



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Honc 41 MPD

Request: Rezone from: IL and CG

To: MPD

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:

A request for a rezoning of 17.96 AC from IL and CG to MPD to allow for the development of 30,000 SF of commercial uses and 120,000 SF of industrial uses.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Honc Docks and Lifts, Inc.

Address: 1130 Pondella Rd #3

City, State, Zip: Cape Coral, FL 33909

Phone Number: _____

E-mail Address: _____

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: EnSite, Inc.

Contact Person: Cindy C. Leal Brizuela, AICP, MURP

Address: 2401 First St, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-226-0024

Email: CindyL@en-site.com

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

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: Honc Docks and Lifts, Inc.

Address: 1130 Pondella Rd #3

City, State, Zip: Cape Coral, FL 33909

Phone Number: _____

Email: _____

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

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

C. Multiple parcels:

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

☐ Property owners map. [34-202(a)(8)]

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

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

2. Date property was acquired by present owner(s): March 4, 2024

PART 3
PROPERTY INFORMATION

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

22-43-24-01-00001.0160

B. Street Address of Property: 17701 N Tamiami Trail

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

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

AND

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

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

OR

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

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

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

E. Current Zoning of Property: IL and CG

☐ 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: Vacant

2. Intended uses of property are: Commercial and Industrial

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>13.04</u>	Acres	<u>72.60</u>	% of Total
Wetlands	<u>4.92</u>	Acres	<u>27.39</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): _____ Feet
2. Depth (average if irregular parcel): _____ Feet
3. Total area: 17.96 Acres
4. Frontage on road or street: 1000 Feet on Tamiami Trail/US 41 Street
- 2nd Frontage on road or street: _____ Feet on _____ 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)** 17.96 **Acres**
1. Submerged land subject to tidal influence _____ Acres
 2.
 - a. Preserved freshwater wetlands _____ Acres
 - b. Impacted wetlands _____ Acres
 - c. Preserved saltwater wetlands _____ Acres
 - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) _____ Acres
 3. R-O-W providing access to non-residential uses _____ Acres
 4. Non-residential use areas ^{(1) (2)} 17.96 Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 17.96 **Acres**
- C. Gross residential acres. (A minus B) ⁽³⁾** 0 **Acres**
- D. Gross residential acres (by Land Use Category)**
1.
 - a. Intensive Development – upland _____ Acres
 - b. Intensive Development – preserved freshwater wetlands _____ Acres
 - c. Intensive Development – impacted wetlands _____ Acres
 2.
 - a. Central Urban – upland _____ Acres
 - b. Central Urban – preserved freshwater wetlands _____ Acres
 - c. Central Urban – impacted wetlands _____ Acres
 3.
 - a. Urban Community or Suburban – upland _____ Acres
 - b. Urban Community or Suburban – preserved freshwater wetlands _____ Acres
 - c. Urban Community or Suburban – impacted wetlands _____ Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal “C” above) 0 **Acres**

Notes:

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: _____

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

Note:

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

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

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		
	2. General Office		
	3. Retail		
	4. Other: <u>General Commercial</u>	35'	30,000
	5. TOTAL FLOOR AREA		30,000
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof	35'	120,000
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		120,000
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		

PART 7
ACTION REQUESTED

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

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

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

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

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

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

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

 2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	<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]

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

I, Dan Stovall (name), as Owner / President
 (owner/title) of Howe Parks & Leisure, Inc. (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]

Signature

2-12-25

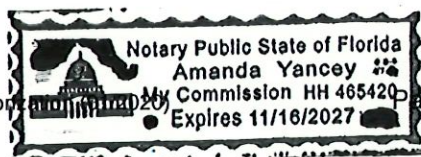
Date

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

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 2025, by Dan Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers license (type of identification) as identification.

STAMP/SEAL



[Signature]
 Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Daniel Stovall, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 22-43-24-01-00001.0160 and is the subject of an Application for a Comprehensive Plan amendment (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
DAN STOVALL - 11311 HOWARD RD, N.F.T. MYERS, FL	50%
DAMIAN HOWE - 14981 FLORIDA WAY, BOKEELIA, FL	50%

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



Property Owner

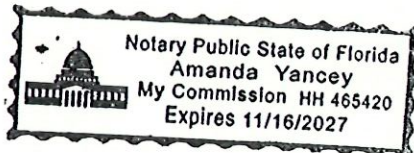
Daniel Stovall
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on February 17th 2025 (date) by Daniel Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

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



I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category however it is subject to a companion Comprehensive Plan Map Amendment to change the future land use category to Central Urban. The companion FLU amendment allows for industrial uses to take place on the site, consistent with the existing and proposed zoning. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the industrially-zoned portion of the site which comprises approximately 78% of the subject property. The companion FLU application is CPA2025-00001.

II. REQUEST

This rezoning request to Mixed Use Planned Development (MPD) would allow for the development of 30,000 SF of commercial uses and 120,000 SF of industrial uses to take place across the property after adoption of the companion Comprehensive Plan Map Amendment. The MPD is further separated into two (2) tracts; one (1) for the commercial development area and one (1) for the industrial development area. Access is proposed via one (1) right-in, right-out entrance on N Tamiami Trail/US 41.



Figure 1. Aerial of Subject Property

III. SURROUNDING LAND USES & COMPATIBILITY

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

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	Auto repair and service	CPD	Suburban	Lee County
EAST	Commercial/General Office	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership	C-2, AG-2	Suburban	Lee County
WEST	Residential (Isles of Porto Vista)	RML	Mixed Use	Cape Coral

Table 1. Surrounding Land Uses

The subject property abuts N Tamiami Trail to the east which is a state-maintained five (5) lane arterial with a median were adjacent to the property. Further east is a CPD-zoned office space, east of which is the Sabal Springs residential community. Sabal Springs is made up of 210 single-family homes and a central golf course. The community’s primary entrance is Sabal Springs Blvd where it abuts N Tamiami Trail and there is a secondary point of ingress/egress located along Del Prado Blvd N.

To the north of the subject property is another CPD-zoned parcel which was approved for auto repair and servicing uses via Z-92-016. To the west of the subject property is the City of Cape Coral’s Isles of Porto Vista, a residential community consisting of approximately 33 townhome buildings with an estimated 5 units per building, totaling approximately 165 residential dwelling units. It should be noted that the subject property abuts the development’s buffered stormwater system, therefore no residential units directly abut the subject property due to this configuration. This community and surrounding residences are located within the City of Cape Coral’s Mixed Use future land use category which allows for 25 du/AC and a FAR of 1.0 for non-residential development, this category allows for “compound use residences” and promotes vertical mixed use in appropriate locations throughout the City. To the south of the subject property is a commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the parcel is a golf cart dealership.

The assortment of surrounding uses are attributed to the parcel’s location along a major transportation corridor, N Tamiami Trail, as well as the configuration of the City of Cape Coral’s adjacent boundary. The proposed rezoning request is not only consistent with the existing and planned surrounding land uses but it also complimentary to the US 41 transportation corridor by promoting employment opportunities adjacent to the arterial roadway. This configuration diverts trips through residential neighborhoods and areas as well as promotes a healthy traffic pattern.

IV. LEE PLAN ANALYSIS

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

Policy 1.1.3: The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Lee Plan describes the Central Urban category as the most heavily settled with the highest range of public services. This category permits light industrial uses and encourages mixed-use where appropriate. The Planned Development zoning application is inclusive of a master concept plan which depicts the proposed development, associated with this MCP is a Schedule of Uses which is catered to the site and further specifies the commercial and industrial development program for the property.

Objective 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The property’s location along N Tamiami Trail, a state-maintained arterial, supports Objective 2.1 by allowing for future development of the site to have readily available access to a number of utilities and services. Additionally, the subject property is located within the North Fort Myers community and abuts the City of Cape Coral, this unique location allows for residents of either community to easily traverse through N Tamiami Trail or Del Prado Blvd N, major roads in each respective community, in order to access the site.

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

The subject property is surrounded by development and fits the definition of infill development per the Lee Plan. Infill projects already have public services available, making them ideal for development in terms of timing.

Goal 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.

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

Standard 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).**
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4A), then the development must be connected to that utility.**
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.**
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.**
- 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.**
- 6. If a development lies outside any service area as described above, the developer may:**
 - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;**
 - establish a community water system for the development; or**
 - develop at an intensity that does not require a community water system.**

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

As outlined in Standard 4.1.1(1) any commercial or industrial project exceeding 30,000 SF of gross floor area per parcel must connect to public water. The MPD request for industrial and commercial development is in excess of 30,000 SF, therefore the subject property will be complying with this standard by connecting to public water as further supported by the Lee County Utilities Letter of Availability.

Standard 4.1.2: SEWER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.**
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.**
- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.**
- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, on or after April 16, 2024 the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.**
- 5. If a development lies outside any service area as described above, the developer may:**
 - request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;**
 - establish a self-provided sanitary sewer system for the development;**
 - develop at an intensity that does not require sanitary sewer service; or**
 - if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.**

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

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

Standard 4.1.4: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.**
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.**
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.**

An environmental assessment of the site was conducted in November 2023 by Pennoni and the findings resulted in the conclusion that the property is heavily impacted by exotic vegetation. There are approximately 4.82 acres of wetlands across the site and these lands feature exotic infestation with portions of the wetlands consisting solely of melaleuca or disturbed lands. The uplands on the site feature a similar range of exotic infestation; pine flatwoods are found on site but are made up of nearly 51-75% exotics and the area described as a palm hammock is made up of 26-50% exotic vegetation. A jurisdictional wetland determination has been obtained from South Florida Water Management District.

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

The rezoning is being pursued as a Planned Development which further defines the development parameters for the limited commercial uses being proposed while allowing for flexibility for future commercial tenants which would further support nearby patrons. The subject property's current split zoning allows for commercial uses to be located along the eastern portion of the site, abutting N

Tamiami Trail. The site's current partial commercial zoning along the arterial was previously impacted by a right-of-way taking which has resulted in a reduced depth for the commercially zoned area. As currently configured, the site's narrow commercial zoning promotes strip commercial development. The planned development zoning application alters this configuration by creating additional depth for commercial tracts, effectively creating commercial outparcels to the industrial portion of the development. This creates a gradual transition from the more intense industrial uses proposed on the western portion of the site to more service/retail-oriented commercial being proposed along the eastern portion of the site abutting N Tamiami Trail. This configuration further separates any future industrial uses from the Sabal Springs residential community to the east of N Tamiami Trail.

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

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

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed PD rezone clarifies the location and square footage of commercial uses which would provide additional growth in the North Fort Myers community at an appropriate location. This policy also requires that the proposed commercial uses be supported by public facilities; the property has direct access onto N Tamiami Trail which is a four-lane to five-lane state-maintained arterial roadway. Additionally, the project will be supported by urban services via Lee County Utilities for potable water and FGUA for sanitary sewer as noted in the provided Letter of Availability from LCU and Letter of Availability from FGUA.

Policy 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

Policy 6.1.5 protects the traffic-carrying capacity of roads and streets from incompatible commercial development. The companion Traffic Impact Study supports the assessment that the uses will not trigger a level of service deficiency for the adjacent road network. Alternatively, the proposed reconfiguration of uses and intensities results in a reduction in the maximum trip generation of the project via the partial conversion from commercial to industrial uses, which generally generate less trips.

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

Policy 6.1.6 requires commercial developments to “provide adequate and appropriate landscaping, open space, and buffering.” The MPD is inclusive of a Master Concept Plan which outlines the landscaping including open space and buffering being proposed. The project will provide appropriate landscaping, open space, and buffering as consistent with the Land Development Code. Architectural standards are reviewed at time of development order and are further governed by Chapter 33 regarding the North Fort Myers Commercial Corridor.

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.

N Tamiami Trail features a mixture of commercial, industrial, and residential uses throughout the transportation corridor. There are heavy commercial uses to the north of the site which services automobiles and appears to have an outdoor storage component based off recent aerials. Additionally, the property to the south of the site is a golf cart dealership which also features an outdoor/display component. The subject property abuts N Tamiami Trail to the east and further east are residential uses. Residential uses are also located to the west of the subject property. This combination of abutting residential and commercial uses is addressed in the companion PD rezone’s Master Concept Plan. This plan further defines the project’s development program including open space, buffering, and setbacks, all of which are considered with the existing surrounding uses at the forefront. Additionally, the increased depth of the commercial tracts when compared to the existing commercially zoned portion of the site promotes the development of outparcels instead of the strip development currently supported by the narrow commercial zoning.

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

Consistent with Policy 6.1.8, the subject property is not located near an existing or planned school.

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

The rezoning is being pursued as a Planned Development which further defines the development parameters for the limited industrial uses being proposed. The industrial uses being proposed are visibly shielded from pass-by traffic through the site’s configuration as well as buffering and landscaping. The uses being proposed are also tailored to the site as further noted in the Schedule of Uses.

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

The industrial uses proposed are further defined by the Schedule of Uses. The site's location along an arterial supports the ability to easily access the site without having to traverse through residential corridors or communities. The location being proximate to Cape Coral and being located within the North Fort Myers community facilitates the commute for current and future employees who reside in either the City of Cape Coral or North Fort Myers. As described above, the mixture of surrounding adjacent uses have further defined the proposed buffers and setbacks which promote compatibility with the subject property's adjacent land uses.

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

The availability of planned services and facilities have been confirmed from numerous agencies via the supporting Letters of Availability which have been provided to the County for review. These agencies include LCU for water, FGUA for sewer, Lee County Solid Waste, the Lee County's Sheriff's Office, and the local fire department.

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

Consistent with the LDC, buffering and screening from the adjacent residential will be achieved to address site compatibility. Additionally, due to the incorporation of commercial outparcels on the companion rezoning's Master Concept Plan, there won't be visibility to the industrial area from N Tamiami Trail given the commercial outparcels proposed between the industrial area and N Tamiami Trail.

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

The subject property's location along N Tamiami Trail, a major transportation corridor, allows for any potential associated industrial traffic to be directed through the roadway and away from local streets feeding into predominantly residential areas.

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

The subject property's location within the North Fort Myers Community will improve the economic vitality of the community; a major local business would be relocating their 6.5-acre headquarters in Cape Coral to North Fort Myers. This is an enhancement to the local economy of North Fort Myers and supports the business' growth which ultimately brings jobs to the community that currently requires North Fort Myers employees to traverse across the community via Pondella Road.

Policy 30.3.1: Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard.

The property's frontage along N Tamiami Trail would traditionally require it to feature a 15-foot wide Type D right-of-way buffer along the frontage. Per LDC Table 10-416(d)(4), the Type D buffer requires a minimum of five (5) trees and a double-staggered hedge per 100 linear feet. However, Lee Plan 30.2.6 allows for developments within the Commercial Corridor Overlay (such as the proposed) to utilize the development standards for the Mixed-Use Overlay. Per LDC Sec. 10-425(f)(1) the buffer adjacent to the roadway is required to be 5-feet wide and planted with five (5) trees per 100-linear feet.

Policy 124.1.2: The County's wetlands protection regulations will be consistent with the following:

- 1. The County will not undertake an independent review at the development order stage of impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.**
- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.**
- 3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.**
- 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.**
- 5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.**
- 6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.**

Consistent with the above policy's points one (1) through three (3), the subject property has obtained a Jurisdictional Wetland Determination from South Florida Water Management District. The companion Master Concept Plan further depicts compliance with point four (4) above. The Applicant acknowledges points five (5) and six (6) – more specifically, that any non-residential land uses proposed on wetlands that have been or will be impacted will be consistent with the non-residential land uses permitted in the central urban FLU as this is proposed to be the immediately adjacent and least intense and upland category.

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

The project has obtained a JD from SFWMD consistent with the requirements of local Development Order permitting. Additionally, a surface water management plan has been provided to further describe surface water flows, groundwater levels and lake levels.

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

The proposed rezoning would allow for expansion of a currently operational business located within Southwest Florida. By aggregating to the business' operational acreage, which is currently in Cape Coral and is under 7 acres, additional employment opportunities may be achieved, furthering economic diversity and stability in the region.

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

The proposed MPD rezoning is consistent with this goal by supporting business and industry in a location where public services are readily available. N Tamiami Trail is a major transportation corridor for the North Fort Myers community, connecting it with the City of Fort Myers to the south and Charlotte County to the north. Improvements to sites with readily available infrastructure promote commerce, ensuring economic stability, in appropriate locations.

Goal 4: A diverse regional economy.

The rezoning would allow for the expansion of both, industrial and commercial services at a location where these uses were previously programmed as noted by the underlying zoning districts.

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

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

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

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

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

V. CONCLUSION

The proposed MPD rezoning is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The rezoning from two (2) conventional districts to one (1) MPD with two (2) tracts would allow for the development of the site in manner that negates strip development and would greatly enhance local economic diversity as well as promote economic stability and allow for infill development to take place at a location already previously slated for industrial and commercial uses where public facilities and urban services are capable of servicing the site.

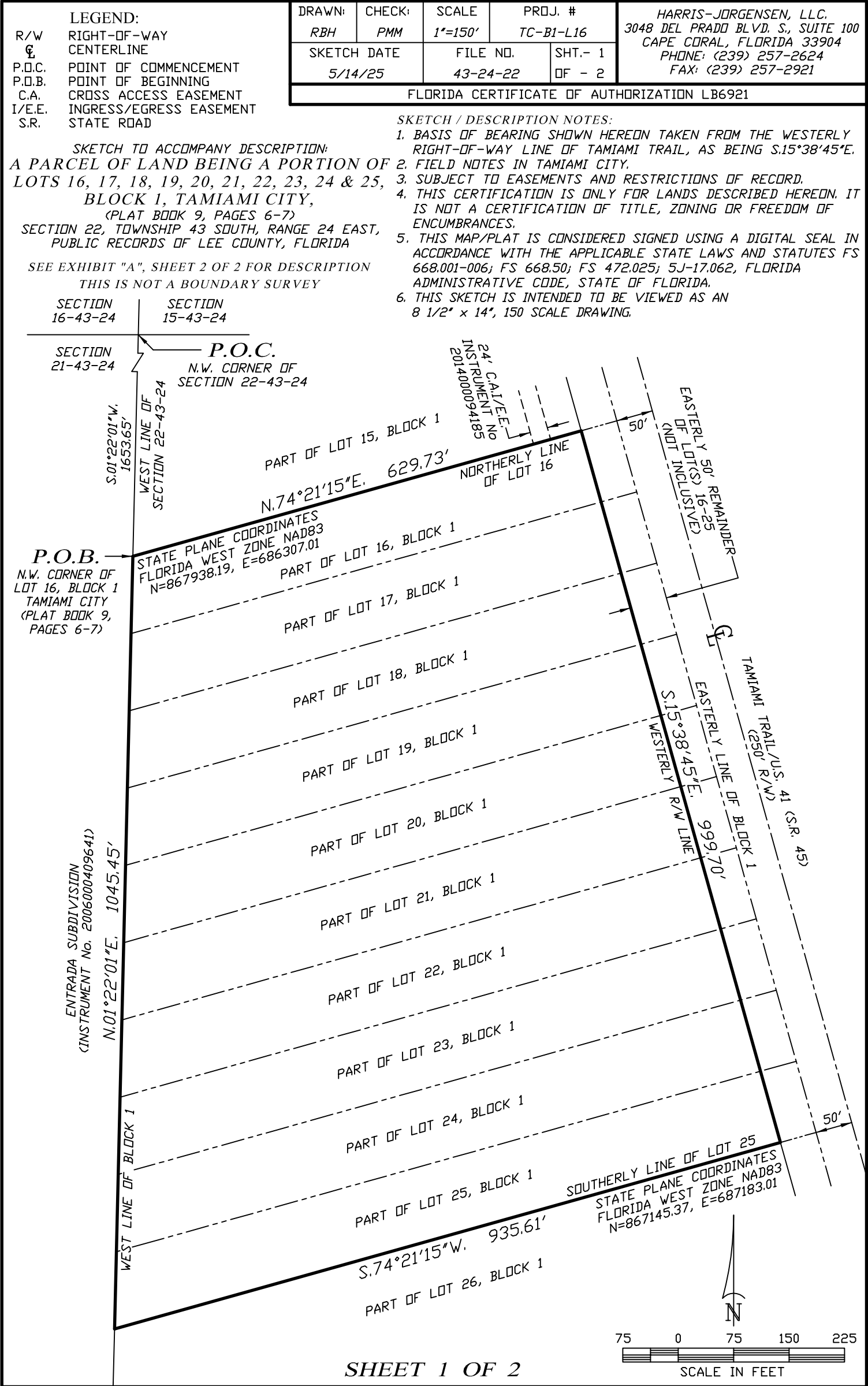
Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.



Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Honc Docks & Lifts
Henderson Franklin



DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"**A PARCEL OF LAND BEING A PORTION OF
LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25,
BLOCK 1, TAMIAMI CITY,**

(PLAT BOOK 9, PAGES 6-7)
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, AS RECORDED IN PLAT BOOK 9, PAGES 6 THROUGH 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN S.01°22'01"W. ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE AFORESAID LOT 16, BLOCK 1, FOR 1,653.65 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.74°21'15"E. ALONG THE NORTHERLY LINE OF SAID LOT 16 TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL (U.S. 41 / S.R. 45, 250.00 FEET WIDE), LYING 50.00 FEET WESTERLY OF THE EASTERLY LINE OF THE AFORESAID BLOCK 1, FOR 629.73 FEET; THENCE RUN S.15°38'45"E., 50.00 FEET WESTERLY, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO SAID EASTERLY LINE OF BLOCK 1, TO A POINT ALONG THE SOUTHERLY LINE OF THE AFORESAID LOT 25, FOR 999.70 FEET; THENCE RUN S.74°21'15"W. ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID BLOCK 1, BEING A POINT ALONG THE AFORESAID WEST LINE OF SECTION 22, FOR 935.61 FEET; THENCE RUN N.01°22'01"E. ALONG SAID WEST LINE OF BLOCK 1 AND SECTION 22, FOR 1045.45 FEET; TO THE POINT OF BEGINNING.

CONTAINING 782,432 SQUARE FEET OR 17.96 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEING S.01°22'01"W.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
MAY 14, 2025

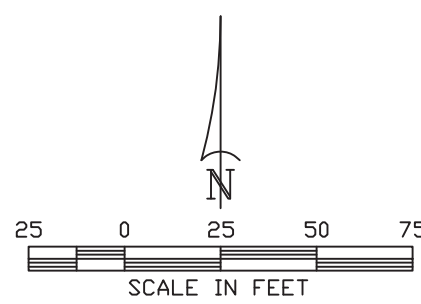
SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREDIN TAKEN FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMAMI TRAIL, AS BEING "ASSUMED" S15°38'45"E.
2. FIELD NOTES IN TAMAMI CITY.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDIN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON PROPERTY INFORMATION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 110152418, DATED 10/25/2023 AT 8:00 AM.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES: FS 668.001-0061, FS 668.501, FS 472.025, 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 50 SCALE DRAWING.
9. BENCHMARK DERIVED FROM GPS FDOT RTK NETWORK FFRN 0124 ELEVATION 35.62' NAVD83.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
11. FLOOD ZONE: "X" ELEVATION: N/A COMMUNITY No: 125124 PANEL No: 0260 SUFFIX --- G REVISION DATE: 11/17/2022 MAP NUMBER: 12071C0260G

THIS SURVEY IS CERTIFIED TO:
ENSITE, INC.

BOUNDARY SURVEY OF
**PART OF LOTS 16 THRU 25
BLOCK 1, TAMAMI CITY**

A SUBDIVISION LYING IN
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST
(PLAT BOOK 9, PAGES 6 AND 7)
LEE COUNTY, FLORIDA



DESCRIPTION: (PROPERTY INFORMATION REPORT)

TAMAMI CITY BLK 1 PB 9 PG 6 LOTS 16 THRU 25 INCL. LESS 550 FT R/W

DESCRIPTION: (PER INSTRUMENT No. 201900028807)

TAMAMI CITY S/D, BLOCK 1, LOTS 16 THROUGH 25, INCLUSIVE, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 9, PAGES 6 AND 7, LESS THE EASTERLY 50' FOR RIGHT-OF-WAY OF STATE ROAD 45. DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, AS RECORDED IN PLAT BOOK 9, PAGES 6 THROUGH 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN S01°22'01"W, ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE AFORESAID LOT 16, BLOCK 1, FOR 1,653.65 FEET, FOR A POINT OF BEGINNING; THENCE RUN N74°21'15"E, ALONG THE NORTHERLY LINE OF SAID LOT 16 TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TAMAMI TRAIL (U.S. 41 / S.R. 45, 250.00 FEET WIDE), LYING 500.00 FEET WESTERLY OF THE EASTERLY LINE OF THE AFORESAID BLOCK, FOR 629.73 FEET; THENCE RUN S15°38'45"E, 500.00 FEET WESTERLY, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO SAID EASTERLY LINE OF BLOCK 1 TO A POINT ALONG THE SOUTHERLY LINE OF THE AFORESAID LOT 25, FOR 999.70 FEET; THENCE RUN S74°21'15"W, ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID BLOCK 1, BEING A POINT ALONG THE AFORESAID WEST LINE OF SECTION 22, FOR 935.61 FEET; THENCE RUN NORTHWEST, ALONG SAID WEST LINE OF BLOCK 1 AND SECTION 22, FOR 1045.45 FEET, TO THE POINT OF BEGINNING, CONTAINING 782,432 SQUARE FEET OR 17.96 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEING S01°22'01"W.

THIS DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE PROPERTY INFORMATION REPORT.

- LEGEND:
- SET #4 IRON ROD (CAP LB #6921)
 - FOUND IRON ROD (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - LAKE MAINTENANCE EASEMENT
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (P) AS MEASURED
 - (D) AS PER PLAT
 - (C) AS PER DEED
 - (L) CURVE NUMBER
 - (L) LINE NUMBER
 - (L) RIGHT-OF-WAY
 - CENTERLINE
 - ADA
 - AMERICANS DISABILITIES ACT
 - REINFORCED CONCRETE PIPE
 - ORANGE PAINT
 - RECLAIM WATER BOX
 - W.M.
 - WATER METER
 - V.V.
 - FIRE HYDRANT
 - D/H
 - OVERHEAD POWER
 - P.P.
 - POWER POLE
 - G.A.W.
 - GUY ANCHOR & WIRE
 - E.B.
 - ELECTRIC BOX
 - C.T.B.
 - CABLE TELEVISION BOX
 - TELEPHONE SERVICE BDX
 - NAIL & DISK
 - N.T.
 - NAIL & TINTAB
 - ELEV.
 - B.M.
 - BENCHMARK
 - TYPICAL ELEVATION
 - AIR CONDITIONER
 - A/C
 - WATER SYSTEM
 - P.E.
 - P.O.L.
 - F.P.
 - FIBER POST
 - M.E.S.
 - MITERED END SECTION
 - F.P.
 - FIBER POST
 - A.R.V.
 - AIR RELEASE VALVE
 - O.P.
 - ORANGE PAINT
 - O.P.
 - ORANGE FLAG
 - G.P.
 - GATE POST



REVISED	DESCRIPTION	BY	DATE
1/6/24	PER PROPERTY INFO REPORT	FBH	1/6/24
6/26/24	ADDED TOPOGRAPHY	RLB	6/26/24
5/16/25	ADDED DESCRIPTION	FBH	5/16/25
DATE OF LAST FIELD WORK: 6/26/2024			
DRAWN	CHECK	SCALE	PROJ. #
RLB	PMW	1"=50'	TC-B1-116
SURVEY DATE	FILE NO.	SHT. -	1
11/25/2023	43-24-22	OF -	1
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			

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

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

Digitally signed by Phillip M. Mould, LS6515, State of Florida
Date: 2025.05.16 08:15:07
S:0000

TITLE CERTIFICATION/PLAT PROPERTY INFORMATION REPORT

Showing Information Required by Lee County Land Development Code Section 34-202(a).

Issuer: Attorneys' Title Fund Services, Inc.
Recipient: Roetzel & Address, L.P.A.

Fund File Number: 1645897

Provided For: Roetzel & Address, L.P.A.

Agent's File Reference: 133742.0082

Effective Date of Search: May 22, 2025 at 11:00 PM

Description of Real Property Situated in Lee County, Florida:

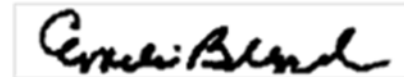
See Exhibit A

Record Title Vested in:

Honc Docks and Lifts, Inc., a Florida corporation by Special Warranty Deed recorded in Clerk's File Number [2024 - 64927](#), Public Records of Lee County, Florida.

Prepared Date: June 4, 2025

Attorneys' Title Fund Services, Inc.



Prepared by: Jo Anne Young, Senior Examiner
Email Address: jyoung@thefund.com

By: _____
Cyndi Bolyard, Branch Manager

TITLE CERTIFICATION/PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1645897

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

1. Mortgage to First-Citizens Bank & Trust Company, mortgagee(s), recorded in Clerk's File Number [2024 - 64928](#), Public Records of Lee County, Florida.

Other encumbrances affecting the title:

1. General or special taxes and assessments required to be paid for the year(s) 2024.
2. All matters contained on the Plat of Tamiami City, as recorded in Plat Book [9, Page 6](#), Public Records of Lee County, Florida.
3. Perpetual Utility Easement Grant and Indemnity Agreement recorded in O.R. Book [1902, Page 4401](#), Public Records of Lee County, Florida.
4. Easement Deed recorded in Instrument Number [2014-94185](#), Public Records of Lee County, Florida.
5. Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2025-42897](#), Public Records of Lee County, Florida.
6. The subject land lies within the boundaries for mandatory garbage collection; Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book [2189, Page 3281](#), amended by Ordinance No. 86-38 in O.R. Book [2189, Page 3334](#), Public Records of Lee County, Florida, and further amended by Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection, imposition of special assessments, and lien rights.
7. Rights of the lessees under unrecorded leases.

This search is provided pursuant to the requirements of Lee County Land Development Code Section 34-202(a) for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by Lee County Land Development Code Section 34-202(a), and is not to be relied upon by any other group or person for any other purpose.

The information contained herein is furnished for information only.

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

TITLE CERTIFICATION/PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1645897

Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 1, Tamiami City, according to the map or plat thereof as recorded in Plat Book [9, Page 6](#), Public Records of Lee County, Florida. less the Easterly 50 feet for right-of-way of State Road 45.

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



Mixed Use Planned Development
PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

INDUSTRIAL TRACT

INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

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



HONC 41
Mixed Use Planned Development
SCHEDULE OF DEVIATIONS

No deviations are proposed at this time.

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



Commercial Tract

Accessory uses and structures
 Administrative Offices
 Animal Clinic
 ATM
 Banks and financial establishments, all groups
 Boat parts store
 Broadcast studio, commercial radio and television
 Building materials sales
 Business services, all groups
 Caretaker's residence
 Car wash
 Clothing stores, general
 Clubs:
 Fraternal, membership organization,
 Private
 Contractors and builders, all groups
 Convenience food and beverage store
 Day care center, child, adult
 Drive through facility for any permitted use
 Drugstore, pharmacy
 Entrance gates and gatehouse
 EMS, fire or sheriff's station
 Essential services
 Excavation
 Water retention
 Fences, walls
 Gift and souvenir shop
 Hardware store
 Healthcare facilities,
 Group I
 Hobby, toy and game shops
 Household and office furnishings, all groups
 Insurance companies
 Lawn and garden supply stores
 Medical office
 Mobile home dealers
 Nonstore retailers, Group I
 Parcel and express services
 Package store
 Parking lot:
 Accessory
 Temporary
 Personal services, all groups
 Pet services
 Pet shop
 Plant nursery
 Post office
 Printing and publishing
 Real estate sales office

Recreation facilities, commercial
 Group I
 Group IV
Rental or leasing establishment,
 Group I
 Group II
 Group III
Repair shops,
 Group I
 Group II
 Group III
Restaurant, fast food
Restaurants, all groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools:
 Commercial
Signs in accordance with Ch 30
Specialty retail shops,
 Group I
 Group II
 Group III
Studios
Temporary uses
Theater, indoor or outdoor (drive-in)
Transportation services,
 Group II
Used merchandise stores,
 Group I
 Group II
Variety store
Vehicle and equipment dealers,
 Group I
 Group II

Industrial Tract

Accessory uses and structures
Administrative Offices
ATM
Automobile repair and service, all groups
Automobile service station
Boats:
 Boat repair and service
 Boatyard
Building materials sales
Business services
 Group II
Cleaning and maintenance services
Cold storage, pre-cooling warehouse and processing plant
Computer and data processing services
Contractors and builders, all groups
Drive through facility for any permitted use
Entrance gates and gatehouse
Essential services
Excavation
 Water retention
Factory outlets (point of manufacture only)
Farm equipment, sales, storage, rental or service
Fences, walls

Freight and cargo handling establishments

Parcel and express services

Parking lot:

Accessory

Temporary

Processing or packaging for agricultural or fish products

Processing and warehousing

Recycling facility

Rental or leasing establishment, all groups

Repair shops, all groups

Research and development laboratories

Group I

Group IV

Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises

Signs in accordance with Ch 30

Storage:

Indoor

Open Storage

Transportation services,

Groups II and IV

Vehicle and equipment dealers, all groups

Warehouse

High cube

Hybrid

Mini-warehouse

Private

Public

Wholesale establishments,

Group I

Group III

Group IV

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



A public information session has been scheduled for July 1, 2025. More information is forthcoming.

17701 N. Tamiami Trail, North Fort Myers, Florida

Environmental Assessment November 2023

Prepared for:

EnSite

Prepared by:

**Pennoni Associates Inc.
4706 Chiquita Blvd. S – 200 E02
Cape Coral, FL 33914
(239) 446-7686
COlson@Pennoni.com**



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Attachments
Attachment 1: Location Map
Atachment 2: Aerial Map
Attachment 3: FLUCFCS Map
Attachment 4: Soils Map
Attachment 5: USGS Quad Map
Attachment 6: Protected Species Survey Map
Attachment 7: Eagle Buffer Zone Map
Attachment 8: National Wetalnds Inventory Map

Project Purpose / Location

A due diligence site survey for a single parcel approximating 19.36 acres in North Fort Myers, Lee County with the STRAP #22-43-24-01-00001.0160, was conducted in November 2023. The parcel is west of N. Tamiami Trail and northeast of De Navarra Parkway and south of Del Prado Boulevard North. The parcels to the north and south are developed and the parcel to the west is undeveloped. The parcel is located within Section 22, Township 43 South, and Range 24 East.

Site Conditions

The parcels are located on undeveloped land in North Fort Myers (Lee County) and are a mixture of uplands and wetlands disturbed by invasive exotic plant infestations.

Vegetation Communities / FLUCFCS Codes

The cover and vegetation associations for the project area were verified and delineated using 2023 aerial photography (1" = 200") and on-site field investigations. The cover and vegetation assemblages were classified according to levels III and IV of the Florida Land Use, Cover and Forms Classification System, also known as FLUCFCS (FDOT 1999). An aerial and exhibit with FLUCFCS overlay is attached to this report. The following table outlines the FLUCFCS codes identified within the project area, followed by detailed descriptions below.

The majority (15.09 acres) of the site contains wetlands heavily impacted by nonnative invasive species. Other areas include mesic pine flatwoods, a small palm hammock and a ditch.

Table 1. FLUCFCS Codes within the Project Area

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Palm Hammock (Exotics 26-50%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric Pine Flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Total: 19.36 acres**LEGEND**

N = Non-Wetland
 NJD = Non-Jurisdictional Wetlands or Waters of the U.S.
 W = Wetland
 OSW = Other Surface Waters
 WUS = Waters of the U.S.

FLUCFCS Code: 411-E3 Pine Flatwoods (2.75 acres)

The northwest corner of the site contains pine flatwoods invaded by invasive exotic plants. No obligate wetland plants, buttressing, nor adventitious roots were observed within this community. Dominant canopy species include slash pine (*Pinus elliottii* var *densa*), melaleuca (*Melaleuca quinquenervia*), Java plum (*Syzygium cumini*) and Brazilian pepper (*Schinus terebinthifolius*). Less dominant canopy and midstory trees include earleaf acacia (*Acacia auriculiformis*) and Australian pines (*Casuarina equisetifolia*). Mid and understory plants include saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), carrotwood (*Cupaniopsis anacardioides*), climbing cassia (*Senna pendula*), beauty berry (*Callicarpa americana*), caesarsweed (*Urena lobata*), bracken fern (*Pteridium aquilinum*) and chamber bitter (*Phyllanthus urinaria*). Vines include muscadine grape (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), poison ivy (*Toxicodendron radicans*) and rosary pea (*Abrus precatorius*).

FLUCFCS Code: 428E2 - Palm Hammock (0.33 acres)

The palm hammock is dominated by cabbage palms (*Sabal palmetto*), over an understory of beauty berry (*Callicarpa americana*), myrsine (*Myrsine guianensis*), and woods grass (*Oplismenus*

hirtellus). Golden polypody (*Phlebodium aureum*) and shoestring fern (*Vittaria lenata*) are on the palm trunks and boots.

FLUCFCS Code: 510-Ditch (0.72 acres)

A ditch parallels US 41 but is within the property boundary. Plants within the ditch include water hyacinth (*Eichhornia crassipes*), marshweed (*Limnophila* sp.) and common reed (*Phragmites australis*).

FLUCFCS Code: 619-Melaleuca (3.27 acres)

Melaleuca occurs in the southern portion of the site and occurs almost as a pure stand. The melaleucas are buttressed and have adventitious rooting. Widely scattered native trees include buttressed slash pines and young laurel oaks. The understory is largely bare with rafted debris. Scattered plants within the midstory include Senegal date palm (*Phoenix reclinata*), salt bush (*Baccharis halimifolia*), wax myrtle and ferns.

FLUCFCS Code: 625 E2-Hydric Flatwoods (9.52 acres)

Hydric flatwoods dominate the property. The plants within this community are similar to the pine flatwoods but with more melaleuca and fewer earleaf acacia, Australian pines and Brazilian pepper. laurel oaks (*Quercus hemisphaerica*), swamp sedge (*Cyperus ligularis*), swamp fern (*Blechnum serrulatum*) and Old-World climbing fern (*Lygodium microphyllum*) also occur.

FLUCFCS Code: 641 E2-Freshwater Marsh (0.77 acres)

The freshwater marsh is dominated by grasses including maidencane (*Panicum hemitomon*) and para grass (*Brachiaria mutica*). Other plants on the edges include pickerelweed (*Pontederia cordata*) duck potato (*Sagittaria latifolia*), Alligator flag (*Thalia geniculata*), Carolina pony foot (*Dichondra carolinensis*), fleabane (*Erigeron* sp.), horned beakrush (*Rhynchospora inundata*) and broomsedge (*Andropogon glomeratus*).

FLUCFCS Code: 740H- Disturbed Land Hydric(1.53 acres)

A mowed area occurs between the ditch and the forested portion of the property. Vegetation is a mixture of hydric and non-hydric vegetation and includes Spanish needles (*Bidens alba*), Florida snow (*Richardia grandiflora*), chocolate weed (*Melochia corchorifolia*), Caesarweed, Spermacoce (*Spermacoce verticillata*), love grass (*Eragrostis* sp.), whitetop sedge (*Rhynchospora colorata*),

broomgrass (*Andropogon virginicus*), broomsedge, smut grass (*Sporobolus indicus*), torpedo grass (*Panicum repens*), guinea grass (*Megathyrsus maximum*), cogongrass (*Imperata cylindrica*) and multiple beaksedges (*Rhynchospora* spp.) and *Cyperus* sedges.

FLUCFCS Code: 814 Roads - (0.47 acres)

A small portion of the site includes US 41 and its right of way.

Soils

The soil types that occur or occurred historically within the proposed project area was determined using the Natural Resource Conservation Service (NRCS) Geographic Information System soil layer. The site is comprised of Isles fine sand-frequently ponded (#39), Wabasso sand, limestone substratum (#42), Copeland fine sandy loam, frequently ponded (45), Cypress lake fine sand, slough (#74) and Wabasso sand, Limestone substratum-Urban land complex (#138). Both types of Wabasso sand (42 and 138) are categorized as non-hydric soils while the other three soils mapped on site are hydric. A soils map is attached to this report.

Wetlands and Other Surface Waters (OSW)

The limits of potential SFWMD and federal 404 jurisdictional wetlands have been identified in the field (see the attached FLUCFCS Map). The extent of the potential jurisdictional wetlands was established using the “Delineation of the Landward Extent of Wetlands and Surface Waters” (Chapter 62-340, Florida Administrative Code (F.A.C.) methodology. The wetland limits for the project have not yet been field verified by the SFWMD or the Florida Department of Environmental Protection (FDEP) who have assumed jurisdiction of federal 404 wetlands and Waters of the United States (WOTUS) in this area of the State of Florida. State regulatory agency personnel will have to approve the wetland limits through a jurisdictional wetland determination and therefore, the wetland limits are subject to change. A jurisdictional wetland determination can be accomplished through a Formal or Informal Jurisdictional Wetland Determination Application or through the Environmental Resource Permitting process. The site contains state jurisdictional wetlands; however, the on-site wetlands may not be considered federally jurisdictional due to their isolation and/or lack of connection to navigable waters.

Listed Species

A protected species survey was conducted on the property by Pennoni Associates Inc. environmental scientists on November 6, 2023. Meandering pedestrian transects were utilized to cover a minimum 80% coverage of the project area in accordance with methodologies outlined by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The purpose of the survey was to identify and document the presence of listed species inhabiting the site that are regulated by the FWS and the FWC. No state or federally listed species, nor their sign, were observed on site.

