



April 28, 2025

Lee County – Department of Community Development
c/o Khalil Muhammad
P.O. Box 389
Fort Myers, FL 33908

Re: Request for Special Exception
Case No. SEZ2025-00001

Dear Mr. Muhammad

Enclosed please find responses in **bold** to Staff's comments dated January 31, 2025. The following items are resubmitted based on staff review.

- 1) Floor Plan Exhibit;
- 2) Catering Menu;
- 3) Revised Conceptual Site Plan;
- 4) Revised Boundary Survey;
- 5) Agricultural Exemption; and
- 6) Revised Narrative Statement.

Zoning Review

1. Missing Application Documents LDC Section 34-202(b)(5)d.2 requires the following information for Special Exception for on Premises consumption of alcoholic beverages. The type of license requested a floor plan showing the proposal indoor and outdoor services areas, and if in conjunction with restaurant, a copy of the menu must be provided. Please provide this information.

RESPONSE: Please see attached copy of the Catering Menu and Floor Plan Exhibit showing the limits of service and consumption areas. The applicant has partnered with G-3 Catering as the primary food service provider for events on the property. Through this partnership, the state alcohol license is a 13CT, where at least 51% of its gross revenue from the service is food and non-alcoholic beverage related. It is important to note, the food service will be accessory to the special events. The Applicant is not proposing to operate a restaurant on the property. 3,763 SF of the building will be utilized for COP, while 4,572 SF of the pole barn structure will be utilized for COP.

2. Section V (Design Standards) needs to be revised to demonstrate compliance with the required amount of parking according to Table 34- 2020(b) (Required Parking Spaces for Non-Residential Uses). Staff will apply the parking requirements for "Meeting halls, clubs (fraternal and membership) and other places for group assembly not otherwise listed". The special exception must be revised to depict the parking spaces on the site plan.

RESPONSE: Please see revised Conceptual Site Plan and Section V (Design Standards) of the revised Narrative Statement. This section has been updated to address Table 34-2020(b) of the Land Development Code. Based upon area used for COP referenced above, 83 parking spaces are provided fully meeting the LDC requirements.

Additionally, it should be noted that construction of the existing building was approved with a parking plan that meets Lee County Land Development Code. The approved building permit is noted as COM2023-02220 EFC Farms Educational Center.

3. Please specify how much of the floor area within the 5,800 sq. ft. and 5,000 sq. ft. buildings is going to be dedicated for event use. The parking calculation included in the Narrative will need to be revised as noted above as the use is not classified as Outdoor Recreation and will be classified as a Meeting Hall (requiring 1 parking space per every 100sq. ft. of area).

RESPONSE: Please refer to Section V (Design Standards) of the Narrative Statement and the updated Site Plan. The area designated for on-premises consumption totals 8,763 sq. ft. While the total building footprints total 5,209 SF, approximately 1,446 sq. ft. of the event center is allocated to areas where alcoholic beverages will not be consumed or permitted, including the preparation area, walk-in cooler, storage closet, and electrical room. Similarly, the 5,000 SF open-air pole barn contains only 4,572 SF of space for service and consumption of alcoholic beverages.

Consumption on premise will be restricted to the following:

Education / Entertainment Building:	3,763 SF of the 5,200SF building
<u>Open Air Pole Barn:</u>	<u>4,572 SF of the 5,000 SF building</u>
Total Consumption on Premise area:	8,335 SF requires 83 total parking spaces.

According to the Land Development Code, should the site be considered as a Meeting Hall, the applicant is required to provide one parking space for every 100 sq. ft. of floor area. Therefore, for a total of 8,335 sq. ft., 83 parking spaces are required.

As noted above, COM2023-02220 is the approved building permit. The approved plans include a total of 81 parking spaces. An additional two spaces have been added to the revised Conceptual Site Plan as overflow parking along the east side of the site.

4. "NATURAL RESOURCES" Policy 61.3.3: is misquoted should read "Policy 61.1.3."

RESPONSE: Please see revised Narrative Statement. The Comprehensive Plan Compliance section has been updated to correctly note Policy 61.1.3.

5. Please provide the Agricultural Exemption for the property from the Lee County Property Appraiser.

RESPONSE: The Lee County Property Appraiser Agricultural Exemption has been attached as a separate exhibit. As shown on the provided property recorded card, an Agricultural Exemption has been approved for the entire property.

6. Please elaborate on the plan to ensure that the COP activities will not be injurious to the surrounding neighborhood, specifically the vehicular movement along Hendry Creek Drive. Please clarify if there will be any mode of security provided like entrance and exit gates to reduce the potential of any negative impact upon property owners across Hendry Creek Drive in accordance with LDC Section 34-145(c)(2).

RESPONSE: The proposed conditions, inserted in the Narrative, include restrictions on the hours during which events can take place and limits on the number of attendees allowed at each event. The revised conditions also address noise mitigation via limitations on amplified noise, landscaping, and perimeter walls.

The impact of vehicular movement along Hendry Creek Drive will be minimal, as the site already operates as an event space under the "Right to Farm" Act. The property will be gated, featuring two 12-foot-wide gates at the entrance. However, these gates will not be staffed with security personnel and will remain open during event hours. Keeping the gates open will facilitate a steady flow of traffic along Hendry Creek Drive and minimize potential backups.

Environmental Review

1. The times proposed for the use on the narrative are from the middle of the night through till the evening in the next day (Monday through Saturday 12am to 10pm). Is this an accurate time schedule of the proposed use? Lee County Ordinance 79-01 specifies the following:

"All places or establishments within the unincorporated area of the County and lawfully licensed by the State Division of Alcoholic Beverages and Tobacco, may sell, serve or consume, or permit to be sold, served or consumed, any type of alcoholic beverage of any kind whatsoever for consumption both on or off the premises only during the hours of 7:00 a.m. and 2:00 a.m. of the following morning every day of the week, including Sundays."

RESPONSE: Please see revised narrative and conditions. The proposed hours have been updated to reflect 12 pm to 10 pm. The revised hours comply with Lee County Ordinance 79-01.

2. Policy 5.1.5 has not been adequately addressed. Pursuant to LDC Section 34-1261, the burden of proof that the grant of the special exception will not have an adverse effect on surrounding properties lies with the

applicant. Currently no buffers are shown to demonstrate the proposed use will be compatible with the surrounding existing single family residential housing.

RESPONSE: Please see revised Narrative and Site Plan. Response to Policy 5.1.5 has been updated to indicate that special exception would not have an adverse effect on surrounding properties. This includes buffering, landscaping, and specific conditions that limit the hours of events.

3. The proposed use is commercial and requires buffering pursuant to LDC Section 10-416(d) in order to demonstrate compatibility. Revise the site plan to provide the Type-C or Type-F buffer required between commercial and residential uses.

RESPONSE: The proposed event use is to remain the same. This application does not add a commercial use as the agritourism use is deemed agricultural and not commercial. The COP aspect does not trigger treatment of the use as commercial under the Act. However, the proposed buffers are proffered to enhance compatibility with the neighborhood

Natural Resources Review:

1. Please address how the project will comply with LDC Section 10-328 regarding drainage and access easement.

RESPONSE: No impacts or development near the limits of the on-site creek is proposed through this Special Exception request. It is important to note that the site was previously approved under LDO202-00187-A01 for the relocation of a driveway culvert along the length of the property. The culvert, situated along Hendry Creek Drive, is designed to manage and divert drainage from the site. As indicated in the Boundary Survey, there are seven drainage inlets located within the impervious surface area of the property. Additionally, to enhance drainage capacity, a dry pond has been constructed on the western side of the property. The Applicant will comply with all required permitting for the site.

