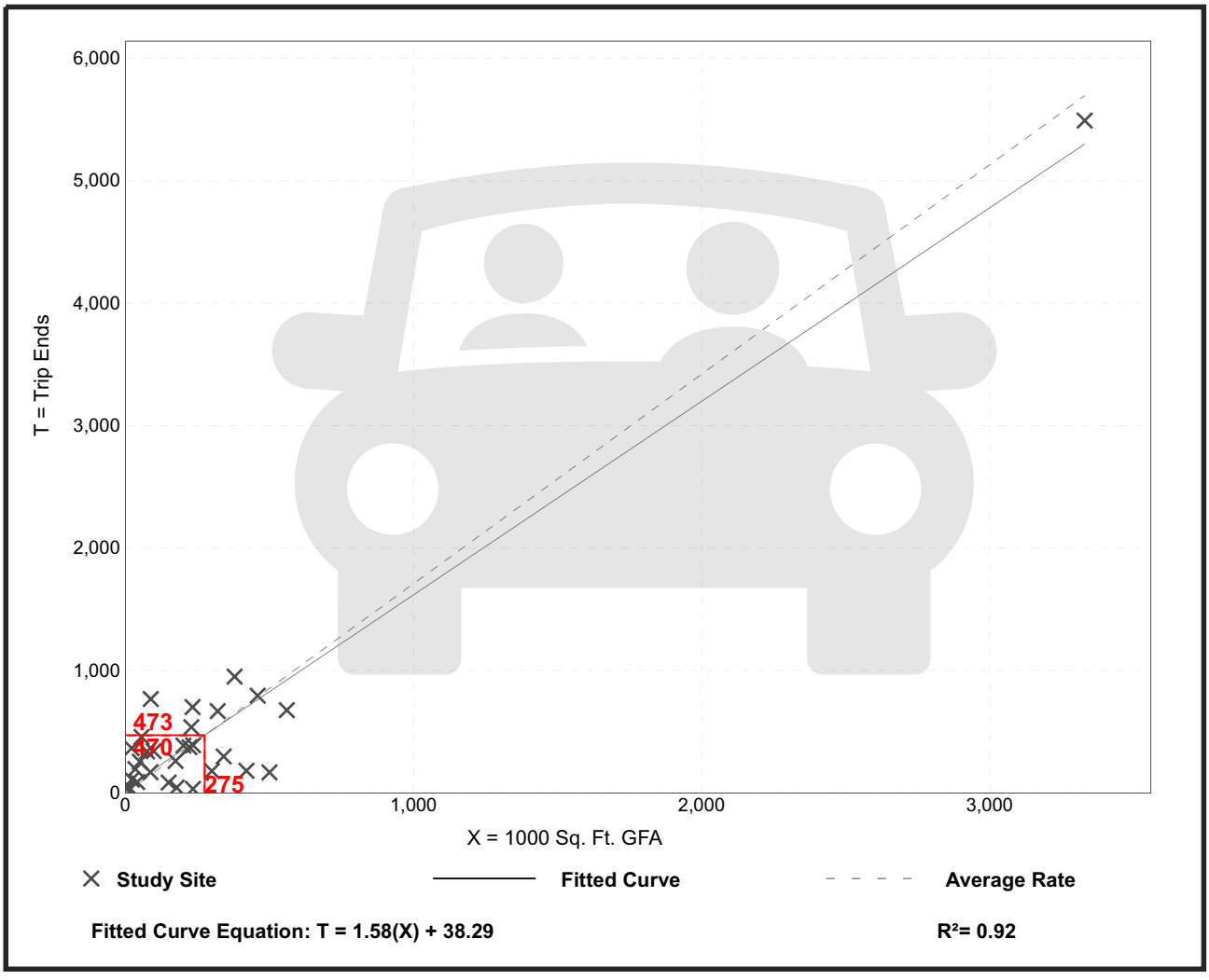
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



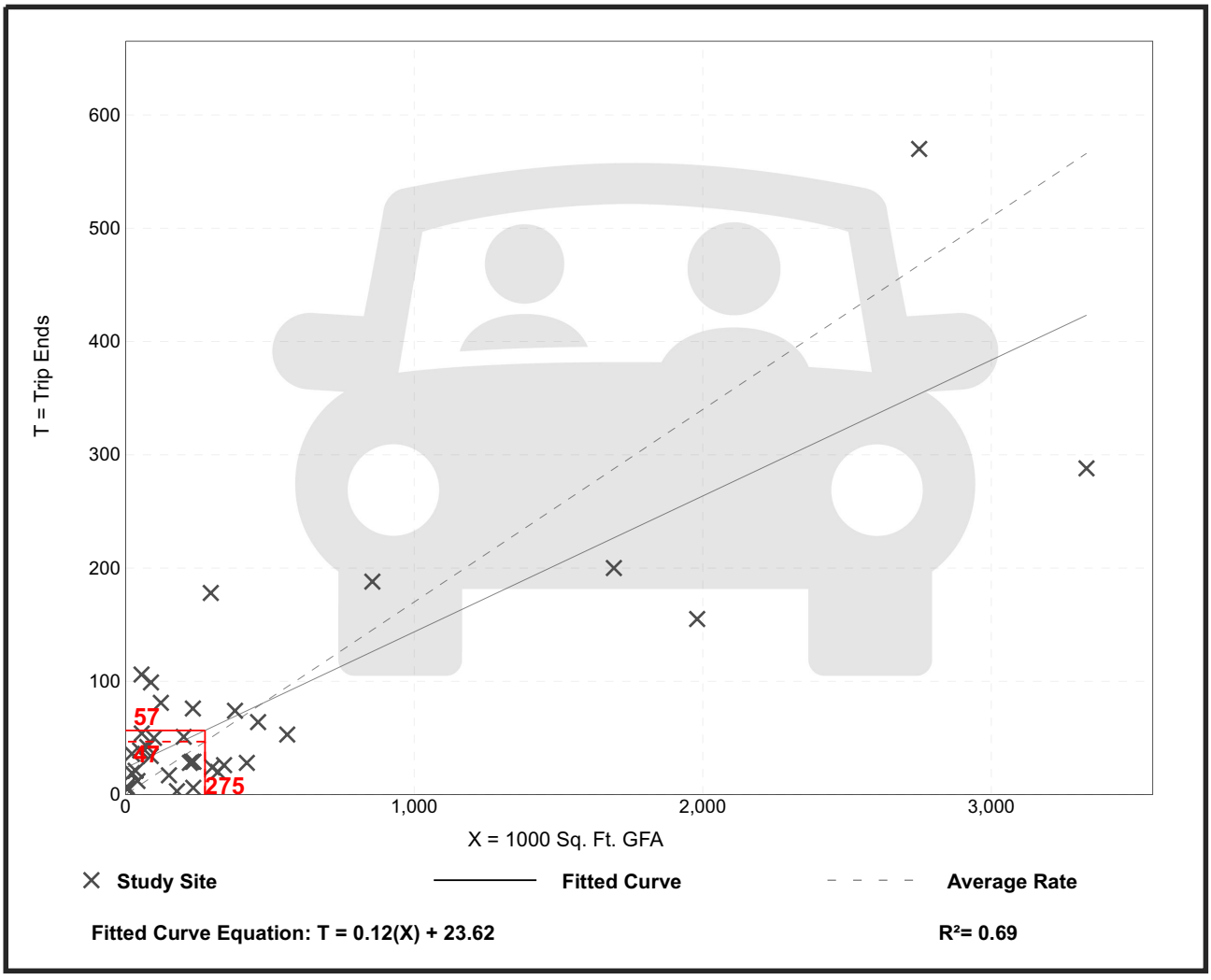
Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 36
Avg. 1000 Sq. Ft. GFA: 448
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

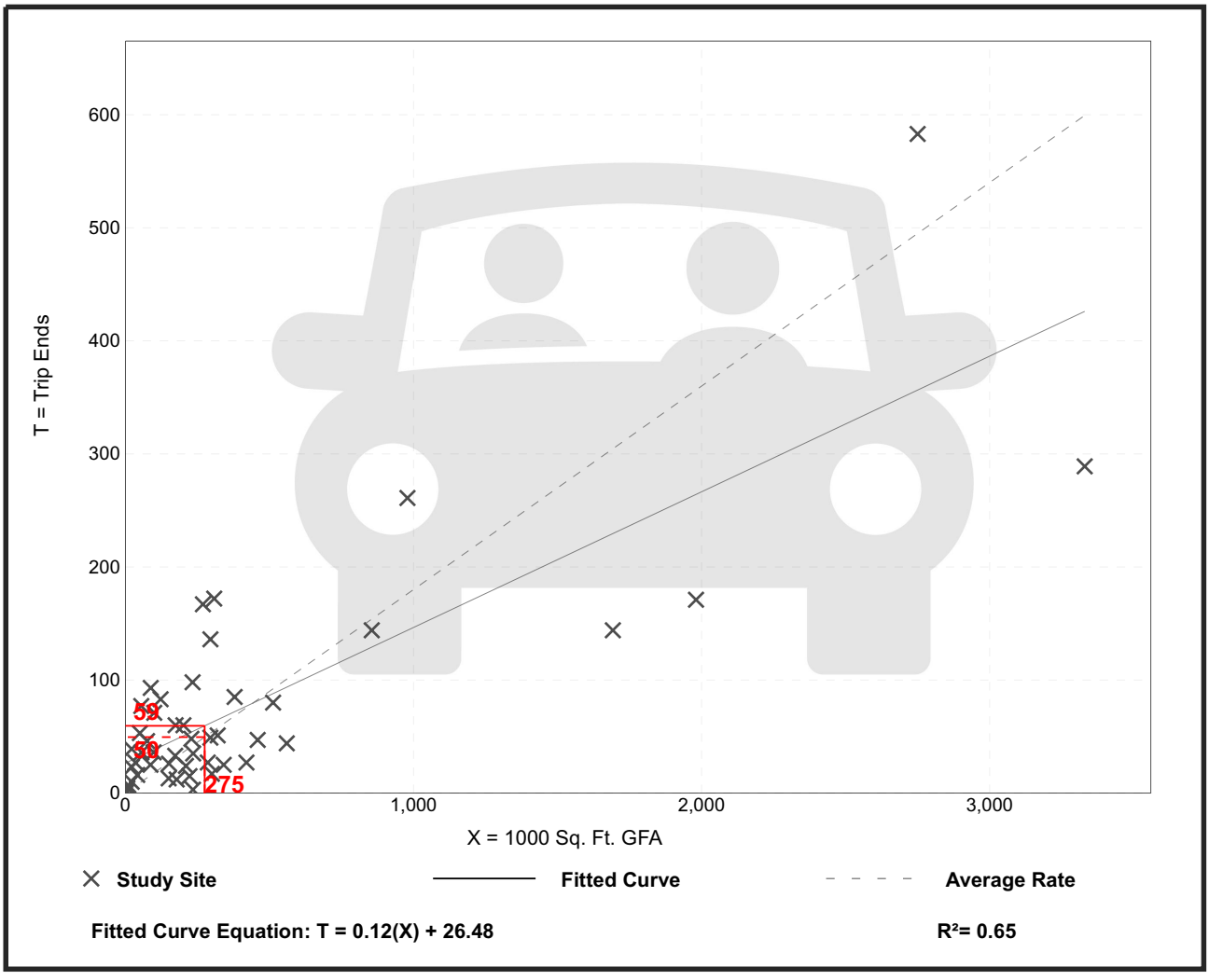
Warehousing
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. 1000 Sq. Ft. GFA: 400
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

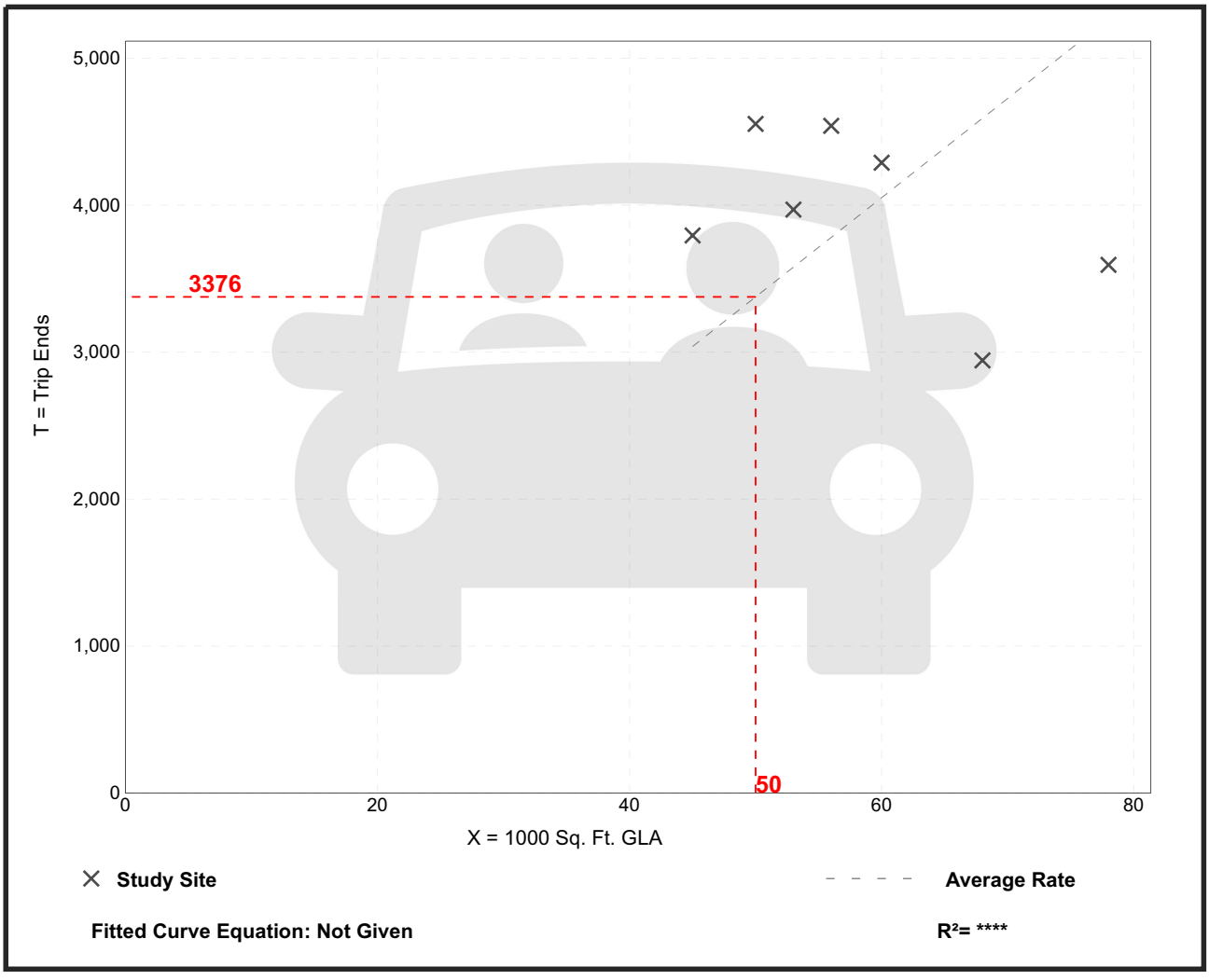
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



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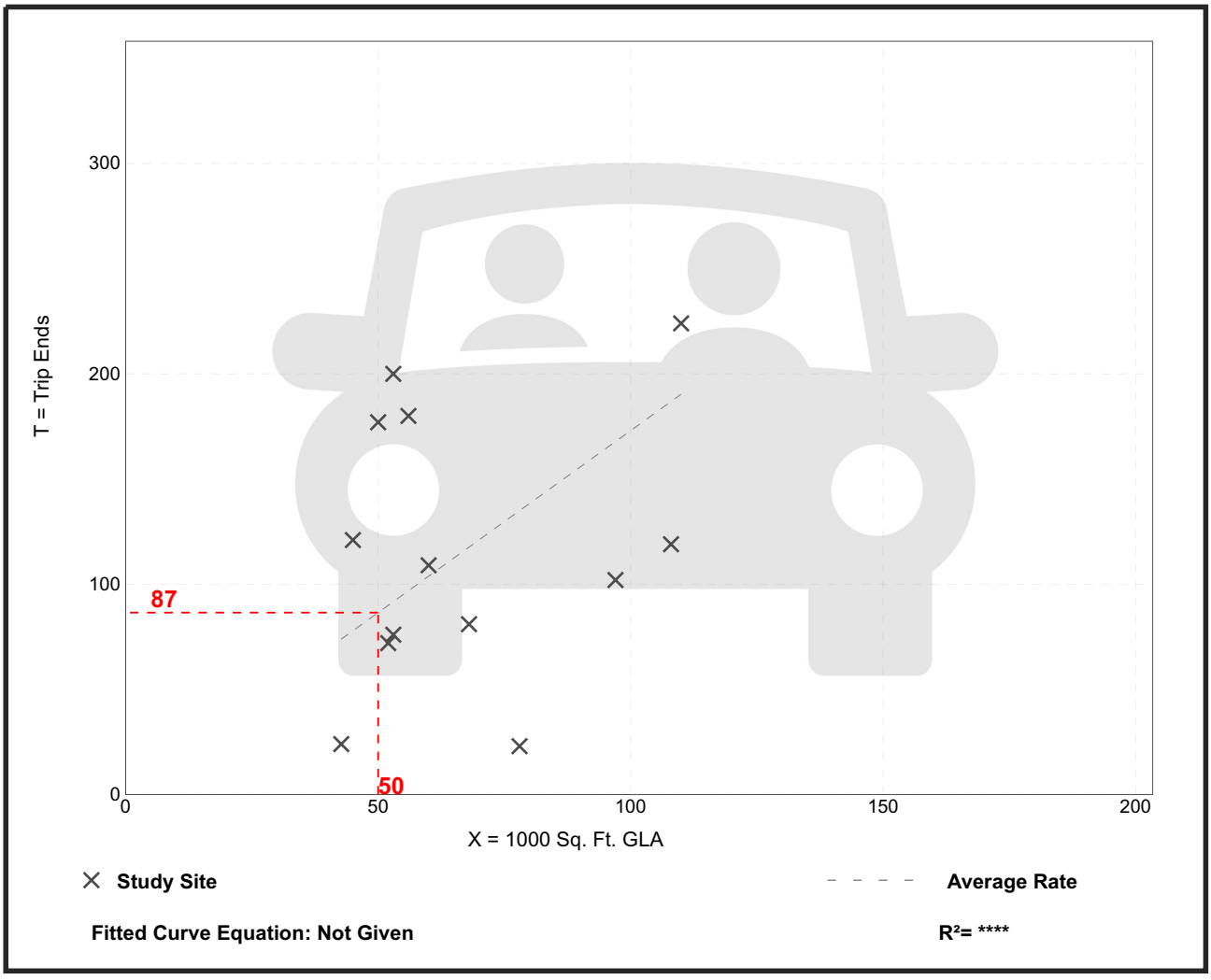
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