No gopher tortoise (*Gopherus polyphemus*), their burrows nor scat were observed within the property limits. An updated 100% coverage gopher tortoise survey may be required within 90 days of construction. If tortoise burrows are found, a Relocation Permit from the FWC will be required prior to any impacts proposed within 25' of a potentially occupied (active and inactive) gopher tortoise burrow. Burrows must be excavated per FWC Guidelines and any recovered tortoises relocated to an approved recipient site.

The property is outside the FWS designated Florida panther (*Puma concolor coryi*) focus areas and no panthers nor their sign were observed.

Trees on the parcel were surveyed for cavities that could be utilized by the federally endangered Florida bonneted bat (*Eumops floridanus*). The Florida bonneted bat roost site survey consisted of onsite observations of dead trees and snags with hollows, crevices, loose bark, and/or cavities and the inspection of cabbage palms to the extent possible, as no red-cockaded woodpecker (*Picoides borealis*) cavity trees, bridges, overpasses or other man-made structures exist onsite that may provide suitable roosting habitat. Cavity trees were observed onsite, however no evidence of Florida bonneted bat roosting was found during the site inspection. Updated surveys may be required by the permitting agencies prior to construction. The parcel is outside of proposed designated critical habitat.

While none was observed, suitable habitat for the federally threatened Eastern indigo snake (*Drymarchon corais couperi*) is present onsite. Potential impacts to this species can be minimized through the implementation of the FWS Standard Protection Measures for the Eastern Indigo Snake.

The closest identified bald eagle (*Haliaeetus leucocephalus*) nest (LE939) is located 0.81 miles to the southwest of the property. The subject property is well outside of the 660-foot buffer zone so no impacts to bald eagles are anticipated. Historic bald eagle nest LE-045 occurred south of the property. The nest is no longer there and has been deemed abandoned by the Lee County Eagle Technical Advisory Committee. No action is needed unless a new nest is built.

No snail kites (*Rostrhamus sociabilis*) nor wood storks (*Mycteria americana*) were seen on site during the site visits. The area is within the FWS snail kite consultation area but well outside of critical habitat. Foraging opportunities occur within the ditch for both species.

The wood stork colony known as Caloosahatchee River West is within 5 miles of the project area. Because the project is located within a Core Foraging Area (CFA) of the colony, proposed impacts to wetlands will require habitat compensation within the appropriate CFA or within the service area of a Service-approved mitigation bank. The habitat compensation required will be based on a FWS Foraging Analysis protocol and must replace the foraging value, consisting of wetland enhancement or restoration matching the hydroperiod of the wetlands affected. The purchase of wetland mitigation credits for wetland impacts may be sufficient mitigation for impacts to the wood stork foraging habitat. The federally threatened wood stork is currently being reviewed for delisting, but there is no set timeline for the determination.

Suitable foraging areas for the state threatened little blue heron (*Egretta caerulea*) and tricolored heron (*Egretta tricolor*) occur on site and both species were seen foraging within the ditch south of the property during the site visit. A nesting survey may be required prior to clearing and construction.

No additional nests, dens, burrows, tracks, scat, or signs indicative of protected species use of the property were identified during the site inspections. No federally or state listed plant species were observed on site. Species seen or heard on site include red-bellied woodpecker (*Melanerpes carolinus*), Eastern phoebe (*Sayornis phoebe*), blue jay (*Cyanocitta cristata*), fish crow (*Corvus ossifragus*), Carolina wren (*Thryothorus ludivicianus*), common yellowthroat (*Geothlysis trichas*), palm warbler (*Setophaga palmarum*), northern cardinal (*Cardinalis cardinalis*), gray squirrel (*Sciurus carolinensis*), armadillo (*Dasypus novemcinctus*), brown anole (*Anolis sagrei*), white peacock (*Anartia jatrophae*), little sulphur (*Eurima lisa*) and autumn meadowhawk (*Sympetrum vicinum*). Turkey vultures (*Cathartes aura*) and osprey (*Pandion haliaetus*) were observed flying over the site.

REFERENCES

Florida Department of Transportation, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission, 2011. Florida's Endangered Species, Threatened Species, and Species of Special Concern.

Florida Fish and Wildlife Conservation Commission, 2017. Gopher Tortoise Permitting Guidelines.

U.S. Fish and Wildlife Service, 1995. Endangered and Threatened Wildlife and Plants.

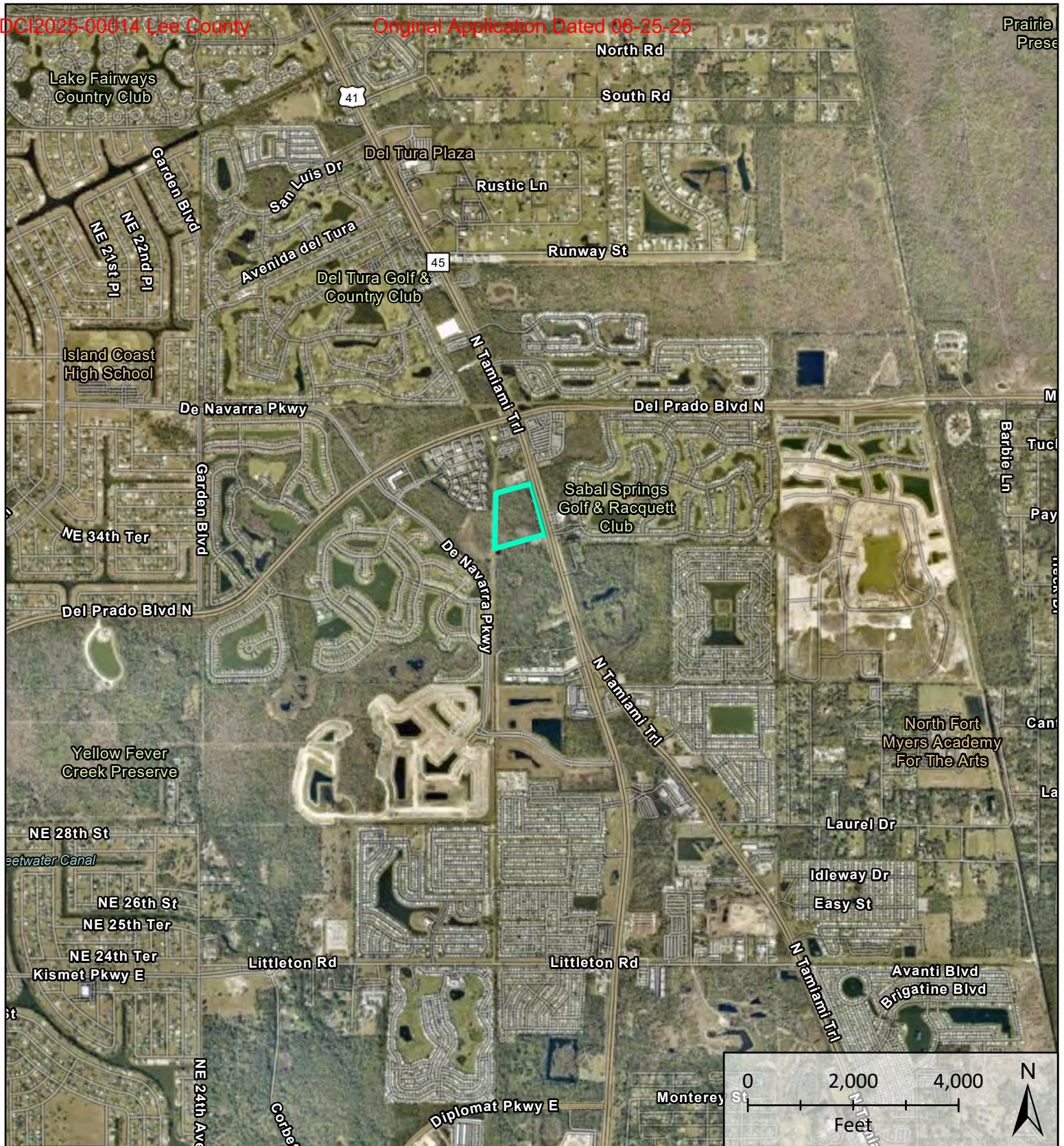
U.S. Fish and Wildlife Service, 1990. Wood Stork Habitat Management Guidelines.

U.S. Fish and Wildlife Service, 2007. Bald Eagle Monitoring Guidelines.

U.S. Fish and Wildlife Service, 2013. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish and Wildlife Service, 2019. Florida Bonneted Bat Consultation Guidelines.

U.S. Fish and Wildlife Service, 2020. Habitat Assessment Guidelines for Florida Panther.



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Site Outline

Location Map



PENNONI ASSOCIATES INC.

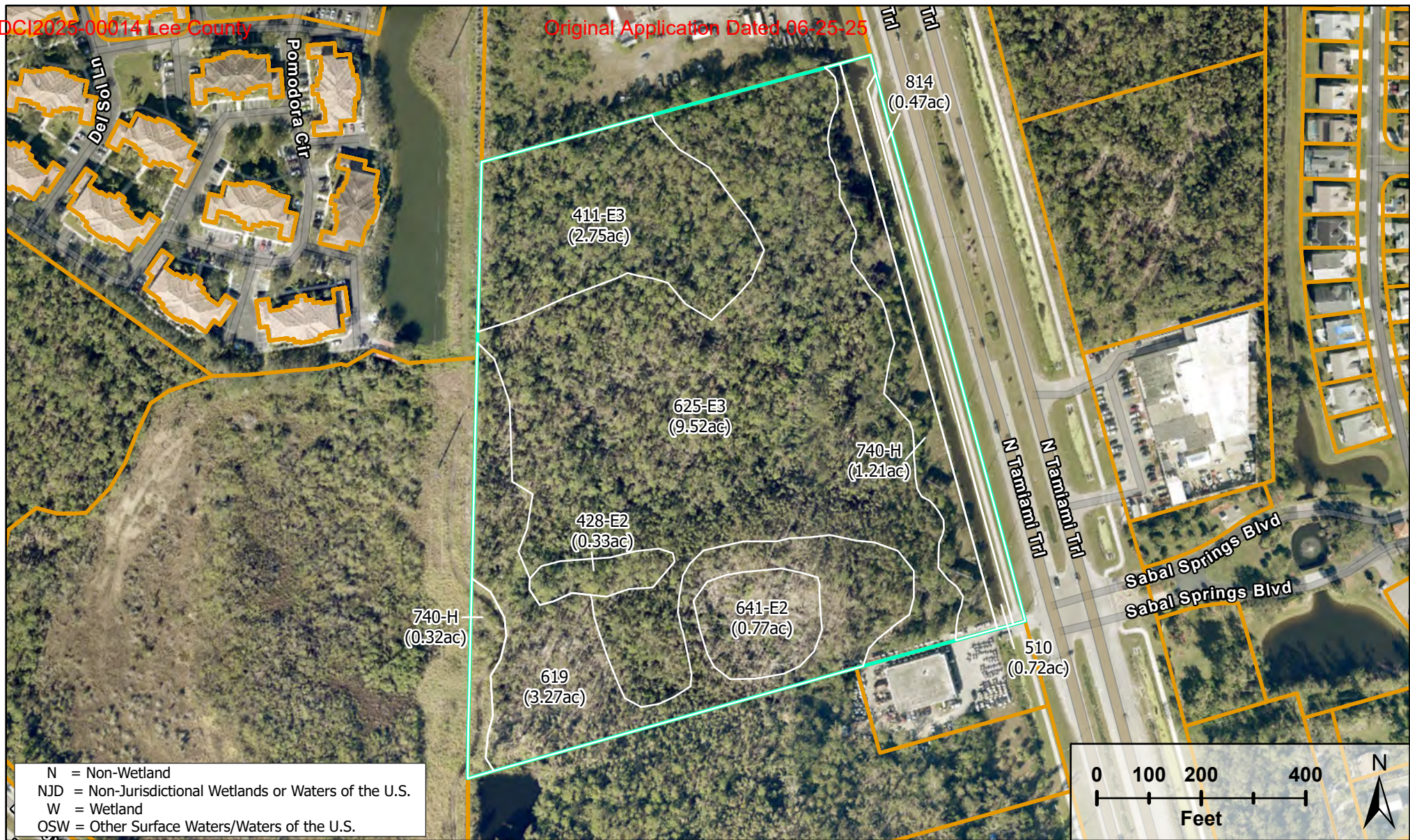
1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.202.2195 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

- Lee County Parcels
- Site Outline

Aerial Map



PENNONI ASSOCIATES INC.

4706 Chiquita Blvd S - 200-E02
 Cape Coral, FL 33914

T: 239.360.3075 www.Pennoni.com

17701 N. Tamiami Trail,
 North Fort Myers, FL

Project: ENSTE23006

FLUCFCS Map

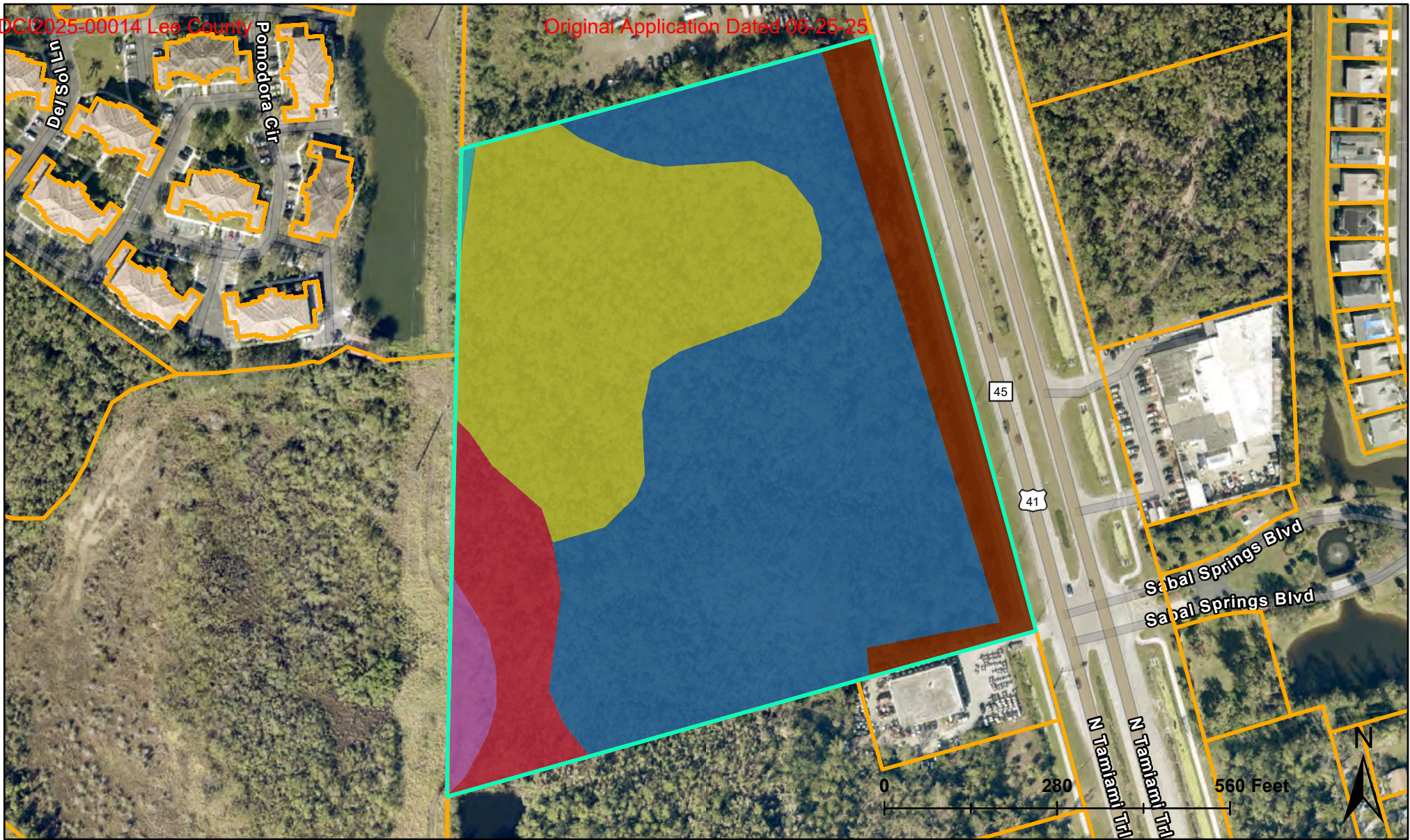
FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Site Outline

Lee County Parcels

Notes:

1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.
2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990

T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

Site Outline

Lee County Parcels

Soil #39 - Isles fine sand, frequently ponded - hydric

Soil #42 - Wabasso sand, limestone substratum - non-hydric

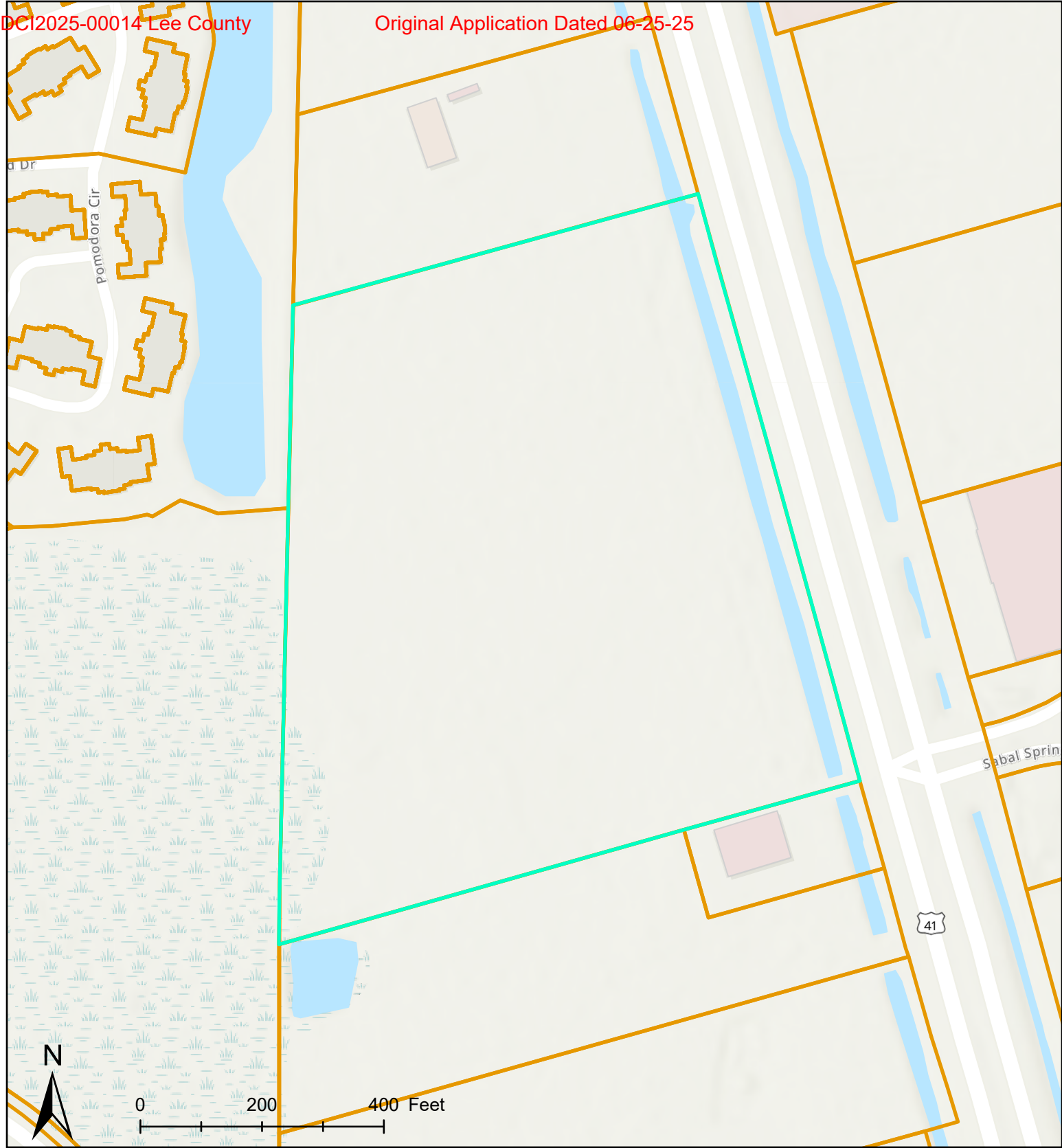
Soil #45 - Copeland fine sandy loam, frequently ponded - hydric