Legal Review:

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
 - A. Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).
 - B. The survey must be based upon the title certification submitted and certified to the present owner as reflected in the title documentation submitted. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. The survey must be tied to the State plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other opposing corner.
 - C. The boundary survey does not identify/depict the easement listed as #7 on the title (OR Book 1926, Page 426).
 - D. The boundary survey does certify to the present owner but does not sufficiently reference the exact title certification submitted (i.e. date, file number, issuing title company).

RESPONSE: Please see revised Boundary Survey. The revised Boundary Survey has been updated to be in accordance with Lee County LDC Sec. 34-202(a)(6). The Boundary Survey has been updated to identify the easement listed as #7 on the title certification dated December 9, 2024. (West boundary of the property includes street easement as recorded in O.R. Book 1926, Page 426). The title certification dated December 9, 2024 is now referenced on the Boundary Survey. This includes issuing title company, file number, and date of title certification. This information is listed in the Notes section of the Boundary Survey under note number 7.

2. The legal description and sketch on the boundary survey do not match the separate legal description and sketch submitted to satisfy LDC Section 34-202(a)(5). The written legal description on the separate legal description and sketch must be and is not shown on the boundary survey; this description and the description on the title certification must be shown on the boundary survey. The directional bearings and distances between the POC and POB must and do not match, even if the POB is the same location on each.

RESPONSE: Please see revised Boundary Survey. The boundary survey has been updated to include the legal description included on the Title Certification and matches the Legal Description shown on the Sketch of Description.

3. Labels for the state plane coordinates at the POB and an opposing corner are missing and must be included.

RESPONSE: Please see updated Boundary Survey. State plane coordinates have been included at the point of beginning and commencement point in the northwest portion of the site.

Thank you in advance for your consideration of the above information. Please contact me directly at pmurray@rviplanning.com or (407) 775-6523 if you have any questions or require additional information.

Sincerely,



Patrick Murray, AICP
Planning Project Manager

CC: David Bartley
Alise Bartley, PhD, LMFT, LMHC



EAST FORK CREEK FARM SPECIAL EXCEPTION

REVISED APRIL 2025

I. Request Statement

David and Alise Bartley of East Fork Creek Farm, LLC (Applicant) are requesting a Special Exception to allow for on-premises consumption of alcoholic beverages in association with the events hosted on a portion of the Subject Property (Property), subject to an Agricultural Exemption and the "Right To Farm" Act.

The Property is located at 6901 Hendry Creek Drive, a 10+/- acre parcel zoned as Agricultural District (AG-2). The proposed request to allow for consumption on premises will be limited to the northern part of the property, where events will primarily occur in the existing open-air pole barn and the newly constructed event building. No additional on-site facilities will be used as event spaces, and these areas will not be included in the designated on-premises consumption area.

II. Development Location

The subject property is located west of S. Tamiami Trail and south of Hendry Creek Drive. The parcel is bisected by East Fork Creek (also known as Phillips Creek). While the property is accessed via Hendry Creek Dr, the southern portion of the property abuts the Devonwood development.

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Suburban	AG-2	Single Family Residential
SOUTH	Suburban	AG-2	Single Family Residential
EAST	Suburban	AG-2	Vacant
WEST	Suburban	AG-2	Single-Family Residential

III. Existing Conditions & Property History

The site consists of a single parcel located 800 feet west of S. Tamiami Trail and south of Hendry Creek Drive, adjacent to Roberts Lane on the western boundary. The property is currently an active farm subject to an Agricultural Exemption, and primarily utilized for aquaponics/hydroponic, greenhouse agricultural and additional sustainable farming practices with chickens, goats, and bees. Most of the farming activities take place within enclosed greenhouses to minimize water usage and maintain a controlled environment. The agricultural practices are concentrated in the southern part of the property, where several support structures for equipment are also located.

Improvements to the agriculture facilities were made in 2018 and 2020, with additional state-of-the-art greenhouses to be in completed July 2025. The current owners, David and Alise Bartley, acquired the property in October 2021 and are the owners and operators of East Fork Creek Farm. Currently, the northern portion of the site is under construction, which includes a 5,800-square-foot building and

additional infrastructure to support the property. All of the above structures are permitted by right without zoning or development order approval pursuant to the "Right to Farm" Act.

IV. Public Infrastructure

The site currently utilizes Lee County Utilities for potable water service, which is supplied through an 8-inch water main along Hendry Creek Drive. The property is served by a septic system on-site, which is permitted by local and state regulations due to the low demand of the agricultural operation.

Primary access to the site is provided via Hendry Creek Drive, a two-lane county maintained local road, with two separate points for ingress and egress. The site also includes a dry detention area on the western side of the property to manage stormwater runoff and prevent any unintentional pollution from entering East Fork Creek. Access to the farming operations is facilitated by an existing bridge that crosses the creek. Parking for the north portion of the site will include approximately 83 spaces with handicap accessible areas included. Fire/EMS services are provided by South Trail Fire Station #63. Lee County Sheriff's Office serves the site via the station located northeast of the site along 6 Mile Cypress Pkwy, both services are approximately 2-miles from the site.

V. COP Request & Design Standards

According to the Use Regulation Table in LDC Sec. 34-653 for the AG-2 zoning district, Consumption on Premises is allowed with either a Special Exception or Administrative Approval. Given the permitted uses associated with the AG-2 zoning district, such as Agritourism Activities and Private-Onsite Recreation Facilities, the applicant's request to permit consumption on the premises would enhance and contribute positively to the services offered on the property and is appropriately limited/conditioned to protect the neighborhood.

The overall goal is to create an event space that provides unique experiences for a variety of occasions. As a farm, the property is often sought out to host educational forums, corporate outings, charity events, weddings, holiday parties, and other family related gatherings. The allowed consumption on premises would be limited to specific occasions, amount of recurrence, duration, and additional conditions as outlined below. The application and proposed Master Concept Plan to demonstrate how the proposed COP areas will interface with and not negatively impact surrounding land uses.

Access is limited to two (2) existing points of ingress/egress from Hendry Creek Drive. Parking in compliance with the LDC is provided between the right-of-way and the event structures containing COP uses.

The COP is requested in two (2) existing structures labeled on the conceptual site plan in the northern portion of the site – to the north of the farming area. The site design ensures no impact or vehicular crossing of East Fork Creek by guests on-site for events via sensitive location of the event buildings away from the Creek. There are no new structures planned as part of this special exception request and all structures shown are subject to building permits issued by Lee County.

In accordance with the land development code Table 34-2020(b), the required number of parking spaces will be based on the total area where consumption on premise is permitted. This falls under the parking requirements for "Meeting Halls, Clubs (Fraternal and membership), and other places for group assembly not otherwise listed." A total of 83 parking spaces will be provided to accommodate the 8,335 sq. ft. area of the COP space.

Via proposed conditions, the Applicant is limiting hours of operation, hours for COP, and maximum guest capacity to address compatibility with the neighborhood. Further, to compatibility with the surrounding

residential developments, the site's COP area will be buffered via a six-foot-tall opaque wall with Type "A" landscaping.

The Applicant offers the following conditions to limit the impact on surrounding residential land uses:

1. The Special Exception must be in substantial compliance with the site plan.
2. Events may not to exceed 178 event guests.
3. Events with COP are limited to Monday through Saturday from 12 p.m. to 10 p.m. and Sunday – 12 p.m. to 9 p.m.
4. Music and live entertainment are subject to the Lee County Noise Ordinance. Amplified music will be prohibited in the open-air pole barn. Amplified music will only be allowed within the fully enclosed building labeled "Event Center" on the conceptual site plan. All windows must be shut during events with amplified noise. Speakers within the enclosed event building must be oriented to the north and east.
5. Area south of East Fork Creek is to be secured by fence to prohibit access to the farm area, unless authorized as part of a guided tour or farming operations.
6. The portion of the western property line abutting the COP area shown on the MCP shall include a 5' wide Type A buffer with 6-foot-tall opaque wall.
7. The northern buffer along Hendry Creek Drive will include a 6-foot-tall opaque wall.