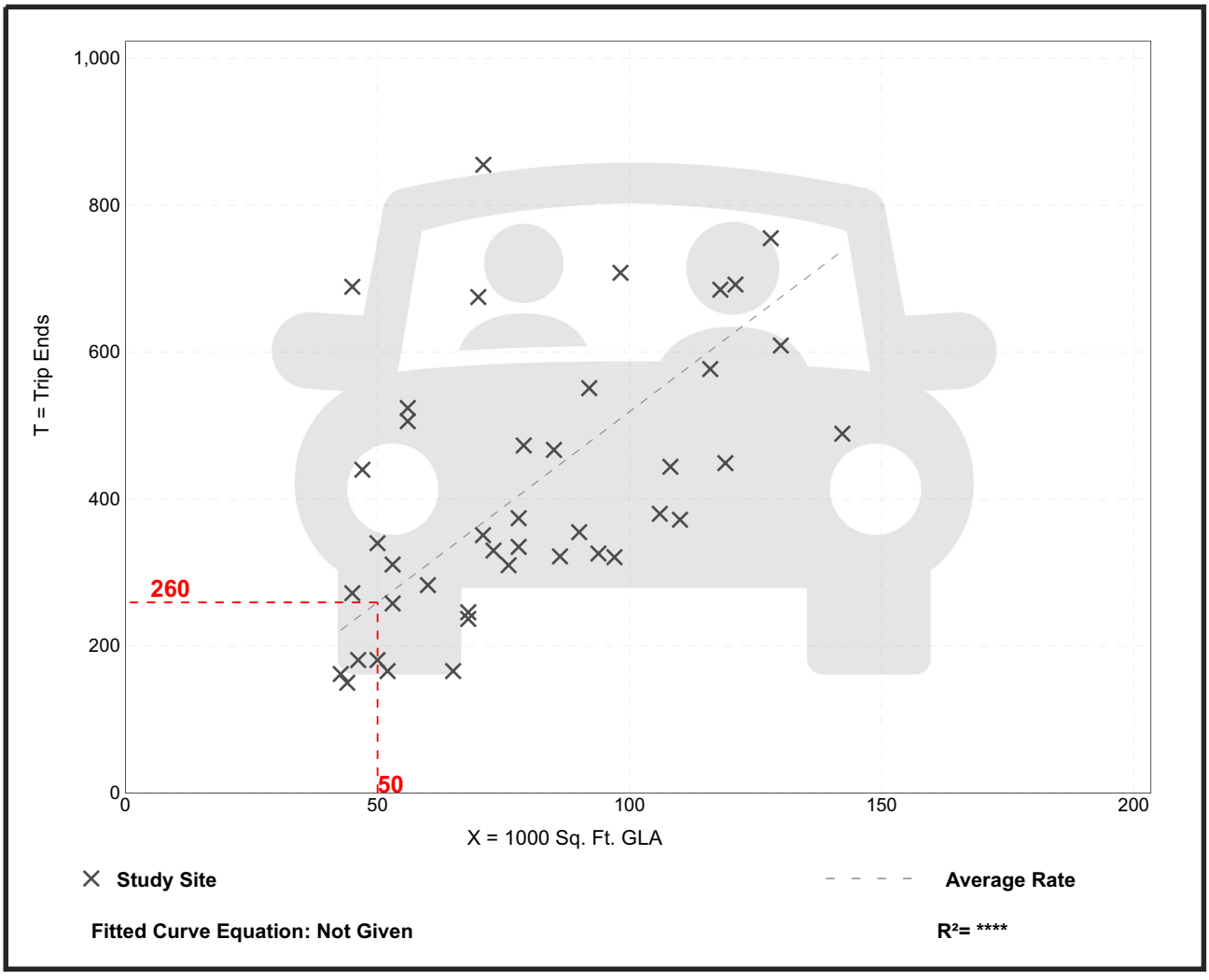
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

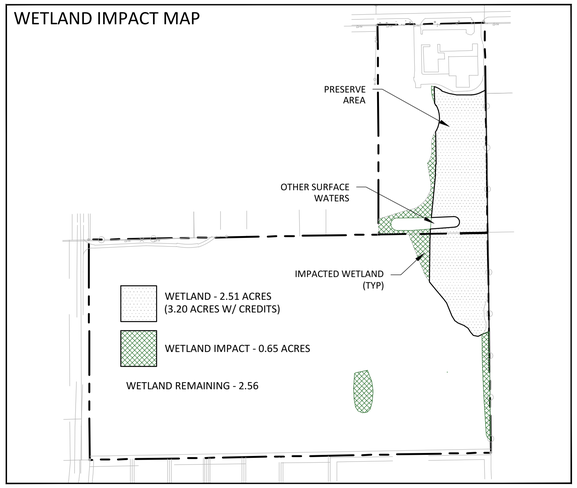
Vehicle Pass-By Rates by Land Use

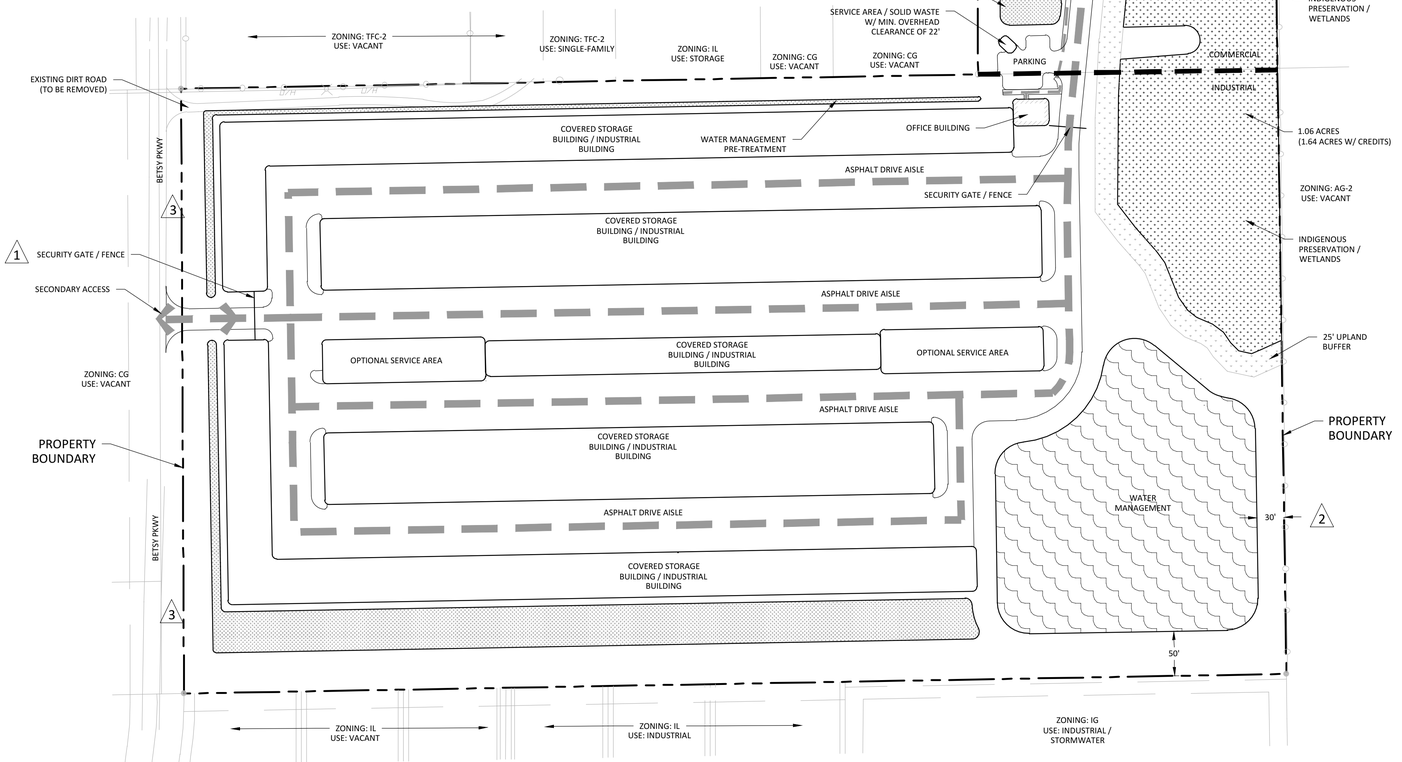
Source: ITE *Trip Generation Manual* , 11th Edition

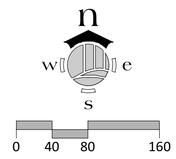
Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34







COMMERCIAL PORTION

SETBACKS (BUILDING)	PROPOSED
NORTH (FRONT)	25'
EAST (SIDE)	25'
WEST (SIDE)	25'
SOUTH (REAR)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (PINE ISLAND)	15' TYPE D
EAST (CS-1)	5' TYPE A
SOUTH (INDUSTRIAL)	N/A
WEST (CG)	5' TYPE A

INDUSTRIAL PORTION

SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (REAR)	20'
WEST (FRONT)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (TFC-2)	25' TYPE E
NORTH (IL)	N/A
NORTH (CG)	N/A
EAST (AG-2)	N/A
SOUTH (IL / IG)	N/A
WEST (BETSY PKWY)	15' TYPE D

DEVIATIONS

1. DEVIATION FROM LDC 34-1748(1)(d)(1), WHICH REQUIRES A GATE TO BE LOCATED 100 FEET BACK FROM THE EXISTING OR PLANNED INTERSECTING STREET RIGHT-OF-WAY OR EASEMENT, TO ALLOW SECURITY GATES TO BE LOCATED 78 FEET FROM THE EDGE OF ADJACENT TRAVEL LANES.

2. DEVIATION FROM LDC 10-329(d)(1)(a)(3), WHICH REQUIRES 50 FOOT SETBACK OF EXCAVATIONS FOR WATER RETENTION FROM ADJACENT PROPERTY, TO ALLOW A 30' SETBACK FROM PROPERTY LINES.

3. DEVIATION FROM LDC 10-256, WHICH REQUIRES PEDESTRIAN FACILITIES TO BE CONSTRUCTED FOR NEW DEVELOPMENT, TO ALLOW A PAYMENT IN LIEU OF CONSTRUCTION DURING THE DEVELOPMENT ORDER PHASE OF THE PROJECT ALONG BETSY PARKWAY.

NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

TABLE A

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±23.97 AC.
TOTAL COMMERCIAL AREA	±4.90 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL):	±1.47 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	(±0.74 AC.)
25% OF REQ'D CAN BE BODY OF WATER	±0.37 AC.
1 MIN. PROVIDED:	±2.20 AC.
INDIGENOUS PRESERVATION	±2.20 AC.
OTHER OPEN SPACE	±0.00 AC.
INDIGENOUS PRESERVATION BREAKDOWN	
WETLAND PRESERVE	±1.50 AC.
UPLAND BUFFER	±0.26 AC.
SUB TOTAL	±1.76 AC.
	x 125% CREDIT
	±2.20 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	(±1.59 AC.)
25% OF REQ'D CAN BE BODY OF WATER	±0.95 AC.
1 MIN. PROVIDED:	±3.81 AC.
LAKE	±0.95 AC.
INDIGENOUS PRESERVATION	±1.64 AC.
OTHER OPEN SPACE	±1.22 AC.
INDIGENOUS PRESERVATION BREAKDOWN	
WETLAND PRESERVE	±1.06 AC.
UPLAND BUFFER	±0.25 AC.
SUB TOTAL	±1.31 AC.
	x 125% CREDIT
	±1.64 AC.

LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT
- EXISTING STRUCTURE

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

DATE
REVISION
NO.
REVISIONS DESCRIPTION

DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

DCI2025-00003 Lee County ePlan

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	

Lee County

Table 3(a) - Capital Improvement Program Detail Report FY23/24-FY27/28

Final 8/15/23

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Community Development						**5,105,215**	**5,506,943**								**5,506,943**
	Wild Turkey Strand					5,004,630	5,406,358								5,406,358
Community Development	Wild Turkey Strand	20500948730	48730	E		2,502,315	2,703,179								2,703,179
Community Development	Wild Turkey Strand	20500930700	30700	GT		2,502,315	2,703,179								2,703,179
	Bob Janes Gopher Tortoise CIP					100,585	100,585								100,585
Community Development	Bob Janes Gopher Tortoise CIP	20077148730	48730	E		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077130700	30700	GT		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077140132	40132	E		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077138653	38653	I		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077130100	30100	GF-CIP		20,117	20,117								20,117
County Lands					**341,753,923**	**25,000**	**379,750**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**		**342,258,673**
County Lands	Conservation 2020	20880030103	30103	CONS	341,753,923	25,000	379,750	25,000	25,000	25,000	25,000	25,000	125,000		342,258,673
Innovation and Tech					**2,617,897**			**1,000,000**					**1,000,000**		**3,617,897**
Innovation and Tech	Fiber Optic Expand/Refresh	20887351500	51500	IT	2,617,897			1,000,000					1,000,000		3,617,897
Library					**3,688,877**	**10,453,903**	**15,520,697**	**57,500**					**57,500**		**19,267,074**
Library	Exterior Shade Structure	20073634800	34800	L	549,635	100,000	970,365	57,500					57,500		1,577,500
Library	Library Admin Relocation	20071234800	34800	L	1,730,256		500,000								2,230,256
Library	Riverdale Library Renovations	20070634800	34800	L	1,408,903		2,696,429								4,105,332
Library	South Cty Regional Renovations	20070734800	34800	L	83	10,353,903	11,353,903								11,353,986
Natural Resources					**10,358,677**	**5,360,266**	**20,095,128**	**5,562,103**	**10,334,150**	**17,141,500**	**15,862,790**	**16,631,640**	**65,532,183**	**100,000**	**96,085,988**
Natural Resources	Alico Rd. Drainage Imp	20072830100	30100	GF-CIP	5,500		110,470		5,582,150				5,582,150		5,698,120
Natural Resources	Bob Janes Restoration Project	20859930100	30100	GF-CIP	432,242		867,758	1,560,103					1,560,103		2,860,103
Natural Resources	Brantley-Dover Canal Impr	20073730100	30100	GF-CIP	12,825	212,000	349,175								362,000
Natural Resources	Caloosahatchee Canal L-3 Rehab	20860030100	30100	GF-CIP	66,448		133,552								200,000
Natural Resources	Caloosahatchee TMDL Compl	20858830100	30100	GF-CIP	2,570,386	400,000	714,348	400,000	400,000	400,000	400,000	400,000	2,000,000		5,284,734
Natural Resources	Canal H-7 Drainage Improvement	20071330100	30100	GF-CIP	173,657	130,000	217,434								391,091
Natural Resources	Crew Flint Pen Hydrologic Restoration	20077230100	30100	GF-CIP		500,000	500,000			5,000,000			5,000,000		5,500,000
Natural Resources	Deep Lagoon Hydro Presv Rest	20851730100	30100	GF-CIP	249,703		1,476,713			2,000,000			2,000,000		3,726,416
Natural Resources	EMWCD-Infrastructure Rep Grant	21072730100	30100	G	3,083,395		4,035,898								7,119,293
Natural Resources	Flood Remediation	20064830100	30100	GF-CIP	623,770		3,103,413							100,000	3,827,183
Natural Resources	Industrial Park Berm Improv	20071430100	30100	GF-CIP	158,880		3,654								162,534
Natural Resources	Kiker Preserve Berm	20073830100	30100	G,GF-CIP	153,688		572,609	750,000	750,000	6,000,000	6,000,000	7,800,000	21,300,000		22,026,297
Natural Resources	Lakes Park Phase III	20070930100	30100	GF-CIP	431,687	1,325,000	1,747,313	2,200,000					2,200,000		4,379,000
Natural Resources	Palm Creek Filter Marsh	20076130100	30100	GF-CIP	154,983		200,162		1,500,000				1,500,000		1,855,145
	Powell Creek/Old Bridge Park				1,050,230		399,770								1,450,000
Natural Resources	Powell Creek/Old Bridge Park	20860130100	30100	GF-CIP	285,155		390,845								676,000
Natural Resources	Powell Creek/Old Bridge Park	22860130100	30100	G	765,075		8,925								774,000
Natural Resources	Six Mile Cypress Slough South	20073930100	30100	GF-CIP		500,000	800,000			1,400,000			1,400,000		2,200,000
	Sunniland/9 Mile Run Drainage				135,479		1,164,522	652,000					652,000		1,952,001
Natural Resources	Sunniland/9 Mile Run Drainage	20855730100	30100	GF-CIP	135,479		864,522	652,000					652,000		1,652,001
Natural Resources	Sunniland/9 Mile Run Drainage	22855730100	30100	G			300,000								300,000
Natural Resources	Yellow Fever Crk Chain Imp	20850930100	30100	GF-CIP	1,055,804		405,071								1,460,875
Natural Resources	Ten Mile Canal South	20075530100	30100	GF-CIP		2,293,266	3,293,266		2,102,000	2,341,500	9,462,790	8,431,640	22,337,930		25,631,196
Parks and Recreation					**5,604,072**	**10,602,150**	**32,730,619**	**14,143,573**	**5,449,425**	**10,200,000**	**75,000**	**600,000**	**30,467,998**		**68,802,689**
	Able Canal Pathway				857,547		269,378	9,513,423					9,513,423		10,640,348
Parks and Recreation	Able Canal Pathway	20215438700	38700	I	255,622		244,378	4,150,773					4,150,773		4,650,773
Parks and Recreation	Able Canal Pathway	20215438652	38652	I	-			1,000,000					1,000,000		1,000,000
Parks and Recreation	Able Canal Pathway	21215430100	30100	G	601,925		25,000	4,362,650					4,362,650		4,989,575
	Big Carlos Pass Park							**120,000**	**850,000**				**970,000**		**970,000**
Parks and Recreation	**Big Carlos Pass Park**	**20079538700**	**38700**	**I**				**120,000**					**120,000**		**120,000**
Parks and Recreation	**Big Carlos Pass Park**	**20079530114**	**30114**	**T**					**850,000**				**850,000**		**850,000**
	Boca Grande Dog Park				670,339		430,660								1,100,999

