

April 18, 2025

Mrs. Kate Burgess
Principal Planner, Planning Section
Department of Community Development
Fort Myers, FL 33902

RECEIVED
APR 18 2025

COMMUNITY DEVELOPMENT

**RE: SR 31 Civic 10 Map Amendments
CPA2024-00017**

Mrs. Burgess:

The purpose of this letter is to provide a response to the Lee County Development Services review comments dated February 5, 2025, for the above referenced application. To assist in your review, the following items have been resubmitted:

1. One (1) copy of the Mailing Labels (hand-delivered);
2. One (1) copy of revised Lee Plan Consistency Narrative/Request Narrative;
3. One (1) copy of the revised Legal Description;
4. One (1) copy of the Map and description of the soils;
5. One (1) copy of the Topographic map;
6. One (1) copy of the Flood Insurance Rate Map; and
7. One (1) copy of the FGUA Letter of Service Availability.

Planning Comments

1. Missing Application materials.
 - a. Physical labels for mailers
 - b. Table 1(b) amendment draft (Additional Information in Comment #4)

Response: A set of mailing labels has been delivered to the Lee County Department of Community Development. It was determined on a phone call with Lee County Principal Planner Rick Burris on March 4, 2025 that there are no amendments necessary to Table1(b) at this time. Therefore, no amendments to Table1(b) have been provided as part of this resubmittal.

2. The proposed Future Land Use Map amendment is not required. The proposed Commercial Use is permitted in the Rural FLUC and the Bayshore Community Plan. Confirm that the applicant is still electing to move forward with the FLUM amendment or remove the request to remain in the Rural FLUC.

Response: The Applicant appreciates Staff's input, but is electing to move forward with the FLUM amendment.

3. Page 2 of the Lee Plan Consistency statement states that there are urban and rural development patterns in the general vicinity of the subject property. There are no future urban areas, as defined by the comprehensive plan, in this area of the county. This area is comprised of Future Suburban Areas and Non-Urban Areas. Revise the Lee Plan Analysis to reflect the county's terminology for the surrounding development patterns.

Response: Please refer to the revised Lee Plan Consistency Narrative, which has been modified to use terminology consistent with the Lee Plan designations for this area. However, while the FLUC are suburban and non-urban, there is no question that this corridor is rapidly growing with areas like the Babcock Ranch Founders Square that are transitioning to urban areas. Given the surrounding land uses, both existing and planned, the area will continue to urbanize, consistent with and supported by the planned road improvements occurring on SR 31. Also located on the eastern side of SR 31 in the Outlying Suburban FLUC is the ±265 acre Greenwell SR 31 property, which was originally designated as Rural and Wetlands on the Lee County FLUM, but received approval to change the designation to Outlying Suburban and Wetlands in 2023. The Greenwell Property was also added to the Lee County Future Water Service Areas. In addition to the comprehensive plan amendments, the Greenwell SR 31 property was rezoned from AG-2 to Mixed Use Planned Development to allow up to 400,000 sq. ft. of commercial development and up to 122 dwelling units. The recent land use changes along this corridor are an indicator of expected growth to this area of the county.

4. The subject property is within the Bayshore Community Plan Area, which requires a public meeting per Policy 17.3.2 prior to sufficiency.

Response: Acknowledged.

5. Contact Rick Burris at rburris@leegov.com with the proposed Master Concept Plan to verify or determine the appropriate amendments to Table 1(b).

Response: It was determined on a phone call with Rick Burris on March 4, 2025 that there are no amendments necessary to Table 1(b) at this time. Therefore, no amendments to Table 1(b) have been provided as part of this resubmittal.

Legal Description Comments

1. The legal description provided is not a metes and bounds description. The sketch does not include two state plane coordinates, one at the point of beginning and at an opposing corner. The certified legal description(s) and certified sketch of the description

for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.

Response: Please refer to the attached revised legal description, which has been updated to address the comment above.

Environmental Comments

1. Please provide the following items for review:
 - a. Map and description of the soils found on the property (identify the source of the information).
 - b. Topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA).
 - c. Map delineating the property boundaries on the most recent Flood Insurance Rate Map.
 - d. Analysis of Lee Plan Objectives 101.1, 101 .2, and 101.3.
 - e. Analysis of Lee Plan policies 61.1.6, 125.1.2, 126.1.4, and Goal 124.

Response: Please refer to the attached requested maps. Please also refer to the revised Lee Plan Consistency Narrative, which now addresses the policies referenced above.

2. Note: Additional comments pending review of companion planned development rezoning application per Lee Plan Objective 18. 1.

Response: Acknowledged.

Zoning Comments

1. Note: The subject property is zoned AG-2, which permits few commercial uses, per LDC Table 34-653. The application states that a rezoning is forthcoming to rezone the property to a Commercial Planned Development.

Response: Acknowledged. The Applicant has submitted a companion CPD Rezoning application (DCI2025-00005).

Utilities Comments

1. The LCU sewer line that serves the Civic Center is at capacity and cannot serve as a connection point. Contact FGUA for a sewer service availability letter.

Response: Please refer to the attached Letter of Sewer Service Availability provided by FGUA. Although it is understood that the LCU sewer line is currently at capacity and cannot serve as a connection point, the Applicant elects to move forward with the request to locate the entire property within the Lee County Future Sewer Service Areas map, in the event that the future conditions allow for such a connection to be made.

Please let us know if there is anything else needed for the approval of this request.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Ben Smith', with a long horizontal flourish extending to the right.

Ben Smith, AICP
Director of Planning

SR31 Civic 10 CPA**Lee Plan, State & Regional Policy Plan, Community Plan Area Consistency &
Justification of the Proposed Amendment**

Exhibits M12, M19, M20, M21

REVISED APRIL 2025**I. REQUEST & EXISTING CONDITIONS**

Mario's Painting of South Florida (Applicant) is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use (FLU) category of ± 9.58 acres from Rural to Outlying Suburban, and to add the ± 9.58 acre property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three (3) map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B.

The ± 9.58 acre property (Property) is located directly north of the Lee County Civic Center and directly west of SR 31 in the Bayshore Community Planning Area.

The Applicant submitted a companion rezone application to rezone the property from AG-2 to a Commercial Planned Development (DCI2025-00005). No residential dwelling units or retail commercial uses are proposed.