VI. Comprehensive Plan Compliance

The following is an analysis of the request's consistency with goals, objectives and policies of the Lee County Comprehensive Plan.

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

RESPONSE: The proposed COP associated with special events is within the allowable range of permitted non-residential uses in the Suburban FLU. Moreover, the event use is permitted by right due to the property's agricultural exemption.

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

RESPONSE: The proposed COP use, as limited by this application, will not negatively impact the surrounding residential and agricultural character of the area. The property has and will continue to be used primarily for agricultural farming activities. To preserve the residential atmosphere, the use of the property for events will be minimized as proposed by the above conditions, including limited hours of operation and the prohibition on

outdoor amplified music/speakers. The COP area is limited to the northern 2 acres of the site, away from Devonwood and proximate to the US 41 commercial corridor. As indicated on the site plan, the property includes 5' buffers in addition to opaque walls and landscaping where the property abuts residential lots. Based upon the limitations on the use and the design standards proposed, compatibility with the adjacent residential land uses will be maintained.

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.

RESPONSE: This application requests ancillary COP to support agritourism uses allowed by right on the property per the "Right to Farm" Act. Moreover, this special exception does not propose daily commercial use of the property. As noted above, the request includes limitation on hours of operation, prohibition on outdoor amplified music/speakers, landscape buffers and orientation of the event space to the Hendry Creek frontage to address compatibility.

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.

RESPONSE: Access will occur via ingress/egress from Hendry Creek Drive, which provides direct access to US 41, a state-maintained arterial roadway. There are no residential uses to the east of the property on the southside of Hendry Drive as all parcels are commercially developed or vacant. Traffic will pass three (3) residential lots on the north side of Hendry Creek Drive, as all other lots on the northside of the road to the east of the property are owned by the Applicant. Thus, the COP use will not negatively impact from a traffic standpoint as the event use is permitted by right, fully constructed and operational.

NATURAL RESOURCES

Policy 61.1.3: In the event that the timing and volume of freshwater discharges necessary to maintain the health and productivity of estuaries and other wetlands cannot be determined or supported by existing scientific data, the county will sponsor, in collaboration with other agencies, institutions, and organizations, adequate research programs to make such data available.

RESPONSE: As mentioned above, part of the approval for this special exception requires that the site remain unchanged, with no new facilities to be constructed. Since the site is divided by East Fork Creek, the request is limited to the northern portion of the site. Consequently, guests and their vehicles will not impact the site's natural resources or the creek.

VI. Decision-Making Compliance

34-145. (C) SPECIAL EXCEPTIONS.

(3) Findings/review criteria.

a. Prior to granting a special exception, the Hearing Examiner must find the Applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;

RESPONSE: The proposed request complies with the County's Lee Plan, as detailed in the comprehensive consistency section above. The Suburban FLU allows non-residential uses including the proposed COP associated with event space. Policies relating to compatibility and neighborhood protection will be upheld based upon the limitation on the proposed use and the site design standards. Existing infrastructure exists to support the project.

2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;

RESPONSE: The purpose of the Special Exception is to make use of the existing facilities without any additional development. The special exception site plan does not propose any impact on East Fork Creek or impact environmentally sensitive areas of the site.

3. Will be compatible with existing and planned uses;

RESPONSE: The applicants will continue to maintain and operate the property's current use as a low-impact agricultural farm. The proposed special exception use will occur on a limited basis as proffered in the proposed conditions and will continue to be compatible with the surrounding land use pattern. Landscape buffers will screen the views of the event space housing COP along and western property line. This includes a six-foot opaque pre-cast wall as approved through FNC2024-03232.

4. Will not be injurious to the neighborhood or detrimental to the public welfare; and,

RESPONSE: The applicant is proposing limitations to the special exception use so as not to impact the surrounding residential uses. This includes proper management of noise levels, lighting, hours of event operations, and amount of guest per event.

5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

RESPONSE: The request for the special exception will assist with the opportunity to promote the primary use of the property of aquaponics/hydroponic farming activity. The request for the special exception will be in compliance with zoning regulations pertaining to the uses and will occur on a limited basis.

34-1264. SALE OR SERVICE FOR ON-PREMISES CONSUMPTION.

(a) Approval required. *The sale or service of alcoholic beverages for consumption on-premises is not permitted until the location has been approved by the County as follows:*

(2) Special exception

a. A special exception for consumption on the premises is required for:

1. Any establishment not covered by subsection (a)(1) of this section.

RESPONSE: The requested COP is for an agricultural property that does not fit within the list of uses in section 34-1264(a)(1) that allows Administrative Approvals for COP's.

b. The burden of proof that the grant of the special exception will not have an adverse affect on surrounding properties lies with the applicant.

RESPONSE: The proposed use will not adversely affect surrounding properties. The site plan explicitly places the event area toward the Hendry Creek Drive frontage, minimizing any potential disturbances. This design ensures adequate accommodation to help alleviate any impact on neighboring areas. Further, the applicates are committed to implementing measures that promote responsible consumption and maintain a peaceful environment. This includes proper management of noise levels, adherence to all local regulations, and consideration of nearby residents.

(b) Location; parking.

(1) Prohibited Locations

a. Except as may be exempted in subsections (a)(1) or (b)(2) of this section, no establishment for the sale or service of alcoholic beverages for consumption on the premises may be located within 500 feet of:

2. A dwelling unit under separate ownership, except when approved as part of a planned development.

RESPONSE: The property abuts several dwelling units under separate ownership. The use is based on conditions provided.

(3) Parking.

Establishments providing alcoholic beverages for consumption on the premises must comply with the parking requirements for the principal use set forth in section 34-2020(b).

34-2020. REQUIRED PARKING SPACES.

(b) Non-residential uses. Non-residential uses permitted under this chapter are subject to the following minimum requirements:

<i>Use</i>	<i>Minimum Required Spaces for Single-Use Development</i>
<i>Recreation facilities (Group III), outdoor, commercial</i>	<i>Determined by the Director.</i>