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Parks and Recreation	Boca Grande Dog Park	20071838651	38651	I	670,339		80,660								750,999
Parks and Recreation	Boca Grande Dog Park	20071830100	30100	GF-CIP			350,000								350,000
Parks and Recreation	Boca Grande Tennis and Pickleball	20077830100	30100	GF-CIP		85,000	85,000	40,500	1,049,425				1,089,925		1,174,925
Parks and Recreation	**Hammond Stadium Light Poles**	**20078730102**	**30102**	**T**				**2,500,000**					**2,500,000**		**2,500,000**
Parks and Recreation	Larry Kiker Preserve	20071930114	30114	T	600,393		5,399,607		1,300,000	3,200,000			4,500,000		10,500,000
Parks and Recreation	Lavender's Landing Improvements	20073030100	30100	GF-CIP		200,000	200,000		575,000				575,000		775,000
	Lehigh Community Park Expansion				2,985,089	4,200,000	14,456,949								17,442,038
Parks and Recreation	Lehigh Community Park Expansion	20065138652	38652	I	2,985,089	3,000,000	7,497,136								10,482,225
Parks and Recreation	Lehigh Community Park Expansion	20065138700	38700	I		1,200,000	6,959,813								6,959,813
Parks and Recreation	NFM Shuffleboard Shade	20076430100	30100	GF-CIP	33,871	950,000	1,566,130								1,600,001
Parks and Recreation	Pine Island Dog Park	not assigned	38651	I							75,000	600,000	675,000		675,000
Parks and Recreation	Player Development Complex	20926030102	30102	T	239,127	1,350,000	4,184,874								4,424,001
Parks and Recreation	Rutenburg Park Improvements	20073338653	38653	I	66,524	1,790,000	2,023,476								2,090,000
Parks and Recreation	Schandler Hall Skate Park	20073438652	38652	I	1,700		273,300	142,500					142,500		417,500
Parks and Recreation	Shade Structures Parks & Playgrounds	20076330100	30100	GF-CIP	40,375	1,827,150	3,613,925	1,827,150					1,827,150		5,481,450
Parks and Recreation	Telegraph Creek Kayak Launch	20067038700	38700	I	109,107	200,000	227,320		275,000				275,000		611,427
Parks and Recreation	Trail System Expansion	200735		T					1,400,000	7,000,000			8,400,000		8,400,000
Public Safety					**20,881,861**	**3,311,801**	**68,319,664**	**6,539,696**	**4,035,696**				**10,575,392**		**99,776,917**
Public Safety	East Station	20077530100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	**Cardiac Monitor Replacement**	**20078830100**	**30100**	**GF-CIP**				**2,100,000**					**2,100,000**		**2,100,000**
Public Safety	CDBG-MIT Hertz-Alico	21131030100	30100	GF-CIP			7,346,415								7,346,415
	EOC Expansion				1,395,633		45,604,190								46,999,823
Public Safety	EOC Expansion	20066430100	30100	GF-CIP	1,395,633		15,439,112								16,834,745
Public Safety	EOC Expansion	22066430100	30100	G			13,707,160								13,707,160
Public Safety	EOC Expansion	11129500100	00100	G			16,457,918								16,457,918
Public Safety	Fire Station Alerting	20077330100	30100	GF-CIP		315,000	315,000	250,000	250,000				500,000		815,000
	GCN Radio Replacement System				13,470,225		529,774								13,999,999
Public Safety	GCN Radio Replacement System	20066530100	30100	GF-CIP	7,815,059		184,940								7,999,999
Public Safety	GCN Radio Replacement System	20066552000	52000	GCN	5,655,166		344,834								6,000,000
	HMGP - Generators				506,063		7,988,177								8,494,240
Public Safety	HMGP - Generators	21071618200	18200	H	505,681		5,893,161								6,398,842
Public Safety	HMGP - Generators	20071630100	30100	GF-CIP	299		679,915								680,214
Public Safety	HMGP - Generators	20071618200	18200	H	83		1,415,101								1,415,184
Public Safety	Next Generation E911	20074115200	15200	EM	3,164,713	423,105	1,032,275								4,196,988
Public Safety	North Station	20077730100	30100	GF-CIP		96,000	96,000		3,096,000				3,096,000		3,192,000
Public Safety	PS/LCSO CAD Hardware	20074330100	30100	GF-CIP		189,696	1,770,833	189,696	189,696				379,392		2,150,225
Public Safety	PS/LCSO CAD System	20074230100	30100	GF-CIP	2,345,228										2,345,228
	South Central Station					96,000	1,126,000	1,500,000					1,500,000		2,626,000
Public Safety	South Central Station	20077430100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	South Central Station	20077438900	38900	I			1,030,000								1,030,000
	Southeast Station					2,096,000	2,415,000	1,000,000	500,000				1,500,000		3,915,000
Public Safety	Southeast Station	20077630100	30100	GF-CIP		2,096,000	2,096,000	1,000,000	500,000				1,500,000		3,596,000
Public Safety	Southeast Station	20077638900	38900	I			319,000								319,000
Solid Waste					**2,073,079**	**18,888,840**	**36,126,180**	**23,814,600**	**40,904,100**	**41,513,500**	**6,096,800**	**10,900,000**	**123,229,000**		**161,428,259**
Solid Waste	**Ash Monofill Sideslope Closure**	**not assigned**	**40132**	**E**						**1,568,000**	**4,056,000**		**5,624,000**		**5,624,000**
Solid Waste	Buckingham Resource Area	20075140132	40132	E		330,000	330,000	770,000					770,000		1,100,000
Solid Waste	Buckingham Scale Improvements	20068040132	40132	E	105,471		559,529								665,000
Solid Waste	**Class I Phase IV Update**	**not assigned**	**40132**	**E**							**2,000,000**	**10,900,000**	**12,900,000**		**12,900,000**
Solid Waste	Compost Facility & Well Imprvmnt	20065740132	40132	E	570,341		185,659								756,000
Solid Waste	Hendry Cnty Transfer Station	20062440132	40132	E	190,857	700,000	3,834,144	6,400,000					6,400,000		10,425,001
Solid Waste	Landfill Class I Update	20095640132	40132	E	679,558	6,000,000	12,234,615								12,914,173
Solid Waste	Landfill Class III Update	20071540132	40132	E		400,000	400,000	2,400,000	2,168,000	9,567,000			14,135,000		14,535,000

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Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Solid Waste	Landfill Gas Collection System	20093640132	40132	E	5,479	1,300,000	1,400,000								1,405,479
Solid Waste	Lee County Compost Facility	20075240132	40132	E	47,013	1,400,000	2,152,987	4,800,000					4,800,000		7,000,000
Solid Waste	Lee Hendry Landfill Connectivity	20075340132	40132	E			476,000								476,000
Solid Waste	Material Recovery Facility	20075440132	40132	E	5,900	7,620,000	9,114,100	9,222,000	38,544,400	30,181,400			77,947,800		87,067,800
Solid Waste	Parts and Equipment Storage	20095540132	40132	E	53,981		837,000								890,981
Solid Waste	Recycling Facilities	20076840132	40132	E		904,000	904,000								904,000
Solid Waste	Umbrella-Buckingham Upgrades	20068140132	40132	E	126,498		134,504	190,800					190,800		451,802
Solid Waste	Umbrella-Generators-mult sites	20068340132	40132	E	34,930		341,070								376,000
Solid Waste	Umbrella-Mechanical Systems	20068440132	40132	E	235,657	30,900	93,043	31,800	32,700	33,600	40,800		138,900		467,600
Solid Waste	Umbrella-Scales	20068540132	40132	E		203,940	325,940		159,000	163,500			322,500		648,440
Solid Waste	WTE Facilities Hardening	21076540132	40132	G	17,394		2,803,589								2,820,983
Transit					**3,778,647**	**3,260,182**	**11,292,864**	**535,000**	**535,000**	**535,000**	**535,000**	**535,000**	**2,675,000**		**17,746,511**
	ADA & Passenger Amenities				71,104		637,499	535,000	535,000	535,000	535,000	535,000	2,675,000		3,383,603
Transit	ADA & Passenger Amenities	20886448640	48640	G			67,499	35,000	35,000	35,000	35,000	35,000	175,000		242,499
Transit	ADA & Passenger Amenities	21886448640	48640	G	71,104		570,000	500,000	500,000	500,000	500,000	500,000	2,500,000		3,141,104
Transit	Lehigh Acres Park & Ride	21072448640	48640	G	165,575	2,860,182	5,974,872								6,140,447
Transit	NFM Super Stop	21077048640	48640	G		400,000	400,000								400,000
	South Park&Ride Trsf Stations				3,541,968		4,280,493								7,822,461
Transit	South Park&Ride Trsf Stations	20889448640	48640	G	900,306		520,153								1,420,459
Transit	South Park&Ride Trsf Stations	21889448640	48640	G	2,641,662		3,760,340								6,402,002
Transportation					**79,554,215**	**119,124,107**	**358,555,482**	**18,762,118**	**71,928,332**	**59,277,176**	**236,743,460**	**94,390,864**	**481,101,950**	**462,191,764**	**1,381,403,411**
	Alico Road Connector				5,865,862	10,759,314	20,125,037	4,547,555	13,000,000	55,682,342		92,000,000	165,229,897	39,272,804	230,493,600
Transportation	Alico Road Connector	20924530700	30700	GT	2,800	6,759,314	14,647,212			27,682,342		40,000,000	67,682,342	39,272,804	121,605,158
Transportation	Alico Road Connector	20924538825	38825	I	5,863,062	4,000,000	5,477,825	4,547,555		8,000,000		6,000,000	18,547,555		29,888,442
Transportation	Alico Road Connector	20924538823	38823	I					13,000,000	20,000,000		16,000,000	49,000,000		49,000,000
Transportation	Alico Road Connector	20924530720	30720	ST								30,000,000	30,000,000		30,000,000
	Bicycle/Pedestrian Facilities				23,377,364	2,003,160	8,793,098	2,003,160	6,570,350	2,694,834	11,363,460	1,490,864	24,122,668		56,293,130
Transportation	Bicycle/Pedestrian Facilities	20600238821	38821	I			132,218								132,218
Transportation	Bicycle/Pedestrian Facilities	20600238822	38822	I	1,327,896	495,000	2,217,292	495,000	271,073	546,250	1,549,506		2,861,829		6,407,017
Transportation	Bicycle/Pedestrian Facilities	20600238823	38823	I	2,209,051		2,272,437				245,575		245,575		4,727,063
Transportation	Bicycle/Pedestrian Facilities	20600238824	38824	I	1,420,661	138,793	327,096		337,511	259,280	1,940,688	1,490,864	4,028,343		5,776,100
Transportation	Bicycle/Pedestrian Facilities	20600238825	38825	I	116,359		1,278,119	138,793	135,801	1,889,304	780,858		2,944,756		4,339,234
Transportation	Bicycle/Pedestrian Facilities	20600230700	30700	GT	18,303,397	1,369,367	2,565,936	1,369,367	5,825,965		6,846,833		14,042,165		34,911,498
	Big Carlos Pass Bridge Replace				6,090,725		97,859,141								103,949,866
Transportation	Big Carlos Pass Bridge Replace	20572430700	30700	GT			486,435								486,435
Transportation	Big Carlos Pass Bridge Replace	20572430720	30720	ST	6,090,725		13,131,560								19,222,285
Transportation	Big Carlos Pass Bridge Replace	20572430721	30721	ST			11,000,000								11,000,000
Transportation	Big Carlos Pass Bridge Replace	20572431203	31203	D			25,000,000								25,000,000
Transportation	Big Carlos Pass Bridge Replace	11129500100	00100	G			48,241,146								48,241,146
Transportation	Cape Coral Bdg WP Span Repl	20924830721	30721	ST	1,161,114	3,119,516	18,307,104				224,480,000		224,480,000		243,948,218
Transportation	Midpoint Bridge	20076930721	30721	D,ST		15,473,314	15,473,314							279,931,305	295,404,619
	Corkscrew Road				16,564,044	26,180,139	38,498,960	4,999,575					4,999,575		60,062,579
Transportation	Corkscrew Road	20066930100	30100	GF-CIP	5,560,738		378,446								5,939,184
Transportation	Corkscrew Road	20066930700	30700	CONT.GT	6,454,233		8,156,602	4,999,575					4,999,575		19,610,410
Transportation	Corkscrew Road	20066931203	31203	D		26,180,139	28,180,139								28,180,139
Transportation	Corkscrew Road	22066930700	30700	G	1,585,408		747,438								2,332,846
Transportation	Corkscrew Road	20066938825	38825	I	2,963,665		1,036,335								4,000,000
	Gateway/Griffin Roundabout				470,702		9,133,960								9,604,662
Transportation	Gateway/Griffin Roundabout	20067138823	38823	I	215,862		3,004,138								3,220,000
Transportation	Gateway/Griffin Roundabout	20067130700	30700	GT	254,840		1,329,822								1,584,662
Transportation	Gateway/Griffin Roundabout	2006731203	31203	D			4,800,000								4,800,000
Transportation	Hickory Bridge Replacement	20508330720	30720	ST		8,188,912	8,188,912		4,770,011				4,770,011	99,351,742	112,310,665

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Transportation	Lee Blvd Traffic Signals	20063730700	30700	GT	752,930		682,200								1,435,130
	Ortiz 4L/Colonial-MLK				1,885,450		33,368,279								35,253,729
Transportation	Ortiz 4L/Colonial - MLK	20061338823	38823	I	1,885,450		19,630,897								21,516,347
Transportation	Ortiz 4L/Colonial - MLK	20061331203	31203	D			11,562,382								11,562,382
Transportation	Ortiz 4L/Colonial - MLK	22061330700	30700	G			2,175,000								2,175,000
	Ortiz Ave MLK to Luckett				2,383,017	4,242,273	4,796,696							43,635,913	50,815,626
Transportation	Ortiz Ave MLK to Luckett	20407230700	30700	GT		4,242,273	4,242,273							43,635,913	47,878,186
Transportation	Ortiz Ave MLK to Luckett	20407238823	38823	I	2,383,017		554,423								2,937,440
Transportation	Signal System ATMS Upgrade	20675930700	30700	GT	7,504,288	750,000	1,637,045	750,000	750,000	750,000	750,000	750,000	3,750,000		12,891,333
	Three Oaks Extension North				12,842,258	35,257,479	87,965,148	6,311,828	46,687,971				52,999,799		153,807,205
Transportation	Three Oaks Extension North	20405330700	30700	GT	10,305,056		46,507,669	6,311,828	10,687,971				16,999,799		73,812,524
Transportation	Three Oaks Extension North	20405331203	31203	D		35,257,479	30,457,479								30,457,479
Transportation	Three Oaks Extension North	20405338823	38823	I	2,077,537		1,000,000		25,000,000				25,000,000		28,077,537
Transportation	Three Oaks Extension North	20405338824	38824	I	459,665		10,000,000		11,000,000				11,000,000		21,459,665
	Toll Interoperability				656,461	150,000	476,588	150,000	150,000	150,000	150,000	150,000	750,000		1,883,049
Transportation	Toll Interoperability	20581842133	42133	ST	106,668	30,000	99,414	30,000	30,000	30,000	30,000	30,000	150,000		356,082
Transportation	Toll Interoperability	20581842135	42135	ST	549,793	120,000	377,174	120,000	120,000	120,000	120,000	120,000	600,000		1,526,967
	Toll System Replacement					13,000,000	13,250,000								13,250,000
Transportation	Toll System Replacement	20061542133	42133	ST		2,600,000	2,650,000								2,650,000
Transportation	Toll System Replacement	20061542135	42135	ST		10,400,000	10,600,000								10,600,000
Utilities					**118,364,528**	**80,435,440**	**180,320,600**	**74,838,250**	**151,855,000**	**164,065,000**	**115,065,000**	**64,115,000**	**568,938,250**	**68,165,000**	**935,788,378**
Utilities	Alico Road Connector - LCDOT	20079348730	48730	E				2,000,000	2,000,000				4,000,000		4,000,000
Utilities	Ben Hill Griffin FM Improve S	20733448713	48713	E	423,820	3,136,440	3,662,620	3,800,000					3,800,000		7,886,440
Utilities	Big Carlos Pass	20074448730	48730	E		1,500,000	1,500,000	763,250					763,250		2,263,250
Utilities	CFM Flow Diversion	20074648713	48713	E			700,000	335,000					335,000		1,035,000
Utilities	Replacement	20762248720	48720	E	1,415,493	500,000	6,236,706	500,000					500,000		8,152,199
Utilities	Corkscrew Road Widening	20067548730	48730	E	5,246,930	3,400,000	6,379,152	5,570,000	7,000,000				12,570,000		24,196,082
Utilities	Cybersecurity Risk Assessment	20078048730	48730	E		750,000	750,000	1,350,000					1,350,000		2,100,000
Utilities	Relocation - FDOT	not assigned	48730	E					3,000,000				3,000,000		3,000,000
Utilities	DOT Proj Utility Relocations	20741648730	48730	E	4,159,190	500,000	2,583,800		500,000	500,000	500,000	500,000	2,000,000	2,000,000	10,742,990
Utilities	Electrical Equip Upgrd&Repl	20742948730	48730	E	6,029,359	210,000	932,546	820,000	650,000	410,000	235,000	235,000	2,350,000	1,025,000	10,336,905
Utilities	FGCU Sewer	20730448730	48730	E	911,794		119,259	50,000	250,000				300,000		1,331,053
Utilities	FGCU Water	20719748730	48730	E	1,642,578		81,380	50,000	255,000				305,000		2,028,958
Utilities	Fiesta Village Swr Coll Sys Im	20729348713	48713	E	157,305		2,508,294								2,665,599
Utilities	FIesta Village WWTP Deep Well	20925148730	48730	D,E	10,307,108	7,800,000	11,615,988						-		21,923,096
Utilities	Fiesta Village WWTP Rm Upgrd	20061648730	48730	E	8,343,505	3,020,000	1,819,818	500,000					500,000		10,663,323
Utilities	FMB Belt Press Replacement	20067648730	48730	E,G	272,591	3,000,000	3,135,351	2,000,000					2,000,000		5,407,942
Utilities	FMB Deep Injection Well #2	20061748730	48730	E	3,828,713		7,920,382						-		11,749,095
Utilities	FMB Filter Controls Upgrade	20074848720	48720	E		580,000	580,000						-		580,000
Utilities	FMB Main Switchgear Repl	20062648720	48720	E,G	95,628	2,500,000	2,929,373	6,525,000					6,525,000		9,550,001
	FMB WRF Capacity Restoration Project				474,015	2,000,000	2,225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	209,700,000
Utilities	FMB WRF Capacity Restoration Project	20061948713	48713	E		2,000,000	2,000,000								2,000,000
Utilities	FMB WRF Capacity Restoration Project	20061948730	48730	E	474,015		225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	207,700,000
Utilities	**Generator Replacements (FEMA)**	**20079248730**	**48730**	E					**2,300,000**				**2,300,000**		**2,300,000**
Utilities	Green Meadows 2nd Deep Inj	20746148730	48730	E		500,000	500,000	1,400,000	7,000,000	7,500,000			15,900,000		16,400,000
Utilities	**Hancock Bridge Sidewalk Utility**	**20078948730**	**48730**	E				**1,100,000**					1,100,000		**1,100,000**
Utilities	Lazy Days Water Main Replaceme	20065548720	48720	E	1,164,765	319,000	377,714								1,542,479
Utilities	LCU Generator Replace/Improve	20744448730	48730	E	2,425,201	660,000	1,375,325	50,000	200,000	50,000	50,000	50,000	400,000	250,000	4,450,526
Utilities	Littleton Road Widening - LCDOT	20078248730	48730	E		500,000	500,000	1,100,000					1,100,000		1,600,000
Utilities	**LT LS Recovery and Harden (FEMA)**	**20079048720**	**48720**	E				**500,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**12,500,000**		**12,500,000**
Utilities	**LS 5507 & Force Main Replace(FEMA)**	**20079148730**	**48730**	E				**1,000,000**	**2,000,000**				**3,000,000**		**3,000,000**
Utilities	Master Pump Station 6600 Upgrd	20063848730	48730	E	358,295	800,000	986,705	910,000	-				910,000		2,255,000