Figure 1: Boundary of Proposed Map Amendment

II. SURROUNDING LAND USE

The Property is located in an area of the county that is transitioning quickly as evidenced by the following:

- Planned expansion of the SR 31 roadway. For the segment that the property fronts upon, the existing roadway will become a frontage road for a new 4-lane highway. The segment south of the Civic Center is being widened to six lanes, and the segment from the bridge over the Caloosahatchee will be widened to 4 lanes.
- FDOT is currently conducting PD&E studies on SR 31 from SR 80 to SR 78 as well as on SR 78 from I-75 to SR 31 to evaluate future widening of these roadways to four-lane facilities
- Lee County Civic Center directly adjacent to the south which is going to be updated and/or redeveloped in the near future. The Lee Board of County Commissioners is working with county staff to visualize a new, reimagined future for the Lee County Civic Center complex.
- Babcock Ranch MPD to the northeast on SR 31 with over two thousand dwelling units already developed and a total of 19,500 total dwelling units and 6,000,000 square feet of non residential uses planned
- Greenwell property Comprehensive Plan Amendments and MPD rezoning to the east of SR 31 that is approved for commercial and residential uses.
- Cary + Duke + Povia Comprehensive Plan Amendments to add the Property to the Lee County Utilities Future Water Service Areas Map and the Future Sewer Service Area and companion rezone to allow for a residential development of up to 1,099 dwelling units
- Owl Creek RPD rezone and Comprehensive Plan Amendments to add the Property to the Lee County Utilities Future Water Service Areas Map and the Future Sewer Service Area to allow for a residential development of up to 380 dwelling units

The more “rural” development pattern in the vicinity of the Property include scattered areas of large-lot single-family residential and undeveloped parcels, and the location within the Bayshore Planning Community, which is known for its semi-rural character.



Figure 2: Surrounding Land Uses

Lands in the immediate area are predominantly designated Rural on the west of SR 31, Outlying Suburban on the east of SR 31, and Public Facilities directly adjacent to the south of the Property. The property's northern boundary is adjacent to an existing wetland on the adjacent lot, which provides a significant separation between the subject property and the nearest building which is approximately 400-feet away. Due to the proximity of the existing lands designated as Outlying Suburban and the scheduled roadway improvements on SR 31 as well as the other suburban features of this area, the request to include the Property in Outlying Suburban is appropriate at this location. Table 1 below provides an inventory of the adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Rural	AG-2	Vacant Agricultural Lands; Vacant Portion of Large-Lot Single Residential
SOUTH	Public Facilities	CF	Lee County Civic Center
EAST	Outlying Suburban	AG-2	SR 31; Vacant Agricultural Lands
WEST	Rural	AG-2	Large-Lot Single Family Residential

III. PUBLIC INFRASTRUCTURE

As evidenced by the Letters of Availability (Exhibit M18) the Property is serviced or is planned to be serviced by existing and planned public infrastructure and services that can accommodate the proposed commercial development.

The Applicant is requesting to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water and sanitary sewer services.

The Property is located directly north of the Old Rodeo Dr. and SR 31 intersection and currently has direct access, and approximately 685-feet of frontage, on SR 31. SR 31, also known as Babcock Ranch Road, is a north/south two-lane undivided arterial roadway with a posted speed limit of 60 MPH under the jurisdiction of Florida Department of Transportation (FDOT). As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by the Babcock Ranch community. This four-lane expansion will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 will be directionalized as part of the widening project. The construction of the four-lane expansion is scheduled to be completed by 2025. As a result of this SR 31 expansion project, access to the site will be directly provided to Old SR 31 that will run parallel to the new 4-lane section of SR 31.

Future commercial development at this location will be served by a “frontage” road after SR 31 is widened, and therefore access for higher commercial traffic will be much safer by having no direct access from the property to the highway, utilizing accesses north and south at future signalized intersections, as will also be the case for the Civic Center. This further demonstrates how the property is an ideal location for commercial uses.

Furthermore, there are adequate public facilities and services in the immediate vicinity of the Property, including Fire, Law Enforcement, EMS, Solid Waste, and Parks. Letters of Availability are enclosed as Exhibit 18. Please also refer to the enclosed Public Facilities Analysis (Exhibit M15, M17).

IV. PROPOSED AMENDMENT

The proposed amendments will allow for commercial development of the Property. The Applicant submitted a companion CPD rezoning application that will implement the intended development program.

The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas and Sanitary Sewer Service Areas. Based on the location of the

Property directly adjacent to the boundary of the Future Water and Sanitary Sewer Service Areas, the request represents a logical extension of the boundary to include the Property.