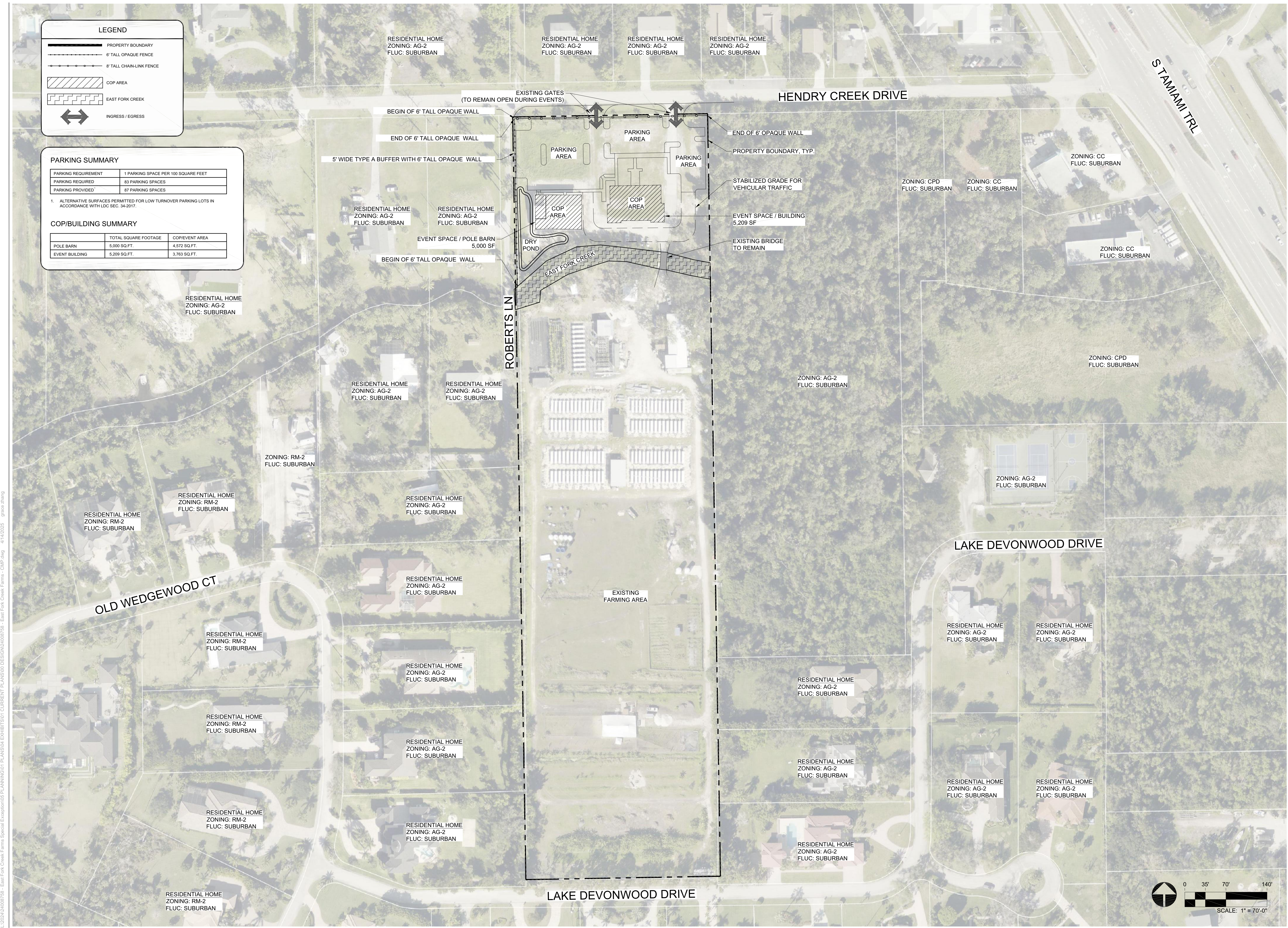
RESPONSE: The concept plan indicates that the proposed area for events involving on-premises consumption is situated away from the main property use. This section of the site includes approximately 83 parking spaces, which also incorporates handicapped parking.

VIII. CONCLUSION

The request for a Special Exception for Consumption On Premises in the Agriculture ("AG-2") zoning district will not negatively affect neighboring properties and will align with the goals, objectives, and policies outlined in the Lee Plan. This request supports the County's commitment to promoting and protecting agricultural resources within the area. There will be no changes or increases in the intensity of the current agricultural activities. The applicant respectfully requests approval of the Special Exception and reserves the right to modify this application during the review process to ensure compliance with all code requirements.

22042-A01-2-Noted FP





LEGEND

- PROPERTY BOUNDARY
- 6' TALL OPAQUE FENCE
- 8' TALL CHAIN-LINK FENCE
- COP AREA
- EAST FORK CREEK
- INGRESS / EGRESS

PARKING SUMMARY

PARKING REQUIREMENT	1 PARKING SPACE PER 100 SQUARE FEET
PARKING REQUIRED	83 PARKING SPACES
PARKING PROVIDED	87 PARKING SPACES

1. ALTERNATIVE SURFACES PERMITTED FOR LOW TURNOVER PARKING LOTS IN ACCORDANCE WITH LDC SEC. 34-2017.

COP/BUILDING SUMMARY

	TOTAL SQUARE FOOTAGE	COP/EVENT AREA
POLE BARN	5,000 SQ. FT.	4,572 SQ. FT.
EVENT BUILDING	5,209 SQ. FT.	3,763 SQ. FT.

RVI
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

EAST FORK CREEK FARMS
SPECIAL EXCEPTION CONCEPTUAL SITE PLAN
LEE COUNTY, FLORIDA

PROJECT NO : 24008758
DATE : 04/14/2025
DRAWN: JH
REVIEWED: PM

REVISIONS

CONCEPTUAL SITE PLAN

L101

2025 Agricultural Classification Renewal Receipt



Folio ID: 10219622 Site Address: 6901 HENDRY CREEK DR

According to our records, there were no changes in the agricultural use of this parcel that required you to submit a new application (Form DR-482). Based on that information, the agricultural classification for this parcel has been conditionally renewed for 2025.

To complete your tax year 2025 annual renewal, please visit our website at www.leepa.org and enter code **BDLMYK2025** to review/update your contact information and/or report any changes in the agricultural use of the property. Once you have completed the annual renewal, we will acknowledge your review and advise you if we require further follow-up.

If your property continues to be impacted by Hurricane Ian or the recent hurricanes in 2024, please let us know so that we can update our records. Simply go to www.leepa.org and enter the code from above to update/report your damage information.

In mid-August, you will receive your 2025 Notice of Proposed Property Taxes (TRIM Notice). Please review that Notice to verify your classification status for 2025.

Thank you in advance for your cooperation. If you are unable to review your information on the website or you have any questions or need additional information, please contact our office at (239) 533-6162, email agriculture@leepa.org, or visit our website at www.leepa.org.

Sincerely,

Matt Caldwell

Lee County Property Appraiser

10219622 6901 HENDRY CREEK DR FOLIO ID: 10219622 SITE ADDRESS: 6901 HENDRY CREEK DR

(239) 887.0069

12165 Metro Parkway, Fort Myers FL 33966

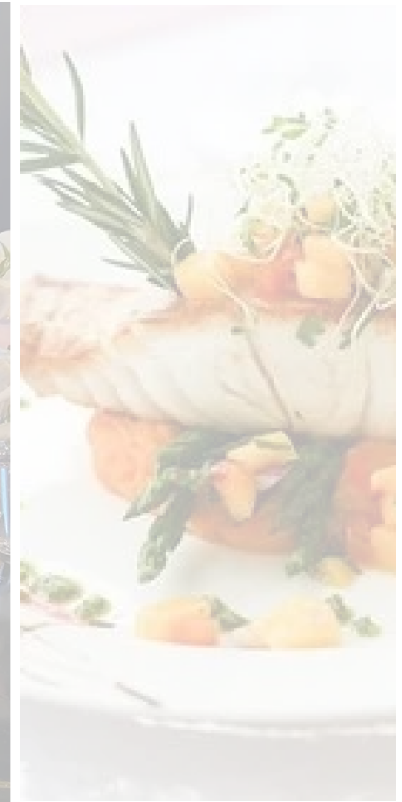


Specializing in Weddings, Galas, Corporate & Special Events

DINNERS AND EVENING CELEBRATIONS

G3 Catering offers buffet dinners and plated, sit-down dinners with multiple courses. Buffet dinners can be enhanced with the addition of chef-attended action

stations. Below, you will find a variety of popular dinner menu selections. We couldn't possibly list everything we offer, so please feel free to inquire!