Soil #74 - Cypress Lake fine sand slough - hydric

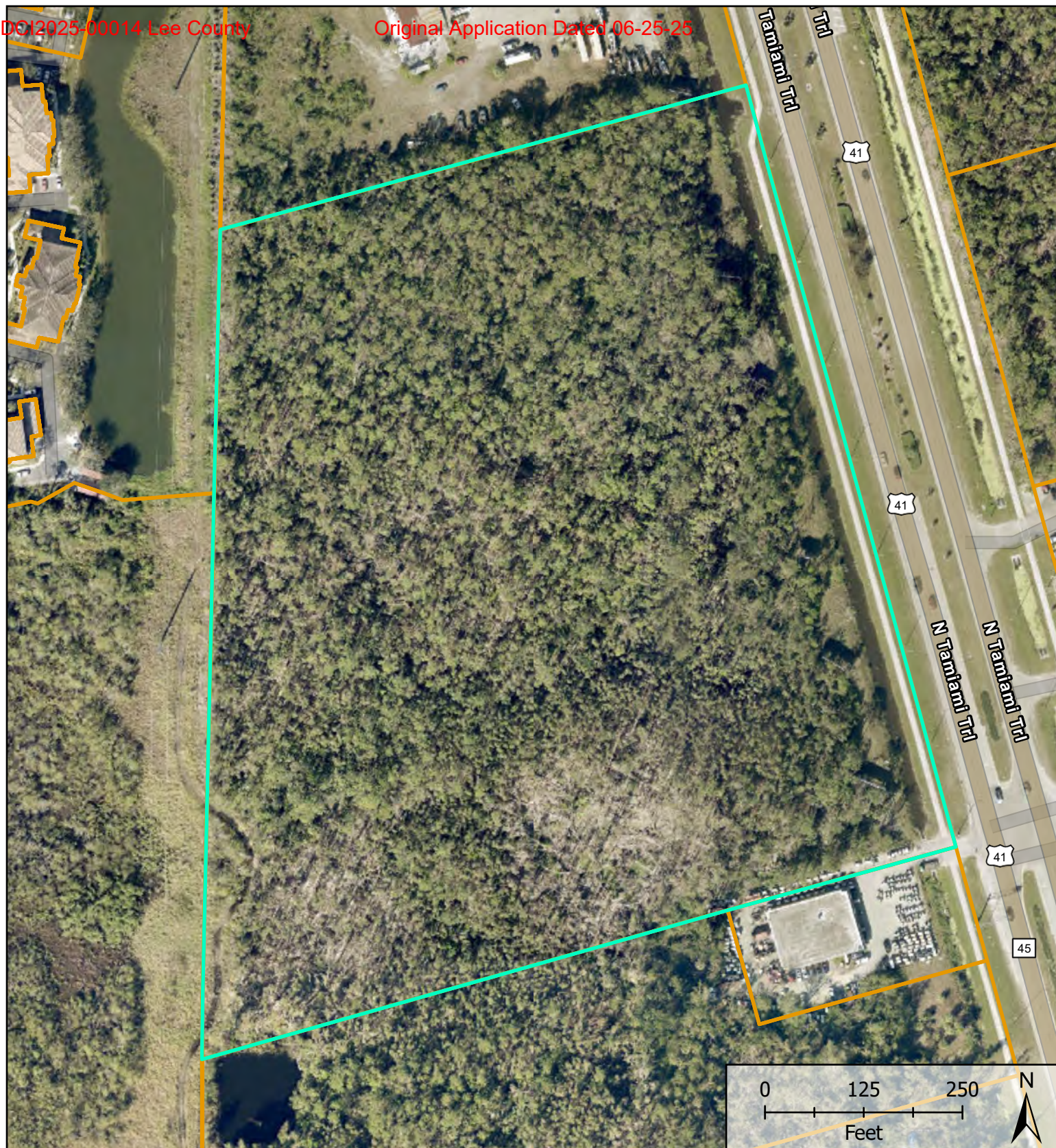
Soil #142 - Cypress Lake fine sand, slough-Urban land complex - hydric

Soil #138 - Wabasso sand, limestone substratum-Urban land complex - non-hydric

Soils Map



<div><p>PENNONI ASSOCIATES INC.</p><p>1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com</p></div>	<p>17701 N Tamiami Trail North Fort Myers, FL</p>	<div><div><div></div>Site Outline</div><div><div></div>Lee County Parcels</div></div>
	<p>Project: ENSTE23006</p>	
		<p>USGS Quad Map</p>



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.202.2195 www.Pennoni.com

17701 N Tamiami Trl
North Fort Myers, FL

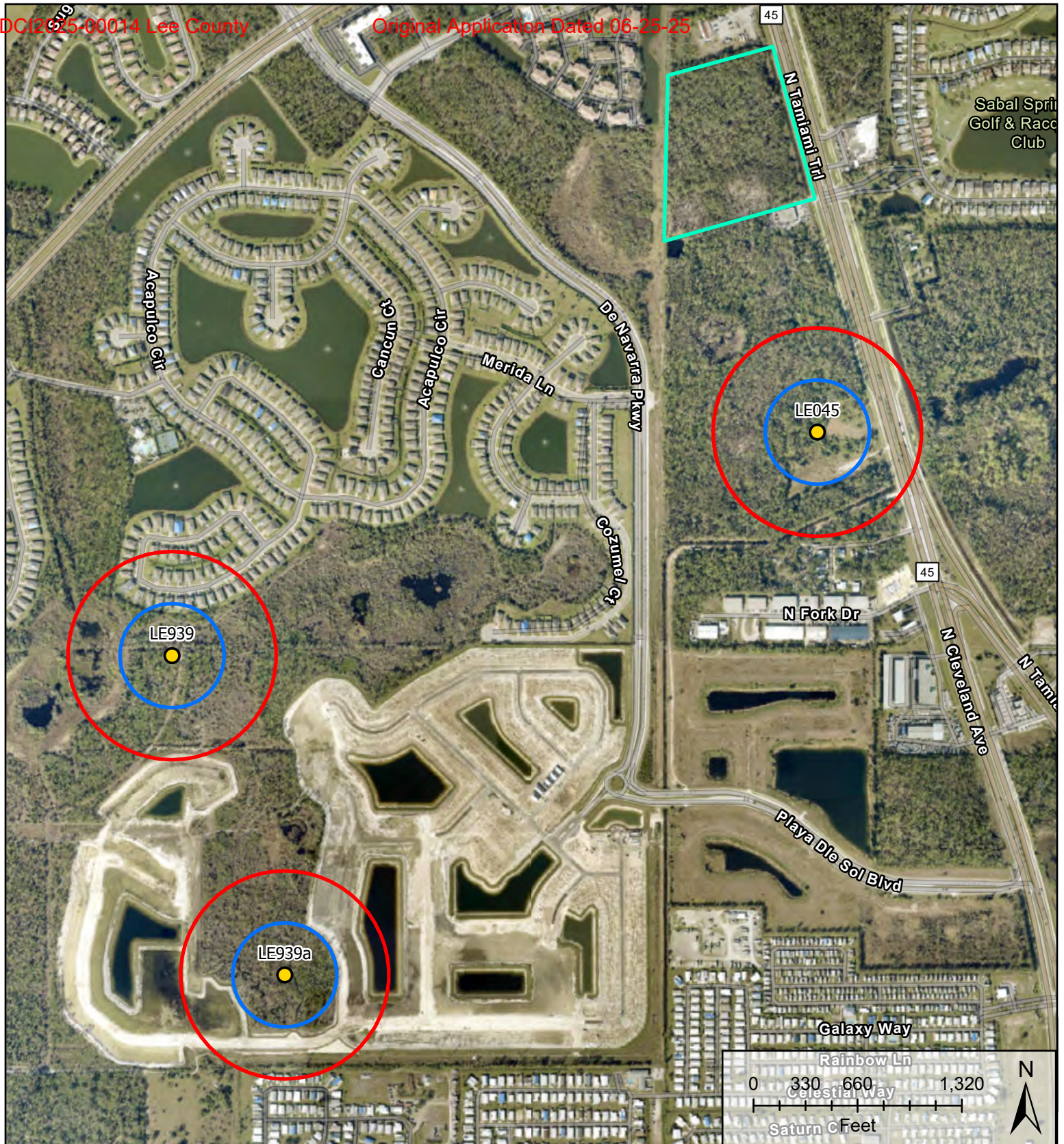
Project: ENSTE23006

Authorized Agent: GTA-20-00041 and RAG-20-00009

Survey Date: 11/10/2023

- Abandoned Gopher Tortoise Burrow
- Inactive Gopher Tortoise Burrow
- Active Gopher Tortoise Burrow
- Lee County Parcels
- Site Outline

Protected Species Survey



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

- Site Outline
- 330 ft buffer
- 660 ft buffer
- Bald Eagle Nest

Eagle Nest Buffer Zone Map

DCI2025-00014 Lee County

Original Application Dated 06-25-25



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

-  Site Outline
-  Lee County Parcels

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

National Wetland Inventory Map



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

December 10, 2024

** Delivered via email*

Dan Stovall *
Honc Docks and Lifts, Inc
1130-3 Pondella Road
Cape Coral, FL 33909

Subject: 17701 N. Tamiami Trail
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-112182-P
Application No. 240816-45230
Lee County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on December 5, 2024 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/regpermitting).

Sincerely,

A handwritten signature in blue ink that reads "Lisa Prather".

Lisa Prather, PWS
Section Administrator

**South Florida Water Management District
Formal Wetland Determination Permit No. 36-112182-P
Date Issued: December 10, 2024**

Project Name: 17701 N. Tamiami Trail

Petitioner: Dan Stovall
Honc Docks and Lifts, Inc
1130-3 Pondella Road
Cape Coral, FL 33909

Application No. 240816-45230

Location: Lee County, See Exhibit 1

Acres: 19.36

Expiration Date: December 10, 2029

Type: Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201 Florida Administrative Code (F.A.C.), for a 19.36 acre property known as 17701 N. Tamiami Trail. The methodology used for the determination is consistent with Rule 62-340, F.A.C.

Project Site Description

The 19.36 acre property is located in Section 22, Township 43 South, Range 24 East, Lee County, Florida. More specifically, the property is located on the west side of N. Tamiami Trail, approximately 0.3 miles south of the intersection of Del Prado Boulevard and N. Tamiami Trail (U.S. 41), in North Fort Myers, Florida. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by commercial businesses to the north, N. Tamiami Trail to the east, undeveloped forested land to the south and to the west. The property consists of forested uplands and wetlands. An aerial photograph depicting the inspection boundaries and wetlands is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On August 16, 2024, the District received a request for a formal determination of the boundary of wetlands and OSW on a 19.36 acre property known as 17701 N. Tamiami Trail. The landward extent of wetlands and OSW was established by Pennoni & Associates, Inc. and field verified by Certified Wetland Evaluator (CWE) Matt Brosious on September 23, 2024. Wetlands, as defined by Subsection 373.019(27), F.S. and Rule 62-340, F.A.C., were identified on the property.

Wetlands on the property were delineated using the methods established in Rule 62-340, F.A.C.; more specifically, the wetlands were delineated using the definition of a wetland and the A, B and D tests. Wetlands delineated on the property totaled 4.92 acres. The landward extent of wetlands is depicted on the specific purpose survey, which is attached as Exhibit No 4.0. Wetland delineation information, including wetland data forms and representative photographs of the wetland and upland areas can be found in the permit file. Wetland data forms were filled out by District staff during the September 23, 2024 field inspection.

The wetlands identified on the property totaled 4.92 acres (Exhibit Nos. 3.0 and 4.0). Wetland habitats on the property included cypress-pine-cabbage palm and freshwater marsh wetlands, with varying degrees of exotic vegetation. The wetlands were delineated using the definition of a wetland and the A, B and D tests.

Based on the National Resource Conservation Service (NRCS) data, the property contains four historically mapped hydric soils including Isles Fine Sand, Frequently Ponded (Map Unit 39), Copeland Fine Sandy Loam, Frequently Ponded (Map Unit 45), Cypress Lake Fine Sand Slough (Map Unit 74) and Cypress Lake Fine Sand Slough-Urban Land Complex (Map Unit 142). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland delineation data forms, which were filled out during the September 23, 2024 field inspection by District staff.

Hydrologic Indicators observed during the delineation included water marks and elevated lichen lines. In the deeper wetlands, 3-6" of standing water was present.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and other surface waters within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Justin Hojnacki, Pennoni Associates Inc *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website (www.sfwmd.gov/regpermitting) and searching under this application number 240816-45230.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Aerial With Inspection Boundary](#)

[Exhibit No. 3.0 Aerial With Wetlands](#)

[Exhibit No. 4.0 Wetland Survey](#)

[Exhibit No. 5.0 Soils Map](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request

that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.



March 10, 2025

Brian Smith
EnSite
2401 First Street, Ste 201
Fort Myers, FL 33901
permitting@en-site.com

RE: Wastewater and Reclaim Water Availability – LOA ID#: 25-040 NFMD

Parcel ID No.: 22-43-24-01-00001.0160

17701 N Tamiami Trl, North Fort Myers, FL 33903

HONC US 41

Dear Mr. Smith:

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

The application indicated that the proposed project consists of a mixed commercial and industrial project with an estimated wastewater disposal demand of 15,633 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

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

FGUA Board of Directors

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

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

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

FGUA Board of Directors

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



Development Services Division

Pre-Application Meeting Information

Purpose:

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

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

What to Expect:

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

Who Should Attend:

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

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

Meeting Requests:

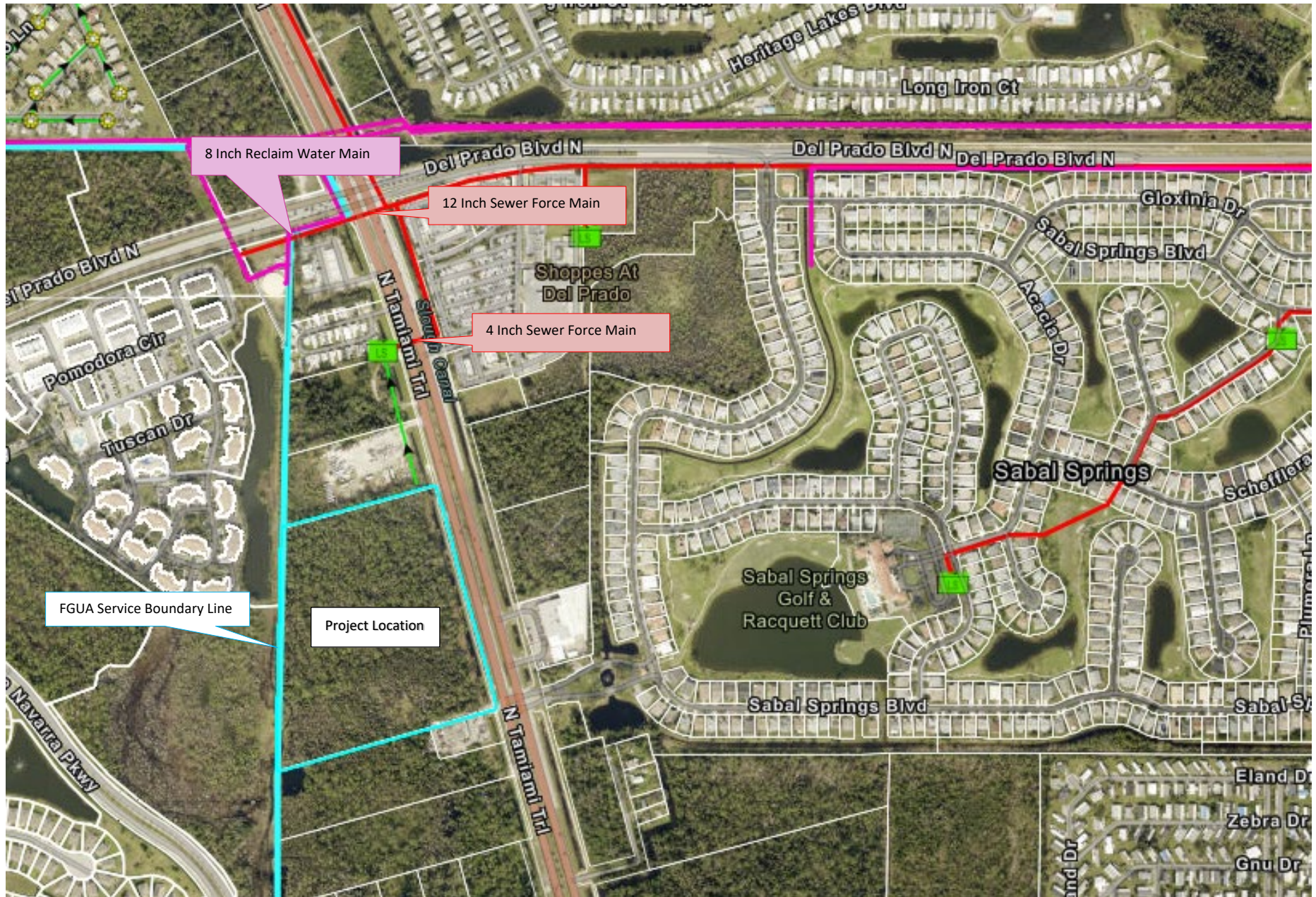
Please e-mail Development Services to request a meeting at devservices@fgua.com.

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

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

FGUA Board of Directors

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



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



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 17701 N Tamiami Trl, North Fort Myers, FL 33903

System: North Fort Myers 416

Development/Project Name: HONC US 41

Date: February 27, 2025

County: Lee

LOA ID: 25-040 NFMD

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

Fees based on:

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

FGUA

G/L Code

Fees

Total fees

Amount Paid

Balance Due

LOA Request

202098	\$	100.00	\$	100.00	\$	100.00	\$	-
--------	----	--------	----	--------	----	--------	----	---

Fees Due: \$ -

Payment History

Date

Check Date

Check #

Payer Name

Amount

0 Letter and Locate Map	2/27/2025	2/12/2025	6876	EnSite Inc	\$	100.00
1 Map Only						
2 Letter Only						

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

February 6, 2025

Via E-Mail

Cecil L Pendergrass
District Two

Brian R. Smith

David Mulicka
District Three

En-Site, Inc.

Brian Hamman
District Four

2401 First Street, Suite 201

Fort Myers, FL 33901

Mike Greenwell
District Five

RE: **Potable Water Availability**

Dave Harner, II
County Manager

Honc US 41 MPD - 17701 N. Tamiami Trail, North Fort Myers, FL 33903

STRAP # 22-43-24-01-00001.0160

Richard Wm. Wesch
County Attorney

To whom this may concern:

Donna Marie Collins
County Hearing
Examiner

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water 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 four commercial units consisting of shopping center, self-storage facility, and office building with an estimated flow demand of approximately 15,633 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water 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 North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by Florida Governmental Utility Authority.

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 connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

February 6, 2025

Page 2

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

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING

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



Mixed Use Planned Development
SURFACE WATER MANAGEMENT PLAN

The subject parcel is over 10 acres in size, does have on-site wetlands present and therefore the site is subject to the rules and regulations of the South Florida Water Management District (SFWMD) for water management needs and requirements for pre-treatment, attenuation, nutrients, etc. In December 2024, a jurisdictional wetland determination was conducted and approved via permit 36-112182-P.

The site is relatively flat with $\pm 3.4'$ of elevation change on the site with grades ranging from 13.3' to 16.7' NAVD. The low points are located within the wetland areas of the site, towards the south and ultimately that is the location of proposed drainage facilities. As previously mentioned, the project will require a SFWMD permit that will be consistent with the permits that are required by Lee County and the Florida Department of Transportation. The drainage permit will be comprehensive in nature and will include both the commercial and industrial portions of the project.



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

17701 N. TAMiami TRAIL

(PROJECT NO. F2405.03)

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

May 29, 2025



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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. INTERSECTION ANALYSIS

IX. 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 a rezoning approval. The proposed development is located at 17701 N. Tamiami Trail in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 17.96 acre site is zoned Light Industrial (IL) and Commercial General (CG). The applicant is proposing to rezone the entire site to Commercial Planned Development (CPD) to permit a development of up to 120,000 square feet of industrial uses as well as up to 30,000 square feet of commercial retail uses. Access to the subject site is proposed to US 41 via a single right-in/right-out only connection.

This report examines the impact of the development on the surrounding roadways. 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.

II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is bordered by industrial uses to the north, US 41 to the east, vacant land to the south, and by a pond and vacant land to the west.

US 41 is a four-lane divided arterial roadway that borders the subject site to the east. US 41 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT). US 41 has a Context Classification of C3R-Suburban Residential.

F2405.03





III. PROPOSED DEVELOPMENT

The approximate 17.96 acre site is zoned Light Industrial (IL) and Commercial General (CG). The applicant is proposing to rezone the entire site to Commercial Planned Development (CPD) to permit a development of up to 120,000 square feet of industrial uses as well as up to 30,000 square feet of commercial retail uses. **Table 1** summarizes the land use utilized for the purposes of this analysis.

Table 1
Land Use
17701 N. Tamiami Trail

Land Use	Permitted
Industrial	120,000 Sq. Ft.
Retail	30,000 Sq. Ft.

Access to the subject site is proposed to US 41 via a single right-in/right-out only connection.

