

EXHIBITS

CASE # DCI2024-00023

CASE NAME: JBRA CPD

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS?	YES	NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

Case #

DCI2024-00023

APPLICANT

STAFF

9.48 Hour

#1 Objection Letter

#1 Staff Report

#2 Updated MCP Option 1

#2 Affidavit of Publication

#3 Alternate MCP Option 2

#3 PowerPoint

#4 PowerPoint

#4 revised Dec. 1

#5 Enlarged MCPs (both options)

#5 48 Hour 2nd Day

#6 Resume

#6 _____

#7 Continued 48 hr

#7 _____

#8 _____

#8 _____

#9 _____

#9 _____

#10 _____

#10 _____

OTHER EXHIBITS

NAME

NUMBER

DESCRIPTION

Stan Stauden

1

PowerPoint

_____ # _____

_____ # _____

_____ # _____

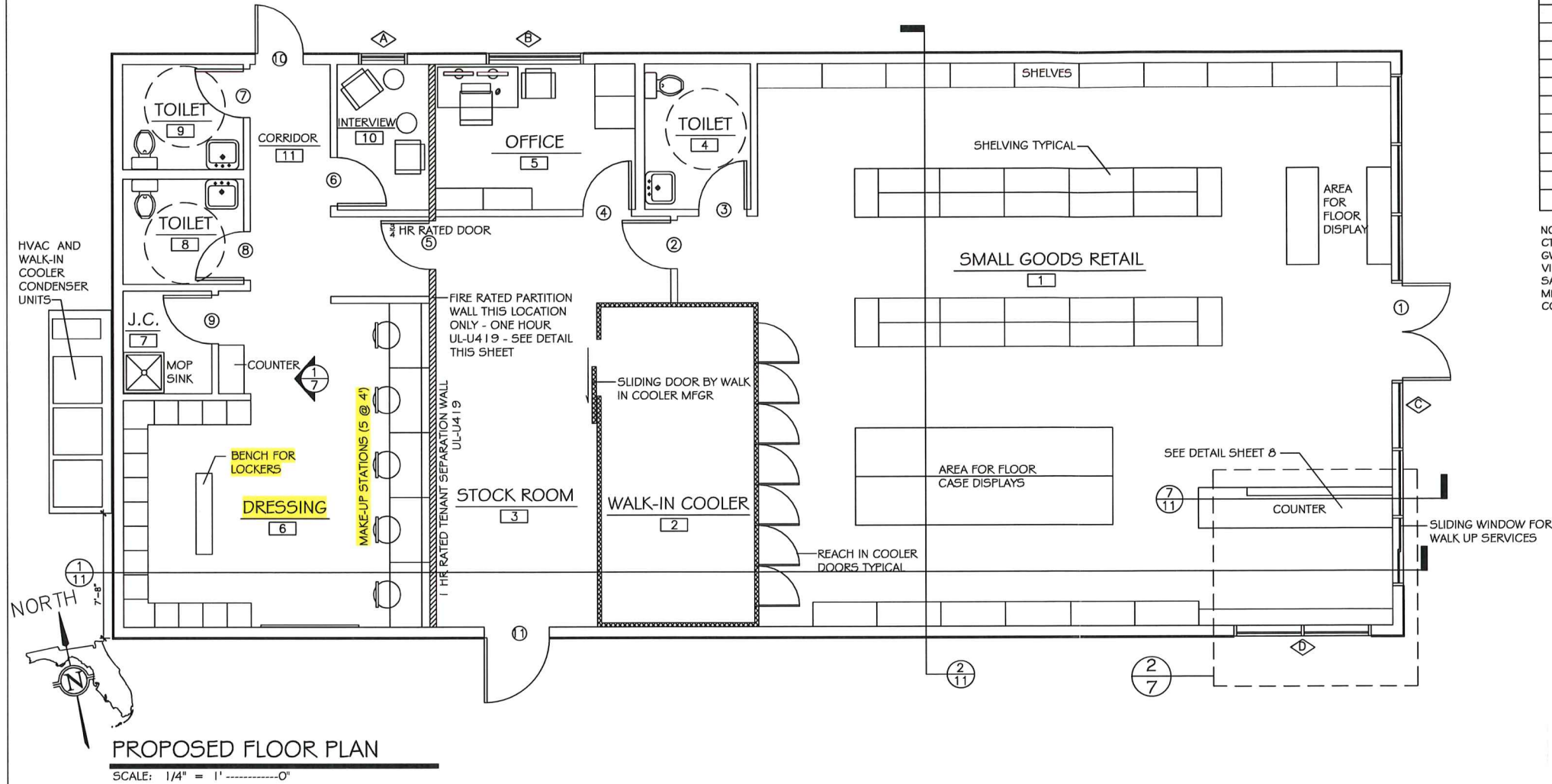
_____ # _____

_____ # _____

#	Strap	Address	Owner	Title MGR	Title MGR	Title President	Agent
Vixens	24-46-23-01-00006.0340	19240 San Carlos Blvd	JBRA Junior Land Holdings LLC	Ricardo L Arenas	John Blanke	John B Gallagher	John B Gallagher, PA
2	24-46-23-01-00006.0020	810 South St.	RAJB LLC	Ricardo L Arenas	John Blanke	John B Gallagher	John B Gallagher, PA
2	24-46-23-01-00006.0030	816 South St.	JBRA Junior Land Holdings LLC	Ricardo L Arenas	John Blanke	John B Gallagher	John B Gallagher, PA
1	24-46-23-01-00006.0360	19260 San Carlos Blvd.	JBRA Junior Land Holdings LLC	Ricardo L Arenas	John Blanke	John B Gallagher	John B Gallagher, PA

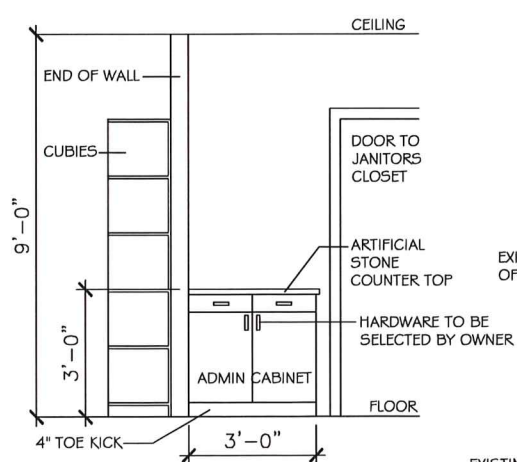




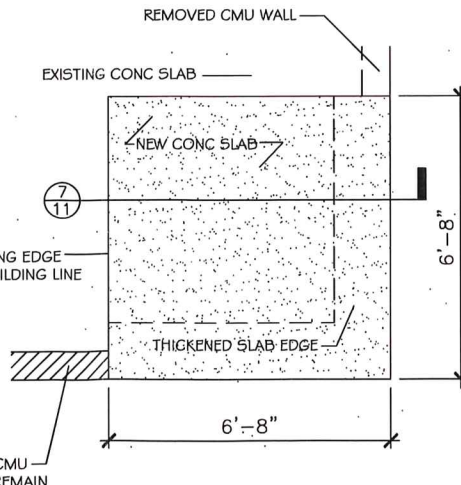


GENERAL NOTES

- THIS PROJECT INCLUDES A RETAIL STORE WITH SUPPORT SPACES INCLUDING TOILET, OFFICE AND STOCK ROOM. A PANELIZED WALK-IN COOLER UNIT INCLUDING FLOOR, WALLS, CEILING AND COOLER EQUIPMENT SHALL BE SUPPLIED INDEPENDENTLY BY A MANUFACTURER. THERE IS ALSO A SPACE LEASED TO AN ADJOINING BUSINESS FOR A DRESSING ROOM.
- OFFICE AND INTERVIEW ROOM FURNITURE TO BE SUPPLIED AND INSTALLED BY OWNER.
- WALK-IN COOLER TO BE PANELIZED AND ERECTED FROM MODULES AS SUPPLIED BY COOLER MANUFACTURER. COOLER TO INCLUDE PANELS FOR FLOOR, WALLS, AND CEILING. ANY RAMPS REQUIRED FOR DOOR TO BE INCLUDED IN MANUFACTURER'S PACKAGE. SUBMIT SHOP DRAWINGS OF PROPOSED COOLER TO DESIGN PROFESSIONALS FOR COORDINATION WITH OVERALL CONSTRUCTION.



1 CABINET ELEVATION
SCALE: 1/2" = 1'-----0"



2 OLD ENTRY SLAB DETAIL
SCALE: 1/2" = 1'-----0"

ROOM FINISH SCHEDULE						
ROOM NO.	USE	FLOOR	WALLS	BASE	CEILING	CLG HT.
1	CONV STOR	CONC	GWB	VIN	GWB	9'-0"
2	WI COOLER	MFGR	MFGR	NA	MFGR	8'-0"
3	STOCK RM	CONC	GWB	NA	GWB	9'-0"
4	TOILET	CONC	GWB	CT	GWB	9'-0"
5	OFFICE	CONC	GWB	VIN	GWB	9'-0"
6	DRESSING	CONC	GWB	VIN	GWB	9'-0"
7	JAN CLOS	CONC	GWB	NA	GWB	9'-0"
8	TOILET	CONC	CT	CT	GWB	9'-0"
9	TOILET	CONC	CT	CT	GWB	9'-0"
10	INTERVIEW	CONC	GWB	VIN	GWB	9'-0"
11	CORRIDOR	CONC	GWB	VIN	GWB	9'-0"

NOTES:
CT - CERAMIC TILE
GWB - GYPSUM WALLBOARD
VIN - VINYL WALL BASE
SAT - SUSPENDED ACOUSTICAL TILE
MFGR - BY MANUFACTURER
CONC - BY CONCRETE

WALK-IN COOLER NOTES

- WALK-IN COOLER IS 10' X 20' IN FOOTPRINT. HEIGHT TO BE 8'. ALL CAN BE MODIFIED BY OWNER FOLLOWING REVIEW OF SHOP DRAWINGS.
- 3.5' WIDE SLIDING DOOR AS SHOWN FOR ACCESS INTO COOLER.
- COOLER TO BE A DISPLAY COOLER WITH 7 GLAZED DOORS ON PUBLIC SIDE FOR ACCESS BY CUSTOMERS.
- LIGHTS BY COOLER MANUFACTURER TO INCLUDE CEILING LIGHTS AND LIGHTS BY ACCESS DOORS TO PROVIDE LIGHTS ON DISPLAY ITEMS.
- CONDENSER UNIT TO BE MOUNTED ON PLATFORM ON WEST SIDE OF BUILDING. WORK WITH HVAC SUBCONTRACTOR TO PROVIDE SIZE AND EXACT LOCATION OF COOLER CONDENSER UNIT.
- COOLER UNIT TO BE INSULATED PER MANUFACTURER'S RECOMMENDATIONS.

UL ONLINE CERTIFICATIONS DIRECTORY

BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submittal and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field built walls, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specific information concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

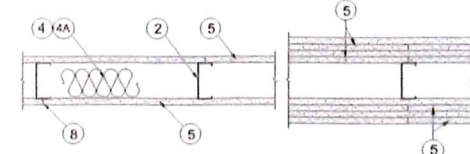
Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. U419

February 18, 2010

Nonbearing Wall Ratings - 1, 2, 3 or 4 hr (See Items 4 & 5)



1. Floor and Ceiling Runners - (Not shown) - For use with Item 2 - Channel shaped, fabricated from min 25 HSG corrosion-protected steel, min depth to accommodate stud also, with min 3-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members - Floor and Ceiling Runners - (Not shown - In lieu of Item 1) - For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective thickness is 0.034 in.

CLARKWESTERN BUILDING SYSTEMS INC - UL-STEEL®

DIETRICH INDUSTRIES INC - UL-STEEL®

1B. Framing Members - Floor and Ceiling Runners - (Not shown - In lieu of Item 1) - For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective thickness is 0.034 in.

SEAL

VIXEN'S SMALL GOODS RETAIL STORE
19260 SAN CARLOS BLVD
FORT MYERS BEACH, FLORIDA 33931

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REVISIONS

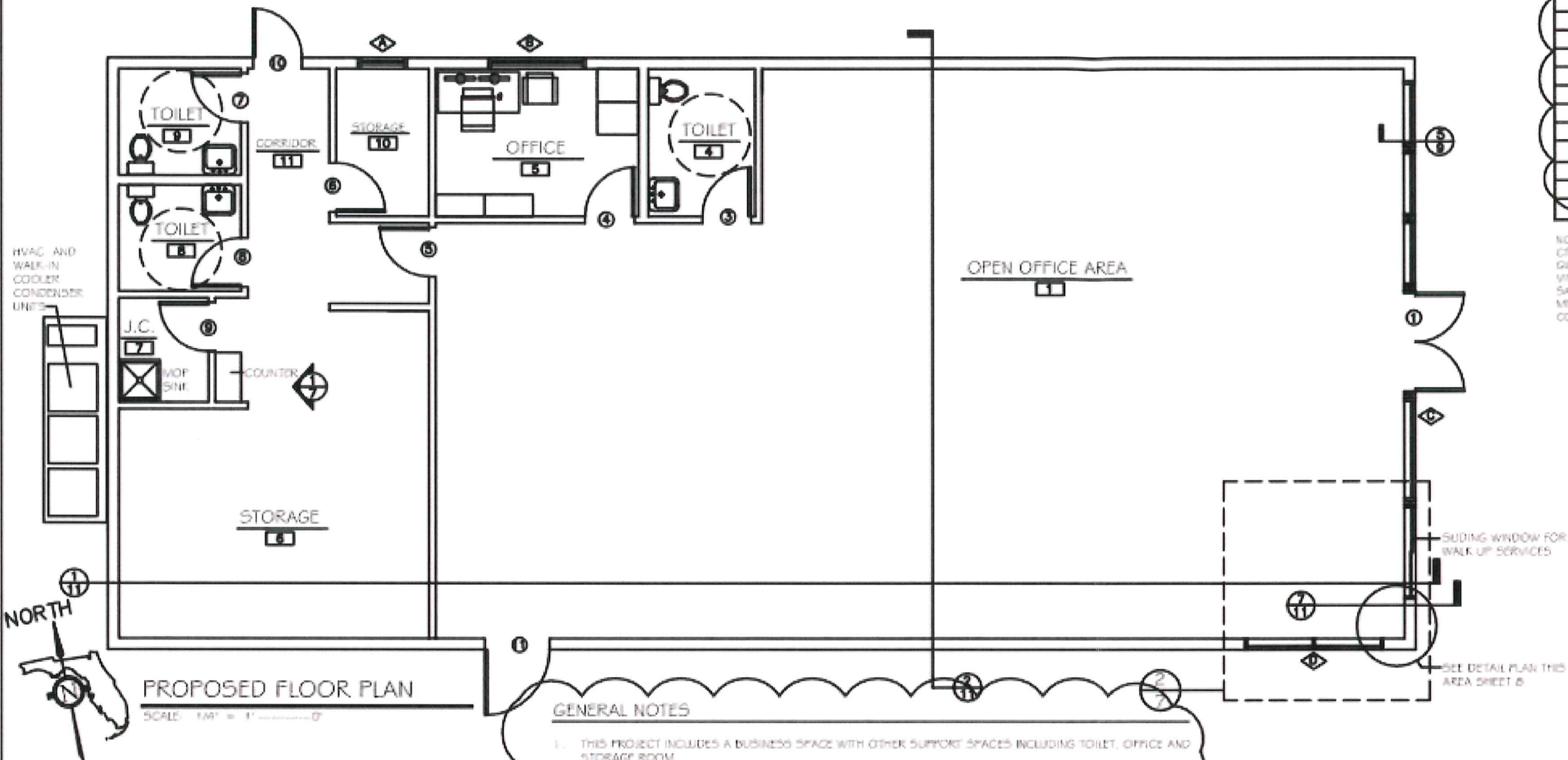
MK	DATE	DESCRIPTION
A	4-25-24	REVIEW SET
O	5-1-24	IFP SET

JOB NO: A23-5733
DATE: 2-7-24
DRAWN BY: KJW
CHKD BY:

PROPOSED PLAN

SHEET NUMBER

7

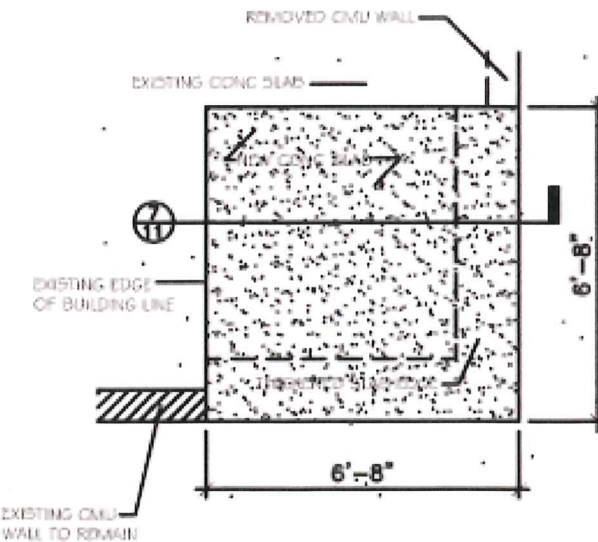


ROOM FINISH SCHEDULE									
ROOM NO.	USE	FLOOR	WALLS	BASE	Ceilings	W.C. MT.	W.C. MT.	W.C. MT.	W.C. MT.
1	OPEN OFFICE	CONC	GWB	VIN	GWB	9'-0"			
2	NOT USED								
3	NOT USED								
4	TOILET	CONC	GWB	CT	GWB	9'-0"			
5	OFFICE	CONC	GWB	VIN	GWB	9'-0"			
6	STORAGE	CONC	GWB	VIN	GWB	9'-0"			
7	JAN CLOS	CONC	GWB	NA	GWB	9'-0"			
8	TOILET	CONC	CT	CT	GWB	9'-0"			
9	TOILET	CONC	CT	CT	GWB	9'-0"			
10	STORAGE	CONC	GWB	VIN	GWB	9'-0"			
11	CORRIDOR	CONC	GWB	VIN	GWB	9'-0"			

NOTES:
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 GWB - GYPSUM WALLBOARD
 VIN - VINYL WALL BASE
 SAT - SUSPENDED ACOUSTICAL TILE
 MFG. - BY MANUFACTURER
 CONC - CONCRETE

GENERAL NOTES

1. THIS PROJECT INCLUDES A BUSINESS SPACE WITH OTHER SUPPORT SPACES INCLUDING TOILET, OFFICE AND STORAGE ROOM.
2. OFFICE FURNITURE TO BE SUPPLIED AND INSTALLED BY OWNER.



SCALE

JBRA LLC OFFICE BUILDING
 19260 SAN CARLOS BLVD
 FORT MYERS BEACH, FLORIDA 33931

ASHMORE DESIGN, LLC, hereby certifies that the design of the project was prepared by the firm and that the design is in accordance with the Florida Building Code, 2018 Edition, and the Florida Mechanical Code, 2018 Edition. The design is based on the information provided by the owner and the architect/engineer. The design is not intended to be used for any other purpose without the written consent of the firm.

REVISIONS

REV	DATE	DESCRIPTION
1	01-12-24	ISSUED FOR PERMIT
2	01-12-24	OWNER COMMENTS
3	01-12-24	REVISED DRAWINGS

JOB NO: A23-5733
 DATE: 2-7-24
 DRAWN BY: KJW
 CHECK BY:

PROPOSED PLAN

SHEET NUMBER

Perez, Maria

From: Patty Kulak <pkulak@rviplanning.com>
Sent: Monday, April 21, 2025 9:09 PM
To: Perez, Maria; Gal2701@aol.com; tbt@trtrans.net; bruce@strayhornlaw.com; megan@strayhornlaw.com; steph@greensite-eng.com; Mendez, Adam; Alexis Crespo
Cc: Sweigert, Rebecca; Toussaint, Tracy; Workman, Elizabeth; Ennis, Audra; DeFilippo, Nicholas; Henderson, Abby; Werst, Lee; Hickey, Lindsay; Baucom, Warren; Rozdolski, Mikki; Rodriguez, Anthony; Gillogly, Phil; Evans, Marcus; Rodriguez, Jennifer
Subject: RE: CASE #: DCI2024-00023 CASE NAME: JBRA CPD
Attachments: 48-Hour Letter DCI2024-00023.pdf; 48hr - Deviations and Justifications.pdf; 223912Z20 (Alt MCP)_20250421.pdf; 223912Z20 (Primary MCP)_20250421.pdf; Letters of No Objection - Combined.pdf

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Good evening,

Please see attached 48hr letter with accompanied revised deviation narrative, updated MCPs, and Letters of No Objection received from surrounding neighbors to be included in the record.

We will have a presentation for the hearing and will provide a copy for the record.

Thank you,

Patty Kulak

Project Manager

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135
609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main
www.rviplanning.com

From: Perez, Maria <MPerez@leegov.com>

Sent: Monday, April 21, 2025 11:38 AM

To: Gal2701@aol.com; Patty Kulak <pkulak@rviplanning.com>; tbt@trtrans.net; bruce@strayhornlaw.com; megan@strayhornlaw.com; steph@greensite-eng.com; Mendez, Adam <AMendez@leegov.com>

Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Hickey, Lindsay <LHickey@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>

Subject: CASE #: DCI2024-00023 CASE NAME: JBRA CPD

Good afternoon. Ms. Donna Marie Collins will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard April 24, 2025.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will be present. Thank you.

We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

***MARIA D. PEREZ
EXECUTIVE ASSISTANT
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100***

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.



April 21, 2025

Ms. Donna Marie Collins, Hearing Examiner
The Office of the Lee County Hearing Examiner
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

RE: JBRA CPD (DCI2024-00023)
48-Hour Letter – Hearing Examiner Hearing Date: April 24, 2025

Dear Madame Hearing Examiner:

On behalf of the Applicant for DCI2024-00023, I am pleased to submit the information required in the 48-Hour Notice and Exhibit List. In addition, enclosed is a list of applicant witnesses who we expect to be present and/or testify.

After reading the Staff Report and reviewing the requested changes, the applicant is in agreement with staff and has made the following changes:

- **Deviation Marker #2 Removed (Alternate MCP):**
The Deviation #2 marker and associated connection separation dimension along South Street have been eliminated per the staff recommendation on page 6 of the report.
- **Deviation Marker #4 Removed & Deviations Renumbered:**
Deviation #4 was withdrawn per staff's recommendation on page 7. Accordingly, it has been removed from both MCPs, and the deviations formerly numbered 5 through 10 have been renumbered as 4 through 9. Additionally, the north buffer on the Breeze parcel has been updated to a standard 5-foot Type A buffer, inclusive of the allowable overlap into the 2-foot Public Utility Easement (PUE).
- **Deviation #10 (Now Deviation #9) Reflected with Clarified Wall Note:**
Deviation #10, now shown as Deviation #9, has been clearly labeled on both MCPs. The wall note has been updated to specify an "8' high opaque wall," and an additional note has been included allowing the 8-foot height to be satisfied by a berm/wall combination to preserve design flexibility during development order (DO) permitting.
- **Buffer Consistency:**
All buffer widths and types shown on the MCPs have been verified for consistency with the approved conditions. Buffer overlap with the 2-foot PUE has been applied where permitted.

The following table summarizes the updated buffer widths:

	Breeze Parcel	810 South (Primary MCP)	810 South (Alternate MCP)	816 South
North	5' Type A	5' Type A	5' Type A (via Deviation #8)	5' Type A
East	0' (via Deviation #6)	5' Type A	5' Type A	5' Type A

South	0' (via Deviation #6)	0' (not required)	0' (not required)	5' Type A
West	0' (not required)	15' Type C with wall (via Deviation #9)	15' Type D	15' Type C with wall (via Deviation #9)

- **Rear Setback Updated to 15 Feet:**

The MCPs have been updated to reflect a 15-foot rear setback for all South Street parcels, consistent with the table of Development Regulations submitted in our January 3, 2025, response package. This includes the duplex shown as "Existing Only" on the Alternate MCP unless staff advises otherwise. The Breeze parcel continues to reflect a 15-foot rear setback as originally proposed.

Thank you for your consideration of the above information. We look forward to presenting the case at the hearing.

Sincerely,

RVi Planning + Landscape Architecture



Patty Kulak
Project Manager

CC: Alexis Crespo, AICP, RVi Planning + Landscape Architecture, *via email*
Stephanie Caldwell, P.E., LEED AP, Greensite Engineering, *via email*
Megan Strayhorn, Strayhorn, Persons-Mulicka & Fisher, *via email*
Yury Bykau, TR Transportation, *via email*
Adam Mendez, Lee County Principal Planner, *via email*
Robert Price, Lee County Department of Transportation Director, *via email*
Jillian Scholler, Lee County Department of Transportation Deputy Director, *via email*
Nic Defilippo, Lee County Senior Environmental Planner, Planning, *via email*

JBRA CPD
DCI2024-00023

Exhibit List

- Witness List
- Revised MCP
- Revised Deviation and Justification narrative

**JBRA CPD
DCI2024-00023**

Witness List

Alexis Crespo, AICP – RVi Planning & Landscape Architecture, Inc., 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, acrespo@rviplanning.com

Patty Kulak – RVi Planning & Landscape Architecture, Inc., 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, pkulak@rviplanning.com

Stephanie Caldwell, P.E., LEED AP – Greensite Engineering, LLC, 13300-56 South Cleveland Avenue, #611 Fort Myers, FL 33907, steph@greensite-eng.com

Megan Strayhorn, Strayhorn, Persons-Mulicka & Fisher, 2125 First Street Suite 201 Fort Myers, FL 33901, megan@strayhornlaw.com

Yury Bykau – TR Transportation Consultants, 2726 Oak Ridge Ct., Suite 503, Fort Myers, FL 33901, yury@trtrans.net



Schedule of Deviations and Justifications

REVISED APRIL 2025

1. Deviate from LDC §34-1263(e) requiring a separation of 500 feet from a package store to any existing dwelling unit; to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park; and 291 feet from the single-family home at 810 San Carlos Drive.

JUSTIFICATION: This site is situated on a main arterial road to the beach with accessibility primarily via San Carlos Blvd. with a secondary entrance from Main Street. The package store is designed with its front door and customer access oriented towards San Carlos Blvd, not towards the residential area on San Carlos Drive, preventing direct traffic from impacting neighbors on South Street. Additionally, the Sunnyland Mobile Home Park is a high-density area separated from the package store by an arterial road that is 60 feet wide. It is also important to note that the mobile home park has been adjacent to an adult entertainment venue with a liquor license for decades, indicating a longstanding acceptance for similar establishments in the vicinity. The mobile home park as well as the single-family homes to the west have co-existed with the intensive commercial uses along San Carlos Blvd. for decades, including uses with alcohol sales for consumption on and off-site premise. The proposed CPD is compatible with the historical development pattern and associated uses and is oriented to mitigate impacts to the neighborhood.

2. Deviate from LDC §10-285(a) requiring driveway connection separation of 60 feet for local roads with speed limits under 45 mph; to allow a minimum separation of 45 feet along South Street on the primary MCP and a minimum of 49 feet along Main Street as shown on the Master Concept Plan.

JUSTIFICATION: As discussed during the August 12, 2024 meeting with DOT, the 40-foot separation along Main Street has been shown to function effectively without causing traffic issues or safety concerns. Reconfiguring the driveways to meet the 60-foot requirement would require significant alterations, including potential demolition and site redesign, which are impractical given the stable condition of the existing infrastructure. The proposed configuration maintains public safety, meets community needs, supports local business accessibility, and contributes positively to the area's redevelopment efforts, while ensuring efficient traffic flow and access.

3. Deviate from LDC §10-416(b) requiring perimeter plantings surrounding a commercial building; to omit building permit plantings.

JUSTIFICATION: The lack of perimeter plantings surrounding the commercial building lies in the unique positioning of the existing building on the subject property.

Implementing the required plantings would significantly reduce functional space and hinder operational efficiency. Furthermore, the current layout optimizes customer access and parking, crucial for commercial success. Alternative landscaping solutions, such as potted plants and vertical gardens, can be considered to enhance aesthetics without compromising the practicality of the building's location and design.

4. Deviate from LDC §34-2016(3) which requires a one-way parking aisle for parking spaced angled at 45 degrees and must be a minimum of 12 feet in width; to allow be a minimum of 8.5 feet in width.

JUSTIFICATION: The reduction of one-way parking aisle width to 8.5 feet, where 12 feet is required, is based on the need to maximize parking availability and maintain site functionality within existing constraints. The current configuration has proven effective in managing traffic flow and parking without safety issues. Reducing the aisle width allows for more parking spaces, which is crucial for meeting the community's high demand. Additionally, the design ensures that vehicles can still maneuver safely within the lot, prioritizing both efficiency and user convenience while avoiding significant structural alterations to the site. The design also supports interconnectivity with the property to the north, as directed by LCDOT staff.

5. Deviate from LDC §34-2015(2)d which requires parking lot spaces must be provided with sufficient maneuvering room; to allow an exiting vehicle to leave the parking lot in a forward motion for refuse pick up only.

JUSTIFICATION: An exhibit included with the resubmittal package demonstrates that reverse movement from the angled spaces allows a standard passenger vehicle to exit the property safely within the proposed pavement limits. Despite the reverse maneuvering, the design maintains safety, operational efficiency, and unobstructed traffic flow within the site.

6. Deviate from LDC §10-416(d) requiring a 15-foot Type D buffer from commercial properties and rights-of-way, to allow no buffer along the east and south boundaries on 19260 San Carlos Blvd.

JUSTIFICATION: The site has an existing 40-foot utility easement along San Carlos Boulevard which was discussed with Lee County Staff during the initial pre-application meeting. During that discussion, Staff was in support of no buffer along the east and south boundaries due to the underground apparatus and due to existing conditions.

7. Deviate from LDC 10-285(b) requiring access roads intersecting another road that also intersects the parallel arterial or collector must have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector; to allow a separation of 53 feet from the edge of pavement.

JUSTIFICATION: Per the request of DOT during a meeting on August 12, 2024, the eastern driveway connection for 19260 San Carlos Boulevard has been narrowed to a

standard width to maximize the separation from San Carlos Boulevard. Deviation #8 has been added to request a reduced connection separation, as the LDC minimum separation of 100 feet cannot be achieved.

8. Deviate from LDC §10-416(d) requiring a 15-foot Type C buffer between the existing duplex abutting commercial properties; to allow a 5-foot Type A buffer along the north boundary of 810 South Street.

JUSTIFICATION: The proposed reduction in the buffer requirement is grounded in the long-term development plan for the property and the fact that the duplex is within the CPD and not an externally impacted use. The existing duplex is intended to transition to a commercial parking lot in the future, at which time the site will conform to LDC requirements. The current buffer reduction is appropriate for an internal site condition and will have no adverse impact on surrounding properties, as it is internal to the planned development. The reduced buffer reflects the temporary nature of the duplex use, aligning with the project's phased development and the ultimate commercial intent of the site.

9. Deviate from LDC §10-416(d)(6) requiring a solid wall not less than 8 feet in height constructed not less than 25 feet from the abutting property; to allow the wall to be setback 15 feet from the property line. along the west boundary along 810 and 816 South Street.

JUSTIFICATION: The requested deviation balances the need for efficient land use with the intent to provide sufficient buffering between the proposed commercial parking lot and the adjacent single-family lots. The 15-foot Type C buffer includes landscaping and an 8-foot-high opaque wall, which may be satisfied through a combination of berm and wall, to effectively mitigate visual and noise impacts on neighboring properties. The proposed buffer design and wall placement ensure compatibility with adjacent residential uses while maintaining functional site design and consistency with the overall intent of the LDC.

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
DCI2024-00023

Dear Mr. Mendez:

I am aware of the JBRA Commercial Planned Development (DCI2024-00023) request to rezone the 0.6 acres property at 810 South Steet, 816 South Street and 19260 San Carlos Blvd. We understand the rezoning will allow for a 2,840 SF package store and commercial parking. We have no objections to this request.

Sincerely,

NAME

Keegan Van Reenen



ADDRESS

19170 San Carlos blvd.

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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Sincerely, *Darrell W. Frisby*

NAME *DARRELL FRISBY*
ADDRESS *975 SAN CARLOS CT*

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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Sincerely,

NAME Nadia Potts 
ADDRESS
19170 San Carlos Blvd

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
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Sincerely,

NAME *Chris Cummings*
ADDRESS *19050 SW Carlo Blvd*

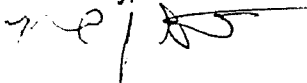
Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
DCI2024-00023

Dear Mr. Mendez:

I am aware of the JBRA Commercial Planned Development (DCI2024-00023) request to rezone the 0.6 acres property at 810 South Steet, 816 South Street and 19260 San Carlos Blvd. We understand the rezoning will allow for a 2,840 SF package store and commercial parking. We have no objections to this request.

Sincerely,



NAME MICHAEL STACKER / ¹⁸⁷⁵⁰SUNSET LANDING LTD.

ADDRESS

18900- 18750 SAN CARLOS BLVD FT MYERS BEACH FL 33931

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901



RE: JBRA CPD
DCI2024-00023

Dear Mr. Mendez:

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Sincerely,

NAME Ori Kantar - owner KAS
ADDRESS 19050 San Carlos Blvd

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
DCI2024-00023

Dear Mr. Mendez:

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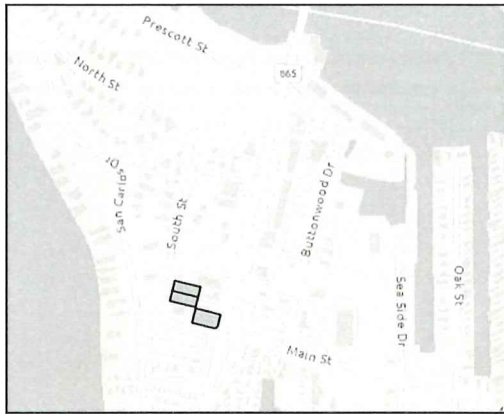
Sincerely,

NAME: *Ronald Yanez (Ronald Yanez)*

ADDRESS

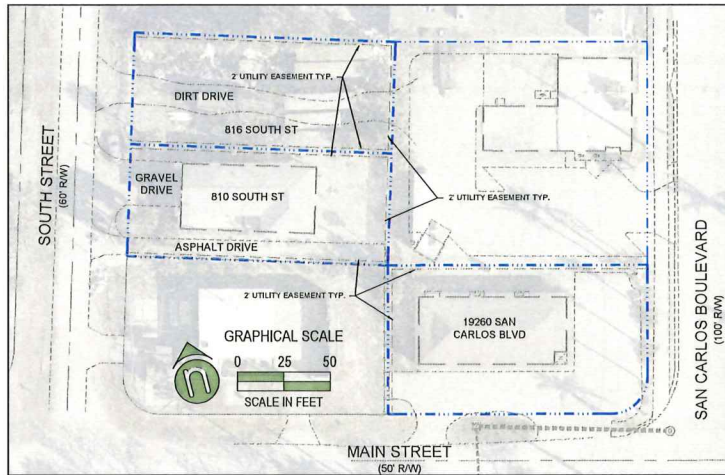
*1167 Estero Blvd
H. Myles Fl 33931*

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19260 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%)	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3590.0 SF	2520.9 SF

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
- STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

greensite
engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

BREEZE BUILDING RENOVATION

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT
JBRA JUNIOR LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

FILE NAME:
223912220.DWG

FILE PATH:
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DRAWN BY: SKC CHECKED BY: SKC

PLOT DATE:
MONDAY 4/21/2025 10:06 AM
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PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
APR 2025

DRAWING TITLE

MASTER CONCEPT PLAN

GEI PROJECT NUMBER

223912

SHEET NUMBER

1

RECEIVED

APR 22 2025

BY: HEARING EXAMINER'S OFFICE

SAN CARLOS BOULEVARD
(100' R/W)

LEGEND

PROPERTY LINE	---
PARKING COUNT	#
SURFACE WATER MGMT AREA	[Blue Hatched]
ASPHALT PAVEMENT	[Grey]
ASPHALT OVERLAY	[Dark Grey]
PROPOSED BUFFER AREA	[Green Hatched]
OTHER GREEN SPACE	[Light Green]
DEVIATION REQUEST	#

OPAQUE WALL REQUIREMENT MAY BE SATISFIED WITH WALL/BERM COMBINATION WITH OVERALL 8-FOOT HEIGHT

ZONING = CPD
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL

ZONING = N/A
FLU = SUBURBAN
CURRENT USE = RIGHT-OF-WAY

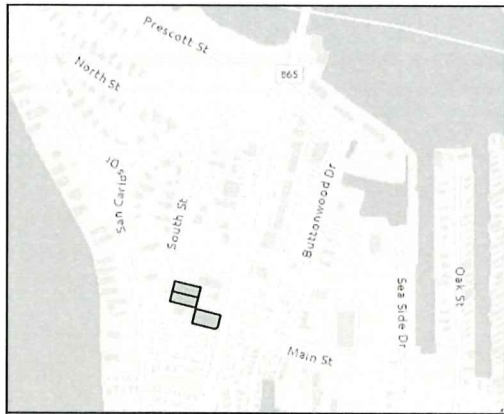
ZONING = C-1
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL

ZONING = TFC-2
FLU = PUBLIC FACILITIES
CURRENT USE = TREATMENT PLANT

* NOTE: PER SAN CARLOS-ON-THE-GULF PLAT (PLAT BOOK 6 PAGE 6), A 4-FOOT EASEMENT IS RESERVED FOR PUBLIC UTILITIES ALONG EACH SIDE AND REAR PROPERTY LINE. EASEMENT STRADDLES PROPERTY LINES SO 2 FEET OF EASEMENT SITS ON EACH ADJACENT PARCEL.

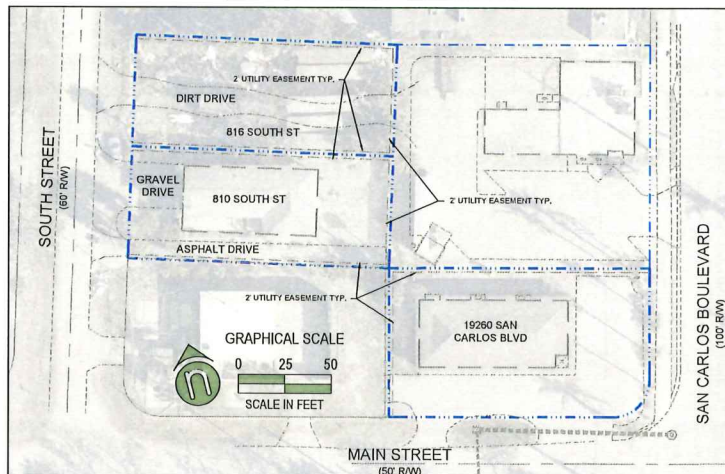
NOTE: DELIVERIES WILL UTILIZE STANDARD PARKING SPACES

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19260 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%):	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3400.2 SF	2520.9 SF

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
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COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	5378	19.3%
PAVEMENT	6921	24.8%	11782	42.2%
SIDEWALKS	598	2.1%	611	2.2%
DETENTION AREAS	0	0.0%	889	3.2%
PERVIOUS AREAS	15017	53.8%	9254	33.2%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS			
PARKING REQUIRED [LDC 34-2020]:			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL	2840 SF	1 SP/250 SF	11.4 SPACES
(PACKAGE STORE)		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACES

greensite
engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME

BREEZE BUILDING
RENOVATION

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT

JBRA JUNIOR
LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

FILE NAME:
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PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
APR 2025

DRAWING TITLE

MASTER
CONCEPT PLAN
(ALTERNATE)

GEI PROJECT NUMBER

223912

SHEET NUMBER

2

RECEIVED

APR 22 2025

BY: HEARING EXAMINER'S OFFICE

SAN CARLOS
BOULEVARD
(100' R/W)

LEGEND

PROPERTY LINE	---
PARKING COUNT	#
SURFACE WATER MGMT AREA	[Pattern]
ASPHALT PAVEMENT	[Pattern]
ASPHALT OVERLAY	[Pattern]
PROPOSED BUFFER AREA	[Pattern]
OTHER GREEN SPACE	[Pattern]
DEVIATION REQUEST	#

OPAQUE WALL REQUIREMENT MAY BE SATISFIED WITH
WALL/BERM COMBINATION WITH OVERALL 8-FOOT HEIGHT

ZONING = CPD
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL

ZONING = N/A
FLU = SUBURBAN
CURRENT USE = RIGHT-OF-WAY

ZONING = C-1
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL

ZONING = TFC-2
FLU = PUBLIC FACILITIES
CURRENT USE = TREATMENT PLANT

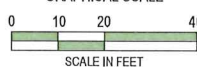
ZONING = N/A
FLU = URBAN COMMUNITY
CURRENT USE = RIGHT-OF-WAY

ZONING = MH-2
FLU = URBAN COMMUNITY
CURRENT USE = MOBILE HOME PARK

* NOTE: PER SAN CARLOS-ON-THE-GULF PLAT (PLAT BOOK 6 PAGE 6), A 4-FOOT EASEMENT IS
RESERVED FOR PUBLIC UTILITIES ALONG EACH SIDE AND REAR PROPERTY LINE. EASEMENT
STRADDLES PROPERTY LINES SO 2 FEET OF EASEMENT SITS ON EACH ADJACENT PARCEL.

NOTE: DELIVERIES WILL UTILIZE
STANDARD PARKING SPACES

GRAPHICAL SCALE



SCALE IN FEET

MAIN STREET
(50' R/W)

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
DCI2024-00023

Dear Mr. Mendez:

I am aware of the JBRA Commercial Planned Development (DCI2024-00023) request to rezone the 0.6 acres property at 810 South Steet, 816 South Street and 19260 San Carlos Blvd. We understand the rezoning will allow for a 2,840 SF package store and commercial parking. We have no objections to this request.

Sincerely,

NAME *Keegan Van Reenen*



ADDRESS

19170 San Carlos blvd.

APPLICANT'S EXHIBIT # *1*
Composite Exhibit
Letter of no objection

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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Sincerely, *Darrell W. Frisby*

NAME *DARRELL FRISBY*

ADDRESS *975 SAN CARLOS CT*

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

RE: JBRA CPD
DCI2024-00023

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Sincerely,

NAME Nadia Potts 
ADDRESS 19170 San Carlos Blvd

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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Sincerely,

NAME *Chris Cummings*
ADDRESS *19080 SW Carlo Blvd*

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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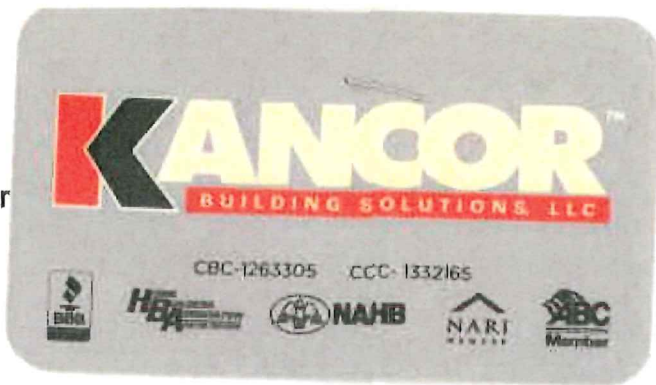


NAME MICHAEL STAREK / 18750 SUNSET LANDING LTD.

ADDRESS

18900- 18750 SAN CARLOS BLVD FT MYERS BEACH FL 33931

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901



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Sincerely,

NAME Ori Kantor - owner KAS
ADDRESS 19050 San Carlo Blvd

Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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Sincerely,

NAME *Ronald Yanez (Ronald Yanez)*

ADDRESS

*1167 Estero Blvd
St. Myers Fl 33931*

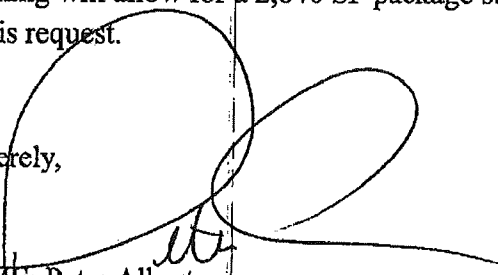
Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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Sincerely,



NAME: Peter Albert

ADDRESS: 19170 San Carlos Blvd, Fort Myers Beach, Florida 33931

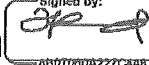
Mr. Adam Mendez, Principal Planner
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Lee County, FL 33901

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DCI2024-00023

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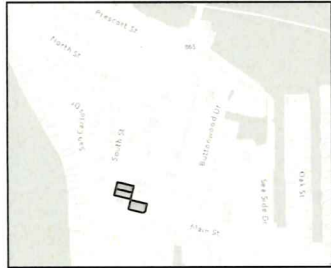
Sincerely,

Mahendra Persaud  Date: 4/16/2025
Signed by: ab07000A227C148...

385 Seminole Way

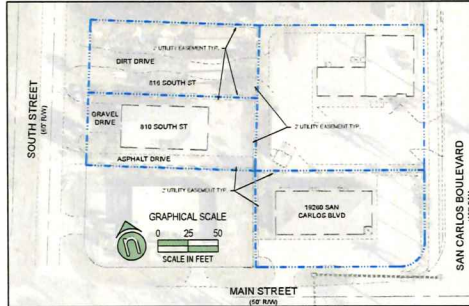
Fort Myers Beach FL 33931

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0040
SITE ADDRESS	816 SOUTH STREET FORT MYERS BEACH, FL 33931	818 SOUTH STREET FORT MYERS BEACH, FL 33931	1926 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE	24/46/23	24/46/23	24/46/23
ZONING	TFC-2	TFC-2	C-1
FUTURE LAND USE	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%)	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED	3517.2 SF	3590.0 SF	2520.9 SF

PD MASTER CONCEPT PLAN NOTES

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
2. DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
3. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
4. THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
5. STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	2840	10.2%
PAVEMENT	6921	24.8%	14472	51.8%
SIDEWALKS	598	2.1%	611	2.2%
DETENTION AREAS	0	0.0%	2382	8.5%
PERVIOUS AREAS	15017	53.8%	7629	27.3%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS				
PARKING REQUIRED (LDC 34-2020)				
USE	QTY	RATIO	NO. SPACES	
SMALL GOODS RETAIL (PACKAGE STORE)	2840 SF	1 SP/250 SF	11.4 SPACES	
TOTAL REQD =			11.4 SPACES	
PARKING PROVIDED			STANDARD PARKING = 11 SPACES	
			ADA PARKING = 1 SPACES	
			TOTAL PROVIDED = 12 SPACES	
ADA SPACES REQUIRED:			12 SPACES REQUIRE 1 ADA SPACES	

greensite engineering, inc.

1330545 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-4465
FL CERT OF AUTH #00713
WWW.GREENSITE-ENG.COM

PROJECT NAME
BREEZE BUILDING RENOVATION
SITE IMPROVEMENTS
FORT MYERS BEACH, FLORIDA
CLIENT
JBRA JUNIOR LAND HOLDINGS LLC
3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE (239) 954-3484

FILE NAME
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PLOT DATE
MONDAY 4/21/2025 10:06 AM

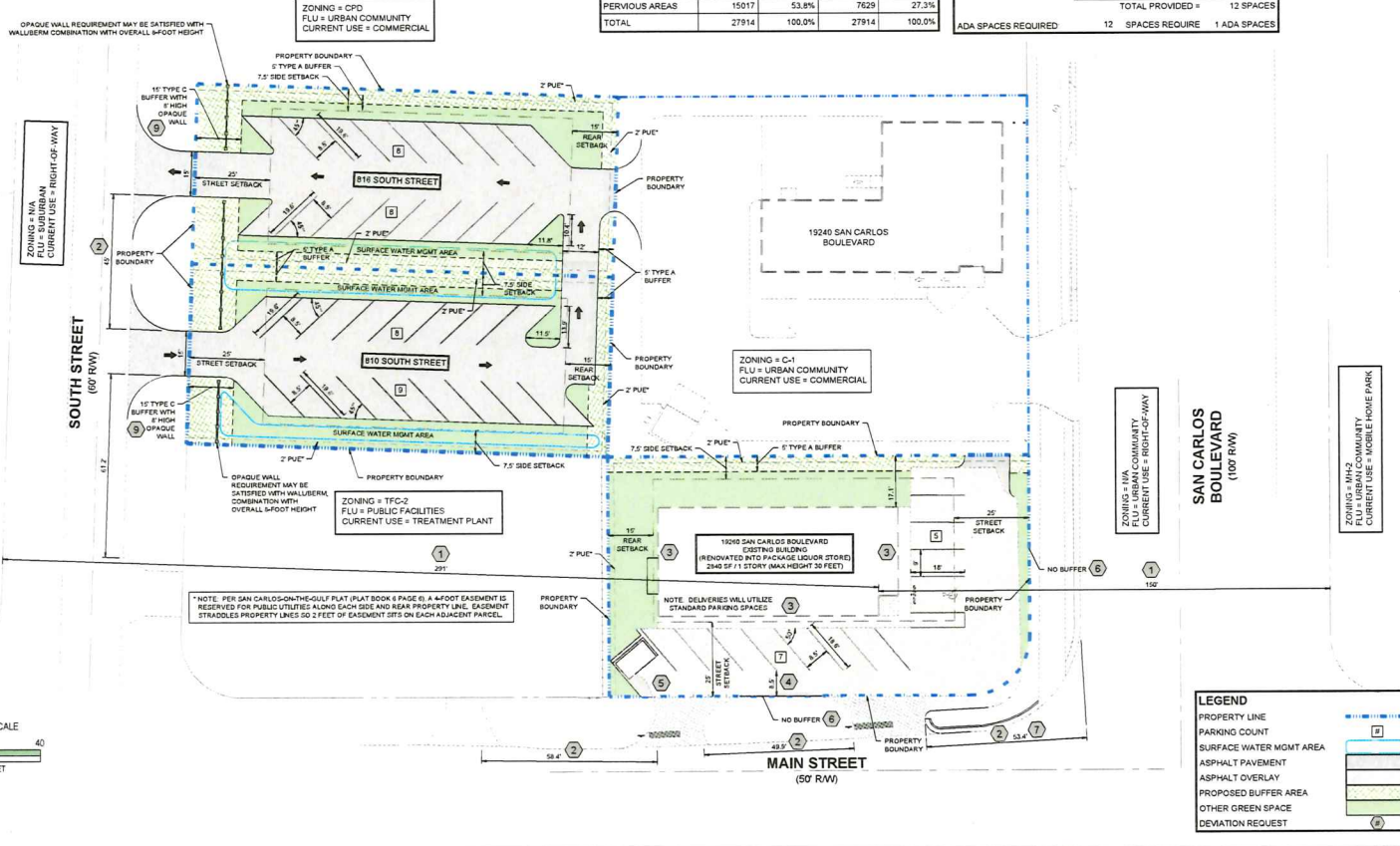
4245 GREENSITE ENGINEERING, INC. ALL RIGHTS RESERVED. WITHOUT LIMITING ANY RIGHTS, THIS PROJECT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT EXPRESS WRITTEN CONSENT BY GREENSITE ENGINEERING, INC.

NO.	DATE	BY	REVISIONS
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PLAN STATUS
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE
APR 2025

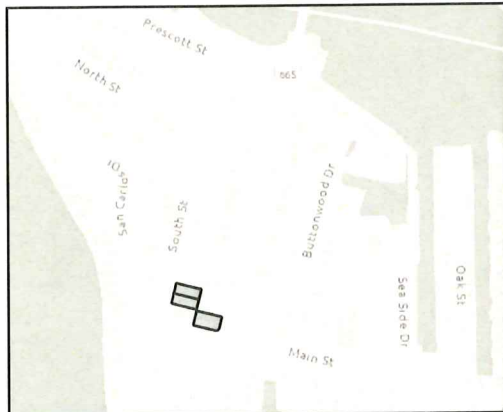
DRAWING TITLE
MASTER CONCEPT PLAN
GEI PROJECT NUMBER
223912
SHEET NUMBER
1



LEGEND	
PROPERTY LINE	(Blue dashed line)
PARKING COUNT	(Blue hatched area)
SURFACE WATER MGMT AREA	(Green hatched area)
ASPHALT PAVEMENT	(Grey hatched area)
ASPHALT OVERLAY	(Dark grey hatched area)
PROPOSED BUFFER AREA	(Light green hatched area)
OTHER GREEN SPACE	(Dark green hatched area)
DEVIATION REQUEST	(Red hatched area)

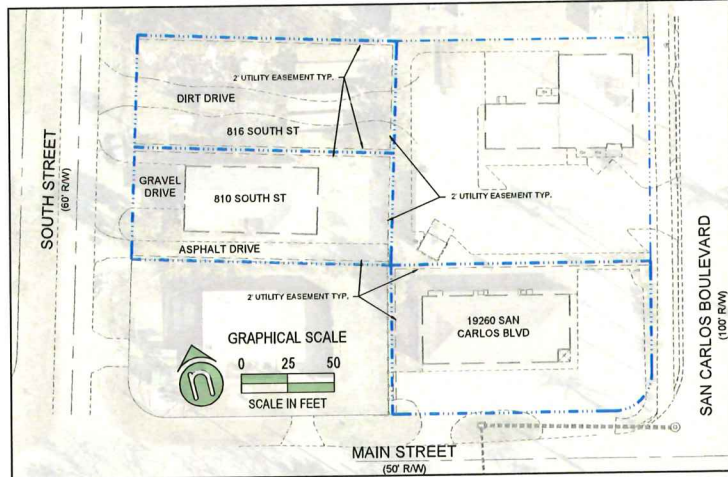
APPLICANT'S EXHIBIT # **2**
Updated MCP
Primary MCP

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19260 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%):	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3590.0 SF	2520.9 SF

LAND USE SUMMARY

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	2840	10.2%
PAVEMENT	6921	24.8%	14472	51.8%
SIDEWALKS	598	2.1%	611	2.2%
DETENTION AREAS	0	0.0%	2362	8.5%
PERVIOUS AREAS	15017	53.8%	7629	27.3%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS

PARKING REQUIRED (LDC 34-2020):			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL (PACKAGE STORE)	2840 SF	1 SP/250 SF	11.4 SPACES
		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:		12 SPACES REQUIRE	1 ADA SPACES

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
- STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

greensite
engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME

BREEZE BUILDING
RENOVATION

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT

JBRA JUNIOR
LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

FILE NAME:
223912220.DWG

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PLOT DATE:
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ISSUE DATE:
APR 2025

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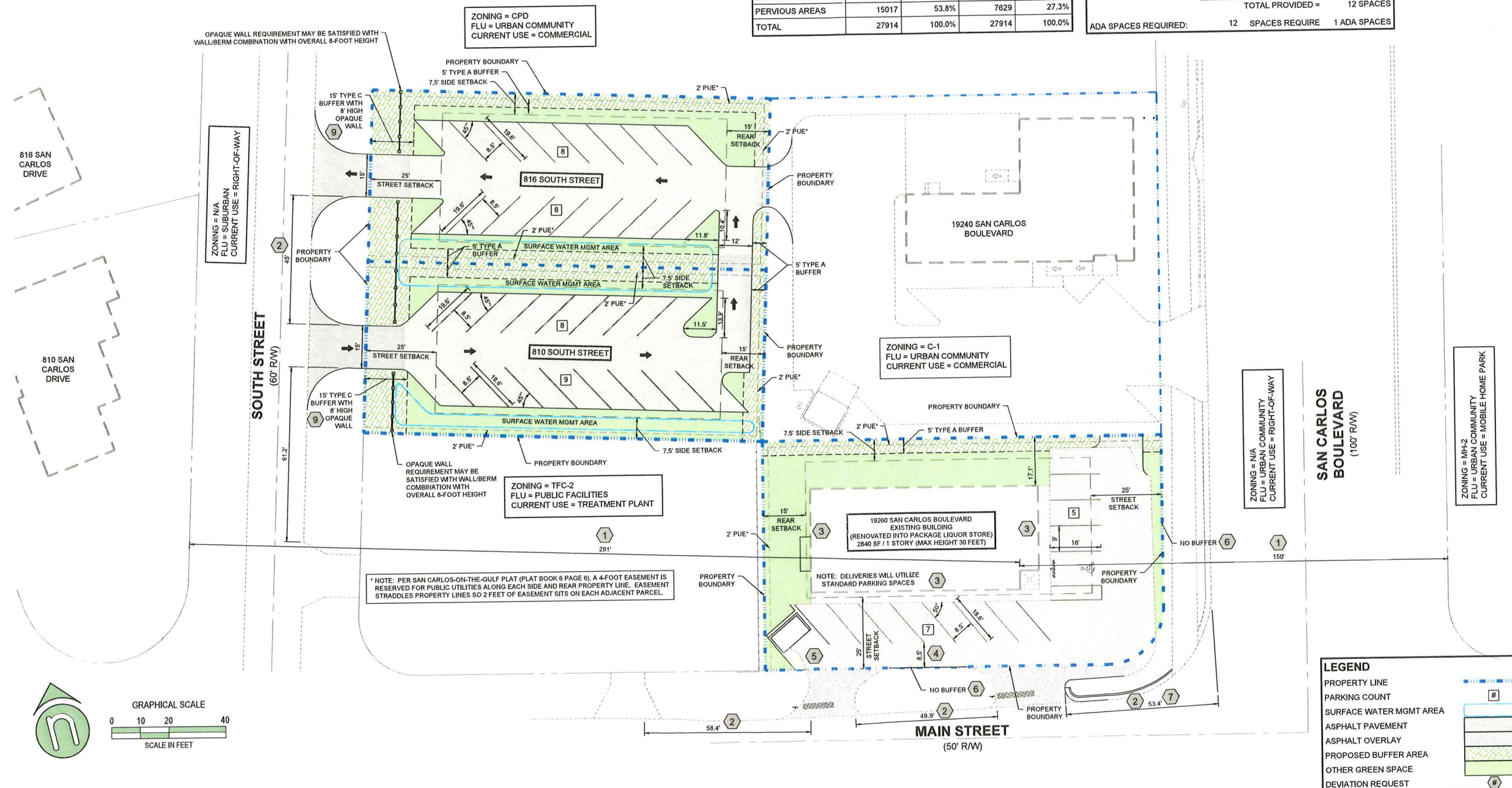
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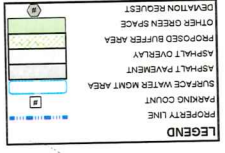
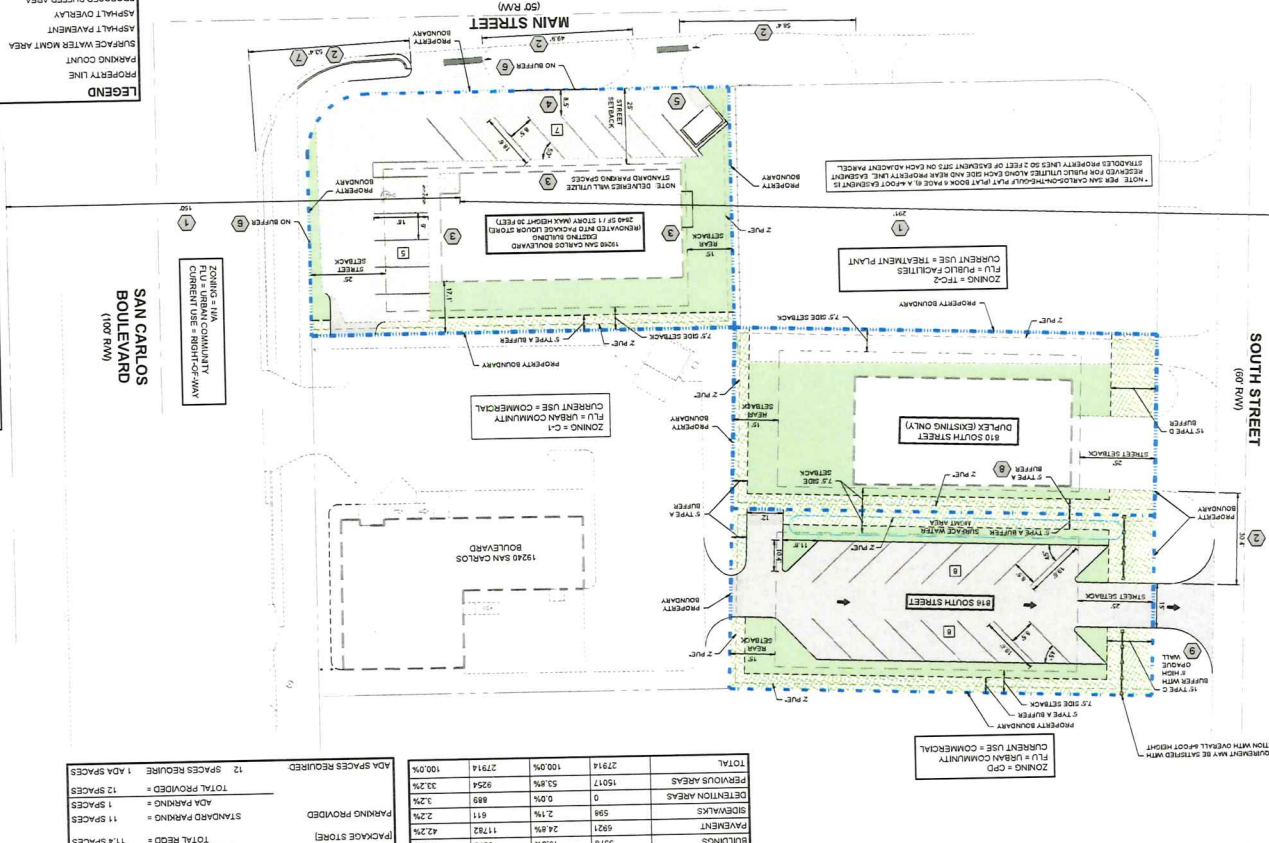
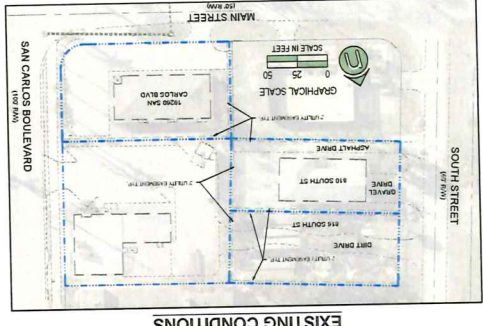
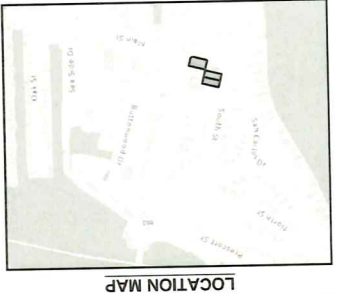
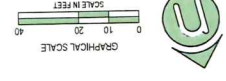
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SHEET NUMBER

1

ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 55103
DATE: 4/21/2025





PARKING CALCULATIONS			
PARKING REQUIRED (PDC 34-2020)			
USE	SMALL GOODS RETAIL	NO. SPACES	RATIO
[PACKAGE STORE]	2440 SF	11.4 SPACES	1 SP/210 SF
TOTAL REQD =		11.4 SPACES	
STANDARD PARKING =		11 SPACES	
ADJ PARKING =		12 SPACES	
TOTAL PROVIDED =		12 SPACES	
TOTAL SPACES REQUIRED =		12 SPACES	

LAND USE SUMMARY			
COMPONENT	EXISTING CONDITION		PROPOSED CONDITION
	AREA (SF)	COV (%)	
BUILDINGS	5378	19.3%	AS IS
PAVEMENT	4921	24.8%	AS IS
SIDEWALKS	588	2.1%	AS IS
DETENTION AREAS	0	0.0%	AS IS
PERVIOUS AREAS	15017	53.8%	AS IS
TOTAL	27914	100.0%	27914

PROJECT INFORMATION			
PARCEL NUMBER	24-46-23-01-00006.0030	120705540 (11/17/22)	URBAN COMMUNITY
SITE ADDRESS	PORT MYERS BEACH, FL 33931	120705540 (11/17/22)	URBAN COMMUNITY
SECTION/TOWN/SH/SP/RANGE	24-46-23-01-00006.0030	120705540 (11/17/22)	URBAN COMMUNITY
FUTURE LAND USE	URBAN COMMUNITY	120705540 (11/17/22)	URBAN COMMUNITY
PERM PANEL	URBAN COMMUNITY	120705540 (11/17/22)	URBAN COMMUNITY
OPEN SPACE REQD (20%)	5517.2 SF	120705540 (11/17/22)	URBAN COMMUNITY
OPEN SPACE PROVIDED	3400.3 SF	120705540 (11/17/22)	URBAN COMMUNITY

- PD MASTER CONCEPT PLAN NOTES
1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC. RECEIVED 2/19/2024.
 2. DETAILED SITE DESIGN SHALL COMPLY WITH THE COUNTY'S LAND DEVELOPMENT CODE AND SHALL BE APPROVED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH THE COUNTY.
 3. THE PROPOSED CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
 4. THE CHURCH SOILS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACT TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
 5. STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ON-SITE DRY DETENTION/RETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE OBTAINED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH THE COUNTY.

greenstate engineering, inc.