DINNER MENU SELECTIONS

Salads

- Classic Caesar Salad
- Crisp Romaine with Kalamata Olives, Shaved Parmesan, Croutons in a Creamy Caesar Dressing
- Romaine Wedge with Marinated Tomatoes, Kalamata Olives, Gorgonzola Crumbles and Red Onion with a Blue Cheese Dressing and Balsamic Glaze
- Romaine and Mixed Baby Greens with Mandarin Oranges, Strawberries, Goat Cheese and Pecans, Balsamic Vinaigrette
- Romaine and Mixed Baby Greens with Slivered Apples, Walnuts and Gorgonzola, Balsamic Vinaigrette
- Spinach Salad with Caramelized Red Onions, Bacon and Goat Cheese
- Fresh Mozzarella and Tomato Salad over Mixed Baby Greens, Roasted Red Peppers and Olives, Balsamic Dressing and Pesto
- Romaine Garden Salad with Carrots, Cucumbers, Tomatoes and Olives, Ranch or Balsamic Dressing
- Potato Salad
- Assorted Pasta Salads

Seafood Entrees

- Sautéed Cod Piccata
- Gorgonzola & Herb Crusted Salmon

Land Entrees

- Sautéed Chicken Breast Marsala, Piccata or Francese
- Sautéed Chicken Breast Saltimbocca (Spinach, Prosciutto & Fresh Mozzarella, Sage Demi-Glace)
- Sautéed Chicken Breast layered w/ Roasted Red Peppers, Prosciutto and Fresh Mozzarella, Demi Glace
- Garlic & Herb Crusted Boneless Pork Roast, Pan Jus
- Mojo Marinated and Braised Pork Shoulder
- Herb Crusted Lollipop Pork Chop, Wild Mushroom Demi Glace
- Herb Crusted Carved Beef Tenderloin with a Port Wine Reduction
- Seared Filet Mignon with a Peppercorn Brandy Sauce
- Slow Roasted Prime Rib of Beef with Horseradish Sauce and Au Jus (min 10 orders)
- Tuscan Braised Beef over Parmesan Polenta with Roasted Root Vegetables
- Red Wine Braised Boneless Beef Short Ribs
- Steakhouse-style Grilled & Carved N.Y. Flap Steak
- Rosemary Infused Lollipop Lamb Chops with a Gorgonzola Demi Glace
- Rosemary Crusted Grilled Veal Chop with a Raspberry Reduction

Pasta/Vegetarian

Choice of: Penne, Cavatappi, Ziti, Rotini, Orrechietti or Cheese Tortellini:

- Honey-Soy Glazed Salmon
- Pesto Laced Salmon with Balsamic Glaze
- Roasted Salmon with Lemon-Dill-Caper Sauce
- Sauteed Mahi Mahi Piccata or Francese
- Blackened Mahi Mahi, Remoulade Sauce
- Sautéed Black Grouper with Pinot Grigio Caper Sauce
- Sauteed Red Snapper Filet, Citrus Beurre Blanc
- Pan Seared Chilean Sea Bass, Lemon & Dill Cream
- Macadamia Nut Crusted Black Grouper, Mango Coulis
- Seared Day-Boat Scallops, Beurre Meuniere
- Sauteed Jumbo Shrimp Scampi
- Jumbo Lump Crab Stuffed Shrimp, Lemon Butter Sauce
- Maryland Jumbo Lump Crab Cakes, Remoulade Sauce
- Butter Poached Maine Lobster Tail

- Tomato and Fresh Basil Sauce, Shaved Parmesan
- Alfredo with Ham & Peas
- Pomodoro Cream Sauce w/ Fresh Basil
- Pesto Parmesan Cream Sauce
- Primavera (Zucchini, Asparagus and Artichokes)
- Fresh Spinach, Crimini Mushrooms, Mascarpone Cheese, Parmesan and Truffle Oil Drizzle
- Baked Pasta Alfredo

Stuffed Pasta:

- Ricotta, Mozzarella & Parmesan Lasagna
- Spinach & Cheese Lasagna
- Cheese Manicotti
- 3-Cheese Stuffed Shells