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Utilities	Metro Pkwy - FDOT	20078348730	48730	E		500,000	500,000		500,000	6,500,000			7,000,000		7,500,000
	NLC WTP Expansion to 15 MGD				3,943,735	18,500,000	32,356,265	4,000,000	10,000,000				14,000,000		50,300,000
Utilities	NLC WTP Expansion to 15 MGD	20063348712	48712	E,D	3,943,735	10,000,000	23,856,265								27,800,000
Utilities	NLC WTP Expansion to 15 MGD	20063348730	48730	E,D		8,500,000	8,500,000	4,000,000	10,000,000				14,000,000		22,500,000
Utilities	NLC WTP RO Pump Upgrades	not assigned	48730	E								1,000,000		8,000,000	8,000,000
	NLC WTP Wellfield Expansion to				11,598,091		19,770,084	3,725,000	8,500,000	7,225,000			19,450,000		50,818,175
Utilities	NLC WTP Wellfield Expansion to	20761948712	48712	E	10,189,076		17,570,084	3,725,000	2,500,000				6,225,000		33,984,160
Utilities	NLC WTP Wellfield Expansion to	20761948730	48730	E	1,409,015		2,200,000		6,000,000	7,225,000			13,225,000		16,834,015
Utilities	North-South WM-SR 80	20062848730	48730	E	661,352		550,000								1,211,352
Utilities	Operations Building Replacement	20745448730	48730	E	2,453,314		480,940								2,934,254
Utilities	Ortiz Av FM-SR 82 to Colonial	20065648720	48720	E	178,769		2,458,160	1,000,000					1,000,000		3,636,929
Utilities	Ortiz Utility Relocation MLK-SR80	20075048730	48730	E			500,000		2,000,000	4,000,000			6,000,000		6,500,000
Utilities	Pine Island WWTP Deep Bed Sand Filt	20746548730	48730	E	-	470,000	470,000		1,600,000				1,600,000		2,070,000
Utilities	Remote Telemetry Replacement	20762348730	48730	E	5,054,049		2,557,464								7,611,513
Utilities	RSW Trans Line-Ben Hill/Treeln	20719348712	48712	E	2,796,524	4,400,000	6,370,262	2,400,000					2,400,000		11,566,786
Utilities	SE Force Mains	20067348730	48730	E		500,000	500,000	3,000,000	6,500,000	12,000,000	10,000,000	1,000,000	32,500,000		33,000,000
	SE Wellfield Expansion					500,000	2,050,000	1,600,000	3,500,000	10,500,000	4,000,000	1,500,000	21,100,000	20,000,000	43,150,000
Utilities	SE Wellfield Expansion	20078148712	48712	E		500,000	1,300,000	1,600,000	3,500,000	3,500,000	4,000,000	1,500,000	14,100,000	20,000,000	35,400,000
Utilities	SE Wellfield Expansion	20078148730	48730	E			750,000			7,000,000			7,000,000		7,750,000
Utilities	Secondary Contain for Chemical Tanks	20745648730	48730	E	351,570	270,000	420,000		1,320,000				1,320,000		2,091,570
	SEWRF-SE Water Reclaim Fac				2,341,451	1,750,000	3,106,830	7,000,000	32,500,000	55,000,000	48,200,000	15,000,000	157,700,000		163,148,281
Utilities	SEWRF-SE Water Reclaim Fac	20746748713	48713	E	2,341,451	1,750,000	3,106,830	7,000,000	9,000,000	5,000,000			21,000,000		26,448,281
Utilities	SEWRF-SE Water Reclaim Fac	20746748730	48730	E					23,500,000	50,000,000	48,200,000	15,000,000	136,700,000		136,700,000
Utilities	Summerlin Rd 20" FM Replacemen	20065348730	48730	E	3,960,452		7,578,550								11,539,002
Utilities	Three Oaks Second DIW	20078548730	48730	E		500,000	500,000	1,300,000	7,500,000	7,500,000			16,300,000		16,800,000
Utilities	Three Oaks WRF Expansion	20072348713	48713	E	3,706,982	16,700,000	28,193,018	9,300,000	3,000,000				12,300,000		44,200,000
Utilities	Tice Area WM Replacement	20063948730	48730	E	1,024,313	650,000	2,298,953						-		3,323,266
Utilities	US 41 WM Replacements	20067848730	48730	E	150,390		374,611	3,015,000					3,015,000		3,540,001
Utilities	US41 S WM Replacement (IslPk/JonBay)	20078648720	48720	E		250,000	250,000	40,000	1,600,000				1,640,000		1,890,000
Utilities	Wastewater System Improvements	20722948730	48730	E	4,925,861	350,000	780,144	700,000	700,000	700,000	350,000	350,000	2,800,000	1,050,000	9,556,005
Utilities	Wastewater Treatment Plant Imp	20713848730	48730	E	6,907,306	195,000	391,795	2,275,000	450,000	650,000	950,000	450,000	4,775,000	1,500,000	13,574,101
Utilities	Water System Improvements	20709448730	48730	E	9,052,921	1,750,000	2,877,608	650,000	650,000	650,000	650,000	650,000	3,250,000	1,950,000	17,130,529
Utilities	Water Treatment Plt Improv	20726848730	48730	E	6,783,100	95,000	1,548,025	380,000	250,000	750,000	1,000,000	250,000	2,630,000	1,000,000	11,961,125
Utilities	Well Redevelop/Upgrd&Rebuild	20714948720	48720	E	4,440,831	130,000	303,476	130,000	130,000	130,000	130,000	130,000	650,000	390,000	5,784,307
Utilities	Wells D25&S25 Relocation/Repla	20065248730	48730	E		1,250,000	1,850,000								1,850,000
Utilities	Winkler Rd. Watermain Improvements	20927048712	48712	E	717,058		806,192	1,000,000					1,000,000		2,523,250
Utilities	Wtr/Swr Line Reloc-3 Oaks	20742648730	48730	E	60,170		1,057,825		2,000,000	1,000,000			3,000,000		4,117,995
	Grand Total				**588,675,777**	**256,566,904**	**728,847,927**	**145,277,840**	**285,066,703**	**292,757,176**	**374,403,050**	**187,197,504**	**1,283,702,273**	**530,456,764**	**3,131,682,741**

Code Legend	
A=Advalorem	GF-CIP= General Fund Capital Imp
BP=BP	GT=Gas Tax
CONS= Conservation 2020	H=All Hazards
CONT=Contribution	I=Impact Fees
D=Debt	IT=Innovation and Technology
E=Enterprise	L= Library Advalorem
E-911= E-911 Operations	ST=Surplus Tolls
G=Grant	T=Tourist Development Tax
GIF=Growth Inc Fund	

Reconciling Items	
Grand Total	145,277,840
Utilities Loan	(23,410,000)
System Balance 8/15/23	121,867,840

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

Selection Criteria	
District 01	**2025-2029 AD**
Lee County	**Item Number:**436926-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 01 - Lee County
Description: PINE ISLAND RD FROM STRINGFELLOW RD TO VETERANS PKWY
Type of Work: BIKE PATH/TRAIL View Scheduled Activities
Item Number: 436926-2
Length: 5.466 View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					
Amount:	$1,001	$3,500,000			

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

Selection Criteria	
District 01	**2025-2029 AD**
Lee County	**Item Number:**452833-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 01 - Lee County
Description: PINE ISLAND ROAD - STRINGFELLOW ROAD TRAFFIC CIRCLE
Type of Work: ROUNDABOUT View Scheduled Activities
Item Number: 452833-1
Length: 0.220 View Map of Item

Project Detail

Fiscal Year:	2025	2026	2027	2028	2029
Highways/Construction					
Amount:	$2,800,000				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

DCI2025-00003 Lee County ePlan
Original Application Dated 02-10-2025



Routes / Rutas / Wout yo

- 5 Edison Mall/Forum
- 10 Edison Mall/Michigan Ave. & Marsh Ave.
- 15 Rosa Parks/Tice
- 20 Palm Beach Blvd. & Marsh Ave./Rosa Parks
- 30 S. Fort Myers Transfer Station/Camelot Isles
- 40 Cape Transfer Ctr./Coralwood Mall
- 50 RSW Airport/Beach Park & Ride
- 60 Gulf Coast Town Ctr. Circulator
- 70 Rosa Parks/Cape Transfer Ctr.
- 80 Edison Mall/S. Fort Myers Transfer Station
- 100 Rosa Parks/Old Olga Rd. & Cristabol St.
- 110 Edison Mall/Plaza Dr. & Homestead Rd.
- 120 Edison Mall/Cape Transfer Ctr.
- 130 Edison Mall/Beach Park & Ride
- 140 Merchants Crossing/S. Fort Myers Transfer Station
- 240 Coconut Point Mall/S. Fort Myers Transfer Station
- 410 Bowditch Park/Lovers Key
- 490 Beach Park & Ride/Times Square
- 515 Homestead Plaza Dr./Joel & 12th
- 590 Merchants Crossing Circulator
- 595 Merchants Crossing/Pondella Rd. Circulator
- 600 Coconut Point/Creekside Transfer Point

ULTRA On Demand Transit
A service provided by LeeTran



Lehigh Acres Ultra Service Area Zone

Bonita Springs Ultra Service Area Zone

Downtown Trolleys Available Seasonally







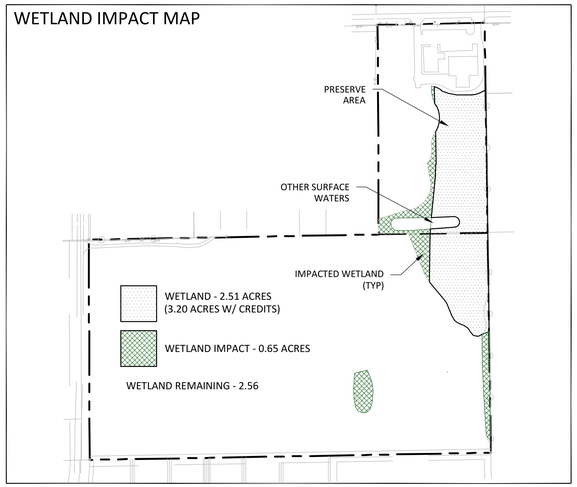
THE CITY OF FORT MYERS TROLLEY · LEE COUNTY TRANSIT

LEGEND

- Rosa Parks Transfer Station
- Blue Line Route
- Gold Line Route
- Transfer Points
- Points of Interest
- Parks
- Publix

RideLeeTran.com

WETLAND IMPACT MAP



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COMMERCIAL PORTION

SETBACKS (BUILDING)	PROPOSED
NORTH (FRONT)	25'
EAST (SIDE)	25'
WEST (SIDE)	25'
SOUTH (REAR)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (PINE ISLAND)	15' TYPE D
EAST (CS-1)	5' TYPE A
SOUTH (INDUSTRIAL)	N/A
WEST (CG)	5' TYPE A

INDUSTRIAL PORTION

SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (REAR)	20'
WEST (FRONT)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (TFC-2)	25' TYPE E
NORTH (IL)	N/A
NORTH (CG)	N/A
EAST (AG-2)	N/A
SOUTH (IL / IG)	N/A
WEST (BETSY PKWY)	15' TYPE D

DEVIATIONS

1. DEVIATION FROM LDC 34-1748(1)(d)(1), WHICH REQUIRES A GATE TO BE LOCATED 100 FEET BACK FROM THE EXISTING OR PLANNED INTERSECTING STREET RIGHT-OF-WAY OR EASEMENT, TO ALLOW SECURITY GATES TO BE LOCATED 78 FEET FROM THE EDGE OF ADJACENT TRAVEL LANES.
2. DEVIATION FROM LDC 10-329(d)(1)(a)(3), WHICH REQUIRES 50 FOOT SETBACK OF EXCAVATIONS FOR WATER RETENTION FROM ADJACENT PROPERTY, TO ALLOW A 30' SETBACK FROM PROPERTY LINES.
3. DEVIATION FROM LDC 10-256, WHICH REQUIRES PEDESTRIAN FACILITIES TO BE CONSTRUCTED FOR NEW DEVELOPMENT, TO ALLOW A PAYMENT IN LIEU OF CONSTRUCTION DURING THE DEVELOPMENT ORDER PHASE OF THE PROJECT ALONG BETSY PARKWAY.

NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

TABLE A

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±23.97 AC.
TOTAL COMMERCIAL AREA	±4.90 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL):	±1.47 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	(±0.74 AC.)
25% OF REQ'D CAN BE BODY OF WATER	±0.37 AC.
1 MIN. PROVIDED:	±2.20 AC.
INDIGENOUS PRESERVATION	±2.20 AC.
OTHER OPEN SPACE	±2.70 AC.
INDIGENOUS PRESERVATION BREAKDOWN	
WETLAND PRESERVE	±1.50 AC.
UPLAND BUFFER	±0.26 AC.
SUB TOTAL	±1.76 AC.
	x 125% CREDIT
	±2.20 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	(±1.59 AC.)
25% OF REQ'D CAN BE BODY OF WATER	±0.95 AC.
1 MIN. PROVIDED:	±3.81 AC.
LAKE	±0.95 AC.
INDIGENOUS PRESERVATION	±1.64 AC.
OTHER OPEN SPACE	±1.22 AC.
INDIGENOUS PRESERVATION BREAKDOWN	
WETLAND PRESERVE	±1.06 AC.
UPLAND BUFFER	±0.25 AC.
SUB TOTAL	±1.31 AC.
	x 125% CREDIT
	±1.64 AC.

LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT
- EXISTING STRUCTURE

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

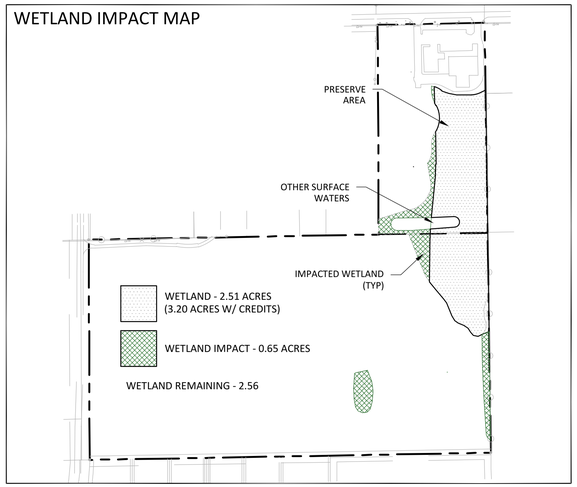
POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

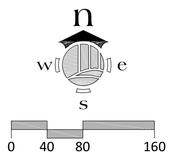
NO.	REVISION	DATE	REVISIONS DESCRIPTION

DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER





COMMERCIAL PORTION

SETBACKS (BUILDING)	PROPOSED
NORTH (FRONT)	25'
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WEST (SIDE)	15'
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NORTH (TFC-2)	25' TYPE E
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SOUTH (IL / IG)	N/A
WEST (BETSY PKWY)	15' TYPE D

DEVIATIONS

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2. DEVIATION FROM LDC 10-329(d)(1)(a)(3), WHICH REQUIRES 50 FOOT SETBACK OF EXCAVATIONS FOR WATER RETENTION FROM ADJACENT PROPERTY, TO ALLOW A 30' SETBACK FROM PROPERTY LINES.

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INDIGENOUS PRESERVATION BREAKDOWN	
WETLAND PRESERVE	±1.50 AC.
UPLAND BUFFER	±0.26 AC.
SUB TOTAL	±1.76 AC.
	x 125% CREDIT
	±2.20 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
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WETLAND PRESERVE	±1.06 AC.
UPLAND BUFFER	±0.25 AC.
SUB TOTAL	±1.31 AC.
	x 125% CREDIT
	±1.64 AC.

LEGEND (OPEN SPACE):

- OPEN SPACE
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO CPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE

REVISIONS DESCRIPTION

DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER

Commercial Tract

Accessory uses and structures
Administrative Offices
Amateur radio antennas and satellite earth stations
Animals:
- Clinic or kennel
- Control center (including Humane Society)

ATM
Bait and tackle shop
Banks and financial establishments, all groups
Boats:
- Boat parts store
- Boat sales

Broadcast studio, commercial radio and television
Building materials sales
Business services, all groups
Caretaker's residence
Car wash
Clothing stores, general
Clubs:
- Fraternal, membership organization
- Private

Community gardens
Contractors and builders, all groups
Convenience food and beverage store
Day care center, child, adult
Drive through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Emergency operations center
Essential services
Essential service facilities
- Group I
- Group II

Excavation
- Water retention

Excess spoil removal
Fences, walls
Freight and cargo handling establishments
Gift and souvenir shop
Hardware store
Healthcare facilities,
- Group I
- Group II

Hobby, toy and game shops
Hospice
Household and office furnishings, all groups
Insurance companies
Lawn and garden supple stores
Medical office
Mobile home dealers

Nonstore retailers, all groups
Package store
Paint, glass, and wallpaper
Parking lot:
    Accessory
    Temporary
Personal services, all groups
Pet services
Pet shop
Pharmacy
Plant nursery
Post office
Printing and publishing
Real estate sales office
Recreation facilities, commercial
    Group I
    Group III
    Group IV
Rental or leasing establishment, all groups
Repair shops,
    Group I
    Group II
    Group III
Restaurant, fast food
Restaurants, all groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools:
    Commercial
Signs in accordance with Ch 30
Social services
    Group I
    Group II
Specialty retail shops, all groups
Storage, indoor only
Studios
Temporary uses
Theater, indoor or outdoor (drive-in)
Transportation services, all groups
Used merchandise stores, all groups
Variety store
Vehicle and equipment dealers, all groups

Industrial Tract
Accessory uses and structures
Administrative Offices
ATM
Automobile repair and service, all groups
Automobile service station
Boats:
    Boat parts store
    Boat repair and service
    Boatyard
Building materials sales
Business services
    Group II
Cleaning and maintenance services
Cold storage, pre-cooling warehouse and processing plant
Computer and data processing services

Contractors and builders, all groups
Drive through facility for any permitted use
Entrance gates and gatehouse
Emergency operations center
Essential services
Essential service facilities
    Group I
    Group II
Excavation
    Water retention
Excess spoil removal
Factory outlets (point of manufacture only)
Farm equipment, sales, storage, rental or service
Fences, walls
Freight and cargo handling establishments
Parcel and express services
Parking lot:
    Accessory
    Temporary
Processing or packaging or agricultural or fish products
Processing and warehousing
Recycling facility
Rental or leasing establishment, all groups
Repair shops, all groups
Research and development laboratories
    Group I
    Group IV
Resource recovery facilities
    Recovery facilities to produce energy
    Recovery facilities, other
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Shredding and composting of vegetative matter
Signs in accordance with Ch 30
Storage:
    Indoor
    Open Storage
Transportation services,
    Groups II and IV
Vehicle and equipment dealers, all groups
Warehouse
    High cube
    Hybrid
    Mini-warehouse
    Private
    Public
Wholesale establishments, all groups

1. A deviation from LDC Sec. 34-1748(1)(d)(1), which requires a gate to be located 100 feet back grom the existing or planned intersecting street right-of-way or easement, to allow security gates to be located 78 feet from the edge of adjacent travel lanes.

   JUSTIFICATION: This deviation is being requested for the gate along the western perimeter of the property, adjacent to Betsy Pkwy which is a local roadway per the county's maintenance system and is further classified as a non-county-maintained roadway for the segment adjacent to the subject property. The access point aligns with Center Plaza Lane and is the site is configured to allow for vehicular flow and circulation to be facilitated throughout the property. The need for potentially moving trucks and similar vehicles to traverse through the site, requires that the plan be maneuverable for larger vehicles and accommodate their size by reducing tight curbs/turns as depicted on the companion Master Concept Plan. For the safety of future patrons we respectfully request that the deviation be approved for a minimum of no less than 78 feet from Betsy Parkway. This reduction promotes safety within the site while taking into consideration that Betsy Parkway, at the adjacent segment, is a local road with few vehicular trips. Stacking is not anticipated to be a concern at the proposed location as a result of the provided depth as well as the limited usage of the adjacent roadway.

2. A deviation from LDC Sec. 10-329(d)(1)(a)(3), which requires a 50-foot setback from excavations for water retention from adjacent property, to allow a 30-foot setback from property lines.

   JUSTIFICATION: The stormwater management lake is located at the most internal point to the site to promote safety – this configuration keeps water away from the adjacent travel lanes but is in closer proximity to the adjacent property line. The adjacent property (STRAP 27-44-22-L4-00001.0020) is owned by Lee County and is made up primarily of conservation uplands and wetlands per the future land use. Due to the isolated location of the stormwater system being proposed, and the increase in safety it promotes at this location, we respectfully request that the stormwater lake be permitted no closer than 30 feet from the adjacent property.

3. A deviation from LDC Sec. 10-256, which requires pedestrian facilities to be constructed for new development, to allow a payment in lieu of construction during the development order phase of the project along Betsy Parkway.