13300A & C, LITTLE ROCK, AR 72205
PORT MYERS BEACH, FL 33931
PHONE (202) 423-4981
WWW.GREENSTATE-ENG.COM
FL CERT OF AUTH #28171

PROJECT NAME
BREEZE BUILDING RENOVATION
SITING IMPROVEMENTS
PORT MYERS BEACH, FLORIDA
CLIENT
JBRA JUNIOR LAND HOLDINGS LLC
3518 FOWLER STREET, SUITE D
PORT MYERS BEACH, FL 33907
PHONE (954) 854-3484
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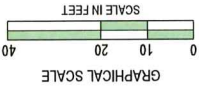
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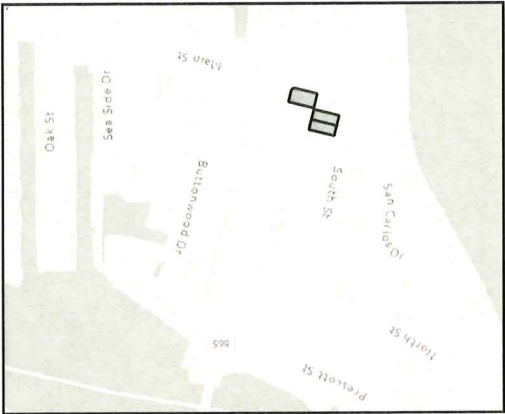
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2223912
SHEET NUMBER

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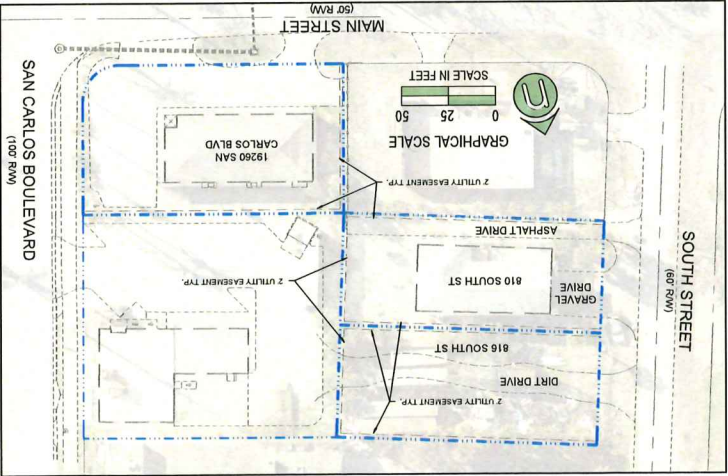


LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



LAND USE SUMMARY			
EXISTING CONDITION		PROPOSED CONDITION	
COMPONENT	AREA (SF)	COV (%)	AREA (SF)
BUILDINGS	5378	19.3%	5378
PAVEMENT	6921	24.8%	11782
SIDEWALKS	598	2.1%	611
DETENTION AREAS	0	0.0%	889
PERVIOUS AREAS	15017	53.8%	9254
TOTAL	27914	100.0%	27914

PARKING CALCULATIONS			
PARKING REQUIRED (LDC 34-2020):			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL	1 SP/250 SF		11.4 SPACES
TOTAL RECD =			11.4 SPACES
STANDARD PARKING =			11 SPACES
ADA PARKING =			1 SPACES
TOTAL PROVIDED =			12 SPACES REQUIRED: 12 ADA SPACES

PROJECT INFORMATION

24-46-23-01-00006.0030	816 SOUTH STREET	FORT MYERS BEACH, FL 33931	0.19 AC	24/46/23	TFC-2	URBAN COMMUNITY	12071C0554G (11/17/22)	ZONE AE (BFE 11.0)	1680 SF	3517.2 SF
24-46-23-01-00006.0030	810 SOUTH STREET	FORT MYERS BEACH, FL 33931	0.19 AC	24/46/23	TFC-2	URBAN COMMUNITY	12071C0554G (11/17/22)	ZONE AE (BFE 11.0)	1680 SF	3400.2 SF
24-46-23-01-00006.0030	19260 SAN CARLOS BOULEVARD	FORT MYERS BEACH, FL 33931	0.26 AC	24/46/23	C-1	URBAN COMMUNITY	12071C0554G (11/17/22)	ZONE AE (BFE 11.0)	2222.8 SF	2520.9 SF

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC. RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ON-SITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
- STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ON-SITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

green site

engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498
WWW.GREENSITE-ENG.COM

PROJECT NAME
BREEZE BUILDING
RENOVATION
SITE IMPROVEMENTS
FORT MYERS BEACH, FLORIDA

CLIENT
JBRA JUNIOR
LAND HOLDINGS LLC

FILE NAME:
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PLOT DATE:
MONDAY 4/21/2025 10:06 AM
8:002 GREEN SITE ENGINEERING, INC. ALL RIGHTS RESERVED. REPRODUCTIONS AND/OR MODIFICATIONS WITHOUT EXPRESS WRITTEN CONSENT BY GREEN SITE ENGINEERING, INC.

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PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
APR 2025

DRAWING TITLE:
MASTER
CONCEPT PLAN
(ALTERNATE)



JBRA CPD DCI2024-00023

LEE COUNTY HEARING EXAMINER
April 24, 2025

No Content Here!

PROJECT TEAM

Applicant - John Gallagher

Legal – Megan Strayhorn

Planner – Patty Kulak

Civil Engineer – Stephanie Caldwell, P.E.

Transportation – Yury Bykau, P.E.

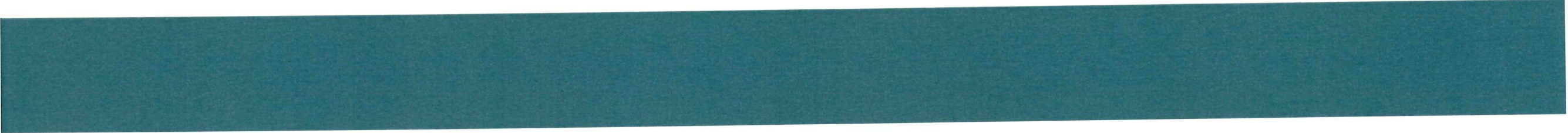


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REQUEST

Request to rezone the ± 0.6 -acre subject property from Two-Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD) to allow for 2,840 SF package store and commercial parking.

No Content Here!



Project Manager Patty Kulak

APRIL 24, 2025

JBRA CPD



No Content Here!

PROPERTY OVERVIEW



- 0.6-acre site
- Two resident lots being developed and former office building being reused
- Urban Community future land use
- Two- Family Conservation (TFC-2) and Commercial (C-1)
- San Carlos Island Community Plan Area

No Content Here!

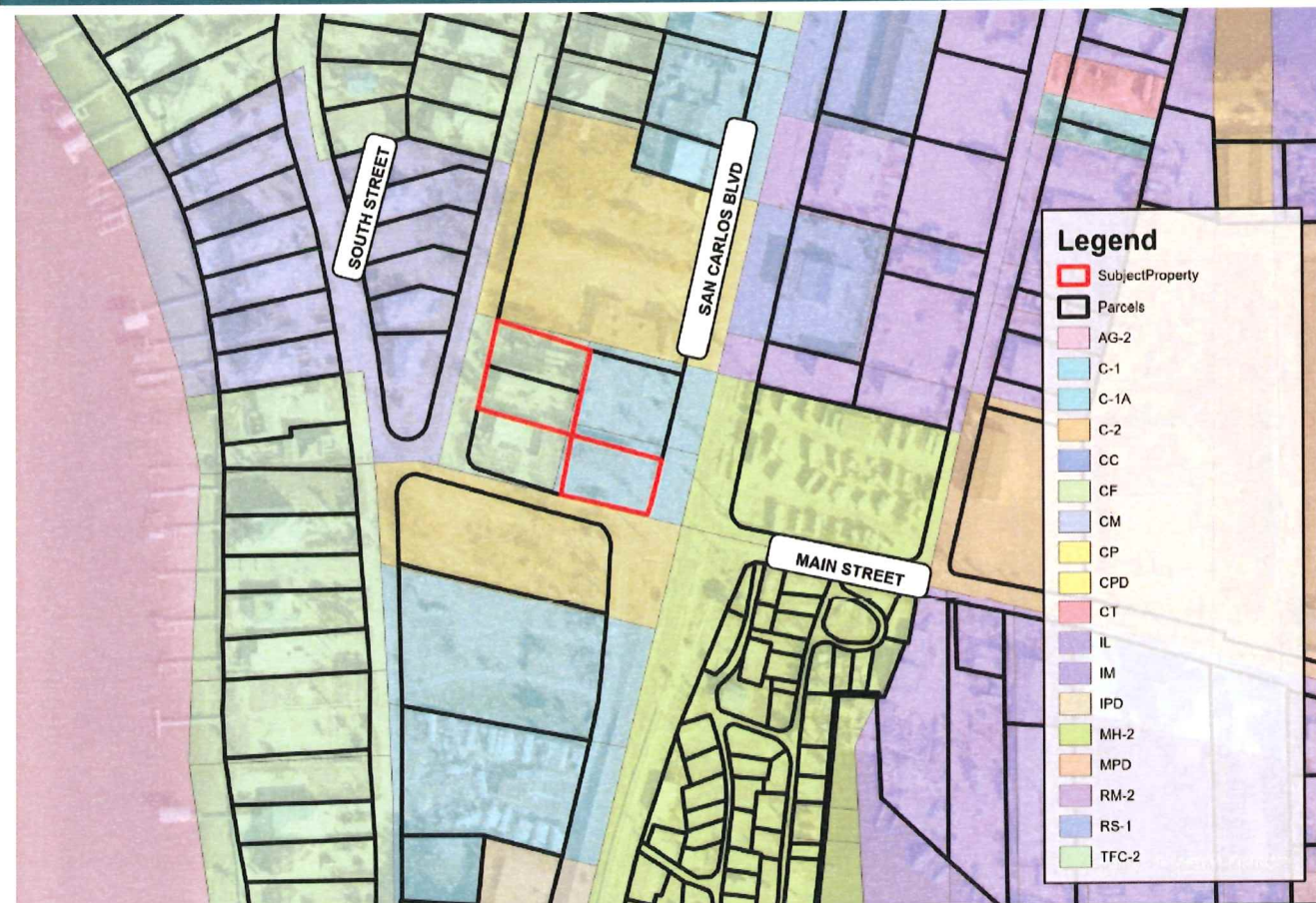
FUTURE LAND USE



- Urban Community future land use
 - No Change requested
- Public Facilities to the South
- Suburban to the West
- San Carlos Island Community Plan Area

No Content Here!

SURROUNDING ZONING



North:

- Zoned Commercial (C-1) – includes a bar/cocktail lounge/adult cabaret.
- Zoned CPD – approved for a 50-room hotel and restaurant, currently vacant post-Hurricane Ian.

East:

- Zoned Mobile Home (MH-2) – formerly a 33-unit mobile home park; currently a temporary RV park during redevelopment.

No Content Here!

SURROUNDING ZONING



South:

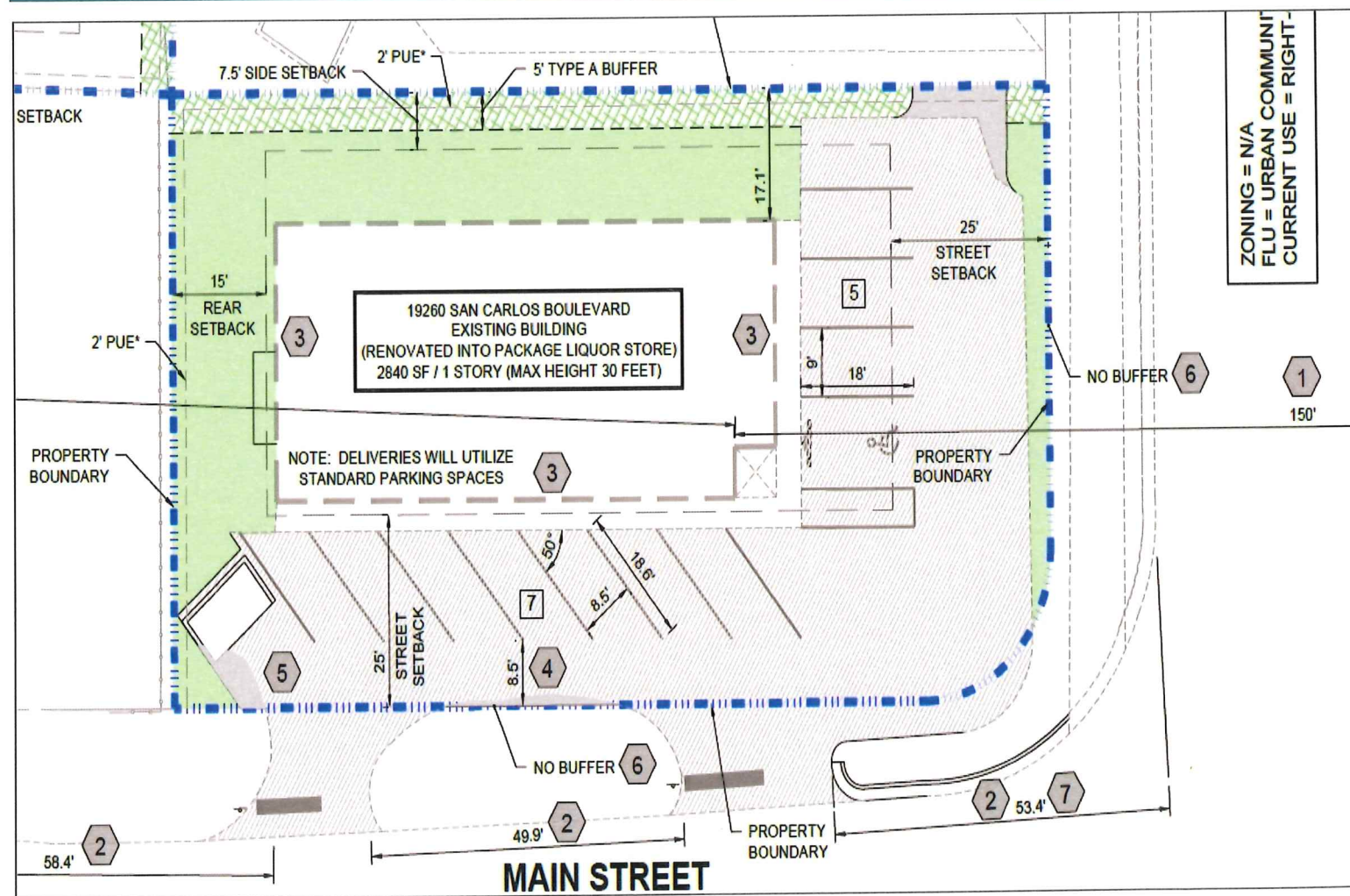
- Zoned TFC-2 – developed with a Lee County sewer lift station (Public Facilities FLU).
- Zoned Commercial Parking (CP) – a County-owned park-and-ride lot with ~61 spaces.

West:

- Zoned Residential Single-Family (RS-1) – includes single-family homes with rear yards facing South Street, separated by a 60-foot right-of-way.

No Content Here!

ZONING REQUEST – TRACT 1



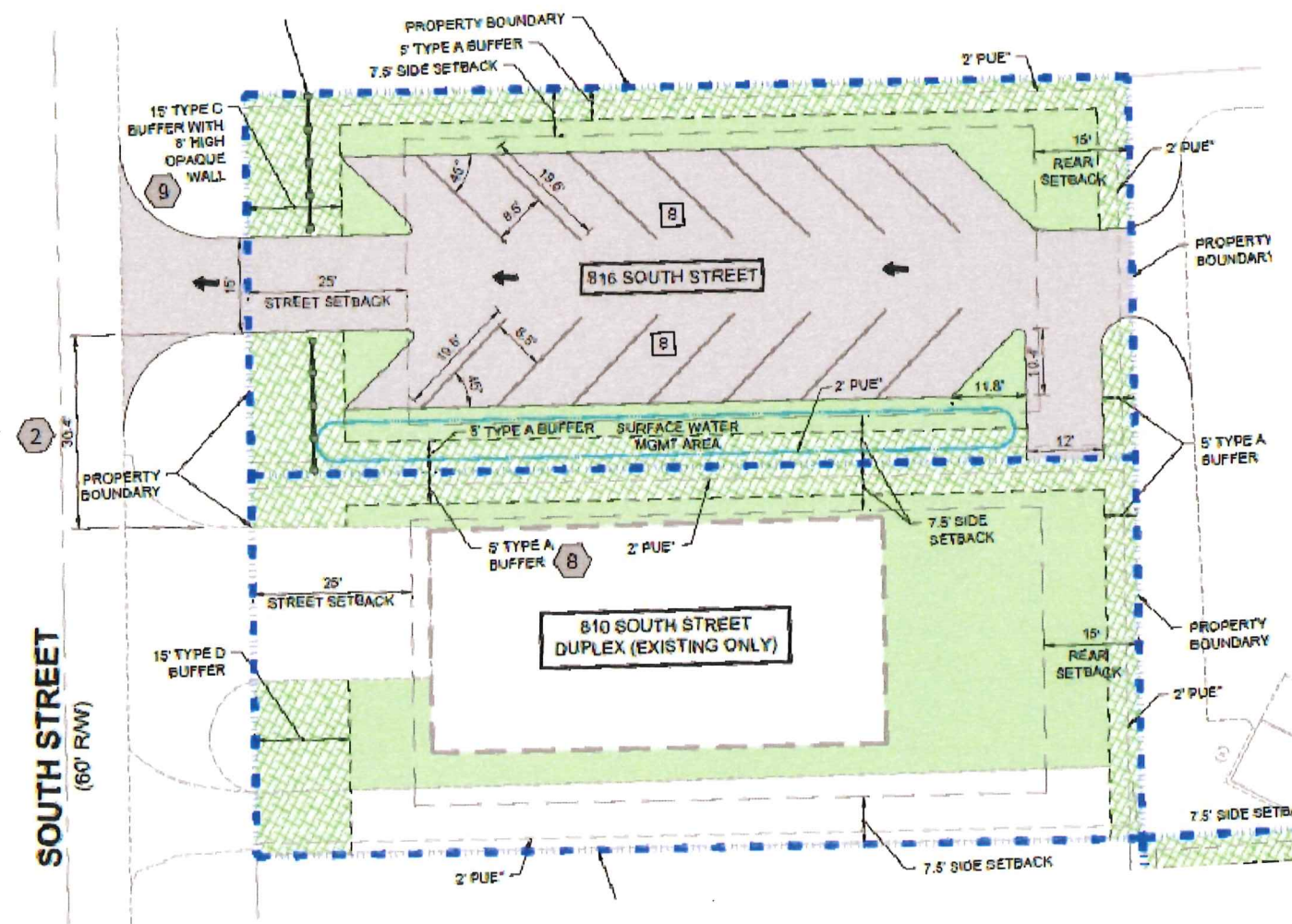
- Renovation of existing 2,840 SF commercial building
- No expansion to building footprint or height
- Maintains two access points onto Main Street

No Content Here!

APRIL 24, 2025

JBRA CPD

ZONING REQUEST – TRACT 2

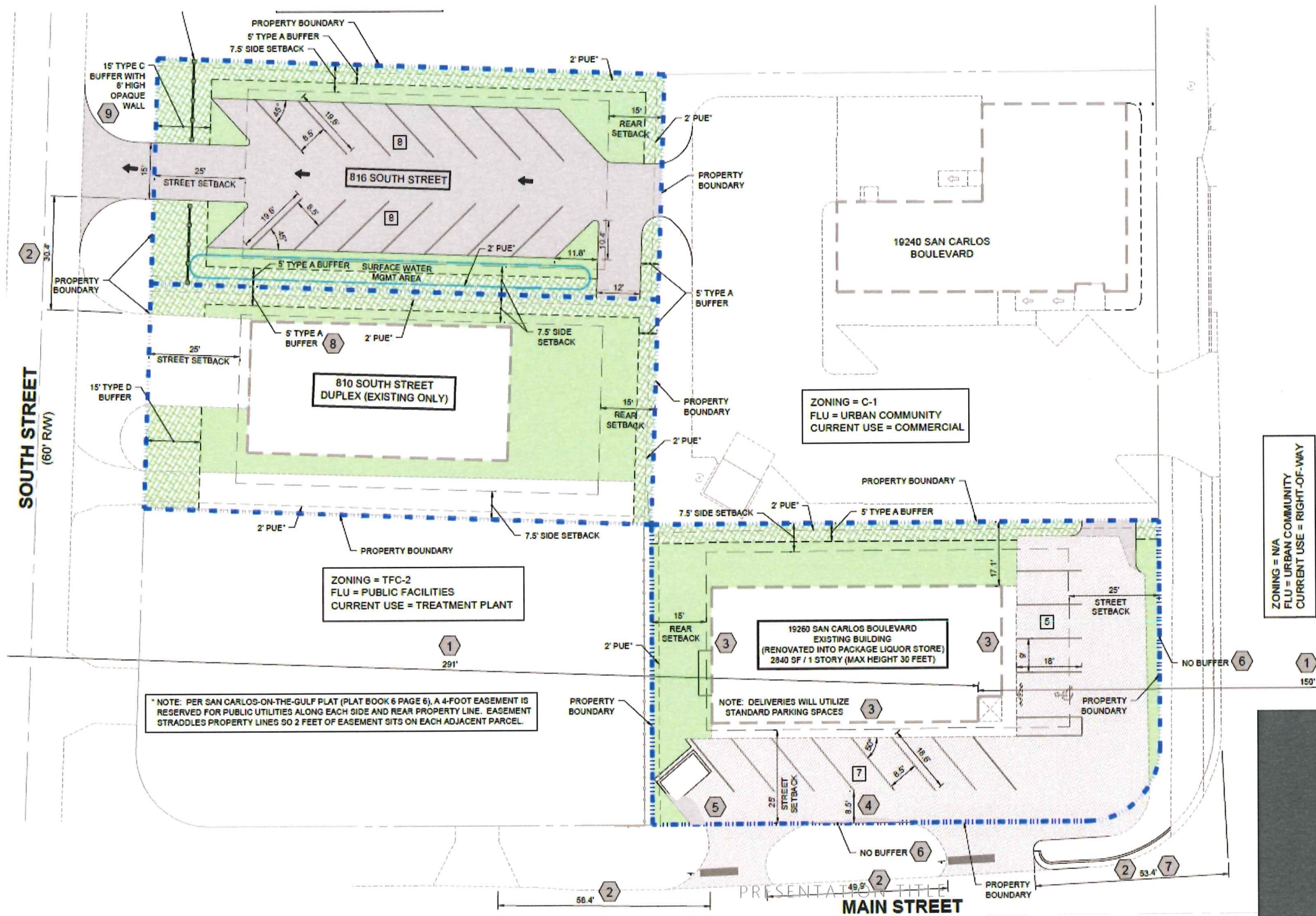


APRIL 24, 2025

JBRA CPD

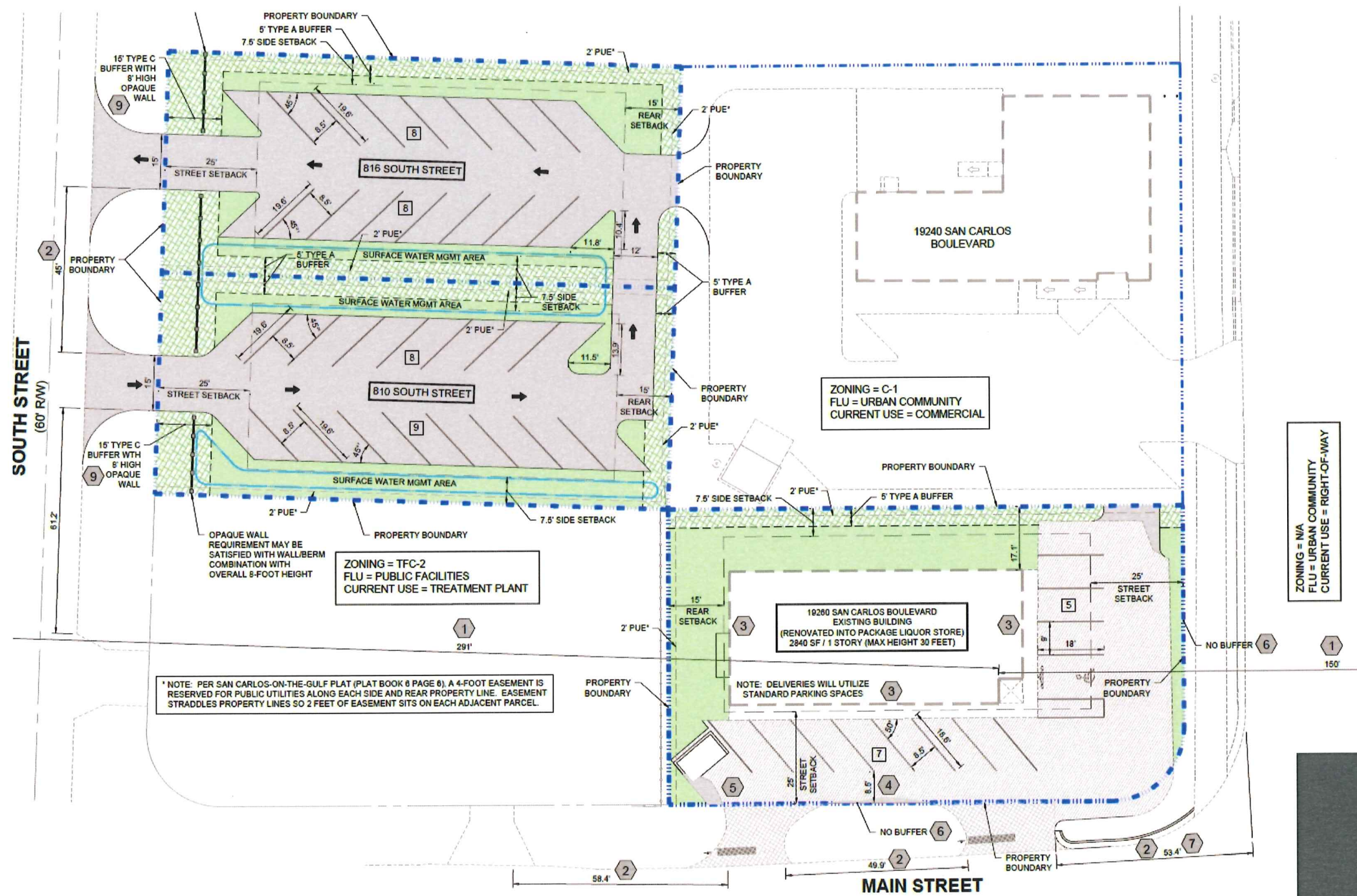
- One parcel retains an existing duplex as "Existing Only", consistent with LDC.
- Conversion of two residential parcels into a 33-space commercial parking lot
- Designed with one-way internal circulation and two driveways on South Street

No Content Here!



ZONING = N/A
FLU = URBAN COMMUNITY
CURRENT USE = RIGHT-OF-WAY

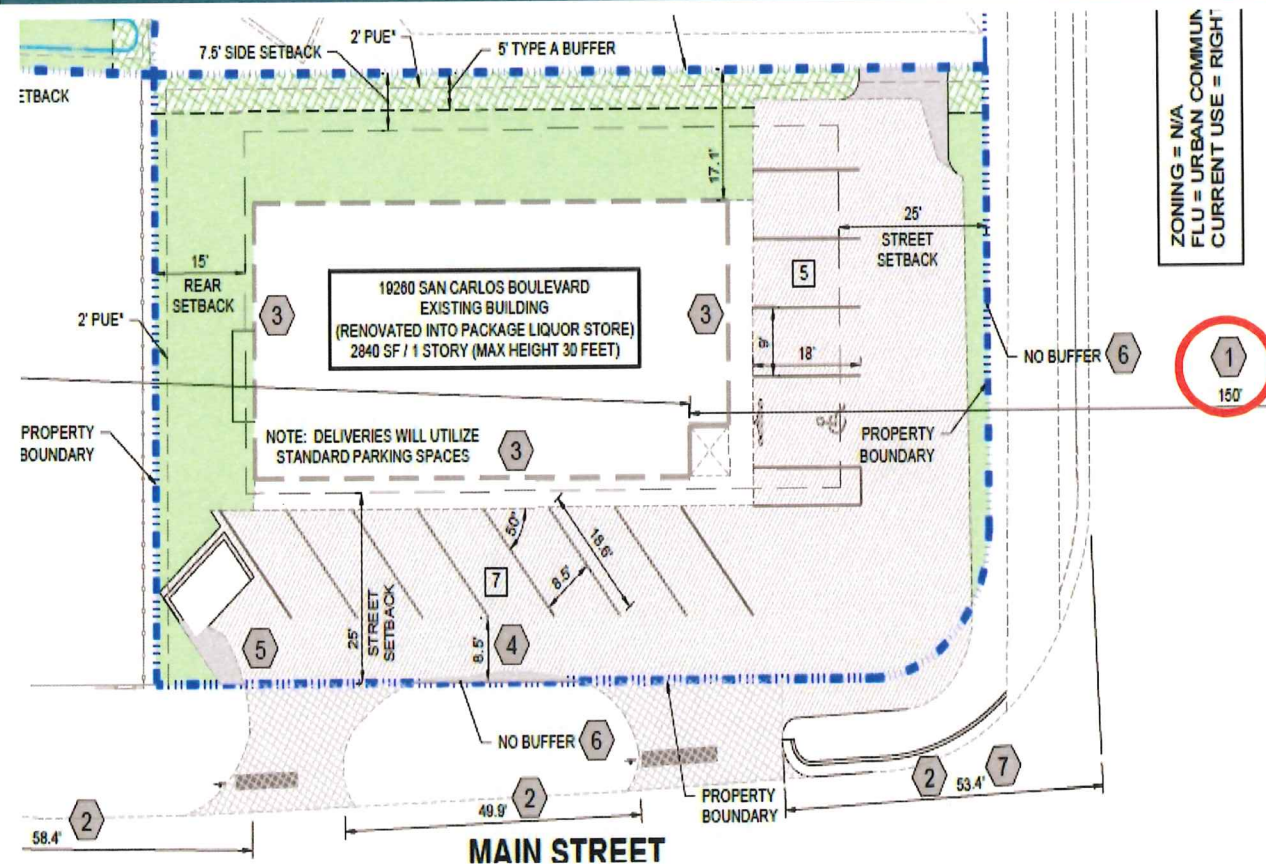
No Content Here!



PRESENTATION TITLE

No Content Here!

DEVIATION #1 – PACKAGE STORE SEPARATION DISTANCE



Request: Reduce required 500-foot separation from existing residential uses to allow:

- 150 feet from Sunnyland Mobile Home Park
- 291 feet from 810 San Carlos Drive

Justification:

- San Carlos Blvd and a sewer lift station serve as physical and visual buffers
- Entrance to face San Carlos Blvd to avoid residential impacts
- Use will not detract from the tourist-heavy commercial corridor.

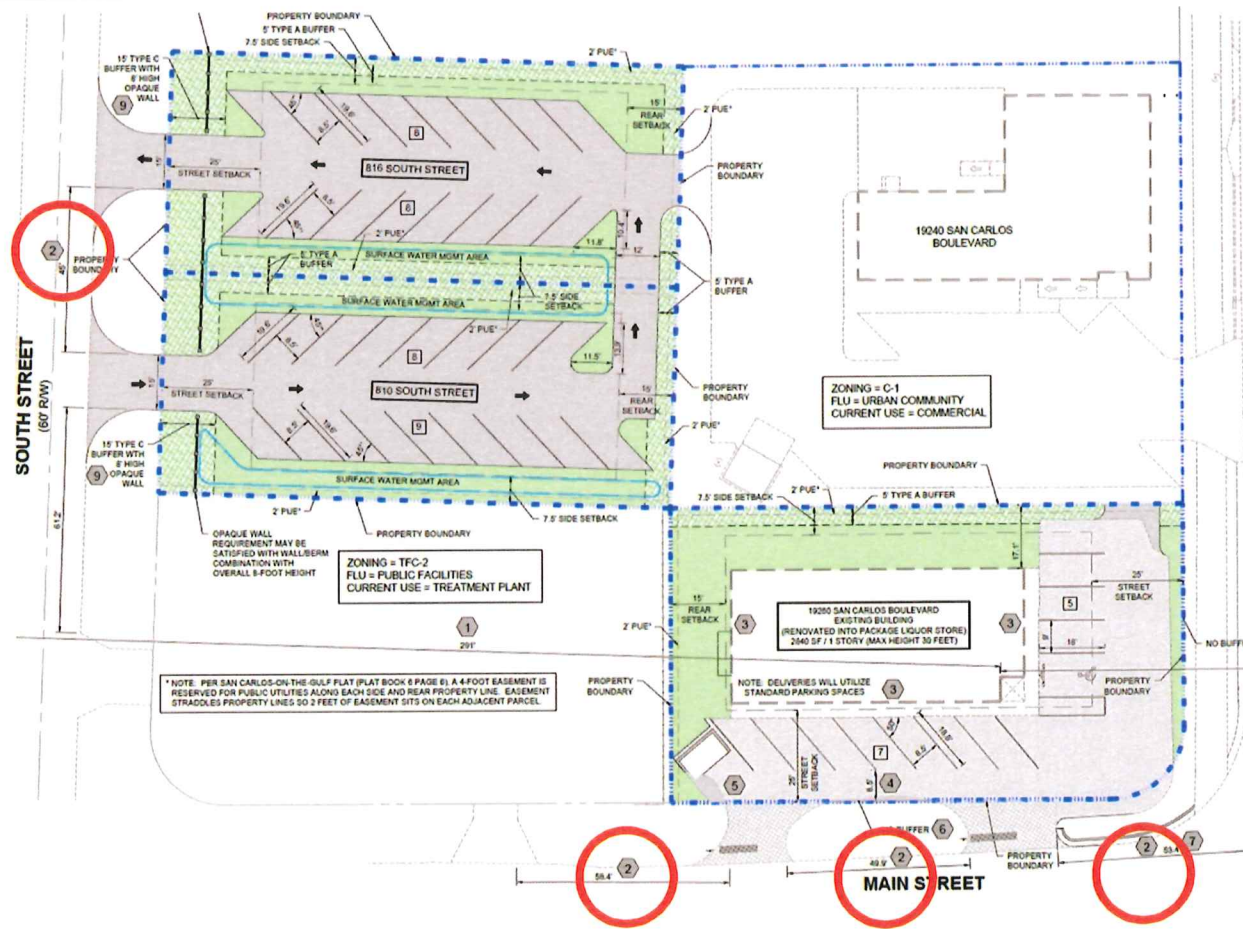
Staff Recommendation: Approval

No Content Here!

APRIL 24, 2025

JBRA CPD

DEVIATION #2 – DRIVEWAY CONNECTION SEPARATION



Request: Reduce required 60-foot separation between driveways on local roads to:

- 45 feet along South Street
- 49 feet along Main Street

Justification:

- Existing driveway for duplex doesn't qualify as a connection under LDC definitions

- Only applicable to commercial Tract 2

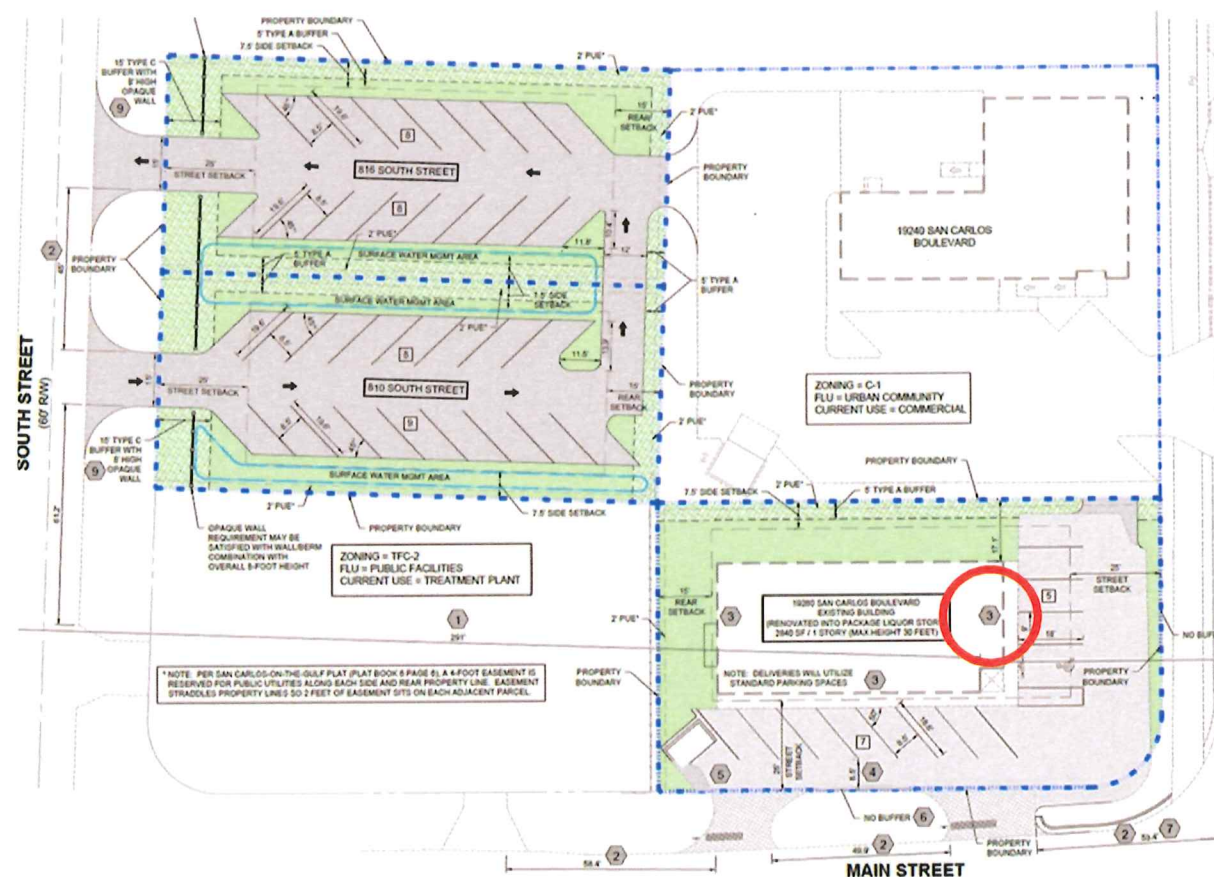
Staff Recommendation: Approval

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #3 – BUILDING PERIMETER PLANTINGS



Request: Eliminate required plantings around commercial building (Tract 1)

Justification:

- Existing building and parking layout predates current code
- No available space without compromising site circulation and access
- Existing functionally constrained site

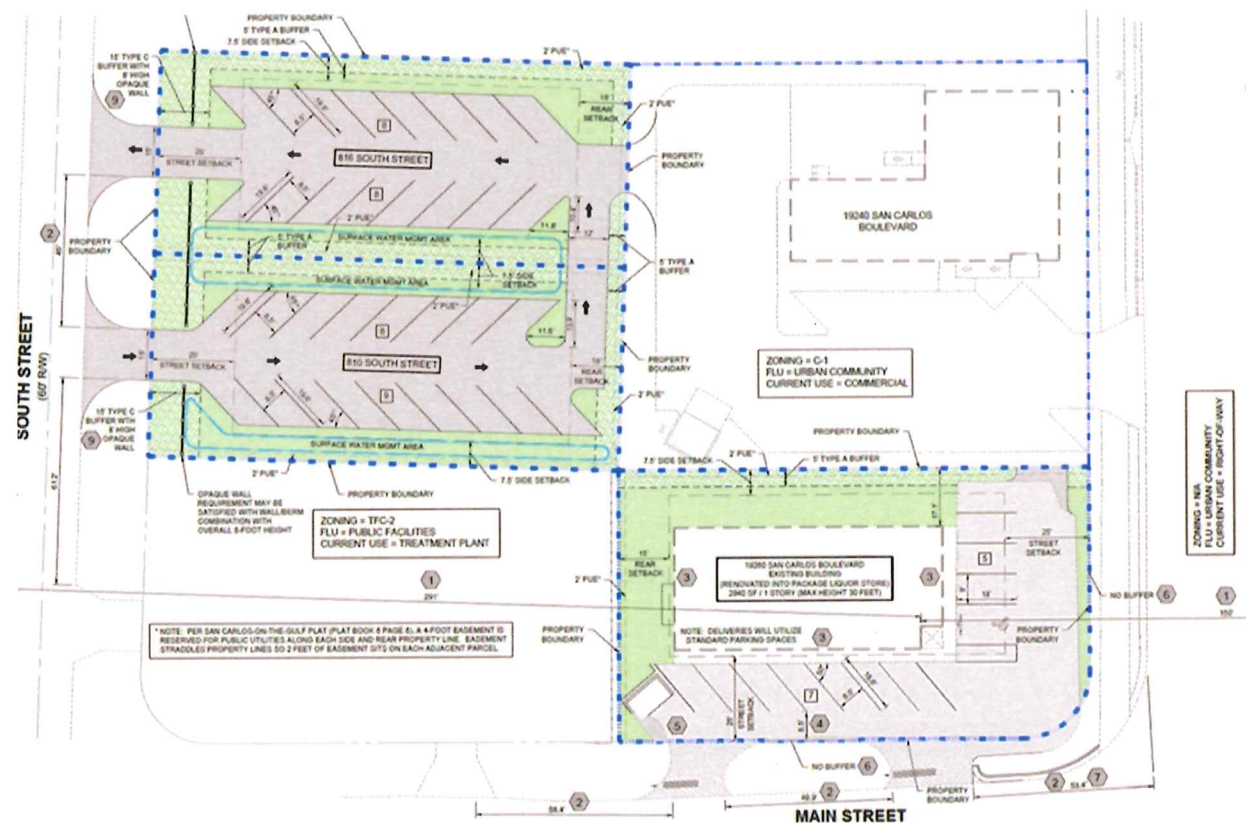
Staff Recommendation: Approval

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #4 – BUFFER BETWEEN COMMERCIAL PARCELS



Request: Reduce required 5-foot Type A buffer to 4 feet along Tract 1's north boundary

Removed with 48hr Letter and Revised MCP reflects the removal and renumbering of all deviations.

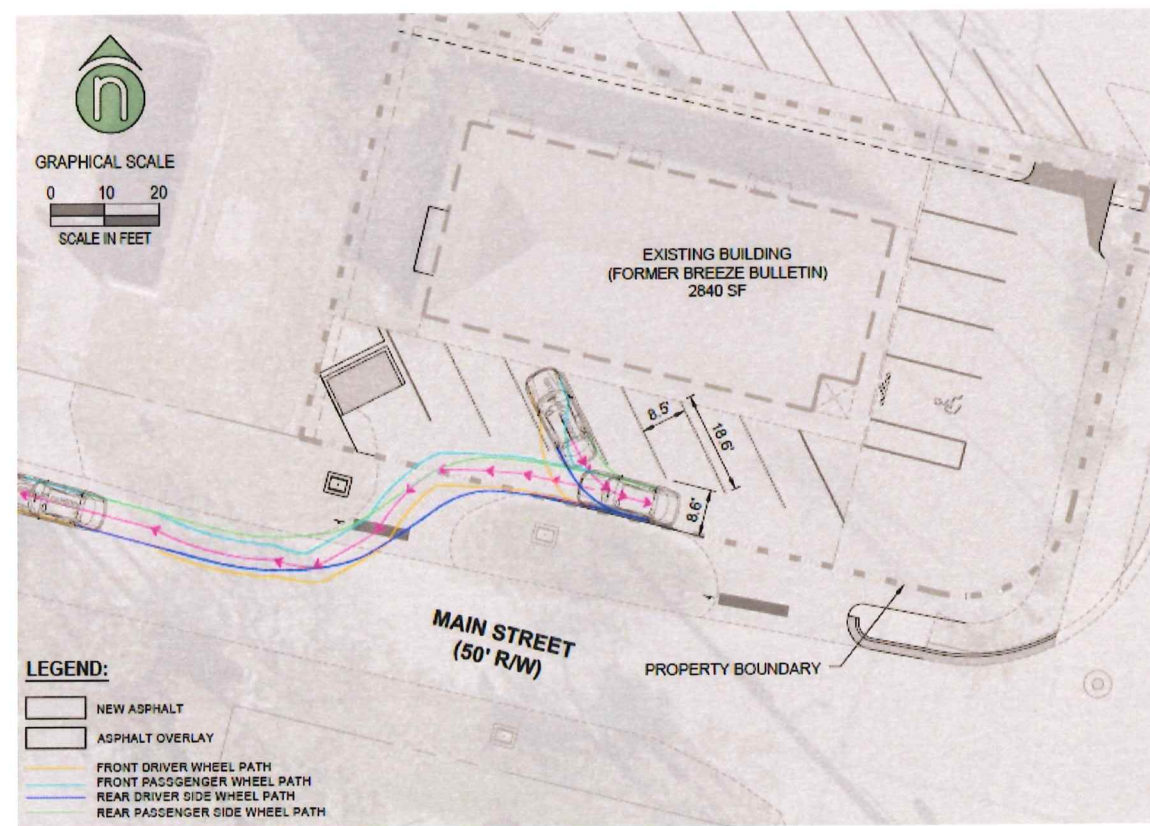
Staff Recommendation: Withdrawal Recommended

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #5 – ONE-WAY AISLE WIDTH



Request: Reduce minimum 12-foot width for 45° angled parking aisle to 8.5 feet on Tract 1

Justification:

- Existing parking lot has functioned successfully for decades
- Vehicle maneuvering sketch demonstrates usability

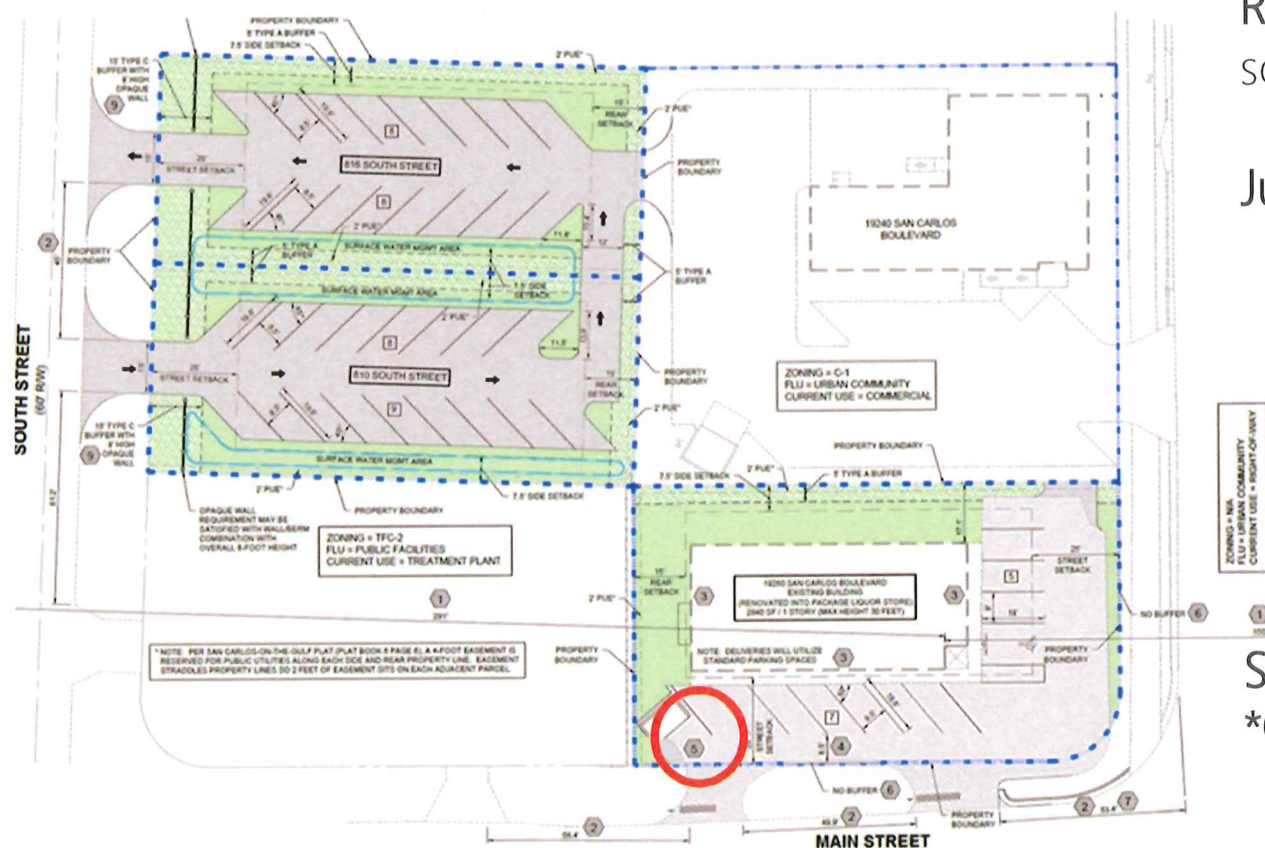
Staff Recommendation: Approval

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #6 – DUMPSTER ACCESS MANEUVERING



Request: Allow garbage trucks to back out onto Main Street from solid waste enclosure

Justification:

- Design only applies to solid waste collection vehicles
- Parking lot layout and enclosure location limit access alternatives
- Existing functionally constrained site

Staff Recommendation: Approval with Conditions

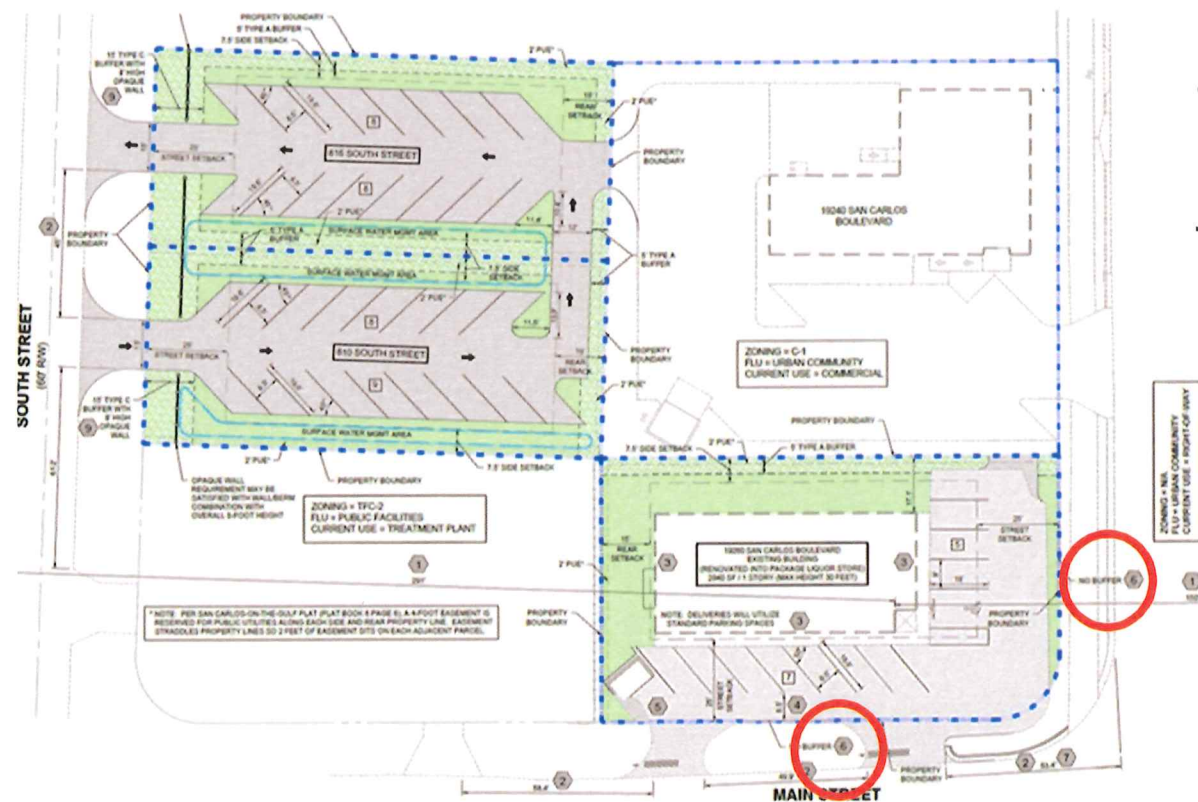
Only solid waste vehicles may exit in reverse

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #7 – ELIMINATION OF BUFFER (TRACT 1)



Request: Eliminate required 15-foot Type D buffer along east and south boundaries of Tract 1

Justification:

- Existing parking layout leaves no room for planting area
- Maintains green space along San Carlos Drive to buffer visually from sidewalk

Staff Recommendation: Approval with Conditions

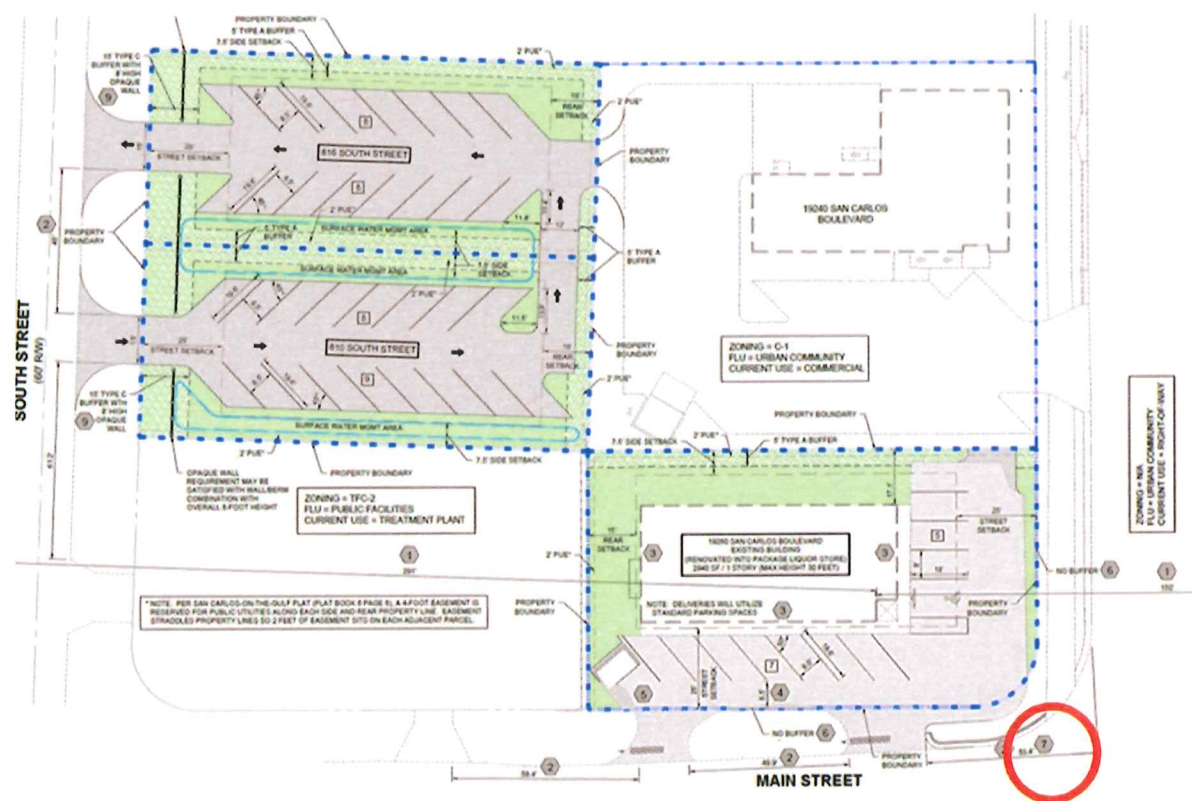
Pavement may not encroach into green space along San Carlos Blvd

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #8 – ACCESS RD SEPARATION FROM ARTERIAL



Request: Reduce required 100-foot separation to 53 feet from edge of San Carlos Blvd pavement (Tract 1)

Justification:

- Existing access point cannot be relocated due to physical constraints

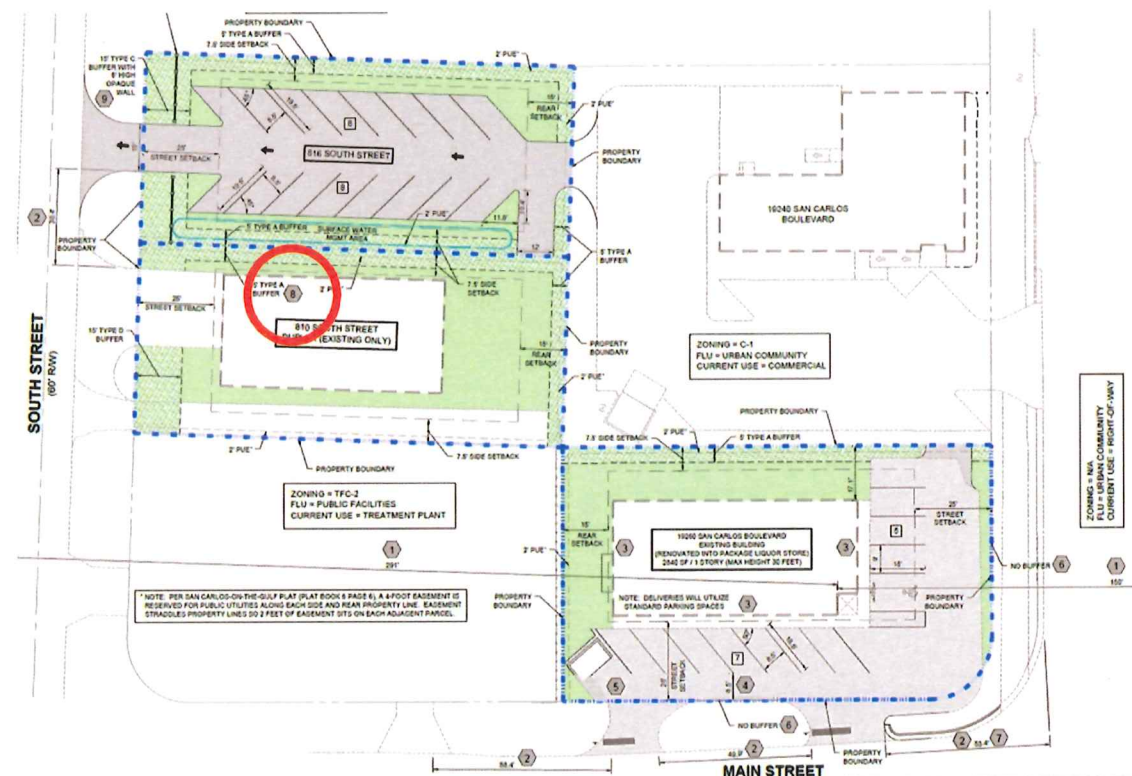
Staff Recommendation: Approval

APRIL 24, 2025

JBRA CPD

No Content Here!

DEVIATION #9 – INTERNAL BUFFER (TRACT 2)



Request: Reduce required 15-foot Type C buffer to 5-foot Type A buffer along north boundary of 810 South Street

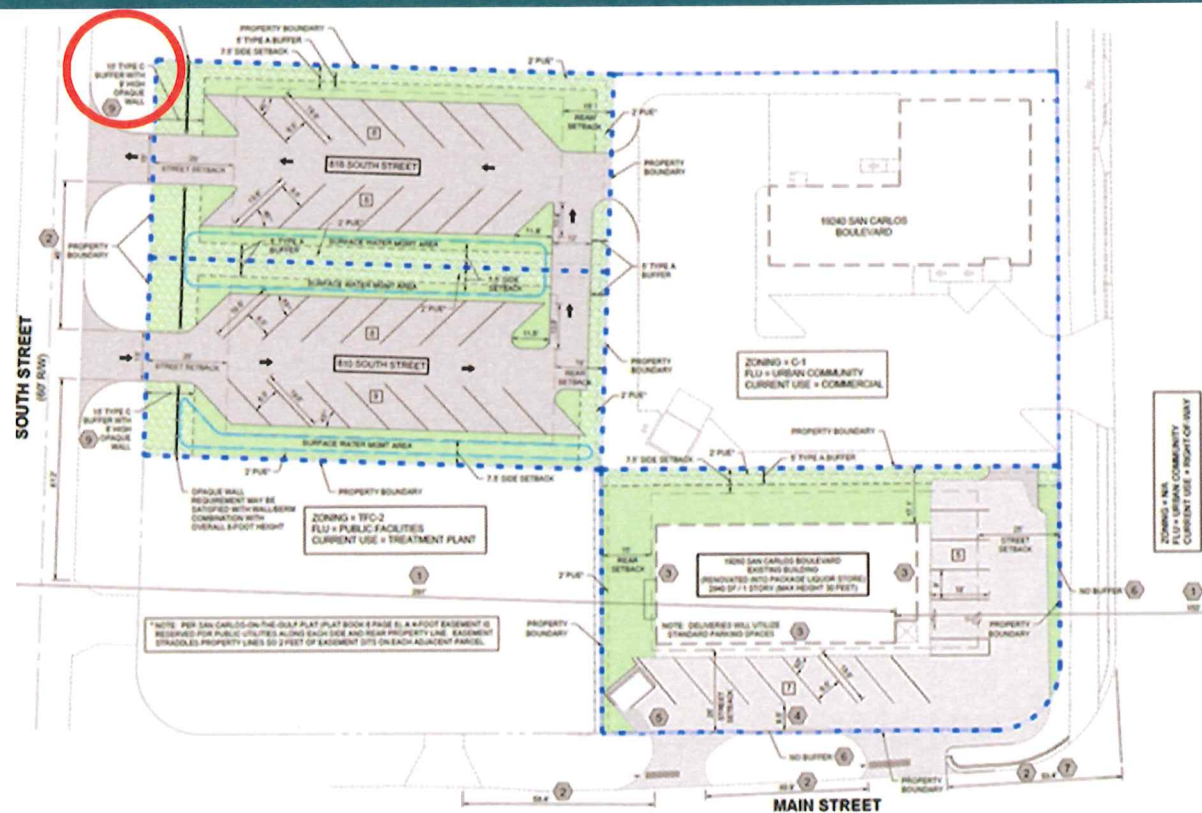
Justification:

- Duplex is "Existing Only" and will be removed in future
- Internal buffer has no external impacts

Staff Recommendation: Approval

No Content Here!

DEVIATION #10 – RESIDENTIAL BUFFER (SOUTH STREET)



Request: Reduce required 25-foot Type E buffer with wall to 15-foot Type C buffer with wall along South Street

Justification:

- Includes an 8-foot masonry wall plus landscaping
- Achieves visual screening with reduced footprint

Staff Recommendation: Approval with Conditions

Wall must be fully opaque and shown on DO plans

APRIL 24, 2025

JBRA CPD

No Content Here!



Civil Engineer Stephanie Caldwell, P.E.