Roasted Vegetable Risotto Stuffed Jumbo Portobello

Vegetables & Side Dishes

- Asparagus Roasted with Olive Oil and Parmesan
- Prosciutto Wrapped Asparagus Bundles
- Sautéed Broccoli w/ Garlic & Parmesan
- Roasted Mixed Vegetable Medley
- French Beans with Butter and Almonds
- Zucchini and Summer Squash with Oregano and Lemon
- Brown Sugar and Butter Glazed Carrots
- Sautéed Sweet Peas with Pancetta and Onions

~~~~~

- Rice Pilaf

## Special Requests / Themed Menus

We couldn't possibly list all that we do so feel free to inquire!

### Special Dietary Needs

We offer Vegetarian, Vegan, Gluten-Free and Lactose-Free selections upon request.

### Ethnic & Cultural Cuisine

We also offer a wide variety of Global cuisine including Latin, Asian, European and South American.

- Basmati Rice with Diced Red Bell Pepper, Scallions and Pignoli Nuts (or plain)
- Oven Roasted Rosemary & Garlic Red Potatoes
- Garlic Whipped Potatoes
- Yukon Gold Whipped Potatoes
- Yukon Gold Whipped Potatoes with Fresh Herbs
- Whipped Potatoes with Truffle
- Redskin Smashed Potatoes with Garlic, Butter and Cream
- Orzo w/ Olive Oil, Parmesan and Basil
- Whipped Sweet Potatoes with Brown Sugar, Nutmeg and Cream
- Honey Glazed Oven Roasted Sweet Potato Wedges

### **Themed Events**

We love themed events and themed menus...Luaus, Cuban Pig Roasts, New Orleans Low Country Boils, New England Seafood Boils, Chinese New Year and Award Winning BBQ!!

Please inquire about your specific requests.

## SAMPLE DINNER MENUS

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Simple Yet Elegant Buffet

Simple Yet Elegant Buffet with Cocktail Reception



### Dinner Buffet

- Crisp Romaine with Kalamata Olives, Shaved Parmesan and Croutons with a Creamy Caesar Dressing
- Sauteed Chicken Breast Marsala, Piccata or Francese
- Yukon Gold Whipped Potatoes
- Oven Roasted Vegetable Medley
- Assorted Dinner Rolls and Butter
- Cheesecake with Fresh Berries
- Coffee Service

### Cocktail Reception

- Domestic Cheese Display with Strawberries, Grapes and Crackers
- Cocktail Meatballs with a Gorgonzola Demi Glace
- Fresh Tomato & Basil
- Stuffed Mushroom Crowns
- Coconut Curry Chicken Skewers

### Dinner Buffet

- Crisp Romaine with Kalamata Olives, Shaved Parmesan and Croutons with a Creamy Caesar Dressing
- Sauteed Chicken Breast Marsala, Piccata or Francese
- Yukon Gold Whipped Potatoes
- Fresh Green Beans with Garlic, Toasted Almonds and Butter
- Assorted Dinner Rolls and Butter
- Cheesecake with Fresh Berries
- Coffee Service

## Cocktail Reception and Enhanced Buffet w/Action Station



### Cocktail Reception

- Domestic Cheese Display with Strawberries, Grapes and Crackers
- Chicken Quesadilla Trumpets with Chive-Lime Crema
- Beef Bruschetta with Horseradish Cream, Caramelized Red Onion & Balsamic Jam, Thyme Sprig
- Mushroom Caps Florentine
- Crostini with Prosciutto, Whipped Goat Cheese and Fig Jam
- Cucumber Canape with Smoked Salmon Mousseline & Chives

### Dinner Buffet

- Mixed Baby Greens with Strawberries, Pecans and Goat Cheese with a Honey-Balsamic Vinaigrette
- Chef-Attended Carving Station: Garlic & Herb Crusted Top Round of Beef
- Sauteed Chicken Breast Marsala with Cremini Mushrooms

## Plated Dinner Service



### Dinner Service

#### 1st Course

Mixed Baby Greens with Heirloom Tomatoes and Crumbled Gorgonzola, Balsamic Vinaigrette

#### Entree

Your Guests' Choice of:

Sauteed Chicken Breast layered with Prosciutto, Roasted Red Peppers and Fresh Mozzarella, Roasted Garlic Demi Glace  
or

Pesto Laced Salmon Fillet with Balsamic Glaze

Accompanied with: Olive Oil and Parmesan Roasted Asparagus Spears and Rosemary Roasted Potatoes

Dinner Rolls

#### Dessert

Raspberry Creme Brulee

Coffee Service

- Sautéed Broccoli with Garlic, Lemon & Olive Oil
- Rosemary Roasted Red Bliss Potatoes
- Assorted Dinner Rolls & Butter
- Coffee Service
- Flourless Chocolate Cake with Mascarpone Whipped Cream and Fresh Berries

## Plated Dinner Service with Cocktail Reception



### Cocktail Reception

- Domestic Cheese Display with Strawberries, Grapes and Crackers
- Bruschetta with a Mixed Olive Tapenade
- Roasted Sweet Potato Rounds with Honey-Gorgonzola Mousse, Pecan and Truffle Oil Drizzle
- Bacon Wrapped Beef with Gorgonzola
- Miniature Toast with Blackened Shrimp and Guacamole Mousseline

## Dinner Action Stations



### Chef-Attended Carving Station

Choice of: Prime Rib, Beef Tenderloin, Pork Roast, Pork Tenderloin, Turkey Breast, Ham, NY Flap Steak

### Attended Mashed Potato Martini Bar

Yukon Gold Whipped Potatoes and Mashed Sweet Potatoes with an Assortment of Toppings including Cheddar Cheese, Scallions, Truffle Butter, Bacon, Brown Sugar, Marshmallows

**Dinner Service****1st Course**

Mixed Baby Greens with Heirloom Tomatoes and Crumbled Gorgonzola, Balsamic Vinaigrette

**Entree**

Your Guests' Choice of:

Sauteed Chicken Breast layered with Prosciutto, Roasted Red Peppers and Fresh Mozzarella, Roasted Garlic Demi Glace

or

Pesto Laced Salmon Fillet with Balsamic Glaze

Accompanied with: Olive Oil and Parmesan Roasted Asparagus Spears and Rosemary Roasted Potatoes

Dinner Rolls

**Dessert**

Raspberry Creme Brulee

Coffee Service

**Chef-Attended Grana Padano Cheese Wheel Pasta****Action Station**

Choice of:

Orecchiette with Fresh Spinach, Cremini Mushrooms and Truffle Oil

or

Fiocchi (Pear & Parmesan Purse) with Asparagus, Cream & Brandy

**Dim Sum Display**

Assorted Chinese Dumplings served over Flaming Woks in Bamboo Baskets with Sesame-Soy and Sweet Thai Chili Sauces for dipping

Please note...

\*The above represents sample menus.

We will craft a menu to meet your particular needs, taste, style and budget.

**(239) 887.0069**

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[HOME](#) [OUR SERVICES](#) [ABOUT](#) [CONTACT](#)



**G3 Catering**

(239) 887-0069

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12165 Metro Parkway, Fort Myers FL - 239.887-0069





## Property Data

STRAP: 36-45-24-00-00014.0000 Folio ID: 10219622

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

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### Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



JJDAZE HOLDING LLC  
6901 HENDRY CREEK DR  
FORT MYERS FL 33908

### Site Address

Site Address maintained by [E911 Program Addressing](#)

6901 HENDRY CREEK DR  
FORT MYERS FL 33908

### Property Description

Do not use for legal documents!



E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4

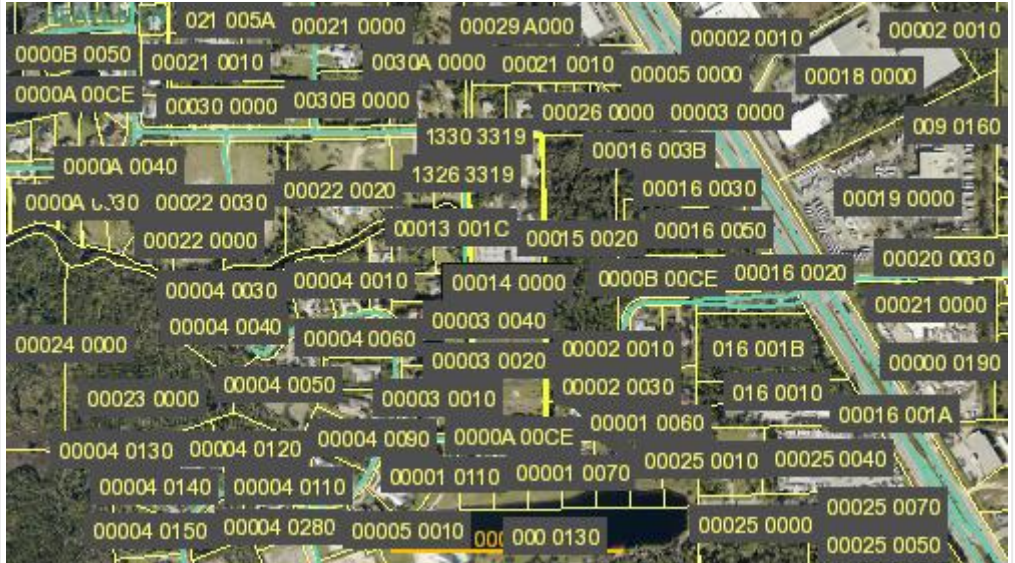
### Attributes and Location Details

|                               |       |
|-------------------------------|-------|
| Total Bedrooms / Bathrooms    | 0     |
| Gross Building Area           | 2,820 |
| 1st Year Building on Tax Roll | 1983  |
| Historic Designation          | No    |

| Township                      | Range    | Section   | Block | Lot |
|-------------------------------|----------|-----------|-------|-----|
| 45                            | 24E      | 36        |       |     |
| Municipality                  | Latitude | Longitude |       |     |
| Lee County Unincorporated - 0 | 26.51529 | -81.86928 |       |     |

[View Parcel on Google Maps](#)

### [\[ Tax Map Viewer \]](#) [\[ View Comparables \]](#)



### [\[ Pictometry Aerial Viewer \]](#)

### Image of Structure



◀ Photo Date February of 2025 ▶ ☐ View other photos

Last Inspection Date: 02/25/2025

## Property Values / Exemptions / TRIM Notices

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### Exemption

### Amount

Agricultural

1,056,264.00

| TRIM Notices                           | Tax Year           | Just      | Land  | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|----------------------------------------|--------------------|-----------|-------|-----------------|-----------------|------------|----------------|---------|
| <a href="#">2024 / Additional Info</a> | 2024 (Final Value) | 1,180,340 | 4,422 | 124,076         | 124,076         | 0          | 1,056,264      | 124,076 |
| <a href="#">2023 / Additional Info</a> | 2023 (Final Value) | 1,060,696 | 4,510 | 4,520           | 4,520           | 0          | 1,056,176      | 4,520   |
| <a href="#">2022 / Additional Info</a> | 2022 (Final Value) | 1,262,019 | 4,675 | 206,008         | 206,008         | 0          | 1,056,011      | 206,008 |
| <a href="#">2021 / Additional Info</a> | 2021 (Final Value) | 1,148,706 | 9,081 | 97,101          | 97,101          | 0          | 1,051,605      | 97,101  |
| <a href="#">2020 / Additional Info</a> | 2020 (Final Value) | 932,841   | 8,909 | 93,201          | 93,201          | 0          | 839,640        | 93,201  |

|                                        |                    |           |         |         |         |   |           |         |
|----------------------------------------|--------------------|-----------|---------|---------|---------|---|-----------|---------|
| <a href="#">2019 / Additional Info</a> | 2019 (Final Value) | 930,428   | 560,396 | 642,275 | 642,275 | 0 | 288,153   | 642,275 |