IV. TRIP GENERATION

The trip generation for the proposed zoning was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 110 (General Light Industrial) was utilized for the trip generation purposes of the proposed industrial uses. Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the trip generation purposes of the proposed commercial retail uses. The trip generation equations utilized from these land uses are attached to the Appendix 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
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (120,000 Sq. Ft.)	75	10	85	6	40	46	502
Strip Retail Plaza (30,000 SQ. Ft.)	36	23	59	85	85	170	1,496
Total	111	33	144	91	125	216	1,998

The trips shown in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that a shopping plaza use of a comparable size may attract a significant amount of its traffic from vehicles already traveling on the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. For Shopping Centers, Lee County permits a maximum reduction in trips due to “pass-by” of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed retail uses.

For this analysis, the “pass-by” traffic was accounted for in order to determine the number of “new” trips the development will add to the surrounding roadways. **Table 3** summarizes the “pass-by” percentage for the proposed use. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
17701 N. Tamiami Trail

Land Use	Percentage Trip Reduction
Strip Retail Plaza	30%



Table 4
Trip Generation – New Trips
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	111	33	144	91	125	216	1,998
Less Pass-by	-9	-9	-18	-25	-25	-50	-449
New Trips	102	24	126	66	100	166	1,549

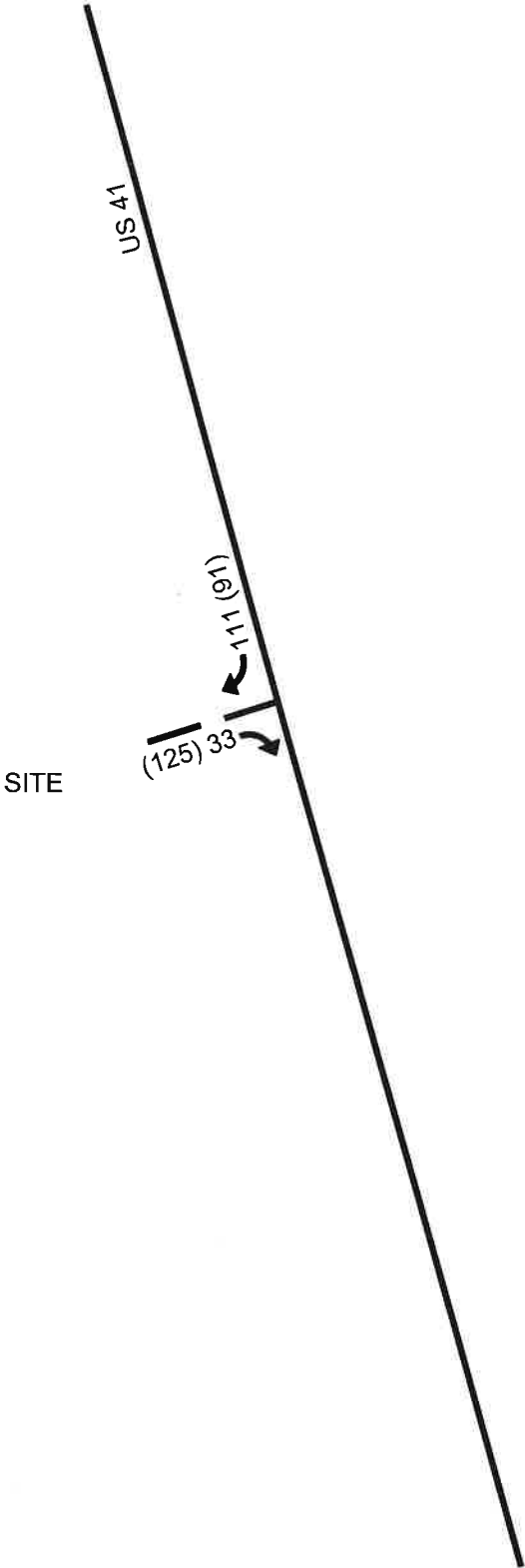
V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate as shown in Table 4 were then assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. Attached **Figure A-1** illustrates the percent project traffic distribution and assignment of the net new project trips. Attached **Figure A-2** illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

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 were obtained from the FDOT’s **Generalized Service Volume Tables**. Based on Table 1A, no roadway segments will be significantly impacted as a result of the proposed development.



F2405.03



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC



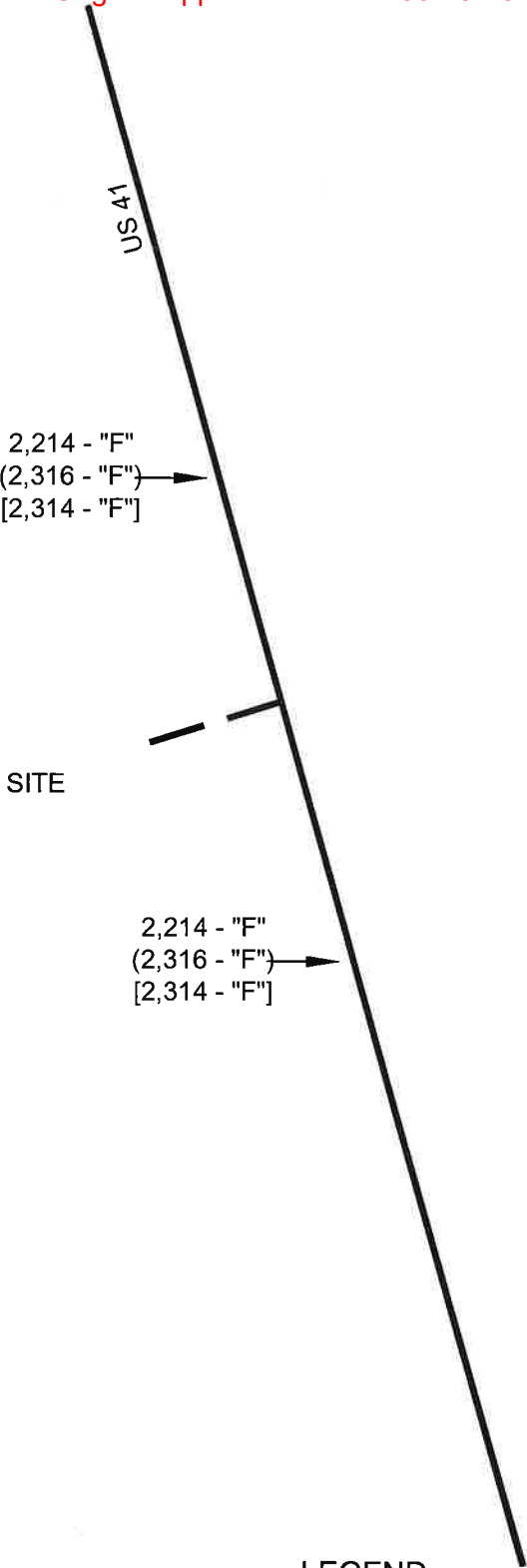
VI. FUTURE TRAFFIC CONDITIONS

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. Annual growth rates were formulated based on the historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

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 2024 *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 3 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 3 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 A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

F2405.03



- 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 TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
 - [XXX -"X"] 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION



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 US 41 north and south of the subject site is shown to operate below the minimum acceptable Level of Service both with and without the proposed development. Therefore, US 41 north and south of the subject site is considered as a background deficiency that this project should not be responsible for mitigating. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane analysis will be conducted at the time of the Local Development Order approval, which is when more specific end-users/intensities will be known.

VIII. INTERSECTION ANALYSIS

Intersection analysis was performed at the proposed site access drive on US 41 utilizing the latest version of the *Highway Capacity Software (HCS®)*. The analysis was based on the projected 2029 weekday A.M. and P.M. peak hour traffic conditions with the project traffic conditions. The through traffic volumes adjacent to the site were determined based on the traffic counts that were conducted at the adjacent intersection of US 41 and Sabal Springs Boulevard between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on March 17, 2022. The traffic counts were conducted during peak season conditions based on the peak season factor data obtained from the attached FDOT's *Florida Traffic Online*.

The existing weekday peak hour traffic volumes were then increased by a growth rate factor to determine the projected 2029 background turning movement volumes. The turning volumes projected to be added to the intersection as shown on Figure 2 were then added to the 2029 background volumes to estimate the future 2029 traffic volumes with



the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

The results of the intersection analysis at the proposed site access drive on US 41 indicate all movements to operate at an acceptable Level of Service in 2029 both with and without the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection improvements will be warranted as a result of the proposed development. *HCS*® summary sheets are attached to the Appendix of this report for reference.

IX. CONCLUSION

The proposed development is located at 17701 N. Tamiami Trail in Lee County, Florida. The Level of Service analysis conducted as part of this report indicated that US 41 north and south of the subject site is shown to operate below the minimum acceptable Level of Service both with and without the proposed development. Therefore, US 41 north and south of the subject site is considered as a background deficiency that this project should not be responsible for mitigating. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane analysis will be conducted at the time of the Local Development Order approval, which is when more specific end-users/intensities will be known.

The results of the intersection analysis at the proposed site access drive on US 41 indicate all movements to operate at an acceptable Level of Service in 2029 both with and without the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection improvements will be warranted as a result of the proposed development.

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
17701 N. TAMiami TRAIL

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		126 VPH	IN=	102	OUT=	24						
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		166 VPH	IN=	66	OUT=	100						
ROADWAY	SEGMENT	ROADWAY CLASS	LOS A	LOS B		LOS C	LOS D		LOS E		PERCENT	
				VOLUME	VOLUME		VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC
US 41	N. of Site Access	4LD	0	0	0	1,785	1,942	1,942	1,942	1,942	102	5.7%
	S. of Site Access	4LD	0	0	0	1,785	1,942	1,942	1,942	1,942	102	5.7%

* Level of Service thresholds were obtained from the FDOT's Generalized Service Volume Tables.

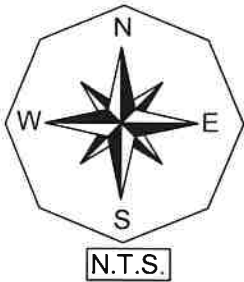
TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
17701 N. TAMiami TRAIL

Application Date: 06-25-2025

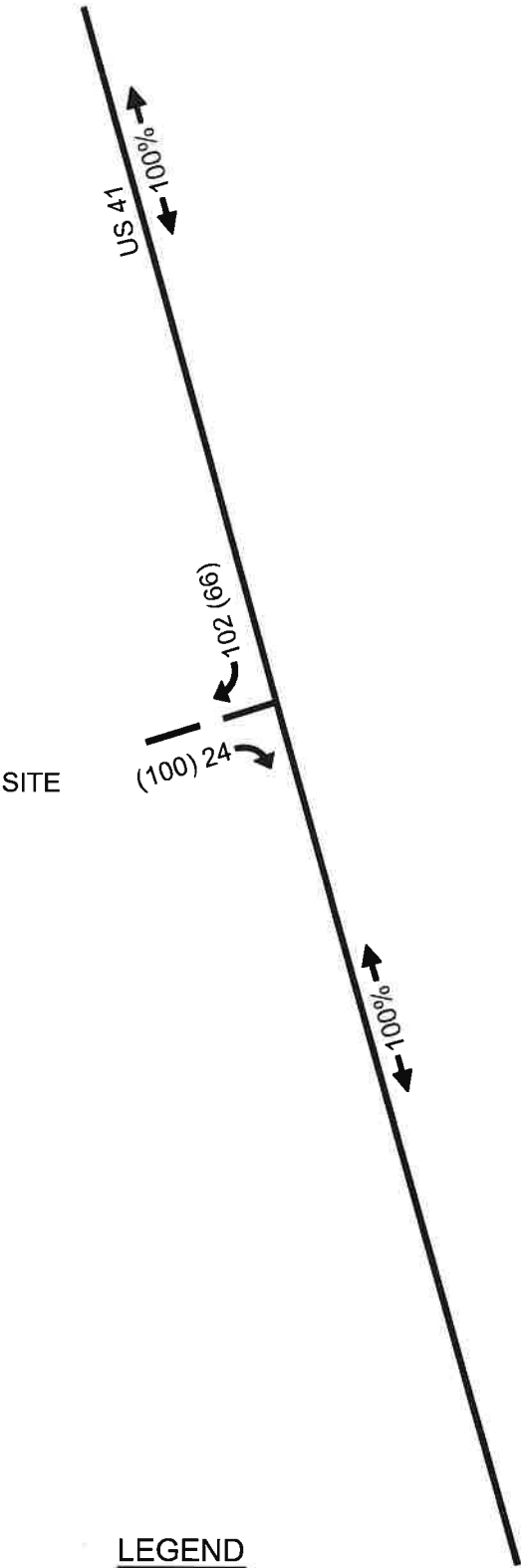
ROADWAY	SEGMENT	STA. #	BASE YR		LATEST	YRS OF GROWTH	ANNUAL RATE	2023		2029				2029				BCKGRND + PM PROJ VOLUME	LOS		
			ADT	ADT				PK HR	PK SEASON	PK DIRECTION	PEAK DIR. ¹	VOLUME	LOS	PERCENT	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC			BCKGRND + AM PROJ VOLUME	LOS
TOTAL PROJECT TRAFFIC AM =	126	VPH	IN =	102	OUT=	24															
TOTAL PROJECT TRAFFIC PM =	166	VPH	IN=	66	OUT=	100															
US 41	N. of Site Access	120036	23,500	35,000	15	2.69%	1,888	2,214	F	100%	102	100	2,316	F	2,314						
	S. of Site Access	120036	23,500	35,000	15	2.69%	1,888	2,214	F	100%	102	100	2,316	F	2,314						

1 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.
2 Historic traffic volumes were obtained from Florida Traffic Online.

SUPPLEMENTAL FIGURES
A-1 & A-2

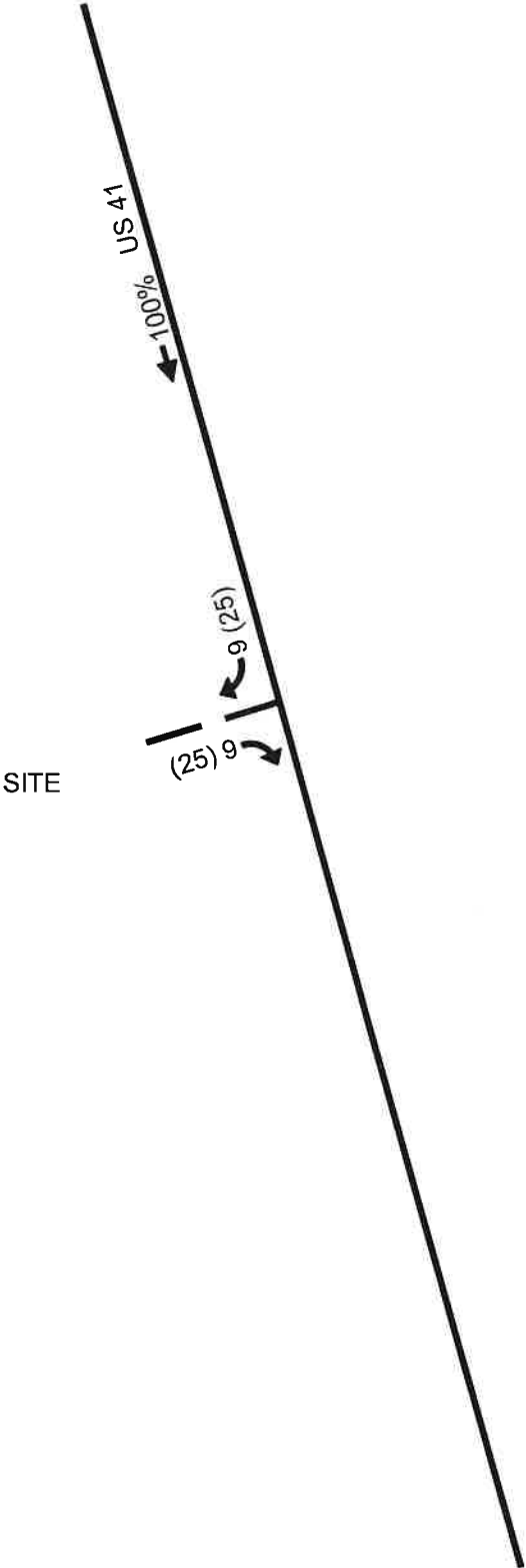


F2405.03





F2405.03



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% ONE-WAY TRIP DISTRIBUTION

FDOT GENERALIZED SERVICE VOLUME TABLES



C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AAADT



(C3C-Suburban Commercial)

	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	**

	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	**

	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	**



(C3R-Suburban Residential)

	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	**

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 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		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*		Notes	
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾		V/C ⁽³⁾
31500	US 41 (N TAMIAAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,888	0.99	F	2,148	1.13	
31600	US 41 (N TAMIAAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,186	0.41	B	1,416	0.49	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHICUITA	4LD	D	2,040	A	927	0.45	A	974	0.48	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHICUITA	SKYLINE	4LD	D	2,040	B	1,453	0.71	B	1,527	0.75	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,518	0.82	B	2,646	0.86	(4), City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,084	1.00	F	3,241	1.05	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,317	1.08	F	3,486	1.13	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	MCGREGOR BLVD	4LB	D	4,000	D	2,937	0.73	D	3,087	0.77	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	188	0.22	C	202	0.23	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	299	0.35	C	314	0.37	(4)
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	714	0.83	F	893	1.04	(4), Ibis Landing (a.k.a. Copperhead Gif Comm)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	492	0.57	C	642	0.75	pre-development order res development
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	308	0.34	C	324	0.36	
28000	WHISKEY CREEK DR	SAUTERN DR	MCGREGOR BLVD	2LD	E	910	C	308	0.34	C	324	0.36	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	677	0.79	D	714	0.83	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	(4)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	321	0.21	C	337	0.22	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	518	0.59	B	544	0.62	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	518	0.59	B	544	0.62	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	703	0.39	D	739	0.42	
28800	WINKLER RD	COLLEGE PKWY	MCGREGOR BLVD	2LN	E	800	B	425	0.53	B	447	0.56	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	(4)

(1) level of service; (2) directional vehicles/hour; (3) directional volume-to-capacity ratio; (4) previous years data; (5) EPCO Study
* Future forecast on State maintained facilities are Year 2029 forecast

- County-Maintained Collector Roadway - Unincorporated Lee County
- County-Maintained Collector Roadway - Incorporated Lee County
- County-Maintained Arterial Roadway - Unincorporated Lee County
- County-Maintained Arterial Roadway - Incorporated Lee County

- County-Maintained Controlled Access Arterial Facility
- County-Maintained Expressway
- State-Maintained Arterial Roadway - Unincorporated Lee County

PEAK SEASON CORRECTION FACTOR

WEEK	DATES	SF	MOCF: 0.94 PSCF
1	01/01/2024 - 01/06/2024	1.00	1.06
2	01/07/2024 - 01/13/2024	1.00	1.06
3	01/14/2024 - 01/20/2024	0.99	1.05
4	01/21/2024 - 01/27/2024	0.97	1.03
* 5	01/28/2024 - 02/03/2024	0.96	1.02
* 6	02/04/2024 - 02/10/2024	0.94	1.00
* 7	02/11/2024 - 02/17/2024	0.93	0.99
* 8	02/18/2024 - 02/24/2024	0.93	0.99
* 9	02/25/2024 - 03/02/2024	0.93	0.99
*10	03/03/2024 - 03/09/2024	0.93	0.99
*11	03/10/2024 - 03/16/2024	0.93	0.99
*12	03/17/2024 - 03/23/2024	0.93	0.99
*13	03/24/2024 - 03/30/2024	0.94	1.00
*14	03/31/2024 - 04/06/2024	0.94	1.00
*15	04/07/2024 - 04/13/2024	0.94	1.00
*16	04/14/2024 - 04/20/2024	0.95	1.01
*17	04/21/2024 - 04/27/2024	0.96	1.02
18	04/28/2024 - 05/04/2024	0.98	1.04
19	05/05/2024 - 05/11/2024	0.99	1.05
20	05/12/2024 - 05/18/2024	1.00	1.06
21	05/19/2024 - 05/25/2024	1.02	1.09
22	05/26/2024 - 06/01/2024	1.04	1.11
23	06/02/2024 - 06/08/2024	1.05	1.12
24	06/09/2024 - 06/15/2024	1.07	1.14
25	06/16/2024 - 06/22/2024	1.07	1.14
26	06/23/2024 - 06/29/2024	1.07	1.14
27	06/30/2024 - 07/06/2024	1.07	1.14
28	07/07/2024 - 07/13/2024	1.07	1.14
29	07/14/2024 - 07/20/2024	1.07	1.14
30	07/21/2024 - 07/27/2024	1.06	1.13
31	07/28/2024 - 08/03/2024	1.06	1.13
32	08/04/2024 - 08/10/2024	1.05	1.12
33	08/11/2024 - 08/17/2024	1.04	1.11
34	08/18/2024 - 08/24/2024	1.05	1.12
35	08/25/2024 - 08/31/2024	1.06	1.13
36	09/01/2024 - 09/07/2024	1.06	1.13
37	09/08/2024 - 09/14/2024	1.07	1.14
38	09/15/2024 - 09/21/2024	1.08	1.15
39	09/22/2024 - 09/28/2024	1.07	1.14
40	09/29/2024 - 10/05/2024	1.06	1.13
41	10/06/2024 - 10/12/2024	1.06	1.13
42	10/13/2024 - 10/19/2024	1.05	1.12
43	10/20/2024 - 10/26/2024	1.03	1.10
44	10/27/2024 - 11/02/2024	1.02	1.09
45	11/03/2024 - 11/09/2024	1.00	1.06
46	11/10/2024 - 11/16/2024	0.99	1.05
47	11/17/2024 - 11/23/2024	0.99	1.05
48	11/24/2024 - 11/30/2024	0.99	1.05
49	12/01/2024 - 12/07/2024	1.00	1.06
50	12/08/2024 - 12/14/2024	1.00	1.06
51	12/15/2024 - 12/21/2024	1.00	1.06
52	12/22/2024 - 12/28/2024	1.00	1.06
53	12/29/2024 - 12/31/2024	0.99	1.05