APRIL 24, 2025

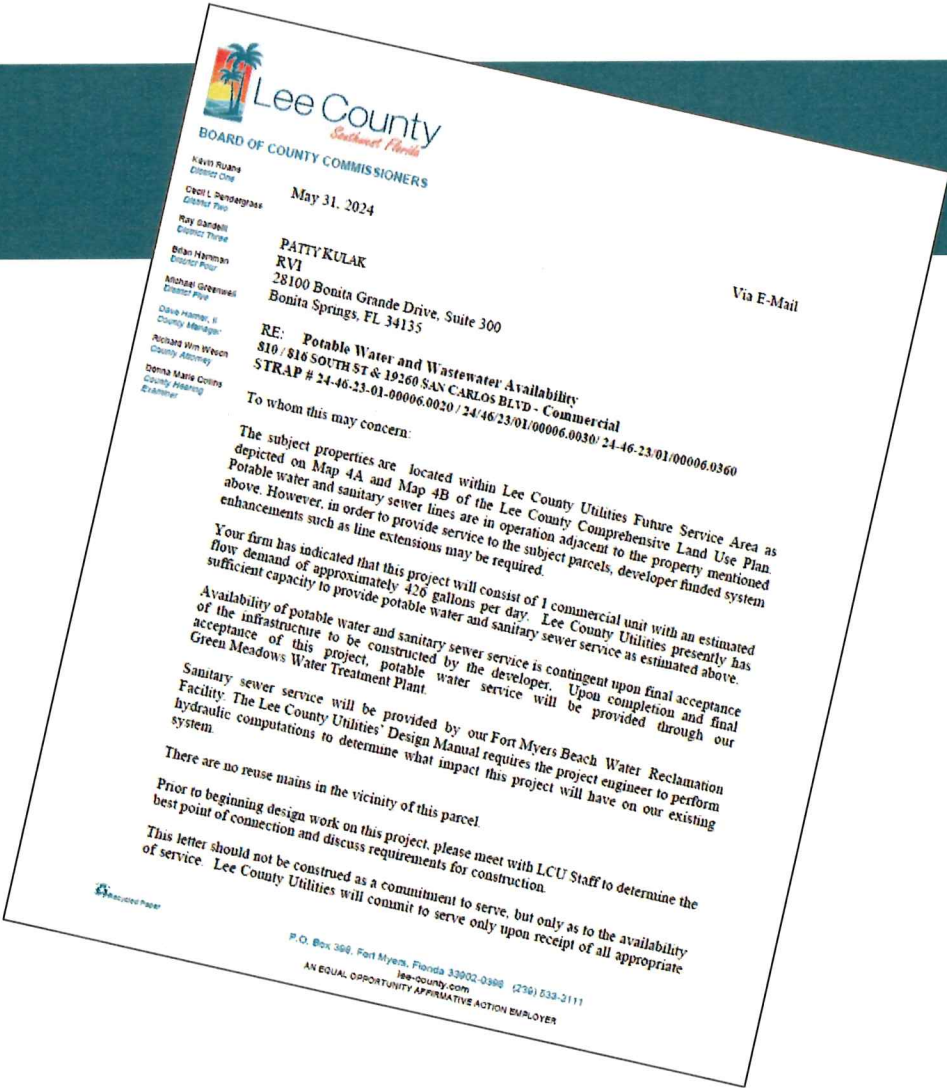
JBRA CPD



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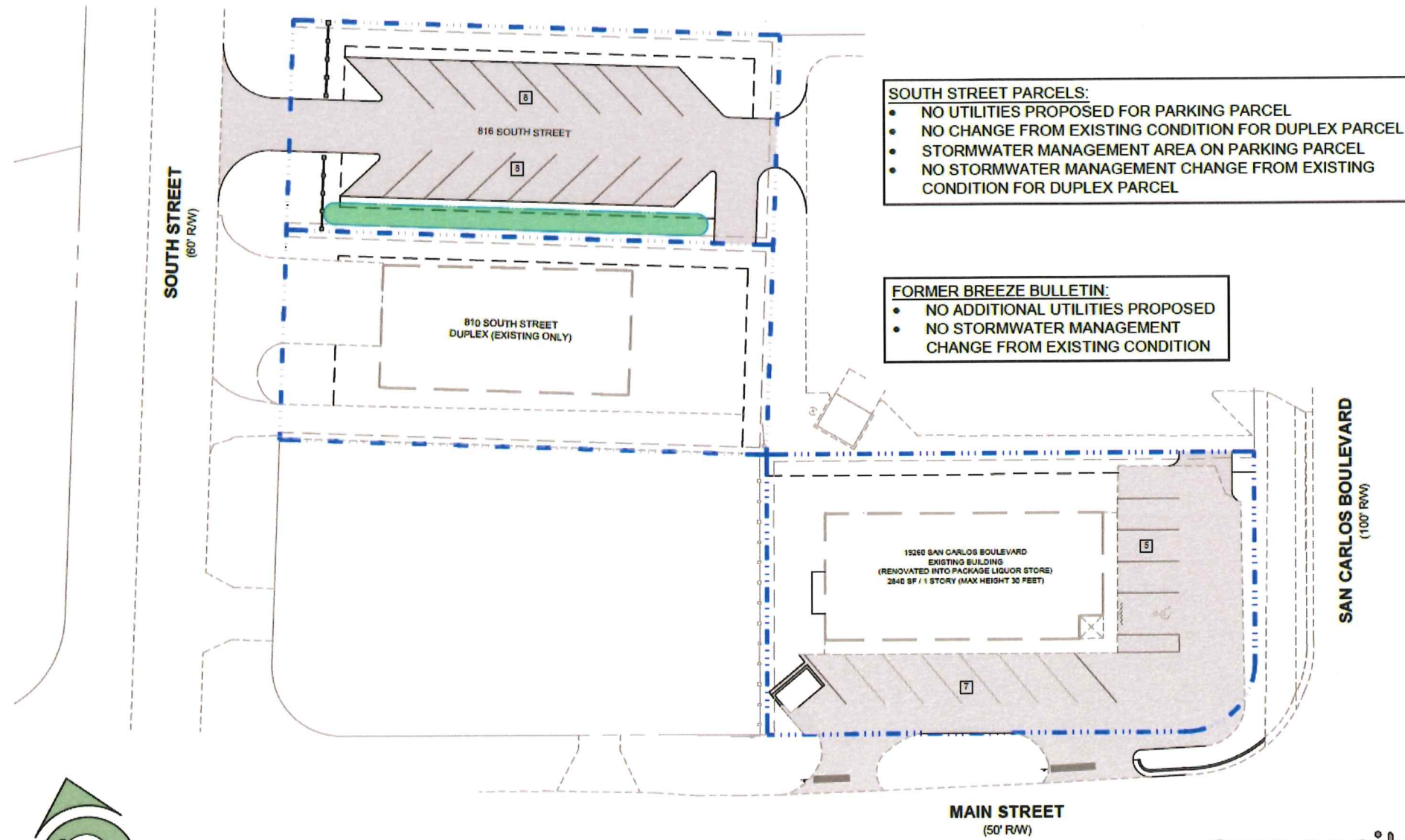
UTILITIES & STORMWATER

- Central potable water and sanitary sewer services will be provided by Lee County Utilities (LCU)
- Stormwater treatment accomplished through retention and detention
- Stormwater management system to be designed in accordance with South Florida Water Management District (SFWMD) Applicants Handbook



No Content Here!

MASTER CONCEPT PLAN (ALTERNATE CONCEPT)

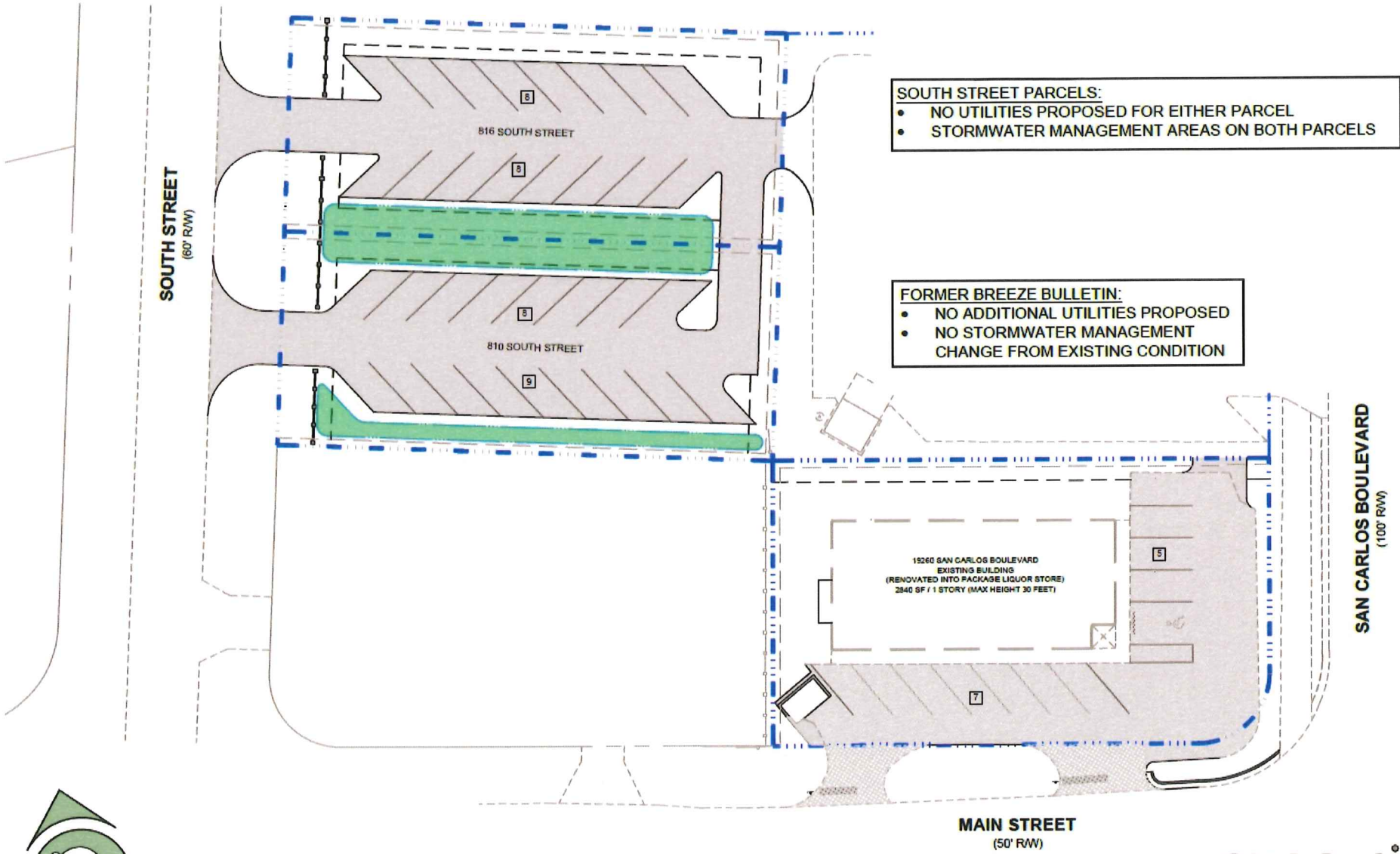


PRESENTATION TITLE

greensite
engineering, inc.

No Content Here!

MASTER CONCEPT PLAN (ULTIMATE BUILDOUT)



PRESENTATION TITLE

greensite
engineering, inc.

No Content Here!



Transportation

Yury Bykau, P.E.

APRIL 24, 2025

JBRA CPD



No Content Here!

TRANSPORTATION

TIS based on 2,840 Sq. Ft. Package Store & 33 Commercial Parking Spaces

Link LOS Analysis

- San Carlos Blvd (FDOT Arterial) - LOS "C" both with and without project.

Intersection Analysis

- San Carlos Blvd/Main Street (Traffic Signal)
- Main Street/South Street
- Project Driveways

Staff agree that the project will not have a detrimental impact on the surrounding roadway system.

Project is consistent with the Lee Plan & LDC Transportation Element.

No Content Here!



Project Manager Patty Kulak

LEE PLAN CONSISTENCY

Policy 1.1.4 (Urban Community):

- ✓ CPD supports infill redevelopment on a predominantly commercial block

Policy 5.1.5 (Residential Protection):

- ✓ Commercial parking buffered with 8-foot masonry wall and landscaping
- ✓ Includes security measures to minimize late-night activity impacts

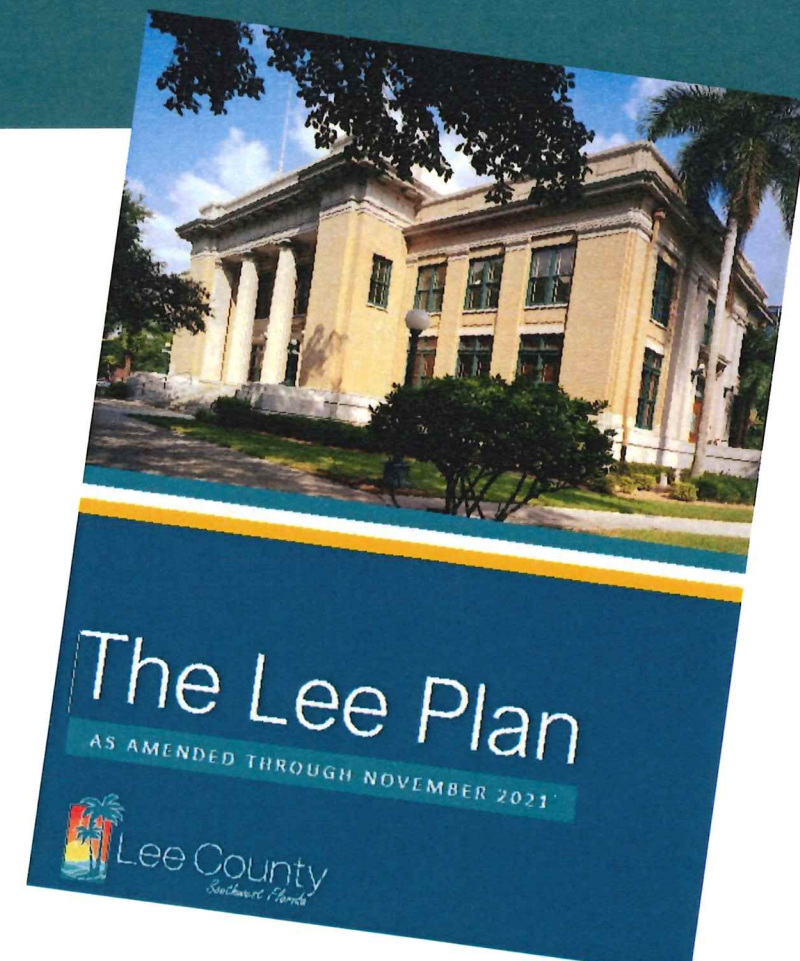
Policy 6.1.1 & 6.1.4 (Commercial Use Criteria):

- ✓ Adequate infrastructure and access
- ✓ Compatible with surrounding uses and transitionally designed
- ✓ Maintains green space and addresses buffering

Goal 32 (San Carlos Island):

- ✓ Not applicable

Staff Conclusion: The request, as conditioned, is consistent with the Lee Plan and promotes appropriate infill development on San Carlos Island.



No Content Here!

DECISION MAKING CRITERIA FOR HEX

Staff finds request complies with LDC 34-145(d)(4)2 for general rezoning

The Hearing Examiner must find the request:

- ✓ Complies with the Lee Plan;
- ✓ Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- ✓ Is compatible with existing and planned uses in the surrounding area;
- ✓ Will provide access sufficient to support the proposed development intensity;
- ✓ The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- ✓ Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- ✓ Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

No Content Here!

DECISION MAKING CRITERIA FOR CPD

Staff finds request complies with LDC 34-145(d)(4)2 for Planned development rezonings.

The Hearing Examiner must also find:

- ✓ a) The proposed use or mix of uses is appropriate at the proposed location;
- ✓ b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- ✓ c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

No Content Here!

DECISION MAKING OVERVIEW

Lee Plan Consistency:

- ✓ Urban Community FLU + San Carlos Island policies → Support infill, local business, and revitalization

Meets LDC or Deviation Criteria:

- ✓ 9 deviations requested—all justified by site constraints or existing conditions
- ✓ All preserve public health, safety, and welfare

Compatible with Surrounding Uses:

- ✓ Transitions well from arterial to residential
- ✓ Staff-supported buffer conditions ensure no adverse impacts

Adequate Access & Infrastructure:

- ✓ Driveways, utilities, stormwater all meet or exceed standards

No Content Here!



- ✓ Staff Recommendation of APPROVAL
- ✓ Applicant in agreement with Staff Report and all Conditions
- ✓ Request supports the Goals, Objectives, and Policies of the Lee County Comprehensive Plan
- ✓ Consistent with the LDC
- ✓ Compatible with surrounding land use pattern
- ✓ Request approval of the proposed Commercial Planned Development



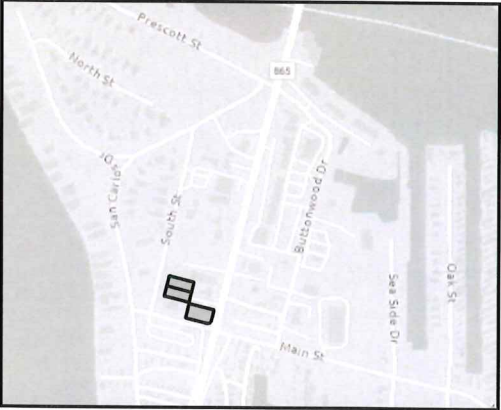
CONCLUSION

DCI2024-00023



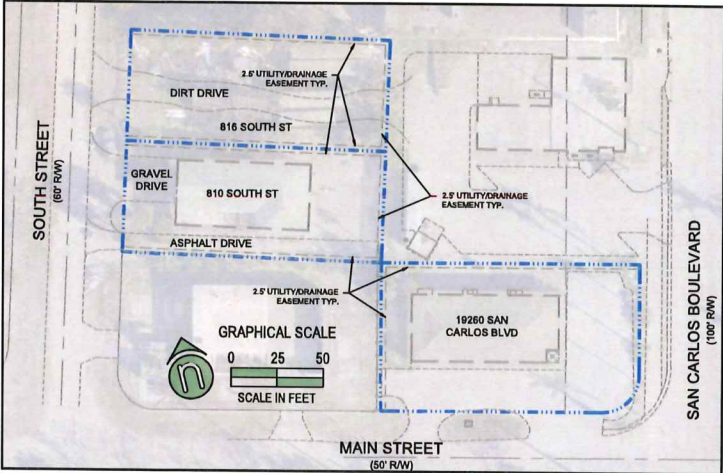
No Content Here!

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19260 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)

LAND USE SUMMARY

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5403	19.4%	2840	10.2%
PAVEMENT	6921	24.8%	14366	51.5%
SIDEWALKS	598	2.1%	682	2.4%
DETENTION AREAS	0	0.0%	2527	9.1%
PERVIOUS AREAS	14992	53.7%	7499	26.9%
TOTAL	27914	100.0%	27914	100.0%

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/19/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
- STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 36103
DATE: 6/18/2024

greensite
engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME

**BREEZE BUILDING
RENOVATION**

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT

**JBRA JUNIOR
LAND HOLDINGS LLC**

3818 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

FILE NAME:
223912Z20.DWG

FILE PATH:
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DRAWN BY:

CHECKED BY:

PLOT DATE:

TUESDAY 6/18/2024 11:47 AM

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NO.	REVISIONS	DATE	BY
10			
9			
8			
7			
6			
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4			
3			
2			
1			

PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:

JUN 2024

DRAWING TITLE

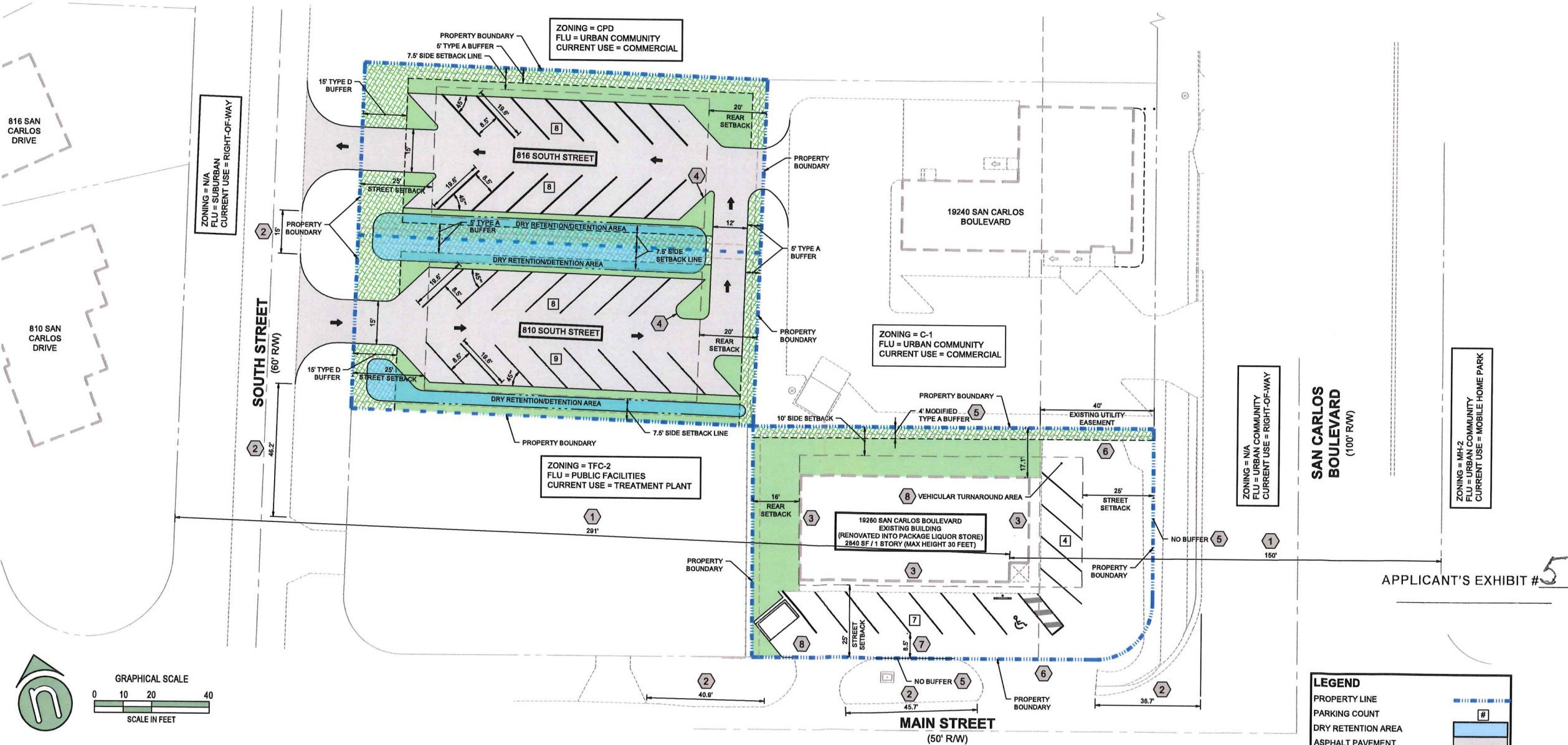
**MASTER
CONCEPT PLAN**

GEI PROJECT NUMBER

223912

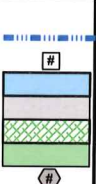
SHEET NUMBER

1



LEGEND

PROPERTY LINE
PARKING COUNT
DRY RETENTION AREA
ASPHALT PAVEMENT
PROPOSED BUFFER AREA
OTHER GREEN SPACE
DEVIATION REQUEST



PARCEL NUMBER:	24-46-23-01-00005.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
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FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%):	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3400.2 SF	2520.9 SF

LAND USE SUMMARY				
COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	5378	19.3
PAVEMENT	6921	24.8%	11782	42.2
SIDEWALKS	598	2.1%	611	2.2
DETENTION AREAS	0	0.0%	889	3.2
PERVIOUS AREAS	15017	53.8%	9254	33.2
TOTAL	27914	100.0%	27914	100.0

PARKING REQUIRED [LDC 34-2020]:			
<u>USE</u>	<u>QTY</u>	<u>RATIO</u>	<u>NO. SPACES</u>
SMALL GOODS RETAIL	2840 SF	1 SP/250 SF	11.4 SPACES
[PACKAGE STORE]		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:			
		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACES



PATTY KULAK

Project Manager



Patty is a seasoned planning professional with over 8 years of experience in urban planning, zoning analysis, and redevelopment project management. Her specialties include petition review, impact study analysis, and presenting planning documentation to elected boards. Patty's strengths lie in analytical capabilities and ability to adapt to dynamic challenges in municipal planning and overall development

EDUCATION

Ashworth College, Associate
& Bachelor of Business
Administration

COMMUNITY INVOLVEMENT

Leadership Collier Foundation

Associate Leadership Collier
2018

American Planning Association

Florida Planning and Zoning
Association

Florida Women's Leadership

SELECTED PROJECT EXPERIENCE

Cussons Commercial Planned Development, City of Bonita Springs, FL

Patty is Project Manager for this 10-acre Commercial Planned Development rezoning in the City of Bonita Springs. Patty prepared all application materials including the Comprehensive Plan Consistency Analysis. She oversaw the preparation of the Master Concept Plan and materials produced by other consultants, as well as represented the project at public meetings.

Village of Estero, Toll Brothers Rezone, Estero, FL

Patty is Project Manager for this 20-acre infill townhome community in the Village of Estero. Patty oversaw the preparation of the Pattern Book, Master Concept Plan and other materials produced by other consultants. The project involved rezoning the site to the Estero Planned Development zoning district with bonus density, requiring extensive analysis of the project's consistency with the Village's Comprehensive Plan and LDC.

Dean Street Residential Planned Development, City of Bonita Springs, FL

Patty is Project Manager for this 8-acre infill multi-family project in the City of Bonita Springs. In addition to preparing and processing the application, Patty executed a robust community outreach effort to address neighborhood compatibility. Patty presented the project to the City Council and was accepted as an expert in the areas of land use planning, comprehensive planning and zoning regulations.

Saddle Road Rezone, Lee County, FL

Patty is Project Manager for a conventional industrial rezone in Lee County's Tradeport future land use category. Patty prepared all application materials including the Comprehensive Plan Consistency Analysis and LDC rezone criteria analysis. She also oversaw the preparation of the materials produced by other consultants.

City of LaBelle, Consultant Planner, LaBelle, FL

Patty is the consultant Planner and Project Manager for the City of Labelle. In this role Patty is responsible for all planning and zoning reviews for development within the City. Projects worked on includes large-scale master planned communities, mixed-use projects and commercial retail. Patty is currently preparing the City's Comprehensive Plan update and recently amended the Land Development Code to address building design standards for the Downtown Zoning District.

City of Naples, Naples, FL

Patty contributed to the development and update of multiple elements of the City of Naples Comprehensive Plan, including transportation, land use, housing, infrastructure, capital improvements, conservation, and natural resources. Her role involved researching, compiling, and analyzing demographic, statistical, and geographic data to support long-range planning efforts and inform official publications. She assisted in preparing economic development and redevelopment strategies and policies, and played a key role in reviewing technical reports and planning studies to ensure compliance and applicability to city initiatives. Patty was responsible for producing a range of supporting materials such as impact studies, population analyses, and mapping documents, helping the city make data-driven planning decisions.

The site plan shows a property bounded by South Street (50' R/W) to the west, Main Street (50' R/W) to the south, and San Carlos Boulevard (100' R/W) to the east. The property is divided into several areas: a gravel drive, an asphalt drive, a dirt drive, and a 2' utility easement. A graphical scale indicates distances in feet (0, 25, 50). A north arrow is also present.

2' UTILITY EASEMENT TYP.

DIRT DRIVE

816 SOUTH ST

GRAVEL DRIVE

810 SOUTH ST

ASPHALT DRIVE

2' UTILITY EASEMENT TYP.

2' UTILITY EASEMENT TYP.

19260 SAN CARLOS BLVD

GRAPHICAL SCALE

0 25 50

SCALE IN FEET

SOUTH STREET
(50' R/W)

MAIN STREET
(50' R/W)

SAN CARLOS BOULEVARD
(100' R/W)

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DETENTION AREAS	0	0.0%	889	3.2%
PERVIOUS AREAS	15017	53.8%	9254	33.2%
TOTAL	27914	100.0%	27914	100.0%

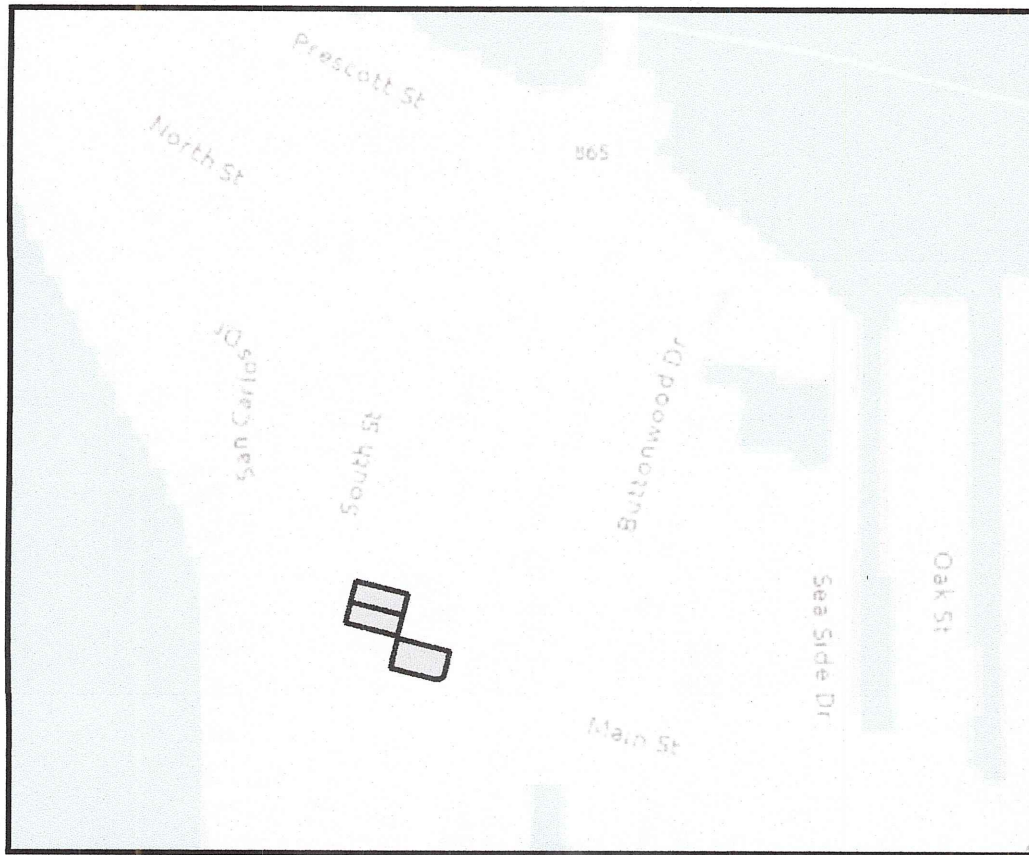
PARKING REQUIRED [LDC 34-2020]:			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL	2840 SF	1 SP/250 SF	11.4 SPACES
[PACKAGE STORE]		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACE
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACE

[illegible]

2

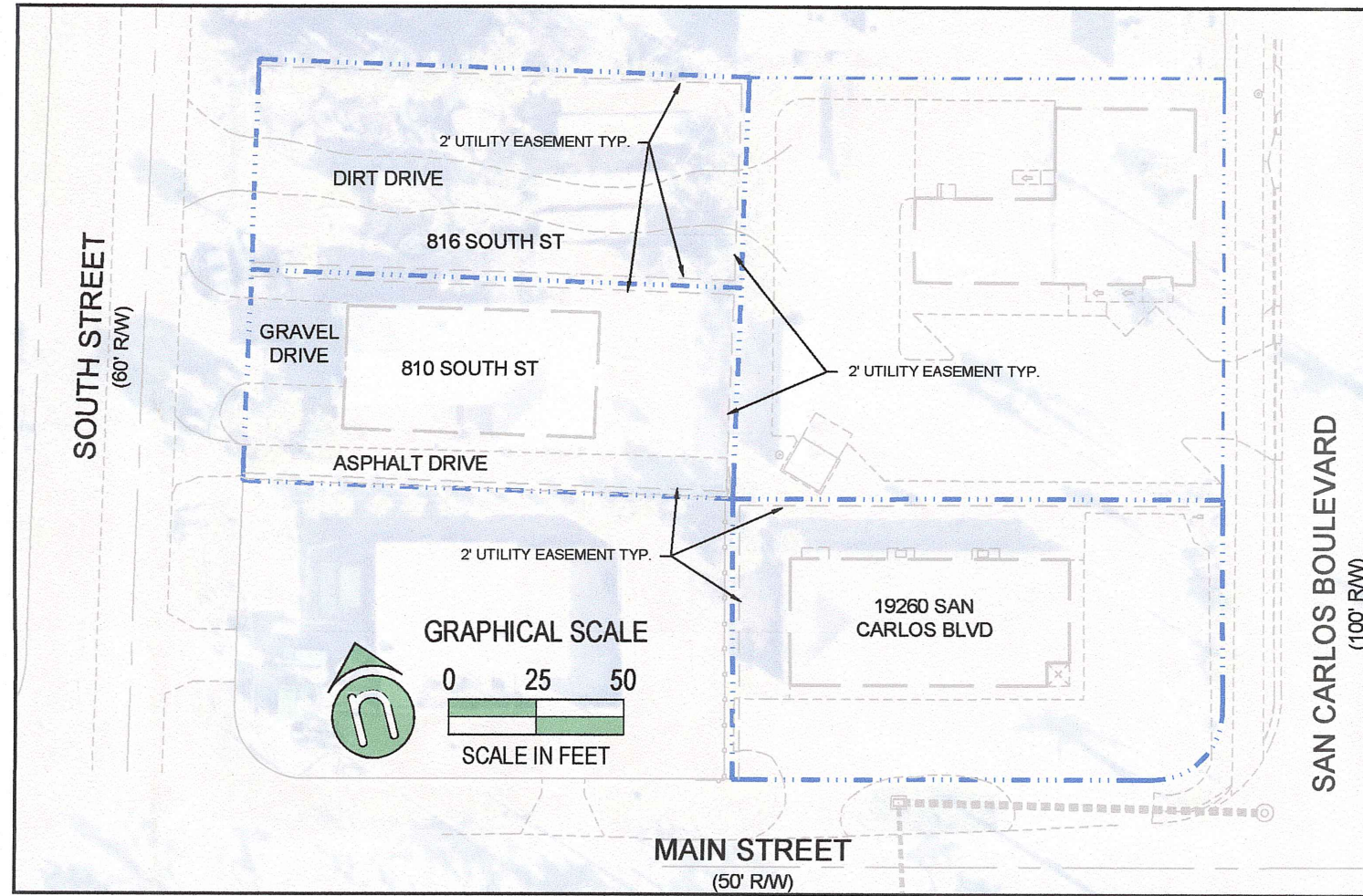
ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 56103
DATE: 4/21/2025

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19260 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%)	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3590.0 SF	2520.9 SF

LAND USE SUMMARY

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	2840	10.2%
PAVEMENT	6921	24.8%	14472	51.8%
SIDEWALKS	598	2.1%	611	2.2%
DETENTION AREAS	0	0.0%	2362	8.5%
PERVIOUS AREAS	15017	53.8%	7629	27.3%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS

PARKING REQUIRED [LDC 34-2020]:			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL	2840 SF	1 SP/250 SF	11.4 SPACES
[PACKAGE STORE]		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACES

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
- STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

greensite engineering, inc.

13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE: (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME

BREEZE BUILDING RENOVATION

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT

JBRA JUNIOR LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

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PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
APR 2025

DRAWING TITLE

MASTER CONCEPT PLAN

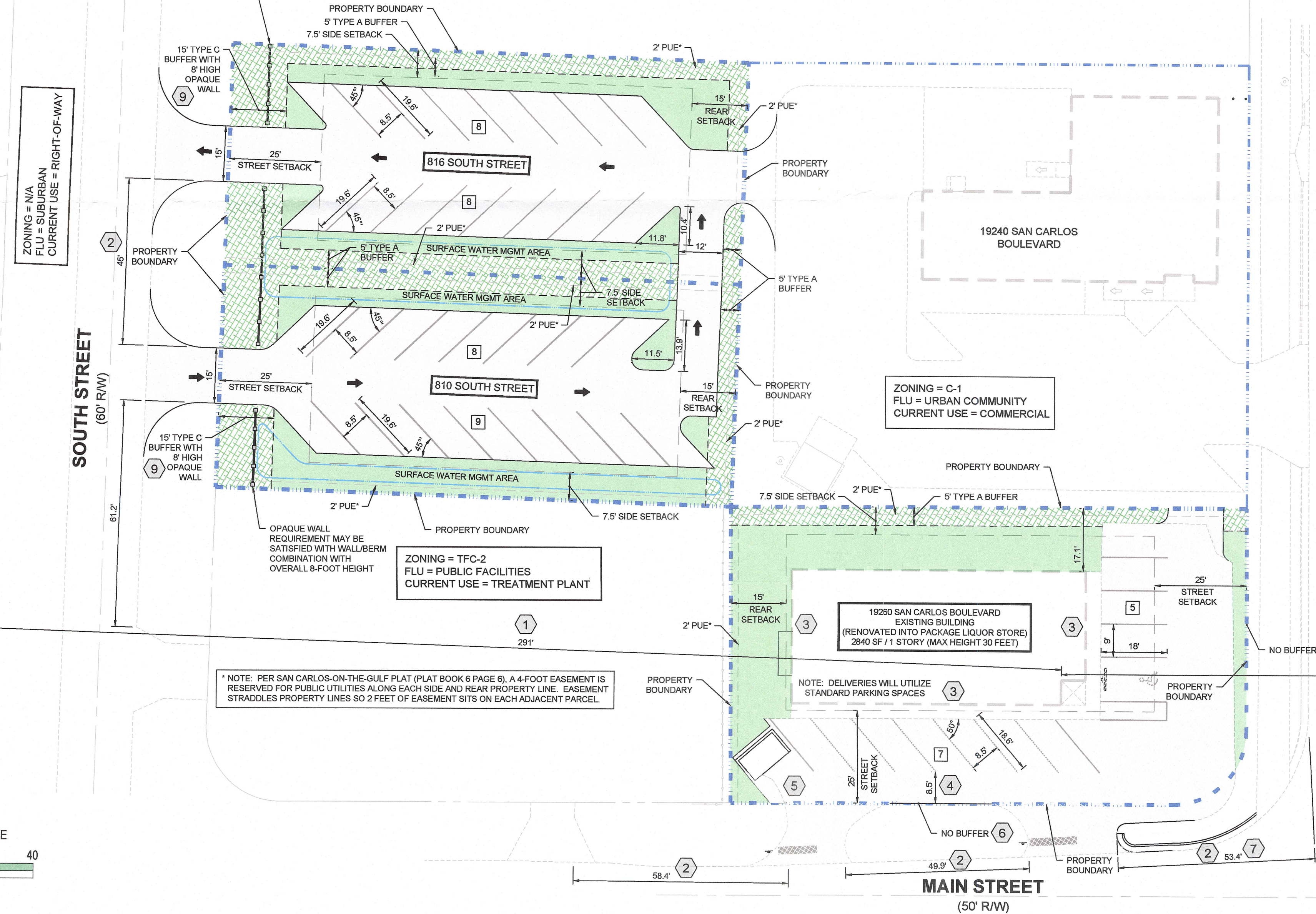
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SHEET NUMBER

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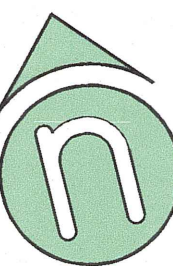
ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 56103
DATE: 4/21/2025

ZONING = CPD
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL



* NOTE: PER SAN CARLOS-ON-THE-GULF PLAT (PLAT BOOK 6 PAGE 6), A 4-FOOT EASEMENT IS RESERVED FOR PUBLIC UTILITIES ALONG EACH SIDE AND REAR PROPERTY LINE. EASEMENT STRADDLES PROPERTY LINES SO 2 FEET OF EASEMENT SITS ON EACH ADJACENT PARCEL.

NOTE: DELIVERIES WILL UTILIZE STANDARD PARKING SPACES



GRAPHICAL SCALE
0 10 20 40
SCALE IN FEET

LEGEND

PROPERTY LINE	---
PARKING COUNT	#
SURFACE WATER MGMT AREA	[Pattern]
ASPHALT PAVEMENT	[Pattern]
ASPHALT OVERLAY	[Pattern]
PROPOSED BUFFER AREA	[Pattern]
OTHER GREEN SPACE	[Pattern]
DEVIATION REQUEST	#



June 10, 2025

Mr. Adam Mendez
Department of Community Development
Zoning Section

RE: JBRA CPD
DCI2024-00023 – HEX Continuance to be heard June 13, 2025

Dear Mr. Mendez,

Following the public hearing on April 24th, the rezoning request was revised to remove the previously proposed improvements to 810 and 816 South Street, including the commercial parking lot and associated duplex. The revised request is limited to redevelopment of the existing 2,840-square-foot commercial building located at the corner of San Carlos Boulevard and Main Street into a retail package store, with no expansion of the building footprint. The revised request wording is:

Rezone 0.26-acre subject property from C-1 to PUD to allow for package store.

To reflect this change, the Narrative was updated to eliminate all references to the South Street parcels and associated infrastructure, and to clarify site access, buffering, and open space for the remaining parcel. The Schedule of Uses was updated to remove commercial parking and duplex (existing only) as a permitted use and to confirm compliance with CPD dimensional standards based solely on the 0.26-acre subject property.

The Schedule of Deviations was revised to eliminate all deviations associated with the South Street properties, resulting in a reduced and streamlined set of requests that support the infill redevelopment of the subject property alone. Together, these updates reflect a simplified and context-sensitive proposal consistent with the existing development pattern, protective of neighborhood compatibility, and supportive of corridor revitalization efforts.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 908-3408 or PKulak@rviplanning.com.

Sincerely,

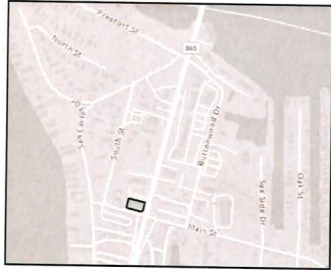
RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads 'Patty Kulak'.

Patty Kulak
Project Manager

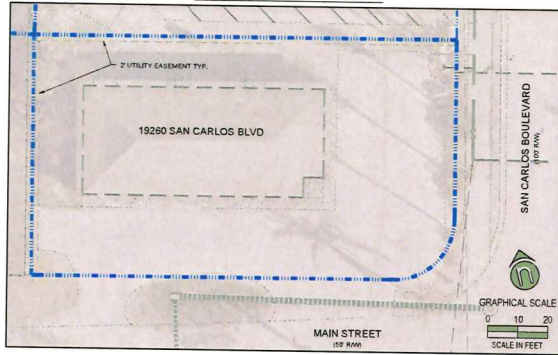
APPLICANT'S EXHIBIT # 7

LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



GRAPHICAL SCALE
0 10 20
SCALE IN FEET

PROJECT INFORMATION

PARCEL NUMBER 24-46-23-01-00006.0360
SITE ADDRESS 19280 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33931
PARCEL AREA 0.25 AC (11114 SF)
SECTION/TOWNSHIP/RANGE 24/46/23
ZONING C-1
FUTURE LAND USE URBAN COMMUNITY
FEMA PANEL 12071C0254G (11/17/22)
FEMA FLOOD ZONE ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%) 2222.8 SF
OPEN SPACE PROVIDED 2338 SF

OPEN SPACE DIAGRAM



SCALE: 1"=40'

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ON-SITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.

LAND USE SUMMARY

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	2840	25.6%	2840	25.6%
PAVEMENT	4901	43.2%	4799	43.2%
SIDEWALKS	598	5.4%	612	5.5%
DETENTION AREAS	0	0.0%	0	0.0%
PERVIOUS AREAS	2875	25.9%	2863	25.8%
TOTAL	11114	100.0%	11114	100.0%

PARKING CALCULATIONS

PARKING REQUIRED (LDC 34-2020)			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL	2840 SF	1 SP/250 SF	11.4 SPACES
(PACKAGE STORE)		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED	12	SPACES REQUIRE	1 ADA SPACE

greensite
engineering, inc.

1339954 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 431-9488
FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME

BREEZE BUILDING RENOVATION

SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT

JBRA JUNIOR LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE (239) 954-3484

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PLAN STATUS

PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE

JUN 2025

DRAWING TITLE

MASTER CONCEPT PLAN

GEI PROJECT NUMBER

223912

SHEET NUMBER

1

19220 SAN CARLOS BOULEVARD

ZONING = C-1
FLU = URBAN COMMUNITY
CURRENT USE = COMMERCIAL

ZONING = M-1
FLU = URBAN COMMUNITY
CURRENT USE = HIGH-OF-WAY

ZONING = M-1
FLU = URBAN COMMUNITY
CURRENT USE = MOBILE HOME PARK

ZONING = TFC-2
FLU = PUBLIC FACILITIES
CURRENT USE = TREATMENT PLANT

* NOTE: PER SAN CARLOS ON-THE-GULF PLAY (PLAY BOOK & PAGE 6) A 4'-0" EASEMENT IS RESERVED FOR PUBLIC UTILITIES ALONG EACH SIDE AND REAR PROPERTY LINE. EXISTING STRADDLES PROPERTY LINES 50-7 FEET OF EASEMENT SITS ON EACH ADJACENT PARCEL.

GRAPHICAL SCALE
0 10 20 40
SCALE IN FEET

LEGEND
PROPERTY LINE
PARKING COUNT
ASPHALT PAVEMENT
ASPHALT OVERLAY
PROPOSED BUFFER AREA
OTHER GREEN SPACE
DEVIATION MARKER



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: JBRA CPD

Request: Rezone from: C-1 Commercial

CPD – Commercial Planned
Development

Type: ☐ Major PD

☒ Minor PD

☐ DRI w/Rezoning

☐ PRFPD

☐ Major PD Amendment

☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

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

Summary of Project:

Rezone the 0.26 acres from C-1 to CPD to allow for 2,840 SF package store.

The site will connect to Lee County Utilities. Maximum building height is 30 feet.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: JBRA JUNIOR LAND HOLDINGS LLC c/o John Gallagher

Address: 3618 Fowler Street, Suite D

City, State, Zip: Fort Myers, FL 33901

Phone Number: (954) 854-3484

E-mail Address: Gal2701@aol.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☒ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: RVi Planning + Landscape Architecture

Contact Person: Patty Kulak

Address: 28100 Bonita Grande Drive, Suite 305

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-908-3408

Email: PKulak@rviplanning.com

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

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

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

Name: JBRA Junior Land Holdings, LLC c/o John Gallagher
Address: 3618 Fowler Street, Suite D
City, State, Zip: Fort Myers, FL 33901
Phone Number: (954) 854-3484 Email: Gal2701@aol.com

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

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

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

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 19260 San Carlos – 11/16/2023

**PART 3
PROPERTY INFORMATION**

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

24-46-23-01-00006.0360

B. Street Address of Property: 19260 San Carlos
Blvd

C. ☒ Legal Description (metes and bounds) [34-202(a)(5)] and sealed sketch of the legal description.

- ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6):

- ☒ A Boundary survey, tied to the state plane coordinate system.

OR

- ☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]
2. ☒ Map of surrounding property owners. [34-202(a)(9)]
3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: C-1

- ☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Commercial
2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>0.26</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>100</u>	Feet		
2. Depth (average if irregular parcel):	<u>140</u>	Feet		
3. Total area:	<u>0.26</u>	Acres or square feet		
4. Frontage on road or street:		Feet on		Street
2 nd Frontage on road or street:	<u>60</u>	Feet on	<u>San Carlos Blvd</u>	Street

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

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)

1. Submerged land subject to tidal influence		<u>0</u>	<u>0.26</u> Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ⁽¹⁾⁽²⁾		<u>0.26</u>	Acres

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). 0.26 Acres

C. Gross residential acres. (A minus B) ⁽³⁾ 0 Acres

D. Gross residential acres (by Land Use Category)

1. a. Intensive Development – upland	<u>0</u>	Acres
b. Intensive Development – preserved freshwater wetlands	<u>0</u>	Acres
c. Intensive Development – impacted wetlands	<u>0</u>	Acres
2. a. Central Urban – upland	<u>0</u>	Acres
b. Central Urban – preserved freshwater wetlands	<u>0</u>	Acres
c. Central Urban – impacted wetlands	<u>0</u>	Acres
3. a. Urban Community or Suburban – upland		Acres
b. Urban Community or Suburban – preserved freshwater wetlands	<u>0</u>	Acres
c. Urban Community or Suburban – impacted wetlands	<u>0</u>	Acres

4.	a.	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	a.	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	a.	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	a.	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	a.	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	a.	Wetlands	0	Acres
11.	a.	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	a.	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	a.	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres
TOTAL (should equal "C" above)			0.0	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Urban Community

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
a.	Total upland acres (from Part 4, D.)	0	x 0 equals	0
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
c.	Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
d.	Total Allowed Standard Units ⁽¹⁾			0
2.	Bonus Units [2-143]			
a.	Site-built Affordable Housing			0
b.	Transferrable Dwelling Units			0
c.	Sub-total			0
3.	Total Permitted Units ⁽¹⁾			0

Note:

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

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

A. Commercial 1. Medical 2. General Office 3. Retail 4. Other: _____ 5. TOTAL FLOOR AREA _____	Height _____ _____ 30' _____ _____	Total Floor Area (Square Feet) _____ _____ 2,840 SF _____ 2,840 SF
B. Industrial 1. Under Roof 2. Not Under Roof 3. TOTAL FLOOR AREA _____	Height _____ _____ _____	Total Floor Area (Square Feet) _____ _____ _____
C. Mining 1. Area to be excavated _____	Depth _____ _____	Total Acres _____ _____
D. Assisted Living Facilities 1. Dependent Living Units 2. Independent Living Units 3. TOTAL BEDS/UNITS _____	Height _____ _____ _____	Total Beds/Units _____ _____ _____
E. Hotels/Motels (Room Size) 1. < 425 sq. ft. 2. 426-725 sq. ft. 3. 725 < sq. ft. 4. TOTAL UNITS _____	Height _____ _____ _____ _____	Total Rental Units _____ _____ _____ _____

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8). **[34-373(a)(8)]**

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

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

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
Site varies in elevation from 3 to 5.5ft NAVD per LeeSplns
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
N/A
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
N/A
 2. Quality of the effluent:
N/A
-

3. Expected life of the facility:
N/A
 4. Who will operate and maintain the internal collection and treatment facilities:
N/A
 5. Receiving bodies or other means of effluent disposal:
N/A
- C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:
N/A
 2. Current water table conditions:
N/A
 3. Proposed rate of application:
N/A
 4. Back-up system capacity:
N/A

PART 10 ADDITIONAL REQUIREMENTS

- A. **Major Planned Developments:**
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
 2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
 3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**
- B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**
- C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**
- D. **Private Recreational Facility Planned Developments (PRFPDs):**
1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
 2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
 3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
 4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
 6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]
- G. Flood Hazard:**
- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is AE 11 NAVD (MSL)
- H. Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. Mobile Home Park:** [34-174(h)]
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

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

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



JBRA CPD Request Statement

REVISED JUNE 2025

I. REQUEST

JBRA Junior Land Holdings, LLC and RAJB, LLC ("Applicant") request to rezone approximately 0.26± acres located at the northwest corner of San Carlos Boulevard and Main Street in unincorporated Lee County, Florida. The subject property, addressed as 19260 San Carlos Boulevard, is currently zoned Commercial (C-1). The Applicant seeks to rezone the site to Commercial Planned Development (CPD) to allow for the redevelopment of an existing 2,840-square-foot commercial building as a package store with off-premises consumption of alcohol (COP). The property will be served by Lee County Utilities, and the maximum building height permitted within the CPD is 30 feet.

II. EXISTING CONDITIONS

The subject property is located within the Urban Community Future Land Use Category, the San Carlos Island Community Plan Area, and the San Carlos Commercial Corridor & Corridor Expansion Area, as outlined in LDC Section 33-1743.

Situated at the corner of Main Street and San Carlos Boulevard, the site is developed with an existing one-story commercial building that is proposed to be repurposed as a retail package store. The site currently includes 13 parking spaces; 12 will remain to satisfy the parking requirement for the new use, while one space has been converted to accommodate a dumpster enclosure. The building is already connected to Lee County Utilities, and those connections will continue to serve the property.

The surrounding area reflects a vibrant, mixed-use corridor that functions as a gateway to Fort Myers Beach. Land uses in the immediate vicinity include restaurants, entertainment venues, a range of housing types, hotels, motels, and tourist-oriented retail and service businesses—contributing to the area's unique character and economic activity.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-1	Bar/Cocktail lounge
SOUTH	Public Facilities	CP	Treatment Plant; ROW Main Street, Public Parking Lot
EAST	Urban Community	MH-2	Mobile Home Park
WEST	Public Facilities	TFC-2	Lee County Treatment Plant

Public infrastructure is in place to serve the intensive, existing development pattern, including arterial roads, utilities, fire/EMS, and solid waste. The site is served by Lee County Utilities, Fort Myers Beach Fire District, and Lee County Sheriff. A letter of availability from Lee County Utilities is provided confirming capacity.

IV. FUTURE CONDITIONS

The proposed CPD will redevelop the existing 2,840-square-foot commercial building located at the corner of San Carlos Boulevard and Main Street into a retail package store. The site includes two existing driveway access points on Main Street, which will remain in place. These driveways have historically functioned safely and efficiently and are the subject of a requested deviation to allow for reduced driveway separation, consistent with existing conditions.

A total of 12 off-street parking spaces are provided, including one ADA-compliant space, which satisfies the Land Development Code requirement for the proposed use. One space has been repurposed to serve as a screened dumpster enclosure.

The site layout preserves and enhances green space and buffering along the side and rear of the parcel. The CPD includes 21.4% open space, exceeding the 20% minimum requirement, and retains landscaping along San Carlos Boulevard while accommodating functional site access and parking. A deviation from LDC §10-416(d) is requested to omit perimeter plantings around the building, given existing constraints and the building's established location near the front property line. A Type "A" buffer with a double hedgerow is proposed along the northern property line to create a separation between the property and neighboring business.

A separation distance deviation between residential uses and COP is also requested to allow the proposed package store to be located approximately 150 feet from the Sunnyland Mobile Home Park and 291 feet from a single-family residence on South Street. The building entrance is oriented toward San Carlos Boulevard, minimizing any operational or visual impact on surrounding single-family residential properties on South Street, while an arterial roadway provides separation between the COP and the mobile home park. It is also important to note the intensity of the immediate area via the legal, non-conforming adult entertainment use to the immediate north of the subject property, which has been in existence since 2000 and has established COP in this immediate vicinity for decades.

The proposed CPD reflects a context-sensitive infill redevelopment consistent with surrounding uses and infrastructure, while maintaining public safety, efficient circulation, and compatibility with the existing development pattern of San Carlos Island.

VI. LDC COMPLIANCE

LDC 34-145(D)(4)A.1: FINDINGS/REVIEW CRITERIA FOR APPROVAL BY THE HEX

a) Complies with the Lee Plan;

The property is in the Urban Community FLUC, which are areas characterized by a mixture of relatively intense commercial and residential uses. COP is permitted in this category, as is the proposed commercial retail use.

Other policies within the Lee Plan are analyzed in later sections showing compliance with the following:

- Policies 4.1.1, 6.1.1, 6.1.4, 6.1.7, 32.1.1, 32.1.2, 32.2.1, 32.2.2, 95.1.3, 125.1.2, 125.1.3.

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

The applicant has submitted various deviations with this request. The proposed deviations are justified based on the site's longstanding configuration, the intent to redevelop the existing building footprint without further expansion to any non-conformity, and its practical functionality. The package store's proximity to Sunnyland Mobile Home Park and a single-family home is mitigated by its orientation and intervening public rights-of-way, avoiding residential traffic impact or direct visual impacts. The 40-foot driveway separation has been safe and functional since before 1998, avoiding unnecessary alterations. Lack of perimeter plantings and reduced landscape island widths conform to existing conditions that are not being intensified. Buffer reductions along the north, east, and south boundaries align with historical use without adverse impacts. Maintaining access via Main Street prevents traffic conflicts on San Carlos Blvd. A narrower one-way parking aisle maximizes parking availability while ensuring safety. Lastly, the current parking lot layout allows safe vehicle exit, avoiding costly redesigns.

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

The subject property is located at the northwest corner of San Carlos Boulevard and Main Street, within a corridor that is predominantly commercial in character. The surrounding area includes a mix of commercial, residential, and public utility uses, consistent with the transitional and mixed-use nature of San Carlos Island.

The existing commercial building on the site is proposed to be repurposed as a retail package store, with no increase in building size or intensity. This reuse is consistent with the surrounding land use pattern and supports the continued revitalization of this key corridor. The area hosts a variety of tourist-oriented and neighborhood-serving businesses, including multiple establishments that are licensed for alcoholic beverage sales, such as an adult entertainment venue to the north. This context demonstrates a longstanding acceptance of commercial uses involving alcohol in the immediate vicinity.

The property is visually and functionally buffered from lower-intensity uses by both Main Street and an adjacent utility treatment plant, minimizing any potential impacts. Additionally, the building is oriented toward San Carlos Boulevard, a major arterial road, which helps direct activity away from nearby residential areas.

The proposed CPD reflects a compatible, infill redevelopment that enhances the commercial fabric of San Carlos Boulevard and complements both existing and planned uses in the area. It is well-positioned to serve local residents and visitors, while maintaining the character and balance of this mixed-use corridor.

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

As mentioned above in the Narrative, the proposed development will provide parking for the commercial package store. The subject property will provide 12 parking spaces, in compliance with the LDC.

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

The surrounding road network is adequate to support the proposed development. The additional commercial use will not adversely affect the transportation facilities within San Carlos Community Plan Area.

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

The subject site is fully developed/impacted by existing development, and is located within an urbanized corridor with no known environmentally sensitive features. No wetlands, conservation lands, or listed species habitats are present on or adjacent to the property. All improvements remain within the existing developed footprint, and stormwater will be managed per SFWMD and Lee County standards. The project will not adversely impact natural resources.

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

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. A letter of availability has been secured from Lee County Utilities.

34-145(D)(4)A.2: FINDINGS/REVIEW CRITERIA FOR PD'S

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

The proposed package store is a low-intensity commercial use that aligns with the surrounding retail and service-oriented development along San Carlos Boulevard. It represents a compatible reuse of an existing commercial building and supports the corridor's role as a mixed-use gateway to Fort Myers Beach.

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

The Applicant is in agreement with the Conditions in the Staff Report.

- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:***

- 1) Enhances the achievement of the objectives of the planned development; and***
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.***

Each deviation supports functional site design within the constraints of an existing infill parcel, allowing for the adaptive reuse of a commercial building without compromising safety, buffering, or circulation. The deviations are the minimum needed to maintain existing conditions, are justified, and consistent with the overall intent of the Code to protect public health, safety, and welfare while facilitating appropriate redevelopment.

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

The site does not contain any environmentally critical areas or areas containing natural resources based on its historical development as an office building with parking lot. The existing commercial building will be redeveloped into the package store with no increase to the size or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

VII. LEE PLAN COMPLIANCE

The following is an analysis of how the Commercial Planned Development, meets consistency with goals, objectives, and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.4 The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses.

The subject property lies within the Urban Community future land use category, which supports a mix of intense commercial and residential uses and encourages infill development. The proposed CPD repurposes an existing commercial building for a low-intensity retail package store, with no increase in size or intensity. Located at the intersection of San Carlos Boulevard and Main Street, the site is surrounded by commercial and marine-oriented uses, consistent with the development pattern envisioned by Policy 1.1.4. The project supports corridor revitalization, utilizes existing infrastructure, and reinforces the area's mixed-use character.

GOAL 4

Standard 4.1.1: Water & 4.1.2: Sewer

The site intends to connect to Lee County Utilities for water and sewer services. A letter of availability has been received from Lee County Utilities confirming the properties are within the Lee County Utilities Future Service Area as shown on Map 4A and Map 4B of the Lee Plan. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

GOAL 5 (RESIDENTIAL LAND USES)

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.

The addition of a package store within the existing location will not be destructive to the character or integrity of this dynamic, mixed-use area of Lee County, which serves as the Gateway to downtown Fort Myers Beach. The subject property is strategically located at a developed intersection that serves as a connector between residential properties and commercial enterprises along San Carlos Boulevard. This area already hosts several businesses, including those that sell alcohol, indicating an established integration of commercial activities within the residential uses. The longstanding presence of similar businesses further demonstrates community tolerance and acceptance of such establishments, indicating that the addition of a new package store would maintain the current mixed-use character of the area without compromising its residential integrity.

For the nearest residential uses on South Street, there are intervening public uses (sewer treatment plant) and residential uses under common ownership by the Applicant. These intervening uses will be maintained and will provide separation and screening between the existing homes and the proposed package store. No traffic is oriented to South Street, and all ingress/egress will occur from Main Street and the interconnection to the north. There are no abutting residential uses on Main Street.

The Sunnyland Mobile Home Park is separated from the use by a major arterial roadway, providing sufficient separation between the uses.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The package sale parcel will include two ingress and egress access points from Main Street as well as an interconnection to the property to the north.

c. Screening and buffering;

- A 5' Type "A" buffer will be provided along all the northern property line on the commercial retail site. The applicant complying with the required width of 5 feet, per Section 10-416 of the LDC.

d. Availability and adequacy of services and facilities;

This area is an existing commercial site being serviced by Lee County Utilities as evident by the letters of utility availability for water.

e. Impact on adjacent land uses and surrounding neighborhoods;

The proposed package store is a compatible reuse of an existing commercial building within a predominantly commercial corridor. The site is buffered by a utility treatment plant to the south and oriented away from nearby residential uses. The project supports infill redevelopment and maintains compatibility with surrounding land uses.

f. Proximity to other similar centers; and

The introduction of a package store aligns with the commercial character of the corridor and complements the existing commercial uses. The vicinity hosts several establishments that hold liquor licenses, including an adult entertainment venue to the north. This establishes a precedent for alcoholic beverage sales in the area, suggesting that the proposed package store would fit seamlessly into the current commercial landscape.

g. Environmental considerations.

The site does not contain any environmentally critical areas or areas containing natural resources due to existing development of commercial building and parking. The existing commercial building will be redeveloped into the package store with no increase to the size

or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

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.

The package store property abuts a commercial business to the north, a sewer pump station to the west, a public parking lot to the south, and a mobile home park to the east (across the substantial San Carlos Blvd. right-of-way). The site is located on the corner of a major arterial road (San Carlos Blvd) and a local road (Main Street) where commercial is adequate.

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 CPD development aligns with the policy of preventing premature, scattered, or strip development. Our project is a commercial redevelopment on small parcel that will not increase in size or scale, in an area where existing commercial development is abutting to the north and a utility sewer plant is abutting to the west. This redevelopment enhances the commercial character of the San Carlos Blvd corridor, ensuring responsible and appropriate land use without opening new areas to increased development.

GOAL 32: SAN CARLOS ISLAND

POLICY 32.1.1: New development and substantial redevelopment within the Industrial Development and the DRMUWD land use categories on San Carlos Island will be permitted only in accordance with the following criteria (See glossary for definitions and Maps 1-A and 1-H for boundaries). However, in no event will Lee County permit new or expanded petroleum facilities which would serve uses other than marine-related uses.

2. North of Main Street – Within the Water-Dependent Overlay zone which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and recreational marinas.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.1.2: New development and substantial redevelopment within a portion of the Urban Community land use category on San Carlos Island will be subject to the additional requirement that within a Water-Dependent Overlay zone, wet or dry storage recreational marinas and other water-dependent uses only will be permitted. This Water-Dependent Overlay zone affects two separate areas, both lying south of Main Street and east of San Carlos Boulevard, as depicted on Map 1-H and described as follows: land within 150 feet of the shoreline along the inlet (between other lands designated as Industrial Development but exempting the Gulf Cove Trailer Park); and land within 300 feet of the shoreline and lying east of, and within 930 feet of, the main Industrial Development area.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.2.2: Prior to the expenditure of public funds for the construction of new parking

facilities within San Carlos Island, an analysis of the relationship of the facility to the level of service on constrained and backlogged roads will be undertaken, in order to determine if the location, size and function of the facility is appropriate and consistent with the adopted CRA plan and the Transportation Element.

N/A. The proposed CPD development is a private initiative and will not involve the expenditure of public funds for the construction of new parking facilities. Our project will independently address parking needs without impacting public resources, ensuring alignment with the adopted CRA plan and the Transportation Element.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

The application demonstrates compliance with all LOS standards.

GOAL 101 (COASTAL AREAS)

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

The site, located within the Coastal High Hazard Area, has maintained its current configuration since before 1998, optimizing the available space while minimizing environmental impact. The design of the site does not require extensive new construction or land alteration, thereby preserving the existing natural systems and minimizing disruption to water flow and filtration processes. The site is heavily impacted/wholly developed and will remain in that configuration upon approval of this CPD. No additional impervious is being added and the design will serve to enhance on-site stormwater management.