   JUSTIFICATION: The subject property has access through Pine Island Road where

there will be pedestrian facilities constructed at time of DO, however the deviation is being sought for the segment of the property adjacent to Betsy Parkway which is a local road being utilized primarily for access to the industrial park to the south. Given the types of vehicles being utilized for various commercial and industrial activities, in conjunction with the limited usage of Betsy Parkway and the lack of significant residences in the area, we respectfully request that a payment in lieu be granted for pedestrian facilities to be established at a location within the county that is more conducive to pedestrian movement and mobility.

DCI2025-00003 Lee County ePlan Original Application Dated 02-10-2025

5041 PINE ISLAND ROAD SW

ENVIRONMENTAL ASSESSMENT & SPECIES SURVEY REPORT

Lee County STRAP #'s 28-44-22-00-00014.0000

August 2024

Prepared For:

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Introduction

An environmental assessment and species survey was conducted on the property located at 5041 Pine Island Road SW on August 13, 2024. The 5.03± acre property is located in Section 28, Township 44S, and Range 22E, of Lee County, Florida. More specifically, the site is located south of Pine Island Road, east of Besty Parkway, and north of Doug Taylor Circle, in Saint James City, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) or red-cockaded woodpecker (*Leuconotopicus borealis*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The surveys were conducted throughout the day; the temperatures were in the low-mid 80's, with light breezes, and partly cloudy to mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the County's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 5.03± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Immokalee sand (NRCS #28; non-hydric) and Boca fine sand, tidal (NRCS #57; hydric). Immokalee sand soil is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 1.84± acres of wetlands and 0.17± acres of "other surface water" communities on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands
The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 140 Commercial – 1.00± Acres

This commercial property is occupied by a stand-along commercial building with associated parking spaces and green-space. has been cleared commercial and is comprised of a concrete pad with vinyl fencing. This community occupies approximately 1.00± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 310 Herbaceous – 0.21± Acres

This upland habitat type occupies approximately 0.21± acres of the property. The canopy is mostly open with scattered slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*). The sub-canopy consists of Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), wedelia (*Sphagneticola trilobata*), flattop goldenrod *(Euthamia caroliniana),* and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)* and grapevine (*Vitis rotundifolia)*. This community should be considered uplands by regulatory agencies.

FLUCFCS 430 Mixed Upland Forest – 1.13± Acres

This upland community type occupies approximately 1.13± acres of the property. The canopy contains slash pine (*Pinus elliottii*), melaleuca *(Melaleuca quinquenervia),* Australian pine (*Casuarina equisetifolia*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), earleaf acacia (*Acacia auriculiformis*), and java plum (*Syzygium cumini*) with widely scattered cypress (*Taxodium distichum*). The sub-canopy contains cabbage palm (*Sabal palmetto*), beauty-berry (*Callicarpa americana*), buckthorn (*Sideroxylon celastrinum*), wax myrtle *(Myrica cerifera)*, myrsine (*Rapanea guinensis*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with coco plum *(Chrysobalanus icaco),* dog fennel (*Eupatorium capillifolium*), caesar weed (*Urena lobata*), false buttonweed *(Spermacoce verticillata),* and other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), greenbriar (*Smilax sp.)*, and creeping oxeye *(Sphagneticola trilobata)*. This community would be considered uplands by the regulatory agencies. This community would be considered uplands by the regulatory agencies.

FLUCFCS 437 Australian Pine Uplands – 0.46± Acres

This upland community type occupies approximately 0.46± acres of the property. The canopy is dominated by Australian pine (*Casuarina equisetifolia*) with scattered live oak (*Quercus virginiana*), slash pine *(Pinus elliottii)*, java plum (*Syzygium cumini*), and melaleuca *(Melaleuca quinquenervia)*. The sub-canopy contains wax myrtle (*Myrica cerifera*), Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm *(Sabal palmetto).* The ground cover contains saw palmetto *(Seranoa repens),* caesar weed (*Urena lobata*), penny royal (*Piloblephis rigida*), broom sedge *(Andropogon virginicus),* love grass (*Eragrostis sp.*), false buttonweed *(Spermacoce verticillata),* cogon grass (*Imperata cylindrica*), and bahia grass (*Paspalum notatum*), with other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), poison ivy *(Toxicodendron radicans),* and creeping oxeye *(Sphagneticola trilobata).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 740 Disturbed Lands – 0.22± Acres

This upland area occupies approximately 0.22± acres of the property. This community is found along the central southern boundary and was previously occupied by a homeless camp. The canopy is mostly open with scattered and slash pine (*Pinus elliotti*). The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*), melaleuca *(Melaleuca quinquenervia),* earleaf acacia *(Acacia auriculiformis),* and cabbage palm (*Sabal palmetto).* The ground cover includes saw palmetto *(Seranoa repens),* broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), false buttonweed (*Spermacoce verticillata*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), creeping ox-eye (*Wedelia chinensis*), sandspur (*Cenchrus echinatus*), and other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)*, grapevine (*Vitis rotundifolia)*, Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 620 Mixed Wetland Forest – 1.84± Acres

This wetland community type occupies approximately 1.84± acres of the property. The canopy is dominated by contains melaleuca (*Melaleuca quinquenervia*) with slash pine (*Pinus elliottii*), and laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by cabbage palm (*Sabal palmetto*), with scattered Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), wax myrtle (*Myrica cerifera*), buckthorn (*Rhamnus cathartica*) and saltbush (*Baccharis halimifolia)*. The ground cover vegetation includes swamp fern *(Blechnum serrulatum),* black needlerush *(Juncus roemerianus),* beakrush *(Cyperus sp.),* yellow-eyed grass (*Xyris floridana*), sawgrass (*Cladium jamaicense*), leather fern (*Acrostichum daneifolium*), rosy camphorweed (*Pluchea rosea*), cocoa plum *(Chrysobalanus icaco),* dollarweed (*Hydrocotyle umbellata*), flatsedge *(Cyperus ligularis),* and shield fern *(Dryopteris ludoviciana*). Commonly observed vines include grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and greenbriar (*Smilax spp.*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Small Pond – 0.17± Acres

This "other surface water" (OSW) community occupies approximately 0.17± acres and consists of a small pond located in the back of the property. The canopy is mostly open with scattered Australian pine (*Casuarina equisetifolia*), slash pine *(Pinus elliottii)*, and melaleuca *(Melaleuca quinquenervia)* along the edges. The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*), with scattered Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover contains cat-tail (*Typha latifolia*), swamp fern *(Blechnum serrulatum),* yellow-eyed grass (*Xyris floridana*), water hyssop (*Bacopa monnieri*), maidencane (*Panicum hemitomon*), white-top sedge (*Dichromena colorata*), water hyacinth *(Eichhornia crassipes),* beak rush (*Rhynchospora spp.*), dotted smartweed *(Polygonum punctatum),* spikerush *(Eleocharis spp.),* flatsedge (*Cyperus ligularis*), and torpedo grass *(Panicum repens).* This community was artificially created and would be considered "other surface waters" by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
140	Commercial	Upland	1.00± Ac.
310	Herbaceous	Upland	0.21± Ac.
430	Mixed Upland Forest	Upland	1.13± Ac.
437	Australian Pine	Upland	0.46± Ac.
510	Small Pond	OSW	0.17± Ac.
620	Mixed Wetland Forest	Wetland	1.84± Ac.
740	Disturbed Lands	Upland	0.22± Ac.
Total			**5.03± Ac.**

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the

service area of the site. Currently, credits at the mitigation banks are going for approximately $200,000 to $250,000 per credit, depending on whether those credits needed are for herbaceous or forested and freshwater or saltwater.

Species Survey Results

During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows identified. There were several other burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified; there was no evidence that these burrows were being used by gopher tortoises. There were no other protected species or signs thereof observed; there were no nest-like structures or tree cavities noted while conducting the protected species survey on-site. Prior to Hurricane Ian, there was a bald eagle's nest LE-081 located on-site in one of the Australian pine trees; however, that tree fell during the storm and the eagles have not been back since. You can see the previous location of this nest on the attached Protected Species Map (Exhibit E).

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*), an eastern cottontail rabbit (*Sylvilagus floridanus*), and a black racer (*Coluber constrictor*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table.

Summary

Due to the abundance of exotic species, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide much habitat for any other protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, and GPS located by a professional land surveyor and approved by the regulatory agencies.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

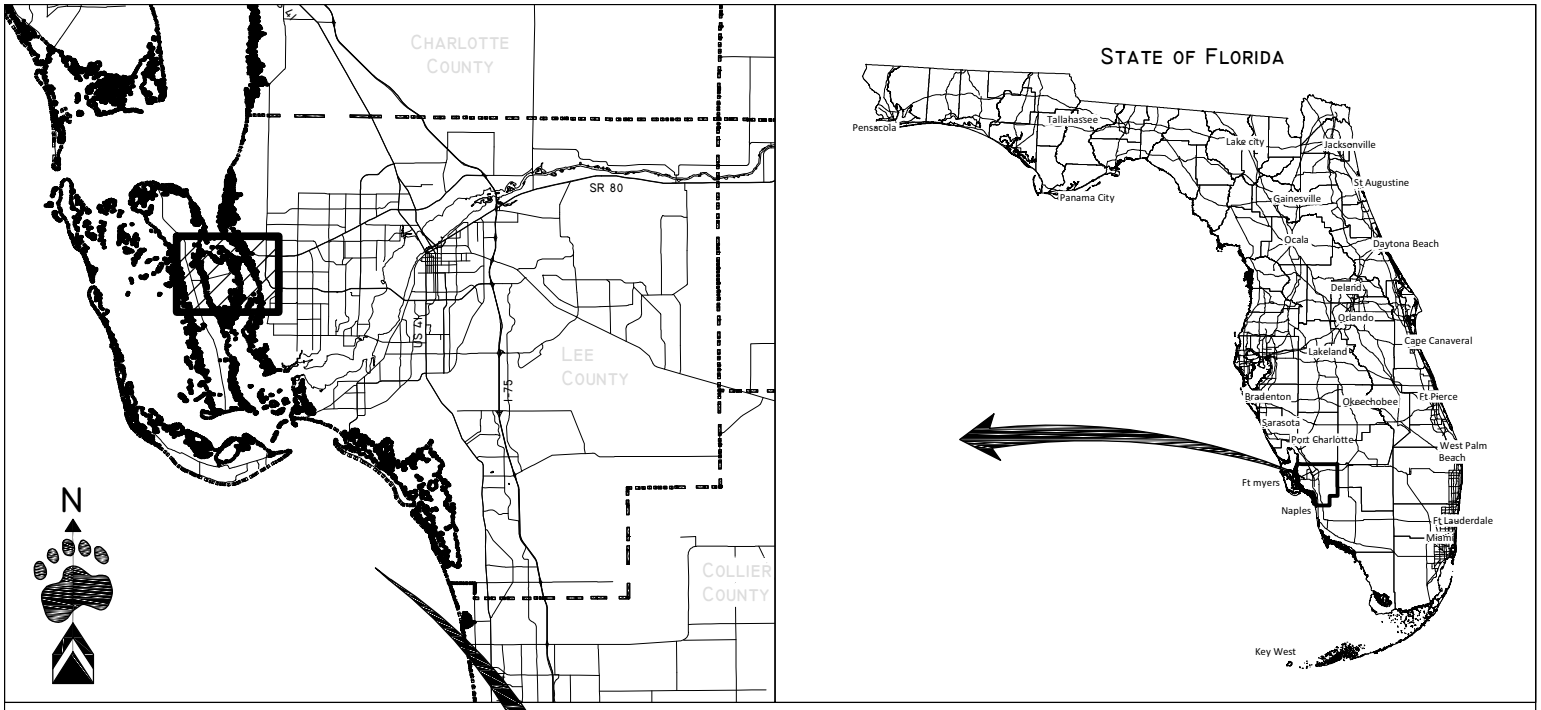
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
140	Commercial	N/A	*N/A*	--	--	--	--	--
310	Herbaceous	Florida sandhill crane	*Grus canadensis pratensis*	--	--	--	--	T
		Burrowing owl	*Athene cunicularia floridana*	--	--	--	--	SSC
430	Mixed Upland Forest	Audubon's crested caracara	*Polyborus plancus audubonii*	--	--	--	T	T
		Eastern indigo snake	*Drymarchon corais couperi*	--	--	--	T	T
		Florida black bear	*Ursus americanus floridanus*	--	--	--	SAT	T
		Hand adder's tongue fern	*Ophioglossum palmatum*	--	--	E	--	--
		Simpson's stopper	*Myrcianthes fragrans var. simpsonii*	--	--	T	--	--
		Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T
437	Australian Pine	N/A	*N/A*	--	--	--	--	--
510	Small Pond	American alligator	*Alligator mississipiensis*	--	--	--	SAT	SSC
		Everglades mink	*Mustela vison evergladensis*	--	--	--	--	T
		Limpkin	*Aramus guarauna*	--	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	--	--	--	SSC
		Reddish egret	*Egretta rufescens*	--	--	--	--	SSC
		Roseate spoonbill	*Ajaia ajaja*	--	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	--	--	--	SSC
620	Mixed Wetland Forest	Florida black bear	*Ursus americanus floridanus*	--	--	--	SAT	T
		Limpkin	*Aramus guarauna*	--	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	--	--	--	SSC
740	Disturbed Lands	Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T

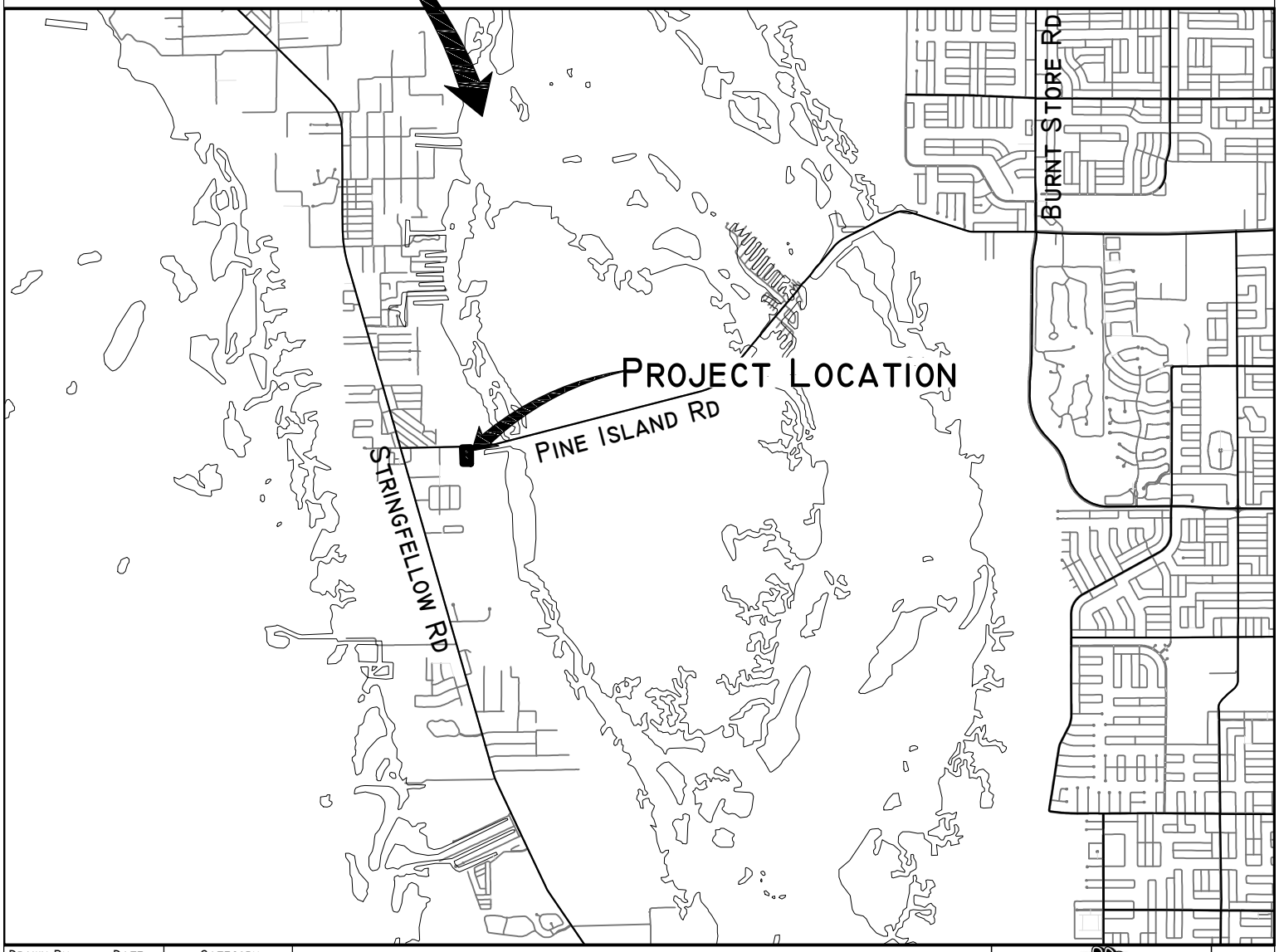
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map





Drawn By: BWS	Date: 8/13/24	Category: Location
Job Number:		Scale: NTS
S/T/R: 28/44S/22E		County: Lee

5041 Pine Island Road NW

Location Map

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(239) 340-0678 bearpaws.env.consulting@gmail.com

Page

Exhibit

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310	Herbaceous	0.21
430	Mixed Upland Forest	1.13
437	Australian Pine	0.46
510	Small Pond	0.17
620	Mixed Wetland Forest	1.84
740	Disturbed Lands	0.22
	Total	**5.03**

Legend

Wetlands (1.84± Ac)

Surface Waters (0.17± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Revisions	Date:

Drawn By: BWS Date: 8/13/24

Job Number

S/T/R 28/44S/22E

5041 Pine Island Road NW

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 100'