* PEAK SEASON

04-MAR-2025 16:32:50

830UPD

1_1200_PKSEASON.TXT

TRAFFIC DATA FROM FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0036 - SR 45/US 41/TAMIAMI TRAIL, NW OF SR 739/US BUS 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	35000 S	N 18000	S 17000	9.00	53.90	11.20
2023	36000 F	N 18500	S 17500	9.00	53.80	11.20
2022	35000 C	N 18000	S 17000	9.00	53.70	11.20
2021	26000 C	N 13500	S 12500	9.00	53.10	9.40
2020	34000 C	N 17500	S 16500	9.00	52.80	6.90
2019	26500 C	N 13500	S 13000	9.00	53.30	7.60
2018	30500 C	N 15500	S 15000	9.00	53.30	6.70
2017	25000 C	N 13000	S 12000	9.00	53.20	6.90
2016	29000 C	N 15000	S 14000	9.00	56.20	6.50
2015	26500 C	N 13500	S 13000	9.00	54.50	6.70
2014	27500 C	N 14000	S 13500	9.00	54.60	6.30
2013	25000 C	N 12500	S 12500	9.00	59.70	6.30
2012	23000 C	N 11500	S 11500	9.00	54.30	6.20
2011	24000 C	N 12000	S 12000	9.00	55.00	6.00
2010	24500 C	N 12500	S 12000	10.32	57.60	6.50
2009	23500 C	N 12000	S 11500	10.24	54.47	6.30

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

TRAFFIC COUNTS
US 41 @ SABAL SPRINGS

US 41 @ Sabal Springs Blvd 3-17-22 AM

File Name: US 41 @ Sabal Springs Blvd 3-17-22 AM
Location:

Site Code:
Study Date: 03/17/2022

All Vehicles

US 41				
5	1073	7	18	
Right	Thru	Left	U-Turn	
				

AM Peak Hour Statistics
AM Peak Hour Begins: 07:30
AM Peak Hour Volume: 1920
AM Peak Hour Factor: 0.947

Affordable Carts			
0	0	0	1
U-Turn	Left	Thru	Right
			

Sabal Spring Blvd			
16	0	25	0
Right	Thru	Left	U-Turn
			

US 41				
2	5	740	28	
U-Turn	Left	Thru	Right	
				

US 41 @ Sabal Springs Blvd 3-17-22 PM

[illegible]

US 41 @ Sabal Springs Blvd 3-17-22 PM

File Name: US 41 @ Sabal Springs Blvd 3-17-22 PM
Location:

Site Code:
Study Date: 03/17/2022

All Vehicles

US 41			
0	982	24	23
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
PM Peak Hour Begins: 16:30
PM Peak Hour Volume: 2468
PM Peak Hour Factor: 0.931

US 41			
4	1	1321	50
U-Turn	Left	Thru	Right
			

Affordable Carts			
0	3	0	9
U-Turn	Left	Thru	Right
			

Sabal Springs Blvd			
18	0	32	1
Right	Thru	Left	U-Turn
			

US 41 @ Sabal Springs Blvd 3-17-22 AM

Cars and Peds

US 41																		Sabal Spring Blvd										US 41										Affordable Carts									
Southbound																		Westbound										Northbound										Eastbound									
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds Total	Right	Thru	Left	U-Turn	Appr Total	Peds Total	Right	Thru	Left	U-Turn	Appr Total	Peds Total	Right	Thru	Left	U-Turn	Appr Total	Peds Total	Right	Thru	Left	U-Turn	Appr Total	Int Total																
07:00	2	249	0	5	256	5	0	4	0	9	1	173	1	0	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	440																
07:15	0	276	4	4	284	0	0	5	0	5	2	183	0	1	186	1	0	0	0	0	0	0	0	0	1	476	0	0	0	1	476																
07:30	0	291	0	5	296	1	0	5	0	6	6	198	1	0	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	507																	
07:45	0	287	1	5	293	5	0	1	0	6	5	185	4	2	196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	495																	
Total	0	2	1103	5	19	1129	0	11	0	15	0	26	0	14	739	6	3	762	0	1	0	0	0	0	1	1918				1	1918																
08:00	5	240	3	5	253	4	0	10	0	14	8	164	0	0	172	1	0	0	0	0	0	0	0	0	1	440				1	440																
08:15	0	255	3	3	261	6	0	9	0	15	9	193	0	0	202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	478																	
08:30	1	275	3	4	283	4	0	12	0	16	3	168	0	1	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	471																	
08:45	2	251	7	8	268	3	0	11	0	14	13	203	0	0	216	1	0	0	0	0	0	0	0	0	1	499				1	499																
Total	0	8	1021	16	20	1065	0	17	0	42	0	59	0	33	728	0	1	762	0	2	0	0	0	0	2	1888				2	1888																
Grand Total	0	10	2124	21	39	2194	0	28	0	57	0	85	0	47	1467	6	4	1524	0	3	0	0	0	0	3	3806				3	3806																
Appr %	0.5	96.8	1	1.8		32.9	0	67.1	0		3.1	96.3	0.4	0.3		100	0	0	0	0	0	0	0	0																							
Total %	0.3	55.8	0.6	1		0.7	0	1.5	0		1.2	38.5	0.2	0.1		0.1	0	0	0	0	0	0	0	0																							
AM Pk Hr	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30	07:30																	
AM Pk Vol	5	1073	7	18	1103	16	0	25	0	41	28	740	5	2	775	1	0	0	0	0	0	0	0	1	1920				1	1920																	
AM PHF	0.250	0.922	0.583	0.900	0.932	0.667	NaN	0.625	NaN	0.683	0.778	0.934	0.313	0.250	0.945	0.250	NaN	NaN	NaN	NaN	NaN	NaN	NaN	0.250	0.947				0.250	0.947																	

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES
SPREADSHEETS**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

US 41 @ Site Acces
March 17, 2022
2029

RAW Turning Movement Counts
Peak Season Correction Factor
Current Peak Season Volumes

Growth Rate
Years to Build-out
2029 Background Turning Volumes

Project Turning Volumes
2029 Background + Project

AM Peak Hour									
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBR
1.00	774	1.00	1.00	1,103	1.00	1.00	1.00	1.00	1.00
0	774	0	0	1,103	0	0	0	0	0
0.00%	2.69%	0.00%	0.00%	2.69%	0.00%	0.00%	0.00%	0.00%	0.00%
7	7	7	7	7	7	7	7	7	7
0	932	0	0	1,328	0	0	0	0	0
0	932	0	0	1,328	111	0	0	33	0

RAW Turning Movement Counts
Peak Season Correction Factor
Current Peak Season Volumes

Growth Rate
Years to Build-out
2029 Background Turning Volumes

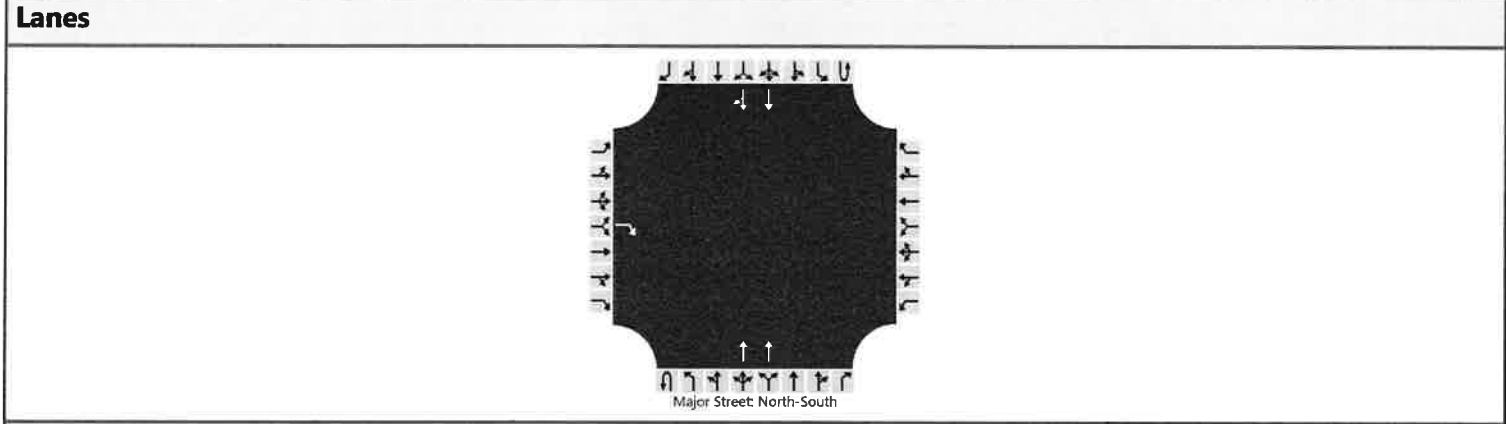
Project Turning Volumes
2029 Background + Project

PM Peak Hour									
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBR
1.00	1,365	1.00	1.00	1,029	1.00	1.00	1.00	1.00	1.00
0	1,365	0	0	1,029	0	0	0	0	0
0.00%	2.69%	0.00%	0.00%	2.69%	0.00%	0.00%	0.00%	0.00%	0.00%
7	7	7	7	7	7	7	7	7	7
0	1,644	0	0	1,239	0	0	0	0	0
0	1,644	0	0	1,239	91	0	0	125	0

HCS SUMMARY SHEETS

US 41 @ SITE ACCESS

General Information		Site Information	
Analyst	JT	Intersection	US 41 @ Site Access
Agency/Co.	TrTransportation	Jurisdiction	Lee County
Date Performed	5/28/2025	East/West Street	Site Access
Analysis Year	2029	North/South Street	US 41
Time Analyzed	AM Pk Hr w Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	F2405.03		

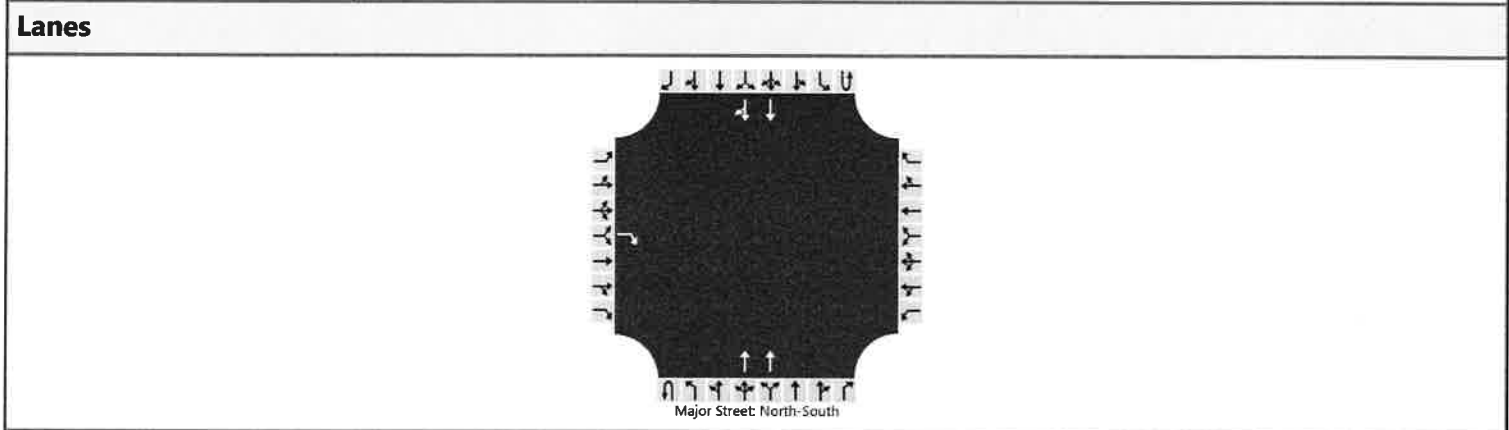


Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				33							932				1328	111
Percent Heavy Vehicles (%)				3												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.96												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.33												

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)				36												
Capacity, c (veh/h)				335												
v/c Ratio				0.11												
95% Queue Length, Q ₉₅ (veh)				0.4												
95% Queue Length, Q ₉₅ (ft)				10.2												
Control Delay (s/veh)				17.0												
Level of Service (LOS)				C												
Approach Delay (s/veh)	17.0															
Approach LOS	C															

General Information		Site Information	
Analyst	JT	Intersection	US 41 @ Site Access
Agency/Co.	TrTransportation	Jurisdiction	Lee County
Date Performed	5/28/2025	East/West Street	Site Access
Analysis Year	2029	North/South Street	US 41
Time Analyzed	PM Pk Hr w Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	F2405.03		



Vehicle Volumes and Adjustments																	
Approach	Eastbound				Westbound				Northbound				Southbound				
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0	
Configuration				R							T				T	TR	
Volume (veh/h)				125							1644				1239	91	
Percent Heavy Vehicles (%)				3													
Proportion Time Blocked																	
Percent Grade (%)	0																
Right Turn Channelized	No																
Median Type Storage	Undivided																

Critical and Follow-up Headways																	
Base Critical Headway (sec)				6.9													
Critical Headway (sec)				6.96													
Base Follow-Up Headway (sec)				3.3													
Follow-Up Headway (sec)				3.33													

Delay, Queue Length, and Level of Service																	
Flow Rate, v (veh/h)				136													
Capacity, c (veh/h)				367													
v/c Ratio				0.37													
95% Queue Length, Q ₉₅ (veh)				1.7													
95% Queue Length, Q ₉₅ (ft)				43.5													
Control Delay (s/veh)				20.5													
Level of Service (LOS)				C													
Approach Delay (s/veh)	20.5																
Approach LOS	C																

TRIP GENERATION EQUATIONS

General Light Industrial (110)

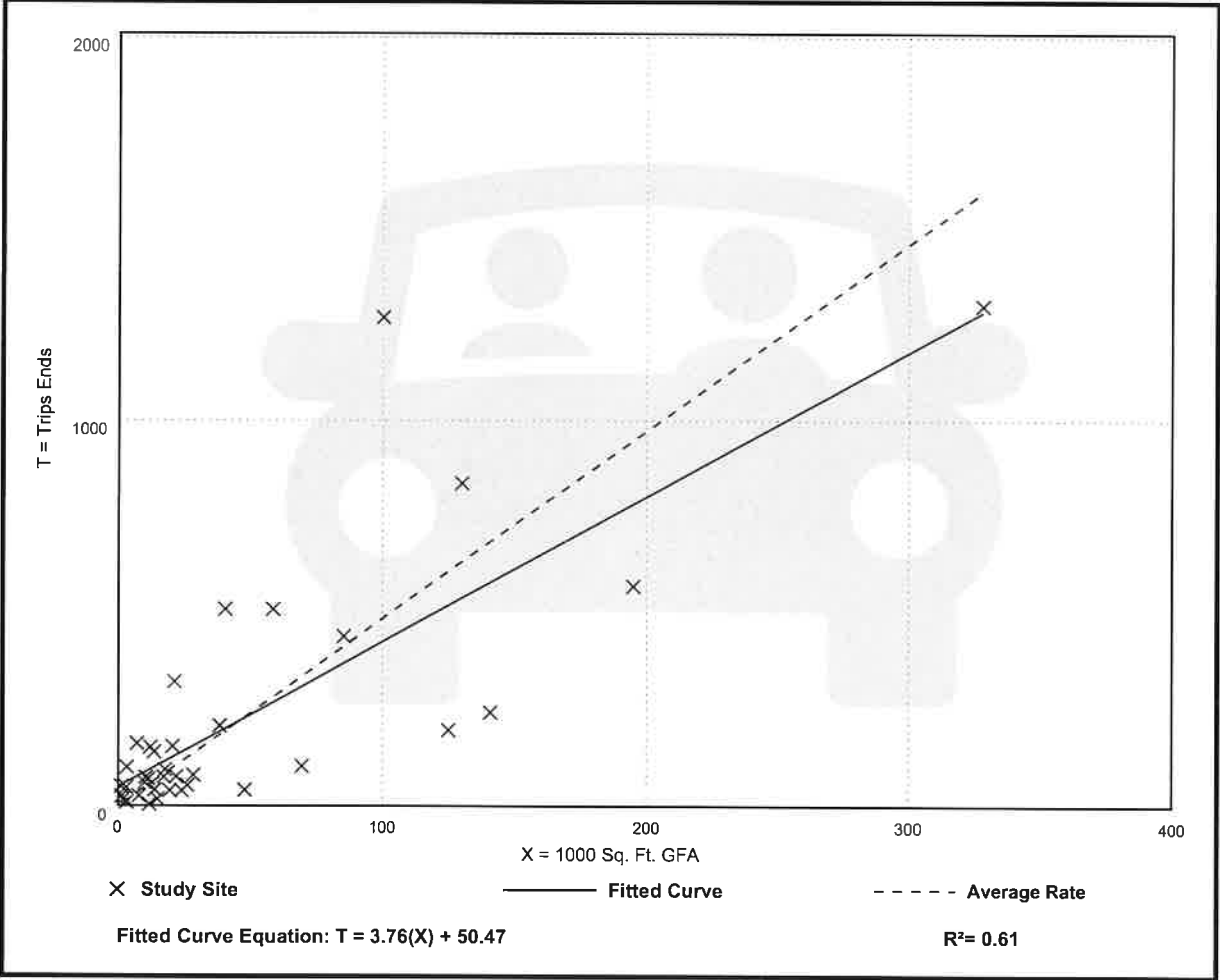
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



General Light Industrial (110)

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: 41

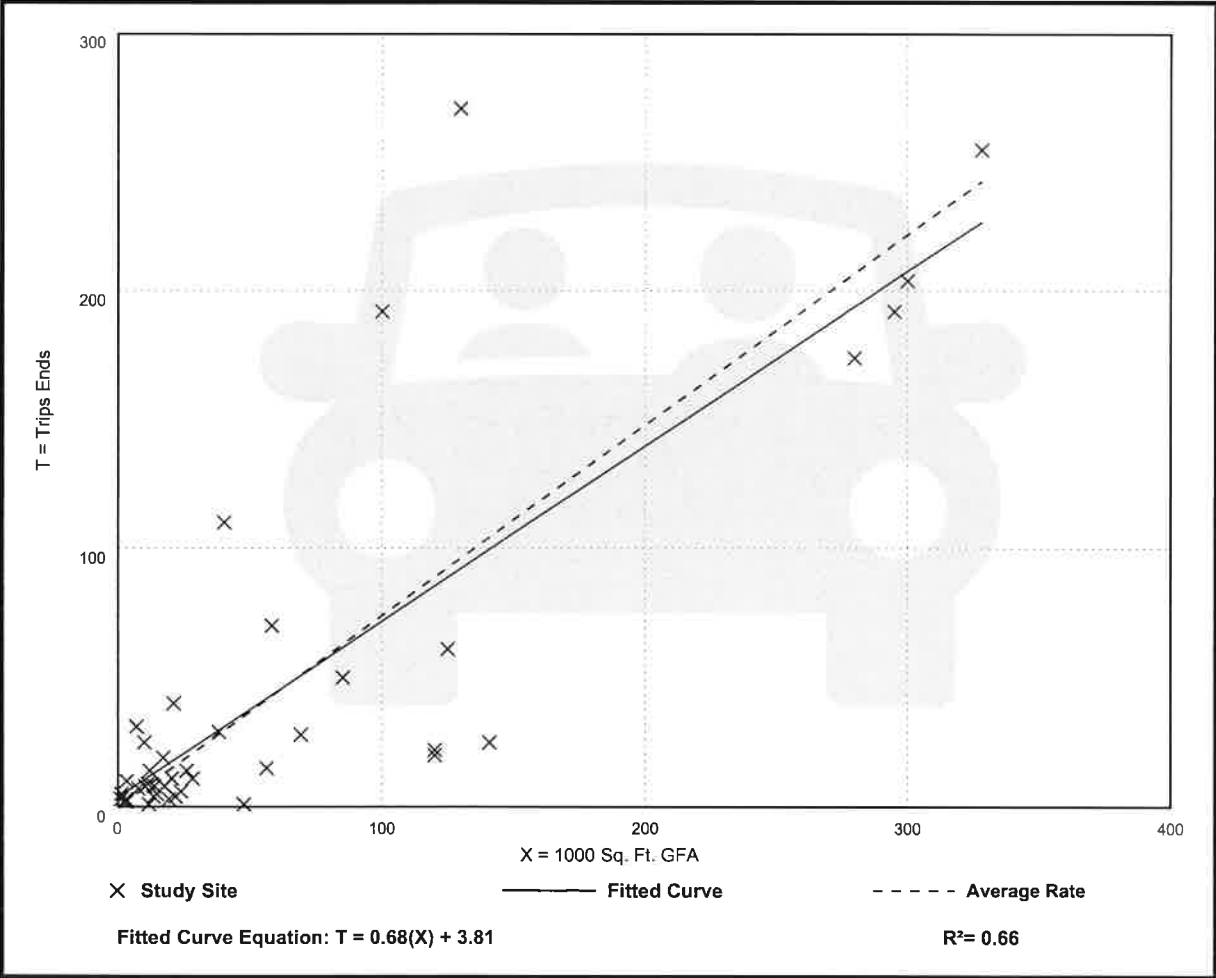
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