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

The site will now have to comply with water quality requirements according to the LDC at the time of local development order and through permitting via the South Florida Water Management District.

IX. CONCLUSION

The proposed CPD is compatible with the surrounding land uses and is consistent with all applicable goals, objectives, and policies of the Lee Plan. The proposed uses will complement the surrounding development pattern which is commercial and intensive in nature. For these reasons, the Applicant respectfully requests approval.

**Schedule of Uses & Site Development Regulations****REVISED MAY 2025****SCHEDULE OF USES**

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- ATM (AUTOMATIC TELLER MACHINE)
- BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
- BUSINESS SERVICES, GROUP I
- CLOTHING STORES, GENERAL
- CONVENIENCE FOOD AND BEVERAGE STORE NO GAS
- DRUGSTORE, PHARMACY
- ESSENTIAL SERVICES
- EXCAVATION: WATER RETENTION ONLY
- FENCES, WALLS
- FOOD STORES, GROUP I
- GIFT AND SOUVENIR SHOP
- HOBBY, TOY AND GAME SHOPS
- PACKAGE STORE
- PET SHOP
- REAL ESTATE SALES OFFICE
- SIGNS
- SPECIALTY RETAIL SHOPS, GROUPS I & II

PROPERTY DEVELOPMENT REGULATIONS**TABLE 1: Intensity and Density**

USE CATEGORY	TYPE OF USE	INTENSITY/DENSITY	
Non-Residential	Commercial Retail	2,840 square feet	12 commercial parking spaces

TABLE 2: Development Regulations

GENERAL PARAMETERS	
Category	Requirement
Maximum Lot Coverage:	40 percent
Maximum Building Height:	30 feet
Minimum Open Space:	20%
Minimum Lot Area:	7,500 square feet
Minimum Lot Dimensions:	Width: 60 feet Depth: 100 feet
Minimum PD Boundary:	15 feet

NON-RESIDENTIAL USES	
Setbacks	Requirement
Minimum Front (Street):	25 feet
Minimum Rear:	15 feet
Minimum Side:	7.5 feet



Schedule of Deviations and Justifications

REVISED MAY 2025

1. Deviate from LDC §34-1263(e) requiring a separation of 500 feet from a package store to any existing dwelling unit; to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park; and 291 feet from the single-family home at 810 San Carlos Drive.

JUSTIFICATION: This site is situated on a main arterial road to Fort Myers Beach with access from Main Street and via the interconnection with the property to the north. The package store is designed with its front door and customer access oriented towards San Carlos Blvd, not towards the residential area on South Street and San Carlos Drive, preventing direct traffic from impacting neighbors on South Street.

Additionally, the Sunnyland Mobile Home Park is a high-density area separated from the package store by an arterial road that is 60 feet wide. It is also important to note that the mobile home park has been across the street from an adult entertainment venue with a liquor license for decades, indicating a longstanding acceptance for similar establishments in the vicinity. The mobile home park as well as the single-family homes to the west have co-existed with the intensive commercial uses along San Carlos Blvd. for decades, including uses with alcohol sales for consumption on and off-site premise. The proposed CPD is compatible with the historical development pattern and associated uses and is oriented to mitigate impacts to the neighborhood.

2. Deviate from LDC §10-285(a) requiring driveway connection separation of 60 feet for local roads with speed limits under 45 mph: to allow a minimum separation of 49 feet and 58 feet along Main Street as shown on the Master Concept Plan.

JUSTIFICATION: The proposed driveway separation distances of 49 feet and 58 feet along Main Street reflect the existing access configuration serving the repurposed commercial building. These driveways have historically functioned without causing traffic circulation or safety issues and are consistent with established conditions on this constrained infill site. Strict adherence to the 60-foot separation requirement would necessitate substantial redesign or closure of one access point, which would negatively impact site functionality and access for delivery and customer traffic. Given the existing built environment, the requested deviation maintains public safety, supports redevelopment goals, and facilitates continued efficient use of an existing commercial structure, all consistent with the intent of the LDC and County transportation objectives.

3. Deviate from LDC §10-416(b) requiring perimeter plantings surrounding a commercial building; to omit building permit plantings.

JUSTIFICATION: The lack of perimeter plantings surrounding the commercial building lies in the unique positioning of the existing building on the subject property. Implementing the required plantings would significantly reduce functional space and hinder operational efficiency. Furthermore, the current layout optimizes customer access and parking, crucial for commercial success. Alternative landscaping solutions, such as potted plants and vertical gardens, can be considered to enhance aesthetics without compromising the practicality of the building's location and design.

4. Deviate from LDC §34-2016(3) which requires a one-way parking aisle for parking spaced angled at 45 degrees and must be a minimum of 12 feet in width; to allow be a minimum of 8.5 feet in width.

JUSTIFICATION: The reduction of one-way parking aisle width to 8.5 feet, where 12 feet is required, is based on the need to maximize parking availability and maintain site functionality within existing constraints. The current configuration has proven effective in managing traffic flow and parking without safety issues. Reducing the aisle width allows for more parking spaces, which is crucial for meeting the community's high demand. Additionally, the design ensures that vehicles can still maneuver safely within the lot, prioritizing both efficiency and user convenience while avoiding significant structural alterations to the site. The design also supports interconnectivity with the property to the north, as directed by LCDOT staff.

5. Deviate from LDC §34-2015(2)d which requires parking lot spaces must be provided with sufficient maneuvering room; to allow an exiting vehicle to leave the parking lot in a forward motion for refuse pick up only.

JUSTIFICATION: An exhibit included with the resubmittal package demonstrates that reverse movement from the angled spaces allows a standard passenger vehicle to exit the property safely within the proposed pavement limits. Despite the reverse maneuvering, the design maintains safety, operational efficiency, and unobstructed traffic flow within the site.

6. Deviate from LDC §10-416(d) requiring a 15-foot Type D buffer from commercial properties and rights-of-way, to allow no buffer along the east and south boundaries on 19260 San Carlos Blvd.

JUSTIFICATION: The site has an existing 40-foot utility easement along San Carlos Boulevard which was discussed with Lee County Staff during the initial pre-application meeting. During that discussion, Staff was in support of no buffer along the east and south boundaries due to the underground apparatus and due to existing conditions.

7. Deviate from LDC 10-285(b) requiring access roads intersecting another road that also intersects the parallel arterial or collector must have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector; to allow a separation of 53 feet from the edge of pavement.

JUSTIFICATION: Per the request of DOT during a meeting on August 12, 2024, the eastern driveway connection for 19260 San Carlos Boulevard has been narrowed to a standard width to maximize the separation from San Carlos Boulevard.



JBRA PACKAGE SALE CPD • AERIAL MAP

📍 Lee County, FL

📅 5/29/2025

24002235

👤 JBRA LLC and RAJB LLC

8725 Pendery Pl
Suite 101
Bradenton, FL
Tel: 941.379.8400
www.rviplanning.com



0 100 200
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



RVi
 8725 Pendery Pl
 Suite 101
 Bradenton, FL 34201
 Tel: 941.379.8400
 www.rviplanning.com

JBRA PACKAGE SALE CPD • CURRENT FUTURE LAND USE MAP

📍 Lee County, FL

📅 5/29/2025

24002235

👤 JBRA LLC and RAJB LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



JBRA PACKAGE SALE CPD • CURRENT ZONING MAP

Lee County, FL

5/29/2025

24002235

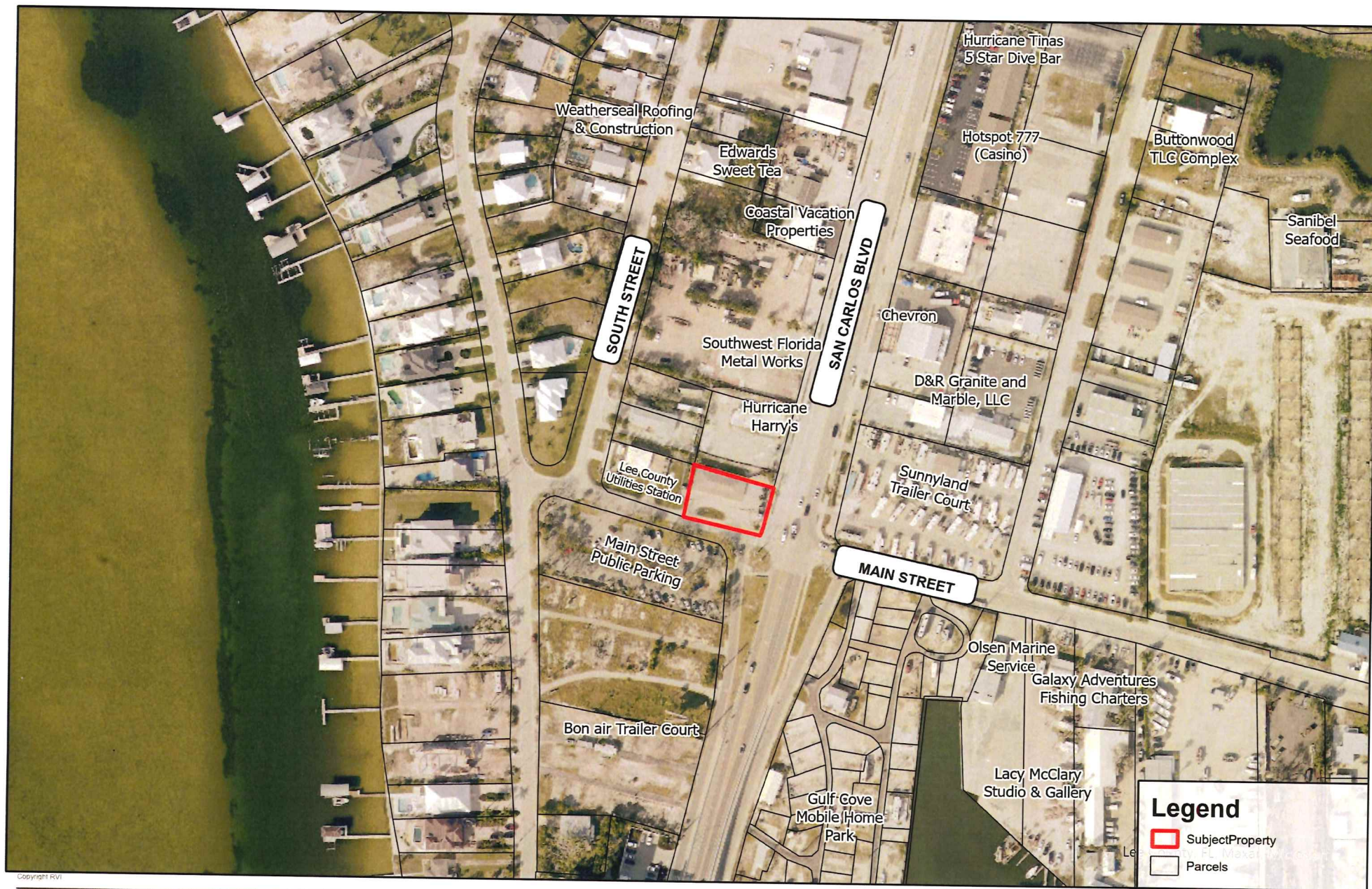
JBRA LLC and RAJB LLC

8725 Penderly Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com



0 100 200
Feet

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JBRA PACKAGE SALE CPD • SURROUNDING LAND USE MAP

📍 Lee County, FL

📅 5/29/2025

24002235

👤 JBRA LLC and RAJB LLC

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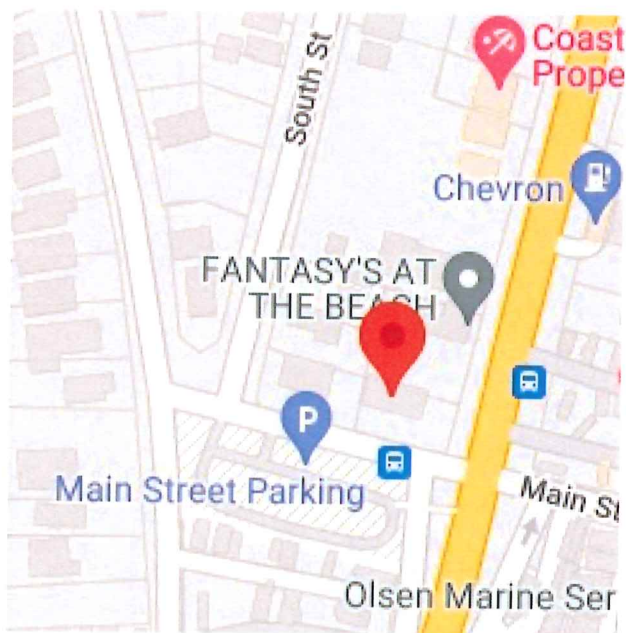
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Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR JBRA JUNIOR LAND HOLDINGS, LLC
19260 SAN CARLOS BOULEVARD, FORT MYERS BEACH, FL 33931



REQUESTED BY:

ALOIA, ROLAND, LUBELL & MORGAN, PLLC
2222 SECOND STREET
FORT MYERS, FL 33901
PH. : 239-791-7950



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: ALOIA, ROLAND, LUBELL & MORGAN, PLLC
Survey Number: 605441
Order Date: 9/20/2023
Deliver To Attn: DANA SARACIONE
Deliver To: ALOIA, ROLAND, LUBELL & MORGAN, PLLC
2222 SECOND STREET
FORT MYERS, FL 33901

Property Address: 19260 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33931

Buyers: JBRA JUNIOR LAND HOLDINGS, LLC
Sellers:
Client File #:

Item	Description	Amount
Survey	Survey	\$475.00
Elevation Certificate	Elevation Certificate	\$175.00

Invoice Total \$650.00

Amount Invoiced To Date: \$650.00

Amount Paid To Date: \$0.00

Total Amount Due: \$650.00

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

LOT 36, BLOCK 6, OF THAT CERTAIN SUBDIVISION KNOWN AS SAN CARLOS ON THE GULF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF LEE COUNTY, FL.

Community Number: 125124 Panel: 12071C0554 Suffix: G F.I.R.M. Date: 11/17/2022 Flood Zone: AE Field Work: 9/21/2023

Certified To:

JBRA JUNIOR LAND HOLDINGS, LLC; ALOIA, ROLAND, LUBELL & MORGAN, PLLC.; ACCENT TITLE INSURANCE AGENCY;
WESTCOR LAND TITLE INSURANCE

Property Address:

19260 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33931

Survey Number: 605441

Client File Number:

ABBREVIATION DESCRIPTION:

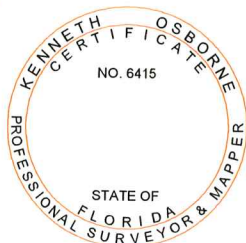
A.E. ANCHOR EASEMENT
A/C AIR CONDITIONER
B.M. BENCH MARK
B.R. BEARING REFERENCE
(C) CALCULATED
? CENTRAL / DELTA ANGLE
CH CHORD
(D) DEED / DESCRIPTION
D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
D.W. DRIVEWAY
E.O.W. EDGE OF WATER
F.C.M. FOUND CONCRETE MONUMENT

F.F. EL. FINISH FLOOR ELEVATION
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.P.K. FOUND PARKER-KALON NAIL
(L) LENGTH
L.A.E. LIMITED ACCESS EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
(M) MEASURED / FIELD VERIFIED
M.H. MANHOLE
N&D NAIL & DISK
N.R. NOT RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES

O.R.B. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
R.W. RIGHT-OF-WAY
(R) RADIAL / RADIUS
S.I.R. SET IRON ROD
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN
 = CENTERLINE ROAD
 = COVERED AREA
+XXX = EXISTING ELEVATION
 = HYDRANT
 = MANHOLE
— x — = METAL FENCE
 = MISC. FENCE
 = PROPERTY CORNER
UB = UTILITY BOX
UP = UTILITY POLE
WM = WATER METER
 = WELL
— // — = WOOD FENCE



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 AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PRINTING INSTRUCTIONS:

WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

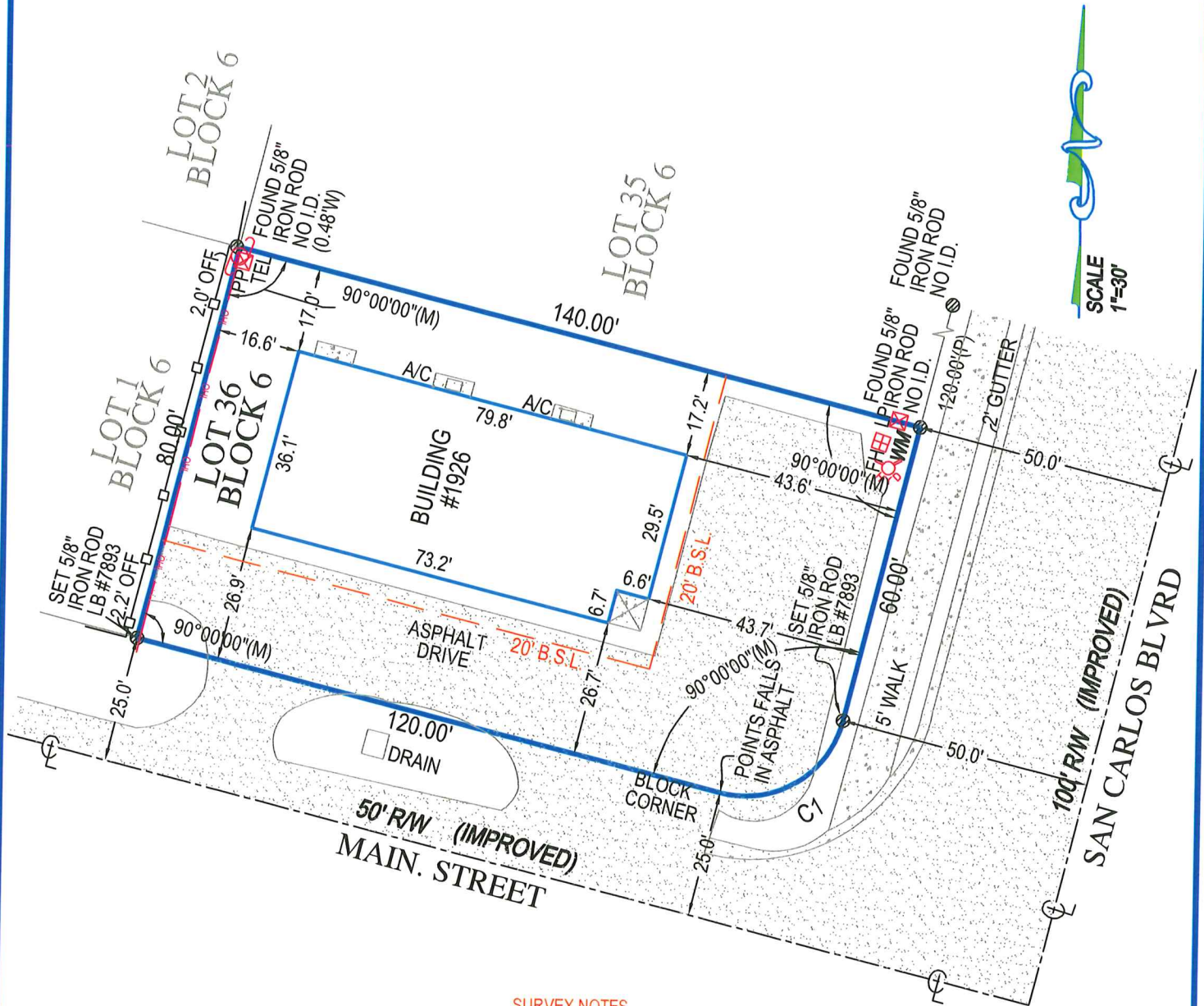
**TARGET**
SURVEYING, LLC
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: www.targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES
 ASPHALT DRIVE CROSSES THROUGH BOUNDARY
 AND INTO RIGHT OF WAY ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
 OF THE PROPERTY.

CURVE TABLE			
CURVE	LENGTH	RADIUS	ANGLE
C1	31.42'	20.00'	90°00'00"

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:
 605441

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

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STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

ACCENT TITLE INSURANCE AGENCY, INC.

17693 Summerlin Rd

Fort Myers, FL 33908

Email: Closings@AccentTitleInsurance.com

Phone: (239) 482-5984

Fax: (239) 482-8526

February 8, 2024

JBRA Junior Land Holdings LLC

3618 Fowler Street, Suite D

Fort Myers, FL 33901

Re: Property Address: 19260 San Carlos Blvd, Fort Myers Beach, FL 33931
File Number: 23-7561

Dear Mr. Gallagher.

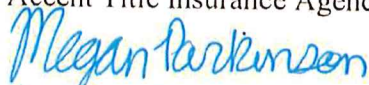
Enclosed please find Owners Title Insurance Policy and original recorded Warranty Deed with respect to the above referenced transaction.

Please keep this in a safe place for future reference.

Thank you for using Accent Title Insurance Agency, Inc. as your settlement agent and we look forward to handling any of your title insurance needs in the future.

Sincerely,

Accent Title Insurance Agency, Inc.



By: Megan Parkinson



POLICY NO.: OP-61-FL1245-15630332

ALTA OWNER'S POLICY OF TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **Westcor Land Title Insurance Company**, a South Carolina corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;

COVERED RISKS Continued on next page

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A.

Issued By: FL1245 * 23-7561

Accent Title Insurance Agency, Inc.

17693 Summerlin Road
Fort Myers, FL 33908

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
Mary O'Donnell - President

Attest: Donald A. Berube
Donald A. Berube - Secretary

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- v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its

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existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or





-
- ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;

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- (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
 - h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
 - i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
 - k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
 - m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
 - p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.
2. CONTINUATION OF COVERAGE
- This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
- a. retains an estate or interest in the Land;
 - b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
 - c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.
- Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.
3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
- The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
- a. any litigation or other matter for which the Company may be liable under this policy; or
 - b. any rejection of the Title as Unmarketable Title.
- If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

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4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

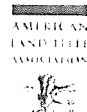
- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.
When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:
 - i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
 - ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.
 If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.
- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody

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or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:

i. the Amount of Insurance; or

ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

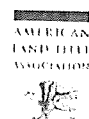
b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as

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insured:

- i. the Amount of Insurance will be increased by 15%; and
- ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
 all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

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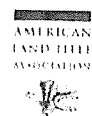




- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.
14. **POLICY ENTIRE CONTRACT**
 - a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
 - b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.
 15. **SEVERABILITY**
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.
 16. **CHOICE OF LAW AND CHOICE OF FORUM**
 - a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.
The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.
 - b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.
 17. **NOTICES**
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Westcor Land Title Insurance Company, Attn.: Claims, 875 Concourse Parkway South, Suite 200, Maitland, Florida 32751. Telephone: (866) 629-5842.
 18. **ARBITRATION**
 - a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
 - b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in*

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accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.





Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Accent Title Insurance Agency, Inc.

Issuing Office: 17693 Summerlin Road, Fort Myers, Florida 33908

Issuing Office's ALTA® Registry ID: 1069420

Issuing Office File Number: 23-7561

Property Address: 19260 San Carlos Blvd, Fort Myers Beach, Florida 33931

SCHEDULE A

Name and Address of Title Insurance Company: **Westcor Land Title Insurance Company, 875 Concourse Parkway South, Suite 200, Maitland, Florida, 32751, (407) 629-5842.**

Policy Number: OP-61-FL1245-15630332

Amount of Insurance: \$899,000.00

Date of Policy: November 17, 2023

1. The Insured is: JBRA JUNIOR LAND HOLDINGS, LLC
2. The estate or interest in the Land insured by this policy is: Fee Simple
3. The Title is vested in: JBRA JUNIOR LAND HOLDINGS, LLC, a Florida limited liability company
4. The Land is described as follows:

Lot 36, Block 6, San Carlos On-The-Gulf Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page(s) 6, of the Public Records of Lee County, Florida.

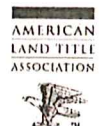
ACCENT TITLE INSURANCE AGENCY, INC.

By: _____

Authorized Signatory

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SCHEDULE B

Policy Number: OP-61-FL1245-15630332

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.
3. Easements or claims of easements not shown by the Public Records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
6. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
7. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 6, at Page 6, of the Public Records of Lee County, Florida.
8. Subject land lies within the boundaries for mandatory Garbage Collection, Lee County

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Ordinance No. 86-14, as recorded in Official Records Book 2189, Page 3281, of the Public Records of Lee County, Florida, and will be subject to future assessments.

9. Subject property lies within the Fort Myers Beach Sewer District and is subject to the levying of special assessments thereof.

10. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees.



Perez, Maria

From: Mendez, Adam
Sent: Tuesday, June 10, 2025 4:50 PM
To: Perez, Maria
Cc: Patty Kulak; Alexis Crespo; Stephanie Caldwell; Cherry, Brienne
Subject: FW: DCI2024-00023 JBRA CPD
Attachments: 6_10_PHWS_DCI2024-00023.pdf; Clean Revised Development Regulations, Conditions and Deviations.docx

Hello Maria,

In advance of the continued hearing date for JBRA CPD, please see the attached memorandum. Also attached for your records is the Word version of the revised staff recommended conditions.

Feel free to reach me if I can be of any assistance.

Adam Mendez | Principal Planner

Department of Community Development, Zoning Section

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8325

email: amendez@leegov.com

web: www.leegov.com



Connect With Us On Social Media



From: Patty Kulak <pkulak@rviplanning.com>
Sent: Tuesday, June 10, 2025 1:58 PM
To: Mendez, Adam <AMendez@leegov.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: RE: DCI2024-00023 JBRA CPD

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Attached MCP

Patty Kulak
Project Manager

STAFF'S EXHIBIT # 5

RVI Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135
609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main
www.rviplanning.com

From: Mendez, Adam <AMendez@leegov.com>

Sent: Thursday, May 29, 2025 12:18 PM

To: Patty Kulak <pkulak@rviplanning.com>

Cc: Megan Strayhorn <megan@strayhornlaw.com>; Alexis Crespo <acrespo@rviplanning.com>; Stephanie Caldwell <steph@greensite-eng.com>

Subject: RE: DCI2024-00023 JBRA CPD

I appreciate that Patty and will do!

Adam Mendez | Principal Planner

Department of Community Development, Zoning Section

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8325

email: amendez@leegov.com

web: www.leegov.com (-> urldefense.proofpoint.com)



Connect With Us On Social Media



From: Patty Kulak <pkulak@rviplanning.com>

Sent: Thursday, May 29, 2025 11:51 AM

To: Mendez, Adam <AMendez@leegov.com>

Cc: Megan Strayhorn <megan@strayhornlaw.com>; Alexis Crespo <acrespo@rviplanning.com>; Stephanie Caldwell <steph@greensite-eng.com>

Subject: RE: DCI2024-00023 JBRA CPD

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Good morning Adam,

Thank you again for taking the time to run through everything with us yesterday. Attached is the legal description that was previously submitted with the third resubmittal. I'll be sending over the full "48-hour-type" package next week, which will include the documents we discussed prior to our meeting, the revised MCP, and the updated map series for the CPD.

Please let me know if there's anything else you'd recommend including.

Patty Kulak
Project Manager

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135
609.477.8465 Mobile • 239.908.3408 Direct • 239.405.7777 Main
www.rviplanning.com

From: Mendez, Adam <AMendez@leegov.com>
Sent: Thursday, May 29, 2025 10:31 AM
To: Patty Kulak <pkulak@rviplanning.com>
Subject: DCI2024-00023 JBRA CPD

Hey Patty,

I understand the standalone legal description for C-1 parcel was likely included as an original submittal document in the casefile. We're currently transitioning from "ePlan" to "DigEPlan", and I have limited access to prior documents at the moment.

Would you send me a copy of that legal when you have a moment? Hoping to get the ball rolling with the legal review team soon.

Thanks,

Adam Mendez | Principal Planner

Department of Community Development, Zoning Section

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8325

email: amendez@leegov.com

web: www.leegov.com (-> urldefense.proofpoint.com)



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Receive updates from Lee County Government by [subscribing to our newsletter](#)

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Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: Donna Maire Collins
Chief Hearing Examiner

DATE: June 10, 2025

FROM: Adam Mendez
Principal Planner

RE: JBRA CPD REVISED REQUEST
Case DCI2024-00023

In advance of the June 13, 2025 continued hearing date, the Applicant has revised the JBRA CPD request considering substantive comments arising from public hearing.

- **Revised Request Language.** The revised request language is as follows:

Request to rezone 0.26± acres from Commercial (C-1) to Commercial Planned Development (CPD) to allow 2,840 square feet of commercial uses, including a package store.

The above language reflects the elimination of the TFC-2 zoned parcels along South Street. The Applicant's revised request statement is attached hereto as Attachment E.

- **Revised Staff Recommended Development Regulations.**

Two copies of revised recommended development regulations are attached: one in strikethrough and underline format, and one clean copy (see Attachment A). The Applicant has provided an updated schedule eliminating former Deviations #4, #9 and #10 and renumbering the remaining requested deviations (see Attachment E). The deviations eliminated from the request pertain to property removed from the request, except for former Deviation #4, which staff recommended withdrawal of in the published staff report.

Condition #3 is replaced by an enhanced Type A buffer, requiring that in addition to the code-required tree specifications, a continuous double staggered hedgerow is planted and maintained to mutually separate the property from the business to the north.

- **Revised Master Concept Plan.**

The revised Master Concept Plan (MCP) illustrates the updated CPD rezoning boundary proposal and contains a plot date of 6/2/2025 (see Attachment D). The MCP contains an open space diagram demonstrating compliance with LDC open space standards considering the revised project acreage.

- **Revised Case Maps.**

Attachment C contains revised Case Maps.

- **Revised Legal Description.**

Attachment B contains the staff-approved revised legal description.

The changes do not increase the impacts analyzed in the staff report, so a revised zoning traffic study is not necessary to accomplish the required planned development rezoning findings.

Memorandum Attachments:

- A. *Revised Staff Recommend Conditions of Approval (Attachment E of Staff Report)*
 - *Clean Copy*
 - *Strike-Through and Underline Copy*
- B. *Revised Legal Description*
- C. *Revised Case Maps*
- D. *Revised Master Concept Plan*
- E. *Applicant's Revised Request Documents*

Revised Attachment E (06/10/25)

Conditions

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

(1) Master Concept Plan and Development Parameters

- a. Master Concept Plan. Development of the subject property must be substantially consistent with the one-page Master Concept Plan, last revised 06/02/2025 and attached hereto as Attachment D.
- b. Development Parameters. Development intensity is limited to a maximum of 2,840 square feet of commercial floor area. The maximum building height is 30 feet.
- c. Compliance with Lee Plan and LDC. Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Accessory uses and structures
Administrative offices
ATM (Automatic teller machine)
Business Services, Group I
Clothing stores, general
Drugstore, pharmacy
Essential services
Essential service facilities, Group I
Excavation, water retention
Fences, walls
Package store (see Deviation #1)
Parking lot:
 Accessory
Pet shop
Signs
Specialty retail shops, Groups I & II

b. Site Development Regulations

Minimum Lot Size:	7,500 square feet
Minimum Lot Width:	60 feet
Minimum Lot Depth:	100 feet

Minimum Setbacks, Maximum Building Height and Lot Coverage

Street:	25 feet
Side:	7.5 feet
Rear:	15 feet
Maximum building height:	30 feet
Lot coverage:	40 percent
Building separation:	10 feet unless a greater separation is required by building/fire code

(3) Enhanced Type A Buffer

Prior to local development order approval, the required Type A Buffer along the north perimeter must also include a continuous double staggered hedgerow consistent with the Master Concept Plan. Double staggered hedgerows must be maintained to form a 36-inch-high continuous visual screen within one year after time of planting.

Deviations

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership or other establishment primarily engaged in the sale of alcoholic beverages, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive; and 100 feet of separation between the bar/cocktail lounge to the north, for establishment of a package store.

This deviation is **APPROVED**, subject to Condition #3.

Deviation #2:

Seeks relief from LDC §10-285(a), requiring driveway connection separations of 60 feet on local roads with speed limits under 45 mph, to allow a minimum connection separation of 49 feet along Main Street.

This deviation is **APPROVED**.

Deviation #3:

Seeks relief from LDC §10-416(b), which requires certain plantings surrounding the perimeter of a commercial building, to allow no building perimeter plantings.

This deviation is **APPROVED**.

Deviation #4:

Seeks relief from LDC §34-2016(3), which requires a one-way parking aisle for parking spaces angled at 45 degrees with a minimum width of 12 feet, to allow a minimum width of 8.5 feet.

This deviation is **APPROVED**.

Deviation #5:

Seeks relief from LDC §34-2015(2)d, which requires parking spaces be provided with sufficient maneuvering room to allow an existing vehicle to leave the parking lot in a forward motion, to allow a dumpster enclosure design that would require a garbage truck to back out of the parking lot onto Main Street.

This deviation is **APPROVED** subject to the following condition:

Solid waste collection vehicles are the only vehicles permitted to exit the site in a backward motion during collection of solid waste and refuse from the site from the deviation marker location depicted on the Master Concept Plan.

Deviation #6:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type D buffer between commercial properties and rights-of-way, to allow no buffer along the east and south boundaries.

this deviation is **APPROVED**.

Deviation #7:

Seeks relief from LDC § 10-285(b), which requires access roads intersecting another road that also intersects the parallel arterial or collector to have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector, to allow a separation of 53 feet from the edge of pavement.

this deviation is **APPROVED**.

Revised Attachment E (06/10/25)

Conditions

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

(1) Master Concept Plan and Development Parameters

- a. Master Concept Plan. Development of the subject property must be substantially consistent with the one-page Master Concept Plan ~~or the one-page Master Concept Plan Alternate~~, last revised 06X/02XX/2025 and attached hereto as Attachment D.
~~Staff note: Applicant to prepare revised MCP and Open Space Plan to align with staff recommendation including labeling lands within the CPD as "Tract #1" and "Tract #2."~~
- b. Development Parameters. Development intensity is limited to a maximum of 2,840 square feet of commercial floor area ~~on Tract #1 and a 33-space commercial parking lot on Tract #2. A duplex on Tract #2 is permitted as existing only~~. The maximum building height is 30 feet.
- c. Compliance with Lee Plan and LDC. Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

- a. Schedule of Uses

~~Uses indicated with an asterisk (*) signify the only uses permitted on Tract #2.~~

Accessory uses and structures
Administrative offices
ATM (Automatic teller machine)
Business Services, Group I
Clothing stores, general
Drugstore, pharmacy
~~Dwelling unit:~~
~~— Duplex (existing only)*~~
Essential services
Essential service facilities, Group I
Excavation, water retention*
Fences, walls*
Package store (see Deviation #1)
Parking lot ~~(see Condition #3)~~:
 Accessory*
 Commercial*
Pet shop

Signs
Specialty retail shops, Groups I & II

b. Site Development Regulations

Minimum Lot Size:	7,500 square feet
Minimum Lot Width:	60 feet
Minimum Lot Depth:	100 feet

Minimum Setbacks, Maximum Building Height and Lot Coverage

Street:	25 feet
Side:	7.5 feet
Rear:	15 feet
Maximum building height:	30 feet
Lot coverage:	40 percent
Building separation:	10 feet unless a greater separation is required by building/fire code

~~(3) — Night Parking Operations~~

~~A parking attendant must be provided to patrol the parking lots on the subject property between the hours of 7:00 p.m. and 2:00 a.m. on the days of business operation for the adult entertainment business located at 19240 San Carlos Boulevard. The parking attendant must maintain peaceful operation of the parking lots and deter objectionable behavior on the property subject to this rezoning (i.e. individuals shouting or playing loud music, etc.).~~

(3) Enhanced Type A Buffer

Prior to local development order approval, the required Type A Buffer along the north perimeter must also include a continuous double staggered hedgerow consistent with the Master Concept Plan. Double staggered hedge rows must be maintained to form a 36-inch-high continuous visual screen within one year after time of planting.

Deviations

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership or other establishment primarily engaged in the sale of alcoholic beverages, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-

family home at 810 San Carlos Drive; and 100 feet of separation between the bar/cocktail lounge to the north, for establishment of a package store ~~on Tract #1.~~

This deviation is **APPROVED**, subject to Condition #3.

Deviation #2:

Seeks relief from LDC §10-285(a), requiring driveway connection separations of 60 feet on local roads with speed limits under 45 mph, to allow a minimum connection separations of 45 feet along South Street for Tract #2 and a minimum of 49 feet along Main Street ~~for Tract #1.~~

This deviation is **APPROVED.**

Deviation #3:

Seeks relief from LDC §10-416(b), which requires certain plantings surrounding the perimeter of a commercial building, to allow no building perimeter plantings ~~on Tract #1.~~

This deviation is **APPROVED.**

Deviation #4:

~~Seeks relief from LDC §10-416(d), which requires a 5-foot Type A Buffer between abutting commercial properties, to allow a 4-foot modified Type A buffer along the north boundary of Tract #1 (19260 San Carlos Boulevard).~~

~~This deviation is **WITHDRAWN.**~~

Deviation #45:

Seeks relief from LDC §34-2016(3), which requires a one-way parking aisle for parking spaces angled at 45 degrees with a minimum width of 12 feet, to allow a minimum width of 8.5 feet ~~on Tract #1.~~

This deviation is **APPROVED.**

Deviation #56:

Seeks relief from LDC §34-2015(2)d, which requires parking spaces be provided with sufficient maneuvering room to allow an existing vehicle to leave the parking lot in a forward motion, to allow a dumpster enclosure design that would require a garbage truck to back out of the parking lot onto Main Street ~~on Tract #1.~~

This deviation is **APPROVED** subject to the following condition:

Solid waste collection vehicles are the only vehicles permitted to exit the site in a backward motion during collection of solid waste and refuse from the site from the deviation marker location depicted on the Master Concept Plans.

Deviation #67:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type D buffer between commercial properties and rights-of-way, to allow no buffer along the east and south boundaries ~~of Tract #1.~~

this deviation is **APPROVED**.

Deviation #78:

Seeks relief from LDC § 10-285(b), which requires access roads intersecting another road that also intersects the parallel arterial or collector to have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector, to allow a separation of 53 feet from the edge of pavement ~~on Tract #1.~~

this deviation is **APPROVED**.

Deviation #9:

~~Seeks relief from LDC §10-416(d), which requires a 15-foot Type C buffer between the existing duplex on Tract #2 and the proposed commercial parking lot depicted on the MCP Alternate, to allow a 5-foot Type A buffer along the north boundary of 810 South Street.~~

~~this deviation is **APPROVED**.~~

Deviation #10:

~~Seeks relief from LDC §10-416(d)(6), which requires a certain 25-foot wide buffer with a wall when parking areas are proposed within 125 feet of single-family residential, to allow a 15-foot wide Type C buffer along South Street on Tract #2.~~

~~this deviation is **APPROVED** subject to the following condition:~~

~~Prior to local development order approval, a completely opaque 8-foot high masonry wall or 8-foot high masonry wall and berm combination must be depicted on the development order plans.~~

Attachment B

CASE NUMBER: DCI2024-00023

LEGAL DESCRIPTION

Lot 36, Block 6, San Carlos on the Gulf, Section 24, Township 46 South, Range 23 East, According to the map or plat thereof as recorded on file in the Office of the Clerk of the Circuit Court, Recorded in Plat Book 6 Page 6, Public Records of Lee County, Florida.

STRAP NUMBER

24-46-23-01-00006.0360

REVIEWED

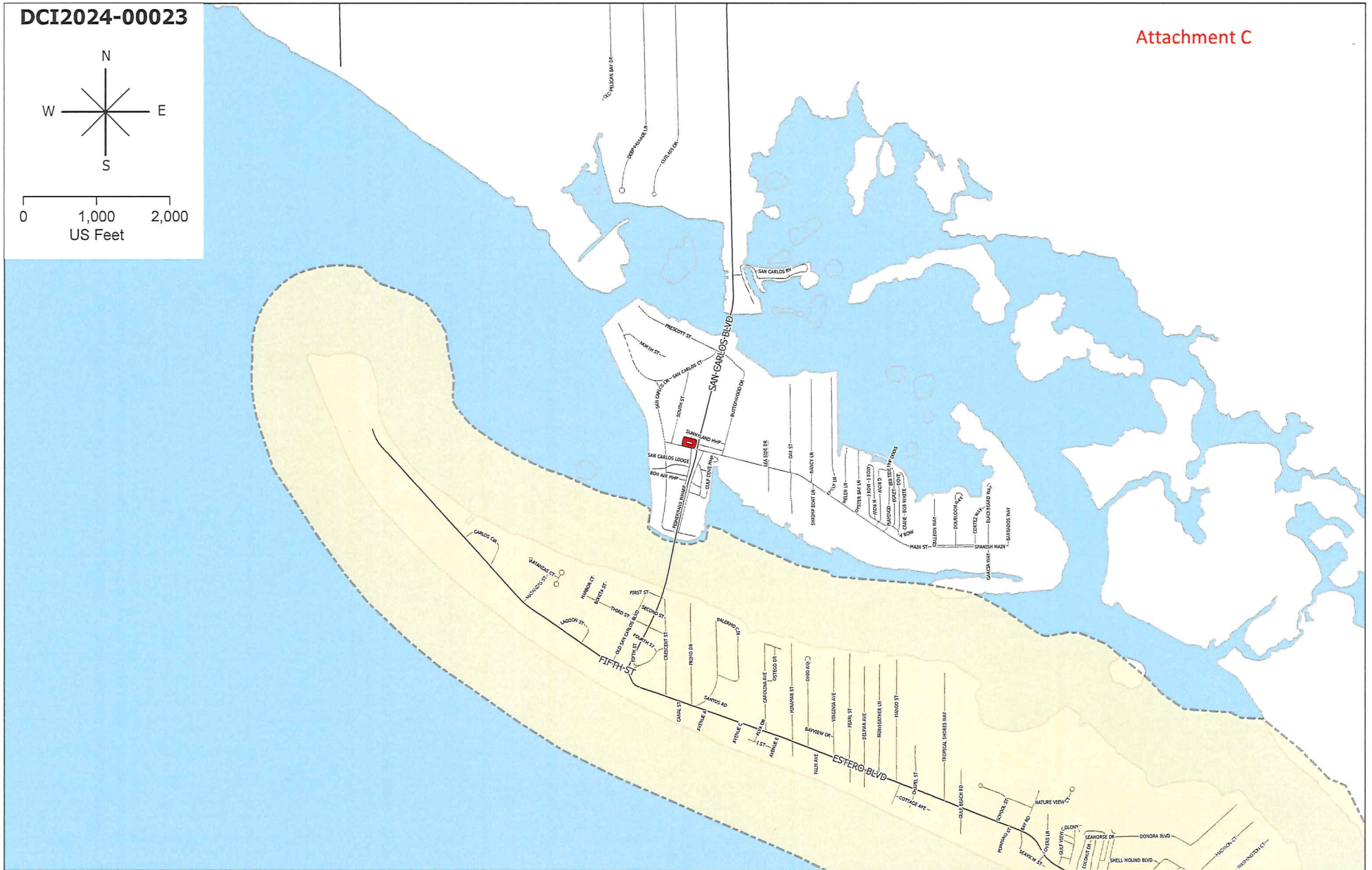
Project: DCI2024-00023

By: Richard Burris

Dept: Legal Review

Date: 05/29/2025

Attachment C

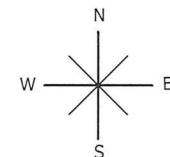


DCI2024-00023

Aerial

 Subject Property

 City Limits



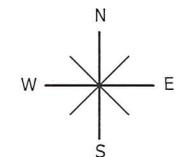
0 500
Feet



DCI2024-00023

Future Land Use

-  Subject Property
-  Central Urban
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  Wetlands
-  City Limits



0 500
Feet

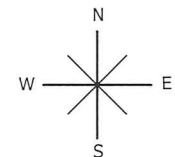


DCI2024-00023

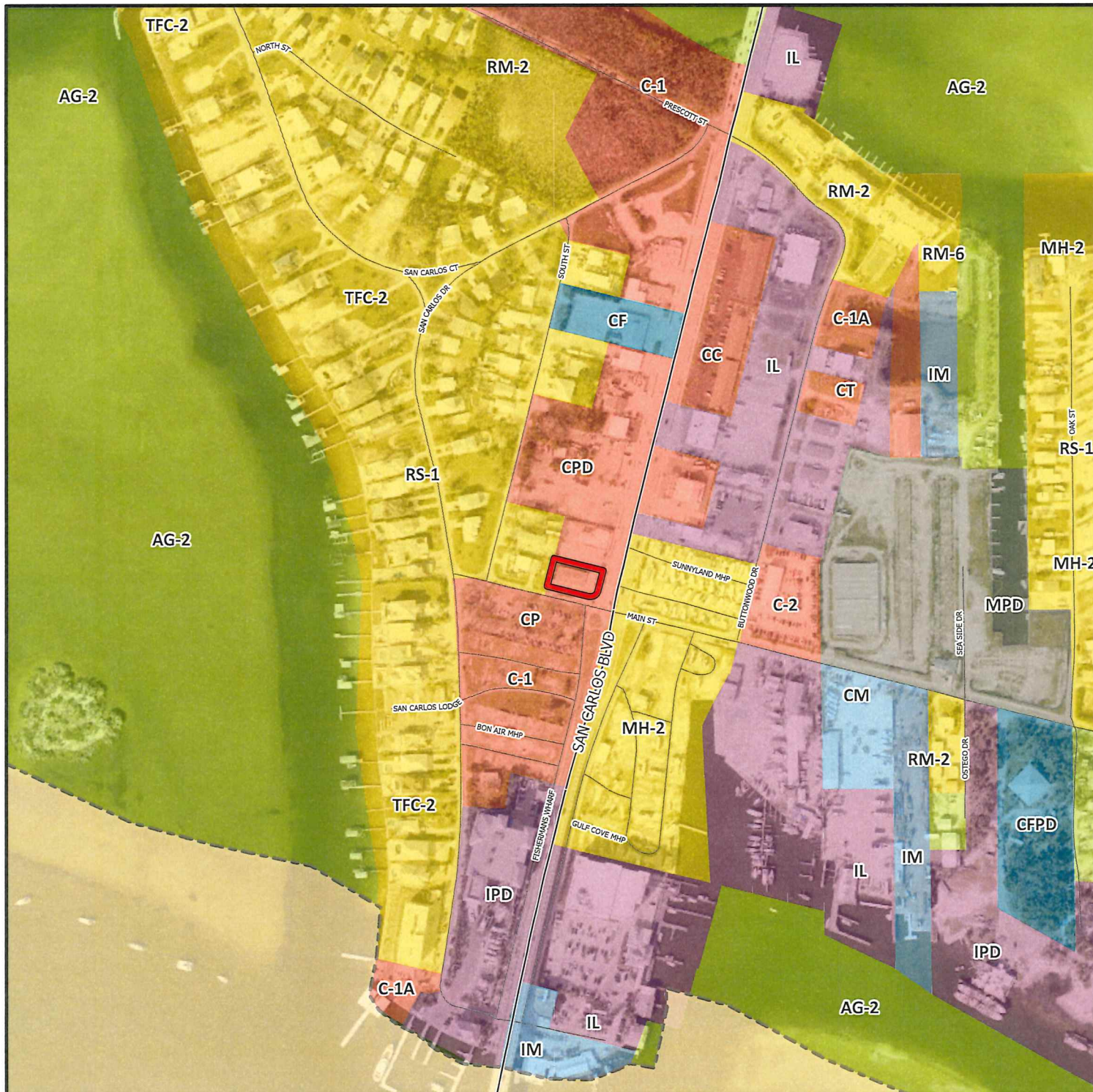
Zoning

 Subject Property

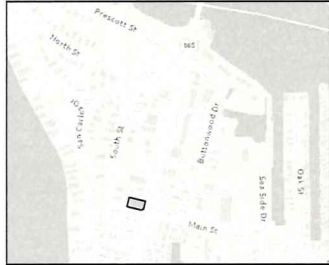
 City Limits



0 500
Feet

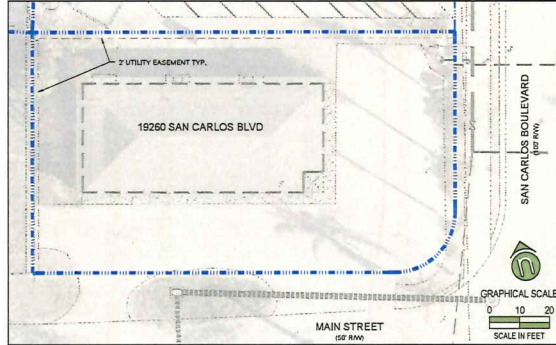


LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



GRAPHICAL SCALE
SCALE IN FEET
0 10 20

PROJECT INFORMATION

PARCEL NUMBER: 24-46-23-01-00006.0360
SITE ADDRESS: 19260 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33901
PARCEL AREA: 0.26 AC (11114 SF)
SECTION/TOWNSHIP/RANGE: 24/46/23
ZONING: C-1
FUTURE LAND USE: URBAN COMMUNITY
FEMA PANEL: 12071C0554G (11/17/22)
FEMA FLOOD ZONE: ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%): 2222.8 SF
OPEN SPACE PROVIDED: 2338 SF

OPEN SPACE DIAGRAM



SCALE: 1"=40'

PD MASTER CONCEPT PLAN NOTES

- MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
- DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.

Attachment D

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	2840	25.6%	2840	25.6%
PAVEMENT	4801	43.2%	4789	43.2%
SIDEWALKS	588	5.4%	612	5.5%
DETENTION AREAS	0	0.0%	0	0.0%
PERVIOUS AREAS	2875	25.9%	2883	25.8%
TOTAL	11114	100.0%	11114	100.0%

PARKING CALCULATIONS			
PARKING REQUIRED (LDC 34-2020)			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL (PACKAGE STORE)	2840 SF	1 SP/250 SF	11.4 SPACES
		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACE

greensite
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13009-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 43-5488
FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME
BREEZE BUILDING RENOVATION
SITE IMPROVEMENTS
FORT MYERS BEACH, FLORIDA
CLIENT
JBRA JUNIOR LAND HOLDINGS LLC

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

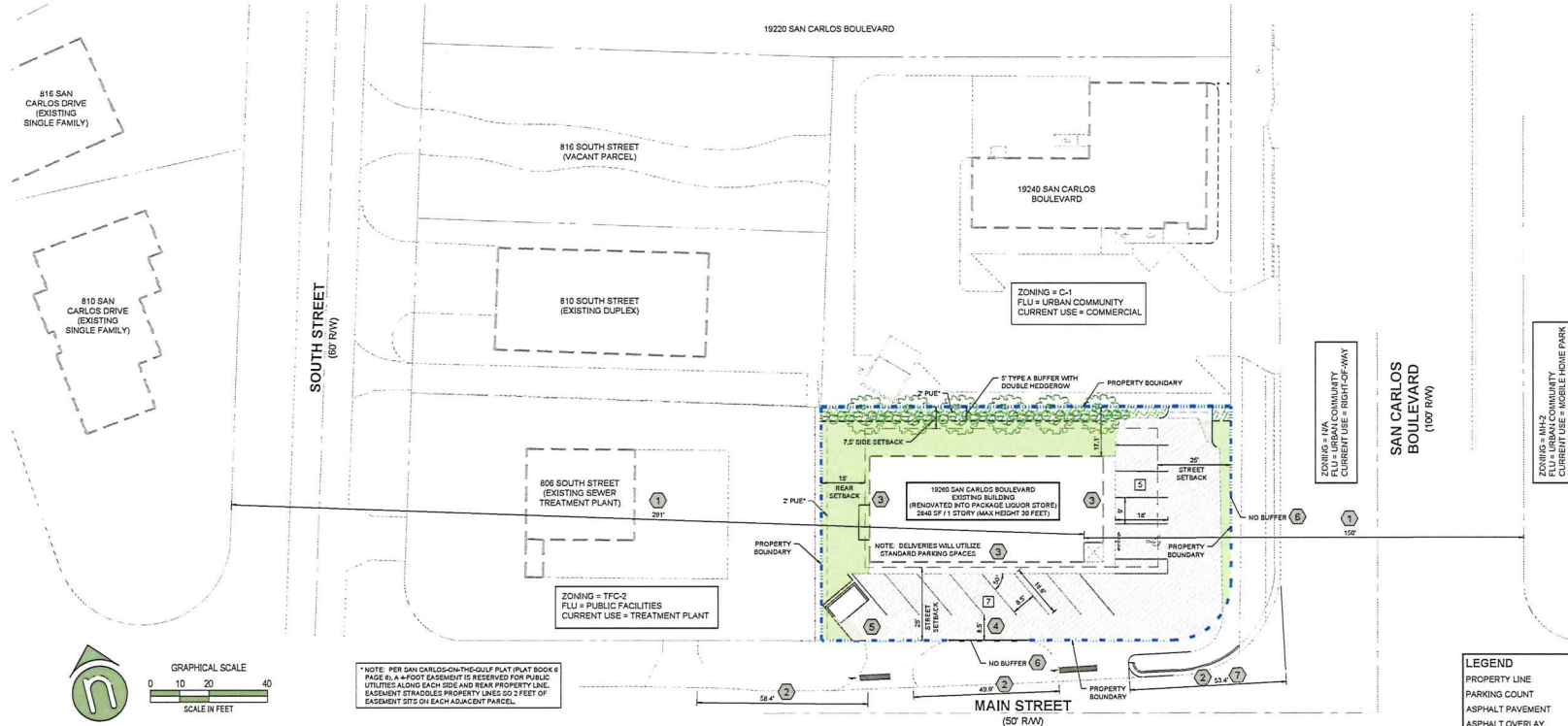
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NO.	BY
1	DATE
2	REVISIONS
3	
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PLAN STATUS
PERMIT APPROVAL
NOT FOR CONSTRUCTION
ISSUE DATE
JUN 2025

DRAWING TITLE
MASTER CONCEPT PLAN

DEI PROJECT NUMBER
223912

SHEET NUMBER
1



LEGEND	
PROPERTY LINE	---
PARKING COUNT	■
ASPHALT PAVEMENT	■
ASPHALT OVERLAY	■
PROPOSED BUFFER AREA	■
OTHER GREEN SPACE	■
DEVIATION MARKER	⑥

* NOTE: PER SAN CARLOS-ON-THE-GULF PLAT (PLAT BOOK 8 PAGE 6), A 4-FOOT EASEMENT IS RESERVED FOR PUBLIC UTILITIES ALONG EACH SIDE AND REAR PROPERTY LINE. EASEMENT STRADDLES PROPERTY LINES 20-2 FEET OF EASEMENT SITS ON EACH ADJACENT PARCEL.



May 22, 2025

Mr. Adam Mendez
Department of Community Development
Zoning Section

**RE: JBRA CPD
DCI2024-00023 – HEX Continuance to be heard June 13, 2025**

Dear Mr. Mendez,

Following the public hearing on April 24th, the rezoning request was revised to remove the previously proposed improvements to 810 and 816 South Street, including the commercial parking lot and associated duplex. The revised request is limited to redevelopment of the existing 2,840-square-foot commercial building located at the corner of San Carlos Boulevard and Main Street into a retail package store, with no expansion of the building footprint. The revised request wording is:

Rezone 0.26-acre subject property from C-1 to CPD to allow for package store.

To reflect this change, the Narrative was updated to eliminate all references to the South Street parcels and associated infrastructure, and to clarify site access, buffering, and open space for the remaining parcel. The Schedule of Uses was updated to remove commercial parking and duplex (existing only) as a permitted use and to confirm compliance with CPD dimensional standards based solely on the 0.26-acre subject property.

The Schedule of Deviations was revised to eliminate all deviations associated with the South Street properties, resulting in a reduced and streamlined set of requests that support the infill redevelopment of the subject property alone. Together, these updates reflect a simplified and context-sensitive proposal consistent with the existing development pattern, protective of neighborhood compatibility, and supportive of corridor revitalization efforts.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 908-3408 or PKulak@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads 'Patty Kulak'.

Patty Kulak
Project Manager



JBRA CPD Request Statement

REVISED JANUARY 2025

I. REQUEST

JBRA Junior Land Holdings, LLC and RAJB, LLC (“Applicant”) request to rezone approximately 0.26± acres located at the northwest corner of San Carlos Boulevard and Main Street in unincorporated Lee County, Florida. The subject property, addressed as 19260 San Carlos Boulevard, is currently zoned Commercial (C-1). The Applicant seeks to rezone the site to Commercial Planned Development (CPD) to allow for the redevelopment of an existing 2,840-square-foot commercial building as a package store with off-premises consumption of alcohol (COP). The property will be served by Lee County Utilities, and the maximum building height permitted within the CPD is 30 feet.

II. EXISTING CONDITIONS

The subject property is located within the Urban Community Future Land Use Category, the San Carlos Island Community Plan Area, and the San Carlos Commercial Corridor & Corridor Expansion Area, as outlined in LDC Section 33-1743.

Situated at the corner of Main Street and San Carlos Boulevard, the site is developed with an existing one-story commercial building that is proposed to be repurposed as a retail package store. The site currently includes 13 parking spaces; 12 will remain to satisfy the parking requirement for the new use, while one space has been converted to accommodate a dumpster enclosure. The building is already connected to Lee County Utilities, and those connections will continue to serve the property.

The surrounding area reflects a vibrant, mixed-use corridor that functions as a gateway to Fort Myers Beach. Land uses in the immediate vicinity include restaurants, entertainment venues, a range of housing types, hotels, motels, and tourist-oriented retail and service businesses—contributing to the area’s unique character and economic activity.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-1	Bar/Cocktail lounge
SOUTH	Public Facilities	CP	Treatment Plant; ROW Main Street, Public Parking Lot
EAST	Urban Community	MH-2	Mobile Home Park
WEST	Public Facilities	TFC-2	Lee County Treatment Plant

Public infrastructure is in place to serve the intensive, existing development pattern, including arterial roads, utilities, fire/EMS, and solid waste. The site is served by Lee County Utilities, Fort Myers Beach Fire District, and Lee County Sheriff. A letter of availability from Lee County Utilities is provided confirming capacity.

IV. FUTURE CONDITIONS

The proposed CPD will redevelop the existing 2,840-square-foot commercial building located at the corner of San Carlos Boulevard and Main Street into a retail package store. The site includes two existing driveway access points on Main Street, which will remain in place. These driveways have historically functioned safely and efficiently and are the subject of a requested deviation to allow for reduced driveway separation, consistent with existing conditions.

A total of 12 off-street parking spaces are provided, including one ADA-compliant space, which satisfies the Land Development Code requirement for the proposed use. One space has been repurposed to serve as a screened dumpster enclosure.

The site layout preserves and enhances green space and buffering along the side and rear of the parcel. The CPD includes 21.4% open space, exceeding the 20% minimum requirement, and retains landscaping along San Carlos Boulevard while accommodating functional site access and parking. A deviation from LDC §10-416(d) is requested to omit perimeter plantings around the building, given existing constraints and the building's established location near the front property line.

A separation distance deviation between residential uses and COP is also requested to allow the proposed package store to be located approximately 150 feet from the Sunnyland Mobile Home Park and 291 feet from a single-family residence on South Street. The building entrance is oriented toward San Carlos Boulevard, minimizing any operational or visual impact on surrounding single-family residential properties on South Street, while an arterial roadway provides separation between the COP and the mobile home park. It is also important to note the intensity of the immediate area via the legal, non-conforming adult entertainment use to the immediate north of the subject property, which has been in existence since 2000(?) and has established COP in this immediate vicinity for decades (?).

The proposed CPD reflects a context-sensitive infill redevelopment consistent with surrounding uses and infrastructure, while maintaining public safety, efficient circulation, and compatibility with the existing development pattern of San Carlos Island.

VI. LDC COMPLIANCE

LDC 34-145(D)(4)A.1: FINDINGS/REVIEW CRITERIA FOR APPROVAL BY THE HEX

a) Complies with the Lee Plan;

The property is in the Urban Community FLUC, which are areas characterized by a mixture of relatively intense commercial and residential uses. COP is permitted in this category, as is the proposed commercial retail use.

Other policies within the Lee Plan are analyzed in later sections showing compliance with the following:

- Policies 4.1.1, 6.1.1, 6.1.4, 6.1.7, 32.1.1, 32.1.2, 32.2.1, 32.2.2, 95.1.3, 125.1.2, 125.1.3.

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

The applicant has submitted various deviations with this request. The proposed deviations are justified based on the site's longstanding configuration, the intent to redevelop the existing building footprint without further expansion to any non-conformity, and its practical functionality. The package store's proximity to Sunnyland Mobile Home Park and a single-family home is mitigated by its orientation and intervening public rights-of-way, avoiding residential traffic impact or direct visual impacts. The 40-foot driveway separation has been safe and functional since before 1998, avoiding unnecessary alterations. Lack of perimeter plantings and reduced landscape island widths conform to existing conditions that are not being intensified. Buffer reductions along the north, east, and south boundaries align with historical use without adverse impacts. Maintaining access via Main Street prevents traffic conflicts on San Carlos Blvd. A narrower one-way parking aisle maximizes parking availability while ensuring safety. Lastly, the current parking lot layout allows safe vehicle exit, avoiding costly redesigns.

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

The subject property is located at the northwest corner of San Carlos Boulevard and Main Street, within a corridor that is predominantly commercial in character. The surrounding area includes a mix of commercial, residential, and public utility uses, consistent with the transitional and mixed-use nature of San Carlos Island.

The existing commercial building on the site is proposed to be repurposed as a retail package store, with no increase in building size or intensity. This reuse is consistent with the surrounding land use pattern and supports the continued revitalization of this key corridor. The area hosts a variety of tourist-oriented and neighborhood-serving businesses, including multiple establishments that are licensed for alcoholic beverage sales, such as an adult entertainment venue to the north. This context demonstrates a longstanding acceptance of commercial uses involving alcohol in the immediate vicinity.

The property is visually and functionally buffered from lower-intensity uses by both Main Street and an adjacent utility treatment plant, minimizing any potential impacts. Additionally, the building is oriented toward San Carlos Boulevard, a major arterial road, which helps direct activity away from nearby residential areas.

The proposed CPD reflects a compatible, infill redevelopment that enhances the commercial fabric of San Carlos Boulevard and complements both existing and planned uses in the area. It is well-positioned to serve local residents and visitors, while maintaining the character and balance of this mixed-use corridor.

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

As mentioned above in the Narrative, the proposed development will provide parking for the commercial package store. The subject property will provide 12 parking spaces, in compliance with the LDC.

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

The surrounding road network is adequate to support the proposed development. The additional commercial use will not adversely affect the transportation facilities within San Carlos Community Plan Area.

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

The subject site is fully developed/impacted by existing development, and is located within an urbanized corridor with no known environmentally sensitive features. No wetlands, conservation lands, or listed species habitats are present on or adjacent to the property. All improvements remain within the existing developed footprint, and stormwater will be managed per SFWMD and Lee County standards. The project will not adversely impact natural resources.

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

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. A letter of availability has been secured from Lee County Utilities.

34-145(D)(4)A.2: FINDINGS/REVIEW CRITERIA FOR PD'S

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

The proposed package store is a low-intensity commercial use that aligns with the surrounding retail and service-oriented development along San Carlos Boulevard. It represents a compatible reuse of an existing commercial building and supports the corridor's role as a mixed-use gateway to Fort Myers Beach.

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

The Applicant is in agreement with the Conditions in the Staff Report.

- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:***

- 1) Enhances the achievement of the objectives of the planned development; and***
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.***

Each deviation supports functional site design within the constraints of an existing infill parcel, allowing for the adaptive reuse of a commercial building without compromising safety, buffering, or circulation. The deviations are the minimum needed to maintain existing conditions, are justified, and consistent with the overall intent of the Code to protect public health, safety, and welfare while facilitating appropriate redevelopment.

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

The site does not contain any environmentally critical areas or areas containing natural resources based on its historical development as an office building with parking lot. The

existing commercial building will be redeveloped into the package store with no increase to the size or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

VII. LEE PLAN COMPLIANCE

The following is an analysis of how the Commercial Planned Development, meets consistency with goals, objectives, and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.4 The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses.

The subject property lies within the Urban Community future land use category, which supports a mix of intense commercial and residential uses and encourages infill development. The proposed CPD repurposes an existing commercial building for a low-intensity retail package store, with no increase in size or intensity. Located at the intersection of San Carlos Boulevard and Main Street, the site is surrounded by commercial and marine-oriented uses, consistent with the development pattern envisioned by Policy 1.1.4. The project supports corridor revitalization, utilizes existing infrastructure, and reinforces the area's mixed-use character.