| <a href="#">2018 / Additional Info</a> | 2018 (Final Value) | 925,936   | 762,807 | 840,194 | 840,194 | 0 | 85,742    | 840,194 |
| <a href="#">2017 / Additional Info</a> | 2017 (Final Value) | 965,674   | 94,545  | 189,019 | 189,019 | 0 | 776,655   | 189,019 |
| <a href="#">2016</a>                   | 2016 (Final Value) | 964,219   | 96,768  | 189,787 | 189,047 | 0 | 774,432   | 189,047 |
| <a href="#">2015</a>                   | 2015 (Final Value) | 975,144   | 92,880  | 196,824 | 168,850 | 0 | 778,320   | 168,850 |
| <a href="#">2014</a>                   | 2014 (Final Value) | 540,304   | 49,329  | 154,033 | 154,033 | 0 | 386,271   | 154,033 |
| <a href="#">2013</a>                   | 2013 (Final Value) | 541,064   | 51,381  | 156,845 | 156,845 | 0 | 384,219   | 156,845 |
| <a href="#">2012</a>                   | 2012 (Final Value) | 541,824   | 55,233  | 161,457 | 161,457 | 0 | 380,367   | 161,457 |
| <a href="#">2011</a>                   | 2011 (Final Value) | 542,612   | 54,099  | 161,111 | 161,111 | 0 | 381,501   | 161,111 |
| <a href="#">2010</a>                   | 2010 (Final Value) | 560,367   | 54,207  | 178,974 | 177,345 | 0 | 381,393   | 177,345 |
|                                        | 2009 (Final Value) | 646,540   | 70,520  | 167,060 | 167,060 | 0 | 479,484   | 167,060 |
|                                        | 2008 (Final Value) | 1,403,690 | 149,380 | 241,900 | 241,900 | 0 | 1,161,792 | 241,900 |
|                                        | 2007 (Final Value) | 1,404,050 | 147,160 | 0       | 240,030 | 0 | 1,164,015 | 240,030 |
|                                        | 2006 (Final Value) | 1,241,120 | 20,290  | 0       | 78,920  | 0 | 1,162,200 | 78,920  |
|                                        | 2005 (Final Value) | 273,050   | 17,030  | 0       | 76,040  | 0 | 197,013   | 76,040  |
|                                        | 2004 (Final Value) | 272,810   | 16,440  | 0       | 75,210  | 0 | 197,603   | 75,210  |
|                                        | 2003 (Final Value) | 253,120   | 16,020  | 0       | 55,100  | 0 | 198,023   | 55,100  |
|                                        | 2002 (Final Value) | 238,990   | 14,760  | 0       | 61,800  | 0 | 177,188   | 61,800  |
|                                        | 2001 (Final Value) | 231,180   | 14,860  | 0       | 54,090  | 0 | 177,088   | 54,090  |
|                                        | 2000 (Final Value) | 229,770   | 10,790  | 0       | 48,610  | 0 | 181,158   | 48,610  |
|                                        | 1999 (Final Value) | 229,860   | 9,440   | 0       | 47,350  | 0 | 182,508   | 47,350  |
|                                        | 1998 (Final Value) | 229,950   | 9,370   | 0       | 47,370  | 0 | 182,578   | 47,370  |
|                                        | 1997 (Final Value) | 229,700   | 10,820  | 0       | 48,570  | 0 | 181,128   | 48,570  |
|                                        | 1996 (Final Value) | 229,780   | 11,930  | 0       | 49,760  | 0 | 0         | 49,760  |
|                                        | 1995 (Final Value) | 232,460   | 10,670  | 0       | 50,830  | 0 | 0         | 50,830  |
|                                        | 1994 (Final Value) | 232,780   | 11,130  | 0       | 51,470  | 0 | 0         | 51,470  |
|                                        | 1993 (Final Value) | 242,090   | 9,450   | 0       | 61,060  | 0 | 0         | 61,060  |
|                                        | 1992 (Final Value) | 242,440   | 8,030   | 0       | 59,990  | 0 | 0         | 59,990  |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

**Property Details (Current as of 3/27/2025)** 

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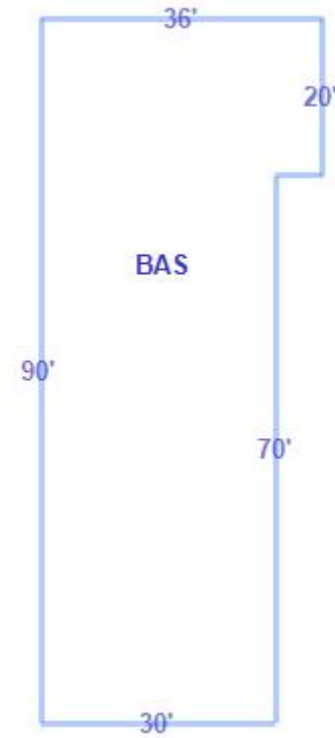
| Land                                    |                          |                    |                      |  |
|-----------------------------------------|--------------------------|--------------------|----------------------|--|
| Land Tracts                             |                          |                    |                      |  |
| Use Code                                | Use Code Description     | Number of Units    | Unit of Measure      |  |
| 5375                                    | Miscellaneous AG Land    | 9.74               | Acres                |  |
| Land Features                           |                          |                    |                      |  |
| Description                             |                          | Year Added         | Units                |  |
| FENCE - CHAIN LINK - 5 FOOT             |                          | 1987               | 700                  |  |
| PAVILION/COVERED PICNIC AREA            |                          | 2020               | 2,728                |  |
| Buildings                               |                          |                    |                      |  |
| Building 1 of 1                         |                          |                    |                      |  |
| Building Characteristics                |                          |                    |                      |  |
| Improvement Type                        | Model Type               | Stories            | Living Units         |  |
| 82 - Warehouse - Metal/Frame            | 6 - WAREHOUSE/INDUSTRIAL | 1.0                | 0                    |  |
| Bedrooms                                | Bathrooms                | Year Built         | Effective Year Built |  |
| 0                                       | 0.0                      | 1983               | 1983                 |  |
| Building Subareas                       |                          |                    |                      |  |
| Description                             |                          | Heated / Under Air | Area (Sq Ft)         |  |
| BAS - BASE                              |                          | Y                  | 2,820                |  |
| Building Features                       |                          |                    |                      |  |
| Description                             |                          | Year Added         | Units                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2018               | 2,816                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2018               | 2,816                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2018               | 2,816                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2018               | 2,816                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2018               | 2,816                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2018               | 2,816                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2018               | 2,816                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2018               | 2,816                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2018               | 4,275                |  |
| GREENHOUSE-SHADE CLOTH COVERING ONLY    |                          | 2018               | 4,275                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2020               | 6,000                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2020               | 6,000                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2020               | 6,000                |  |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ |                          | 2020               | 6,000                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2020               | 6,000                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2020               | 6,000                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2020               | 6,000                |  |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R |                          | 2020               | 6,000                |  |
| UTILITY - FINISHED                      |                          | 2020               | 1,536                |  |
| UTILITY - FINISHED                      |                          | 2020               | 684                  |  |

Building Front Photo



Photo Date: February of 2025

Building Footprint

**Property Details (2024 Tax Roll)**

Generated on 3/28/2025 1:40 PM

**Land****Land Tracts**

| Use Code | Use Code Description  | Number of Units | Unit of Measure |
|----------|-----------------------|-----------------|-----------------|
| 5375     | Miscellaneous AG Land | 9.74            | Acres           |

**Land Features**

| Description                  | Year Added | Units |
|------------------------------|------------|-------|
| FENCE - CHAIN LINK - 5 FOOT  | 1987       | 700   |
| PAVILION/COVERED PICNIC AREA | 2020       | 2,728 |

**Buildings****Building 1 of 1****Building Characteristics**

| Improvement Type             | Model Type               | Stories    | Living Units         |
|------------------------------|--------------------------|------------|----------------------|