County: Lee

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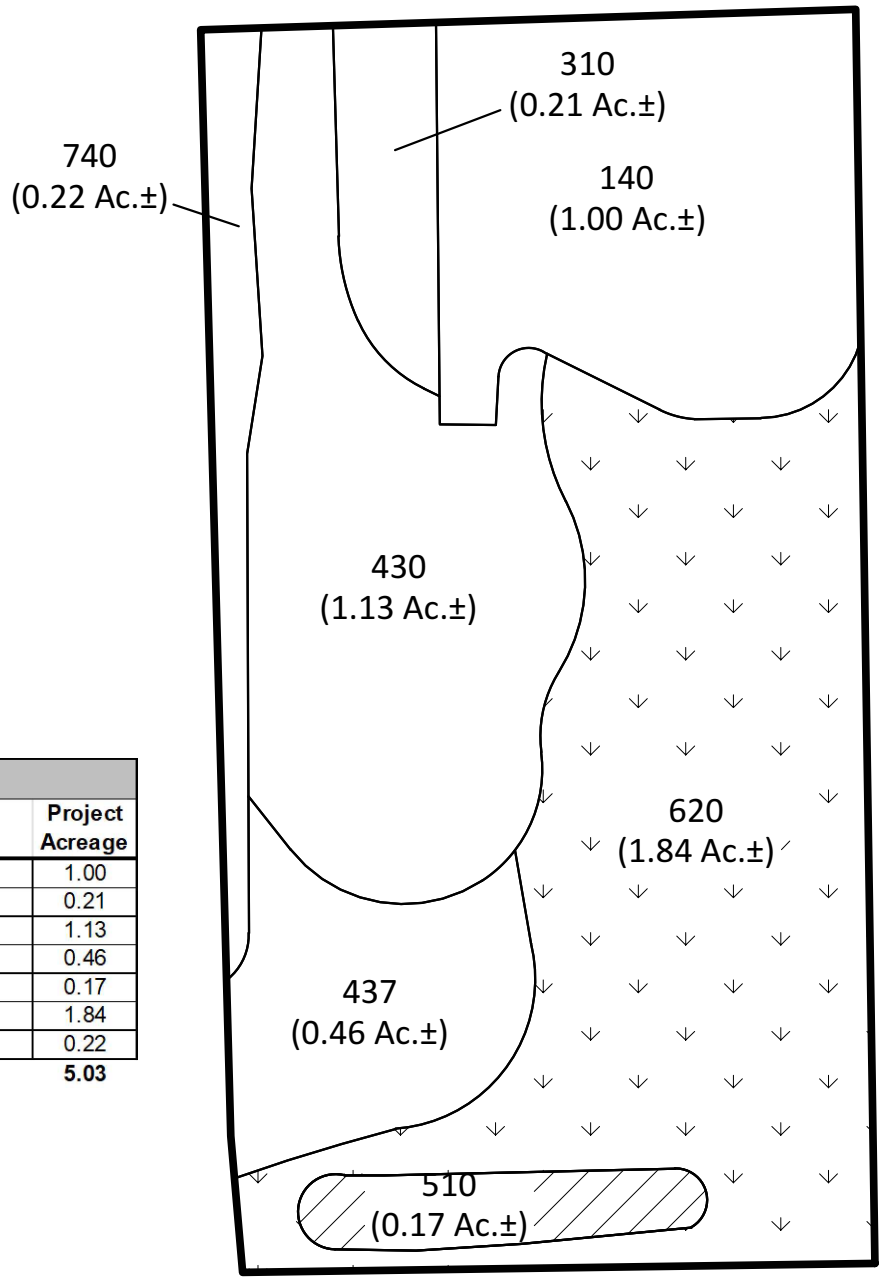
Exhibit -

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 100'



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310	Herbaceous	0.21
430	Mixed Upland Forest	1.13
437	Australian Pine	0.46
510	Small Pond	0.17
620	Mixed Wetland Forest	1.84
740	Disturbed Lands	0.22
	Total	**5.03**

Legend

Wetlands (1.84± Ac)

Surface Waters (0.17± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	8/13/24
		Job Number	
		S/T/R	
		28/44S/22E	

5041 Pine Island Road NW

FLUCFCS Map

Category	Page
FLUCFCS	-
Scale: 1" = 100'	Exhibit
County: Lee	-

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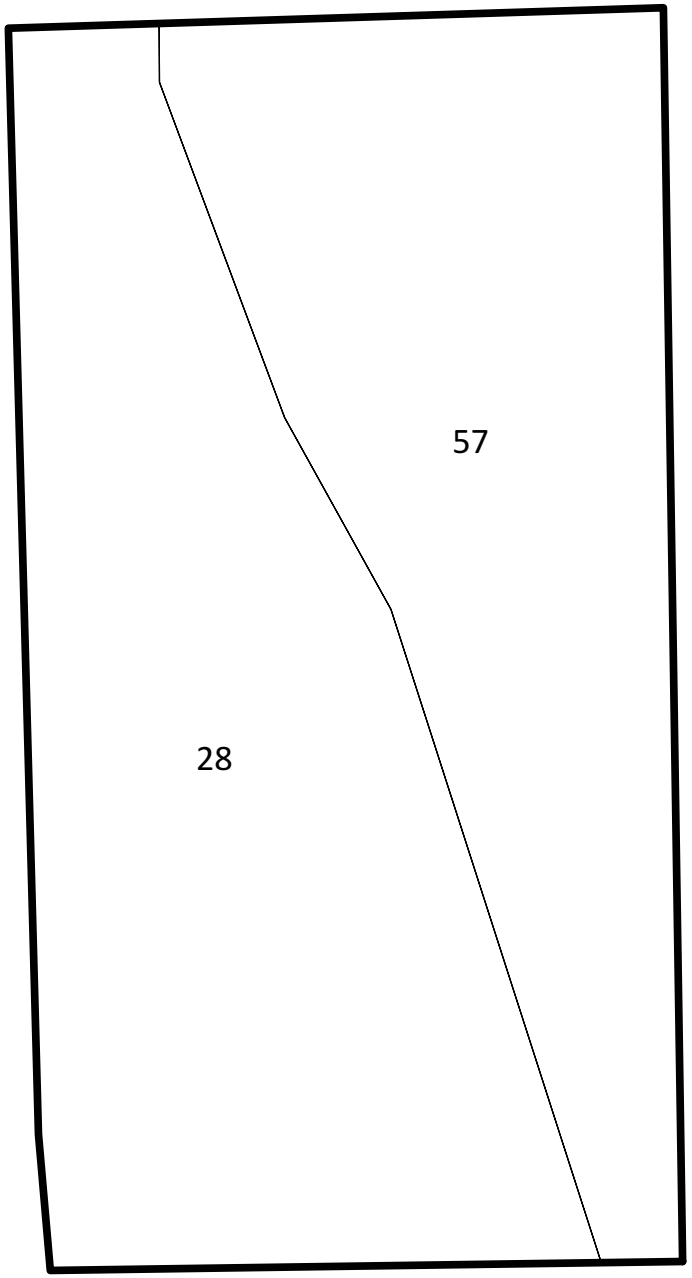
EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 100'



NRCS Soils Table		
Soils No.	Name	Hydric
28	Immokalee Sand	No
57	Boca Fine Sand, Tidal	Yes

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	8/13/24
		Job Number	
		S/T/R	
		28/44S/22E	

5041 Pine Island Road NW

Soils Map

Category	Scale:	County
Soils	1" = 100'	Lee

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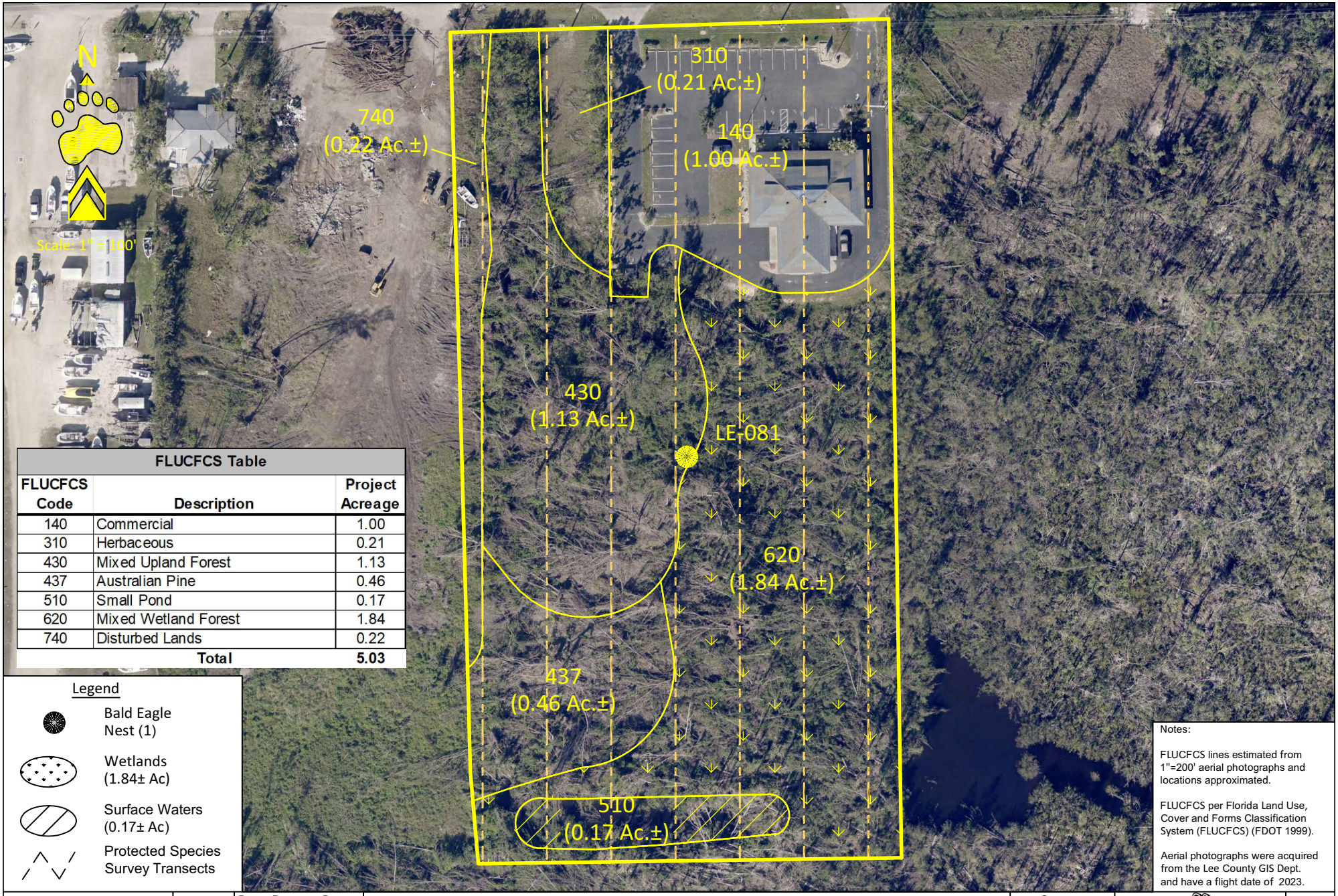
Exhibit -

EXHIBIT E

Protected Species Survey Map



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310	Herbaceous	0.21
430	Mixed Upland Forest	1.13
437	Australian Pine	0.46
510	Small Pond	0.17
620	Mixed Wetland Forest	1.84
740	Disturbed Lands	0.22
	Total	5.03

Legend

- Bald Eagle Nest (1)
- Wetlands (1.84± Ac)
- Surface Waters (0.17± Ac)
- Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Revisions	Date:

Drawn By: BWS Date: 8/13/24

Job Number

S/T/R 28/44S/22E

5041 Pine Island Road NW

Aerial PSS Map

Category: PSS

Scale: 1" = 100'

County: Lee

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Page -

Exhibit -

DCI2025-00003 Lee County ePlan Original Application Dated 02-10-2025

BETSY PARKWAY – 32± ACRES

ENVIRONMENTAL ASSESSMENT & PRELIMINARY SPECIES SURVEY REPORT

Lee County STRAP #'s 28-44-22-00-00029.0010 & 28-44-22-00-00024.0000)

June 2022

Prepared For:

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Introduction

The 31.33± acre Betsy Parkway Property is located in Section 28, Township 44S, and Range 22E, of Lee County, Florida. More specifically, the site is located south of Pine Island Road, east of Stringfellow Road, and north and east of Betsy Parkway on Pine Island, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The surveys were conducted throughout the day; the temperatures were in the low-mid 80's, with light breezes, and partly cloudy to mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 31.33± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Immokalee sand (NRCS #28; non-hydric), Punta fine sand (NRCS #29; non-hydric), and Boca fine sand, tidal (NRCS #57; hydric). Both Immokalee sand and Punta fine sand soils are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We did not identify any "other surface water" communities on-site during the initial site assessment; however, we did identify approximately 0.21± acres of exotic melaleuca wetlands on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

> *Uplands*
> *The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

FLUCFCS 310 Herbaceous (1-24% Exotics) – 11.90± Acres

This upland habitat type occupies approximately 11.90± acres. The canopy is mostly open with scattered slash pine *(Pinus elliottii),* melaleuca *(Melaleuca quinquenervia),* and earleaf acacia *(Acacia auriculiformis).* The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*), downy rose myrtle (*Rhodomyrtus tomentosa*), tar flower (*Bejaria racemosa*), rusty lyonia *(Lyonia ferruginea),* and cabbage palm *(Sabal palmetto).* The groundcover includes scattered saw palmetto *(Seranoa repens),* with false buttonweed (*Spermacoce floridan*), yellow-eyed grass (*Xyris* floridana), Spanish needle (*Bidens alba*), tickseed (*Coreopsis floridana*), ragweed (*Ambrosia artemisiifolia*), finger grass (*Eustachys floridana*), cogon grass (*Imperata cylindrical*), muhly grass (*Muhlenbergia capillaris*), broomsedge (*Andropogon virginicus*), dollar weed (*Hydrocotyle umbellata),* frog fruit (*Phyla nodiflora*), bahia grass (*Paspalum notatum*), and St. Augustine grass (*Stenotaphrum secundatum*), with other various opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), poison ivy *(Toxicodendron radicans),* and creeping oxeye *(Sphagneticola trilobata).* This community should be considered uplands by the regulatory agencies.

FLUCFCS 411 E3 Pine Flatwoods (50-74% Exotics) – 5.21± Acres

This upland habitat type occupies 5.21± acres of the property with exotic species such as downy rose myrtle (*Rhodomyrtus tomentosa*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolia*)

occupying 50-74% of the habitat composition. The canopy contains slash pine *(Pinus elliottii)* with scattered live oak *(Quercus virginiana)* and melaleuca (*Melaleuca quinquenervia*). The subcanopy contains cabbage palm *(Sabal palmetto),* downy rose myrtle (*Rhodomyrtus tomentosa*), Brazilian pepper *(Schinus terebinthifolius),* wax myrtle *(Myrica cerifera),* tar flower (*Bejaria racemosa*), and rusty lyonia *(Lyonia ferruginea).* The ground cover is dominated by saw palmetto *(Seranoa repens),* with caesar weed (*Urena lobata*), pennyroyal *(Piloblephis rigida),* pawpaw *(Asimina* sp.), cocoa plum (*Chrysobalanus icaco*), and false buttonweed *(Spermacoce verticillata),* with various other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), and poison ivy *(Toxicodendron radicans).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 411 E4 Pine Flatwoods (Exotics > 75%) – 8.99± Acres

This upland habitat type occupies 8.99± acres of the property. The canopy is similar to the community above; however, it contains exotic species such as downy rose myrtle (*Rhodomyrtus tomentosa*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolia*) occupying > 75% of the habitat composition. The canopy contains slash pine *(Pinus elliottii)* with scattered live oak *(Quercus virginiana)* and melaleuca (*Melaleuca quinquenervia*). The subcanopy is dominated by downy rose myrtle (*Rhodomyrtus tomentosa*), with cabbage palm *(Sabal palmetto),* Brazilian pepper *(Schinus terebinthifolius),* wax myrtle *(Myrica cerifera),* tar flower (*Bejaria racemosa*), and rusty lyonia *(Lyonia ferruginea).* The ground cover is dominated by saw palmetto *(Seranoa repens),* with caesar weed (*Urena lobata*), pennyroyal *(Piloblephis rigida),* pawpaw *(Asimina* sp.), cocoa plum (*Chrysobalanus icaco*), and false buttonweed *(Spermacoce verticillata),* with various other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), and poison ivy *(Toxicodendron radicans).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 E3 Mixed Upland Forests (50-74% Exotics) – 0.62± Acres

This upland habitat type occupies the approximately 0.62± acres of the property with exotic species such as downy rose myrtle (*Rhodomyrtus tomentosa*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolia*) occupying 50-74% of the habitat composition. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), melaleuca *(Melaleuca quinquenervia),* earleaf acacia *(Acacia auriculiformis),* downy rose myrtle (*Rhodomyrtus tomentosa*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), and beauty-berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), hairy beggar-ticks (*Bidens alba*), broom sedge *(Andropogon virginicus),* false buttonweed (*Spermacoce verticillata*), chocolate weed *(Melochia corchorifolia),* bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia)*, greenbriar *(Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and creeping oxeye *(Sphagneticola trilobata).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 E4 Mixed Upland Hardwoods (Exotics > 75%) – 1.05± Acres

This upland community type occupies approximately 1.05± acres of the property. The canopy is similar to the community above; however, it contains exotic species such as earleaf acacia (*Acacia auriculiformis*), melaleuca *(Melaleuca quinquenervia),* and Brazilian pepper (*Schinus terebinthifolius*) occupy approximately 75-99% of this community. The canopy is dominated by melaleuca *(Melaleuca quinquenervia)* with scattered earleaf acacia (*Acacia auriculiformis*), slash pine *(Pinus elliottii),* and live oak *(Quercus virginiana)*. The sub-canopy contains scattered cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is mostly open, due to the dense exotic coverage, but contains scattered various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)*, and grapevine (*Vitis rotundifolia)*. This community would be considered uplands by the regulatory agencies.

FLUCFCS 422 Brazilian Pepper – 1.01± Acres

This upland community type occupies approximately 1.01± acres of the property. The canopy is open. The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*) with scattered melaleuca *(Melaleuca quinquenervia)* and cabbage palm *(Sabal palmetto)*. The ground cover is mostly open due to the dense canopy and sub-canopy. This community would be considered uplands by regulatory agencies.

FLUCFCS 437 Australian Pine Uplands – 2.01± Acres

This upland community type occupies approximately 2.01± acres of the property. The canopy is dominated by Australian pine (*Casuarina equisetifolia*) with scattered live oak (*Quercus virginiana*), slash pine *(Pinus elliottii)*, java plum (*Syzygium cumini*), and. melaleuca *(Melaleuca quinquenervia)*. The sub-canopy contains wax myrtle (*Myrica cerifera*), Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm *(Sabal palmetto)*. The ground cover contains saw palmetto *(Seranoa repens),* caesar weed (*Urena lobata*), penny royal (*Piloblephis rigida*), broom sedge *(Andropogon virginicus),* false buttonweed *(Spermacoce verticillata),* cogon grass (*Imperata cylindrica*), and bahia grass (*Paspalum notatum*), with other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), poison ivy *(Toxicodendron radicans),* and creeping oxeye *(Sphagneticola trilobata).* This community should be considered uplands by the regulatory agencies.

FLUCFCS 814 Roadway (Betsy Parkway) – 0.33± Acres

This community bisects the property and includes Betsy Parkway. The canopy and sub-canopy is open. The ground cover is dominated by St. Augustine grass (*Stenotaphrum secundatum*) and bahia grass (*Paspalum notatum*), with scattered dog fennel (*Eupatorium capillifolium*), sandspur (*Cenchrus echinatus*), smutgrass (*Sporobolus sp.*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), ragweed (*Ambrosia trifida*), along the edges, with various other opportunistic weedy species. This community should be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 619 Melaleuca Wetlands – 0.21± Acres

This wetland community type occupies approximately 0.21± acres of the property. The canopy is dominated by melaleuca *(Melaleuca quinquenervia),* with scattered slash pine *(Pinus elliottii),* and laurel oak *(Quercus laurifolia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper *(Schinus terebinthifolius)*, myrsine *(Rapanea punctata),* and wax myrtle *(Myrica cerifera).* The ground cover vegetation includes swamp fern *(Blechnum serrulatum),* rosy camphorweed (*Pluchea rosea),* and flatsedge *(Cyperus ligularis),* with other various grasses and sedges. Commonly observed vines include greenbriar (*Smilax sp.).* This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
310	Herbaceous (1-24% Exotics)	Upland	11.90± Ac.
411 E3	Pine Flatwoods (50-74% Exotics)	Upland	5.21± Ac.
411 E4	Pine Flatwoods (Exotics > 75%)	Upland	8.99± Ac.
420 E3	Mixed Upland Hardwoods (50-74% Exotics)	Upland	0.62± Ac.
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	Upland	1.05± Ac.
422	Brazilian Pepper	Upland	1.01± Ac.
437	Australian Pine	Upland	2.01± Ac.
619	Melaleuca Wetland	Wetland	0.21± Ac.
814	Roadway (Betsy Parkway)	Upland	0.33± Ac.
Total			**31.33± Ac.**

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings,

and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site.