GOAL 4

Standard 4.1.1: Water & 4.1.2: Sewer

The site intends to connect to Lee County Utilities for water and sewer services. A letter of availability has been received from Lee County Utilities confirming the properties are within the Lee County Utilities Future Service Area as shown on Map 4A and Map 4B of the Lee Plan. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

GOAL 5 (RESIDENTIAL LAND USES)

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.

The addition of a package store within the existing location will not be destructive to the character or integrity of this dynamic, mixed-use area of Lee County, which serves as the Gateway to downtown Fort Myers Beach. The subject property is strategically located at a developed intersection that serves as a connector between residential properties and commercial enterprises along San Carlos Boulevard. This area already hosts several businesses, including those that sell alcohol, indicating an established integration of commercial activities within the residential uses. The longstanding presence of similar businesses further demonstrates community tolerance and acceptance of such establishments, indicating that the addition of a new package store would maintain the current mixed-use character of the area without compromising its residential integrity.

For the nearest residential uses on South Street, there are intervening public uses (sewer treatment plant) and residential uses under common ownership by the Applicant. These intervening uses will be maintained and will provide separation and screening between the

existing homes and the proposed package store. No traffic is oriented to South Street, and all ingress/egress will occur from Main Street and the interconnection to the north. There are no abutting residential uses on Main Street.

The Sunnyland Mobile Home Park is separated from the use by a major arterial roadway, providing sufficient separation between the uses.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The package sale parcel will include two ingress and egress access points from Main Street as well as an interconnection to the property to the north.

c. Screening and buffering;

- A Type "A" buffer will be provided along all the northern property line on the commercial retail site. The applicant complying with the required width of 5 feet, per Section 10-416 of the LDC.

d. Availability and adequacy of services and facilities;

This area is an existing commercial site being serviced by Lee County Utilities as evident by the letters of utility availability for water.

e. Impact on adjacent land uses and surrounding neighborhoods;

The proposed package store is a compatible reuse of an existing commercial building within a predominantly commercial corridor. The site is buffered by a utility treatment plant to the south and oriented away from nearby residential uses. The project supports infill redevelopment and maintains compatibility with surrounding land uses.

f. Proximity to other similar centers; and

The introduction of a package store aligns with the commercial character of the corridor and complements the existing commercial uses. The vicinity hosts several establishments that hold liquor licenses, including an adult entertainment venue to the north. This establishes a precedent for alcoholic beverage sales in the area, suggesting that the proposed package store would fit seamlessly into the current commercial landscape.

g. Environmental considerations.

The site does not contain any environmentally critical areas or areas containing natural resources due to existing development of commercial building and parking. The existing commercial building will be redeveloped into the package store with no increase to the size or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

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.

The package store property abuts a commercial business to the north, a sewer pump station to the west, a public parking lot to the south, and a mobile home park to the east (across the substantial San Carlos Blvd. right-of-way). The site is located on the corner of a major arterial road (San Carlos Blvd) and a local road (Main Street) where commercial is adequate.

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 CPD development aligns with the policy of preventing premature, scattered, or strip development. Our project is a commercial redevelopment on small parcel that will not increase in size or scale, in an area where existing commercial development is abutting to the north and a utility sewer plant is abutting to the west. This redevelopment enhances the commercial character of the San Carlos Blvd corridor, ensuring responsible and appropriate land use without opening new areas to increased development.

GOAL 32: SAN CARLOS ISLAND

POLICY 32.1.1: New development and substantial redevelopment within the Industrial Development and the DRMUWD land use categories on San Carlos Island will be permitted only in accordance with the following criteria (See glossary for definitions and Maps 1-A and 1-H for boundaries). However, in no event will Lee County permit new or expanded petroleum facilities which would serve uses other than marine-related uses.

2. North of Main Street – Within the Water-Dependent Overlay zone which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and recreational marinas.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.1.2: New development and substantial redevelopment within a portion of the Urban Community land use category on San Carlos Island will be subject to the additional requirement that within a Water-Dependent Overlay zone, wet or dry storage recreational marinas and other water-dependent uses only will be permitted. This Water-Dependent Overlay zone affects two separate areas, both lying south of Main Street and east of San Carlos Boulevard, as depicted on Map 1-H and described as follows: land within 150 feet of the shoreline along the inlet (between other lands designated as Industrial Development but exempting the Gulf Cove Trailer Park); and land within 300 feet of the shoreline and lying east of, and within 930 feet of, the main Industrial Development area.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.2.2: Prior to the expenditure of public funds for the construction of new parking facilities within San Carlos Island, an analysis of the relationship of the facility to the level of service on constrained and backlogged roads will be undertaken, in order to determine if the

location, size and function of the facility is appropriate and consistent with the adopted CRA plan and the Transportation Element.

N/A. The proposed CPD development is a private initiative and will not involve the expenditure of public funds for the construction of new parking facilities. Our project will independently address parking needs without impacting public resources, ensuring alignment with the adopted CRA plan and the Transportation Element.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

The application demonstrates compliance with all LOS standards.

GOAL 101 (COASTAL AREAS)

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

The site, located within the Coastal High Hazard Area, has maintained its current configuration since before 1998, optimizing the available space while minimizing environmental impact. The design of the site does not require extensive new construction or land alteration, thereby preserving the existing natural systems and minimizing disruption to water flow and filtration processes. The site is heavily impacted/wholly developed and will remain in that configuration upon approval of this CPD. No additional impervious is being added and the design will serve to enhance on-site stormwater management.

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

The site will now have to comply with water quality requirements according to the LDC at the time of local development order and through permitting via the South Florida Water Management District.

IX. CONCLUSION

The proposed CPD is compatible with the surrounding land uses and is consistent with all applicable goals, objectives, and policies of the Lee Plan. The proposed uses will complement the surrounding development pattern which is commercial and intensive in nature. For these reasons, the Applicant respectfully requests approval.



Schedule of Deviations and Justifications

REVISED MAY 2025

1. Deviate from LDC §34-1263(e) requiring a separation of 500 feet from a package store to any existing dwelling unit; to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park; and 291 feet from the single-family home at 810 San Carlos Drive.

JUSTIFICATION: This site is situated on a main arterial road to Fort Myers Beach with access from Main Street and via the interconnection with the property to the north. The package store is designed with its front door and customer access oriented towards San Carlos Blvd, not towards the residential area on South Street and San Carlos Drive, preventing direct traffic from impacting neighbors on South Street.

Additionally, the Sunnyland Mobile Home Park is a high-density area separated from the package store by an arterial road that is 60 feet wide. It is also important to note that the mobile home park has been across the street from an adult entertainment venue with a liquor license for decades, indicating a longstanding acceptance for similar establishments in the vicinity. The mobile home park as well as the single-family homes to the west have co-existed with the intensive commercial uses along San Carlos Blvd. for decades, including uses with alcohol sales for consumption on and off-site premise. The proposed CPD is compatible with the historical development pattern and associated uses and is oriented to mitigate impacts to the neighborhood.

2. Deviate from LDC §10-285(a) requiring driveway connection separation of 60 feet for local roads with speed limits under 45 mph: to allow a minimum separation of 49 feet and 58 feet along Main Street as shown on the Master Concept Plan.

JUSTIFICATION: The proposed driveway separation distances of 49 feet and 58 feet along Main Street reflect the existing access configuration serving the repurposed commercial building. These driveways have historically functioned without causing traffic circulation or safety issues and are consistent with established conditions on this constrained infill site. Strict adherence to the 60-foot separation requirement would necessitate substantial redesign or closure of one access point, which would negatively impact site functionality and access for delivery and customer traffic. Given the existing built environment, the requested deviation maintains public safety, supports redevelopment goals, and facilitates continued efficient use of an existing commercial structure, all consistent with the intent of the LDC and County transportation objectives.

3. Deviate from LDC §10-416(b) requiring perimeter plantings surrounding a commercial building; to omit building permit plantings.

JUSTIFICATION: The lack of perimeter plantings surrounding the commercial building lies in the unique positioning of the existing building on the subject property. Implementing the required plantings would significantly reduce functional space and hinder operational efficiency. Furthermore, the current layout optimizes customer access and parking, crucial for commercial success. Alternative landscaping solutions, such as potted plants and vertical gardens, can be considered to enhance aesthetics without compromising the practicality of the building's location and design.

4. Deviate from LDC §34-2016(3) which requires a one-way parking aisle for parking spaced angled at 45 degrees and must be a minimum of 12 feet in width; to allow be a minimum of 8.5 feet in width.

JUSTIFICATION: The reduction of one-way parking aisle width to 8.5 feet, where 12 feet is required, is based on the need to maximize parking availability and maintain site functionality within existing constraints. The current configuration has proven effective in managing traffic flow and parking without safety issues. Reducing the aisle width allows for more parking spaces, which is crucial for meeting the community's high demand. Additionally, the design ensures that vehicles can still maneuver safely within the lot, prioritizing both efficiency and user convenience while avoiding significant structural alterations to the site. The design also supports interconnectivity with the property to the north, as directed by LCDOT staff.

5. Deviate from LDC §34-2015(2)d which requires parking lot spaces must be provided with sufficient maneuvering room; to allow an exiting vehicle to leave the parking lot in a forward motion for refuse pick up only.

JUSTIFICATION: An exhibit included with the resubmittal package demonstrates that reverse movement from the angled spaces allows a standard passenger vehicle to exit the property safely within the proposed pavement limits. Despite the reverse maneuvering, the design maintains safety, operational efficiency, and unobstructed traffic flow within the site.

6. Deviate from LDC §10-416(d) requiring a 15-foot Type D buffer from commercial properties and rights-of-way, to allow no buffer along the east and south boundaries on 19260 San Carlos Blvd.

JUSTIFICATION: The site has an existing 40-foot utility easement along San Carlos Boulevard which was discussed with Lee County Staff during the initial pre-application meeting. During that discussion, Staff was in support of no buffer along the east and south boundaries due to the underground apparatus and due to existing conditions.

7. Deviate from LDC 10-285(b) requiring access roads intersecting another road that also intersects the parallel arterial or collector must have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector; to allow a separation of 53 feet from the edge of pavement.

JUSTIFICATION: Per the request of DOT during a meeting on August 12, 2024, the eastern driveway connection for 19260 San Carlos Boulevard has been narrowed to a standard width to maximize the separation from San Carlos Boulevard.

**Schedule of Uses & Site Development Regulations****REVISED MAY 2025****SCHEDULE OF USES**

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- ATM (AUTOMATIC TELLER MACHINE)
- BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
- BUSINESS SERVICES, GROUP I
- CLOTHING STORES, GENERAL
- CONVENIENCE FOOD AND BEVERAGE STORE NO GAS
- DRUGSTORE, PHARMACY
- ESSENTIAL SERVICES
- EXCAVATION: WATER RETENTION ONLY
- FENCES, WALLS
- FOOD STORES, GROUP I
- GIFT AND SOUVENIR SHOP
- HOBBY, TOY AND GAME SHOPS
- PACKAGE STORE
- PET SHOP
- REAL ESTATE SALES OFFICE
- SIGNS
- SPECIALTY RETAIL SHOPS, GROUPS I & II

PROPERTY DEVELOPMENT REGULATIONS**TABLE 1: Intensity and Density**

USE CATEGORY	TYPE OF USE	INTENSITY/DENSITY	
Non-Residential	Commercial Retail	2,840 square feet	12 commercial parking spaces

TABLE 2: Development Regulations

GENERAL PARAMETERS	
Category	Requirement
Maximum Lot Coverage:	40 percent
Maximum Building Height:	30 feet
Minimum Open Space:	20%
Minimum Lot Area:	7,500 square feet
Minimum Lot Dimensions:	Width: 60 feet Depth: 100 feet
Minimum PD Boundary:	15 feet

NON-RESIDENTIAL USES	
Setbacks	Requirement
Minimum Front (Street):	25 feet
Minimum Rear:	15 feet
Minimum Side:	7.5 feet

Signs
Specialty retail shops, Groups I & II

b. Site Development Regulations

Minimum Lot Size:	7,500 square feet
Minimum Lot Width:	60 feet
Minimum Lot Depth:	100 feet

Minimum Setbacks, Maximum Building Height and Lot Coverage

Street:	25 feet
Side:	7.5 feet
Rear:	15 feet
Maximum building height:	30 feet
Lot coverage:	40 percent
Building separation:	10 feet unless a greater separation is required by building/fire code

(3) Night Parking Operations

A parking attendant must be provided to patrol the parking lots on the subject property between the hours of 7:00 p.m. and 2:00 a.m. on the days of business operation for the adult entertainment business located at 19240 San Carlos Boulevard. The parking attendant must maintain peaceful operation of the parking lots and deter objectionable behavior on the property subject to this rezoning (i.e. individuals shouting or playing loud music, etc.).

Deviations

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership or other establishment primarily engaged in the sale of alcoholic beverages, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive; and 100 feet of separation between the bar/cocktail lounge to the north, for establishment of a package store on Tract #1.

This deviation is **APPROVED**.

Deviation #2:

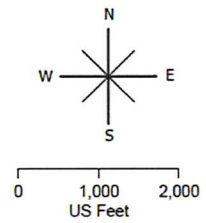


JBRA CPD

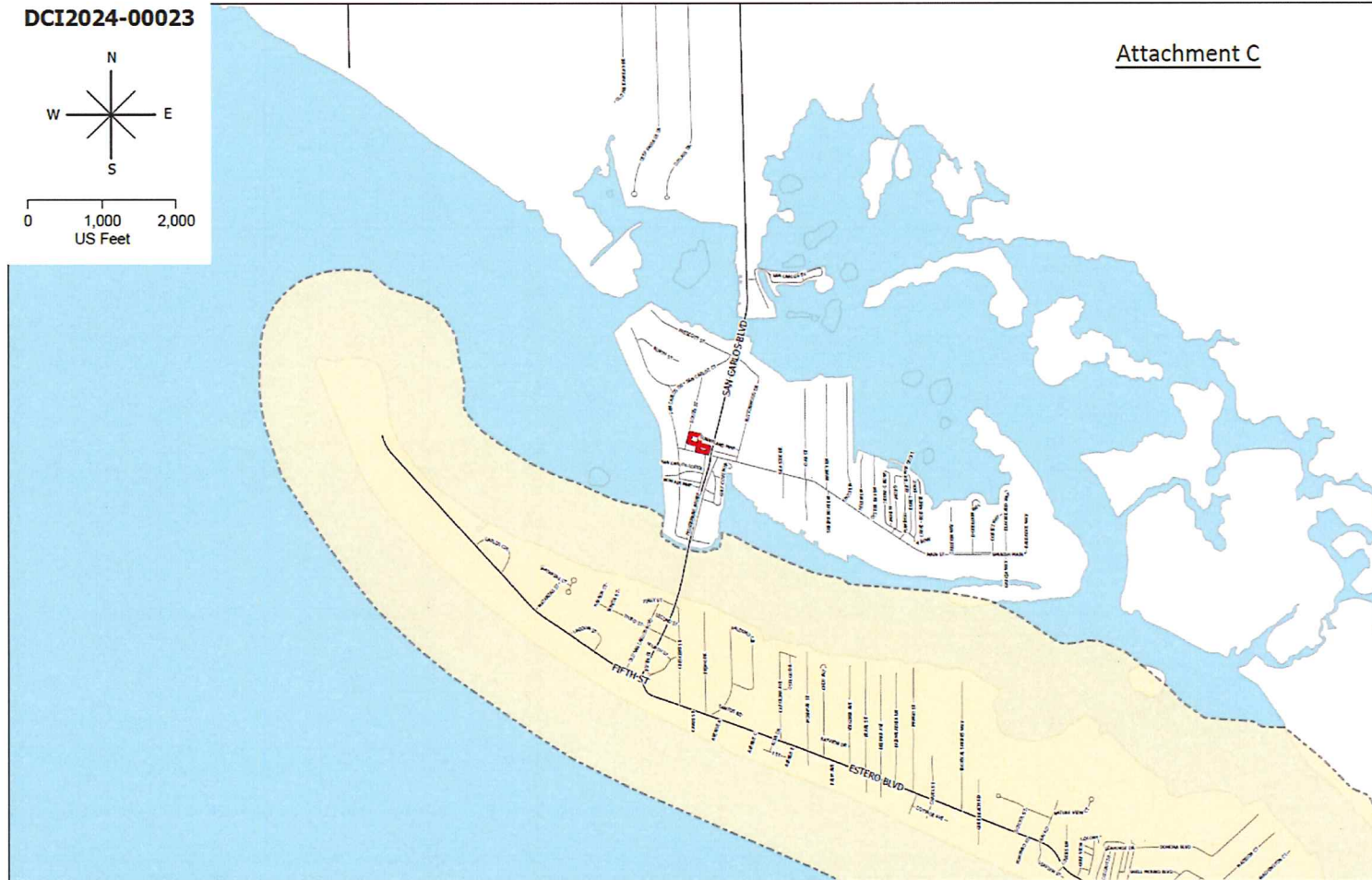
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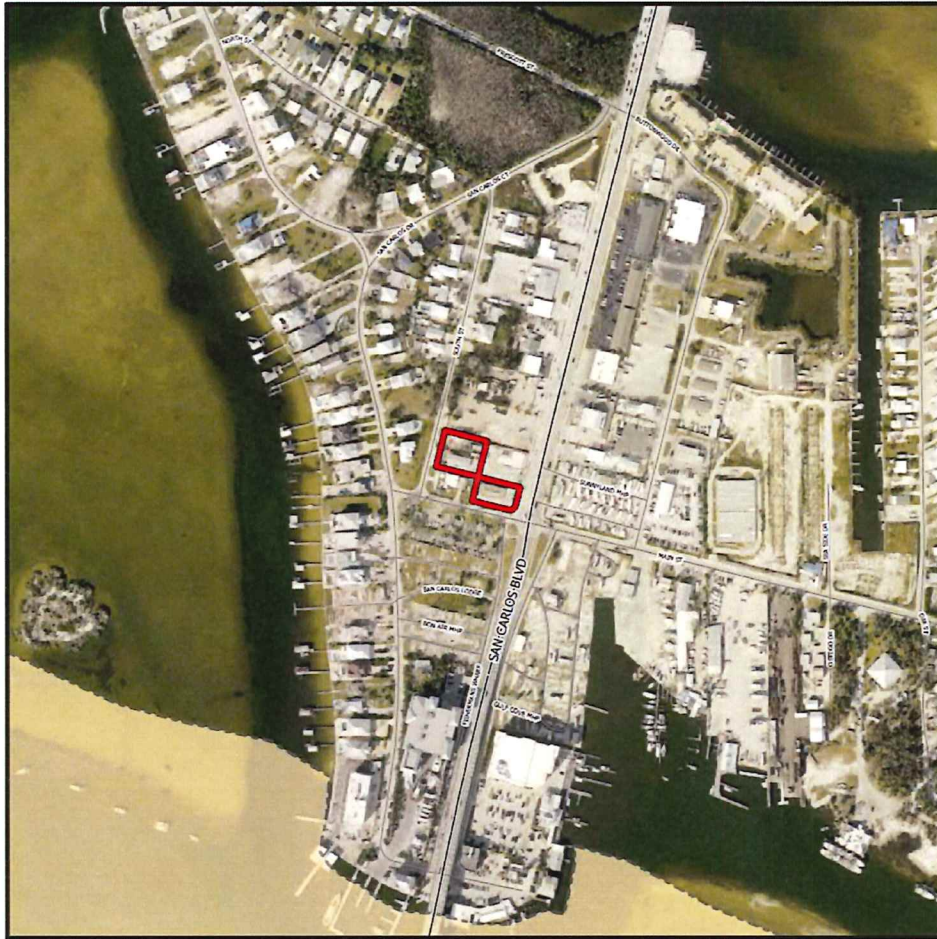
San Carlos Island Community Plan Area

DCI2024-00023



Attachment C



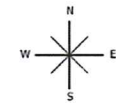


DCI2024-00023

Aerial

 Subject Property

 City Limits



0 500
Feet



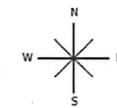


DCI2024-00023

Zoning

 Subject Property

 City Limits



0 500
Feet

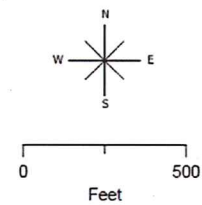


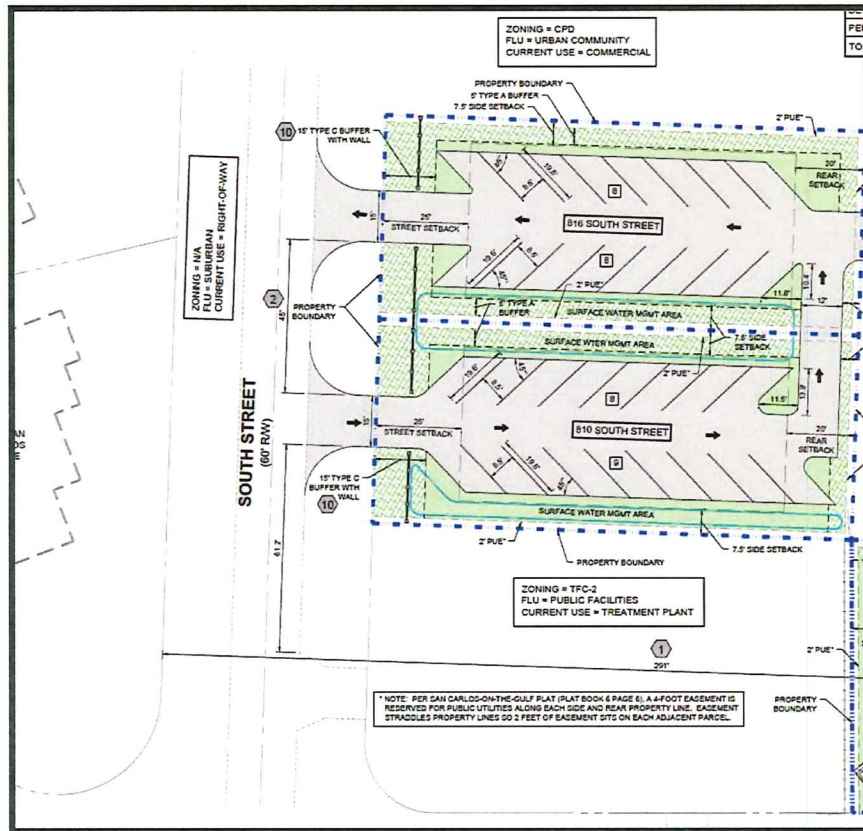


DCI2024-00023

Future Land Use

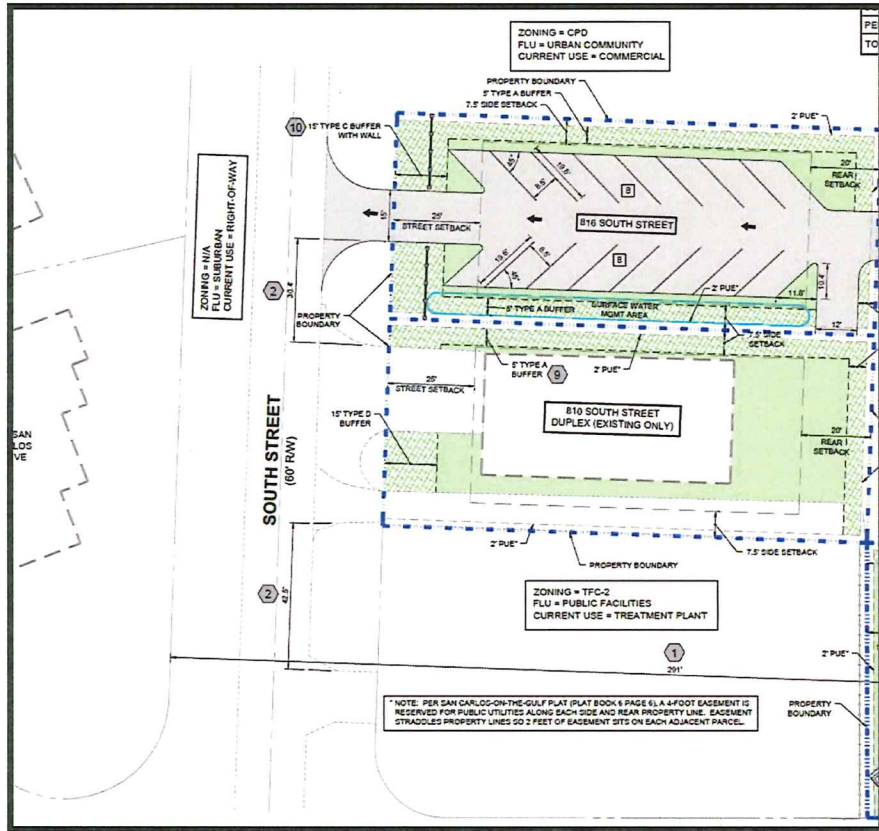
- Subject Property
- Central Urban
- Urban Community
- Suburban
- Industrial
- Public Facilities
- Wetlands
- City Limits





Tract 2: Commercial Parking

- (m) *CP Commercial Parking District.* The purpose and intent of the CP District is to facilitate the provision of automobile parking subordinate to other land uses on other parcels of land where it is not appropriate to permit the full range of uses allowed by the zoning district under which the principal use is allowed.
- (n) *CI Intensive Commercial District.* The purpose and intent of the CI District is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land uses. Intensive commercial land uses are generally services, particularly warehousing, distribution and transportation of goods. However, in type and size of buildings, relation to modes of transportation, and demands on various services, they are often indistinguishable from industrial land uses. The CI District is and is intended to be intermediate between consumer-oriented commercial and light industrial uses.
- (o) *CR Rural Commercial District.* The purpose and intent of the CR District is to designate and to facilitate the proper development and use of land for limited commercial purposes in the nonurban areas of the County. In addition to the neighborhood scale provision of basic goods and services, it is the intent that the Rural Commercial District be used to provide other goods and services, specific to rural productive activities,



Tract 2: Commercial Parking/EO Duplex

(m) *CP Commercial Parking District.* The purpose and intent of the CP District is to facilitate the provision of automobile parking subordinate to other land uses on other parcels of land where it is not appropriate to permit the full range of uses allowed by the zoning district under which the principal use is allowed.

(n) *CI Intensive Commercial District.* The purpose and intent of the CI District is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land uses. Intensive commercial land uses are generally services, particularly warehousing, distribution and transportation of goods. However, in type and size of buildings, relation to modes of transportation, and demands on various services, they are often indistinguishable from industrial land uses. The CI District is and is intended to be intermediate between consumer-oriented commercial and light industrial uses.

(o) *CR Rural Commercial District.* The purpose and intent of the CR District is to designate and to facilitate the proper development and use of land for limited commercial purposes in the nonurban areas of the County. In addition to the neighborhood scale provision of basic goods and services, it is the intent that the Rural Commercial District be used to provide other goods and services, specific to rural productive activities,

3001 4TH ST W

3003 4TH ST W

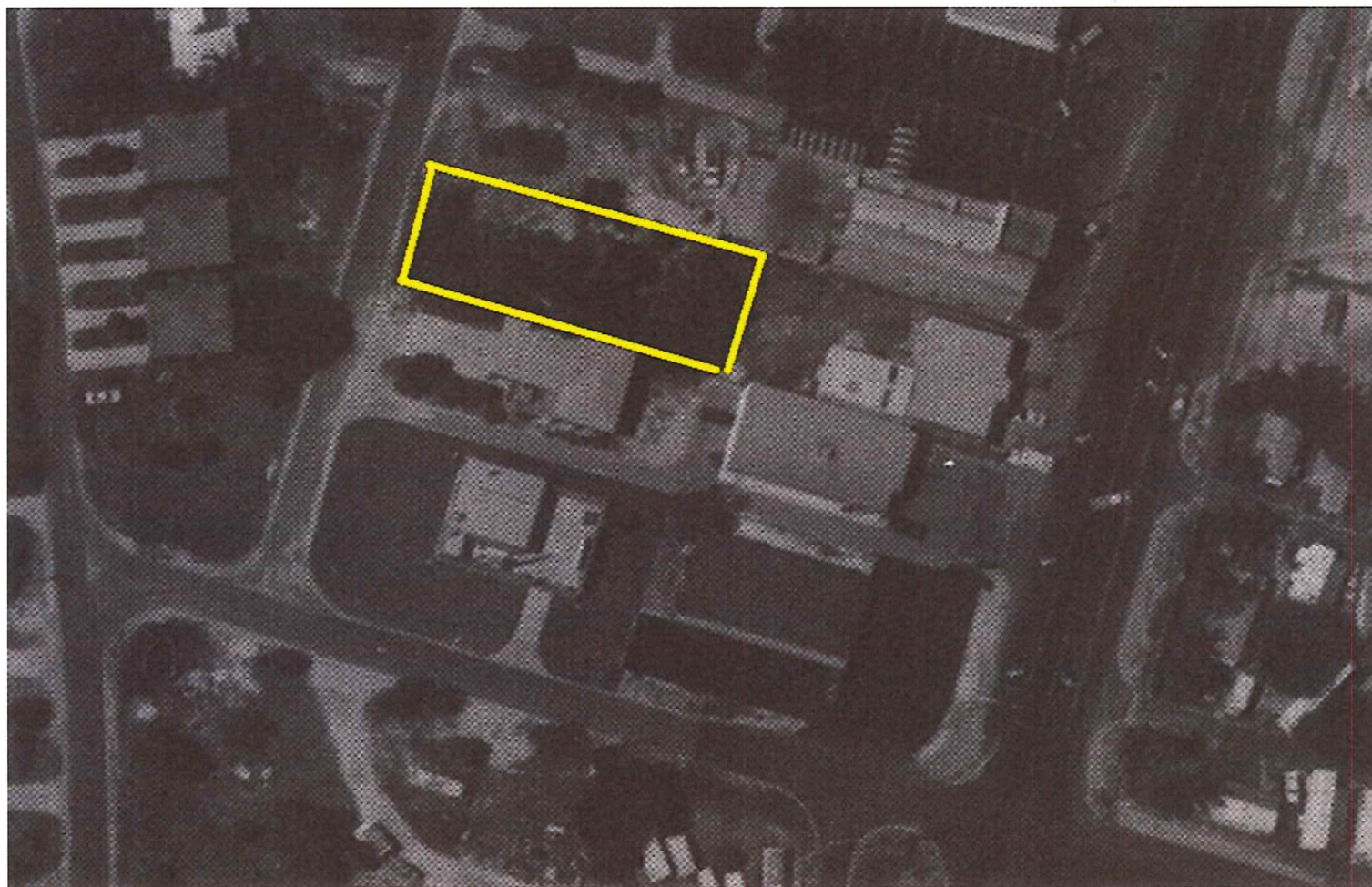


This aerial map displays a residential neighborhood in Lee County, Florida. The map is bounded by Ave N on the left, 6th St on the top, 5th St on the right, and Lee St on the bottom. Properties are outlined in green. A red-shaded area at 2916 CP is highlighted. Zoning designations include RS-1, C-2, and CP. Addresses range from 2904 to 3004.

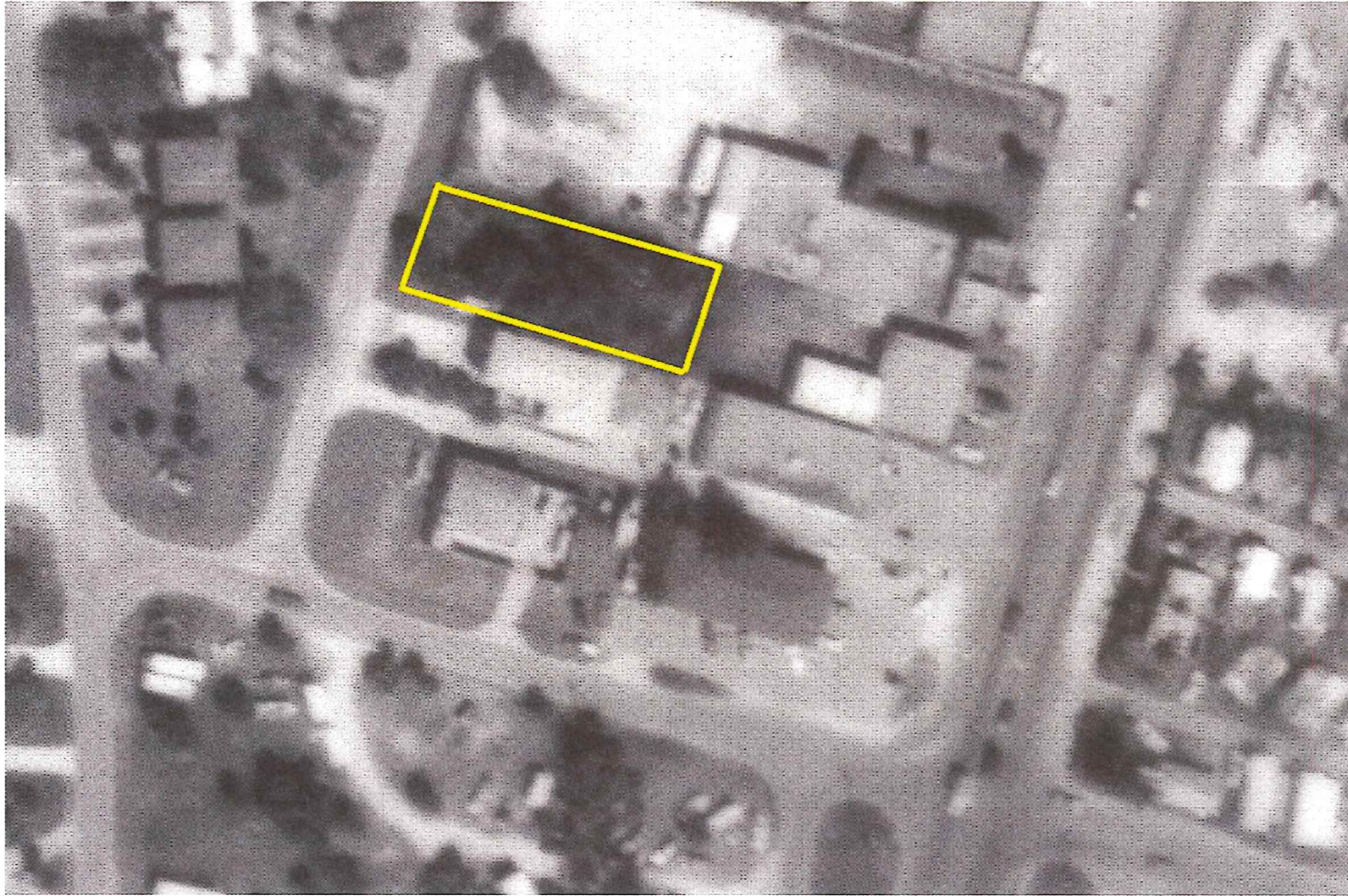
Address	Zoning
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3002	RS-1
3000	RS-1
2919	RS-1
2917	RS-1
2916	CP
2915	RS-1
2913	RS-1
2911	RS-1
2909	RS-1
2907	RS-1
2905	RS-1
2914	RS-1
2912	RS-1
2908	RS-1
2906	RS-1
2904	RS-1
3004	C-2
2920	C-2
2918	C-2
2911	C-2
2910	C-2



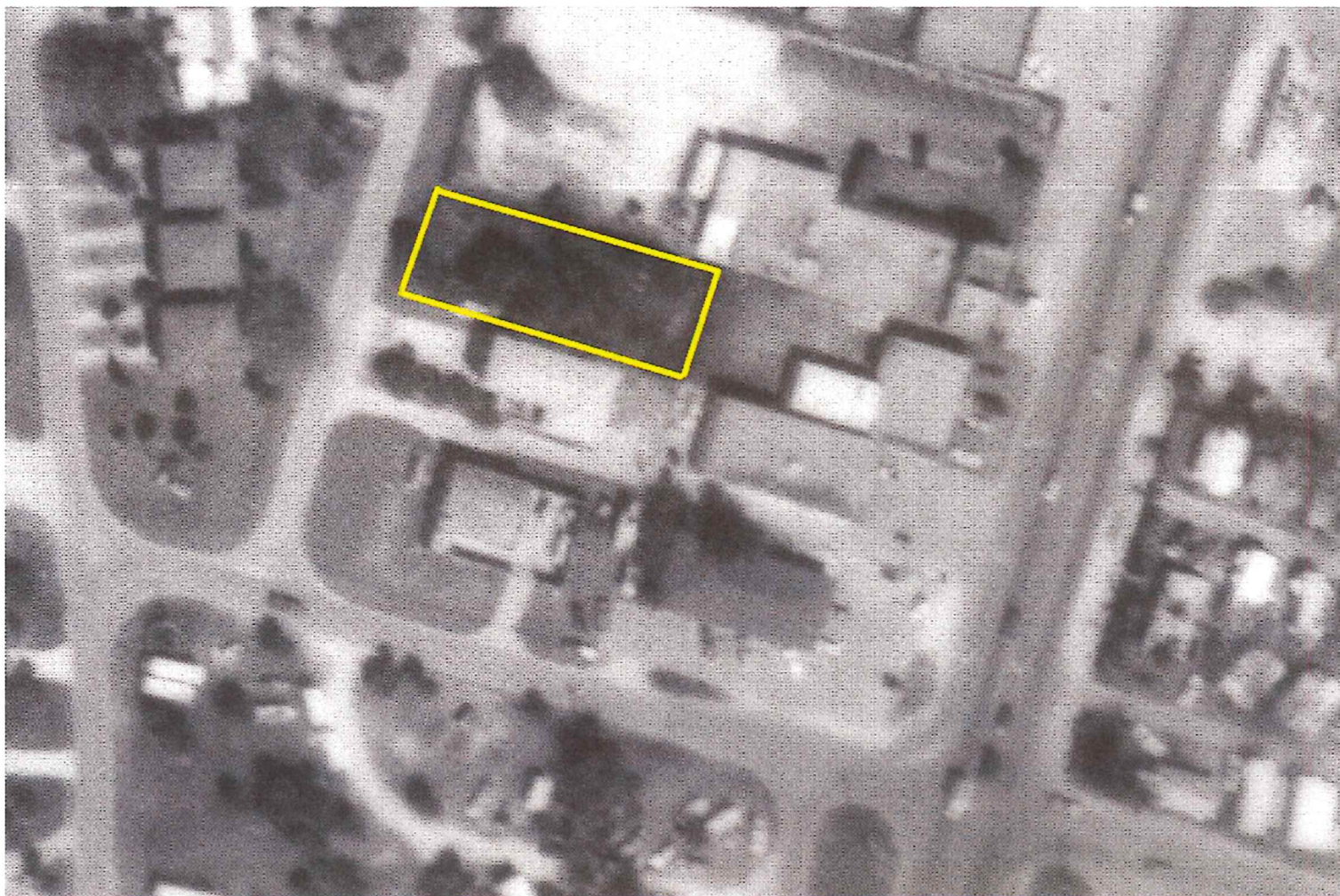
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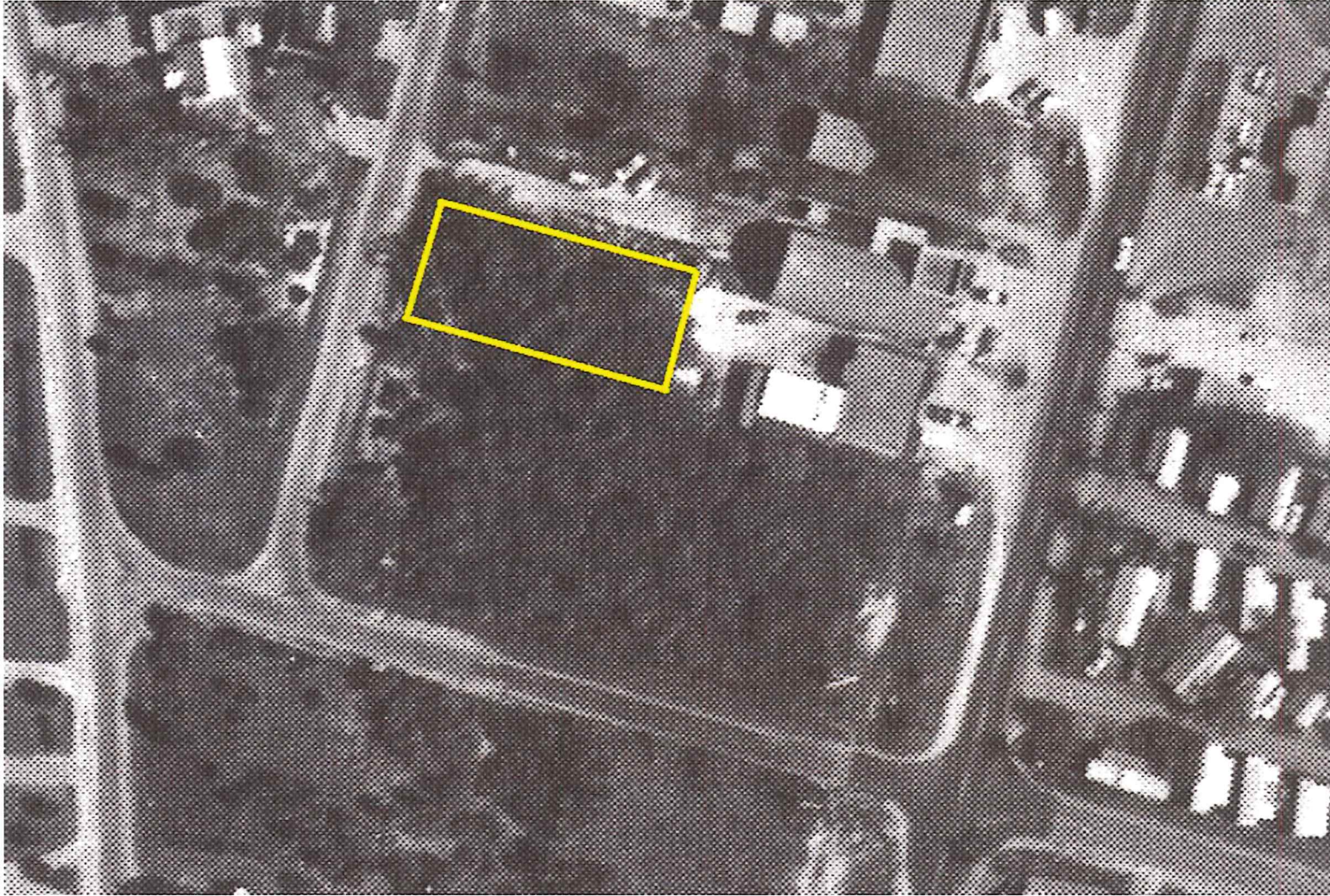
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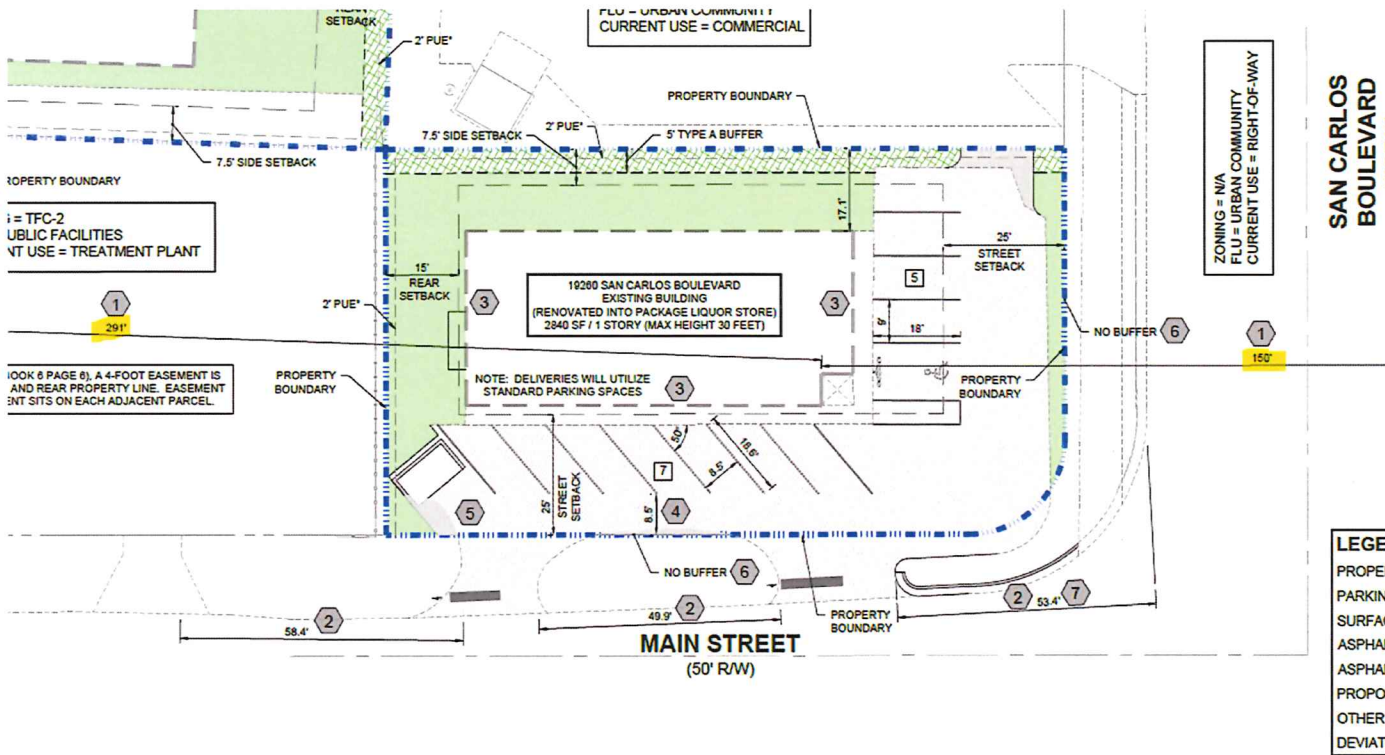


2-1-1986



3-19-1968





Tract 1: Retail

C-1 District permits several intensive commercial uses, such as vehicle dealerships, car washes, convenience food and beverage stores with fuel pumps, and fast-food restaurants (See LDC Table 34-844).

Deviation Standards



- (4) If a schedule of deviations is a part of the planned development application, the Board of County Commissioners may approve, approve with modification, or reject the entire schedule or specific items based upon their finding that each item:
- a. Enhances the achievement of the objectives of the planned development; and
 - b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

LDC. Sec. 34-377(a)

Deviation Standards

Deviations

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership or other establishment primarily engaged in the sale of alcoholic beverages, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive; and 100 feet of separation between the bar/cocktail lounge to the north. for establishment of a package store on Tract #1.

This deviation is **APPROVED**.



JBRA CPD

DCI2024-00023

San Carlos Island Community Plan Area

Goal 32 Lee Plan



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Tracy Toussaint
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

04/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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State of Wisconsin

NOTICE OF PUBLIC HEARING
The Hearing Examiner of Lee County will hold public hearings on Thursday, April 24, 2025, in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL. An interested individual may appear and be heard with respect to the matter below.
You must appear in person, through counsel, or an authorized agent and provide testimony, legal argument or other evidence of the hearing to become a participant with the right to address the Board of County Commissioners in regard to DC1201460021.
After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.
If you do not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners. Any document that a participant at record intends to submit to the Board during the Board Zoning Hearing must be submitted as an exhibit as part of the record in the hearing before the Hearing Examiner. If the document is not submitted and is not relevant new evidence that was not known or could not have been reasonably discovered for the participant at the time of the hearing before the Hearing Examiner, then the document may not be submitted to the Board.
Unless a request for a public hearing before the Board of County Commissioners is made in accordance with Land Development Code Section 21-145(d)(1)(c), the Hearing Examiner's written decision in regard to RE22010007 becomes final on the date rendered. That decision may be appealed to Circuit Court in Lee County if an appeal is filed within 30 days of the date the decision is rendered.
Copies of staff report(s) are available one week prior to the hearing except for DC1 (Development of Community Interest), DR1 (Development of Regional Impact) and RE2 (Rezoning) cases which are available two weeks prior to the hearing. The file can be reviewed at the Zoning Section, 1500 Monroe St., Fort Myers, FL. Call 202-331-8581 for additional information.
In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to policies, practices, or procedures, please contact: Nicole Jacobs, (202)-512-5763, ADArcc@leecountyfl.net, or Florida Relay Service 711. Accommodation will be provided at no cost to the requester. Requests should be made at least five business days in advance.
The following case(s) will be heard: RE22010007, 5800 Bayshore, 9100 sq. ft. parcel to rezone LDC-2, parcel from Commercial (C-1) and Agricultural (AG-2) to Community Commercial (CC). Located at 3850, 3930, and 3841 Bayshore Road, North Fort Myers Planning Community, Lee County, FL. DC1201460021, 30RA CUD, 1.45 ac. Parcel to rezone LDC-2, parcel from Two Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD) to allow 7,840 square foot of commercial floor area with access on Main Street, and development of a commercial parking lot on property with access on South Street. Located at 812 and 814 South St., and 15220 San Carlos Blvd., Town/McGregor Planning Community, Lee County, FL. 41025 11166998

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

Case Number: DCI2024-00023
Case Name: JBRA CPD
Case Type: Planned Development Rezoning
Area to be Rezoned: ±0.6 Acres
Sufficiency Date: February 17, 2025
Hearing Date: April 24, 2025
Commissioner District: 3 (Commissioner Mulicka)

RECEIVED

APR 09 2025

BY: HEARING EXAMINER'S OFFICE

REQUEST:

RVi Planning + Landscape Architecture, has filed an application to rezone ±0.6 acres from Two-Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD) to allow 2,840 square feet of commercial floor area with access on Main Street, and development of a commercial parking lot on property with access on South Street.

SUMMARY:

The request seeks to repurpose two residential lots with a 33-space commercial parking lot and a former office building with a package store in the San Carlos Island Community Plan Area. The property is designated Urban Community on the County Future Land Use Map and is located at 19260 San Carlos Boulevard and 810/816 South Street.

Staff recommends **APPROVAL** of the CPD zoning request with the conditions and deviations found in Attachment E of this report.

HISTORY OF PROPERTY:

The property's Two-Family Conservation (TFC-2) and Commercial (C-1) zoning designations are original, as converted from the 1962 County Zoning Maps. There are no subsequent zoning actions on record concerning the subject property. One of the two residential lots comprising the subject property is developed with a duplex over ground level parking and storage, while the other remains undeveloped. The commercially-zoned quarter-acre lot is developed with a ±2,840 square-foot commercial building bordered by Main Street and San Carlos Boulevard. This building was last occupied by the Fort Myers Beach Observer, a local newspaper business.

CHARACTER OF THE AREA:

San Carlos Island is a small, unincorporated area located in Lee County, Florida. Although relatively small, the island is comprised of a diverse mixture of land uses such as marine-oriented, industrial, commercial, public/quasi-public, recreational vehicle, and residential. The island is separated from the Town of Fort Myers Beach by the bridged Matanzas Pass. The subject property is part of Block

6, record in Plat Book 6 at Page 6 in the Lee County Official Records. Block 6 is described generally as those lands between San Carlos Boulevard and South Street, north of Main Street. The majority of Block 6 is currently utilized for non-residential purposes, with some remnant Two-Family Conservation (TFC-2) zoning along South Street. Property immediately surrounding the subject property is depicted in Attachment C of this report and is further described below:

North

Land to the north of the subject property and abutting San Carlos Boulevard is zoned Commercial (C-1) and is located in the Urban Community Future Land Use category. This property is under common ownership and is developed with a bar/cocktail lounge/adult cabaret. Land to the north of the subject property along South Street is zoned Commercial Planned Development (CPD) and is currently vacant after sustaining damage from Hurricane Ian. The CPD is approved for a 50-unit hotel and subordinate restaurant.

East

Land to the east of the subject property, across San Carlos Boulevard, is zoned Mobile Home (MH-2) and is located in the Urban Community and Industrial Development Future Land Use categories. This property is currently being utilized as a temporary recreational vehicle park as redevelopment efforts of the former 33-unit mobile home park on ± 1.29 acres materialize after the impacts from Hurricane Ian.

Southwest

Land abutting the subject property to the southwest is zoned Two-Family Conservation (TFC-2) and borders Main Street and South Street. This property is developed and owned by Lee County, which operates the master sanitary sewer lift station that services both Fort Myers Beach and San Carlos Island. Further southwest, across Main Street, is property zoned Commercial Parking (CP), which is also owned by Lee County and is currently developed with a park-and-ride parking lot accommodating approximately 61 passenger vehicles on ± 0.91 acres. Both county-owned properties are located in the Public Facilities Future Land Use category.

West

Lands to the west of the subject property, across South Street, are zoned Residential Single-Family (RS-1) and are located in the Suburban Future Land Use Category. These lands are subdivided into single-family through lots with access from San Carlos Drive. As such, the rear yards of the proximate two-single residences are separated from the subject property by South Street, a 60-foot-wide street right-of-way.

AVAILABILITY OF PUBLIC SERVICES:

Public services are defined by the Lee Plan as “the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development.” The following details the level of public services currently serving the subject property:

Public water and sewer: The subject property is located within the Lee County Utilities (LCU) potable water and wastewater franchise area. Potable water and wastewater lines currently exist within the subject property and connect to LCU systems. The applicant obtained a letter of availability from LCU (see Attachment J) demonstrating the utility provider has available capacity. Required connections to utilities are effectuated at time of local development order approval in accordance with Lee Plan Standards 4.1.1 and 4.1.2 and LDC Sections 10-352 and 10-353.

Paved streets and roads: The retail component on the subject property has approximately 120 feet of frontage on Main Street, a County-maintained two-lane local road along with two existing access points. The commercial parking lot component of the subject property has approximately 120 feet of frontage on South Street, a County-maintained two-lane local road. The property also has frontage on San Carlos Boulevard, a state maintained arterial road with four travel lanes condensing to two in the approach to the Matanzas Pass Bridge in proximity to the subject property. No direct access is proposed to the subject property from this state facility.

Police, fire, and emergency services: The subject property is located in the Fort Myers Beach Fire District with the nearest fire station (#31) at 2545 Estero Boulevard, approximately 1.5 miles from the subject property in the Town of Fort Myers Beach, which includes a Lee County EMS dispatch (Medic #31). A Lee County Sheriff's District office is located at 14750 Six Mile Cypress Parkway approximately 8.5 miles northeast.

Schools: The subject property is served by the Lee County School District. The proposed uses are not expected to create any impact on the School District.

ANALYSIS:

The proposed Commercial Planned Development (CPD) is comprised of two small development areas contiguous only by vertex and accessed from separate streets. Outside of the scope of this CPD request, an abutting property (19240 San Carlos Boulevard) under common ownership is subject to vested nonconforming use and development standards that pre-date current land development regulations, and therefore, is omitted from this CPD proposal; however, a code-required parking lot interconnection opportunity is provided from both development areas within the proposed CPD. For the purpose of this analysis, staff identifies the land associated with the repurposed office building along Main Street as **Tract #1** and the remaining land associated with the repurposed duplex property along South Street as **Tract #2**.

Tract #1 is currently zoned conventionally, within the C-1 Zoning District. This district permits a wide array of land uses, including residential and commercial¹, and is no longer available to rezone to unless located in the Lee Plan designated Mixed Use Overlay pursuant to LDC Section 34-841(b).

The requested schedule of uses proposes no new uses on **Tract #1** that are not currently permitted in the underlying C-1 District. Instead, the proposed schedule of uses significantly narrows the scope of permitted uses on **Tract #1** to 13 potential principal uses (see Attachment F). Of the 13 uses sought in this request, the immediate focus is the principal use of a Package Store², which is defined as “a place where alcoholic beverages are dispensed or sold in factory sealed containers for consumption off the premises.”³

As indicated above, the use of a package store is currently permitted in the C-1 District; however, the use is subject to certain distance requirements adopted in supplemental regulations pertaining to the sale of alcoholic beverages for off-premises consumption. Within these regulations the following subsection exists:

“In any PD, planned development, where the applicant is contemplating the sale of alcoholic beverages for consumption off the premises in an establishment which cannot meet the distance requirements set forth in this Subsection (e), the applicant shall request a deviation from the requirements of this Subsection (e).”

Accordingly, Deviation #1 of this planned development request seeks relief from LDC Section 34-1263(e), as further analyzed in this report.

Tract #2 along South Street proposes two scenarios according to the proposed Master Concept Plans: Retention of the existing duplex as “Existing Only” (EO)⁴, which is authorized by LDC Table 34-934⁵, or the principal use of a commercial parking lot.⁶ A use qualifies for Existing Only if it lawfully existed prior to September 27, 1993. The duplex on the subject property first appears on the Lee County Tax Roll in 1977, 15 years prior to the referenced effective date and qualifies as EO.

¹ The C-1 District permits all residential dwelling unit types, excluding mobile homes and recreational vehicles. The District also permits several intensive commercial uses, such as vehicle dealerships, car washes, convenience food and beverage stores with fuel pumps, and fast-food restaurants (See LDC Table 34-844).

² See Applicant’s Request Statement, Section I (Attachment F).

³ See LDC § 34-2, Definitions.

⁴ *Existing only* means “the use is permitted only if it lawfully existed on September 27, 1993, or was granted a special exception within two years prior to that date and commenced the approved construction within two years after that date. A use that qualifies as “existing only” will not be classified as a nonconforming use. It will be afforded the same privileges as a permitted use and may be expanded or reconstructed, in accordance with all applicable current regulations, but only on the specific parcel on which it is located, as that parcel was legally described on September 27, 1993. Where the use of a structure or building is discontinued or abandoned for 12 months or more, the use no longer qualifies as “existing only”...” See LDC § 34-2.

⁵ Duplex dwelling unit type listed as “EO” within LDC Table 34-934 Use Regulations for Planned Development Districts.

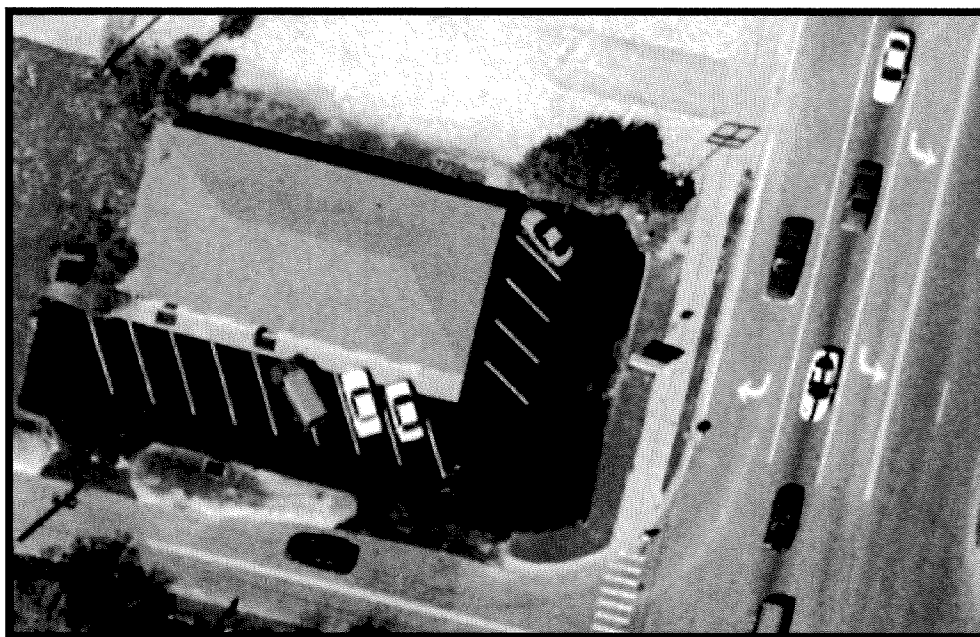
⁶ *Parking lot, commercial*, means a parking lot which constitutes the principal use of the property, and which is available to the public for a fee, or which may be leased to individual persons. See LDC § 34-2.

The Applicant's schedule of uses does not propose uses by tracts; however, the staff recommended conditions limit Tract #2 in alignment with the uses proposed on the Master Concept Plans provided.

Master Concept Plan

Within Tract #1, the proposed Master Concept Plan (MCP) maintains the existing access points on Main Street with some improvements to decrease the driveway width of the connection point closest to San Carlos Boulevard. The MCP also maintains the existing location of the 2,840 square-foot building on the premises and modernizes the historic parking configuration (see Figure 1 below).

Figure 1: 1998 Aerial Photography | Subject Property



Source: LeeGIS Data Explorer | Basemaps

Two access points are proposed on South Street to enable one-way drive aisles within the proposed commercial parking lot. The Master Concept Plan Alternate depicts retention of the existing residential duplex adjoining a proposed single drive aisle of 17 commercial parking spaces (see Attachment D).

Proposed Deviations

Deviation means “a departure from a specific regulation of the LDC or other applicable regulation or code, when requested as part of a planned development in accordance with LDC Section 34-373(a)(9), based on the findings established in LDC Section 34-377(a)(4).” Each deviation must enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare. The applicant has provided a schedule of deviations with corresponding justifications found in Attachment F (see *Deviations and Justifications*) of the report.

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive for establishment of a package store on Tract #1.

The separation is measured from the nearest public entrance/exit of the existing building to the property line of the dwelling units under separate ownership pursuant to LDC Section 34-1263(e)(1). These separations are clearly depicted on the Master Concept Plans (see Attachment D), which demonstrate that the nature of the separation involves bisecting roads. In the case of the dwelling units on South Street, the Lee County Utilities lift station infrastructure and buildings separate the existing building on the subject property from line of sight.

With the public entrance/exit to the package store limited to the façade facing San Carlos Boulevard, staff finds that the use within the repurposed building will not detract from the tourist-heavy commercial corridor. There is no existing package store on San Carlos Island at time of this review and the specified distances incorporated into this deviation and depicted on the MCP assure that the public entrance/exit must be located on San Carlos Boulevard.

Therefore, the request meets the established findings in LDC Section 34-377(a)(4) to enhance the objectives of the planned development and preserve the general intent of the LDC. Staff recommends **APPROVAL** of Deviation #1.

Deviation #2:

Seeks relief from LDC §10-285(a), requiring driveway connection separations of 60 feet on local roads with speed limits under 45 mph, to allow a minimum connection separations of 45 feet along South Street for Tract #2 and a minimum of 49 feet along Main Street for Tract #1.

Other referenced connection separation distances in the Applicant's deviation request are depicted as measured to and from the existing residential driveway on the subject property. LDC Section 10-285 requires separation from privately-maintained streets, access roads or accessways, as those terms are defined in LDC Section 10-1. The existing duplex driveway does not meet the definition for any of the applicable terms, and is therefore, not subject to connection separation.

Staff recommends **APPROVAL** of Deviation #2.

Staff Note: *The Master Concept Plan should be revised to align with the staff recommendation to eliminate Deviation Marker (2) along South Street on the MCP Alternate*

Deviation #3:

Seeks relief from LDC §10-416(b), which requires certain plantings surrounding the perimeter of a commercial building, to allow no building perimeter plantings on Tract #1.

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

Case Number: DCI2024-00023

Case Name: JBRA CPD

Case Type: Planned Development Rezoning

Area to be Rezoned: ±0.6 Acres

Sufficiency Date: February 17, 2025

Hearing Date: April 24, 2025

Commissioner District: 3 (Commissioner Mulicka)

REQUEST:

RVi Planning + Landscape Architecture, has filed an application to rezone ±0.6 acres from Two-Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD) to allow 2,840 square feet of commercial floor area with access on Main Street, and development of a commercial parking lot on property with access on South Street.

SUMMARY:

The request seeks to repurpose two residential lots with a 33-space commercial parking lot and a former office building with a package store in the San Carlos Island Community Plan Area. The property is designated Urban Community on the County Future Land Use Map and is located at 19260 San Carlos Boulevard and 810/816 South Street.

Staff recommends **APPROVAL** of the CPD zoning request with the conditions and deviations found in Attachment E of this report.

HISTORY OF PROPERTY:

The property's Two-Family Conservation (TFC-2) and Commercial (C-1) zoning designations are original, as converted from the 1962 County Zoning Maps. There are no subsequent zoning actions on record concerning the subject property. One of the two residential lots comprising the subject property is developed with a duplex over ground level parking and storage, while the other remains undeveloped. The commercially-zoned quarter-acre lot is developed with a ±2,840 square-foot commercial building bordered by Main Street and San Carlos Boulevard. This building was last occupied by the Fort Myers Beach Observer, a local newspaper business.