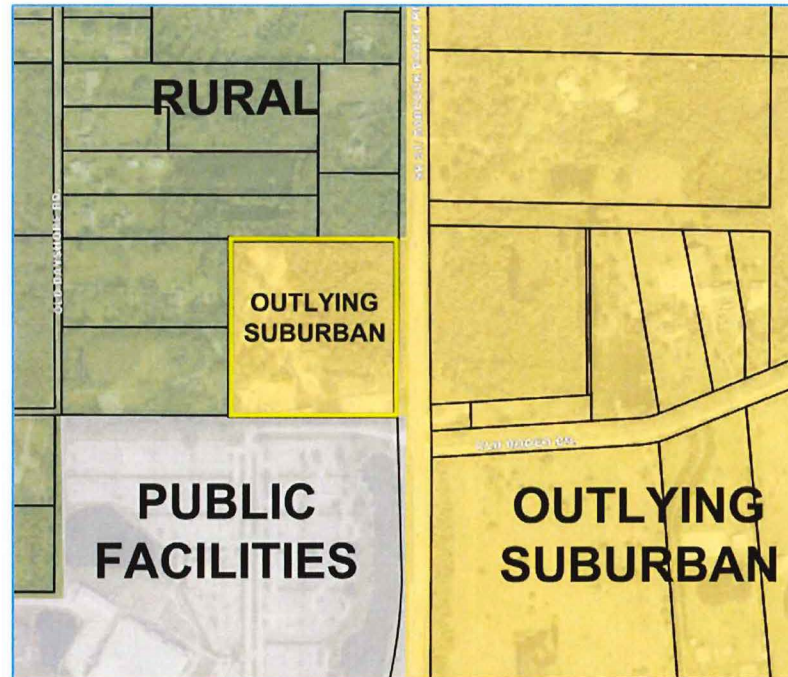


Figure 3: Proposed FLU Map Amendment

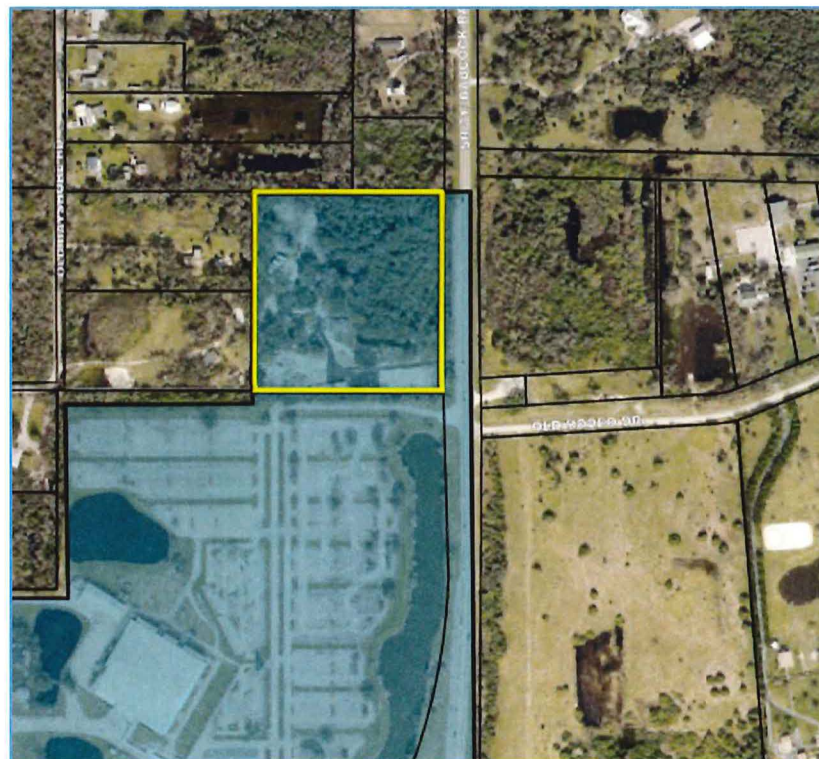


Figure 4: Proposed LCU Water Service Area

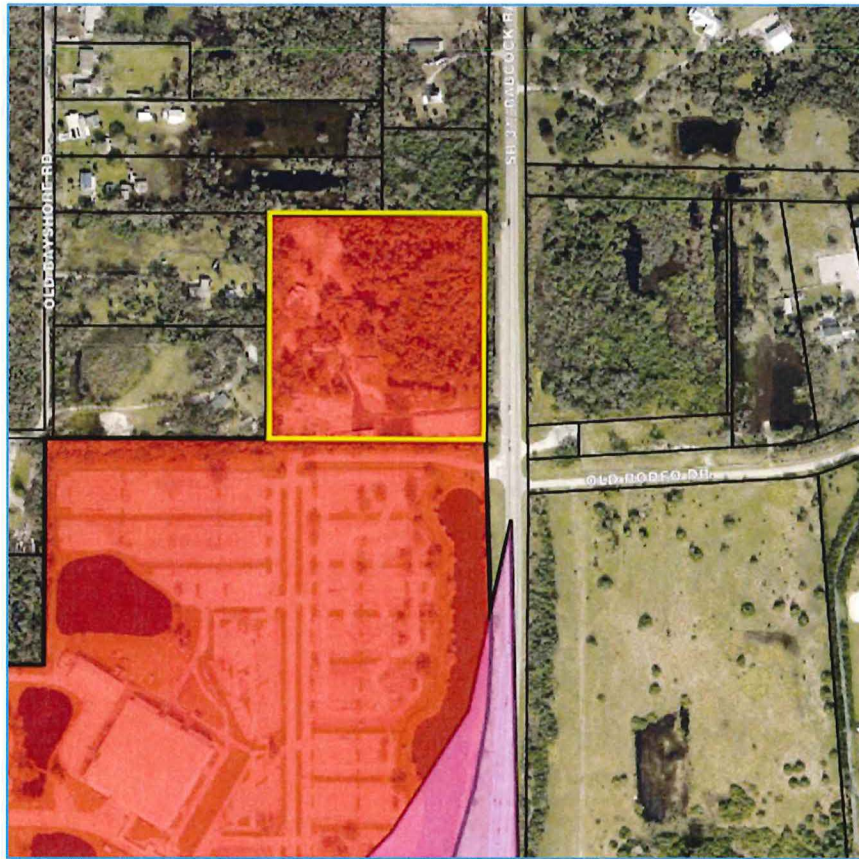


Figure 5: Proposed LCU Sanitary Sewer Service Area

V. COMPATIBILITY & CHARACTER OF THE AREA

The Property is located within the Bayshore Community Planning Area, and is directly adjacent to the Northeast Lee County Community Planning Area located on the east side of SR 31. The amendments will result in a development that is compatible and appropriate at this location as evidenced by the surrounding existing and planned uses.

Changing the FLU of the Property from Rural to Outlying Suburban is appropriate at this location of the county. The property on the eastern side of SR 31 from the Caloosahatchee River to N. River Road is designated Outlying Suburban, which demonstrates that the transition of intensity from Rural to Outlying Suburban is complementary to the surrounding land use pattern and represents a logical extension of that FLUC across SR 31. Also located on the eastern side of SR 31 in the Outlying Suburban FLUC is the ±265 acre Greenwell SR 31 property, which was originally designated as Rural and Wetlands on the Lee County FLUM, but received approval to change the designation to Outlying Suburban and Wetlands in 2023. The Greenwell Property was also added to the Lee County Future Water Service Areas. In addition to the comprehensive plan amendments, the Greenwell SR 31 property was rezoned from AG-2 to Mixed Use Planned

Development to allow up to 400,000 sq. ft. of commercial development and up to 122 dwelling units. The recent land use changes along this corridor are an indicator of expected growth to this area of the county.

Further demonstrating the appropriateness of this request is the proximity of the Property to the Lee County Civic Center located directly south of the Property. The Lee Board of County Commissioners (BoCC) is currently working with county staff to visualize a new, reimagined future for the Lee County Civic Center complex. Since 2022, the Lee County BoCC has met several times to discuss the future plans for the Civic Center. The Civic Center is a 99 acre regional event center which hosts events of all kinds all year round that attract thousands of participants. Private events are held as well, including weddings with outdoor music. The need for commercial in this area of the county already high and is increasing. Providing a CPD directly adjacent to the Civic Center will create a harmonious mix of land uses that will support the growing community. Alternatively, the ability of the subject property to redevelop with appropriate and complementary development is not currently possible within the constraints of the rural future land use category. Low density single family residential development is not appropriate directly adjacent to the Civic Center.

Another key indicator of the appropriateness of the request is the planned improvements to the SR 31 roadway which will increase capacity. As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch community. This four-lane expansion will be further expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 will be directionalized as part of the widening project. The construction of the 4-lane expansion is scheduled to be completed in 2025. As a result of the SR 31 roadway expansion project, access to the site will be directly provided to Old SR 31 that will run parallel to the new 4-lane section of SR 31.

VI. LEE PLAN CONSISTENCY & COMMUNITY PLAN AREA CONSISTENCY

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

Consistent with this policy, the Property is located in an area of the county where semi-rural meets suburban areas. Located directly adjacent to the Civic Center and fronting on SR 31 with its upcoming expansion, the Property is situated in an area where public

infrastructure exists to support the proposed development. While this category allows for limited residential density, the Applicant has submitted a companion rezoning application to limit the property to commercial development only. Commercial development is appropriate in this location as it will provide commercial uses to support the residential development along this transitioning corridor while also reducing the number of vehicle miles traveled.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

As previously stated, the Property is located directly adjacent to and has access to SR 31, which is planned for significant improvements including a four-lane expansion. The proposed amendments include extending the Lee County Utilities of water and sewer to the site providing for centralized utility services with capacity to serve the proposed project. Further, the Property will be served by existing public services such as Fire, EMS and Sheriff. The proposed amendments will make efficient use of the county's investment in infrastructure and public services that are available to serve the development.

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.