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: 40

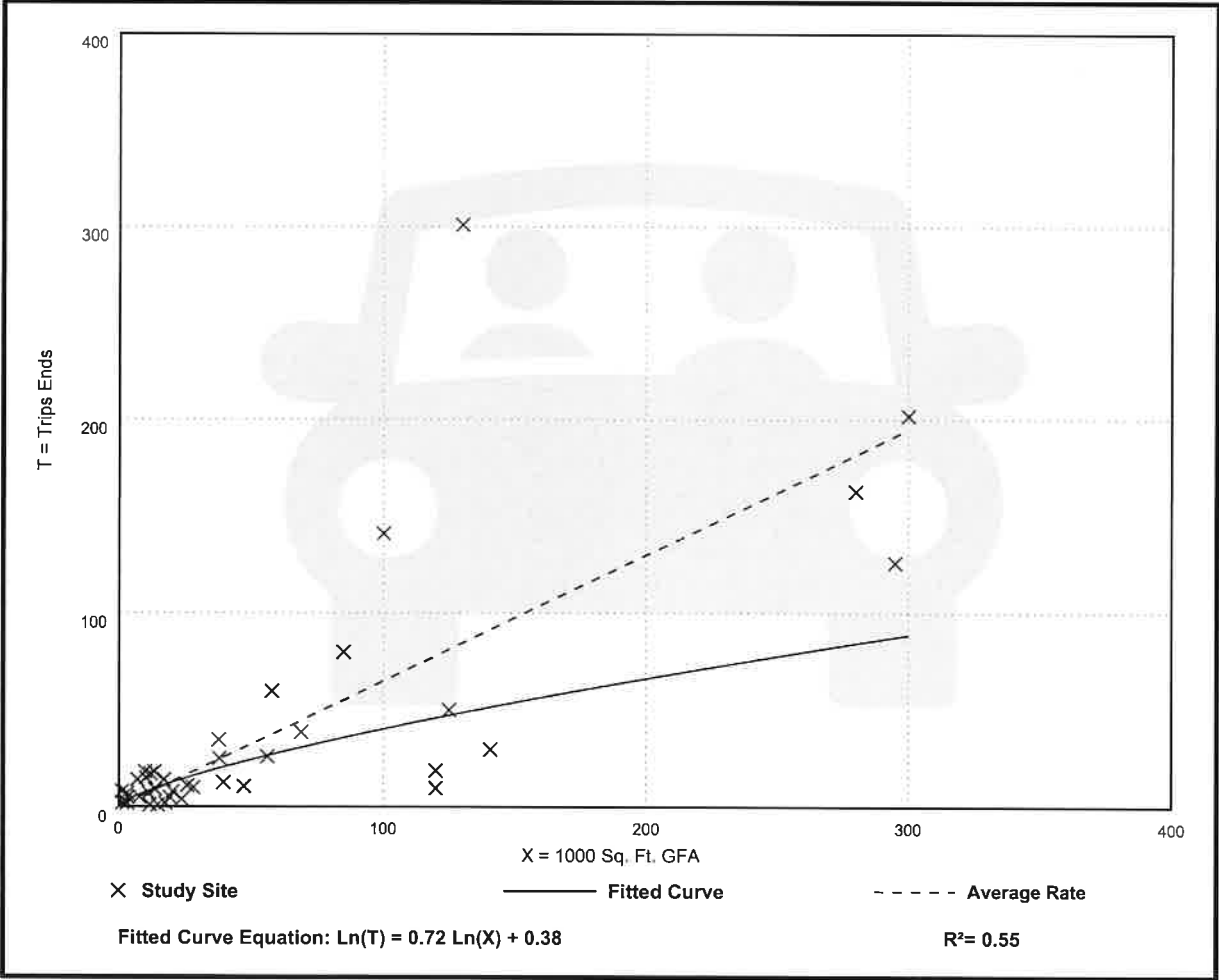
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

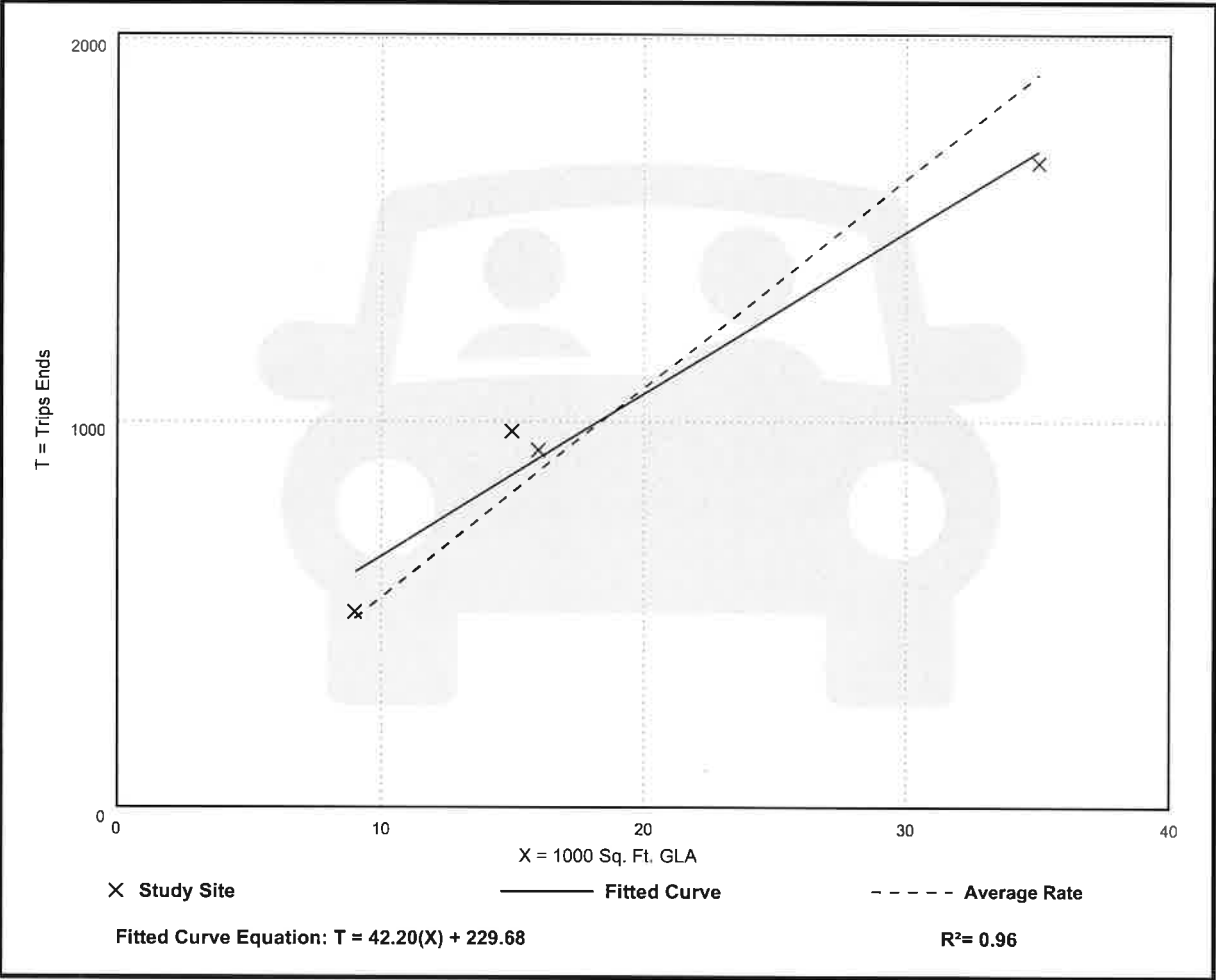
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

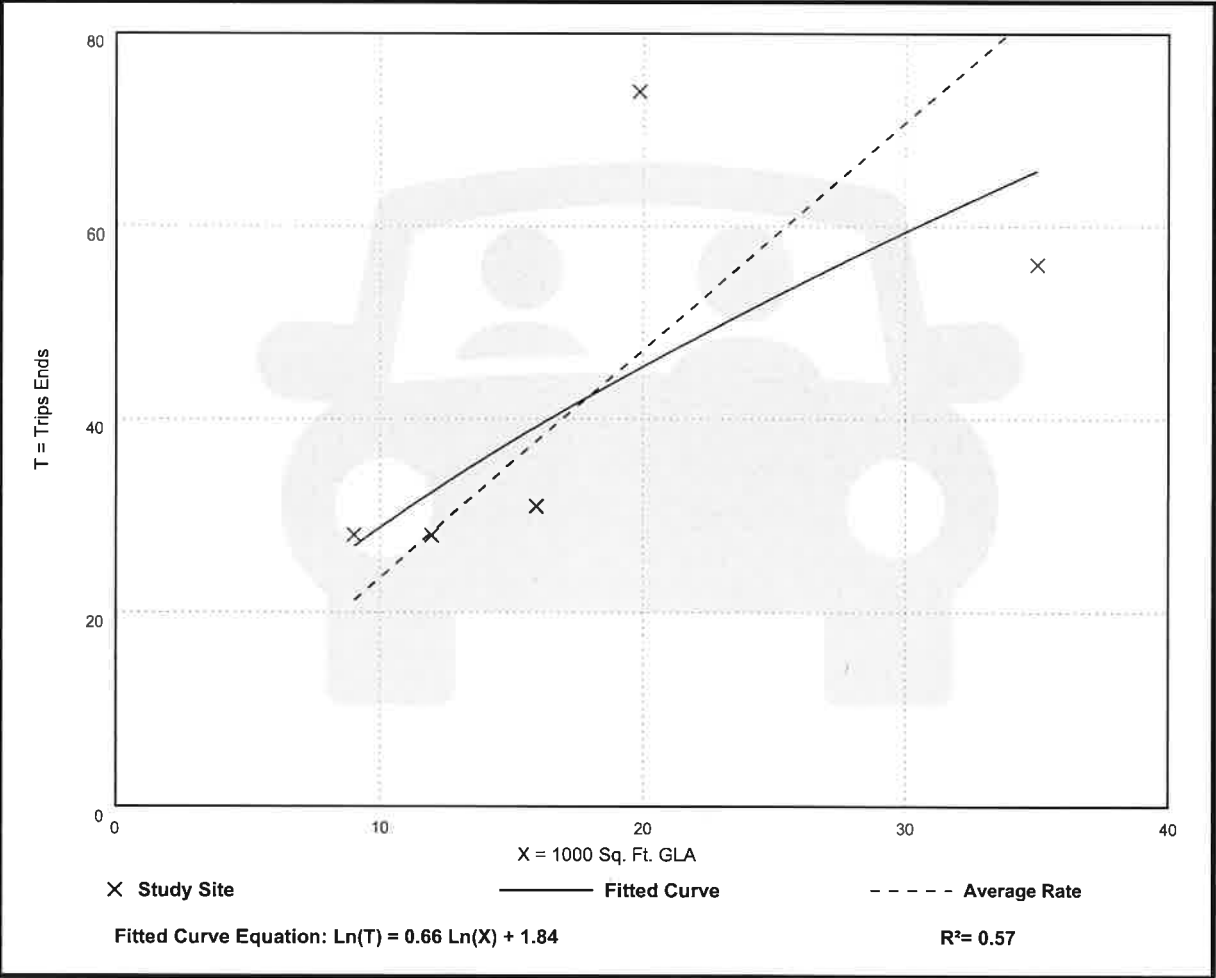
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

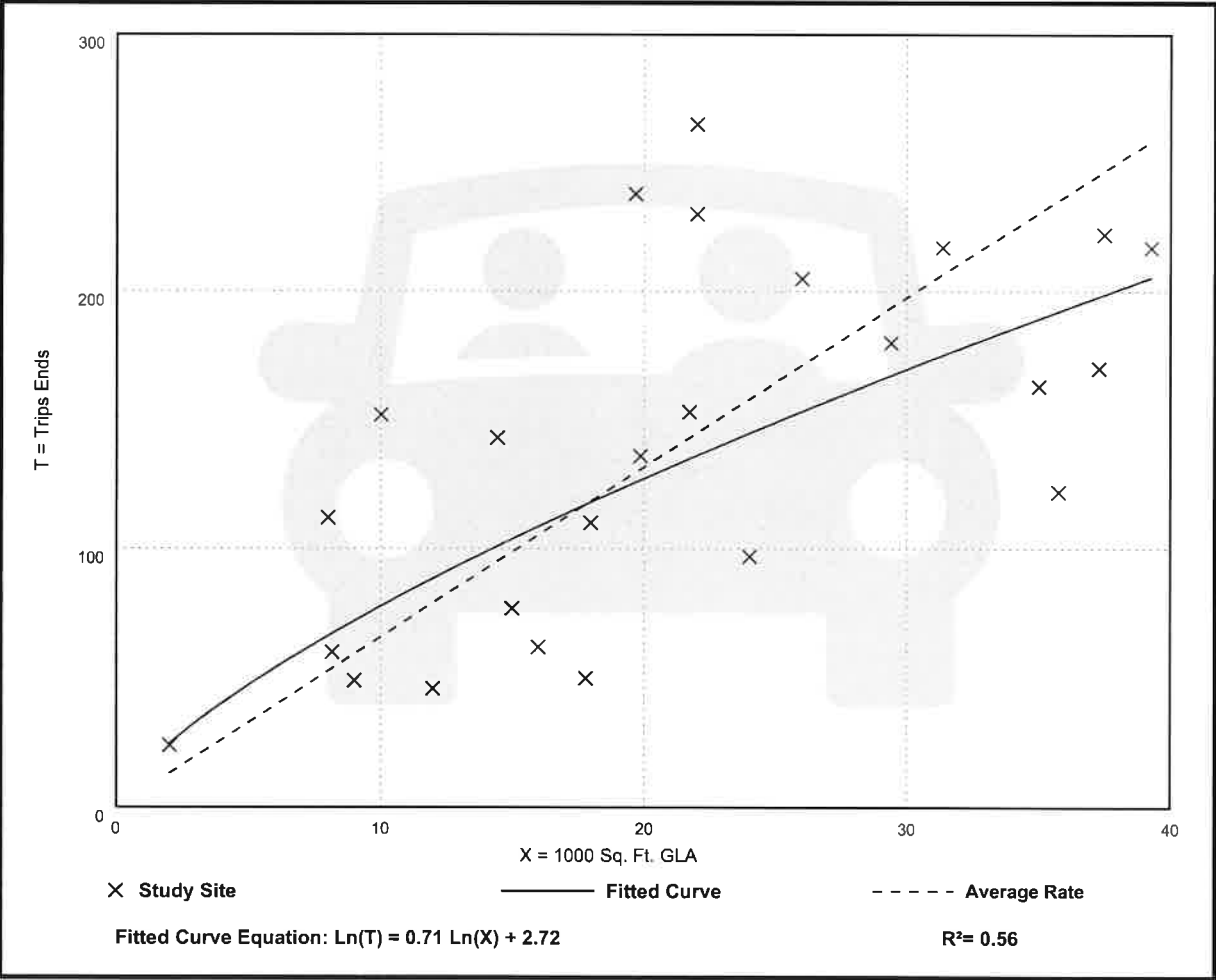
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



RUOFF KELLY A
225 OLD OAK LN
JEANNETTE PA 15644

DEL PRADO CAPE CORAL DEVELOPME
23190 FASHION DR #202
ESTERO FL 33928

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

ENTRADA PARAMOUNT LLC
20900 NE 30TH AVE #603
AVENTURA FL 33180

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
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ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
12734 KENWOOD LN # 49
FORT MYERS FL 33907

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
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ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

HOLZINGER RICHARD TR
3405 HANCOCK BRIDGE PKWY #A
NORTH FORT MYERS FL 33903

STOR NOW FLORIDA LLC
PO BOX 759
EAGLE ID 83616

LANCASTER JAMES
829 NORWEST RD
KINGSTON ON K7P 2N3
CANADA

GARGANO ANTHONY J TR
ANTHONY J. GARGANO, TRUSTEE
8695 COLLEGE PKWY STE 201
FORT MYERS FL 33919

17521 N TAMIAMI TR LLC
13323 ROSEWOOD LN
NAPLES FL 34119

DCI2025-00014 Lee County

Original Application Dated 06-25-25

KLAMNER SAMUEL TR
3970 CAPE COLE BLVD
PUNTA GORDA FL 33955

17750 N TAMIAMI TRAIL RE LLC
1170 PITTSFORD VICTOR RD #275
PITTSFORD NY 14534

17630 TAMIAMI TRAIL NFM LLC
4850 TAMIAMI TRL N #200
NAPLES FL 34103

NFM DEVELOPMENT LLC
17570 N TAMIAMI TRL #2
NORTH FORT MYERS FL 33903

SABAL SPRINGS HOMEOWNERS
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

DEL PRADO HWY 41 LLC
310 STRAND ST #402
ALEXANDRIA VA 22314

PUBLIX SUPER MARKETS INC
TAX AND TREASURY
PO BOX 32018
LAKELAND FL 33802

SANDHU ROSY
20 TYLER RD
LEXINGTON MA 02420

BAIRD MIKE & GWEN
7 SOUTHHARBOUR DR
BOBCAYGEON ON K0M 1A0
CANADA

OBERCASH ALICIA
1011 NEW HOPE ST #100A
NORRISTOWN PA 19401

BYLICKI RICHARD
28 GARFIELD AVE
FARMINGDALE NY 11735

VIANEST BARBARA L/E
3947 DEL SOL LN #201
CAPE CORAL FL 33909

HALE CHRISTOPHER SCOTT
1532 US HWY 41 S 259
VENICE FL 34293

CAPE 75 LLC
2180 IMMOKALEE RD #313
NAPLES FL 34110

LINDNER GERALD & GRACE
3947 DEL SOL LN #204
CAPE CORAL FL 33909

MORAN PATRICIA A TR
2857 S LOWE AVE
CHICAGO IL 60616

TEXIDOR JEANETTE
3947 DEL SOL LN #302
CAPE CORAL FL 33909

OLSON JANICE J
3947 DEL SOL LN #303
CAPE CORAL FL 33909

DCI2025-00014 Lee County

Original Application Dated 06-25-25

TRUJILLO FAUSTO &
3947 DEL SOL LN #304
CAPE CORAL FL 33909

DENT JUDITH TR
3953 POMODORO CIR #101
CAPE CORAL FL 33909

FERRARA GERALDINE A
3953 POMODORO CIR #102
CAPE CORAL FL 33909

MARTIN JACKIE W & JUDITH K
3953 POMODORO CIR #103
CAPE CORAL FL 33909

LONG-CAMPBELL SHERRI LYNN +
920 NE 11TH ST
CAPE CORAL FL 33909

MADRIGAL ADRIANA +
3953 POMODORO CIR #201
CAPE CORAL FL 33909

SIMON OFFENBERG LLC
SINGER BERGER PRESS
23500 MERCANTILE RD #A
BEACHWOOD OH 44122

WESTMOE JON & PAMELA
3953 POMODORO CIR #203
CAPE CORAL FL 33909

DWORIANYN PAUL & JESSICA
3953 POMODORO CIR #204
CAPE CORAL FL 33909

THORNTON CARL K JR
3953 POMODORO CIR #301
CAPE CORAL FL 33909

MISKOVICH LYNETTE RINGHOFER
3953 POMODORO CIR #302
CAPE CORAL FL 33909

SHELDON JOAN
3953 POMODORO CIR #303
CAPE CORAL FL 33909

WOODY CAROL ANN
3953 POMODORO CIR #304
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD S #300
CAPE CORAL FL 33990

ALKATIB JAMAL &
3957 POMODORO CIR #102
CAPE CORAL FL 33909

BARZ PATRICIA TR
3957 POMODORO CIR #103
CAPE CORAL FL 33909

TRACY JACQUELINE A L/E
3957 POMODORO CIR #104
CAPE CORAL FL 33909

MCGARRAH LARRY J & INA M TR
2901 VALLEY VIEW DR
SPRINGDALE AR 72762

MISHLER GAIL EVELYN TR
3957 POMODORO CIR #202
CAPE CORAL FL 33909

SHEPPARD SHIRLEY
3957 POMODORO CIR #203
CAPE CORAL FL 33909

DCI2025-00014 Lee County

Original Application Dated 06-25-25

VILJOEN CLARRY MARTIN &
PO BOX CH492 CHISIPITE HARARE
MASHONALAND
ZIMBABWE

ROJAS CARLOS A & LILIANA C
311 SE 13TH ST
CAPE CORAL FL 33990

TAX FREE STRATEGIES LLC
DAVID BROCKWELL
517 RIVIERA PL
ROCK HILL SC 29730

ISLE PROPERTY VENTURES LLC
TROY CARROTHERS
W72N1170 AUGUSTA LN
CEDARBURG WI 53012

DORAN STEPHANIE R
1448 SE 20TH ST
CAPE CORAL FL 33990

LAIER F SCOTT +
5510 SW 12TH AV
CAPE CORAL FL 33914

FRANCO LUIS A BELTRAN &
3961 POMODORO CIR #102
CAPE CORAL FL 33909

VAN HEYNEGEN DOREEN L/E
3961 POMODORO CIR #103
CAPE CORAL FL 33909

MAZZOCCHI BLAISE & MARIAN B
1116 JACKSON PL
BALDWIN NY 11510

ORTEGA LUZ
3961 POMODORO CIR #201
CAPE CORAL FL 33909

MCLAREN TERRENCE & CARLA
3961 POMODORO CIR #202
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD #300
CAPE CORAL FL 33990