CHARACTER OF THE AREA:

San Carlos Island is a small, unincorporated area located in Lee County, Florida. Although relatively small, the island is comprised of a diverse mixture of land uses such as marine-oriented, industrial, commercial, public/quasi-public, recreational vehicle, and residential. The island is separated from the Town of Fort Myers Beach by the bridged Matanzas Pass. The subject property is part of Block

6, record in Plat Book 6 at Page 6 in the Lee County Official Records. Block 6 is described generally as those lands between San Carlos Boulevard and South Street, north of Main Street. The majority of Block 6 is currently utilized for non-residential purposes, with some remnant Two-Family Conservation (TFC-2) zoning along South Street. Property immediately surrounding the subject property is depicted in Attachment C of this report and is further described below:

North

Land to the north of the subject property and abutting San Carlos Boulevard is zoned Commercial (C-1) and is located in the Urban Community Future Land Use category. This property is under common ownership and is developed with a bar/cocktail lounge/adult cabaret. Land to the north of the subject property along South Street is zoned Commercial Planned Development (CPD) and is currently vacant after sustaining damage from Hurricane Ian. The CPD is approved for a 50-unit hotel and subordinate restaurant.

East

Land to the east of the subject property, across San Carlos Boulevard, is zoned Mobile Home (MH-2) and is located in the Urban Community and Industrial Development Future Land Use categories. This property is currently being utilized as a temporary recreational vehicle park as redevelopment efforts of the former 33-unit mobile home park on ± 1.29 acres materialize after the impacts from Hurricane Ian.

Southwest

Land abutting the subject property to the southwest is zoned Two-Family Conservation (TFC-2) and borders Main Street and South Street. This property is developed and owned by Lee County, which operates the master sanitary sewer lift station that services both Fort Myers Beach and San Carlos Island. Further southwest, across Main Street, is property zoned Commercial Parking (CP), which is also owned by Lee County and is currently developed with a park-and-ride parking lot accommodating approximately 61 passenger vehicles on ± 0.91 acres. Both county-owned properties are located in the Public Facilities Future Land Use category.

West

Lands to the west of the subject property, across South Street, are zoned Residential Single-Family (RS-1) and are located in the Suburban Future Land Use Category. These lands are subdivided into single-family through lots with access from San Carlos Drive. As such, the rear yards of the proximate two-single residences are separated from the subject property by South Street, a 60-foot-wide street right-of-way.

AVAILABILITY OF PUBLIC SERVICES:

Public services are defined by the Lee Plan as “the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development.” The following details the level of public services currently serving the subject property:

Public water and sewer: The subject property is located within the Lee County Utilities (LCU) potable water and wastewater franchise area. Potable water and wastewater lines currently exist within the subject property and connect to LCU systems. The applicant obtained a letter of availability from LCU (see Attachment J) demonstrating the utility provider has available capacity. Required connections to utilities are effectuated at time of local development order approval in accordance with Lee Plan Standards 4.1.1 and 4.1.2 and LDC Sections 10-352 and 10-353.

Paved streets and roads: The retail component on the subject property has approximately 120 feet of frontage on Main Street, a County-maintained two-lane local road along with two existing access points. The commercial parking lot component of the subject property has approximately 120 feet of frontage on South Street, a County-maintained two-lane local road. The property also has frontage on San Carlos Boulevard, a state maintained arterial road with four travel lanes condensing to two in the approach to the Matanzas Pass Bridge in proximity to the subject property. No direct access is proposed to the subject property from this state facility.

Police, fire, and emergency services: The subject property is located in the Fort Myers Beach Fire District with the nearest fire station (#31) at 2545 Estero Boulevard, approximately 1.5 miles from the subject property in the Town of Fort Myers Beach, which includes a Lee County EMS dispatch (Medic #31). A Lee County Sheriff's District office is located at 14750 Six Mile Cypress Parkway approximately 8.5 miles northeast.

Schools: The subject property is served by the Lee County School District. The proposed uses are not expected to create any impact on the School District.

ANALYSIS:

The proposed Commercial Planned Development (CPD) is comprised of two small development areas contiguous only by vertex and accessed from separate streets. Outside of the scope of this CPD request, an abutting property (19240 San Carlos Boulevard) under common ownership is subject to vested nonconforming use and development standards that pre-date current land development regulations, and therefore, is omitted from this CPD proposal; however, a code-required parking lot interconnection opportunity is provided from both development areas within the proposed CPD. For the purpose of this analysis, staff identifies the land associated with the repurposed office building along Main Street as **Tract #1** and the remaining land associated with the repurposed duplex property along South Street as **Tract #2**.

Tract #1 is currently zoned conventionally, within the C-1 Zoning District. This district permits a wide array of land uses, including residential and commercial¹, and is no longer available to rezone to unless located in the Lee Plan designated Mixed Use Overlay pursuant to LDC Section 34-841(b).

The requested schedule of uses proposes no new uses on **Tract #1** that are not currently permitted in the underlying C-1 District. Instead, the proposed schedule of uses significantly narrows the scope of permitted uses on **Tract #1** to 13 potential principal uses (see Attachment F). Of the 13 uses sought in this request, the immediate focus is the principal use of a Package Store², which is defined as “a place where alcoholic beverages are dispensed or sold in factory sealed containers for consumption off the premises.”³

As indicated above, the use of a package store is currently permitted in the C-1 District; however, the use is subject to certain distance requirements adopted in supplemental regulations pertaining to the sale of alcoholic beverages for off-premises consumption. Within these regulations the following subsection exists:

“In any PD, planned development, where the applicant is contemplating the sale of alcoholic beverages for consumption off the premises in an establishment which cannot meet the distance requirements set forth in this Subsection (e), the applicant shall request a deviation from the requirements of this Subsection (e).”

Accordingly, Deviation #1 of this planned development request seeks relief from LDC Section 34-1263(e), as further analyzed in this report.

Tract #2 along South Street proposes two scenarios according to the proposed Master Concept Plans: Retention of the existing duplex as “Existing Only” (EO)⁴, which is authorized by LDC Table 34-934⁵, or the principal use of a commercial parking lot.⁶ A use qualifies for Existing Only if it lawfully existed prior to September 27, 1993. The duplex on the subject property first appears on the Lee County Tax Roll in 1977, 15 years prior to the referenced effective date and qualifies as EO.

¹ The C-1 District permits all residential dwelling unit types, excluding mobile homes and recreational vehicles. The District also permits several intensive commercial uses, such as vehicle dealerships, car washes, convenience food and beverage stores with fuel pumps, and fast-food restaurants (See LDC Table 34-844).

² See Applicant’s Request Statement, Section I (Attachment F).

³ See LDC § 34-2, Definitions.

⁴ *Existing only* means “the use is permitted only if it lawfully existed on September 27, 1993, or was granted a special exception within two years prior to that date and commenced the approved construction within two years after that date. A use that qualifies as “existing only” will not be classified as a nonconforming use. It will be afforded the same privileges as a permitted use and may be expanded or reconstructed, in accordance with all applicable current regulations, but only on the specific parcel on which it is located, as that parcel was legally described on September 27, 1993. Where the use of a structure or building is discontinued or abandoned for 12 months or more, the use no longer qualifies as “existing only”...” See LDC § 34-2.

⁵ Duplex dwelling unit type listed as “EO” within LDC Table 34-934 Use Regulations for Planned Development Districts.

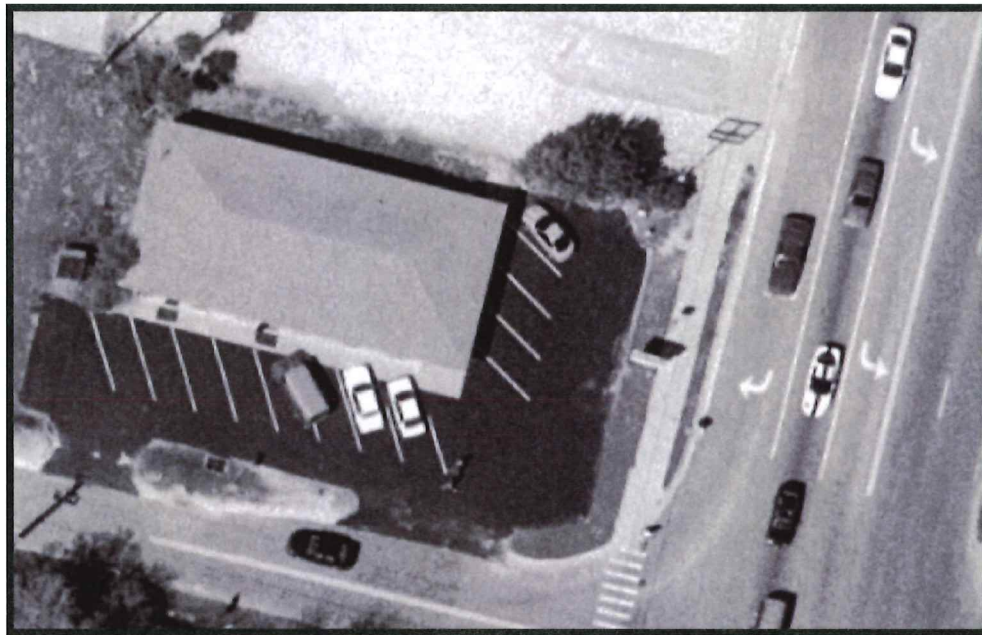
⁶ *Parking lot, commercial*, means a parking lot which constitutes the principal use of the property, and which is available to the public for a fee, or which may be leased to individual persons. See LDC § 34-2.

The Applicant's schedule of uses does not propose uses by tracts; however, the staff recommended conditions limit Tract #2 in alignment with the uses proposed on the Master Concept Plans provided.

Master Concept Plan

Within Tract #1, the proposed Master Concept Plan (MCP) maintains the existing access points on Main Street with some improvements to decrease the driveway width of the connection point closest to San Carlos Boulevard. The MCP also maintains the existing location of the 2,840 square-foot building on the premises and modernizes the historic parking configuration (see Figure 1 below).

Figure 1: 1998 Aerial Photography | Subject Property



Source: LeeGIS Data Explorer | Basemaps

Two access points are proposed on South Street to enable one-way drive aisles within the proposed commercial parking lot. The Master Concept Plan Alternate depicts retention of the existing residential duplex adjoining a proposed single drive aisle of 17 commercial parking spaces (see Attachment D).

Proposed Deviations

Deviation means “a departure from a specific regulation of the LDC or other applicable regulation or code, when requested as part of a planned development in accordance with LDC Section 34-373(a)(9), based on the findings established in LDC Section 34-377(a)(4).” Each deviation must enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare. The applicant has provided a schedule of deviations with corresponding justifications found in Attachment F (see *Deviations and Justifications*) of the report.

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive for establishment of a package store on Tract #1.

The separation is measured from the nearest public entrance/exit of the existing building to the property line of the dwelling units under separate ownership pursuant to LDC Section 34-1263(e)(1). These separations are clearly depicted on the Master Concept Plans (see Attachment D), which demonstrate that the nature of the separation involves bisecting roads. In the case of the dwelling units on South Street, the Lee County Utilities lift station infrastructure and buildings separate the existing building on the subject property from line of sight.

With the public entrance/exit to the package store limited to the façade facing San Carlos Boulevard, staff finds that the use within the repurposed building will not detract from the tourist-heavy commercial corridor. There is no existing package store on San Carlos Island at time of this review and the specified distances incorporated into this deviation and depicted on the MCP assure that the public entrance/exit must be located on San Carlos Boulevard.

Therefore, the request meets the established findings in LDC Section 34-377(a)(4) to enhance the objectives of the planned development and preserve the general intent of the LDC. Staff recommends **APPROVAL** of Deviation #1.

Deviation #2:

Seeks relief from LDC §10-285(a), requiring driveway connection separations of 60 feet on local roads with speed limits under 45 mph, to allow a minimum connection separations of 45 feet along South Street for Tract #2 and a minimum of 49 feet along Main Street for Tract #1.

Other referenced connection separation distances in the Applicant's deviation request are depicted as measured to and from the existing residential driveway on the subject property. LDC Section 10-285 requires separation from privately-maintained streets, access roads or accessways, as those terms are defined in LDC Section 10-1. The existing duplex driveway does not meet the definition for any of the applicable terms, and is therefore, not subject to connection separation.

Staff recommends **APPROVAL** of Deviation #2.

Staff Note: *The Master Concept Plan should be revised to align with the staff recommendation to eliminate Deviation Marker (2) along South Street on the MCP Alternate*

Deviation #3:

Seeks relief from LDC §10-416(b), which requires certain plantings surrounding the perimeter of a commercial building, to allow no building perimeter plantings on Tract #1.

The CPD aims to repurpose an existing building constructed circa 1978, prior to the regulation in question. Minimal provisions for site access about the facades facing the abutting roads and the existing parking areas necessary to support the property's reuse. Existing parking areas include no excess areas to retroactively install perimeter plantings. Staff finds that pedestrian and parking facilities must be maintained to enhance the objectives of the planned development and preserve public health, safety and welfare.

Staff recommends **APPROVAL** of Deviation #3.

Deviation #4:

Seeks relief from LDC §10-416(d), which requires a 5-foot Type A Buffer between abutting commercial properties, to allow a 4-foot modified Type A buffer along the north boundary of Tract #1 (19260 San Carlos Boulevard).

An existing 2-foot-wide public utility easement runs along this common boundary line north of the existing building on the subject property. The dimensions on the MCP demonstrate the 4-foot planting area is not located within the 2-foot-wide easement. LDC Section 10-421(a)(5) provides that a utility easement may overlap a required buffer; however, no Code-required trees or shrubs may be located in the easement.

The applicant is not requesting a reduction in required plant material and appears to only be referencing the buffer width. The LDC allows the 2-foot-wide public utility easement to overlap with the abutting 4-foot-wide planting area; therefore, a potential 6-foot-wide buffer area is depicted on the MCP, which negates the need for the deviation.

Staff recommends **WITHDRAWAL** of Deviation #3.

Staff Note: *The Master Concept Plan should be revised to align with the staff recommendation to eliminate Deviation Marker (4) and renumber remaining deviations accordingly.*

Deviation #5:

Seeks relief from LDC §34-2016(3), which requires a one-way parking aisle for parking spaces angled at 45 degrees with a minimum width of 12 feet, to allow a minimum width of 8.5 feet on Tract #1.

The Master Concept Plans depict the 8.5-foot-wide parking aisle width along the south side of the existing building in order to preserve the existing parking supply as exhibited in Figure 1 of this report. The applicant has provided a Vehicle Maneuvering Sketch to demonstrate a passenger vehicle can be maneuvered effectively to utilize the angled parking, as evidenced by its functional existence for several decades (see Attachment I). Staff finds that parking facilities must be maintained to enhance the objectives of the planned development, and that the deviation preserves public health, safety and welfare.

Staff recommends **APPROVAL** of Deviation #5.

Deviation #6:

Seeks relief from LDC §34-2015(2)d, which requires parking spaces be provided with sufficient maneuvering room to allow an existing vehicle to leave the parking lot in a forward motion, to allow a dumpster enclosure design that would require a garbage truck to back out of the parking lot onto Main Street on Tract #1.

Lee County Development Services staff have reviewed the requested deviation and recommend that the deviation be limited to the solid waste enclosure facilities and solid waste collection vehicles. The design and location of the enclosure and design of the parking lot would also naturally limit the necessity to back into the right-of-way to solid waste collection vehicles during collection. Lee County Solid Waste has also reviewed the deviation request and location of the enclosure and has found the request sufficient.

Staff recommends **APPROVAL** of Deviation #6 subject to the following condition:

1. *Solid waste collection vehicles are the only vehicles permitted to exit the site in a backward motion during collection of solid waste and refuse from the site from the deviation marker location depicted on the Master Concept Plans.*

Deviation #7:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type D buffer between commercial properties and rights-of-way, to allow no buffer along the east and south boundaries of Tract #1. As identified in Deviation #3, Staff finds that pedestrian and parking facilities must be maintained to enhance the objectives of the planned development and preserve public health, safety and welfare. The existing parking facility is constrained and there no opportunity along the south boundary for plant area or green space on the subject property. Staff does believe the green space depicted along San Carlos Drive should be maintained to help buffer the parking aisle spatially from the sidewalk in the right-of-way. Therefore, Staff recommends **APPROVAL** of Deviation #6 subject to the following condition:

1. *The parking area pavement may not extend into green space depicted on the Master Concept Plans along San Carlos Drive.*

Deviation #8:

Seeks relief from LDC § 10-285(b), which requires access roads intersecting another road that also intersects the parallel arterial or collector to have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector, to allow a separation of 53 feet from the edge of pavement on Tract #1. Lee County Department of Transportation staff has reviewed this request and recommends **APPROVAL** of Deviation #8.

Deviation #9:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type C buffer between the existing duplex on Tract #2 and the proposed commercial parking lot depicted on the MCP Alternate, to allow a 5-foot Type A buffer along the north boundary of 810 South Street. The deviation request aims to reduce the required buffer between uses internal to the project and has no external impact. Therefore, Staff recommends **APPROVAL** of Deviation #9.

Deviation #10:

Seeks relief from LDC §10-416(d)(6), which requires a certain 25-foot-wide buffer with a wall when parking areas are proposed within 125 feet of single-family residential, to allow a 15-foot-wide Type C buffer⁷ along South Street on Tract #2.

Staff finds the proposed alternative will adequately buffer the abutting single-family residences with screening achieved through the use of an 8-foot-high solid wall, with 5 trees and 18 shrubs per 100 linear feet, softening the exterior side of the wall facing South Street. Therefore, the request meets the established findings in LDC Section 34-377(a)(4) to enhance the objectives of the planned development and preserve the general intent of the LDC. Staff recommends **APPROVAL** of Deviation #10 with the following conditions:

1. *Prior to local development order approval, a completely opaque 8-foot-high masonry wall or 8-foot-high masonry wall and berm combination must be depicted on the development order plans.*

Review Criteria

LDC Section 34-145 establishes the review criteria for rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

⁷ LDC §10-416(d)(4) establishes a Type C Buffer as containing an eight-foot wall with 5 trees and 18 shrubs per 100 linear feet.

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

For Planned Development rezoning requests, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a narrative that addresses the proposed rezoning with analysis of the applicable criteria (see Attachment F). The following provides staff's analysis of the request, as measured by the established criteria.

Compliance with the Lee Plan

The subject property is located in the Urban Community future land use category. **Lee Plan Policy 1.1.4** establishes that the Urban Community category areas "are areas characterized by a mixture of relatively intense commercial and residential uses" and "as in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in **Objective 11.1**, where appropriate." The areas surrounding the San Carlos Boulevard corridor include intensive uses such as marinas and commercial centers which immediately abut industrial lands accessed on Buttonwood Drive. The request seeks to facilitate relatively low intensity retail uses and expand commercial parking opportunity by increasing the depth of commercial lands on a block predominately utilized for commercial purposes. Therefore, staff finds the request to be CONSISTENT with **Policy 1.1.4**.

Policy 5.1.5 requires protection of existing residential land uses from land uses that are potentially destructive to the character and integrity of the residential environment. The Policy further speaks specifically to planned development requests "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." Residential areas west of South Street currently coexist with the commercialization of Block 6, which abuts a major arterial roadway. The limited commercial use of the subject property along South Street serves as an appropriate transition between the arterial road and South Street. The recommendation limits commercial zoning along South Street to a small inventory of surface level commercial parking, which currently exists and interfaces with the same residential environment approximately 100 feet south,

across Main Street. The proposed buffer with an 8-foot-high masonry wall will buffer this limited commercial use from residential areas in a satisfactory manner. The recommended conditions of approval include a measure to mitigate the concern of late-night parking activity associated with the abutting adult entertainment business. The recommended condition requires a security guard to provide night patrol of the parking areas between the hours of 7:00 p.m. through 2:00 a.m., and is similar to a condition originally imposed on the abutting property as a result of a consumption on premises approval in 2010. Staff finds that the condition will effectively minimize or eliminate potential detrimental impacts and therefore, the request, as conditioned, is CONSISTENT with **Policy 5.1.5**.

Goal 6 promotes orderly and well-planned commercial development at appropriate locations in the county. **Policy 6.1.1** requires development approvals for commercial land uses to be consistent with various policies, including traffic and access impacts, screening and buffering, adequacy of urban services, compatibility with surrounding land uses, proximity to other similar centers and environmental considerations. **Policy 6.1.4** states that “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 detailed in this report, the request is compatible with surrounding land uses, and public services are available to serve the proposed development. Policies **6.1.5** through **6.1.11** address traffic, buffering, architecture and open space, prohibiting premature scattered development, school safety, commercial entitlements, redevelopment incentives and revitalization directives. Staff finds that the request, as conditioned, is CONSISTENT with Goal 6.

The request, as conditioned, is consistent with the **Lee Plan**.

Land Development Code Compliance

County regulations which are not specifically departed from as part of this planned development request will apply to the balance of applicable LDC, Code of Ordinances and Administrative Code provisions. If future deviations are proposed, each will be evaluated with established LDC review criteria.

Staff finds the planned development rezoning request, as conditioned, will be in compliance with the LDC, including and not limited to regulations pertaining to use specific regulations, including supplemental regulations and development standards. The San Carlos Island Community Plan Area LDC regulations are optional and are intended to stimulate redevelopment without rezoning pursuant to LDC Section 33-1742(b). The applicant is not electing to utilize these regulations, and therefore, analysis of these regulations is not necessary.

Compatibility with existing and planned uses in the surrounding area

Compatible means “in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of

conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.”⁸

Staff finds the request compatible with surrounding land uses with emphasis on compatibility with residential uses west of South Street, as analyzed in Policy 5.1.5. The recommendation includes conditions that reasonably relate to the impacts on the public's interest expected from the proposed development.

Sufficiency of Access and Transportation Impacts

The request proposes to maintain its vehicular access points on Main Street. Access on South Street is provided with two driveways on both MCP Scenarios. The MCP facilitates parking lot interconnection potential with neighboring property to the north, improving connectivity in this area to reduce conflicts on San Carlos Boulevard. The applicant has provided a traffic impact statement (TIS) concerning the trip generation expected by the project (see Attachment G). Lee County Department of Transportation staff has issued a memorandum concerning the project's transportation impacts (see Attachment H). In summary, all affected road segments will continue to operate at an acceptable level of service with or without the project the project. Therefore, the project will not have a detrimental impact on the surrounding roadway system.

No adverse impacts to environmentally critical or sensitive areas and natural resources

All land subject to his rezoning has been previously cleared and do not contain environmentally sensitive areas. This finding was a basis for submittal waivers from LDC-required maps of existing conditions (see Attachment K). The request does not seek reduction in required open space (20 percent of the entire project area). The request, as conditioned, will not disturb environmentally critical or sensitive areas or natural resources.

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

As noted, and defined above, the subject property is located within a future urban area. The subject property has adequate access to public services to accommodate the proposed development, as conditioned herein. Future improvements required as part of development order approval will further improve urban services and pedestrian facilities.

Supplemental Planned Development Criteria

Staff finds the proposed development to be consistent with the following additional criteria:

- a) The proposed use is appropriate at the proposed location;

⁸ See "Compatibility" LDC §34-2, Definitions.

- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
- c) The requested deviations, as conditioned:
 - 1) Enhance the achievement of the objectives of the planned development; and
 - 2) Preserve and promote the general intent of this Code to protect the public health, safety and welfare.

CONCLUSION:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds the request to be consistent with the established review criteria. The proposed CPD rezoning, as conditioned, provides the property owner with the opportunity to facilitate compatible infill development and the reuse of a commercial building along a primary corridor in the county. The rezoning is consistent with Urban Community Future Land Use category, and other applicable goals, objectives, and policies of the Lee Plan.

ATTACHMENTS:

- A. Expert Witness Information
- B. Legal Description, Sketch and Boundary Survey
- C. Aerial, Future Land Use, and Current Zoning Maps
- D. Master Concept Plan
- E. Development Regulations, Conditions and Deviations
- F. Applicant's Composite Submittals:
 - Project Narrative
 - Surface Water Management Narrative
 - Deviations & Justifications
 - Applicant's Schedule of Uses & Development Regulations
- G. Applicant's Traffic Impact Statement
- H. Lee County Dept. of Transportation Memorandum
- I. Vehicle Maneuvering Sketch
- J. Utility Letters of Availability
- K. GEN2024-00239 – Submittal Waiver

ATTACHMENT A

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6**

Case Number: DCI2024-00023

Project Name: JBRA CPD

Hearing Examiner Date: April 24, 2025

Adam Mendez, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning. Current resume is on file with the Hearing Examiner.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Anthony R. Rodriguez, AICP, Zoning Manager, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Robert Price, P.E., Director, Development of Transportation, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Manager, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Katie Burgess, AICP, Planner, Principal, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Attachment B

CASE NUMBER: DCI2024-00023

LEGAL DESCRIPTION

Lots 2, 3, & 36, Block 6, San Carlos on the Gulf, Section 24,
Township 46 South, Range 23 East, According to the map or
plat thereof as recorded on file in the Office of the Clerk of the
Circuit Court, Recorded in Plat Book 6 Page 6, Public Records of
Lee County, Florida.

STRAP NUMBER

24-46-23-01-00006.0020

24-46-23-01-00006.0030

24-46-23-01-00006.0360

REVIEWED
DCI2024-00023
Rick Burris, Principal
Planner
Lee County DCD/Planning
1/23/2025

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 2,3 and 36 BLOCK 6, SAN CARLOS ON THE GULF, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE
PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFIED TO:
ALOIA, ROLAND, LUBELL & MORGAN, PLLC

COMMUNITY NUMBER: 125124
PANEL: 12071C0554 SUFFIX: G
F.I.R.M. DATE: 11/17/2022
FLOOD ZONE: AE

FIELD WORK: 3/29/2024

PROPERTY ADDRESS:
810 AND 816 SOUTH STREET AND 19260 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33931

SURVEY NUMBER: 627805

SYMBOL DESCRIPTIONS:

CATCH BASIN
 CENTERLINE ROAD
 COVERED AREA
 EXISTING ELEVATION
 HYDRANT
 MANHOLE
 METAL FENCE
 MISC. FENCE
 PROPERTY CORNER
 UTILITY BOX
 UTILITY POLE
 WATER METER
 WELL
 WOOD FENCE

816 SOUTH STREET
FORT MYERS BEACH, FL 33931

I have reviewed AMERICAN LAND TITLE INSURANCE COMPANY'S
COMMITMENT FOR TITLE INSURANCE

Fund File Number: OYFL-08097292 Agent's File Reference: KS-8250

Dated: August 16, 2023 @ 3:43p.m.

All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
3	6	6	PLAT OF SAN CARLOS-ON-THE-GULF	AS SHOWN
5	3585	348	RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS	BLANKET IN NATURE

810 SOUTH STREET
FORT MYERS BEACH, FL 33931

I have reviewed COMMONWEALTH LAND TITLE INSURANCE COMPANY'S
COMMITMENT FOR TITLE INSURANCE

Fund File Number: 81C170B09 Agent's File Reference: 24-0152

Dated: March 26, 2024 @ 8:00a.m.

All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
6	6	6	PLAT OF SAN CARLOS-ON-THE-GULF	AS SHOWN
7	131	576	RESTRICTIONS, COVENANTS AND CONDITIONS	AFFECTS NOT PLOTTABLE

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT
 A.C. AIR CONDITIONER
 S.M. BENCH MARK
 B.R. BEARING REFERENCE
 C. CHORD
 C.D. CHORD DESCRIPTION
 D.E. DRAINAGE EASEMENT
 D.W. DRIVEWAY
 E.W. EDGE OF WATER
 F.C.M. FOUND CONCRETE MONUMENT
 F.F.E. FINISH FLOOR ELEVATION
 F.P. FOUND IRON PIPE
 F.P.K. FOUND PARKER-KALON MALL
 L. LENGTH
 L.A.E. LIMITED ACCESS EASEMENT
 L.M. LAKE MAINTENANCE EASEMENT
 M. MEASURED FIELD VERIFIED
 M.H. MANHOLE
 N.D. NOT RASIAL
 N.S. NOT TO SCALE
 O.U.L. OVERHEAD UTILITY LINES
 O.R.B. OFFICIAL RECORDS BOOK
 P.L. PLAT BOOK
 P.C. POINT OF CURVATURE
 P.C.C. POINT OF COMPOUND CURVE
 P.C.D. POINT OF BEGINNING
 P.C.E. POINT OF COMEMENT
 P.C.T. POINT OF TANGENCY
 R.C. RIGHT-OF-WAY
 R.F. RASIAL FRACTIONS
 S.E. SET IRON ROD
 T.B. TOP OF BANK
 U.E. UTILITY EASEMENT

REVISIONS:
1) EASEMENTS REVISED... 10-30-2024

I have reviewed AMERICAN LAND TITLE INSURANCE COMPANY'S
COMMITMENT FOR TITLE INSURANCE

Fund File Number: 23-069034 Agent's File Reference: 23-7561

Dated: October 19, 2023 @ 8:00a.m.

All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
3	6	6	PLAT OF SAN CARLOS-ON-THE-GULF	AS SHOWN
4	2189	3281	LEE COUNTY ORDINANCE 85-14	BLANKET IN NATURE

SURVEY NOTES
DIRT/GRAVEL DRIVE CROSSING INTO R/W ON WESTERLY SIDE OF LOT.

ASPHALT DRIVE CROSSING INTO R/W ON WESTERLY AND SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND
CROSS INTO THE 2.5' U.E.D.E. AT BOTH SIDES OF PROPERTY.

ASPHALT DRIVE CROSSES INTO 2.5' U.E.D.E. AT WESTERLY AND SOUTHERLY SIDE OF LOT.

BUILDING CROSSING INTO 40' B.S.L. AT WESTERLY SIDE OF LOT.

B.L. (P) - BUILDING LINE PER PG 8 PG 6

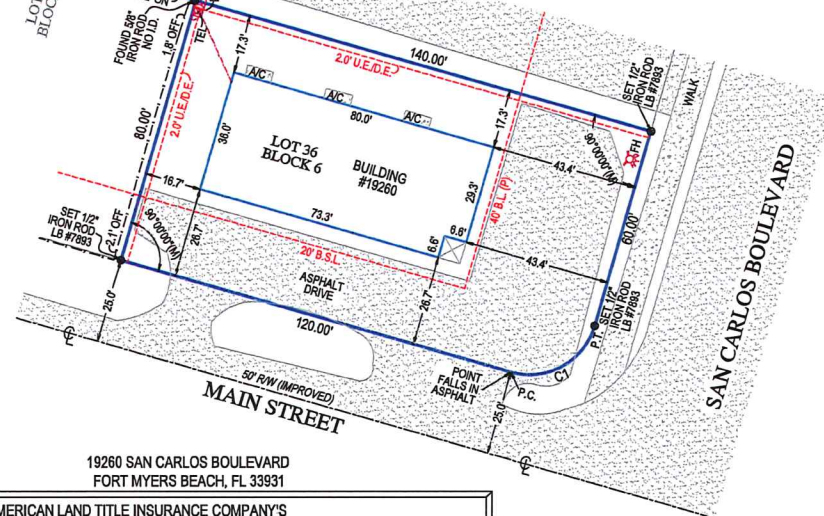
W.P. - WOOD POWER POLE

E.B. - ELECTRIC BOX

F.H. - FIRE HYDRANT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	26.00'	90°00'00"

SCALE
1"=25'



19260 SAN CARLOS BOULEVARD
FORT MYERS BEACH, FL 33931

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 AUTHENTICATED ELECTRONIC SEAL OR A RAISED
EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



1) FIELD OWNERSHIP NOT DETERMINED
2) FIELD OWNERSHIP NOT DETERMINED
3) FIELD OWNERSHIP NOT DETERMINED
4) FIELD OWNERSHIP NOT DETERMINED
5) FIELD OWNERSHIP NOT DETERMINED
6) FIELD OWNERSHIP NOT DETERMINED
7) FIELD OWNERSHIP NOT DETERMINED
8) FIELD OWNERSHIP NOT DETERMINED
9) FIELD OWNERSHIP NOT DETERMINED
10) FIELD OWNERSHIP NOT DETERMINED

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) ONE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR
3) UNDERGROUND UTILITIES, FOUNDATIONS, FOUNDATIONS OR OTHER
4) PRIOR TO CONSTRUCTION, TARGET SURVEYING ASSUMES NO RESPONSIBILITY FOR
5) WALLS ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED
6) TO RECONSTRUCT BOUNDARY LINES
7) IN CASE INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN GENERATED TO
8) MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PARCELS
9) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE
10) SHOWN.

L.S. #7803
 SERVING FLORIDA
 6550 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 940-4400
 STATEWIDE PHONE (800) 228-4887
 STATEWIDE FACSIMILE (800) 741-6876
 WEBSITE: <http://www.targetsurveying.com>



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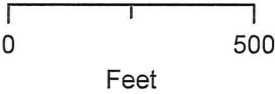
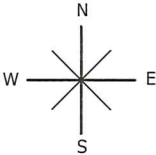


DCI2024-00023

Aerial

 Subject Property

 City Limits

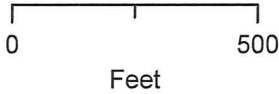
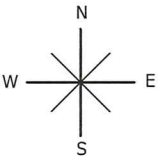




DCI2024-00023

Future Land Use

- Subject Property
- Central Urban
- Urban Community
- Suburban
- Industrial
- Public Facilities
- Wetlands
- City Limits



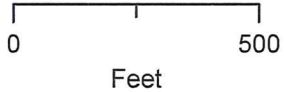
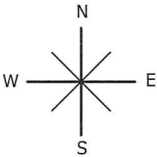


DCI2024-00023

Zoning

 Subject Property

 City Limits



[illegible]

PARCEL NUMBER:	24-46-23-01-00008.0030	24-46-23-01-00008.0020	24-46-23-01-00008.0360
PARCEL ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	1920 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	2446/23	2446/23	2446/23
ZONING:	TRF-C	TRF-C2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	ZONE AE (11/17/22)	ZONE AE (11/17/22)	1201C05543 (11/17/22)
FLOOD FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%)	1680 SF	1680 SF	2222.8 SF
OPEN SPACE PROVIDED	3517.2 SF	3590.0 SF	2520.9 SF

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/1/2024.
2. DETAILED SITE DESIGN SHALL COMPLY WITH CONVEYANCE OF THE LAND DEVELOPMENT CODE AND WILL BE APPROVED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
3. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
4. THE ONSITE SOLIDS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
5. STORMWATER TREATMENT SHALL BE DESIGNED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

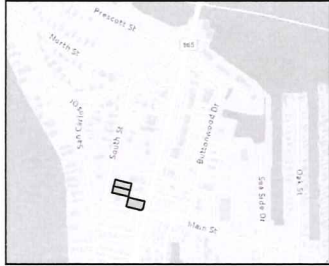
LAND USE SUMMARY				
COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	2840	10.3%
PAVEMENT	6921	24.8%	14472	51.8%
SIDEWALKS	598	2.1%	611	2.1%
DETENTION AREAS	0	0.0%	2382	8.5%
PERVIOUS AREAS	15017	53.8%	7629	27.3%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS			
PARKING REQUIRED [LDC 34-2020]			
USE	QTY	RATIO	NO. SPACES
SMALL GOODS RETAIL (PACKAGE STORE)	2840 SF	1 SP/250 SF	11.4 SPACES
TOTAL REQD =			11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACE
TOTAL PROVIDED =			12 SPACES
ADA SPACES REQUIRED:	12	SPACES REQUIRE	1 ADA SPACE

**SAN CARLOS
BOULEVARD**
(100' R/W)

13300-56 S CLEVELAND AVENUE FORT MYERS, FL 33907 PHONE (239) 43-9468 FL CERT OF AUTO NOTED WWW.GREENSITE-ENG.COM																																																																																																													
PROJECT NAME																																																																																																													
BREEZE BUILDING RENOVATION																																																																																																													
SITE IMPROVEMENTS																																																																																																													
FORT MYERS BEACH, FLORIDA																																																																																																													
CLIENT																																																																																																													
JBRA JUNIOR LAND HOLDINGS LLC																																																																																																													
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LOCATION MAP



SCALE: 1"=500'

EXISTING CONDITIONS



PROJECT INFORMATION

PARCEL NUMBER:	24-46-23-01-00006.0030	24-46-23-01-00006.0020	24-46-23-01-00006.0360
SITE ADDRESS:	816 SOUTH STREET FORT MYERS BEACH, FL 33931	810 SOUTH STREET FORT MYERS BEACH, FL 33931	19200 SAN CARLOS BOULEVARD FORT MYERS BEACH, FL 33931
PARCEL AREA:	0.19 AC	0.19 AC	0.26 AC
SECTION/TOWNSHIP/RANGE:	24/46/23	24/46/23	24/46/23
ZONING:	TFC-2	TFC-2	C-1
FUTURE LAND USE:	URBAN COMMUNITY	URBAN COMMUNITY	URBAN COMMUNITY
FEMA PANEL:	12071C0554G (11/17/22)	12071C0554G (11/17/22)	12071C0554G (11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)	ZONE AE (BFE 11.0)
OPEN SPACE REQD (20%):	1680 SF	1880 SF	2222.8 SF
OPEN SPACE PROVIDED:	3517.2 SF	3400.2 SF	2520.9 SF

PD MASTER CONCEPT PLAN NOTES

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY TARGET SURVEYING, LLC, RECEIVED 3/18/2024.
2. DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
3. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
4. THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.
5. STORMWATER TREATMENT ANTICIPATED TO BE ACCOMPLISHED THROUGH THE USE OF ONSITE DRY RETENTION/DETENTION. DETAILS ON THE STORMWATER SYSTEM WILL BE DESIGNED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.

COMPONENT	EXISTING CONDITION		PROPOSED CONDITION	
	AREA (SF)	COV (%)	AREA (SF)	COV (%)
BUILDINGS	5378	19.3%	5378	19.3%
PAVEMENT	6921	24.8%	11782	42.2%
SIDEWALKS	598	2.1%	611	2.2%
DETENTION AREAS	0	0.0%	889	3.2%
PERVIOUS AREAS	15017	53.8%	9254	33.2%
TOTAL	27914	100.0%	27914	100.0%

PARKING CALCULATIONS			
PARKING REQUIRED (LDC 34-2020)			
USE	QTY.	RATIO	NO. SPACES
SMALL GOODS RETAIL (PACKAGE STORE)	2840 SF	1 SP/250 SF	11.4 SPACES
		TOTAL REQD =	11.4 SPACES
PARKING PROVIDED:		STANDARD PARKING =	11 SPACES
		ADA PARKING =	1 SPACES
		TOTAL PROVIDED =	12 SPACES
ADA SPACES REQUIRED:		12 SPACES REQUIRE	1 ADA SPACES

greensite
engineering, inc.

13309-56.5 CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9488
FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME
**BREEZE BUILDING
RENOVATION**
SITE IMPROVEMENTS

FORT MYERS BEACH, FLORIDA

CLIENT
**JBRA JUNIOR
LAND HOLDINGS LLC**

3618 FOWLER STREET, SUITE D
FORT MYERS, FL 33901
PHONE: (954) 854-3484

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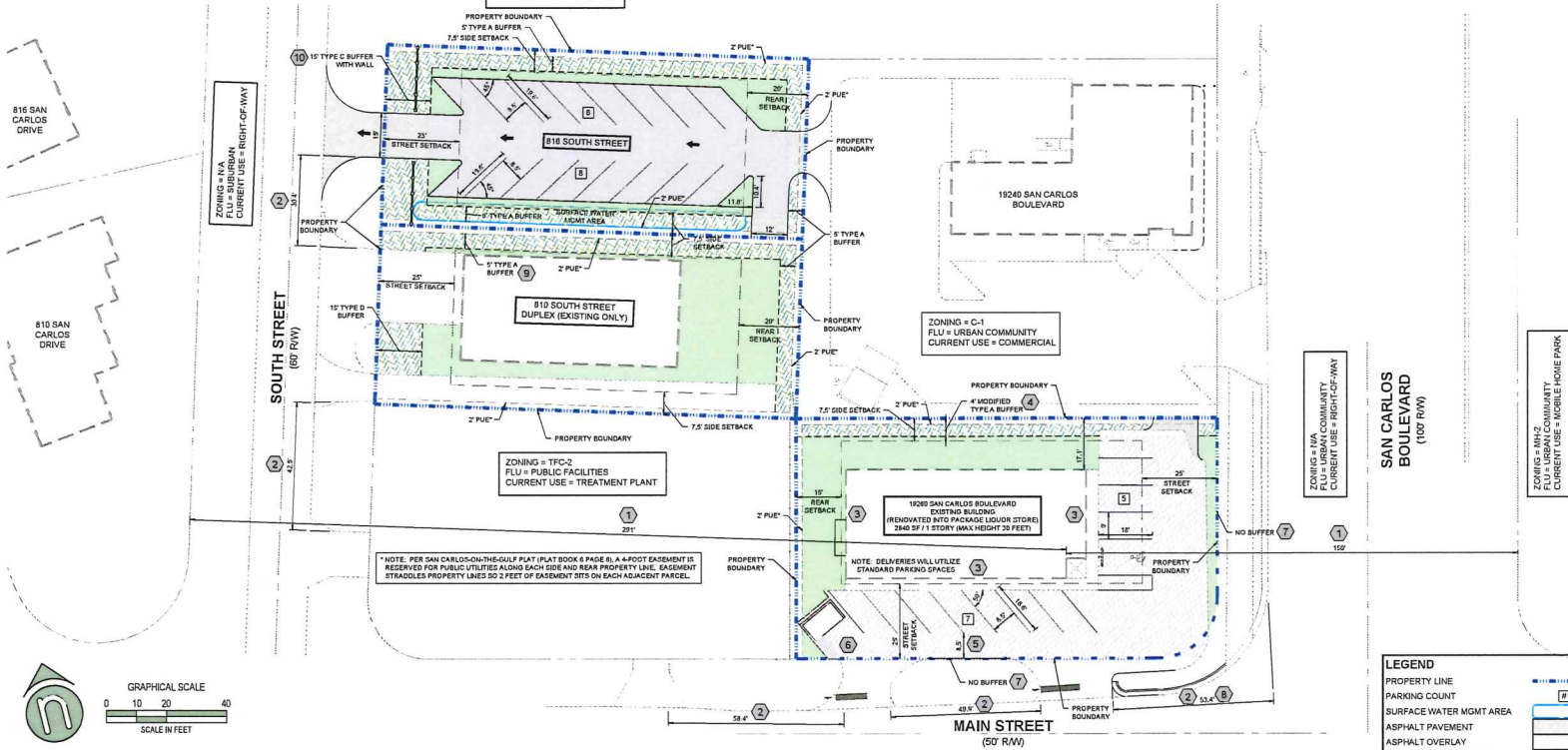
PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
JAN 2025

DRAWING TITLE
**MASTER
CONCEPT PLAN
(ALTERNATE)**

GEI PROJECT NUMBER
223912

SHEET NUMBER
2



LEGEND	
PROPERTY LINE	[Symbol]
PARKING COUNT	[Symbol]
SURFACE WATER MGMT AREA	[Symbol]
ASPHALT PAVEMENT	[Symbol]
ASPHALT OVERLAY	[Symbol]
PROPOSED BUFFER AREA	[Symbol]
OTHER GREEN SPACE	[Symbol]
DEVIATION REQUEST	[Symbol]

Attachment E

Conditions

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

(1) Master Concept Plan and Development Parameters

- a. Master Concept Plan. Development of the subject property must be substantially consistent with the one-page Master Concept Plan or the one-page Master Concept Plan Alternate, last revised X/XX/2025 and attached hereto as Attachment D.
Staff note: Applicant to prepare revised MCP and Open Space Plan to align with staff recommendation including labeling lands within the CPD as "Tract #1" and "Tract #2."
- b. Development Parameters. Development intensity is limited to a maximum of 2,840-square-feet of commercial floor area on Tract #1 and a 33-space commercial parking lot on Tract #2. A duplex on Tract#2 is permitted as existing only. The maximum building height is 30 feet.
- c. Compliance with Lee Plan and LDC. Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Uses indicated with an asterisk (*) signify the only uses permitted on Tract #2.

Accessory uses and structures
Administrative offices
ATM (Automatic teller machine)
Business Services, Group I
Clothing stores, general
Drugstore, pharmacy
Dwelling unit:
 Duplex (existing only)*
Essential services
Essential service facilities, Group I
Excavation, water retention*
Fences, walls*
Package store (see Deviation #1)
Parking lot (see Condition #3):
 Accessory*
 Commercial*
Pet shop

Signs
Specialty retail shops, Groups I & II

b. Site Development Regulations

Minimum Lot Size:	7,500 square feet
Minimum Lot Width:	60 feet
Minimum Lot Depth:	100 feet

Minimum Setbacks, Maximum Building Height and Lot Coverage

Street:	25 feet
Side:	7.5 feet
Rear:	15 feet
Maximum building height:	30 feet
Lot coverage:	40 percent
Building separation:	10 feet unless a greater separation is required by building/fire code

(3) Night Parking Operations

A parking attendant must be provided to patrol the parking lots on the subject property between the hours of 7:00 p.m. and 2:00 a.m. on the days of business operation for the adult entertainment business located at 19240 San Carlos Boulevard. The parking attendant must maintain peaceful operation of the parking lots and deter objectionable behavior on the property subject to this rezoning (i.e. individuals shouting or playing loud music, etc.).

Deviations

Deviation #1:

Seeks relief from LDC §34-1263(e), requiring a separation of 500 feet from a package store to any existing dwelling unit under separate ownership, to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park (east); and 291 feet from the single-family home at 810 San Carlos Drive for establishment of a package store on Tract #1.

This deviation is **APPROVED**.

Deviation #2:

Seeks relief from LDC §10-285(a), requiring driveway connection separations of 60 feet on local roads with speed limits under 45 mph, to allow a minimum connection separations of 45 feet along South Street for Tract #2 and a minimum of 49 feet along Main Street for Tract #1.

This deviation is **APPROVED**.

Deviation #3:

Seeks relief from LDC §10-416(b), which requires certain plantings surrounding the perimeter of a commercial building, to allow no building perimeter plantings on Tract #1.

This deviation is **APPROVED**.

Deviation #4:

Seeks relief from LDC §10-416(d), which requires a 5-foot Type A Buffer between abutting commercial properties, to allow a 4-foot modified Type A buffer along the north boundary of Tract #1 (19260 San Carlos Boulevard).

This deviation is **WITHDRAWN**.

Deviation #5:

Seeks relief from LDC §34-2016(3), which requires a one-way parking aisle for parking spaces angled at 45 degrees with a minimum width of 12 feet, to allow a minimum width of 8.5 feet on Tract #1.

This deviation is **APPROVED**.

Deviation #6:

Seeks relief from LDC §34-2015(2)d, which requires parking spaces be provided with sufficient maneuvering room to allow an existing vehicle to leave the parking lot in a forward motion, to allow a dumpster enclosure design that would require a garbage truck to back out of the parking lot onto Main Street on Tract #1.

This deviation is **APPROVED** subject to the following condition:

Solid waste collection vehicles are the only vehicles permitted to exit the site in a backward motion during collection of solid waste and refuse from the site from the deviation marker location depicted on the Master Concept Plans.

Deviation #7:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type D buffer between commercial properties and rights-of-way, to allow no buffer along the east and south boundaries of Tract #1.

this deviation is **APPROVED**.

Deviation #8:

Seeks relief from LDC § 10-285(b), which requires access roads intersecting another road that also intersects the parallel arterial or collector to have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector, to allow a separation of 53 feet from the edge of pavement on Tract #1.

this deviation is **APPROVED**.

Deviation #9:

Seeks relief from LDC §10-416(d), which requires a 15-foot Type C buffer between the existing duplex on Tract #2 and the proposed commercial parking lot depicted on the MCP Alternate, to allow a 5-foot Type A buffer along the north boundary of 810 South Street.

this deviation is **APPROVED**.

Deviation #10:

Seeks relief from LDC §10-416(d)(6), which requires a certain 25-foot-wide buffer with a wall when parking areas are proposed within 125 feet of single-family residential, to allow a 15-foot-wide Type C buffer along South Street on Tract #2.

this deviation is **APPROVED** subject to the following condition:

Prior to local development order approval, a completely opaque 8-foot-high masonry wall or 8-foot-high masonry wall and berm combination must be depicted on the development order plans.



JBRA CPD Request Statement

REVISED JANUARY 2025

I. REQUEST

JBRA Junior Land Holdings, LLC and RAJB, LLC ("Applicant") seeks to rezone the 0.6+/- acres located on the corner of San Carlos Blvd and Main Street, and two interior parcels fronting South Street, particularly 810 and 816 South Street, Fort Myers Beach Florida 33931 in unincorporated Lee County, Florida. The Applicant seeks to rezone the subject property from Residential Two-Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD). The CPD will allow for 2,840 SF package store and commercial parking. The site will connect to Lee County Utilities. Maximum building height is 30 feet.

II. EXISTING CONDITIONS

The property is in the Urban Community Future Land Use, within the San Carlos Community Plan Area and within the San Carlos Commercial Corridor & Corridor Expansion Area per LDC Section 33-1743.

The southeastern parcel fronting on the corner of Main Street and San Carlos Boulevard is an existing commercial building that will be developed into a retail package store. There are 13 existing parking spaces on the site; 12 of which will remain to fulfill the requirement for the package store, and a dumpster has been added to the additional parking space. The existing building has connections to Lee County Utilities and those connections will remain.

The northern most parcel within the CPD, 816 South Street, is an existing vacant property and is utilized for outdoor storage. The southern parcel within the CPD, 810 South Street, has an existing two story duplex. The duplex will remain on site until it is voluntarily removed by the property owner. The northern most parcel within the CPD, 816 South Street, is an existing vacant property historically utilized for outdoor storage.

The surrounding area is as follows in the table below and demonstrates a dynamic, mixed-use and tourist-oriented corridor that serves as the gateway to Fort Myers Beach. Surrounding land uses in the general area include restaurant and entertainment, high, medium and low density housing, hotel/motel, and tourist-oriented retail stores and services.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	CPD	Commercial Business, Restaurant
SOUTH	Public Facilities	TFC-2	Treatment Plant; ROW Main Street, Public Parking Lot
EAST	Urban Community	MH-2	Mobile Home Park
WEST	Suburban	RS-1	Single Family Residential

Public infrastructure is in place to serve the intensive, existing development pattern, including arterial roads, utilities, fire/EMS, and solid waste. The site is served by Lee County Utilities, Fort Myers Beach Fire District, and Lee County Sheriff. A letter of availability from Lee County Utilities is provided confirming capacity.

IV. FUTURE CONDITIONS

The proposed development will allow for the existing commercial structure to be redeveloped into a package store along with supportive off-street parking.. The two remaining parcels will be combined to create a high turnover commercial parking lot to service the surrounding businesses and nearby public beaches.

High-turnover LDC Regulations:

- 34-2017(a)(2) High turnover parking lots. All parking spaces, except those seaward of the coastal construction control line, must have a paved, dust free, all-weather surface from the aisle to the parking block or curb. All disabled parking spaces, including disabled parking spaces seaward of the coastal construction control must be paved with asphalt or concrete to provide a smooth surface without gaps or holes that create a danger to the user. For all other parking spaces, the term "paved" will be interpreted to mean and include asphalt, concrete, paving block and other similar types of treatment. Parking spaces, excluding disabled parking spaces, located seaward of the coastal construction control line must be stabilized with treatments approved by the Director.

The applicant will meet these requirements.

- 34-2012 Definitions: Applies to parking lots wherein vehicles are parked for relatively short periods of time ranging from a few minutes to several hours. Customer parking for retail establishments, offices, or similar establishments is considered high turnover.

The 33 high-turnover spaces are primarily intended to be used for employees working on Fort Myers Beach, which has limited public parking, along with visitors to the public beaches and amenities.

The package store parcel includes two (2) ingress and egress access points; both onto Main Street.. The commercial parking lot will provide one point of ingress and one point of egress onto South Street creating a clear circulation path for the residents. There will be a proposed landscape buffer around the perimeter of the commercial parking lot, with additional green space and dry retention along the interior lot line. The current commercial building has existing green space along the side and rear of the building that will be maintained. Deviations are requested where the site cannot meet current LDC standards, largely relating to buffering and access, as this is an infill redevelopment site. Buffers around the proposed commercial parking lot on South Street will meet all LDC requirements. Furthermore, a deviation is requested to allow for a package store within 150 feet from Sunnyland Mobile Home Park and 291 feet from a single-family home at 810 San Carlos Drive.

VI. LDC COMPLIANCE

LDC 34-145(D)(4)A.1: FINDINGS/REVIEW CRITERIA FOR APPROVAL BY THE HEX

- a) Complies with the Lee Plan;*

The property is in the Urban Community FLUC, which are areas characterized by a mixture of relatively intense commercial and residential uses.

Other policies within the Lee Plan are analyzed in later sections showing compliance with the following:

- 4.1.1, 6.1.1, 6.1.4, 6.1.7, 32.1.1, 32.1.2, 32.2.1, 32.2.2, 95.1.3, 125.1.2, 125.1.3.

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

The applicant has submitted a request for various deviations with this request. The proposed deviations are justified based on the site's longstanding configuration and its practical functionality. The package store's proximity to Sunnyland Mobile Home Park and a single-family home is mitigated by its orientation and access via San Carlos Blvd, avoiding residential traffic impact. The 40-foot driveway separation has been safe and functional since before 1998, avoiding unnecessary alterations. Lack of perimeter plantings and reduced landscape island width optimize space and operational efficiency. Buffer reductions along the north, east, and south boundaries align with historical use without adverse impacts. Maintaining access via Main Street prevents traffic conflicts on San Carlos Blvd. A narrower one-way parking aisle maximizes parking availability while ensuring safety. Lastly, the current parking lot layout allows safe vehicle exit, avoiding costly redesigns.

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

The surrounding area includes both commercial and residential uses. One parcel within the CPD is located on the northwest corner of San Carlos Boulevard and Main Street, with the two remaining parcels and interior lots fronting South Street, and a utility treatment plant abutting the property to the south.

The area along San Carlos Blvd is predominantly commercial, with various retail establishments that cater to both locals and tourists. The existing commercial building on the northwest corner of San Carlos Boulevard and Main Street will be redeveloped into a package store with no increase in the size or scale of the building. The introduction of a package store aligns with the commercial character of the corridor and complements the existing commercial uses. The vicinity hosts several establishments that hold liquor licenses, including an adult entertainment venue to the north. This establishes a precedent for alcoholic beverage sales in the area, suggesting that the proposed package store would fit seamlessly into the current commercial landscape.

The development site is effectively screened by an intervening utility parcel, which provides a natural buffer between the proposed commercial use and any potentially less intensive uses nearby. Additionally, South Street itself acts as a buffer, further mitigating any potential impacts on surrounding properties.

Cumulatively, the rezoning to CPD with the proposed package store and commercial parking lot is well-suited to the commercial nature of the San Carlos Blvd corridor. The project is in harmony with the surrounding uses, enhances the area's commercial diversity, and is located to serve residents and guests.

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

As mentioned above in the Narrative, the proposed development will provide parking for the commercial package store and a commercial parking lot to service the surrounding businesses and beaches. The subject property will strictly provide 12 parking spaces for the commercial business and 33 parking spaces within the public parking lot.

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

The surrounding road network is adequate to support the proposed development. The additional commercial parking lot will not adversely affect the transportation facilities within San Carlos Community Plan Area.

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

Adding additional parking will not adversely affecting the environmentally sensitive and critical areas. This proposed site does not have environmentally sensitive areas and will remain within the guidelines for development in the Coastal Rural FLUC, specifically Policy 24.4.4.

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

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. A letter of availability has been secured from Lee County Utilities.

34-145(D)(4)A.2: FINDINGS/REVIEW CRITERIA FOR PD'S

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

The subject site is located west of San Carlos Boulevard and north of Main Street. The proposed development will allow for additional parking for guests of the San Carlos Community Plan Area as well as the local residents and tourists patronizing the businesses.

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

Conditions have not yet been set.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

- 1) Enhances the achievement of the objectives of the planned development; and***
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.***

A deviation is a requesting leniency from a regulation that requires a 500-foot separation between a package store and any existing dwelling unit. The sale of alcohol is not uncommon for this site as the parcel directly abutting to the north holds a liquor license therefore suggesting that the proposed package store would fit seamlessly into the

current commercial landscape. Additionally, package store proposes no increase to the size or scale of the building which are familiar to the surrounding residents.

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

The site does not contain any environmentally critical areas or areas containing natural resources. The existing commercial building will be redeveloped into the package store with no increase to the size or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

VII. LEE PLAN COMPLIANCE

The following is an analysis of how the Commercial Planned Development, meets consistency with goals, objectives, and policies of the Lee County Comprehensive Plan (Lee Plan).

GOAL 4

Standard 4.1.1: Water & 4.1.2: Sewer

The site intends to connect to Lee County Utilities for water and sewer services. A letter of availability has been received from Lee County Utilities confirming the properties are within the Lee County Utilities Future Service Area as shown on Map 4A and Map 4B of the Lee Plan. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

GOAL 5 (RESIDENTIAL LAND USES)

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.

The addition of a package store within the existing location will not be destructive to the character or integrity of this dynamic, mixed-use area of Lee County, which serves as the Gateway to downtown Fort Myers Beach. The subject property is strategically located at a developed intersection that serves as a connector between residential properties and commercial enterprises along San Carlos Boulevard. This area already hosts several businesses, including those that sell alcohol, indicating an established integration of commercial activities within the residential uses. The longstanding presence of similar businesses further demonstrates community tolerance and acceptance of such establishments, indicating that the addition of a new package store would maintain the current mixed-use character of the area without compromising its residential integrity.

Additionally, the commercial parking area will provide a low-intensity transition between the proposed package store and the San Carlos arterial frontage to the lower density residential uses to the west.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The package sale parcel will include two ingress and egress access points from San Carlos Boulevard and Main Street. The commercial parking lot will provide one point of ingress and one point of egress onto South Street creating a clear circulation path for the residents.

c. Screening and buffering;

- A Type "A" buffer of 5 feet will be provided along all internal property lines on the commercial parking lot property (810 and 816 South Street), with a Type "C" buffer of 15 feet with a wall along the street frontage of South Street. The Type "A" landscape buffer will include a minimum of 4 trees and the type "D" buffer will include a minimum of 5 trees per Section 10-416 of the LDC.
- A modified type "A" buffer will be provided along all the northern property line on the commercial retail site. The applicant is proposing a 4-foot-wide buffer where the code requires 5 feet, this modified buffer will provide a minimum of 4 trees per Section 10-416 of the LDC.

d. Availability and adequacy of services and facilities;

This area is an existing commercial site being serviced by Lee County Utilities as evident by the letters of utility availability for water.

e. Impact on adjacent land uses and surrounding neighborhoods;

The surrounding area includes both commercial and residential uses. One parcel within the CPD is located on the northwest corner of San Carlos Boulevard and Main Street, with the two remaining parcels and interior lots fronting South Street, and a utility treatment plant abutting the property to the south.

The area along San Carlos Blvd is predominantly commercial, with various retail establishments that cater to both locals and tourists. The existing commercial building on the northwest corner of San Carlos Boulevard and Main Street will be redeveloped into a package store with no increase in the size or scale of the building.

The development site is effectively screened by an intervening utility parcel, which provides a natural buffer between the proposed commercial use and any potentially less intensive uses nearby. Additionally, South Street itself acts as a buffer, further mitigating any potential impacts on surrounding properties.

Cumulatively, the rezoning to CPD with the proposed package store and commercial parking lot is well-suited to the commercial nature of the San Carlos Blvd corridor. The project is in harmony with the surrounding uses, enhances the area's commercial diversity, and is located to serve residents and guests.

f. Proximity to other similar centers; and

The introduction of a package store aligns with the commercial character of the corridor and complements the existing commercial uses. The vicinity hosts several establishments that hold liquor licenses, including an adult entertainment venue to the north. This establishes a

precedent for alcoholic beverage sales in the area, suggesting that the proposed package store would fit seamlessly into the current commercial landscape.

g. Environmental considerations.

The site does not contain any environmentally critical areas or areas containing natural resources. The existing commercial building will be redeveloped into the package store with no increase to the size or scale of the building. The site is in the Coastal High Hazard Area. The site is also located with AE Flood Zone.

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.

The package store property abuts a commercial business to the north, a sewer pump station to the west, a public parking lot to the south, and a mobile home park to the east. The site is located on the corner of a major arterial road (San Carlos Blvd) and a local road (Main Street) where commercial is adequate. The commercial parking lot along South Street, a local road, is compatible with the surround neighborhood as it provides for overflow parking for the surround commercial businesses and provides parking for beach goers.

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 CPD development aligns with the policy of preventing premature, scattered, or strip development. Our project is a commercial redevelopment on small parcel that will not increase in size or scale, in an area where existing commercial development is abutting to the north and a utility sewer plant is abutting to the west. This redevelopment enhances the commercial character of the San Carlos Blvd corridor, ensuring responsible and appropriate land use without opening new areas to increased development.

GOAL 32: SAN CARLOS ISLAND

POLICY 32.1.1: New development and substantial redevelopment within the Industrial Development and the DRMUWD land use categories on San Carlos Island will be permitted only in accordance with the following criteria (See glossary for definitions and Maps 1-A and 1-H for boundaries). However, in no event will Lee County permit new or expanded petroleum facilities which would serve uses other than marine-related uses.

2. North of Main Street – Within the Water-Dependent Overlay zone which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and recreational marinas.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.1.2: New development and substantial redevelopment within a portion of the Urban Community land use category on San Carlos Island will be subject to the additional requirement that within a Water-Dependent Overlay zone, wet or dry storage recreational marinas and other water-dependent uses only will be permitted. This Water-Dependent

Overlay zone affects two separate areas, both lying south of Main Street and east of San Carlos Boulevard, as depicted on Map 1-H and described as follows: land within 150 feet of the shoreline along the inlet (between other lands designated as Industrial Development but exempting the Gulf Cove Trailer Park); and land within 300 feet of the shoreline and lying east of, and within 930 feet of, the main Industrial Development area.

The subject property is not within the Water-Dependent Overlay zone.

POLICY 32.2.2: Prior to the expenditure of public funds for the construction of new parking facilities within San Carlos Island, an analysis of the relationship of the facility to the level of service on constrained and backlogged roads will be undertaken, in order to determine if the location, size and function of the facility is appropriate and consistent with the adopted CRA plan and the Transportation Element.

The proposed CPD development is a private initiative and will not involve the expenditure of public funds for the construction of new parking facilities. Our project will independently address parking needs without impacting public resources, ensuring alignment with the adopted CRA plan and the Transportation Element.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

Potable Water – Lee County Utilities has stated in a letter of availability that they currently serve the site and have capacity to serve the expanded use.

GOAL 101 (COASTAL AREAS)

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

The site, located within the Coastal High Hazard Area, has maintained its current configuration since before 1998, optimizing the available space while minimizing environmental impact. The design of the site does not require extensive new construction or land alteration, thereby preserving the existing natural systems and minimizing disruption to water flow and filtration processes. The site is heavily impacted/wholly developed and will remain in that configuration upon approval of this CPD.

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

As mentioned, because it is being rezoned to a commercial planned development (CPD) the site will now have to comply with water quality requirements according to the LDC at the time of local development order and through permitting via the South Florida Water Management District.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

A dry retention area will be integrated in the design of the commercial parking lot property (810 and 816 South Street). This detention area will be located within the Tye "A" buffer along the internal property line. Additional detention area is being proposed along the southern property line of the commercial parking lot site, abutting the County's Sewer Treatment Plant.

IX. CONCLUSION

The proposed CPD is compatible with the surrounding land uses, either currently existing or having received zoning approval, and is consistent with all applicable goals, objectives, and policies of the Lee Plan. The proposed uses will complement the surrounding development pattern and provide much needed commercial parking to serve Fort Myers Beach and the ongoing post-lan redevelopment in the area. For these reasons, the Applicant respectfully requests approval.

JBRA CPD

SURFACE WATER MANAGEMENT PLAN

September 2024

This plan is written to address the requirements listed in Land Development Code Section 34-373(b)(1) to detail the surface water management plan for the parcels included in the rezoning application. Because the rezoning application includes three parcels, a discussion is provided for each individual parcel.