Potential Listed Species

The species survey was also provided to inspect the property for any and all potential listed species that could inhabit the site. During the initial field survey and cursory species survey, there were several gopher tortoise (*Gopherus polyphemus*) burrows identified on-site in the pasture area; however, the pine flatwoods community would be suitable habitat. There were also some burrows believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus).* There were no other protected species identified on-site, during our initial assessment. There were a few stick nests observed in some of the melaleuca trees, but they are believed to belong to that of the numerous eastern gray squirrels (*Sciurus carlinensis*) observed while on-site. There were no other nest-like structures or tree cavities were noted. Please refer to Exhibit E which includes a protected species survey map showing the exact locations and transects that were provided under this preliminary survey. An updated survey covering the entire property will be provided prior to any on-site development.

Gopher tortoise located within the preserve areas will not be relocated nor disturbed, while others located outside of the slated preserve areas will either be relocated on-site to the upland preserve area, or off-site to an approved recipient site. A gopher tortoise relocation permit will be sought after and obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoises to the on-site preserve areas; those tortoise that cannot be preserved or relocated on-site, will be relocated off-site to an FWC approved recipient site.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves, pine warblers, Eastern cottontail rabbits, grey squirrels, and a black racer. The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table below.

Summary

Due to the abundance of exotic species, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide much habitat for any other protected species. Wetland locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the flagged wetland lines are surveyed by professional land surveyor and approved by the regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

Table 3: Listed Species by Habitat with Current Status

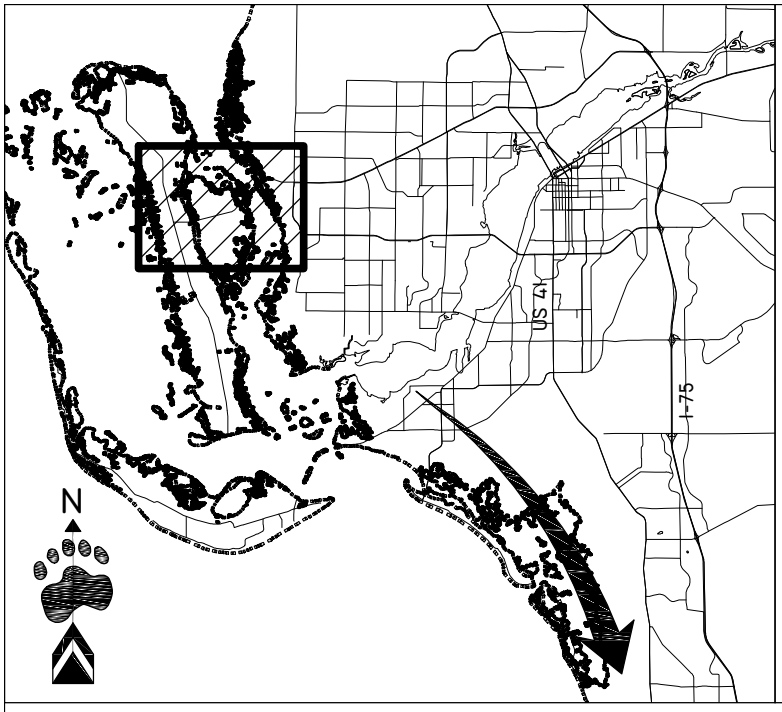
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	Percent Coverage	USDA	FDA&CS	FWS	FWC
310	Herbaceous	Florida sandhill crane	*Grus canadensis pratensis*	--	90	--	--	--	T
		Gopher tortoise	*Gopherus polyphemus*	X	90	--	--	T	T
		Burrowing owl	*Athene cunicularia floridana*	--	90	--	--	--	SSC
411	Pine Flatwoods	Beautiful paw-paw	*Deeringothamnus pulchellus*	--	75	E	E	E	--
		Big cypress fox squirrel	*Sciurus niger avicennia*	--	75	--	--	--	SSC
		Eastern indigo snake	*Drymarchon corais couperi*	--	75	--	--	T	T
		Fakahatchee burmannia	*Burmannia flava*	--	75	--	E	--	--
		Florida black bear	*Ursus americanus floridanus*	--	75	--	--	SAT	T
		Florida coontie	*Zamia floridana*	--	75	--	C	--	--
		Gopher frog	*Rana areolata*	--	75	--	--	--	SSC
		Gopher tortoise	*Gopherus polyphemus*	--	75	--	--	T	T
		Red-cockaded woodpecker	*Picoides borealis*	--	75	--	--	E	SSC
		Satinleaf	*Chrysophyllum olivaeforme*	--	75	--	T	--	--
		Southeastern American Kestrel	*Falco sparverius paulus*	--	75	--	--	--	T
420	Mixed Upland Hardwood	Audubon's crested caracara	*Polyborus plancus audubonii*	--	80	--	--	T	T
		Eastern indigo snake	*Drymarchon corais couperi*	--	80	--	--	T	T
		Florida black bear	*Ursus americanus floridanus*	--	80	--	--	SAT	T
		Hand adder's tongue fern	*Ophioglossum palmatum*	--	80	--	E	--	--
		Simpson's stopper	*Myrcianthes fragrans var. simpsonii*	--	80	--	T	--	--
		Gopher tortoise	*Gopherus polyphemus*	--	80	--	--	T	T
422	Brazilian Pepper	N/A	--	--	75	--	--	--	--
437	Australian Pine	N/A	--	--	90	--	--	--	--
619	Melaleuca	N/A	--	--	90	--	--	--	--
814	Roadway	N/A	--	--	100	--	--	--	--

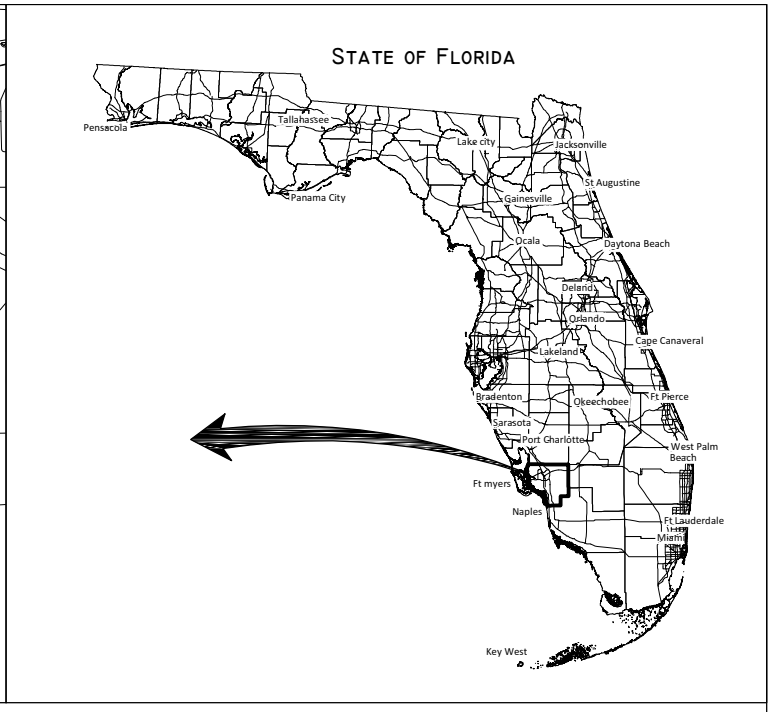
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

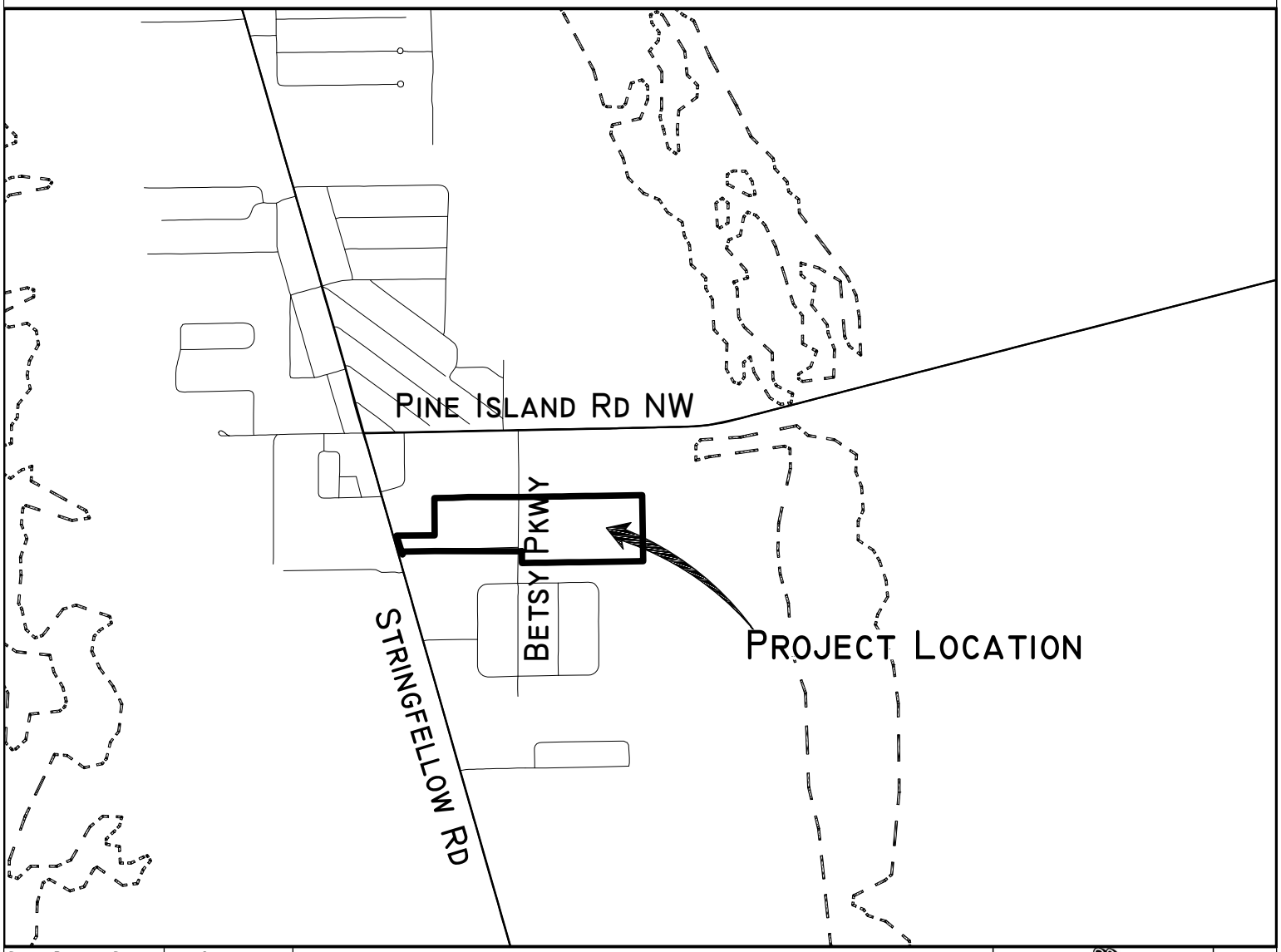
Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map







DRAWN BY: BWS	DATE: 6/1/22	CATEGORY: LOCATION	
JOB NUMBER:		SCALE: NTS	
S/T/R: 28/44S/22E		COUNTY: LEE	

Betsy Parkway

Location Map

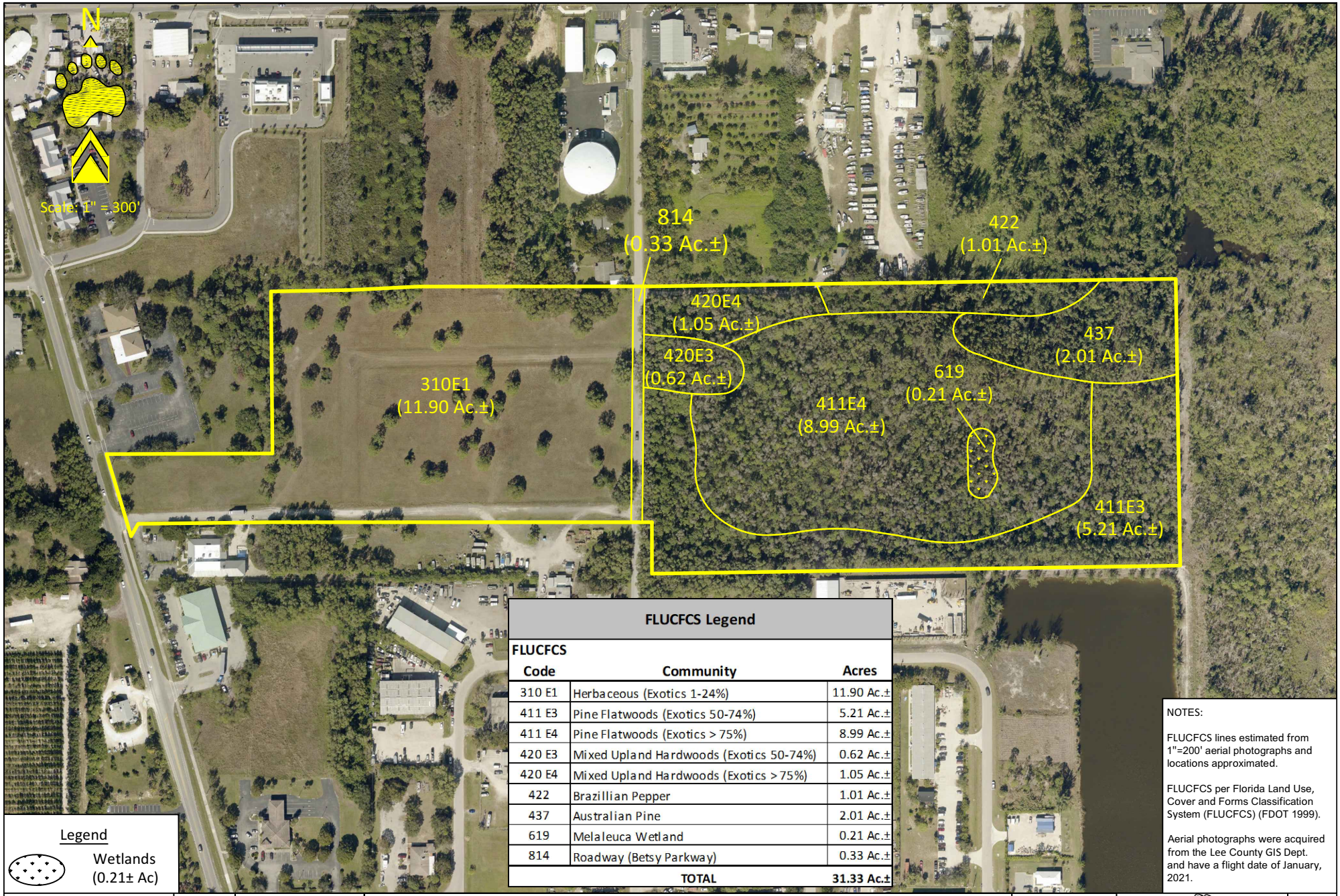
BEARPAWS ENVIRONMENTAL CONSULTING
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



Legend

Wetlands (0.21± Ac)

FLUCFCS Legend

FLUCFCS Code	Community	Acres
310 E1	Herbaceous (Exotics 1-24%)	11.90 Ac.±
411 E3	Pine Flatwoods (Exotics 50-74%)	5.21 Ac.±
411 E4	Pine Flatwoods (Exotics > 75%)	8.99 Ac.±
420 E3	Mixed Upland Hardwoods (Exotics 50-74%)	0.62 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics >75%)	1.05 Ac.±
422	Brazillian Pepper	1.01 Ac.±
437	Australian Pine	2.01 Ac.±
619	Melaleuca Wetland	0.21 Ac.±
814	Roadway (Betsy Parkway)	0.33 Ac.±
	TOTAL	31.33 Ac.±

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:

Drawn By: BWS Date: 6/1/22

Job Number

S/T/R 28/44S/22E

Betsy Parkway

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

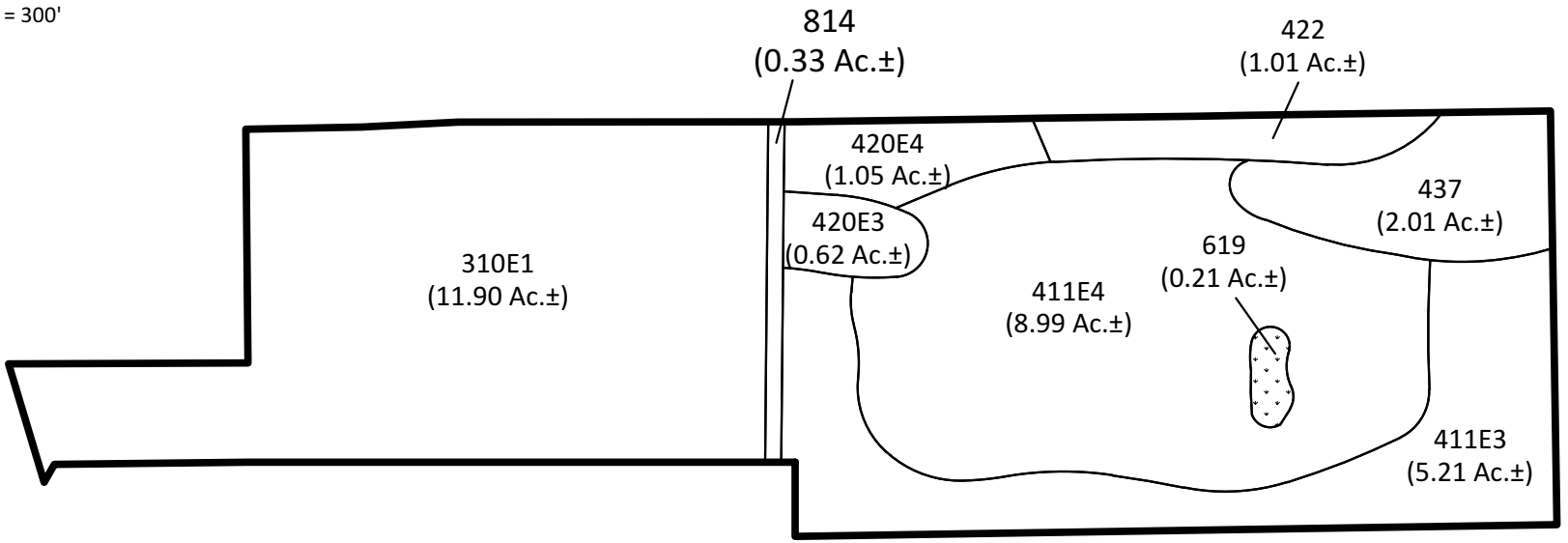
Exhibit -

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 300'



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
310 E1	Herbaceous (Exotics 1-24%)	11.90 Ac.±
411 E3	Pine Flatwoods (Exotics 50-74%)	5.21 Ac.±
411 E4	Pine Flatwoods (Exotics > 75%)	8.99 Ac.±
420 E3	Mixed Upland Hardwoods (Exotics 50-74%)	0.62 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	1.05 Ac.±
422	Brazillian Pepper	1.01 Ac.±
437	Australian Pine	2.01 Ac.±
619	Melaleuca Wetland	0.21 Ac.±
814	Roadway (Betsy Parkway)	0.33 Ac.±
	TOTAL	31.33 Ac.±