| 82 - Warehouse - Metal/Frame | 6 - WAREHOUSE/INDUSTRIAL | 1.0        | 0                    |
| Bedrooms                     | Bathrooms                | Year Built | Effective Year Built |
| 0                            | 0.0                      | 1983       | 1983                 |

**Building Subareas**

| Description | Heated / Under Air | Area (Sq Ft) |
|-------------|--------------------|--------------|
| BAS - BASE  | Y                  | 2,820        |

**Building Features**

| Description                             | Year Added | Units |
|-----------------------------------------|------------|-------|
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2018       | 2,816 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2018       | 2,816 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2018       | 2,816 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2018       | 2,816 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2018       | 2,816 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2018       | 2,816 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2018       | 2,816 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2018       | 2,816 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2018       | 4,275 |
| GREENHOUSE-SHADE CLOTH COVERING ONLY    | 2018       | 4,275 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2020       | 6,000 |

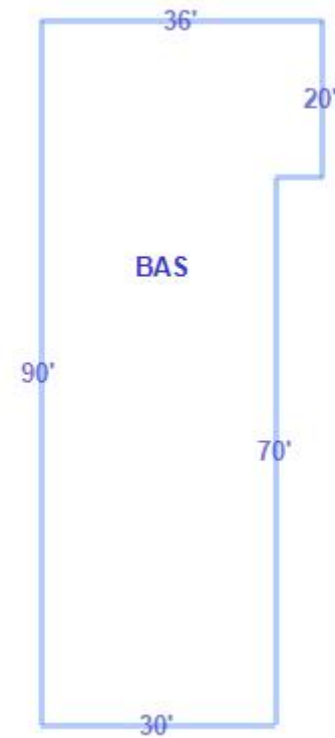
|                                         |      |       |
|-----------------------------------------|------|-------|
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2020 | 6,000 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2020 | 6,000 |
| GREENHOUSE-VINYL 6MIL COVERING ONLY-CL/ | 2020 | 6,000 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2020 | 6,000 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2020 | 6,000 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2020 | 6,000 |
| GREENHOUSE-FRAME ONLY BASIC POLE-FLAT R | 2020 | 6,000 |
| UTILITY - FINISHED                      | 2020 | 1,536 |
| UTILITY - FINISHED                      | 2020 | 684   |

Building Front Photo



Photo Date: February of 2025

Building Footprint



## Taxing Authorities

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### **SOUTH TRAIL FIRE / 047**

| Name / Code                              | Category             | Mailing Address                                                              |
|------------------------------------------|----------------------|------------------------------------------------------------------------------|
| LEE CO GENERAL REVENUE / 044             | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO ALL HAZARDS PROTECTION DIST / 101 | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO UNINCORPORATED MSTU / 020         | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052            | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO HYACINTH CONTROL DIST / 051       | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| LEE CO MOSQUITO CONTROL DIST / 053       | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| SOUTH TRAIL FIRE DISTRICT / 085          | Independent District | SOUTH TRAIL FIRE DISTRICT<br>5531 HALIFAX AVE<br>FORT MYERS FL 33912         |

|                                             |                      |                                                                                           |
|---------------------------------------------|----------------------|-------------------------------------------------------------------------------------------|
| WEST COAST INLAND NAVIGATION DIST / 098     | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012        | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013          | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363                   | Special District     |                                                                                           |
| SFWMD-DISTRICT-WIDE / 110                   | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084 | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### Sales / Transactions

Generated on 3/28/2025 1:40 PM

| Sale Price   | Date       | Clerk<br>File Number          | Type               | Notes                                                                                                                                             | Vacant/<br>Improved |
|--------------|------------|-------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1,000,000.00 | 10/07/2021 | <a href="#">2021000337532</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 0.00         | 08/15/2019 | <a href="#">2019000190564</a> | <a href="#">11</a> |                                                                                                                                                   |                     |
| 950,000.00   | 08/15/2019 | <a href="#">2019000190561</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 10.00        | 11/09/2017 | <a href="#">2017000237324</a> | <a href="#">11</a> |                                                                                                                                                   |                     |
| 10.00        | 04/30/2012 | <a href="#">2012000105505</a> | <a href="#">11</a> | There are 1 additional parcel(s) with this document (may have been split after the transaction date)...<br><a href="#">36-45-24-05-00029.A000</a> |                     |
| 10.00        | 04/30/2012 | <a href="#">2012000105504</a> | <a href="#">11</a> |                                                                                                                                                   |                     |
| 100.00       | 12/16/2005 | <a href="#">2006000032766</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 100.00       | 12/16/2005 | <a href="#">2006000032765</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 100.00       | 12/16/2005 | <a href="#">2006000032764</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 100.00       | 12/16/2005 | <a href="#">2006000032763</a> | <a href="#">01</a> |                                                                                                                                                   |                     |
| 100.00       | 11/04/2005 | <a href="#">2005000106410</a> | <a href="#">03</a> | There are 1 additional parcel(s) with this document (may have been split after the transaction date)...<br><a href="#">36-45-24-05-00029.A000</a> |                     |
| 100.00       | 12/01/1993 | <a href="#">2456/69</a>       | <a href="#">01</a> |                                                                                                                                                   |                     |
| 100.00       | 01/01/1984 | <a href="#">1707/4275</a>     | <a href="#">01</a> |                                                                                                                                                   |                     |

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

### Building / Construction Permit Data

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| Permit Number                 | Permit Type               | Date       |
|-------------------------------|---------------------------|------------|
| <a href="#">FIR2024-01666</a> | Commercial                | 09/30/2024 |
| <a href="#">FIR2024-00889</a> | Utilities                 | 08/22/2024 |
| <a href="#">FIR2024-01505</a> | Utilities                 | 07/31/2024 |
| <a href="#">MEC2024-04569</a> | Building Remodel / Repair | 07/24/2024 |
| <a href="#">COM2023-02220</a> | Building New Construction | 03/25/2024 |
| <a href="#">DEM2023-01505</a> | Demolition                | 03/17/2023 |

**IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.**

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

**Solid Waste (Garbage) Roll Data**

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| Solid Waste District   | Roll Type               | Category | Unit / Area         | Tax Amount |
|------------------------|-------------------------|----------|---------------------|------------|
| 002 - Service Area 2   | C - Commercial Category | C        | 2820                | 88.53      |
| <b>Collection Days</b> |                         |          |                     |            |
| <b>Garbage</b>         | <b>Recycling</b>        |          | <b>Horticulture</b> |            |
| Tuesday                | Tuesday                 |          | Tuesday             |            |

**Flood and Storm Information**

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| Community |         | Flood Insurance | Find my flood zone | Evacuation Zone |  |
|-----------|---------|-----------------|--------------------|-----------------|--|
| Panel     | Version | Date            |                    |                 |  |
| 071C      | 0438    | H               | 11/17/2022         | A               |  |

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