As noted earlier, the proposed amendments will result in a contiguous pattern of Outlying Suburban that will create a compact growth pattern in this area of the County. The request will allow for commercial development directly adjacent to the Lee County Civic Center, which will result in a harmonious and compatible development pattern that will reduce urban sprawl and provide the community with commercial resources. By extending the Lee County Utilities boundaries for water and sewer, the amendments will provide minimized energy costs and prevent services from leap-frogging into areas of the county that are more distant from these services. The proposed commercial development provides surrounding existing and proposed residential uses with access to commercial services, while also reducing vehicle miles traveled between the uses. As evidenced by the surrounding existing development pattern and land uses, the amendments are appropriate at this location.

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.

Consistent with this policy, the resulting development will provide commercial uses to residents within and adjacent to the Bayshore community which will reduce vehicle miles traveled. The request to extend the water and sewer services areas will allow for development that does not rely on well and septic and will be able to utilize public sanitary sewer and potable water services. Per the provided Letters of Availability, other services exist to support development of the property. The Property is adjacent to an arterial roadway with imminent plans for expansion, adjacent to the Lee County Civic Center, which is also going to be updated or redeveloped in the near future, and adjacent to large areas of existing Outlying Suburban lands, all indicative that the amendments in this location will result in development that is compact and contiguous and where adequate public facilities exist or are planned to support development.

STANDARD 4.1.1: WATER & STANDARD 4.1.2: SEWER.

The amendment proposes to add the Property to the Lee County Utilities Service Area Maps, Future Service Areas for Sanitary Sewer and Potable Water. LCU has provided a letter of availability indicating adequate capacity is available to serve the proposed commercial development. Extending the LCU service areas will allow for development that will not rely upon individual wells and septic tanks. The proposed expansion represents a logical extension of the boundaries and does not leap frog across properties that are not within these areas. The expanded utilities are essential for this growing corridor.

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.

As evidenced by the surrounding existing and planned land uses, the proposed amendment will result in commercial development that is compatible with adjacent land uses. The Property is located in a growing corridor of the county with planned roadway improvements, planned developments, an existing mixed use community (Babcock Ranch) and adjacent to a public facility with plans to evolve. The resulting commercial development will provide the area with a supportive and compatible development.

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

Consistent with this policy, the Applicant filed a companion planned development application to rezone the property to a CPD. The companion rezone will be in

compliance with the LDC where commercial development guidelines are provided that require architectural design regulations. The MCP that will be adopted as part of the CPD will provide the required landscape buffers and open space.

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

The proposed amendments will not result in a commercial development that is scattered, premature, or strip development. The Property is directly adjacent to the Lee County Civic Center and will provide the area with commercial uses that are complementary to the existing and planned development pattern. Being located directly on a main corridor with planned improvements, the Property is not ideal for low-density residential development.

GOAL 18: BAYSHORE COMMUNITY PLAN. Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment. (Ord. No. 03-02, 18-18)

The proposed amendment is requested in order to allow limited commercial uses on the subject property. Although residential density limits will increase with the proposed amendment, a companion planned development rezoning application has been submitted, which limits the property to commercial uses and no residential units.

OBJECTIVE 18.1: LAND USE. The County will continue to enforce land development regulations that ensure separation of urban and rural land uses through the implementation of open space, buffers, and setback requirements that protect high quality environmental areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development. Planned developments, through appropriate conditions of approval, will be required to locate low residential densities along the perimeters of the development. Amendments to the Future Land Use Map that increase density or intensity must demonstrate compatibility through a concurrent planned development rezoning.

A companion CPD rezoning application has been submitted to request limited commercial uses at the subject property. No residential units will be proposed. The planned development includes appropriate land development regulations for open space, buffers, and setback requirements to protect the wetlands located on the property.

POLICY 18.1.1: Retail commercial uses will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and

Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the LDC.

Consistent with this policy, the proposed amendment and companion planned development rezoning will only include non-retail commercial uses.

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003.

The proposed future land use category of Outlying Suburban does not allow for industrial uses and the companion planned development rezoning will not request industrial uses.

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003.

The proposed amendment and companion planned development rezoning will not request mining uses or commercial excavations on the subject property.

OBJECTIVE 18.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 18.3.1: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 4.1.1 and 4.1.2.

Although not required, the Applicant is requesting to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water and sanitary sewer services.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

As outlined in the Letter of Availability provided by Lee County Utilities, there is no reuse water available to serve the property and therefore cannot be used to meet irrigation needs of the development. The irrigation water source will be determined at the time

of local development order approval. The Applicant will strive to utilize all other potential water sources other than potable water as the sole source of meeting the irrigation needs of the development. As the resulting development will be new, consistent with this policy, the Applicant will coordinate with County staff regarding the source of irrigation water at the time of local development order approval.

OBJECTIVE 101.1: COASTAL AREA PLANNING. Improve the function of natural systems as a defense against coastal flooding.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of storm water management (water retention and quality). The wetland habitat for wildlife onsite has very poor quality due to site disturbances and exotic vegetation infestation as well as the surrounding roads and development. SR31 is adjacent to the east and the Lee County Civic Center is to the south.

The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation. This will greatly improve the primary productivity of this wetland community and will improve the potential defense against coastal flooding. As the applicant will obtain a SFWMD ERP, the onsite and offsite site conditions, and the proposed preservation plan, the proposed project is in compliance with Objective 101.1.

OBJECTIVE 101.2: LIMITATION OF PUBLIC EXPENDITURES IN COASTAL AREAS.

Limit the expenditure of public funds in areas particularly subject to repeated destruction by coastal flooding to only necessary repairs, public safety needs, restoration of natural systems, services to existing residents, and recreation and open space uses. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation. This will improve the overall health of this wetland area which will help it to withstand negative effects from potential coastal flooding. Preserving this wetland will also provide storage of storm water which has the potential to help with coastal flooding in the vicinity.

OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS. Protect human life and property from natural and man-made disasters.

The proposed project is approximately 2,700' north of the shoreline of the Caloosahatchee River and will not affect the beach or cause beach erosion. Preserving

3.9 acres of wetlands and buffers will provide storage of storm water which has the potential to help with coastal flooding in the vicinity.

GOAL 124: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

The wetlands onsite are very poor quality due to historical site disturbances and exotic vegetation infestation as well as the surrounding roads and development. SR31 is adjacent to the east and the Lee County Civic Center is to the south. The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of wetland impact avoidance and minimization as well as wetland mitigation. Wetland mitigation will be accomplished by onsite wetland improvements and the purchase of wetland mitigation bank credits at Little Pine Island Mitigation Bank if required. Construction will not commence until issuance of the required state permits. As the applicant will obtain a SFWMD ERP which incorporates the review of wetland impact avoidance and minimization as well as wetland mitigation, the proposed project is in compliance with Goal 124.

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

The project will provide an on-site surface water management system that provides water quality treatment in accordance with the State of Florida and South Florida Water Management District criteria.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

The project will provide an on-site surface water management system designed at an elevation to maintain existing groundwater levels. The surface water management system will be designed to discharge surface water flow rates at or below the pre-development conditions.