Legend

Wetlands (0.21± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:

Drawn By: BWS Date: 6/1/22

Job Number

S/T/R 28/44S/22E

Betsy Parkway

FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

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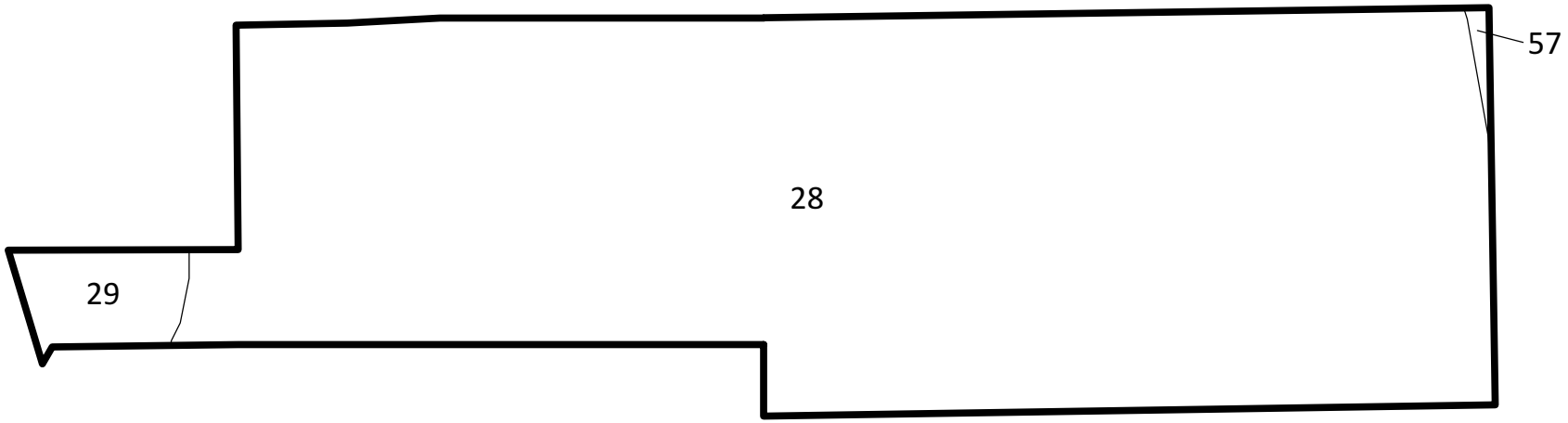
Exhibit -

EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 300'



NRCS Soils Legend		
Soil No	**Description**	**Status**
28	Immokalee Sand	Non-Hydric
29	Punta Fine Sand	Non-Hydric
57	Boca Fine Sand, Tidal	Hydric

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	6/1/22
		Job Number	
		S/T/R	
		28/44S/22E	

Betsy Parkway

Soils Map

Category	Page
Soils	-
Scale: 1" = 300'	Exhibit
County: Lee	-

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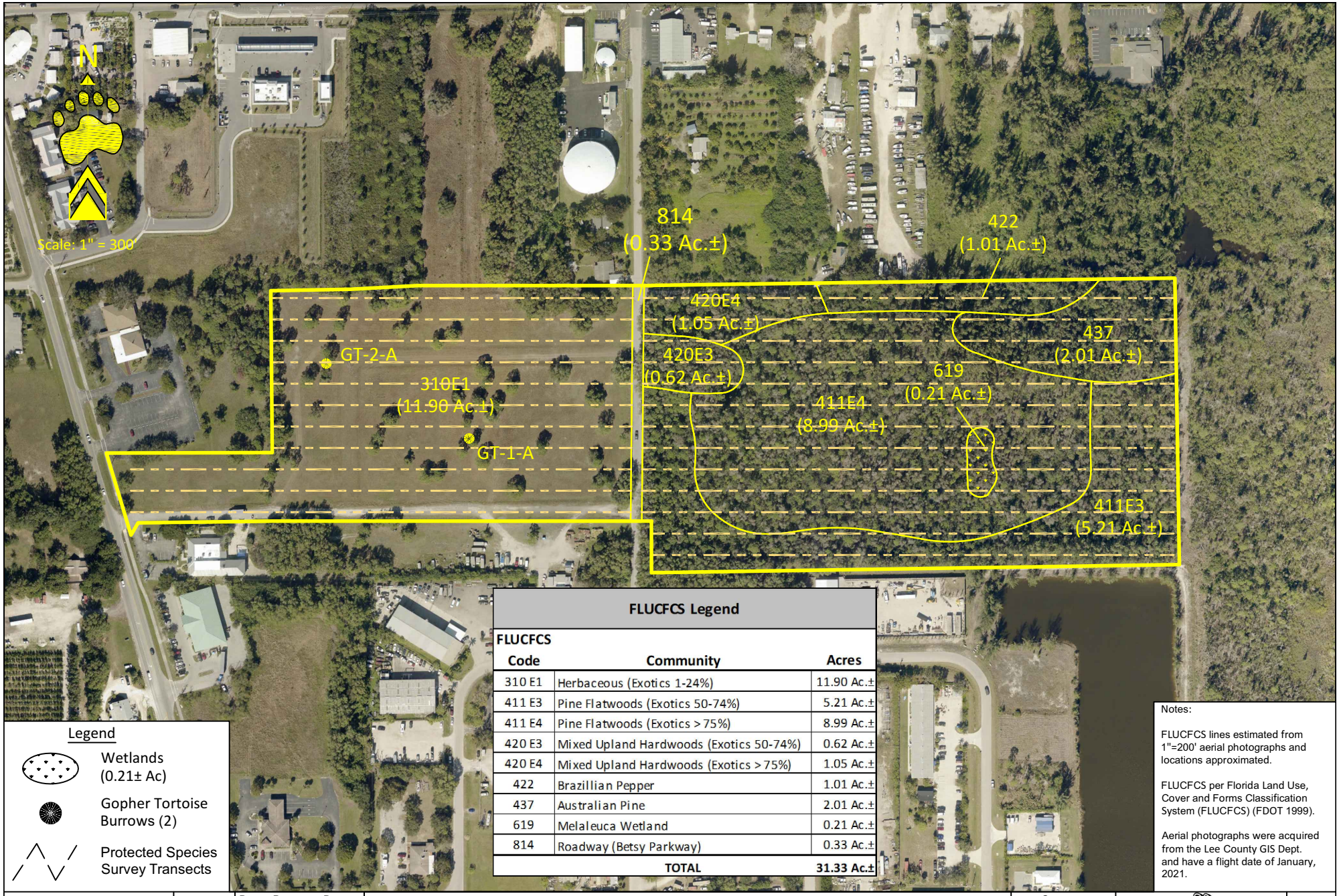
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT E

Protected Species Survey Map



FLUCFCS Legend

FLUCFCS Code	Community	Acres
310 E1	Herbaceous (Exotics 1-24%)	11.90 Ac.±
411 E3	Pine Flatwoods (Exotics 50-74%)	5.21 Ac.±
411 E4	Pine Flatwoods (Exotics > 75%)	8.99 Ac.±
420 E3	Mixed Upland Hardwoods (Exotics 50-74%)	0.62 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	1.05 Ac.±
422	Brazillian Pepper	1.01 Ac.±
437	Australian Pine	2.01 Ac.±
619	Melaleuca Wetland	0.21 Ac.±
814	Roadway (Betsy Parkway)	0.33 Ac.±
	TOTAL	**31.33 Ac.±**

Legend

- Wetlands (0.21± Ac)
- Gopher Tortoise Burrows (2)
- Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2021.

Revisions	Date:

Drawn By: BWS Date: 6/1/22

Job Number

S/T/R 28/44S/22E

Betsy Parkway

Aerial PSS Map

Category: PSS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

Exhibit -

Greater Pine Island Water Association, Inc.

Jan 8, 2025

To Whom It May Concern:

Please be advised that the following address has water availability to the site:

5041 Pine Island Rd NW
Bokeelia, FL 33922

Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide 500 gallons per day of potable water to this site.

Sincerely,

Greater Pine Island Water Association

5281 Pine Island Road, Bokeelia, Florida 33922 Phone (239) 283-1071 Fax (239) 283-7792

Greater Pine Island Water Association, Inc.

Jan 8, 2025

To Whom It May Concern:

Please be advised that the following address has water availability to the site:

10300 Betsy Pkwy
St James City, FL 33956

Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide 500 gallons per day of potable water to this site.

Sincerely,

Greater Pine Island Water Association

5281 Pine Island Road, Bokeelia, Florida 33922 Phone (239) 283-1071 Fax (239) 283-7792

Greater Pine Island Water Association, Inc.

January 17, 2025

Lee County Division of Concurrency Management
P. O. Box 398
Ft. Myers, FL 33901

To Whom It May Concern:

Please be advised Brian Smith has requested potable water service availability at:

5041 Pine Island Rd NW
Bokeelia, FL 33922
STRAP 28-44-22-00-00014.0000

And

10300 Betsy Pkwy
Saint James City, FL 33956
STRAP 28-44-22-00-00024.0000

Water mains are installed and in operation adjacent to 5041 Pine Island Rd NW and the property has water service. 10300 Betsy Pkwy is less than 200ft from existing water mains.

Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide +/- 2,583 GPD gallons per day of potable water to this site.

Sincerely,

Mikes Maillakakis
General Manager

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

December 27, 2024 Via E-Mail

Brian R. Smith
EnSite, Inc.
2401 First Street, Suite 201
Fort Myers, FL 33901

RE: **Wastewater Availability**
Polotto MPD - 5041 Pine Island Road NW and 10300 Betsy Parkway
STRAP # 24-44-22-00-00024.0000; 28-44-22-00-00014.0000

To whom this may concern:

The subject properties are located within Lee County Utilities Future Service Area as depicted on Maps 4B of the Lee County Comprehensive Land Use Plan. 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 commercial units with an estimated flow demand of approximately 2,583 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Availability of sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

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

There are no reuse mains in the vicinity of these parcels.

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.

DCI2025-00003 Lee County ePlan Original Application Dated 02-10-2025

Further, this letter of availability of sanitary sewer service is to be utilized for Planned Development Application only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES
Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING

Title Certification/Property Information Report

Showing Information Required by Lee County Land Development Code Section 10-154(2)

`

Issuer: Attorneys' Title Fund Services, LLC and Roetzel & Andress, L.P.A.
Recipient: Lee County

Fund File Number: 1548523

Provided For: Roetzel & Andress, L.P.A. ***Agent's File Reference:*** 133742.0068

Effective Date of Search: July 10, 2024 at 11:00 PM

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

See Exhibit A

Record Title Vested in:

PI Daze, LLC, a Florida limited liability company by Warranty Deed recorded in Instrument Number 2024000102888, Public Records of Lee County, Florida.

Prepared Date: July 19, 2024 ***Attorneys' Title Fund Services, LLC***

Prepared by: Teresa McConnell, Senior Examiner

Cyndi Bolyard, Branch Manager

Phone Number: (800) 526-3855 x6807
Email Address: TMcConnell@TheFund.com

Title Certification/Property Information Report

Fund File Number: 1548523

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

1. Nothing Found

Other encumbrances affecting the title:

1. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281 and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
2. Riparian and littoral rights are not insured.
3. Any portion of the Land lying waterward of the ordinary high-water mark of the body of water, and lands accreted thereto.
4. Rights of the lessees under unrecorded leases.

This search is provided pursuant to the requirements of Lee County Land Development Code Section 10-154(2) for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by Lee County Land Development Code Section 10-154(2), and is not to be relied upon by any other group or person for any other purpose.

The information contained herein is furnished for information only.

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

Title Certification/Property Information Report

Exhibit A

Fund File Number: 1548523

Begin at the Southeast corner of the North half (N1/2) of the Northeast quarter (NE/14) of the Southeast (SE/14), thence North 643.2 feet to the South side of State Road 78 right of way; thence West along said right of way 327.5 feet; thence South 643.2 feet; thence East 334.2 feet along the South line of the North half (N1/2) of the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) to the Point of Beginning; all in Section 28, Township 44 South, Range 22 East, Pine Island, Lee County, Florida.

Title Certification/Property Information Report

Showing Information Required by Lee County Land Development Code Section 10-154(2)

`

Issuer: Attorneys' Title Fund Services, LLC and Roetzel & Andress, L.P.A.
Recipient: Lee County

Fund File Number: 1548537

Provided For: Roetzel & Andress, L.P.A. ***Agent's File Reference:*** 133742.0069

Effective Date of Search: July 10, 2024 at 11:00 PM

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

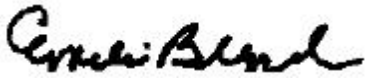
See Exhibit A

Record Title Vested in:

Joseph Polotto and Florence Polotto, as Co-Trustees of the Joseph and Florence Polotto Revocable Living Trust Agreement dated January 27, 2004 by Warranty Deed recorded in Instrument Number 2023000362132, Public Records of Lee County, Florida.

Prepared Date: July 19, 2024

Attorneys' Title Fund Services, LLC



Cyndi Bolyard, Branch Manager

Prepared by: Teresa McConnell, Senior Examiner

Phone Number: (800) 526-3855 x6807
Email Address: TMcConnell@TheFund.com

Title Certification/Property Information Report

Fund File Number: 1548537

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

1. Nothing Found

Other encumbrances affecting the title:

1. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281 and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
2. Riparian and littoral rights are not insured.
3. Any portion of the Land lying waterward of the ordinary high-water mark of the body of water, and lands accreted thereto.

This search is provided pursuant to the requirements of Lee County Land Development Code Section 10-154(2) for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by Lee County Land Development Code Section 10-154(2), and is not to be relied upon by any other group or person for any other purpose.

The information contained herein is furnished for information only.

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

Title Certification/Property Information Report

Exhibit A

Fund File Number: 1548537

SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, EXCEPTING THEREFROM A STRIP OF LAND 25 FEET IN WIDTH OFF THE WEST SIDE THEREOF FOR COUNTY ROAD PURPOSES.

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

EDISON OIL COMPANY
PO BOX 982
FORT MYERS FL 33902

DREAMCATCHER HOLDINGS LLC
5101 PINE ISLAND RD
BOKEELIA FL 33922

EDISON OIL COMPANY
PO BOX 982
FORT MYERS FL 33902

SUNSET DREAMS INC
5149 PINE ISLAND RD
BOKEELIA FL 33922

WILLIAMSON JOSEPH H +
2411 SW PINE ISLAND RD
CAPE CORAL FL 33991

BOOTS MATTHEW
10398 BETSY PKWY
SAINT JAMES CITY FL 33956

KROHSE LINDA & CALVIN DEAN L/E
5191 PINE ISLAND RD NW
BOKEELIA FL 33922

DOOLEY MICHAEL SHANE +
5370 MARINA DR
BOKEELIA FL 33922

DOOLEY JAMES MICHAEL +
5370 MARINA DR
BOKEELIA FL 33922

DOOLEY JAMES MICHAEL &
5370 MARINA DR
BOKEELIA FL 33922

POPPELL MARY FRANCES L/E
5221 PINE ISLAND RD NW
BOKEELIA FL 33922

ISLAND D LLC
PO BOX 449
ST JAMES CITY FL 33956

TRANG PATRICK S +
9900 WESTPARK DR #125
HOUSTON TX 77063

NGUYEN ANNIE ANN
1830 HOLLYOAK DR #3105
HOUSTON TX 77084

NGUYEN ANNIE ANN
1830 HOLLYOAK DR #3105
HOUSTON TX 77084

NGUYEN ANNIE ANN
1830 HOLLYOAK DR #3105
HOUSTON TX 77084

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ALL AROUND BETSY PKY LLC
2856 NE 35TH CT
FORT LAUDERDALE FL 33308

MEDIAONE ENTERPRISES INC
COMCAST TAX DEPARTMENT
ONE COMCAST CENTER
PHILADELPHIA PA 19103

DYNAMIC SOUTH REAL ESTATE LLC
5567 DOUG TAYLOR CIR
SAINT JAMES CITY FL 33956

LIDO WAREHOUSE LLC
PO BOX 07067
FORT MYERS FL 33919

LIDO WAREHOUSE LLC
PO BOX 07067
FORT MYERS FL 33919

DYNAMIC SOUTH REAL ESTATE LLC
5567 DOUG TAYLOR CIR
SAINT JAMES CITY FL 33956

SUNRISE ENERGY LLC
5794 ALAMOSA CIR
JACKSONVILLE FL 32258

FRIZONE CARLOS H TR
13031 MCGREGOR BLVD
FORT MYERS FL 33919

GREATER PINE ISLAND WATER ASSO
5281 PINE ISLAND RD
BOKEELIA FL 33922

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

LEE COUNTY MOSQUITO CONTROL DI
15191 HOMESTEAD RD
LEHIGH ACRES FL 33971

TIDWELL ANN P +
14770 SE 56TH AVE
SUMMERFIELD FL 34491

MIA'S INSUSTRIAL PARK LLC
725 CLEARVIEW DR
PORT CHARLOTTE FL 33953

LIDO WAREHOUSE LLC
PO BOX 07067
FORT MYERS FL 33919

MACKELLAR STEVEN K TR
1613 MORENO AVE
FORT MYERS FL 33901

HAVENER PARTNERS
5582 DOUG TAYLOR CIR
SAINT JAMES CITY FL 33956

ICC HOLDINGS LLC
5595 DOUG TAYLOR CIR
SAINT JAMES CITY FL 33956

WELCH MELANIE S
609 BAREFOOT DR
WILMORE KY 40390

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

GREATER PINE ISLAND WATER ASSN
5281 PINE ISLAND RD
BOKEELIA FL 33922

OLKOWSKI PATRICK D
2932 YORK RD
SAINT JAMES CITY FL 33956

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RED TAIL FISHERIES LLC
PO BOX 218
CAPE CORAL FL 33993

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY FL 33042

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY FL 33042

PINE ISLAND COMMUNITY CHURCH
5320 DOUG TAYLOR CIR STE 7
SAINT JAMES CITY FL 33956

MATYUK SERGEY F
1270 GOAT TRAIL ROAD
MUKILTEO WA 98275

COOPER ELIZABETH ANN
PO BOX 211
WOODLYN PA 19094

ALLIANCE RECOVERY GROUP LLC
PO BOX 218
MATLACHA FL 33993

ALLIANCE RECOVERY GROUP LLC
PO BOX 218
MATLACHA FL 33993

ALLIANCE RECOVERY GROUP LLC
PO BOX 218
MATLACHA FL 33993

FARIN INDUSTRIES INC
PO BOX 185
AUSTINBURG OH 44010

NEWINDS LLC
328 SW 29TH PL
CAPE CORAL FL 33991

MPW PINE ISLAND LLC
5017 TAMPA WEST BLVD
TAMPA FL 33634

LAKE JEFFERSON LLC
3050 N HORSESHOE DR STE 105
NAPLES FL 34104

LAKE JEFFERSON LLC
3050 N HORSESHOE DR STE 105
NAPLES FL 34104

PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND FL 33802

LAKE JEFFERSON LLC
3050 N HORSESHOE DR STE 105
NAPLES FL 34104

CALUSA CAY PROPERTY OWNERS ASS
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND FL 33802

CALUSA CAY PROPERTY OWNERS ASS
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND FL 33802

CALUSA CAY PROPERTY OWNERS ASS
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND FL 33802

DEEP BLUE SEA LAND LOCK LLC
11500 FLINT LN
BOKEELIA FL 33922