19260 San Carlos Boulevard

- a. The runoff characteristics of the property in its existing state.
This parcel is already highly developed with a significant amount of impervious area. Currently, the parcel's impervious coverage is 74% and runoff currently sheet flows in all directions from the high point of the building slab outward to the perimeters of the property. This building was constructed in 1978 before the advent of surface water management and therefore contains no mechanisms for treatment of runoff.
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained.
Because the parcel has been developed for nearly 50 years, it will continue to function as in the existing condition. The parcel contains no onsite mechanisms to treat and attenuate runoff and the existing site configuration does not allow any appreciable ability to provide sufficient treatment areas. Green space to the north and west of the building will serve as a buffer to allow runoff to percolate into the underlying soil. Areas east and south of the building will sheet flow to San Carlos Boulevard's and Main Street's underground storm drainage system. The surrounding area is very flat with no evidence of considerable runoff flowing to or from adjacent parcels.
- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.
As discussed in item b. above, no onsite retention features are proposed as a drainage system for the parcel due to existing site constraints. Green space on the north and west sides of the building will allow runoff to infiltrate into the underlying soil, and the south and east sides will continue to sheet flow to receiving inlets in the adjacent roadway rights-of-way.
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.
The green space on the north and west sides of the building will be preserved to provide a natural buffer between this parcel and adjacent areas. Because the existing development will essentially remain intact, the water table elevation is not expected to have a greater impact on the parcel in the post development state.

- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The existing building was flooded by Hurricane Ian and proposed for full interior renovation. Because the improvements do not exceed 50% of the appraised value of the property, the existing building will remain at its existing finished floor elevation. Architectural measures to protect the building (such as flood proofing) may be implemented to fortify it from future inundation from significant storm events.

810 South Street (Commercial Parking Lot MCP Option)

- a. The runoff characteristics of the property in its existing state.
This parcel was developed in 1977 as a single-family residential lot. It currently has an impervious coverage of approximately 55%, consisting of the building structure and gravel driveway. Runoff percolates into the parcel's green space and any overflow likely sheet flows toward South Street at the parcel's frontage.
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained.
Under this option, an onsite dry retention area is incorporated into the parking lot concept to store and treat the parcel's runoff. With no receiving storm drainage structures or conveyances near the parcel, the system is expected to be a dry retention system. A berm will be located around the perimeter of the parcel to retain its runoff within the property boundaries without impact to offsite properties. The surrounding area is very flat with no evidence of considerable runoff flowing to or from adjacent parcels. Please note the stormwater system will be designed in detail during the Development Order (DO) process through Lee County Development Services.
- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.
An onsite dry retention area is proposed to treat and attenuate the parcel's runoff. The property owner will assume responsibility for ensuring the functionality of the retention area.
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.
The parcel currently contains a residential structure and driveway surrounding by green space along the perimeter of the parcel. The structure and driveway will be removed to accommodate the proposed parking lot. Buffers around the perimeter will be planted, providing an enhancement over the existing condition. The water table elevation has been preliminarily estimated at elevation 1.0 feet NAVD based on nearby SFWMD permits and existing spot elevations in the area. The water table elevation will not change in the post development condition.
- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The site improvements are limited to a parking lot, so inundation of the parking lot during a 100-year storm event is expected since flood protection is limited to building structures. The parking lot pavement elevations will be delineated to meet minimum SFWMD pavement elevations and based on the modeled storm events required in the drainage analysis.

810 South Street (Existing Duplex MCP Option)

- a. The runoff characteristics of the property in its existing state.
This parcel was developed in 1977 as a single-family residential lot. It currently has an impervious coverage of approximately 55%, consisting of the building structure and gravel driveway. Runoff percolates into the parcel's green space and any overflow likely sheet flows toward South Street at the parcel's frontage.
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained.
Under this option, the existing residential structure will remain and continue to function as a residential use. Therefore, no drainage concept is proposed since the parcel will not be changed from its existing use and function.
- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.
No retention features are proposed under this option since the use will not change. As in the current condition, the parcel's green space will allow percolation of runoff into the underlying soils. Any runoff that cannot be absorbed will sheet flow to South Street as it does in the current condition.
- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.
All natural features will be preserved since the use and function will not change. No change to the water table is anticipated in the post development condition since no changes are proposed under this MCP option.
- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.
The existing structure is built on a piling foundation and already elevated to protect it from storm surge.

816 South Street

- a. The runoff characteristics of the property in its existing state.
The parcel is vacant and undeveloped and used for decades as trailer storage. No impervious areas exist on this parcel, but the nature of the operation likely compacted the bare earth over time. Spot elevations suggest a gradual slope of land toward South Street.
- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained.

An onsite dry retention area is incorporated into the parking lot concept to store and treat the parcel's runoff. With no receiving storm drainage structures or conveyances near the parcel, the system is expected to be a dry retention system. A berm will be located around the perimeter of the parcel to retain its runoff within the property boundaries without impact to offsite properties. The surrounding area is very flat with no evidence of considerable runoff flowing to or from adjacent parcels. Please note the stormwater system will be designed in detail during the Development Order (DO) process through Lee County Development Services.

- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.

An onsite dry retention area is proposed to treat and attenuate the parcel's runoff. The property owner will assume responsibility for ensuring the functionality of the retention area.

- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.

The parcel is currently vacant and undeveloped with compacted dirt areas that cover almost the entirety of the parcel. Vegetated buffers will be established around the perimeter of the proposed parking lot to provide an increase in pervious space. The water table elevation has been preliminarily estimated at elevation 1.0 feet NAVD based on nearby SFWMD permits and existing spot elevations in the area. The water table elevation will not change in the post development condition.

- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The site improvements are limited to a parking lot, so inundation of the parking lot during a 100-year storm event is expected since flood protection is limited to building structures. The parking lot pavement elevations will be delineated to meet minimum SFWMD pavement elevations and based on the modeled storm events required in the drainage analysis.



Schedule of Deviations and Justifications

REVISED JANUARY 2025

1. Deviate from LDC §34-1263(e) requiring a separation of 500 feet from a package store to any existing dwelling unit; to allow for a minimum separation of 150 feet from the property line of the Sunnyland Mobile Home Park; and 291 feet from the single-family home at 810 San Carlos Drive.

JUSTIFICATION: This site is situated on a main arterial road to the beach with accessibility primarily via San Carlos Blvd. with a secondary entrance from Main Street. The package store is designed with its front door and customer access oriented towards San Carlos Blvd, not towards the residential area on San Carlos Drive, preventing direct traffic from impacting neighbors on South Street. Additionally, the Sunnyland Mobile Home Park is a high-density area separated from the package store by an arterial road that is 60 feet wide. It is also important to note that the mobile home park has been adjacent to an adult entertainment venue with a liquor license for decades, indicating a longstanding acceptance for similar establishments in the vicinity. The mobile home park as well as the single-family homes to the west have co-existed with the intensive commercial uses along San Carlos Blvd. for decades, including uses with alcohol sales for consumption on and off-site premise. The proposed CPD is compatible with the historical development pattern and associated uses and is oriented to mitigate impacts to the neighborhood.

2. Deviate from LDC §10-285(a) requiring driveway connection separation of 60 feet for local roads with speed limits under 45 mph; to allow a minimum separation of 45 feet along South Street on the primary MCP and 30 feet on the alternate MCP and a minimum of 49 feet along Main Street as shown on the Master Concept Plan.

JUSTIFICATION: As discussed during the August 12, 2024 meeting with DOT, the 15-foot separation along South Street is the maximum achievable width to accommodate the ingress and egress paths for parking lot access. The 40-foot separation along Main Street has been shown to function effectively without causing traffic issues or safety concerns. Reconfiguring the driveways to meet the 60-foot requirement would require significant alterations, including potential demolition and site redesign, which are impractical given the stable condition of the existing infrastructure. The proposed configuration maintains public safety, meets community needs, supports local business accessibility, and contributes positively to the area's redevelopment efforts, while ensuring efficient traffic flow and access.

3. Deviate from LDC §10-416(b) requiring perimeter plantings surrounding a commercial building; to omit building permit plantings.

JUSTIFICATION: The lack of perimeter plantings surrounding the commercial building lies in the unique positioning of the existing building on the subject property. Implementing the required plantings would significantly reduce functional space and hinder operational efficiency. Furthermore, the current layout optimizes customer access and parking, crucial for commercial success. Alternative landscaping solutions, such as potted plants and vertical gardens, can be considered to enhance aesthetics without compromising the practicality of the building's location and design.

4. Deviate from LDC §10-416(d) requiring a 5-foot Type A buffer between abutting commercial properties; to allow a 4-foot modified Type A buffer along the north boundary of 19260 San Carlos Blvd.

JUSTIFICATION: The reduction in the buffer requirements along the north property line is grounded in the site's longstanding configuration. This historical layout has functioned effectively without adverse impacts on the surrounding areas. The existing conditions demonstrate that the current setup provides sufficient separation and functionality, negating the need for additional buffers. Moreover, the continuity of the site's design aligns with its established use and minimizes disruptions that could arise from enforcing new buffer requirements. Maintaining the existing configuration ensures stability and consistency, while still supporting the site's operational needs and the surrounding community's expectations.

5. Deviate from LDC §34-2016(3) which requires a one-way parking aisle for parking spaced angled at 45 degrees and must be a minimum of 12 feet in width; to allow be a minimum of 8.5 feet in width.

JUSTIFICATION: The reduction of one-way parking aisle width to 8.5 feet, where 12 feet is required, is based on the need to maximize parking availability and maintain site functionality within existing constraints. The current configuration has proven effective in managing traffic flow and parking without safety issues. Reducing the aisle width allows for more parking spaces, which is crucial for meeting the community's high demand. Additionally, the design ensures that vehicles can still maneuver safely within the lot, prioritizing both efficiency and user convenience while avoiding significant structural alterations to the site. The design also supports interconnectivity with the property to the north, as directed by LCDOT staff.

6. Deviate from LDC §34-2015(2)d which requires parking lot spaces must be provided with sufficient maneuvering room; to allow an exiting vehicle to leave the parking lot in a forward motion for refuse pick up only.

JUSTIFICATION: An exhibit included with the resubmittal package demonstrates that reverse movement from the angled spaces allows a standard passenger vehicle to exit the property safely within the proposed pavement limits. Despite the reverse

maneuvering, the design maintains safety, operational efficiency, and unobstructed traffic flow within the site.

7. Deviate from LDC §10-416(d) requiring a 15-foot Type D buffer from commercial properties and rights-of-way, to allow no buffer along the east and south boundaries on 19260 San Carlos Blvd.

JUSTIFICATION: The site has an existing 40-foot utility easement along San Carlos Boulevard which was discussed with Lee County Staff during the initial pre-application meeting. During that discussion, Staff was in support of no buffer along the east and south boundaries due to the underground apparatus and due to existing conditions.

8. Deviate from LDC 10-285(b) requiring access roads intersecting another road that also intersects the parallel arterial or collector must have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector; to allow a separation of 53 feet from the edge of pavement.

JUSTIFICATION: Per the request of DOT during a meeting on August 12, 2024, the eastern driveway connection for 19260 San Carlos Boulevard has been narrowed to a standard width to maximize the separation from San Carlos Boulevard. Deviation #8 has been added to request a reduced connection separation, as the LDC minimum separation of 100 feet cannot be achieved.

9. Deviate from LDC §10-416(d) requiring a 15-foot Type C buffer between the existing duplex abutting commercial properties; to allow a 5-foot Type A buffer along the north boundary of 810 South Street.

JUSTIFICATION: The proposed reduction in the buffer requirement is grounded in the long-term development plan for the property and the fact that the duplex is within the CPD and not an externally impacted use. The existing duplex is intended to transition to a commercial parking lot in the future, at which time the site will conform to LDC requirements. The current buffer reduction is appropriate for an internal site condition and will have no adverse impact on surrounding properties, as it is internal to the planned development. The reduced buffer reflects the temporary nature of the duplex use, aligning with the project's phased development and the ultimate commercial intent of the site.

10. Deviate from LDC §10-416(d)(6) requiring a solid wall not less than 8 feet in height constructed not less than 25 feet from the abutting property; to allow the wall to be setback 15 feet from the property line. along the west boundary along 810 and 816 South Street.

JUSTIFICATION: The requested deviation balances the need for efficient land use with the intent to provide sufficient buffering between the proposed commercial parking lot and the adjacent single-family lots. The 15-foot Type C buffer includes landscaping and the 8-foot solid wall that will effectively mitigate visual and noise impacts on neighboring properties, achieving the spirit of the regulation within a reduced

footprint. The proposed buffer design and wall placement ensures compatibility with adjacent residential uses while maintaining functional site design and compliance with the overall intent of the LDC.

**Schedule of Uses & Site Development Regulations****REVISED JANUARY 2025****SCHEDULE OF USES**

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- ATM (AUTOMATIC TELLER MACHINE)
- BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
- BUSINESS SERVICES, GROUP I
- CLOTHING STORES, GENERAL
- DRUGSTORE, PHARMACY
- DWELLING UNIT, DUPLEX (EXISTING ONLY)
- ESSENTIAL SERVICES
- EXCAVATION: WATER RETENTION ONLY
- FENCES, WALLS
- FOOD STORES, GROUP I
- GIFT AND SOUVENIR SHOP
- HOBBY, TOY AND GAME SHOPS
- PACKAGE STORE
- PARKING LOT: COMMERCIAL
- PET SHOP
- REAL ESTATE SALES OFFICE
- SIGNS
- SPECIALTY RETAIL SHOPS, GROUPS I & II

PROPERTY DEVELOPMENT REGULATIONS**TABLE 1: Intensity and Density**

USE CATEGORY	TYPE OF USE	INTENSITY/DENSITY	
Non-Residential	Commercial Parking and Package Store	2,840 square feet	11 commercial parking spaces
Residential	Duplex (Existing Only)	2 units	

TABLE 2: Development Regulations

GENERAL PARAMETERS	
Category	Requirement
Maximum Lot Coverage:	40 percent
Maximum Building Height:	30 feet
Minimum Open Space:	20%

Minimum Lot Area:	7,500 square feet
Minimum Lot Dimensions:	Width: 60 feet Depth: 100 feet
Minimum PD Boundary:	15 feet

NON-RESIDENTIAL USES	
Setbacks	Requirement
Minimum Front (Street):	25 feet
Minimum Rear:	15 feet
Minimum Side:	7.5 feet



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

BREEZE BUILDING CPD

(PROJECT NO. F2405.12)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

June 14, 2024

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The project site will occupy three parcels located at 19260 San Carlos Boulevard and 816/810 South Street in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The approximate 0.26-acre parcel (Strap #24-46-23-01-00006.0360) at 19260 San Carlos Boulevard is currently zoned as Commercial (C-1). The two remaining parcels (Straps #24462301000060020 & #24-46-23-01-00006.0030) at 816 & 810 South Street are currently zoned as Residential Two-Family Conservation District (TFC-2). The applicant is proposing to rezone all three parcels to Commercial Planned Development (CPD) to permit the development of a 2,840 square foot package/liquor store along San Carlos Boulevard and up to 33 commercial parking spaces along South Street. Access to the subject site will be provided to Main Street and South Street via two (2) connections at each location.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The parcel at 19260 San Carlos Boulevard is currently occupied by a vacant office building that was previously occupied by the Fort Myers Beach Bulletin. The parcels at 816/810 South Street are currently occupied by a duplex and trailer storage. The overall subject site is generally bordered by Main Street to the south, San Carlos Boulevard (SR 865) to the east, a parking lot and vacant land to the north, and South Street to the west.



PROJECT LOCATION MAP
BREEZE BUILDING CPD

Figure 1

Main Street & South Street are both two-lane undivided local roadways within the vicinity of the subject site. Main Street has a posted speed limit of 25 mph. Since there is no posted speed limit on South Street, the speed limit per Florida Statute 316.183(2) is 30 mph. Both roadways are under the jurisdiction of the Lee County Department of Transportation.

San Carlos Boulevard (SR 865) is a north/south four-lane undivided arterial to the north of Main Street and a two-lane undivided arterial (Matanzas Pass Bridge) to the south. San Carlos Boulevard (SR 865) has a posted speed limit of 35 mph to the south of Main Street and 45 mph to the north. SR 865 is under the jurisdiction of the Florida Department of Transportation (FDOT). FDOT is beginning an improvement project to SR 865 that will signalize the intersection of San Carlos Boulevard and Main Street. This project will begin construction in August of 2024.

III. PROPOSED DEVELOPMENT

The approximate 0.26-acre parcel (Strap #24-46-23-01-00006.0360) at 19260 San Carlos Boulevard is currently zoned as Commercial (C-1). The two remaining parcels (Straps #24462301000060020 & #24-46-23-01-00006.0030) at 816 & 810 South Street are currently zoned as Residential Two-Family Conservation District (TFC-2). The applicant is proposing to rezone all three parcels to Commercial Planned Development (CPD) to permit the development of a 2,840 square foot package/liquor store along San Carlos Boulevard and a commercial up to 33 commercial parking spaces along South Street. The intent of the proposed commercial parking lot is to be used as additional parking for surrounding businesses and/or park-and-ride lot. **Table 1** summarizes the land use utilized for the purposes of this analysis.

Table 1
Land Use
Breeze Building CPD

Land Use	Proposed
Liquor Store	2,840 Sq. Ft.
Commercial Parking Lot	33 Spaces

Access to the subject site will be provided to Main Street and South Street via two (2) connections at each location.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 899 (Liquor Store) was utilized for the trip generation purposes of the proposed package/liquor store and Land Use Code 90 (Park-and-Ride Lot with Bus Service) was utilized for the trip generation purposes of the proposed commercial parking lot based on number of occupied parking spaces. Assuming LUC 90 for the commercial parking lot represents the worst-case trip generation scenario for this portion of the property. The commercial parking lot would not generate any new trips should it be entirely utilized as a general parking lot for surrounding businesses instead. The trip generation equations utilized from this land use are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation
Breeze Building CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Liquor Store (2,840 Sq. Ft.)	1	1	2	41	40	81	541
Commercial Parking Lot (33 Parking Spaces)	22	6	28	5	15	20	169
Total Trips	23	7	30	46	55	101	710

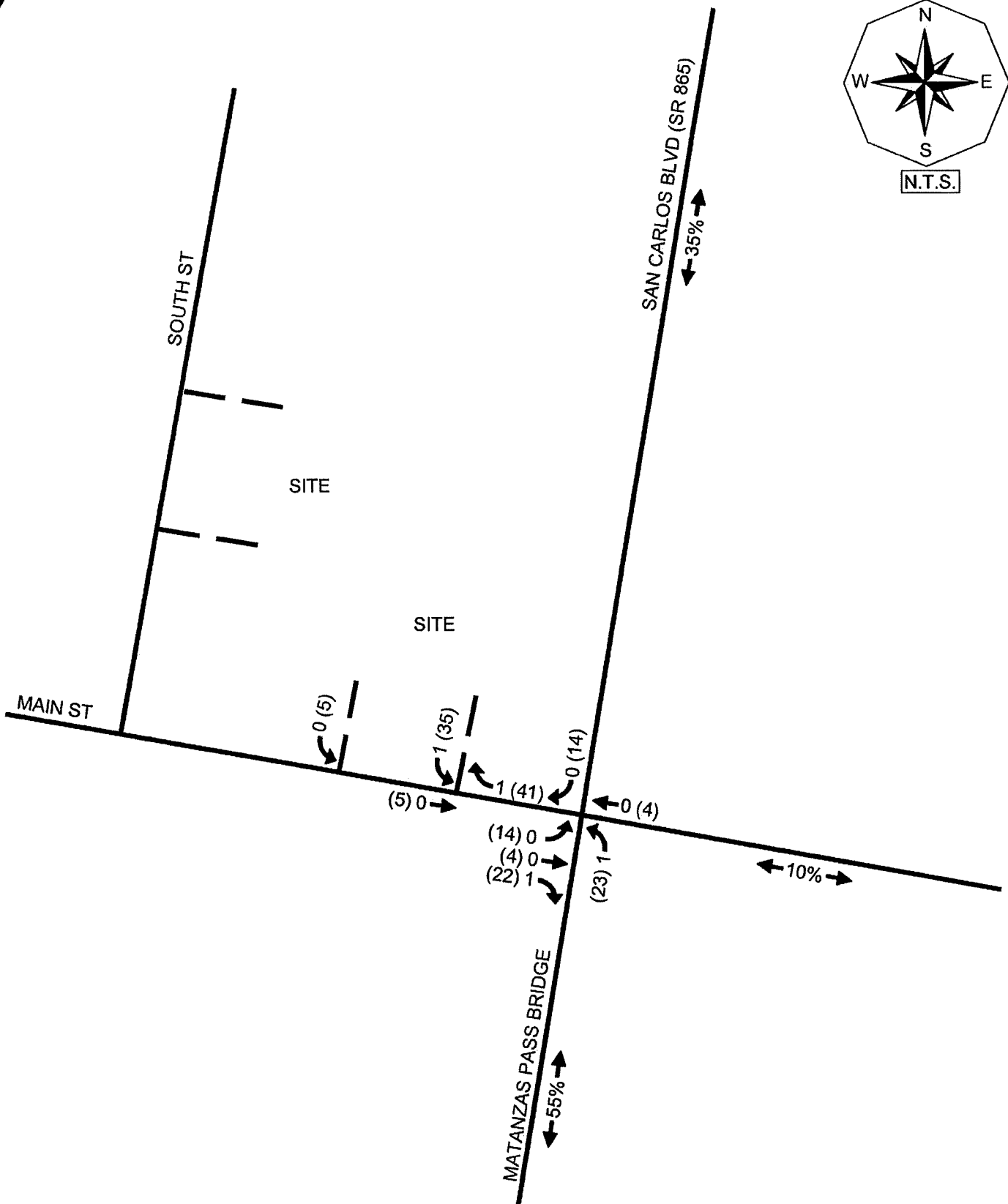
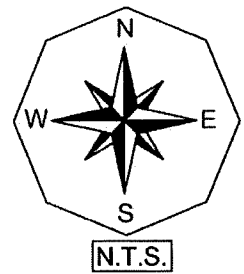
V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate as shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution and assignment of project traffic related to the proposed liquor store site is shown in **Figure 2**. The anticipated trip distribution and assignment of project related traffic related to the proposed commercial parking lot site is shown in **Figure 3**. **Figure 4** illustrates the resulting assignment of all project related trips to the proposed site access drives and surrounding intersections.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes for San Carlos Boulevard (SR 865) were obtained from FDOT’s *Generalized Service Volume Tables*. Based on Table 1A, no roadway segments in the study area are projected to be significantly impacted as a result of the proposed development.

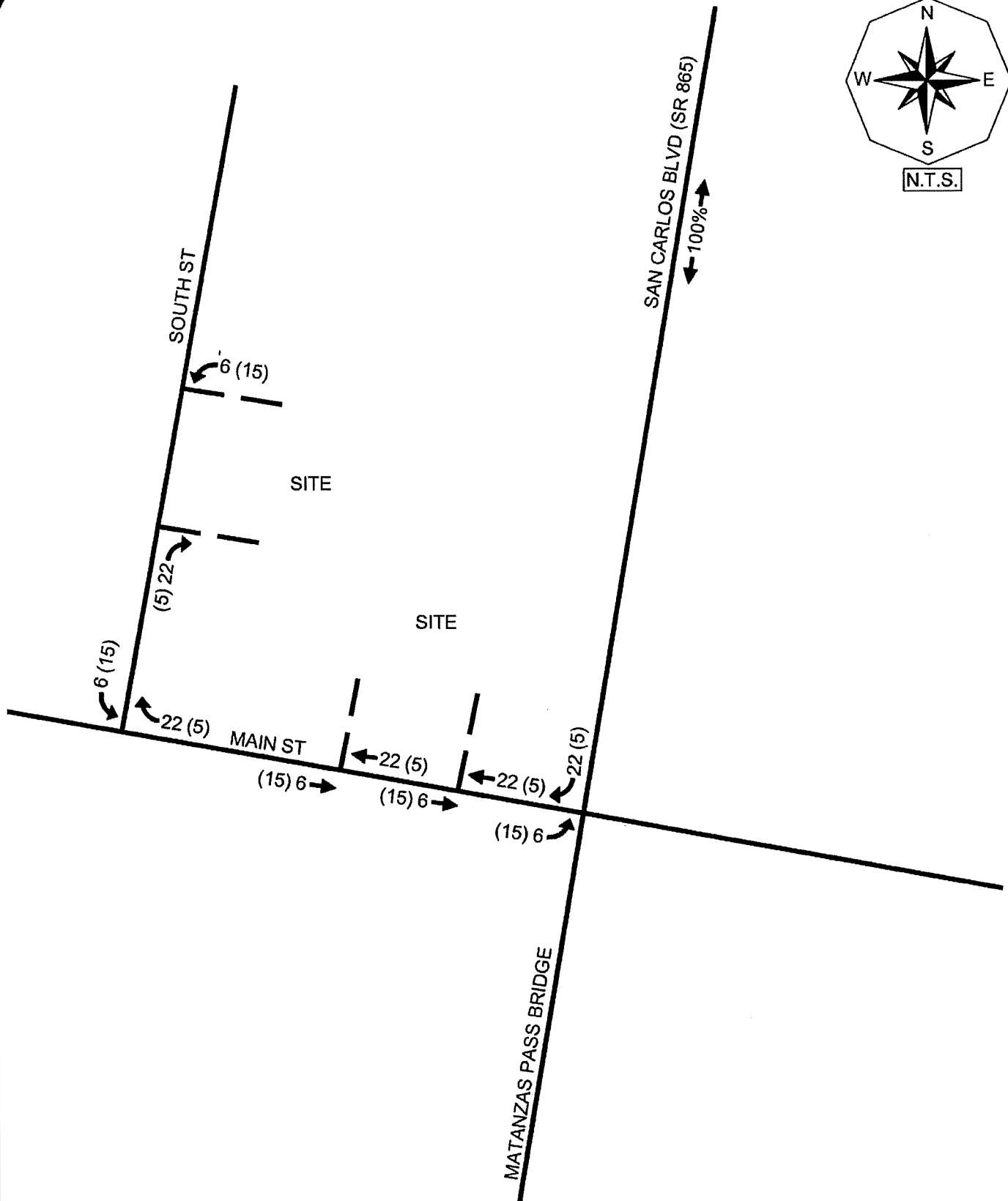
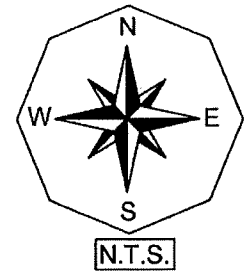
VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rate on SR 865 was determined through comparisons of historical annual traffic data obtained from the FDOT’s *Florida Traffic Online* webpage. Based on the project distribution illustrated in Figure 2 and Figure 3, the link data was analyzed for the year 2029 without the development and year 2029 with the development.



TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
LIQUOR STORE SITE
BREEZE BUILDING CPD

Figure 2

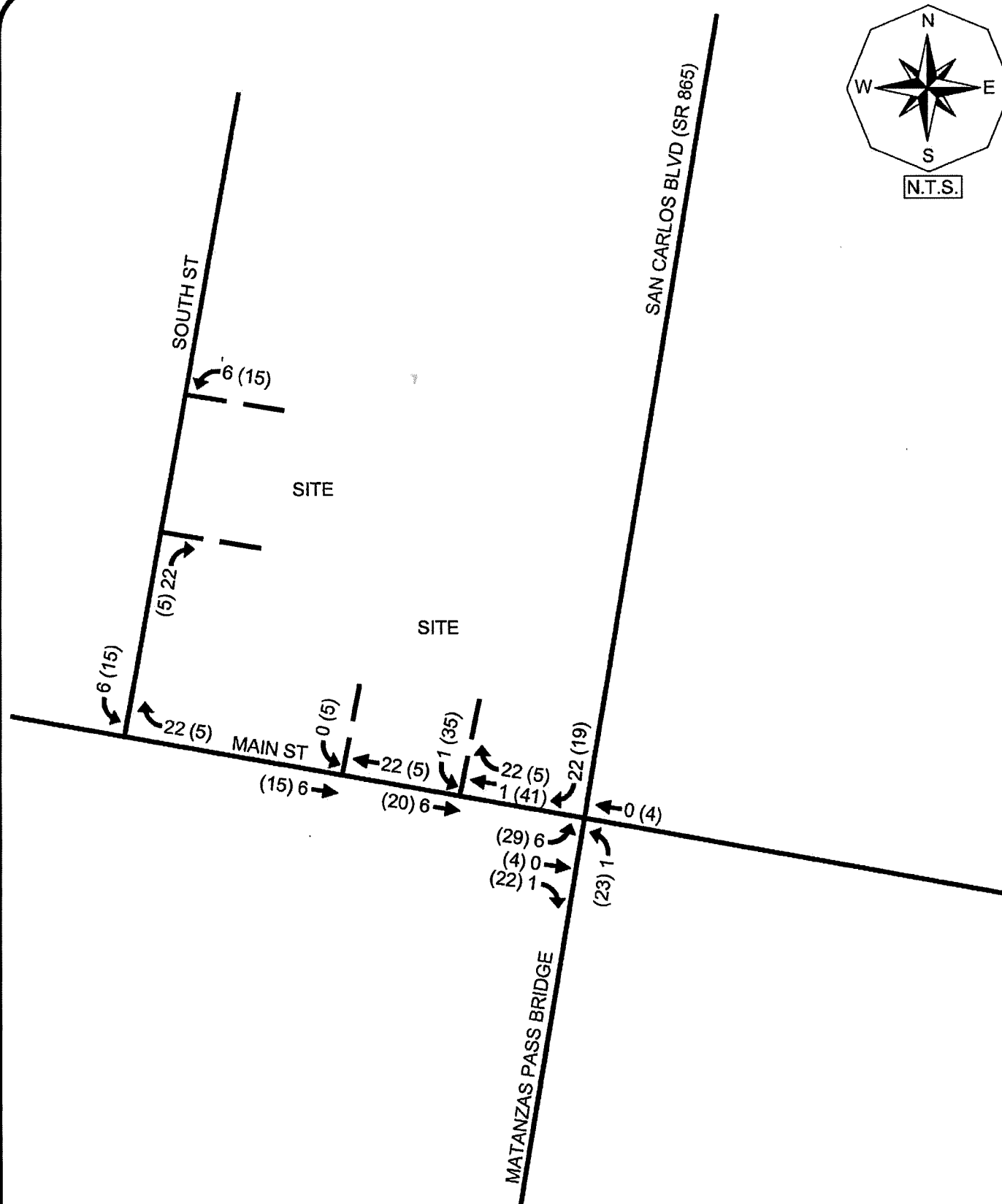
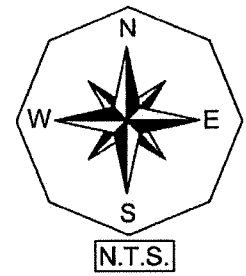


LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
COMMERCIAL PARKING LOT SITE
BREEZE BUILDING CPD

Figure 3



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

**SITE TRAFFIC ASSIGNMENT OF
ALL-SITE RELATED TRIPS
BREEZE BUILDING CPD**

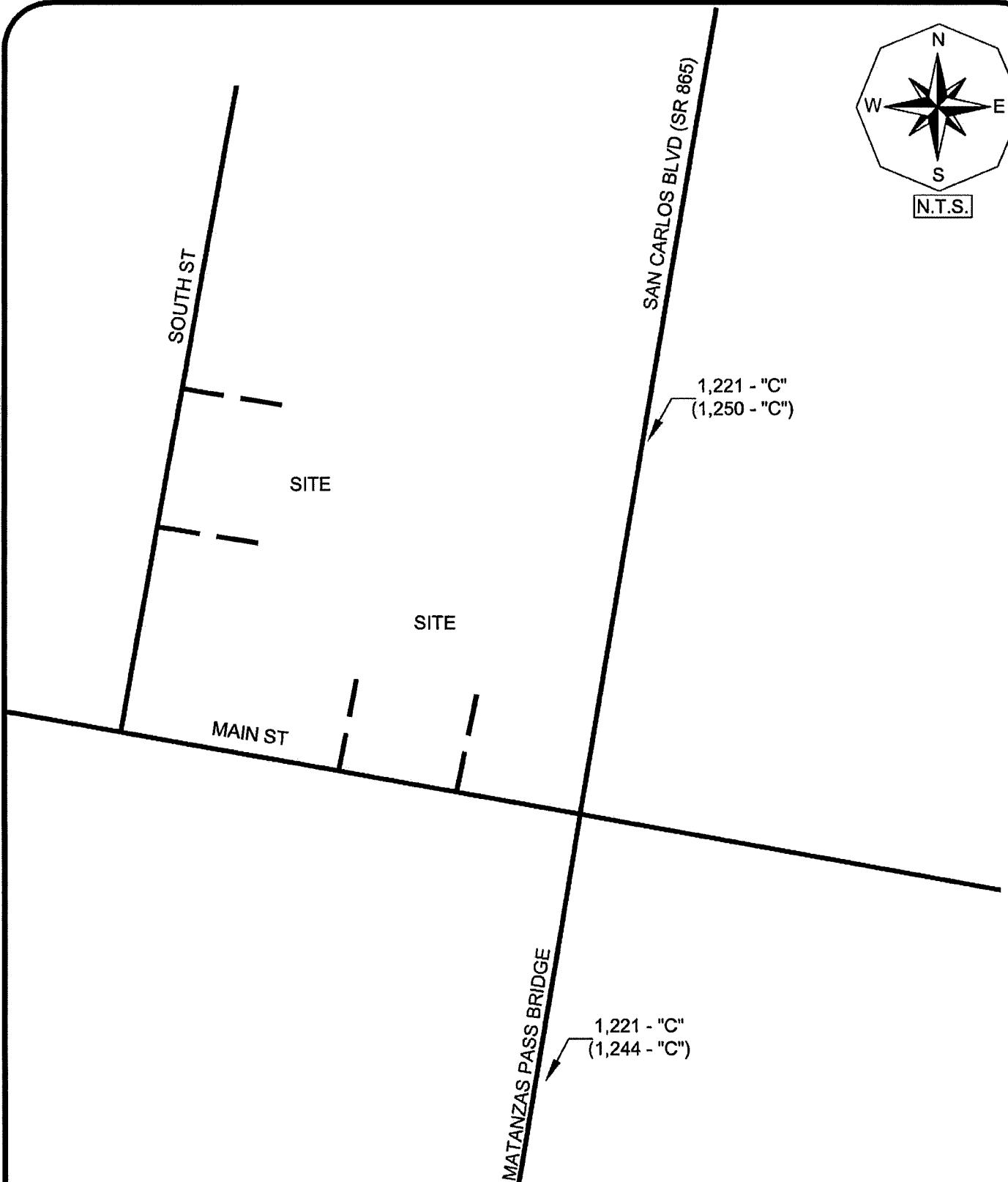
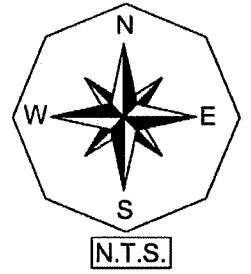
Figure 4

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2029 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2023 *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 5 indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 5 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2029 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2029 both with and without the proposed development. San Carlos Boulevard (SR 865) was shown to operate at a Level of Service "C" in 2029 both with and without the proposed rezoning request. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.



LEGEND

XXX - "X" 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND PLUS PM
PEAK DIRECTION PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

**2029 LEVEL OF SERVICE ANALYSIS
BREEZE BUILDING CPD**

Figure 5

Turn lane improvements at the proposed site access drives will be evaluated at the time the project seeks a Local Development Order approval.

VIII. CONCLUSION

The proposed development will occupy three parcels located at 19260 San Carlos Boulevard and 816/810 South Street in Lee County, Florida. The Level of Service analysis conducted as part of this report indicates all roadways to operate above the minimum adopted Level of Service in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BREEZE BUILDING CPD

Liquor Store Trips

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	2 VPH	IN=	1	OUT=	1
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	81 VPH	IN=	41	OUT=	40

Commerical Parking Lot Trips

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	28 VPH	IN=	22	OUT=	6
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	20 VPH	IN=	5	OUT=	15

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>CUMULATIVE</u>	
								<u>PM PROJECT</u> <u>TRAFFIC</u> ¹	<u>PROJ/</u> <u>LOS C</u>
San Carlos Blvd (SR 865)	N. of Main St	4LU	0	0	1,596	1,900	1,900	29	1.8%
	S. of Main St	2LB	0	0	1,596	1,900	1,900	23	1.4%

1 Obtained from Figure 4 of the TIS Report.

* Level of Service Threshold were obtained from FDOT's Generalized Service Volume Tables based on C3C roadway classification.

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BREEZE BUILDING CPD**

Liquor Store Trips

TOTAL AM PEAK HOUR PROJECT TRAFFIC	2	VPH	IN =	1	OUT=	1
TOTAL PM PEAK HOUR PROJECT TRAFFIC	81	VPH	IN=	41	OUT=	40

Commerical Parking Lot Trips

TOTAL AM PEAK HOUR PROJECT TRAFFIC	28	VPH	IN=	22	OUT=	6
TOTAL PM PEAK HOUR PROJECT TRAFFIC	20	VPH	IN=	5	OUT=	15

ROADWAY	SEGMENT	Sta#	BASE YR	LATEST	YRS OF	ANNUAL	2022	2029	LIQUOR STORE	COMMERCIAL LOT	CUMULATIVE	2029				
							PK HR	PK HR	PK SEASON	PERCENT		PERCENT	LIQUOR STORE	COMMERCIAL LOT	BCKGRND	
							PK SEASON	PEAK DIRECTION	PROJECT	PROJECT		PM PROJ	PM PROJ	+ PM PROJ		
							PEAK DIR. ¹	VOLUME	LOS	TRAFFIC		TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS
San Carlos Blvd (SR 865)	N. of Main St	126008	20,711	23,000	14	2.00%	1,063	1,221	C	35%	100%	14	15	29	1,250	C
	S. of Main St	126009	20,711	23,000	14	2.00%	1,063	1,221	C	55%	0%	23	0	23	1,244	C

¹ Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report.

* Remaining 10% of Liquor Store project related traffic was assigned to/from Main Street east of San Carlos Blvd.

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES LEVEL
OF SERVICE AND CONCURRENCY
REPORT**

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

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

**FDOT GENERALIZED SERVICE
VOLUMES TABLE**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**



(C3R-Suburban Residential)

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

**TRAFFIC DATA FROM FDOT
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6008 - SR 865/SAN CARLOS BLVD, 200' S OF PRESCOTT/N OF MATANZAS PASS, PTMS10, LCPR8

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2023	23000 X	0	0	9.00	53.80	5.90
2022	22000 X	0	0	9.00	53.70	8.30
2021	22000 T	0	0	9.00	53.10	4.10
2020	21500 S	0	0	9.00	52.80	5.70
2019	22000 F	0	0	9.00	53.30	3.10
2018	21982 C	0	0	9.00	54.50	2.60
2017	22000 F	0	0	9.00	54.50	3.60
2016	22352 C	N 11136	S 11216	9.00	54.50	2.80
2015	22387 C	N 11098	S 11289	9.00	53.80	2.80
2014	22728 C	N 11284	S 11444	9.00	53.90	5.20
2013	22603 C	N 11213	S 11390	9.00	54.30	3.10
2012	22194 C	N 11021	S 11173	9.00	54.70	3.00
2011	22541 C	N 11204	S 11337	9.00	54.60	3.50
2010	21796 C	N 10844	S 10952	9.08	55.72	2.80
2009	20711 C	N 9603	S 11108	9.75	56.00	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRIP GENERATION EQUATIONS

Park-and-Ride Lot with Bus or Light Rail Service (090)

Vehicle Trip Ends vs: Occupied Parking Spaces
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 43

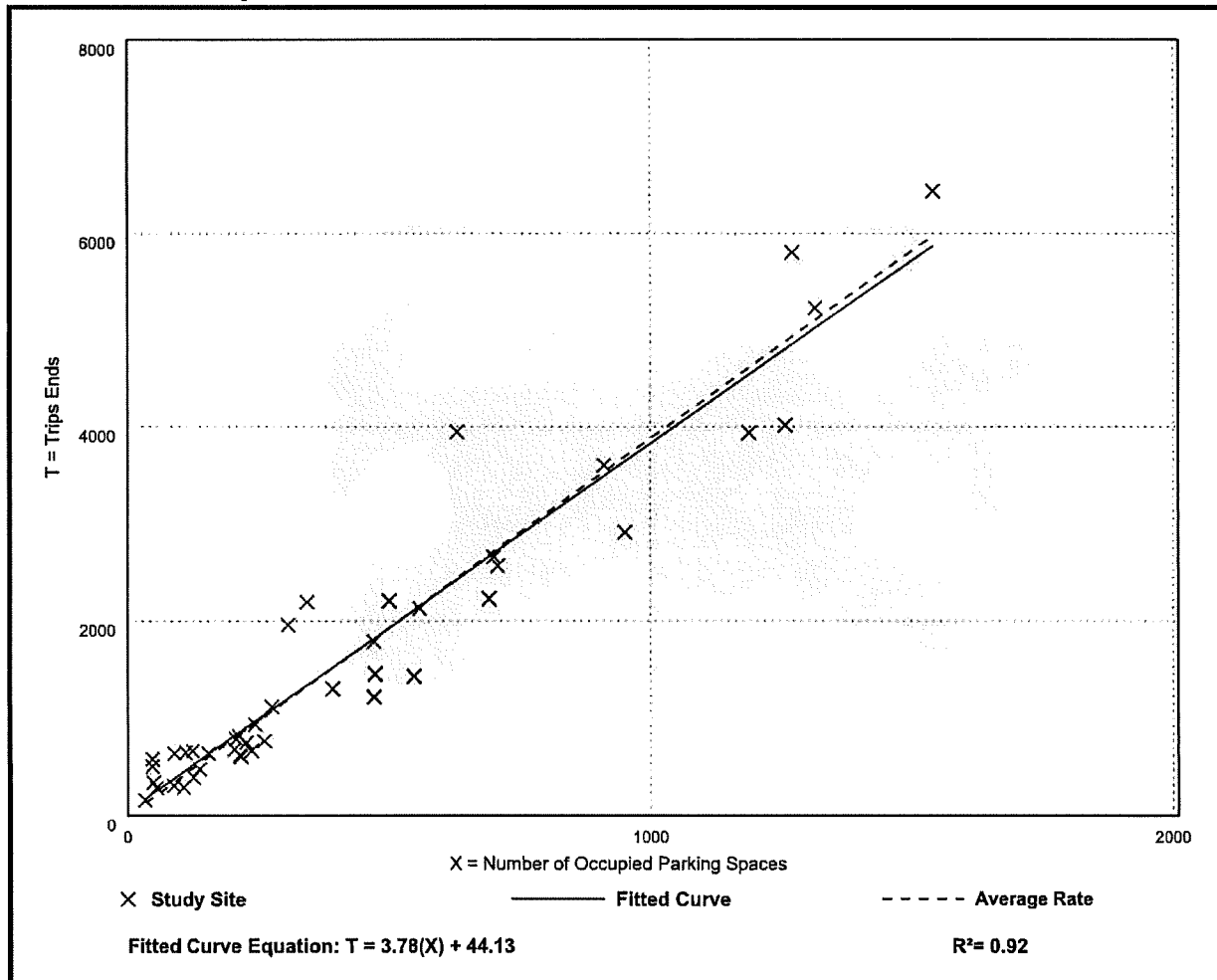
Avg. Num. of Occupied Parking Spaces: 436

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Parking Space

Average Rate	Range of Rates	Standard Deviation
3.88	2.60 - 12.15	1.09

Data Plot and Equation



Park-and-Ride Lot with Bus or Light Rail Service (090)

Vehicle Trip Ends vs: Occupied Parking Spaces

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

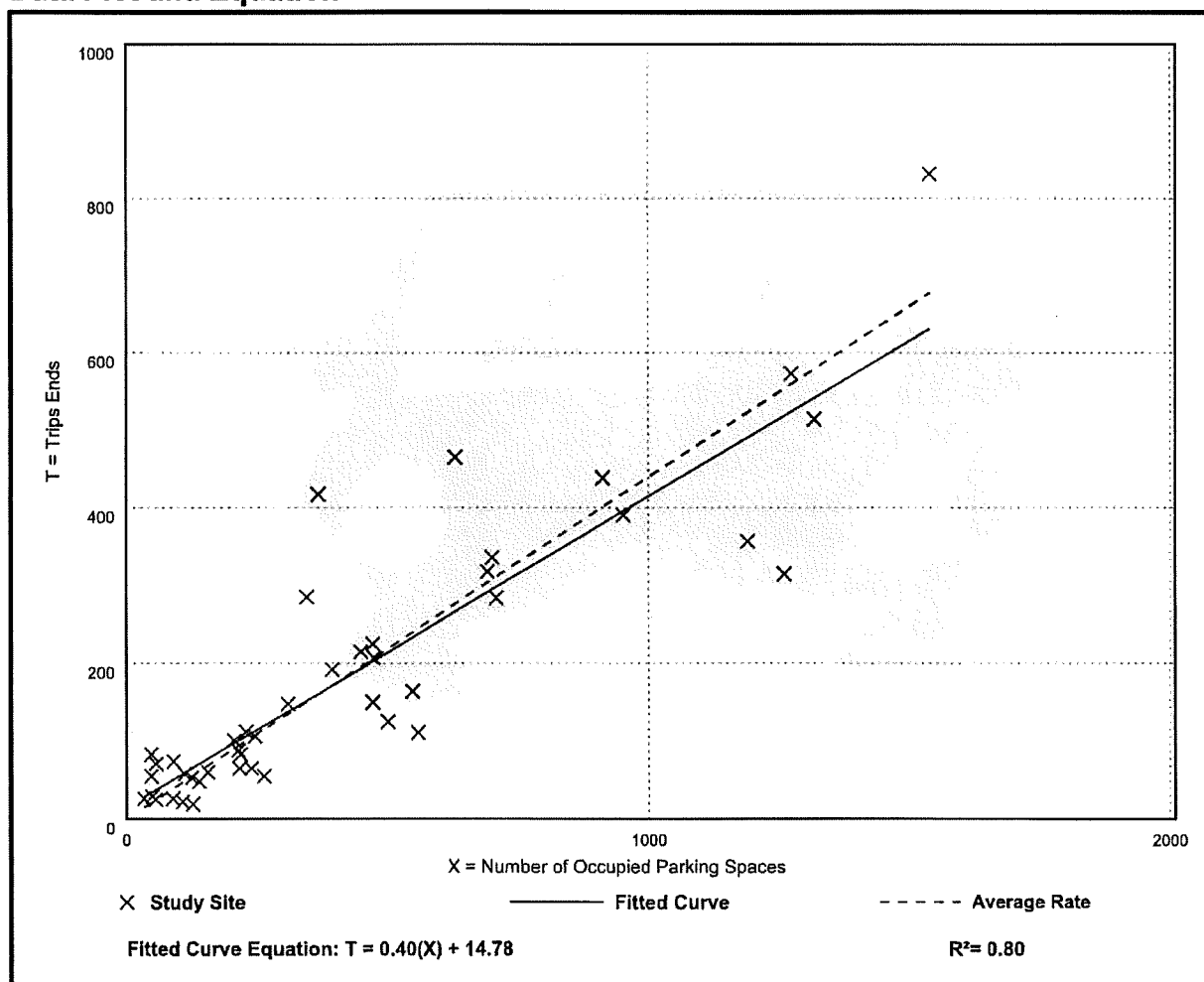
Avg. Num. of Occupied Parking Spaces: 434

Directional Distribution: 80% entering, 20% exiting

Vehicle Trip Generation per Occupied Parking Space

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.73	0.19

Data Plot and Equation



Park-and-Ride Lot with Bus or Light Rail Service (090)

Vehicle Trip Ends vs: Occupied Parking Spaces

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

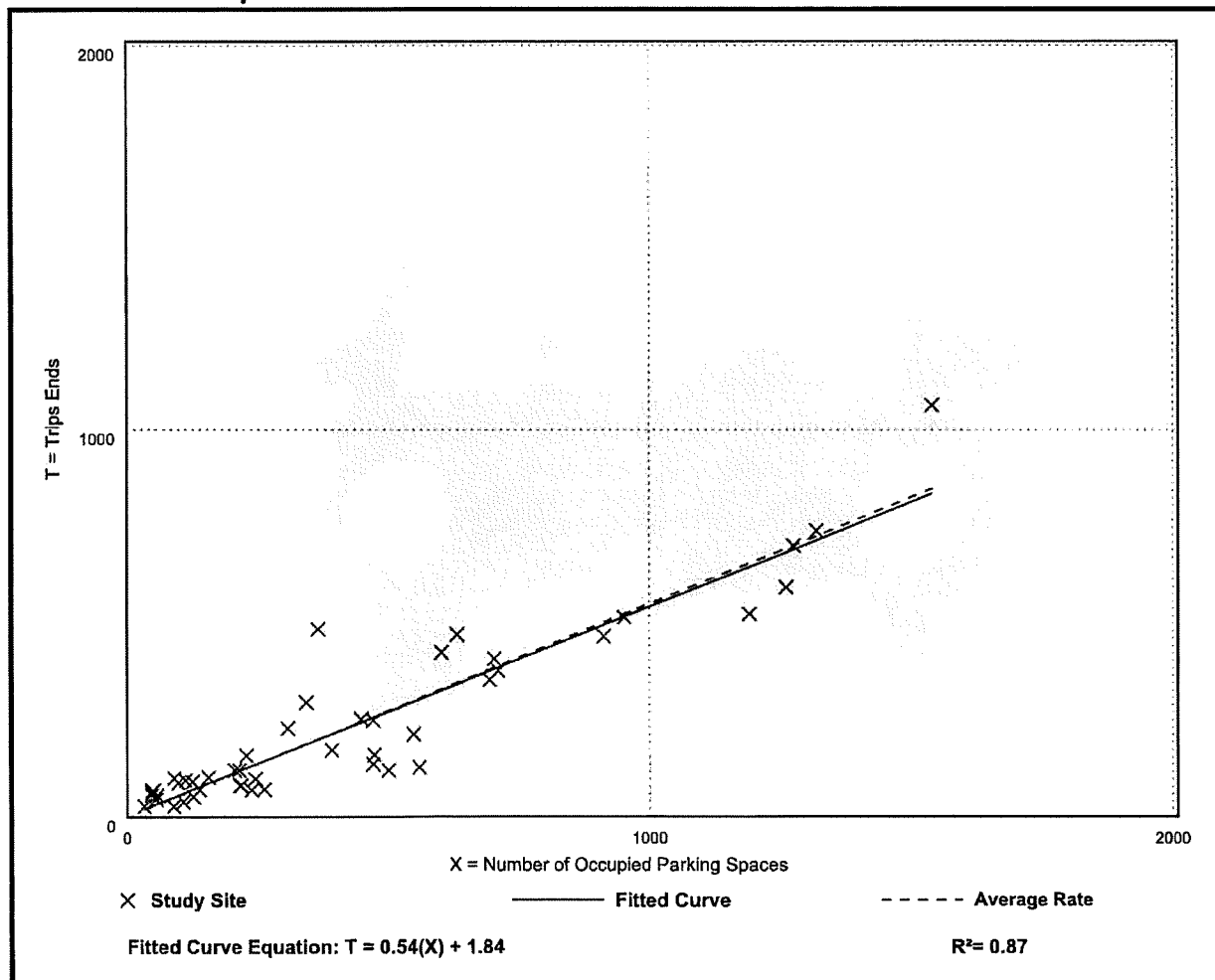
Avg. Num. of Occupied Parking Spaces: 431

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Occupied Parking Space

Average Rate	Range of Rates	Standard Deviation
0.55	0.23 - 1.36	0.20

Data Plot and Equation



Liquor Store (899)

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

Setting/Location: General Urban/Suburban

Number of Studies: 5

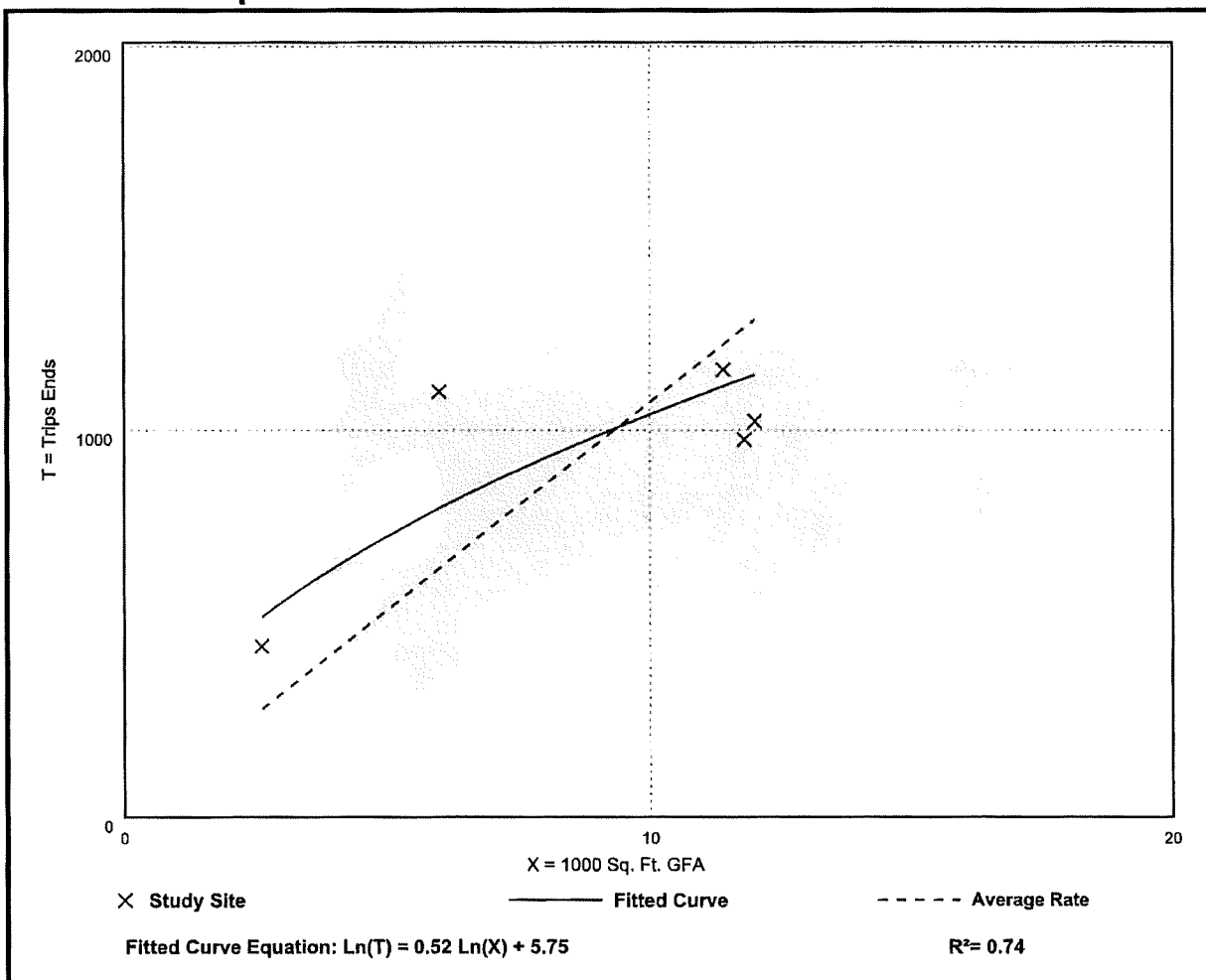
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.21	82.63 - 183.33	40.75

Data Plot and Equation



Liquor Store (899)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

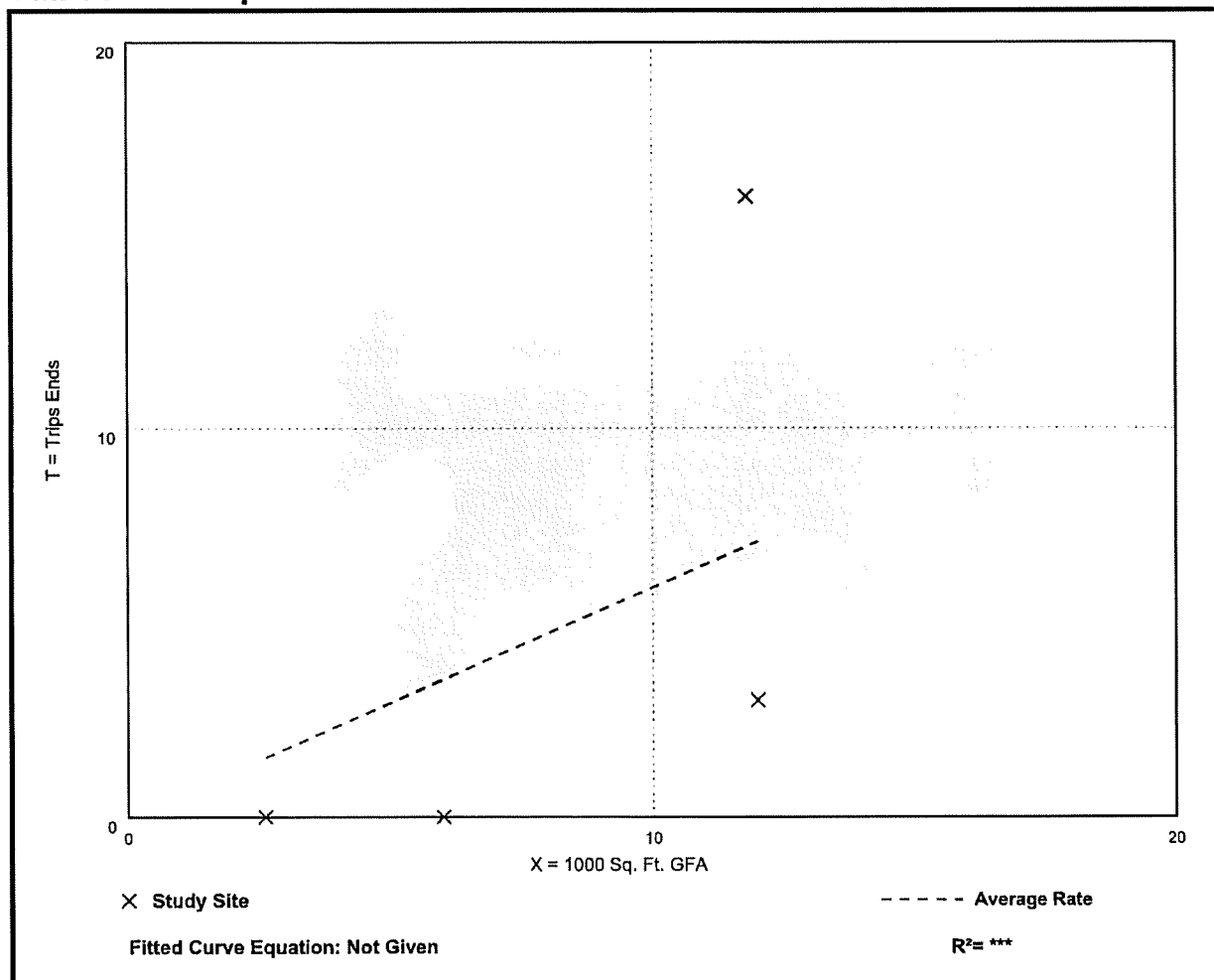
Avg. 1000 Sq. Ft. GFA: 8

Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.59	0.00 - 1.36	0.68

Data Plot and Equation



Liquor Store (899)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

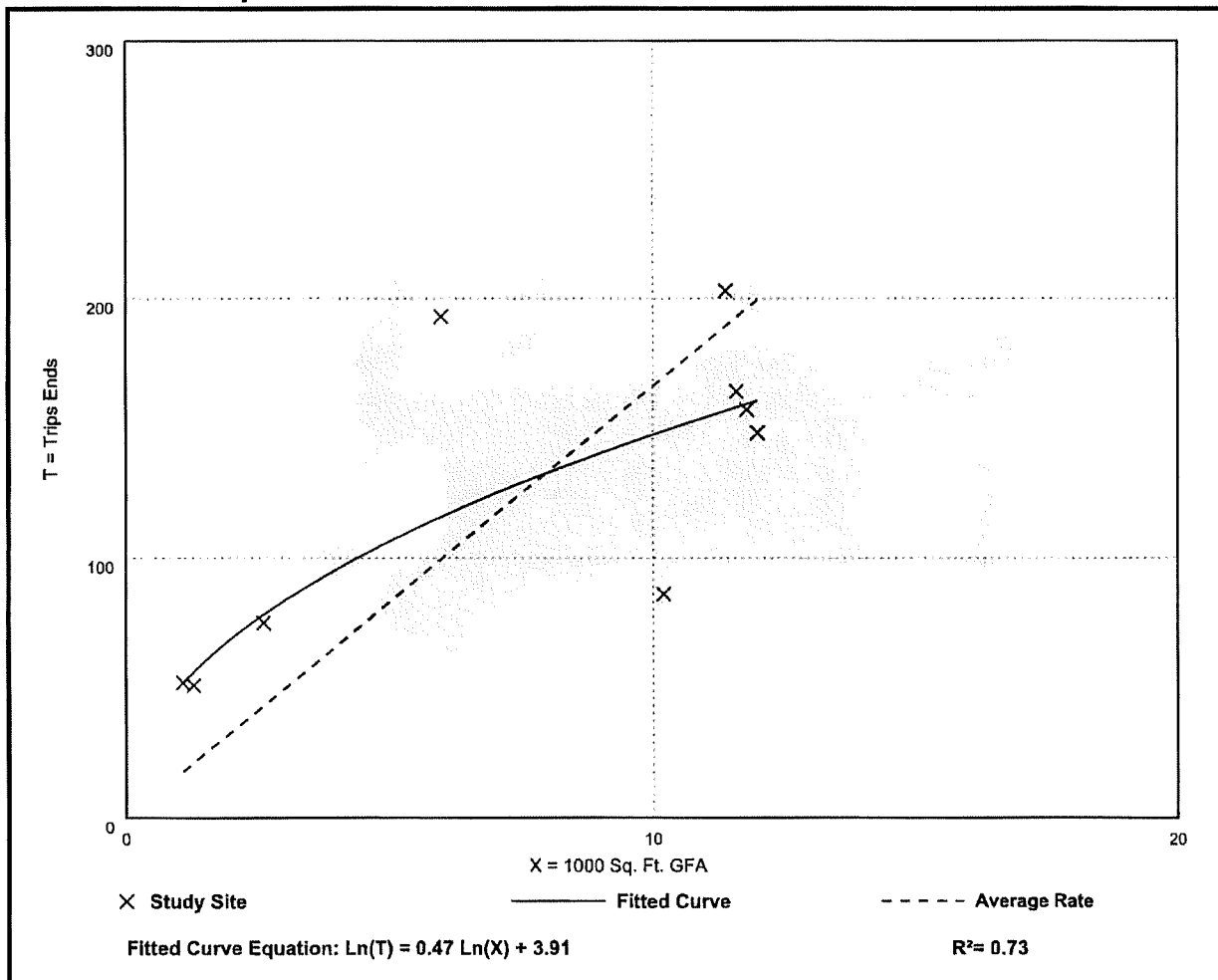
Avg. 1000 Sq. Ft. GFA: 8

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.62	8.43 - 48.60	8.86

Data Plot and Equation



September 1, 2024

Ms. Patty Kulak
RVI Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: JBRA CPD
DCI2024-00023

Dear Ms. Kulak:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

LC T.I.S. Application Sufficiency Checklist:

1. *Given the schedule of uses, LUC 851-Convenience Store would be the most intense trip generator. Revise the TIS accordingly.*

The convenience store use has been removed from the Schedule of Uses as part of this application. Therefore, no revisions to the TIS are necessary based on this comment.

2. *The commercial parking lot must be considered new trips since it does not currently exist.*

Correct. The previously submitted traffic study did account for the new trips from the proposed commercial parking lot as shown in Table 2 (Trip Generation), Figures 3 & 4 (Trip Assignment/Distribution) as well as Tables 1A & 2A (Link LOS Analysis) of the TIS report. The TIS report presumed the proposed commercial parking lot as a completely new development, not existing. Therefore, no revisions to the TIS are necessary based on this comment.

3. *The LOS thresholds for 1 lane should be used for southbound traffic on San Carlos Blvd.*

Incorrect. The LOS threshold used for this segment of San Carlos Boulevard in the TIS were consistent with the LOS Capacity Threshold shown in the County's ***Public Facilities Level of Service and Concurrency Report***, which indicates peak hour directional capacity of 1,900 vehicles. Additionally, as shown on the attached FDOT's SR 865 Improvement Project, Matanza Pass Bridge will be two lanes in the southbound direction. FDOT is currently working on these

improvements along with a new signal at San Carlos Boulevard and Main Street intersection. Therefore, no revisions are necessary based on this comment.