VII. ADJACENT LOCAL GOVERNMENTS

The Property is located entirely within Lee County.

VIII. STATE COMPREHENSIVE PLAN POLICY

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. However, the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan.

187.201(6) PUBLIC SAFETY. –

a) *Goal.*—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.

(b) Policies:

9. *Increase crime prevention efforts to enhance the protection of individual personal safety and property.*

Consistency: The Lee County Sheriff's Office provided a Letter of Availability for the proposed amendments.

(b) Policies:

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

Consistency: The property is located within the Coastal High Hazard Area (CHHA); however, the proposed amendment to change the future land use from Rural to Outlying Suburban will not result in the development of residential uses on the site. The project is commercial and does not contain any residential units, or plans for future residential development. The resulting development outcome of the property will be a commercial development that will be built to Florida Building Code standards, which should protect the property from damage typically caused by natural disasters. There will be no need for evacuation as the site contains no residential uses, and any employees of the commercial development will be notified and out of the building well ahead of any storm arrival.

187.201(7) WATER RESOURCES. –

(a) *Goal.*—Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) *Policies.*—

5. *Ensure that new development is compatible with existing local and regional water supplies.*

Consistency: Lee County Utilities provided a Letter of Availability for the proposed amendments. The proposed amendments will place the property within the Lee County Future Water and Sewer service areas.

187.201(9) *NATURAL SYSTEMS AND RECREATIONAL LANDS.* —

(a) *Goal.*—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies.*—

1. *Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.*
3. *Prohibit the destruction of endangered species and protect their habitats.*
4. *Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.*

Consistency: In direct compliance with these policies, the Lee County Map Amendment application requires a full environmental assessment report, which has been provided. The report demonstrates there are no endangered species or habitats to protect on the property. The County requirements, which would require mitigation if endangered species were identified, are consistent with State requirements. As previously stated, the project will require an Environmental Resource Permit.

187.201(12) *HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE.* —

(a) *Goal.*—*All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.*

(b) *Policies.*—

2. *By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.*

Consistency: Lee County Solid Waste provided a Letter of Availability to provide solid waste removal services for the property.

187.201(14) *PROPERTY RIGHTS.* —

(a) *Goal.*—*Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.*

(b) *Policies.*—

1. *Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police*

power so as to constitute a taking.

2. Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.

3. Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.

Consistency: The Property is privately owned and therefore not affected by State or local policies or land use regulations that would require compensation, judicial proceeding, or acquisition.

187.201(15) LAND USE. —

(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.

(b) Policies.—

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.

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

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.

Consistency: In direct compliance with these policies, the proposed amendment to include the property in Outlying Suburban enhances livability and character of the area it is located within. The site is serviced by all urban services and has received Letters of Availability from the appropriate agencies. The site has access to a complete roadway network that connects to major roadways with adequate carrying capacity (SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate the project of projected deficiencies for the segment of SR 31 between SR 78 and SR 80). The site is also located along a corridor that is directly linked to the Babcock Ranch community along with several other approved planned developments demonstrating the appropriateness of this request at this location.

187.201(17) PUBLIC FACILITIES. —

(a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

2. *Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.*

Consistency: The Property is located in an area of the county where adequate public infrastructure and facilities exist to support development as demonstrated by the SR 31 reconstruction project, the proximity to Babcock Ranch and the Lee County Civic Center, and the surrounding FLUCs and zoning entitlements. The proposed amendment to locate the property within the Outlying Suburban FLU represents a logical placement of intensity that can be readily serviced by existing and available infrastructure.

IX. REGIONAL POLICY PLAN CONSISTENCY

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. The regional policy analysis is based on Volume Two of the Strategic Regional Policy Plan of Southwest Florida Regional Planning Council.

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Consistency: While the proposed amendment will not result in providing housing opportunities, it will provide the county with employment opportunities based on the wide range of commercial uses proposed in the companion CPD rezone. The commercial uses will provide necessary services to the surrounding community, enhancing the livability of this semi-rural area of the county.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

Consistency: As proposed, the amendment and companion CPD rezone will ensure the protection of natural resources located on the property.

Regional Transportation Element

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Consistency: As outlined in the Transportation analysis prepared by TR Transportation Consultants, Inc., the property is serviced directly by SR 31, which will be undergoing planned renovations and currently has adequate capacity to support the proposed development. The location of the project directly adjacent to SR 31 and the Lee County Civic Center make it an

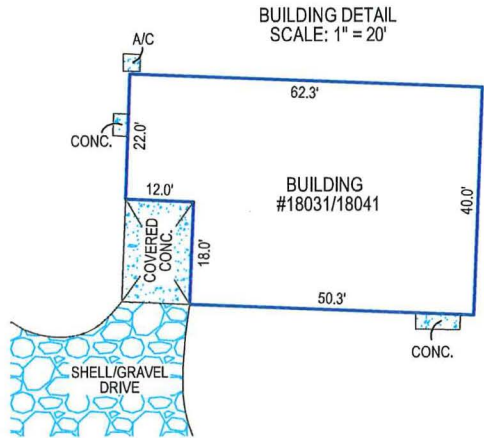
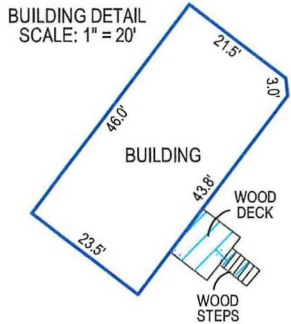
ideal location for commercial uses to support the surrounding community as well as the larger area.

X. CONCLUSION

The proposed Comprehensive Plan Map Amendments are to allow for commercial development and to add the Property to the Lee County Utilities Service Areas for water and sanitary sewer. The proposed amendments will result in a commercial development that is appropriate at the Property's location as evidenced by the surrounding existing and proposed land uses, is serviced by existing and planned public infrastructure and public services, provides for a contiguous and compact development pattern, and ensures that planned investments in public infrastructure will not be underutilized. The Applicant respectfully requests approval of this petition.

LEGAL DESCRIPTION

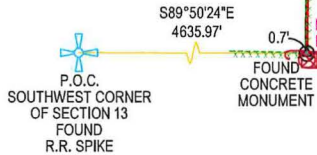
AN UNDIVIDED 1/4 INTEREST IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT OF WAY, PUBLIC RECORDS OF LEE COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°50'24" EAST, ALONG THE SOUTH LINE OF SECTION 13, FOR A DISTANCE OF 4635.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'24" EAST, FOR A DISTANCE OF 630.08 FEET; THENCE RUN NORTH 00°13'38" EAST, FOR A DISTANCE OF 663.26 FEET; THENCE RUN NORTH 89°49'44" WEST, FOR A DISTANCE OF 629.83 FEET; THENCE RUN SOUTH 00°14'57" WEST, FOR A DISTANCE OF 663.38 FEET TO THE POINT OF BEGINNING.



REMAINDER OF
SECTION 13
TOWNSHIP 43 S
RANGE 25 E
(NOT INCLUDED)

REMAINDER OF
SECTION 13
TOWNSHIP 43 S
RANGE 25 E
(NOT INCLUDED)

PORTION OF
SECTION 13
TOWNSHIP 43 S
RANGE 25 E
(INCLUDED)



S00°14'57"W 663.38'

SECTION 24
TOWNSHIP 43 S
RANGE 25 E

S89°50'24"E 630.08'

N89°49'44"W 629.83'



S00°13'38"W 1989.76'

N00°13'38"E 663.26'

STATE ROAD 31
120' RW (IMPROVED)

LESS FOR RW

VICINITY MAP
NOT TO SCALE

Flood Zone: AE
Community Number: 125124
Panel: 12071C0282
Suffix: G
Base Flood Elevation: 10
FIRM Date: 11/17/2022

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- A. AND
- N. NUMBER
- Δ. DELTA OR CENTRAL ANGLE
- C. CONCRETE
- C.L. CHAIN LINK FENCE
- W.F. WOOD FENCE
- M.F. MISCELLANEOUS FENCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

- NOTES:
- LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY PROPERTY LINE, HAVING A BEARING OF S00°13'38"W.

DATE OF FIELD WORK: 03/18/2025
DATE OF MAP: 03/20/2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATION BY THE STATE OF FLORIDA OR A RULING SEAL.
Date: 2025.03.25
09:17:17 -04'00'

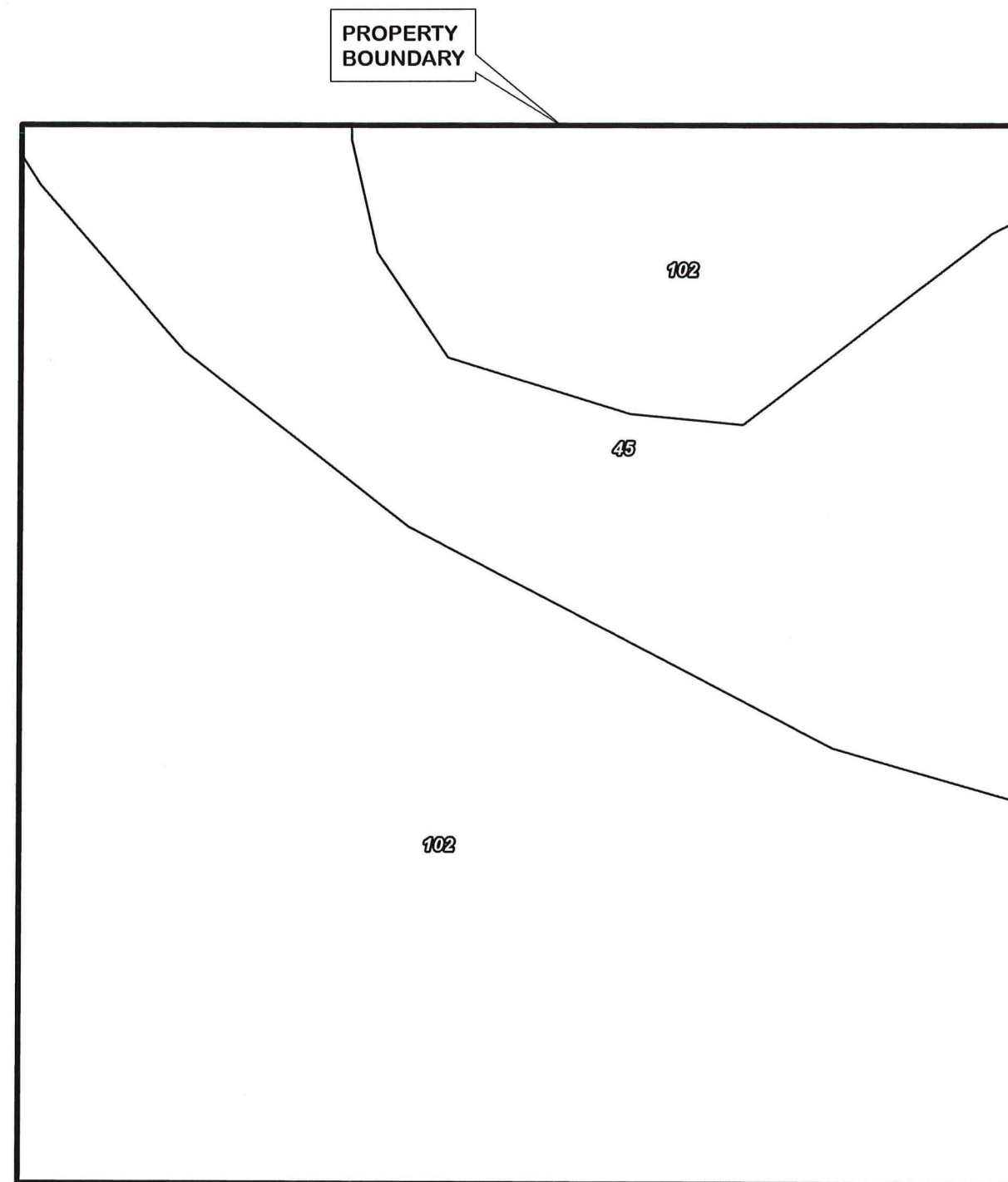
Cutler
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY SURVEY OF
18031 AND 18041 STATE ROAD 31
NORTH FORT MYERS, FL 33917
PREPARED FOR:
MARIO PENNA

Project C-679356
Date 03/18/2025
Scale 1"=75'
Sheet 1 of 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET



PROPERTY
BOUNDARY

102

45

102

Soil Legend

- | | |
|-----|--|
| 45 | Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes |
| 102 | Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes |



100 50 0 100
Feet

Soils Map

SR 31

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

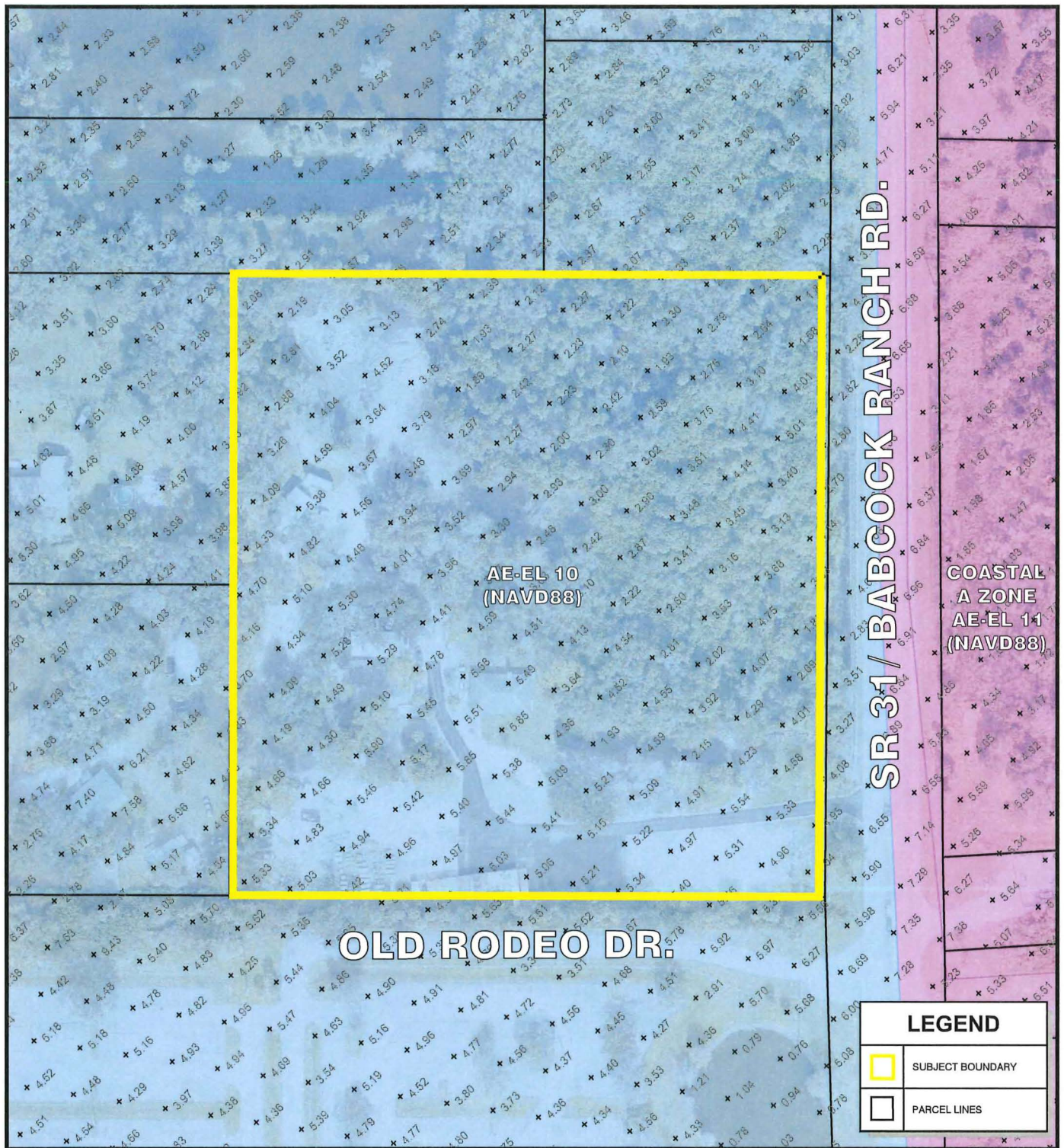
Lee County NRCS Soils Map Unit Descriptions

45-Copeland sandy loam, depressional

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Included with this soil in mapping are small areas of Chobee, Anclote, Boca, Felda, Floridana, and Pompano soils. In addition, soils similar to Copeland soils but with a mixture of fine sand and shell fragments to a depth of 60 inches or more are included. Areas with limestone at a depth of more than 40 inches are also included. Included soils generally make up less than 15 percent of any mapped area. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months. The available water capacity is medium. Natural fertility is medium. Permeability is rapid in the surface layer and moderate in the subsoil.

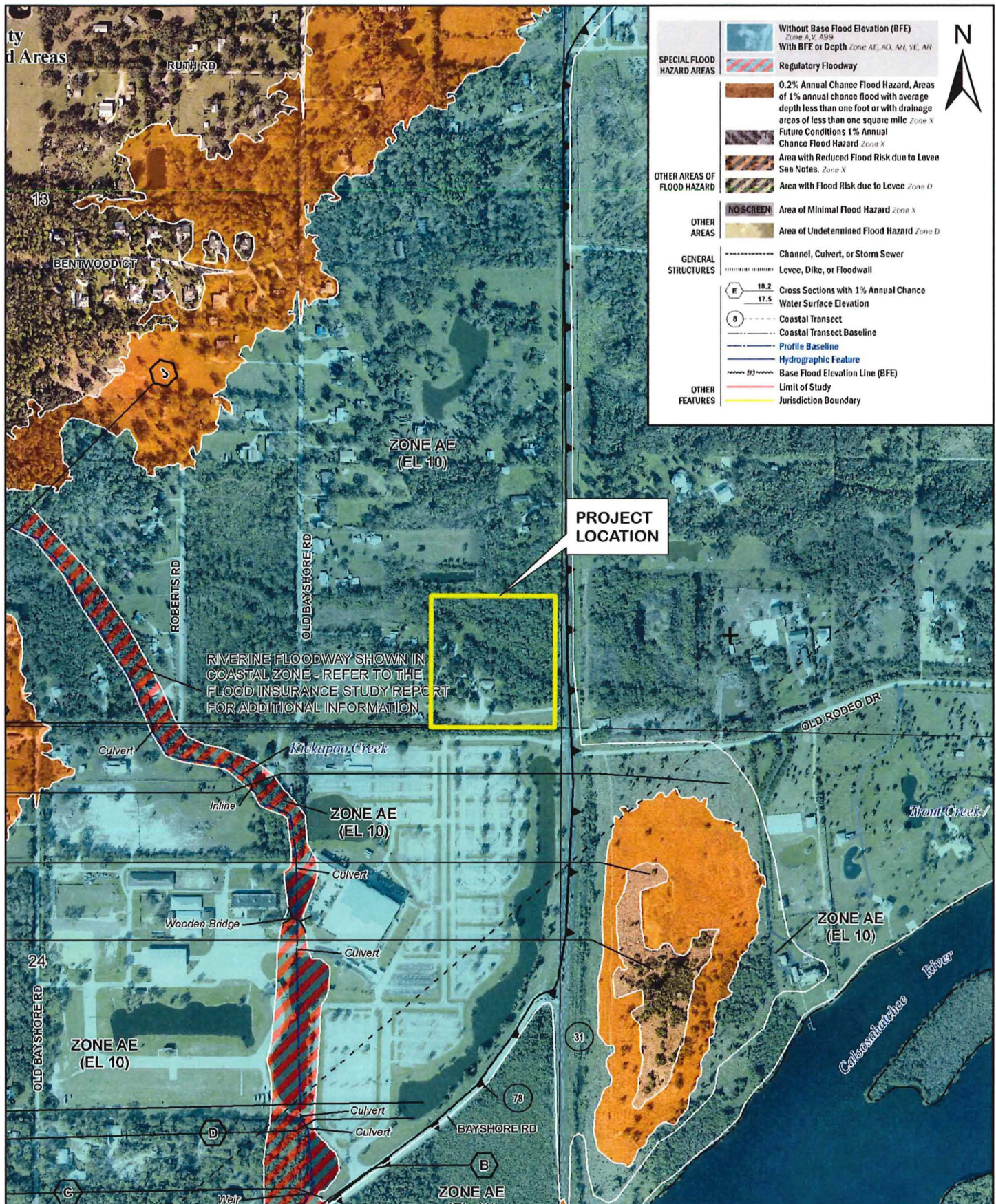
102-Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

The Cypress Lake component makes up 42 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 8 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the F155XY130FL Sandy over Loamy Flatwoods and Hammocks ecological site. Non-irrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.