4. *Provide justification for the 2% growth rate used on San Carlos Blvd.*

Consistent with historical traffic studies prepared and approved in Lee County, the analysis assumes a minimum annual growth rate of 2% although the actual growth rate would be lower than this value based on historical traffic data shown in Table 2A. As shown on Table 2A of the TIS report, a growth rate of 2% was utilized since the actual growth rate for 14 years' worth of traffic data between year 2009 and year 2023 would be result in a lower value. Again, consistent historical traffic studies, a conservative 2% annual growth rate was used in this case.

5. *Due to the new trips during peak hour exceeding 100, link LOS and intersection LOS (within 0.25 mi) must be provided. Revise the TIS accordingly.*

Acknowledged. See attached intersection analysis performed at the proposed site access drives on South Street and Main Street as well as at Main Street intersections with South Street and San Carlos Boulevard (future signal). Based on the intersection analysis conducted as part of this response, all analyzed intersections were shown to operate at acceptable Level of Service in 2029 both with and without the proposed development in the AM and PM peak hour traffic conditions. Note, the analysis at the future signalized intersection of South Street with San Carlos Boulevard included the future traffic volumes from Bay Harbour Marina Village MPD (DCI2023-00023).

If you have any additional questions, please do not hesitate to contact us.

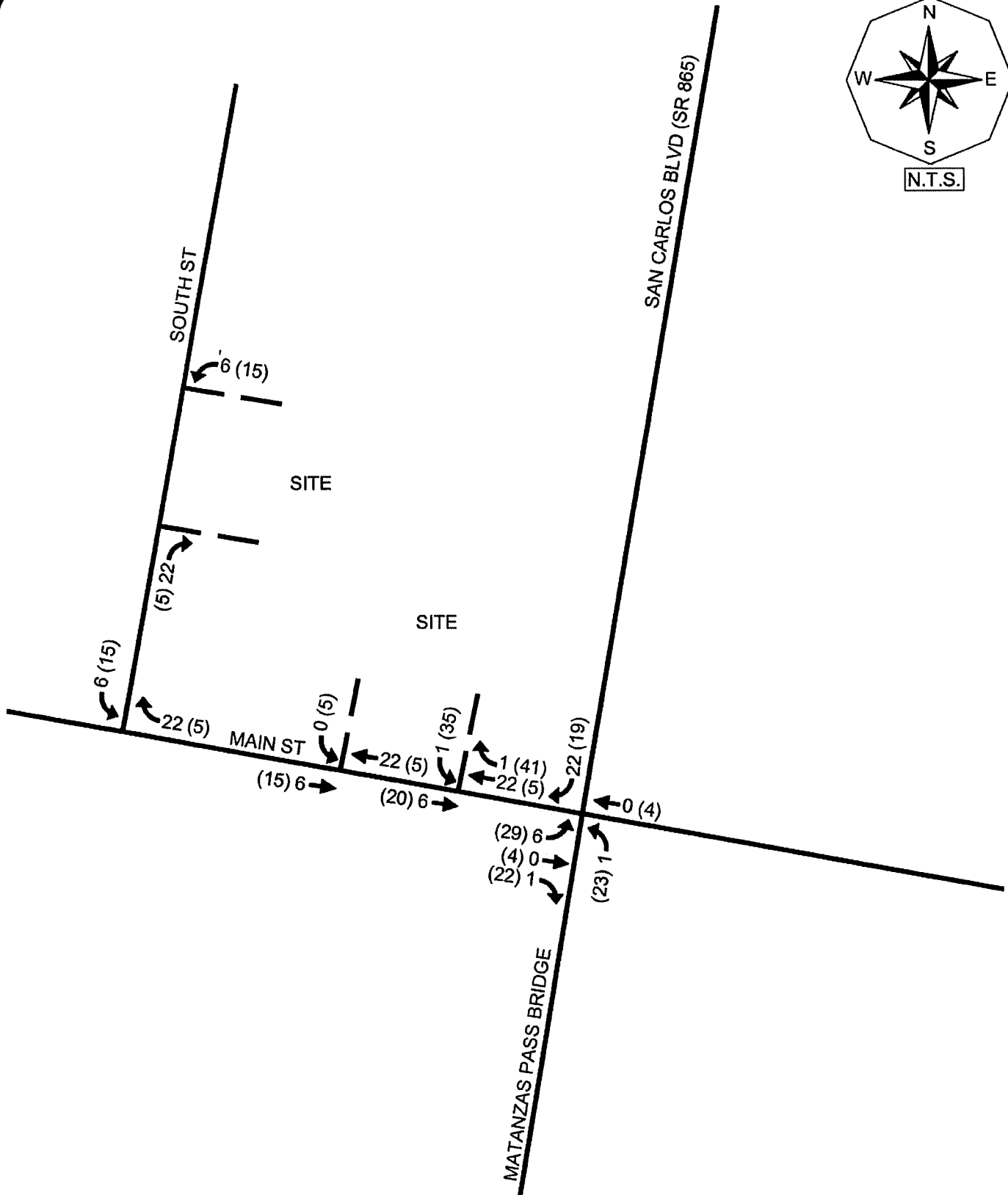
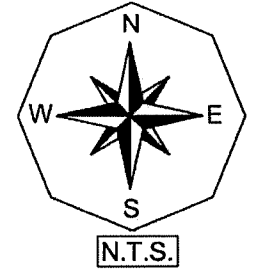
Sincerely,



Yury Bykau, P.E.
Senior Project Manager

Attachments

FIGURE 4
JBRA CPD



LEGEND

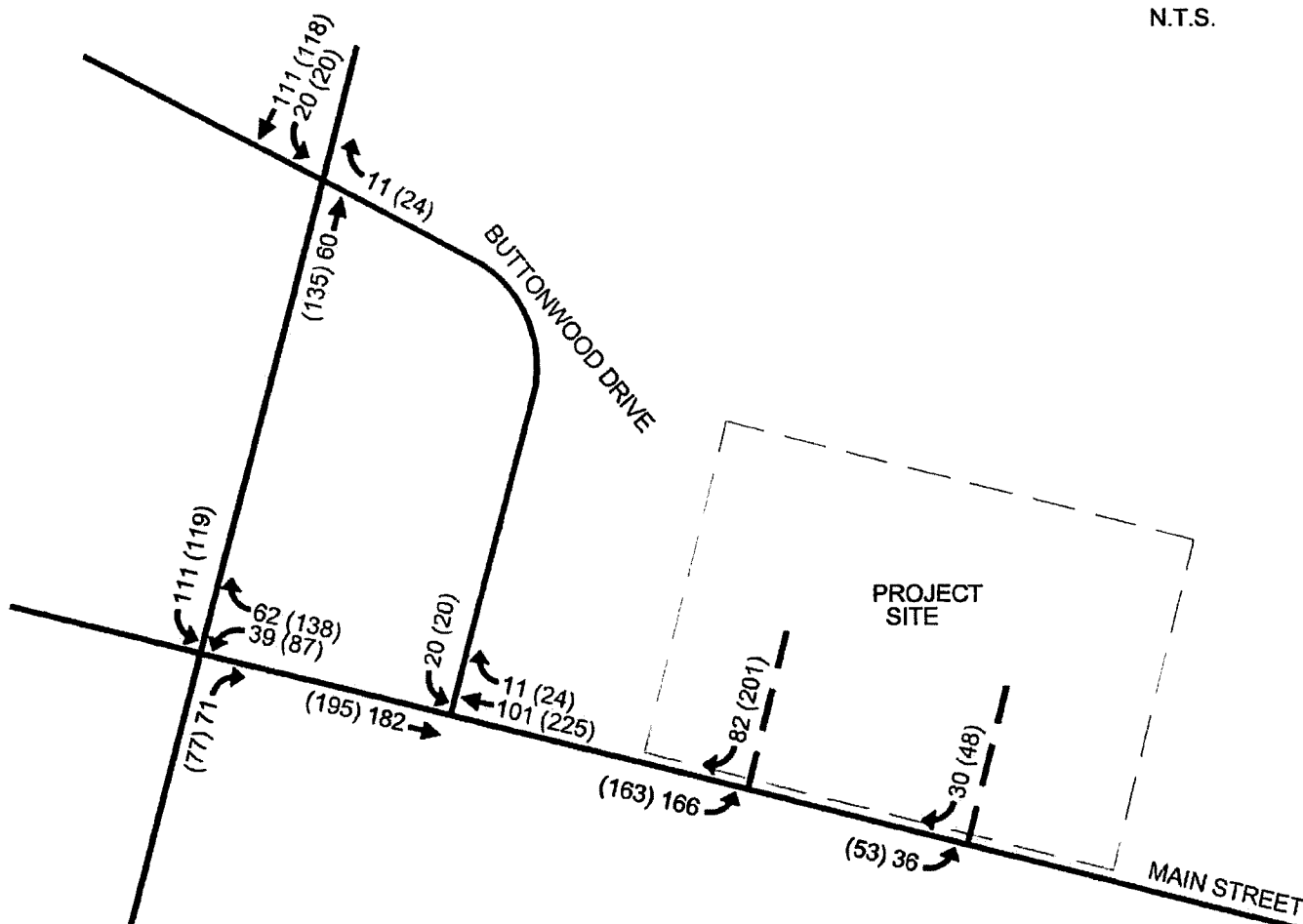
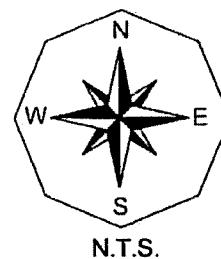
- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ↔ 20% PERCENT TRIP DISTRIBUTION

**SITE TRAFFIC ASSIGNMENT OF
ALL-SITE RELATED TRIPS
BREEZE BUILDING CPD**

Figure 4

FIGURE 3
BAY HARBOUR
MARINA VILLAGE MPD
(DCI2023-00023

F2304.01/REVISED 3-8-2024



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

TRAFFIC COUNTS
MAIN ST @ SAN CARLOS BLVD

**Main St @ San Carlos Blvd
Fort Myers Florida
Tuesday, August 20, 2024**

Time	Southbound San Carlos Blvd						Westbound Main St						Northbound San Carlos Blvd						Eastbound Main St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:00 AM	0	11	174	22	0	207	0	7	0	8	0	13	0	0	39	2	0	41	0	0	0	5	0	5	258
7:15 AM	0	10	153	11	0	174	0	3	0	5	0	8	0	1	43	1	0	45	0	1	0	0	0	1	228
7:30 AM	0	7	181	16	0	214	0	11	0	3	0	14	0	4	71	5	0	80	0	0	0	5	0	5	313
7:45 AM	0	6	187	13	0	206	0	4	1	3	0	8	0	1	62	8	0	72	0	2	0	2	0	4	290
Hourly Total	0	34	705	62	0	801	0	25	1	17	0	43	0	6	215	17	0	238	0	3	0	12	0	15	1097
8:00 AM	0	7	173	11	0	191	0	5	0	8	0	14	0	5	73	8	0	86	0	1	0	1	0	2	293
8:15 AM	0	13	165	17	0	195	0	5	0	4	0	9	0	3	70	3	0	76	0	1	0	7	0	8	288
8:30 AM	0	6	181	6	0	173	0	3	1	6	0	10	0	6	78	4	0	88	0	0	0	6	0	6	277
8:45 AM	0	7	152	15	0	174	0	3	2	18	0	21	0	8	60	5	0	91	0	2	0	2	0	4	290
Hourly Total	0	33	651	49	0	733	0	16	3	35	0	54	0	20	301	20	0	341	0	4	0	18	0	20	1148
TOTAL	0	67	1356	111	0	1534	0	41	4	52	0	97	0	26	516	37	0	579	0	7	0	28	0	35	2245
Cars	0	63	1298	103	0	1464	0	36	3	47	0	86	0	23	487	32	0	542	0	7	0	22	0	29	2121
Heavy Vehicles	0	4	58	8	0	70	0	5	1	5	0	11	0	3	29	5	0	37	0	0	0	6	0	6	124
Heavy Vehicle %	0.00%	5.97%	4.28%	7.21%	0.00%	4.56%	0.00%	12.20%	25.00%	9.82%	0.00%	11.34%	0.00%	11.54%	5.62%	13.51%	0.00%	6.39%	0.00%	0.00%	0.00%	21.43%	0.00%	17.14%	5.52%

**Main St @ San Carlos Blvd
Fort Myers Florida
Tuesday, August 20, 2024
AM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:30 AM	0	7	191	16	0	214	0	11	0	3	0	14	0	4	71	5	0	80	0	0	0	5	0	5	313
7:45 AM	0	6	187	13	0	206	0	4	1	3	0	8	0	1	62	8	0	72	0	2	0	2	0	4	290
8:00 AM	0	7	173	11	0	191	0	5	0	8	0	14	0	5	73	8	0	86	0	1	0	1	0	2	293
8:15 AM	0	13	165	17	0	195	0	5	0	4	0	9	0	3	70	3	0	76	0	1	0	7	0	8	288
Peak Hour Total PHF	0	33	716	57	0	806	0	25	1	18	0	45	0	13	278	25	0	314	0	4	0	15	0	19	1184
	0.000	0.635	0.937	0.836	0.000	0.942	0.000	0.568	0.250	0.528	0.000	0.804	0.000	0.650	0.945	0.694	0.000	0.813	0.000	0.500	0.000	0.536	0.000	0.594	0.946

**Main St @ San Carlos Blvd
Fort Myers Floirda
Tuesday, August 20, 2024**

Time	Southbound San Carlos Blvd						Westbound Main St						Northbound San Carlos Blvd						Eastbound Main St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	7	84	8	0	97	0	8	2	35	3	43	2	7	157	4	0	170	0	0	0	3	0	3	313
4:15 PM	0	5	92	11	0	108	0	6	1	29	1	36	0	4	152	5	2	161	0	0	0	2	0	2	307
4:30 PM	0	7	83	10	0	100	0	5	0	12	1	17	0	5	128	5	0	138	0	3	1	3	0	7	262
4:45 PM	0	6	92	10	1	108	0	7	0	14	2	21	1	12	128	9	0	148	0	2	0	6	0	8	285
Hourly Total	0	25	351	37	1	413	0	24	3	90	7	117	3	28	563	23	2	617	0	5	1	14	0	20	1167
5:00 PM	0	6	79	11	0	96	0	4	0	20	0	24	1	7	170	3	0	181	0	1	0	6	0	7	308
5:15 PM	0	10	81	7	0	78	0	2	0	24	0	26	0	5	151	7	0	163	0	3	0	1	0	4	271
5:30 PM	0	5	67	10	0	82	0	6	1	12	0	19	1	6	143	6	0	156	0	0	0	5	0	5	262
5:45 PM	0	11	74	14	0	99	0	3	3	22	0	28	0	4	103	5	0	112	0	1	0	1	0	2	241
Hourly Total	0	32	281	42	0	355	0	15	4	78	0	97	2	22	567	21	0	612	0	5	0	13	0	18	1082
TOTAL	0	57	632	79	1	768	0	39	7	188	7	214	5	50	1130	44	2	1229	0	10	1	27	0	38	2248
Cars	0	56	623	75	1	754	0	38	7	187	3	212	5	50	1101	43	2	1199	0	10	1	23	0	34	2199
Heavy Vehicles	0	1	9	4	0	14	0	1	0	1	4	2	0	0	29	1	0	30	0	0	0	4	0	4	50
Heavy Vehicle %	0.00%	1.75%	1.42%	5.06%	0.00%	1.82%	0.00%	2.56%	0.00%	0.60%	57.14%	0.93%	0.00%	0.00%	2.57%	2.27%	0.00%	2.44%	0.00%	0.00%	0.00%	14.81%	0.00%	10.53%	2.22%

**Main St @ San Carlos Blvd
Fort Myers Floirda
Tuesday, August 20, 2024
PM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	7	84	8	0	97	0	8	2	35	3	43	2	7	157	4	0	170	0	0	0	3	0	3	313
4:15 PM	0	5	92	11	0	108	0	6	1	29	1	36	0	4	152	5	2	161	0	0	0	2	0	2	307
4:30 PM	0	7	83	10	0	100	0	5	0	12	1	17	0	5	128	5	0	138	0	3	1	3	0	7	262
4:45 PM	0	6	92	10	1	108	0	7	0	14	2	21	1	12	128	9	0	148	0	2	0	6	0	8	285
Peak Hour Total	0	25	351	37	1	413	0	24	3	90	7	117	3	28	563	23	2	617	0	5	1	14	0	20	1167
PHF	0.000	0.893	0.954	0.841	0.250	0.956	0.000	0.857	0.375	0.843	0.583	0.680	0.375	0.583	0.890	0.638	0.250	0.907	0.000	0.417	0.250	0.583	0.000	0.625	0.932

TRAFFIC COUNTS
MAIN ST @ SOUTH ST

**Main St @ South St
Fort Myers Florida
Tuesday, August 20, 2024**

Time	Southbound South St						Westbound Main St						Northbound Main St Parking						Eastbound Main St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:00 AM	0	2	1	4	0	7	0	0	7	0	2	7	0	0	1	0	0	1	0	0	2	0	0	2	17
7:15 AM	0	1	0	0	1	1	0	2	3	0	0	5	0	0	1	0	0	1	0	1	0	0	1	8	
7:30 AM	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	2	0	3	0	0	4	0	0	4	11
7:45 AM	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	1	0	1	0	1	4	0	0	5	8
Hourly Total	0	3	1	4	1	8	0	3	15	0	2	18	0	1	1	4	0	6	0	2	10	0	1	12	44
8:00 AM	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	1	0	0	1	6
8:15 AM	0	4	0	0	0	4	0	0	3	1	1	4	0	1	0	2	2	3	0	1	4	0	0	5	16
8:30 AM	0	1	0	3	1	4	0	0	5	2	0	7	0	0	0	0	0	0	0	0	4	0	0	4	15
8:45 AM	0	2	0	0	0	2	0	2	5	1	0	8	0	0	0	1	0	1	0	1	1	1	0	3	14
Hourly Total	0	7	0	3	1	10	0	2	18	4	1	24	0	1	0	3	2	4	0	2	10	1	0	13	51
TOTAL	0	10	1	7	2	18	0	5	33	4	3	42	0	2	1	7	2	10	0	4	20	1	1	25	95
Cars	0	9	1	6	2	16	0	5	29	4	3	38	0	2	1	2	2	5	0	3	19	1	1	23	82
Heavy Vehicles	0	1	0	1	0	2	0	0	4	0	0	4	0	0	0	5	0	5	0	1	1	0	0	2	13
Heavy Vehicle %	0.00%	10.00%	0.00%	14.29%	0.00%	11.11%	0.00%	0.00%	12.12%	0.00%	0.00%	9.52%	0.00%	0.00%	0.00%	71.43%	0.00%	50.00%	0.00%	25.00%	5.00%	0.00%	0.00%	8.00%	13.68%

**Main St @ South St
Fort Myers Florida
Tuesday, August 20, 2024
AM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
8:00 AM	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	1	0	0	1	6
8:15 AM	0	4	0	0	0	4	0	0	3	1	1	4	0	1	0	2	2	3	0	1	4	0	0	5	16
8:30 AM	0	1	0	3	1	4	0	0	5	2	0	7	0	0	0	0	0	0	0	0	4	0	0	4	15
8:45 AM	0	2	0	0	0	2	0	2	5	1	0	8	0	0	0	1	0	1	0	1	1	1	0	3	14
Peak Hour Total	0	7	0	3	1	10	0	2	18	4	1	24	0	1	0	3	2	4	0	2	10	1	0	13	51
PHF	0.000	0.438	0.000	0.250	0.250	0.625	0.000	0.250	0.900	0.500	0.250	0.750	0.000	0.250	0.000	0.375	0.250	0.333	0.000	0.500	0.625	0.250	0.000	0.650	0.797

**Main St @ South St
Fort Myers Florida
Tuesday, August 20, 2024**

Time	Southbound South St						Westbound Main St						Northbound Main St Parking						Eastbound Main St						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	1	0	0	0	1	0	0	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	1	4
4:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	0	2	3
4:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	1	0	1	0	1	3	0	0	4	7
4:45 PM	0	1	0	0	0	1	0	0	0	2	0	2	0	0	1	0	0	1	0	0	1	0	0	1	5
Hourly Total	0	2	0	0	0	2	0	0	5	2	0	7	0	0	1	1	0	2	0	1	7	0	0	8	19
5:00 PM	0	0	0	1	1	1	0	0	0	2	0	2	0	0	0	1	0	1	0	0	3	0	0	3	7
5:15 PM	0	0	0	1	0	1	0	0	1	0	0	1	0	0	0	2	0	2	0	0	2	0	0	2	6
5:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	1	0	1	0	1	3	0	0	4	7
5:45 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0	1	0	0	1	3
Hourly Total	0	0	0	2	1	2	0	0	4	2	0	6	0	0	0	5	0	5	0	1	9	0	0	10	23
TOTAL	0	2	0	2	1	4	0	0	9	4	0	13	0	0	1	6	0	7	0	2	16	0	0	18	42
Cars	0	2	0	2	1	4	0	0	9	4	0	13	0	0	1	3	0	4	0	2	16	0	0	18	39
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	42.86%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.14%

**Main St @ South St
Fort Myers Florida
Tuesday, August 20, 2024
PM Peak Hour**

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	1	0	1	0	1	3	0	0	4	7
4:45 PM	0	1	0	0	0	1	0	0	0	2	0	2	0	0	1	0	0	1	0	0	1	0	0	1	5
5:00 PM	0	0	0	1	1	1	0	0	0	2	0	2	0	0	0	1	0	1	0	0	3	0	0	3	7
5:15 PM	0	0	0	1	0	1	0	0	1	0	0	1	0	0	0	2	0	2	0	0	2	0	0	2	6
Peak Hour Total	0	1	0	2	1	3	0	0	3	4	0	7	0	0	1	4	0	5	0	1	9	0	0	10	25
PHF	0.000	0.250	0.000	0.500	0.250	0.750	0.000	0.000	0.375	0.500	0.000	0.875	0.000	0.000	0.250	0.500	0.000	0.625	0.000	0.250	0.750	0.000	0.000	0.625	0.893

PEAK SEASON FACTOR

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1250 FT MYERS BCH, BONITA BCH

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2023 - 01/07/2023	1.04	1.08
2	01/08/2023 - 01/14/2023	1.01	1.05
* 3	01/15/2023 - 01/21/2023	0.97	1.01
* 4	01/22/2023 - 01/28/2023	0.97	1.01
* 5	01/29/2023 - 02/04/2023	0.96	1.00
* 6	02/05/2023 - 02/11/2023	0.96	1.00
* 7	02/12/2023 - 02/18/2023	0.95	0.99
* 8	02/19/2023 - 02/25/2023	0.95	0.99
* 9	02/26/2023 - 03/04/2023	0.95	0.99
*10	03/05/2023 - 03/11/2023	0.95	0.99
*11	03/12/2023 - 03/18/2023	0.95	0.99
*12	03/19/2023 - 03/25/2023	0.96	1.00
*13	03/26/2023 - 04/01/2023	0.96	1.00
*14	04/02/2023 - 04/08/2023	0.97	1.01
*15	04/09/2023 - 04/15/2023	0.97	1.01
16	04/16/2023 - 04/22/2023	0.98	1.02
17	04/23/2023 - 04/29/2023	0.98	1.02
18	04/30/2023 - 05/06/2023	0.99	1.03
19	05/07/2023 - 05/13/2023	0.99	1.03
20	05/14/2023 - 05/20/2023	1.00	1.04
21	05/21/2023 - 05/27/2023	1.01	1.05
22	05/28/2023 - 06/03/2023	1.01	1.05
23	06/04/2023 - 06/10/2023	1.02	1.06
24	06/11/2023 - 06/17/2023	1.02	1.06
25	06/18/2023 - 06/24/2023	1.03	1.07
26	06/25/2023 - 07/01/2023	1.04	1.08
27	07/02/2023 - 07/08/2023	1.04	1.08
28	07/09/2023 - 07/15/2023	1.05	1.09
29	07/16/2023 - 07/22/2023	1.05	1.09
30	07/23/2023 - 07/29/2023	1.05	1.09
31	07/30/2023 - 08/05/2023	1.04	1.08
32	08/06/2023 - 08/12/2023	1.04	1.08
33	08/13/2023 - 08/19/2023	1.04	1.08
34	08/20/2023 - 08/26/2023	1.04	1.08
35	08/27/2023 - 09/02/2023	1.04	1.08
36	09/03/2023 - 09/09/2023	1.04	1.08
37	09/10/2023 - 09/16/2023	1.04	1.08
38	09/17/2023 - 09/23/2023	1.03	1.07
39	09/24/2023 - 09/30/2023	1.02	1.06
40	10/01/2023 - 10/07/2023	1.02	1.06
41	10/08/2023 - 10/14/2023	1.01	1.05
42	10/15/2023 - 10/21/2023	1.00	1.04
43	10/22/2023 - 10/28/2023	1.01	1.05
44	10/29/2023 - 11/04/2023	1.01	1.05
45	11/05/2023 - 11/11/2023	1.02	1.06
46	11/12/2023 - 11/18/2023	1.02	1.06
47	11/19/2023 - 11/25/2023	1.03	1.07
48	11/26/2023 - 12/02/2023	1.03	1.07
49	12/03/2023 - 12/09/2023	1.04	1.08
50	12/10/2023 - 12/16/2023	1.04	1.08
51	12/17/2023 - 12/23/2023	1.02	1.06
52	12/24/2023 - 12/30/2023	0.99	1.03
53	12/31/2023 - 12/31/2023	0.97	1.01

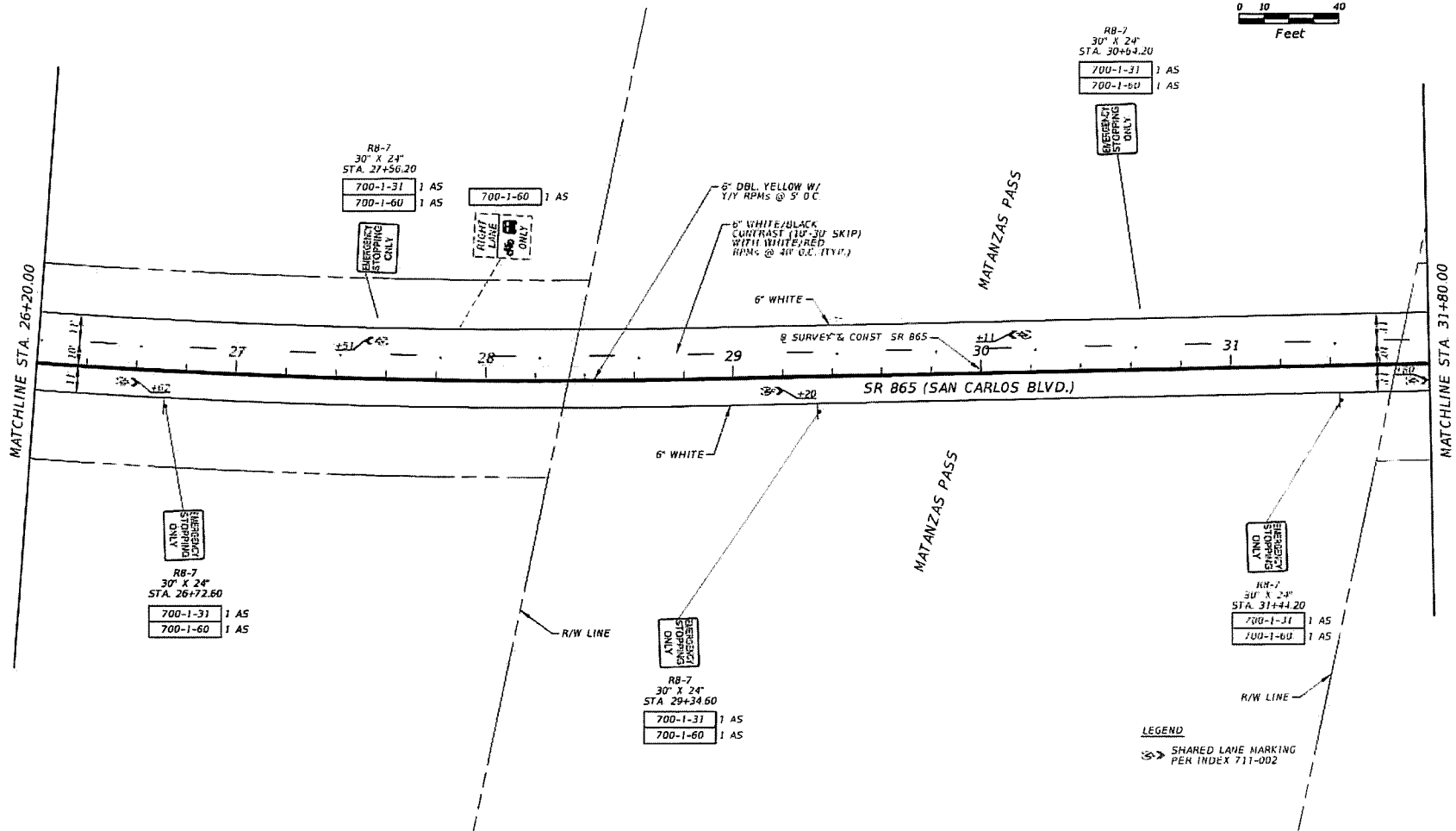
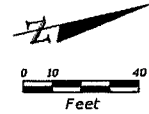
* PEAK SEASON

09-MAR-2024 18:41:38

830UPD

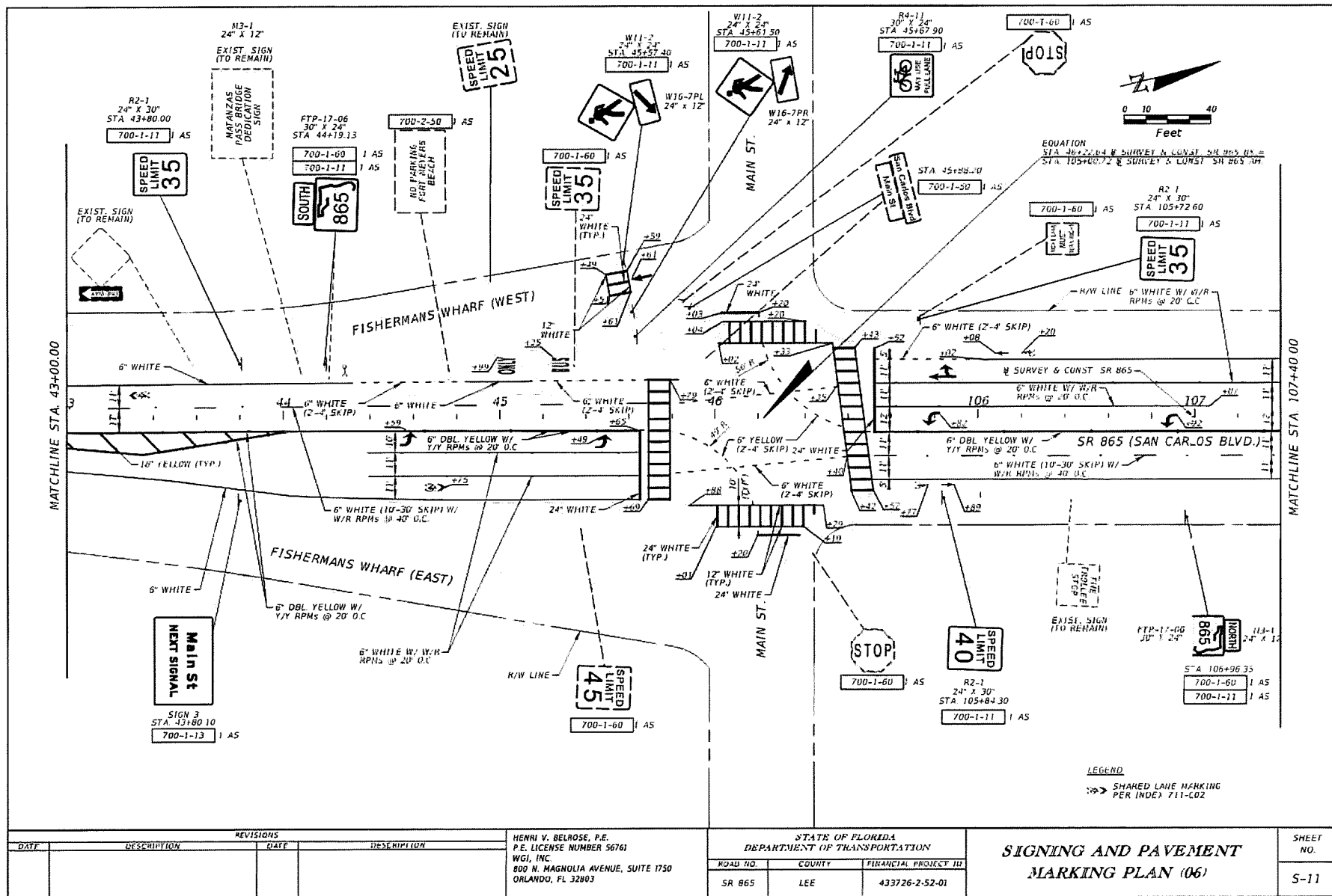
1_1250_PKSEASON.TXT

**FDOT SR 865
IMPROVEMENT PROJECT**



REVISIONS				HENRI V. BELROSE, P.E. P.E. LICENSE NUMBER 56761 WGI, INC. 800 N. MAGNOLIA AVENUE, SUITE 1750 ORLANDO, FL 32803	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SIGNING AND PAVEMENT MARKING PLAN (05)	SHEET NO. S-8
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SR 865	LEE	433726-2-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TRAFFIC TURNING
VOLUMES SPREADSHEETS**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Maint St @ San Carlos Blvd (Future Signal)
August 20, 2024
2029

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	13	276	25	33	716	57	4	0	15	25	1	19
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	14	287	26	34	745	59	4	0	16	26	1	20
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	15	317	29	38	823	65	4	0	18	29	1	22
Bay Harbour Marina Village MPD Traffic ¹			71	111						39		62
2029 Total Background Turning Volumes	15	317	100	149	823	65	4	0	18	68	1	84
Project Turning Volumes	1					22	6	0	1		0	
2029 Total Background + Project	16	317	100	149	823	87	10	0	19	68	1	84

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	31	563	23	25	351	37	5	1	14	24	3	90
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	32	586	24	26	365	38	5	1	15	25	3	94
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	35	647	26	29	403	42	6	1	17	28	3	104
Bay Harbour Marina Village MPD Traffic ¹			77	119						87		138
2029 Total Background Turning Volumes	35	647	103	148	403	42	6	1	17	115	3	242
Project Turning Volumes	23					19	29	4	22		4	
2029 Total Background + Project	58	647	103	148	403	61	35	5	39	115	7	242

1 :Obtained from Figure 3 of the TIS for Bay Harbour Marina Village MPD (DCI2023-00023).

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Maint St @ E. Site Access
August 20, 2024
2029

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	19	0	0	71	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	0	0	0	0	0	0	20	0	0	74	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	0	0	0	0	0	0	22	0	0	82	0
Project Turning Volumes				1				6			22	1
2029 Background + Project	0	0	0	1	0	0	0	28	0	0	104	1

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	20	0	0	68	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	0	0	0	0	0	0	21	0	0	71	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	0	0	0	0	0	0	23	0	0	78	0
Project Turning Volumes				35				20			5	41
2029 Background + Project	0	0	0	35	0	0	0	43	0	0	83	41

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Maint St @ W. Site Access
August 20, 2024
2029

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	19	0	0	71	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	0	0	0	0	0	0	20	0	0	74	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	0	0	0	0	0	0	22	0	0	82	0
Project Turning Volumes				0				6			22	
2029 Background + Project	0	0	0	0	0	0	0	28	0	0	104	0

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	20	0	0	68	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	0	0	0	0	0	0	21	0	0	71	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	0	0	0	0	0	0	23	0	0	78	0
Project Turning Volumes				5				15			5	
2029 Background + Project	0	0	0	5	0	0	0	38	0	0	83	0

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Maint St @South Street
August 20, 2024
2029

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	1	0	3	7	0	3	2	10	1	2	18	4
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	1	0	3	7	0	3	2	10	1	2	19	4
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	1	0	3	8	0	3	2	11	1	2	21	4
Project Turning Volumes				6								22
2029 Background + Project	1	0	3	14	0	3	2	11	1	2	21	26

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	1	4	1	0	2	1	9	0	0	3	4
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	1	4	1	0	2	1	9	0	0	3	4
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	1	4	1	0	2	1	10	0	0	3	4
Project Turning Volumes				15								5
2029 Background + Project	0	1	4	16	0	2	1	10	0	0	3	9

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

South St @ N. Site Access
August 20, 2024
2029

AM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	6	0	0	10	0	0	0	0	0	0	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	6	0	0	10	0	0	0	0	0	0	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	7	0	0	11	0	0	0	0	0	0	0
Project Turning Volumes										6		
2029 Background + Project	0	7	0	0	11	0	0	0	0	6	0	0

PM Peak Hour												
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	6	0	0	3	0	0	0	0	0	0	0
Peak Season Correction Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Current Peak Season Volumes	0	6	0	0	3	0	0	0	0	0	0	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2029 Background Turning Volumes	0	7	0	0	3	0	0	0	0	0	0	0
Project Turning Volumes										15		
2029 Background + Project	0	7	0	0	3	0	0	0	0	15	0	0

SYNCHRO SUMMARY SHEETS
MAIN ST @ SAN CARLOS BLVD
(FUTURE SIGNAL)

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 AM Pk Hr Background
09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	0	18	68	1	84	15	317	100	149	823	65
Future Volume (vph)	4	0	18	68	1	84	15	317	100	149	823	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	175		0	350		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.887			0.926			0.964			0.989	
Flt Protected		0.992			0.978		0.950			0.950		
Satd. Flow (prot)	0	1672	0	0	1721	0	1787	3395	0	1787	3474	0
Flt Permitted		0.958			0.845		0.285			0.456		
Satd. Flow (perm)	0	1615	0	0	1487	0	536	3395	0	858	3474	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		65			56			71			14	
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		371			884			259			674	
Travel Time (s)		8.4			20.1			3.9			10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	3%	1%	1%	3%	0%
Adj. Flow (vph)	4	0	20	74	1	91	16	345	109	162	895	71
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	24	0	0	166	0	16	454	0	162	966	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	27.0	27.0		27.0	27.0		11.0	62.0		11.0	62.0	
Total Split (%)	27.0%	27.0%		27.0%	27.0%		11.0%	62.0%		11.0%	62.0%	
Maximum Green (s)	22.5	22.5		22.5	22.5		6.5	57.5		6.5	57.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		12.1			12.1		63.5	57.8		67.2	64.7	
Actuated g/C Ratio		0.13			0.13		0.71	0.64		0.75	0.72	
v/c Ratio		0.09			0.67		0.03	0.21		0.23	0.39	
Control Delay		0.6			37.4		3.8	6.3		4.2	6.7	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 AM Pk Hr Background
09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		0.6			37.4		3.8	6.3		4.2	6.7	
LOS		A			D		A	A		A	A	
Approach Delay		0.6			37.4			6.2			6.4	
Approach LOS		A			D			A			A	
Queue Length 50th (ft)		0			59		2	41		19	72	
Queue Length 95th (ft)		1			124		8	75		47	203	
Internal Link Dist (ft)		291			804			179			594	
Turn Bay Length (ft)							175			350		
Base Capacity (vph)		454			415		474	2209		709	2506	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.05			0.40		0.03	0.21		0.23	0.39	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 89.8

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.67

Intersection Signal Delay: 9.1

Intersection LOS: A

Intersection Capacity Utilization 55.9%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: San Carlos Blvd. & Main St.

 Ø1	 Ø2	 Ø4
11 s	32 s	27 s
 Ø5	 Ø6	 Ø8
11 s	32 s	27 s

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 PM Pk Hr Background
09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Volume (vph)	6	1	17	115	3	242	35	647	103	148	403	42
Future Volume (vph)	6	1	17	115	3	242	35	647	103	148	403	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	175		0	350		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.907			0.909			0.979			0.986	
Flt Protected		0.987			0.984		0.950			0.950		
Satd. Flow (prot)	0	1701	0	0	1699	0	1787	3440	0	1787	3465	0
Flt Permitted		0.889			0.883		0.476			0.272		
Satd. Flow (perm)	0	1532	0	0	1525	0	895	3440	0	512	3465	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		18			98			28			17	
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		371			884			259			674	
Travel Time (s)		8.4			20.1			3.9			10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	3%	1%	1%	3%	0%
Adj. Flow (vph)	7	1	18	125	3	263	38	703	112	161	438	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	26	0	0	391	0	38	815	0	161	484	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	29.0	29.0		29.0	29.0		12.0	59.0		12.0	59.0	
Total Split (%)	29.0%	29.0%		29.0%	29.0%		12.0%	59.0%		12.0%	59.0%	
Maximum Green (s)	24.5	24.5		24.5	24.5		7.5	54.5		7.5	54.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		22.6			22.6		60.8	54.6		64.2	59.8	
Actuated g/C Ratio		0.23			0.23		0.62	0.56		0.66	0.61	
v/c Ratio		0.07			0.92		0.06	0.42		0.37	0.23	
Control Delay		16.5			55.3		6.1	13.3		8.7	9.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 PM Pk Hr Background

09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		16.5			55.3		6.1	13.3		8.7	9.8	
LOS		B			E		A	B		A	A	
Approach Delay		16.5			55.3			12.9			9.5	
Approach LOS		B			E			B			A	
Queue Length 50th (ft)		4			185		7	148		34	75	
Queue Length 95th (ft)		25			#355		18	193		57	106	
Internal Link Dist (ft)		291			804			179			594	
Turn Bay Length (ft)							175			350		
Base Capacity (vph)		396			455		635	1928		433	2121	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.07			0.86		0.06	0.42		0.37	0.23	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 98

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 20.5

Intersection LOS: C

Intersection Capacity Utilization 68.7%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

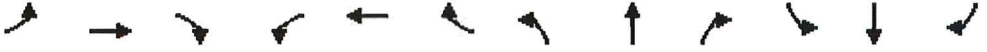
Queue shown is maximum after two cycles.

Splits and Phases: 3: San Carlos Blvd. & Main St.

 Ø1	 Ø2	 Ø4
12 s	59 s	23 s
 Ø5	 Ø6	 Ø8
12 s	59 s	23 s

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 AM Pk Hr Background + Project
09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Volume (vph)	10	0	19	68	1	84	16	317	100	149	823	87
Future Volume (vph)	10	0	19	68	1	84	16	317	100	149	823	87
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	175		0	350		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.911			0.926			0.964			0.986	
Flt Protected		0.983			0.978		0.950			0.950		
Satd. Flow (prot)	0	1701	0	0	1721	0	1787	3395	0	1787	3465	0
Flt Permitted		0.871			0.841		0.276			0.456		
Satd. Flow (perm)	0	1508	0	0	1480	0	519	3395	0	858	3465	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		65			56			71			19	
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		371			884			259			674	
Travel Time (s)		8.4			20.1			3.9			10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	3%	1%	1%	3%	0%
Adj. Flow (vph)	11	0	21	74	1	91	17	345	109	162	895	95
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	32	0	0	166	0	17	454	0	162	990	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	27.0	27.0		27.0	27.0		11.0	62.0		11.0	62.0	
Total Split (%)	27.0%	27.0%		27.0%	27.0%		11.0%	62.0%		11.0%	62.0%	
Maximum Green (s)	22.5	22.5		22.5	22.5		6.5	57.5		6.5	57.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		12.1			12.1		63.5	57.8		67.1	64.7	
Actuated g/C Ratio		0.13			0.13		0.71	0.64		0.75	0.72	
v/c Ratio		0.12			0.67		0.04	0.21		0.23	0.40	
Control Delay		3.0			37.5		3.8	6.3		4.2	6.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 AM Pk Hr Background + Project
09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		3.0			37.5		3.8	6.3		4.2	6.8	
LOS		A			D		A	A		A	A	
Approach Delay		3.0			37.5			6.2			6.5	
Approach LOS		A			D			A			A	
Queue Length 50th (ft)		0			59		2	41		19	74	
Queue Length 95th (ft)		8			124		8	75		47	208	
Internal Link Dist (ft)		291			804			179			594	
Turn Bay Length (ft)							175			350		
Base Capacity (vph)		427			413		463	2208		708	2500	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.07			0.40		0.04	0.21		0.23	0.40	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 89.8
 Natural Cycle: 60
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.67
 Intersection Signal Delay: 9.2
 Intersection Capacity Utilization 54.0%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service A

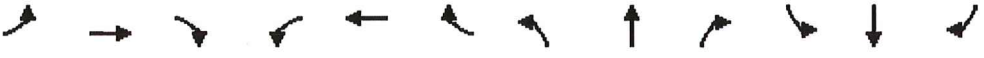
Splits and Phases: 3: San Carlos Blvd. & Main St.

 Ø1	 Ø2	 Ø4
 Ø5	 Ø6	 Ø8

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 PM Pk Hr Background + Project

09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	5	39	115	7	242	58	647	103	148	403	61
Future Volume (vph)	35	5	39	115	7	242	58	647	103	148	403	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	175		0	350		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.933			0.910			0.979			0.980	
Flt Protected		0.978			0.984		0.950			0.950		
Satd. Flow (prot)	0	1734	0	0	1701	0	1787	3440	0	1787	3448	0
Flt Permitted		0.665			0.871		0.460			0.277		
Satd. Flow (perm)	0	1179	0	0	1506	0	865	3440	0	521	3448	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		42			94			28			26	
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		371			884			259			674	
Travel Time (s)		8.4			20.1			3.9			10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	3%	1%	1%	3%	0%
Adj. Flow (vph)	38	5	42	125	8	263	63	703	112	161	438	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	85	0	0	396	0	63	815	0	161	504	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	29.0	29.0		29.0	29.0		12.0	59.0		12.0	59.0	
Total Split (%)	29.0%	29.0%		29.0%	29.0%		12.0%	59.0%		12.0%	59.0%	
Maximum Green (s)	24.5	24.5		24.5	24.5		7.5	54.5		7.5	54.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		23.1			23.1		61.2	54.6		63.3	57.4	
Actuated g/C Ratio		0.23			0.23		0.62	0.55		0.64	0.58	
v/c Ratio		0.28			0.93		0.11	0.42		0.38	0.25	
Control Delay		19.9			58.7		6.4	13.4		8.8	10.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: San Carlos Blvd. & Main St.

2029 PM Pk Hr Background + Project

09/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		19.9			58.7		6.4	13.4		8.8	10.8	
LOS		B			E		A	B		A	B	
Approach Delay		19.9			58.7			12.9			10.3	
Approach LOS		B			E			B			B	
Queue Length 50th (ft)		22			193		13	148		34	78	
Queue Length 95th (ft)		63			#371		26	193		57	111	
Internal Link Dist (ft)		291			804			179			594	
Turn Bay Length (ft)							175			350		
Base Capacity (vph)		325			445		615	1918		431	2018	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.26			0.89		0.10	0.42		0.37	0.25	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 98.5

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.93

Intersection Signal Delay: 21.3

Intersection LOS: C

Intersection Capacity Utilization 65.5%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: San Carlos Blvd. & Main St.

 Ø1	 Ø2	 Ø4
 Ø5	 Ø6	 Ø8

SYNCHRO SUMMARY SHEETS
MAIN ST @ E. SITE ACCESS

HCM 2010 TWSC
10: Main St. & E. Site Access

2029 AM Pk Hr Background + Project
09/01/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↶	↷		↶	↷
Traffic Vol, veh/h	0	28	104	1	1	0
Future Vol, veh/h	0	28	104	1	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	30	113	1	1	0

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	114	0	0 144 114
Stage 1	-	-	- 114 -
Stage 2	-	-	- 30 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1475	-	- 849 939
Stage 1	-	-	- 911 -
Stage 2	-	-	- 993 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1475	-	- 849 939
Mov Cap-2 Maneuver	-	-	- 849 -
Stage 1	-	-	- 911 -
Stage 2	-	-	- 993 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1475	-	-	-	849
HCM Lane V/C Ratio	-	-	-	-	0.001
HCM Control Delay (s)	0	-	-	-	9.2
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	0	43	83	41	35	0
Future Vol, veh/h	0	43	83	41	35	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	47	90	45	38	0

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	135	0	0	160	113
Stage 1	-	-	-	113	-
Stage 2	-	-	-	47	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1449	-	-	831	940
Stage 1	-	-	-	912	-
Stage 2	-	-	-	975	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1449	-	-	831	940
Mov Cap-2 Maneuver	-	-	-	831	-
Stage 1	-	-	-	912	-
Stage 2	-	-	-	975	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1449	-	-	-	831
HCM Lane V/C Ratio	-	-	-	-	0.046
HCM Control Delay (s)	0	-	-	-	9.5
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

SYNCHRO SUMMARY SHEETS
MAIN ST @ W. SITE ACCESS

HCM 2010 TWSC
12: Main St. & W. Site Access

2029 AM Pk Hr Background + Project
09/01/2024

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	28	104	0	0	0
Future Vol, veh/h	0	28	104	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	30	113	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	113	0	-	0	143	113
Stage 1	-	-	-	-	113	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1476	-	-	-	850	940
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1476	-	-	-	850	940
Mov Cap-2 Maneuver	-	-	-	-	850	-
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	993	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1476	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Control Delay (s)	0	-	-	-	0	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 2010 TWSC
12: Main St. & W. Site Access

2029 PM Pk Hr Background + Project
09/01/2024

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	38	83	0	5	0
Future Vol, veh/h	0	38	83	0	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	41	90	0	5	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	90	0	-	0	131	90
Stage 1	-	-	-	-	90	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1505	-	-	-	863	968
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	981	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1505	-	-	-	863	968
Mov Cap-2 Maneuver	-	-	-	-	863	-
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	981	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		9.2		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1505	-	-	-	863	
HCM Lane V/C Ratio	-	-	-	-	0.006	
HCM Control Delay (s)	0	-	-	-	9.2	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	

SYNCHRO SUMMARY SHEETS
MAIN ST @ SOUTH ST

HCM 2010 TWSC
7: Main St. & South St

2029 AM Pk Hr Background
09/01/2024

Intersection												
Int Delay, s/veh	2.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	11	1	2	21	4	1	0	3	8	0	3
Future Vol, veh/h	2	11	1	2	21	4	1	0	3	8	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	1	2	23	4	1	0	3	9	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	27	0	0	13	0	0	48	48	13	47	46	25
Stage 1	-	-	-	-	-	-	17	17	-	29	29	-
Stage 2	-	-	-	-	-	-	31	31	-	18	17	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1587	-	-	1606	-	-	953	844	1067	954	846	1051
Stage 1	-	-	-	-	-	-	1002	881	-	988	871	-
Stage 2	-	-	-	-	-	-	986	869	-	1001	881	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1587	-	-	1606	-	-	948	842	1067	949	844	1051
Mov Cap-2 Maneuver	-	-	-	-	-	-	948	842	-	949	844	-
Stage 1	-	-	-	-	-	-	1001	880	-	987	870	-
Stage 2	-	-	-	-	-	-	982	868	-	997	880	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.5	8.5	8.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1035	1587	-	-	1606	-	-	975
HCM Lane V/C Ratio	0.004	0.001	-	-	0.001	-	-	0.012
HCM Control Delay (s)	8.5	7.3	0	-	7.2	0	-	8.7
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	10	0	0	3	4	0	1	4	1	0	2
Future Vol, veh/h	1	10	0	0	3	4	0	1	4	1	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	11	0	0	3	4	0	1	4	1	0	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	7	0	0	11	0	0	19	20	11	21	18	5
Stage 1	-	-	-	-	-	-	13	13	-	5	5	-
Stage 2	-	-	-	-	-	-	6	7	-	16	13	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1614	-	-	1608	-	-	995	874	1070	992	876	1078
Stage 1	-	-	-	-	-	-	1007	885	-	1017	892	-
Stage 2	-	-	-	-	-	-	1016	890	-	1004	885	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1614	-	-	1608	-	-	992	873	1070	986	875	1078
Mov Cap-2 Maneuver	-	-	-	-	-	-	992	873	-	986	875	-
Stage 1	-	-	-	-	-	-	1006	884	-	1016	892	-
Stage 2	-	-	-	-	-	-	1014	890	-	998	884	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0	8.5	8.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1024	1614	-	-	1608	-	-	1045
HCM Lane V/C Ratio	0.005	0.001	-	-	-	-	-	0.003
HCM Control Delay (s)	8.5	7.2	0	-	0	-	-	8.5
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 2010 TWSC
7: Main St. & South St

2029 AM Pk Hr Background + Project
09/01/2024

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	2	11	1	2	21	26	1	0	3	14	0	3
Future Vol, veh/h	2	11	1	2	21	26	1	0	3	14	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	1	2	23	28	1	0	3	15	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	51	0	0	13	0	0	60	72	13	59	58	37
Stage 1	-	-	-	-	-	-	17	17	-	41	41	-
Stage 2	-	-	-	-	-	-	43	55	-	18	17	-
Critical Hdwy.	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1555	-	-	1606	-	-	936	818	1067	937	833	1035
Stage 1	-	-	-	-	-	-	1002	881	-	974	861	-
Stage 2	-	-	-	-	-	-	971	849	-	1001	881	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1555	-	-	1606	-	-	931	816	1067	932	831	1035
Mov Cap-2 Maneuver	-	-	-	-	-	-	931	816	-	932	831	-
Stage 1	-	-	-	-	-	-	1001	880	-	973	860	-
Stage 2	-	-	-	-	-	-	967	848	-	997	880	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.3	8.5	8.9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1029	1555	-	-	1606	-	-	949
HCM Lane V/C Ratio	0.004	0.001	-	-	0.001	-	-	0.019
HCM Control Delay (s)	8.5	7.3	0	-	7.2	0	-	8.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

HCM 2010 TWSC
7: Main St. & South St

2029 PM Pk Hr Background + Project
09/01/2024

Intersection												
Int Delay, s/veh	4.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	10	0	0	3	9	0	1	4	16	0	2
Future Vol, veh/h	1	10	0	0	3	9	0	1	4	16	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	11	0	0	3	10	0	1	4	17	0	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	13	0	0	11	0	0	22	26	11	24	21	8
Stage 1	-	-	-	-	-	-	13	13	-	8	8	-
Stage 2	-	-	-	-	-	-	9	13	-	16	13	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1606	-	-	1608	-	-	990	867	1070	987	873	1074
Stage 1	-	-	-	-	-	-	1007	885	-	1013	889	-
Stage 2	-	-	-	-	-	-	1012	885	-	1004	885	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1606	-	-	1608	-	-	987	866	1070	981	872	1074
Mov Cap-2 Maneuver	-	-	-	-	-	-	987	866	-	981	872	-
Stage 1	-	-	-	-	-	-	1006	884	-	1012	889	-
Stage 2	-	-	-	-	-	-	1010	885	-	998	884	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.7			0			8.5			8.7		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1022	1606	-	-	1608	-	-	991
HCM Lane V/C Ratio	0.005	0.001	-	-	-	-	-	0.02
HCM Control Delay (s)	8.5	7.2	0	-	0	-	-	8.7
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

SYNCHRO SUMMARY SHEETS
SOUTH ST @ N. SITE ACCESS

HCM 2010 TWSC
16: South St & N. Site Access

2029 AM Pk Hr Background + Project
09/01/2024

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	6	0	7	0	0	11
Future Vol, veh/h	6	0	7	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	0	8	0	0	12
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	20	8	0	0	8	0
Stage 1	8	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	997	1074	-	-	1612	-
Stage 1	1015	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	997	1074	-	-	1612	-
Mov Cap-2 Maneuver	997	-	-	-	-	-
Stage 1	1015	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.6	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	997	1612	-	
HCM Lane V/C Ratio	-	-	0.007	-	-	
HCM Control Delay (s)	-	-	8.6	0	-	
HCM Lane LOS	-	-	A	A	-	
HCM 95th %tile Q(veh)	-	-	0	0	-	

Intersection						
Int Delay, s/veh	5.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	15	0	7	0	0	3
Future Vol, veh/h	15	0	7	0	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	0	8	0	0	3

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	11	8	0	8	0
Stage 1	8	-	-	-	-
Stage 2	3	-	-	-	-
Critical Hdwy	6.42	6.22	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	2.218	-
Pot Cap-1 Maneuver	1009	1074	-	1612	-
Stage 1	1015	-	-	-	-
Stage 2	1020	-	-	-	-
Platoon blocked, %			-		-
Mov Cap-1 Maneuver	1009	1074	-	1612	-
Mov Cap-2 Maneuver	1009	-	-	-	-
Stage 1	1015	-	-	-	-
Stage 2	1020	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1009	1612
HCM Lane V/C Ratio	-	-	0.016	-
HCM Control Delay (s)	-	-	8.6	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0



DCI2024-00023 JBRA CPD Memo.DOCX
DEPARTMENT OF COMMUNITY
DEVELOPMENT

Memo

To: Adam Mendez, Planner, Principal

From: Tim Brooks, Project Manager, DOT

Date: April 4, 2025

Subject: JBRA CPD (DCI2024-00023) Transportation-Related Analysis

Proposed Development

The memo only addresses items pertinent to the zoning action. Development Order related items, that were included in the analysis, will be reviewed at the time of DO. This application requests approval to rezone approximately 0.6 acres from Residential Two-Family Conservation (TFC-2) and Commercial (C-1) to Commercial Planned Development (CPD). To allow a maximum of 2,840 square feet of liquor store and an auxiliary parking lot.

Site Location

The site is adjacent to the intersection of Main St and San Carlos Blvd in unincorporated Fort Myers Beach, FL (24-46-23-01-00-006.0360, 24-46-23-01-00006.0020, & 24-46-23-01-00006.0010).

Site Access

The site will be accessed via 2 entrances on Main St and two one-way (one ingress & one egress for the primary MCP, and one only egress for the alternate MCP) driveways on South St. The liquor store and auxiliary parking lot sites will both provide interconnectivity to 19240 San Carlos Blvd (24-46-23-01-00006.0340). In the primary MCP, which has a larger auxiliary parking lot that is split between two parcels: there will be interconnectivity between these two parcels to have one connected parking lot. LCDOT recommends approval of deviations 2 & 8 for the following reason: Although the eastern driveway on Main St is not in an ideal location, the location is being moved back further away from the intersection of Main St & San Carlos Blvd and is being narrowed. This is a significant improvement given the existing condition of the site. The site is constrained by the size of the existing building relative to the size of the site. Additionally, interconnectivity is being provided to the parcel to the north which also provides interconnectivity to the proposed parking lot in this application.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed

project's new trip generation for weekday AM and PM peak hours and daily traffic volumes. LUC 090-Park and Ride Lot with Bus Service was used for the parking lot's trip generation.

Table 1: Trip Generation

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
2,840 SF Liquor Store (LUC 899)	1	1	2	41	40	81	541
33 Spaces Parking Lot (LUC 090)	22	6	28	5	15	20	139
Total Trips	23	7	30	46	55	101	680

Roadway Section Traffic Operation Level of Service Analysis

The proposed development was assumed to be completed by 2029 (build-out year). So, the roadway significantly impacted by the proposed development was analyzed for the horizon year 2029 without and with the proposed development (Table 2).

Table 2: Arterial/Collector Roadway Section(s) Adjacent to Site Expected to be Significantly Impacted by the Proposed Development

Roadway	Segment	Significant Impact Expected	Level of Service		
			Existing	Future	Future+ Project
San Carlos Blvd	N of Main St	No	C	C	C
	S of Main St	No	C	C	C

Roadway Intersection Traffic Operation Level of Service Analysis

Because the proposed site generates more than 100 trips, an intersection analysis was performed for the intersection of San Carlos Blvd & Main St. The Florida Dept. of Transportation (FDOT) is planning to install a signal at this intersection. It was found that the proposed trip generation did not decrease the LOS of the future intersection (C to C in PM peak hour). Intersection analysis of the access points on Main St and South St were also provided. Please see the traffic impact statement for more information.

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system as per LDC 34-145(d)(4)(a)(1)(d) & (e). However, please consider recommending the following condition be added to the zoning resolution:

“Interconnectivity and cross-access easements must be provided and constructed in accordance with the primary or alternate MCP. Both interconnects must be constructed prior to or concurrent

to C.C. of the proposed parking lots shown on the primary and alternate MCP. In the case that the alternate MCP is used, the auxiliary parking lot (24-46-23-01-00006.0020) must still provide a cross-access easement and construct an interconnect stub-out to the property to the south (24-46-23-01-00006.0010). If the property to the south ever redevelops, it must also provide interconnectivity/cross-access easement to the auxiliary parking lot at the time of development order."



Attachment I

GRAPHICAL SCALE

0 10 20



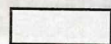
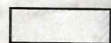
SCALE IN FEET

EXISTING BUILDING
(FORMER BREEZE BULLETIN)
2840 SF

MAIN STREET
(50' R/W)

PROPERTY BOUNDARY

LEGEND:

-  NEW ASPHALT
-  ASPHALT OVERLAY
-  FRONT DRIVER WHEEL PATH
-  FRONT PASSGENDER WHEEL PATH
-  REAR DRIVER SIDE WHEEL PATH
-  REAR PASSENGER SIDE WHEEL PATH

VEHICLE MANEUVERING SKETCH
FORMER BREEZE BULLETIN BUILDING

greensite
engineering, inc.
(239) 433-9498
WWW.GREENSITE-ENG.COM

DATE: 9/15/2024
FILE: 223912EX05.DWG
JOB NO: 223912
SHEET: 2



Attachment J

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

May 31, 2024

Via E-Mail

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

PATTY KULAK
RVI

Brian Hamman
District Four

28100 Bonita Grande Drive, Suite 300
Bonita Springs, FL 34135

Michael Greenwell
District Five

Dave Harner, II
County Manager

RE: Potable Water and Wastewater Availability
810 / 816 SOUTH ST & 19260 SAN CARLOS BLVD - Commercial
STRAP # 24-46-23-01-00006.0020 / 24/46/23/01/00006.0030/ 24-46-23/01/00006.0360

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

To whom this may concern:

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

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 426 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

May 31, 2024

Page 2

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

Sincerely,

LEE COUNTY UTILITIES

Judy Carlson
Utilities Project Manager,
New Development & Construction.





REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☒ Public Hearing - Additional Requirements for:
 - ☐ Development of Regional Impact (34-202(b)(1))
 - ☒ Planned Developments (34-202(b)(2))
 - ☐ Planned Development Amendment (34-202(b)(2))
 - ☐ Rezoning other than Planned Developments (34-202(b)(3))
 - ☐ Special Exceptions (34-202(b)(5))
 - ☐ Variances (34-202(b)(6))
 - ☐ Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
 - ☐ Private Recreational Facilities Planned Development (34-941(g))
- ☐ Development Order - Submittal Requirements (10-152)
 - ☐ Application Form and Contents (10-153)
 - ☐ Additional Required Submittals (10-154)
- ☐ Limited Review Development Order – Submittal Requirements (10-152)
 - ☐ Required Submittals (10-175)
- ☐ Administrative Action Application Requirements [34-203]

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 24-46-23-01-00006.0020, 24-46-23-01-00006.0030, and 24-46-23-01-00006.0360
 Name of Project: JBRA Package Sales

Name of Agent: Patty Kulak – RVI Planning + Landscape Architecture
 Street Address: 28100 Bonita Grande Drive, Suite 305
 City, State, Zip: Bonita Springs, FL 34135
 Phone Number: 239-908-3408 Email Address: PKulak@rviplanning.com

Name of Applicant*: JBRA Junior Land Holdings LLC
 Street Address: 3618 Fowler Street, Suite D
 City, State, Zip: Fort Myers, FL 33901
 Phone Number: (954) 854-3484 Email Address: Gal2701@aol.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
 PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-373(a)(4)(b)	Soil and Vegetation Map
#2	34-373(a)(4)(c)	FLUCCS Map
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)
See Attached.

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

Signature of Applicant

Date

.....

FOR STAFF USE ONLY

.....

DIRECTOR'S DECISION:

☐

Request Denied

☒

Request Approved

☐

Request Approved Per Attached Comments

Electronically signed on 7/10/2024 by
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Lee County Department of Community Development

Director Signature

Date