<p>PROJECT: SR 31 CIVIC 10</p> <p>LOCATION: 18031/41 SR 31 NORTH FORT MYERS</p>		<p>CONSULTANT:</p> <p>MORRIS DEPEW</p> <p>ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS</p> <p>FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330</p> <p>Fort Myers 2014 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3903 Fax: (239) 337-3904 Toll free: 866-337-7341</p> <p>Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341</p> <p>Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341</p>	<p>CLIENT:</p> <p>Restoration GROUP INC.</p> <p> 0 75 150 SCALE 1"=150'</p>	<p>PROJECT MANAGER: BS</p> <p>DRAWING BY: CJV</p> <p>JURISDICTION: LEE COUNTY</p> <p>DATE: 4/8/2025</p> <p>SHEET TITLE: TOPOGRAPHIC MAP</p> <p>SHEET NUMBER: EX M13</p> <p>JOB/FILE NUMBER: 23071</p>
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© COPYRIGHT MORRIS • DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED G:\23071 - 18031 & 41 SR 31 North Fort Myers\Plans\23071-00 Exhibits\Current Plans\23071-00 M13 TOPOGRAPHIC MAP.dwg <M13> - Apr 08 2025 08:49:06 am PLOTTED BY: dleon



Flood Insurance Rate Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007



Florida Governmental Utility Authority

FGUA c/o Accenture
9400 Southpark Center Loop, Suite 400
Orlando, FL 32819

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

March 14, 2025

Bill Morris
Morris-Depew Associates
2914 Cleveland Avenue
Fort Myers, FL 33901
permitting@m-da.com

RE: Wastewater and Reclaim Water Availability – LOA ID#: 25-044 NFMD

Parcel ID No.: 13-43-25-00-00009.0000

18031/041 State Rd 31, North Fort Myers, FL 33917

SR 31 Civic 10

Dear Mr. Morris:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 50,000 SF Commercial Building with an estimated wastewater disposal demand of 9,375 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

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

FGUA Board of Directors

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Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Paul Arnett
Date: 2025.03.14 12:57:55 -04'00'

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

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

FGUA Board of Directors

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Development Services Division

Pre-Application Meeting Information

Purpose:

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

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

What to Expect:

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

Who Should Attend:

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

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

Meeting Requests:

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

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

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

FGUA Board of Directors

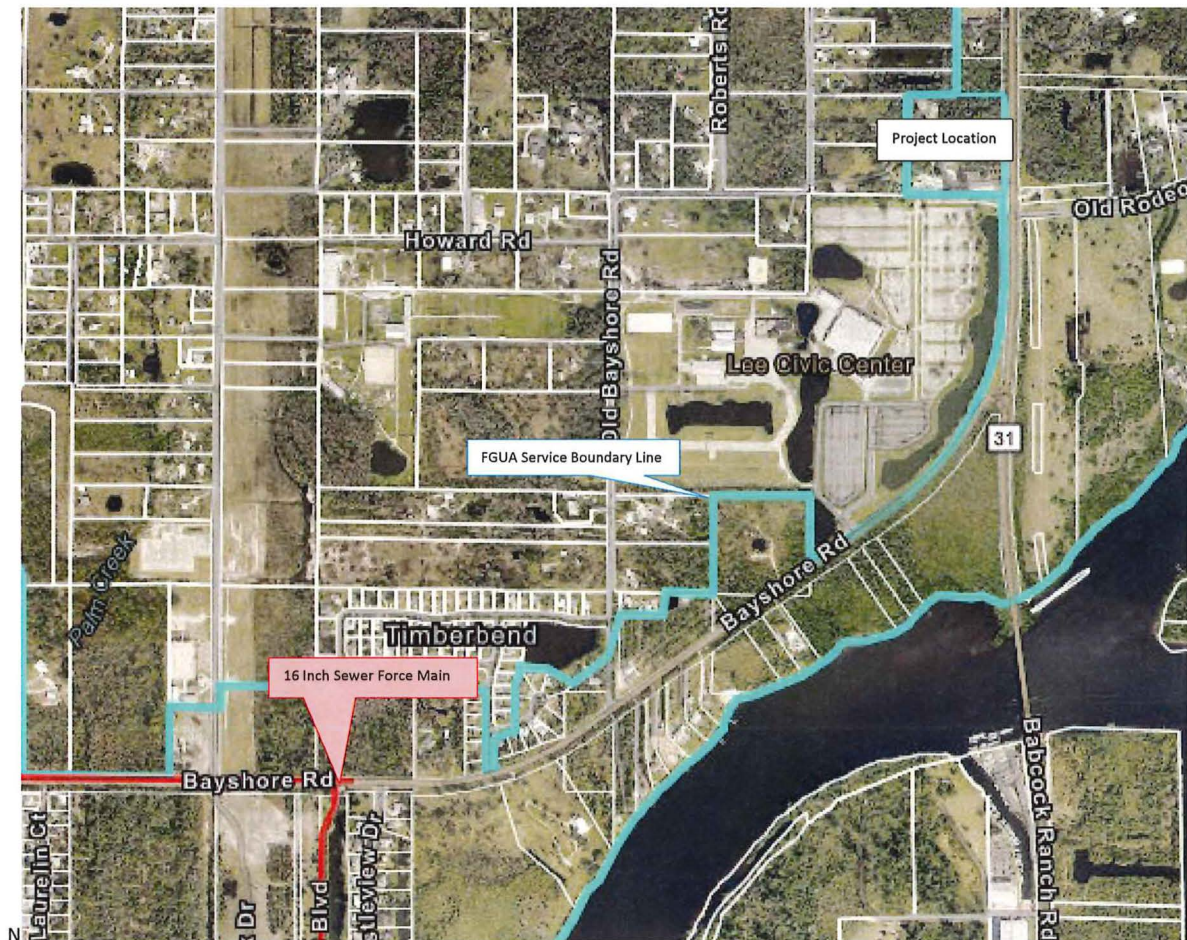
PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / ADOLFO GONZALEZ, P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County / HEIDI PETITO, Flagler County

3/5/2024

Project Name: SR 31 Civic 10

STRAP/PID #: 13-43-25-00-00009.0000

Property Address: 18031/041 State Road 31, North Fort Myers, FL 33917



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

LOA ID: 25-044 NFMD



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 18031/041 State Rd 31, North Fort Myers, FL 33917

System: North Fort Myers 416

Development/Project Name: SR 31 Civic 10

Date: March 14, 2025

County: Lee

LOA ID: 25-044 NFMD

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

Fees based on:

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

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

Fees Due: \$ -

Payment History	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	3/14/2025	3/13/2025	8094	Morris-Depew Associates, Inc	\$ 100.00
1 Map Only					
2 Letter Only					