IIDC PACIFIC LLC
2401 LAKEWOOD RANCH BLVD #1213
LAKEWOOD RANCH FL 34240

SIMON OFFENBERG LLC
SINGER BERGER PRESS
19667 TURNBERRY WAY #24K
AVENTURA FL 33180

CAMM JOSEPH & CAROL
3961 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

CHRISTIANO CYNTHIA L TR
3961 POMODORO CIR #303
CAPE CORAL FL 33909

RICE DAVID +
18314 HAMPTON HILLS DR
HUMBLE TX 77338

PETERSFELDT FRANCISCO JAVIER D
GABRIELE TERGIT PROMENADE 21
BERLIN 10963
GERMANY

OBERDIER LISA A
3965 POMODORO CIR #102
CAPE CORAL FL 33909

BELLO RICHARD & DEBORAH
3965 POMODORO CIR #103
CAPE CORAL FL 33909

DCI2025-00014 Lee County

Original Application Dated 06-25-25

OFT 2004 LLC
BERNARD OFFENBERG
5079 WATERS EDGE WAY
COOPER CITY FL 33330

SIMMONDS KATHI
3830 GOLF VISTA DR
LAPEER MI 48446

CAMPANO JEAN ANNE
3965 POMODORO CIR #202
CAPE CORAL FL 33909

MURACZEWSKI DAVID
3965 POMODORO CIR #203
CAPE CORAL FL 33909

VANDECASTEELE JULIEN &
3965 POMODORO CIR UNIT 204
CAPE CORAL FL 33909

UPSHAW SHIRLEY A L/E
3965 POMODORO CIR #301
CAPE CORAL FL 33909

MCGEE MARTIN & KAREN MARIE
3965 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

ARMENTEROS CACILIE D
3965 POMODORO CIR #303
CAPE CORAL FL 33909

FREDERICO JOSEPH A SR &
43 KIPPEN DR
WILLIAMSTOWN NJ 08094

HONAS MICHAEL A & JOANNE L L/E
3956 POMODORO CIR #101
CAPE CORAL FL 33909

VIVIANI CHARLES JOSEPH &
1956 FORD ST
BROOKLYN NY 11229

MIHAJLOVIC JELENA
3956 POMODORO CIR #103
CAPE CORAL FL 33909

LORITZ ANITA M &
W4242 HILLTOP DR
FOND DU LAC WI 54937

STUMPFIG REBECCA +
3956 POMODORO CIR #201
CAPE CORAL FL 33909

PRACHER LANNIE HELEN &
3956 POMODORO CIR #202
CAPE CORAL FL 33909

NEGRON DIANA
3956 POMODORO CIR #203
CAPE CORAL FL 33909

KRIEGER RONALD J & JUDITH L
3956 POMODORO CIR #204
CAPE CORAL FL 33909

GILLELAND OWEN E III
3956 POMODORO CIR UNIT 301
CAPE CORAL FL 33909

KENNEDY ROBERT E &
3956 POMODORO CIR #302
CAPE CORAL FL 33909

REYES PAUL &
3956 POMODORO CIR #303
CAPE CORAL FL 33909

DCI2025-00014 Lee County

Original Application Dated 06-25-25

CHILELLI ROSINA
131 KILBURN RD S
WEST HEMPSTEAD NY 11552

KEATING JENNY +
1135 SE 16TH ST
CAPE CORAL FL 33990

SCHARMACH TRUST
3964 POMODORO CIR #102
CAPE CORAL FL 33909

ABRAHAO NATALIA SALOMAO
932 CARLETON RD
WESTFIELD NJ 07090

COMFORT HOUSE PROPERTIES LLC
2514 GRAND CENTRAL PKWY #10
ORLANDO FL 32839

MISCHITELLI VINCENT A &
3964 POMODORO CIR #201
CAPE CORAL FL 33909

MEYERS MICHAEL T &
3964 POMODORO CIR #202
CAPE CORAL FL 33909

STILLWELL JILL ELIZABETH
3964 POMODORO CIR #203
CAPE CORAL FL 33909

GARCIA ANA L L/E
3964 POMODORO CIR #204
CAPE CORAL FL 33909

ZLOTY DANIEL
214 FERRAGINE CRESCENT
BRADFORD WEST GWILLMBURY ON L3Z 4K1
CANADA

MONGER BERTRAND
301 DU GRAND-PRE
BASSIN QC G4T 0B2
CANADA

SIMPSON SARAH T &
3964 POMODORO CIR #304
CAPE CORAL FL 33909

GONZALEZ CANDACE
3969 POMODORO CIR #101
CAPE CORAL FL 33909

TABACHNICK THOMAS T TR
533 W OLD SLEIGH LN
APPLETON WI 54913

IRVING TERRY L +
300 NE 19TH CT APT 104N
WILTON MANORS FL 33305

HARRIS STEFAN K
MEISENWEG 55
HERRENBERG BW 71083
GERMANY

ARROYO EDDIE
3969 POMODORO CIR #201
CAPE CORAL FL 33909

LISOWSKI OLGIERD & LIDIA
3969 POMODORO CIR #202
CAPE CORAL FL 33909

ALLIANCE WC LLC
703 SARATOGA DR APT 326
NAPA CA 94559

AMIES GORDON C & YVONNE J
413-38 HARBOUR ST
PORT DOVER ON N0A 1N0
CANADA

DCI2025-00014 Lee County

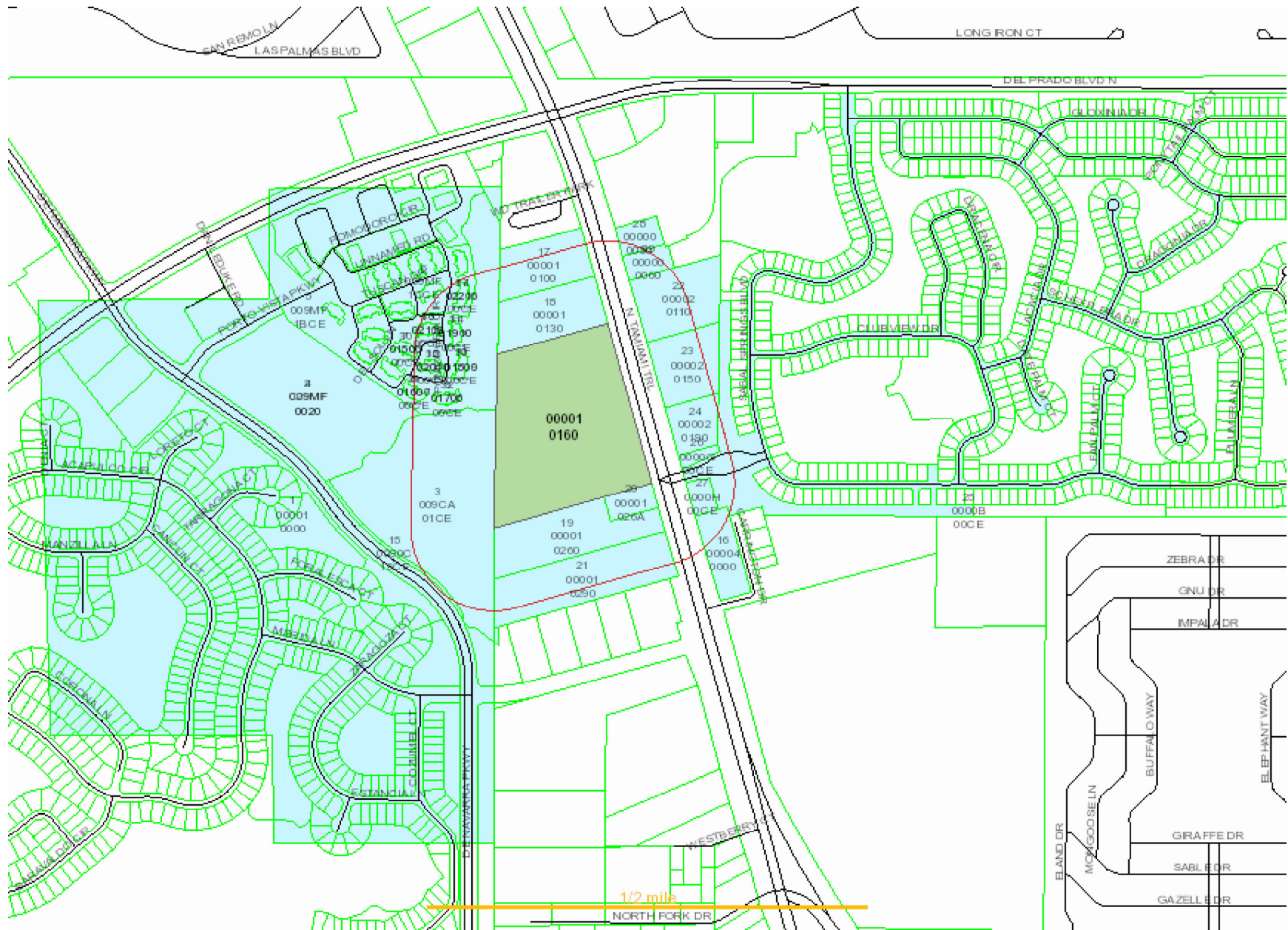
Original Application Dated 06-25-25

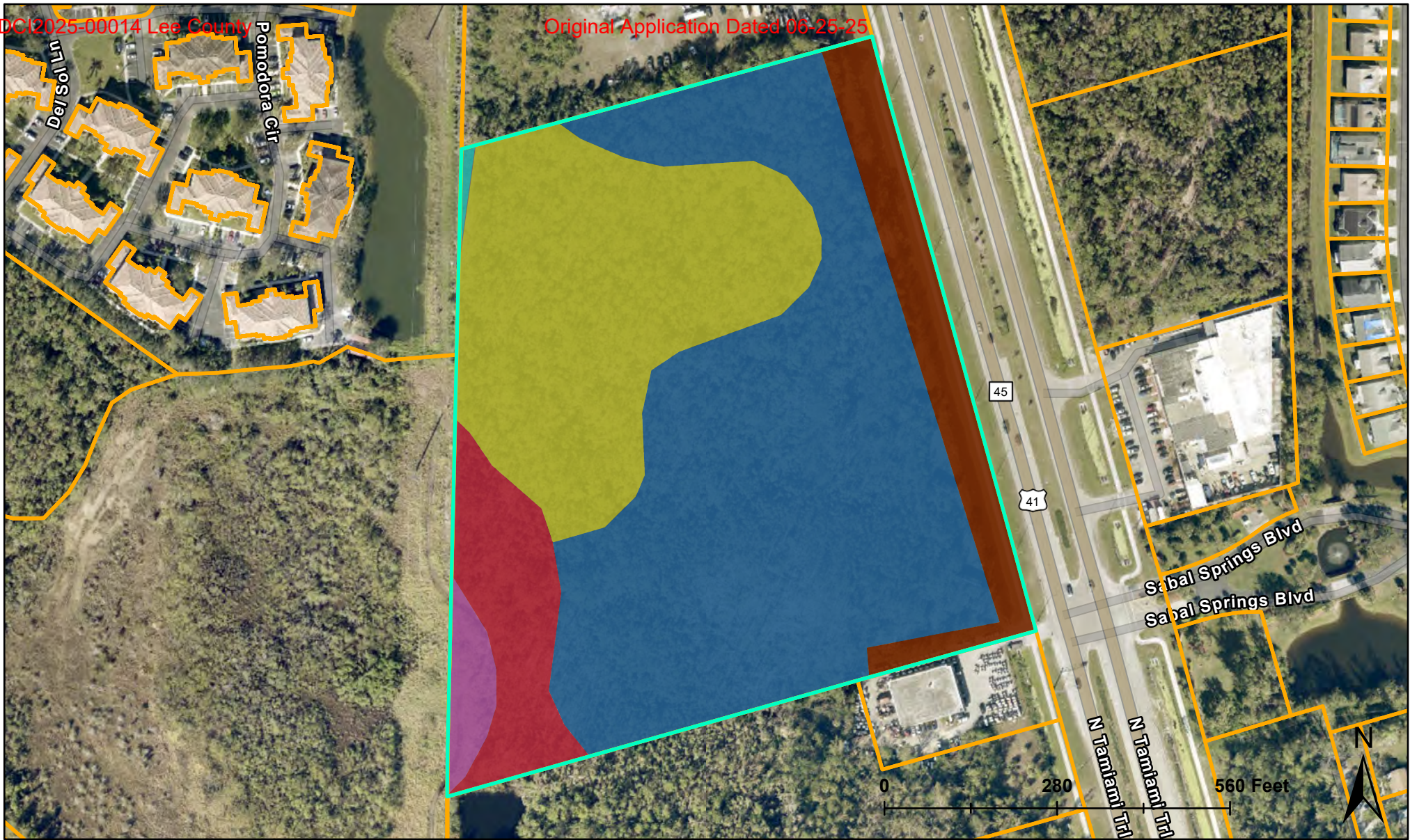
GONNELLA JOSEPH TR
3969 POMODORO CIR #301
CAPE CORAL FL 33909

TAI TAPU TEXAS LLC
PO BOX 233 TAI TAPU
CHRISTCHURCH 7645
NEW ZEALAND

ALFAKHOURY FARIS NICOLA &
9129 MIGNONETTE ST
RANCHO CUCAMONGA CA 91701

ROX VILLAS LLC
442 WEST KORTSEN ROAD 101
CASA GRANDE AZ 85122





PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990

T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

Site Outline

Lee County Parcels

Soil #39 - Isles fine sand, frequently ponded - hydric

Soil #42 - Wabasso sand, limestone substratum - non-hydric

Soil #45 - Copeland fine sandy loam, frequently ponded - hydric

Soil #74 - Cypress Lake fine sand slough - hydric

Soil #142 - Cypress Lake fine sand, slough-Urban land complex - hydric

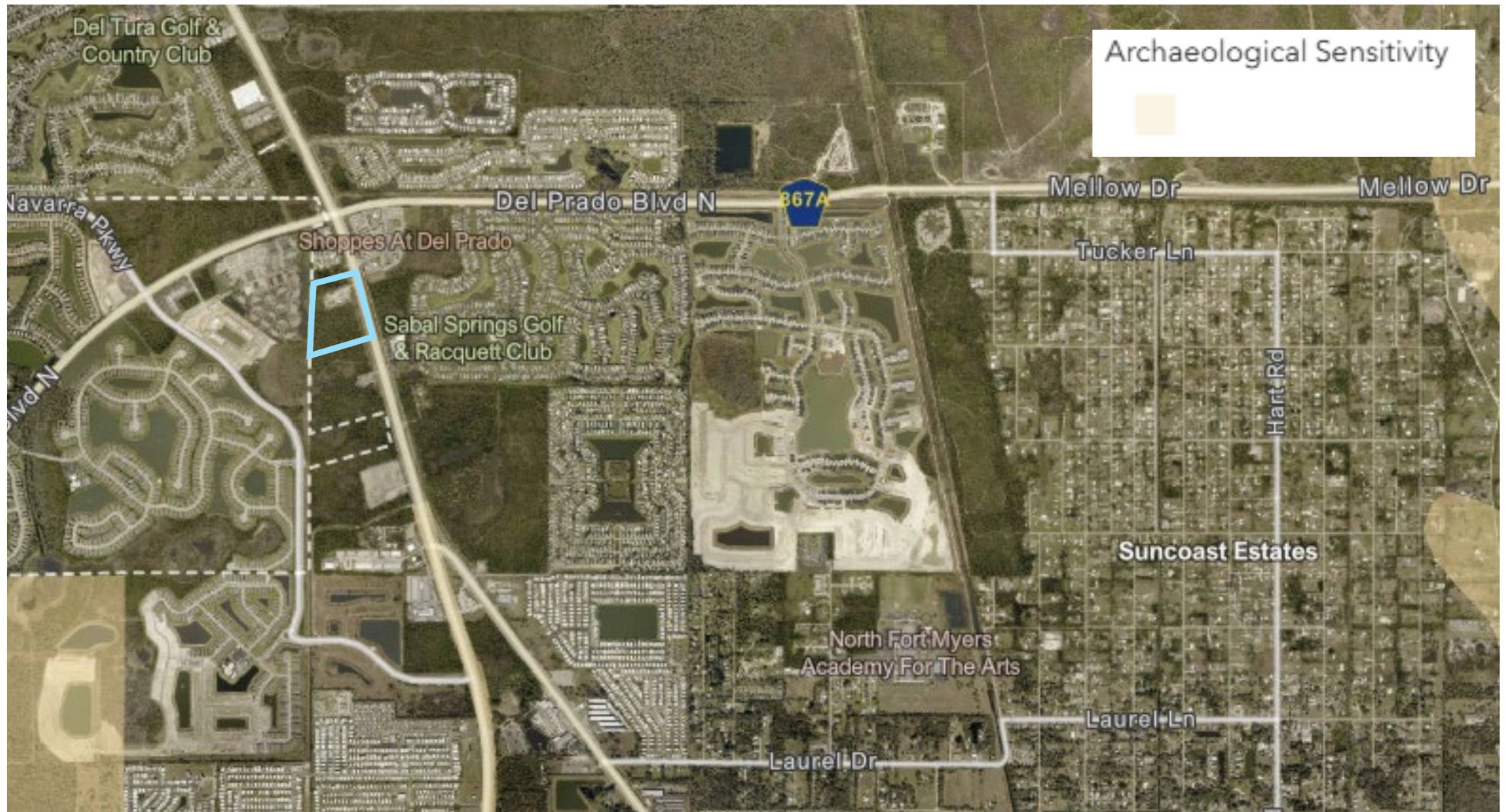
Soil #138 - Wabasso sand, limestone substratum-Urban land complex - non-hydric

Soils Map



<div></div> <div>PENNONI ASSOCIATES INC.</div> <div>4706 Chiquita Blvd S - 200-E02 Cape Coral, FL 33914 T: 239.360.3075 www.Pennoni.com</div>	17701 N. Tamiami Trail, North Fort Myers, FL	<table><tr><th>FLUCFCS Code</th><th>Description</th><th>Acreage</th><th>Federal Status</th><th>State Status</th></tr><tr><td>411-E3</td><td>Pine Flatwoods (Exotics 51-75%)</td><td>2.75</td><td>N</td><td>N</td></tr><tr><td>428-E2</td><td>Cabbage Palm Hammock (Exotics 1-25%)</td><td>0.33</td><td>N</td><td>N</td></tr><tr><td>510</td><td>Ditch</td><td>0.72</td><td>NJD</td><td>OSW</td></tr><tr><td>619</td><td>Melaleuca</td><td>3.27</td><td>NJD</td><td>W</td></tr><tr><td>625-E3</td><td>Hydric flatwoods (Exotics 51-75%)</td><td>9.52</td><td>NJD</td><td>W</td></tr><tr><td>641-E2</td><td>Freshwater Marsh (Exotics 26-50%)</td><td>0.77</td><td>NJD</td><td>W</td></tr><tr><td>740-H</td><td>Hydric Disturbed Land</td><td>1.53</td><td>NJD</td><td>W</td></tr><tr><td>814</td><td>Roads</td><td>0.47</td><td>N</td><td>N</td></tr></table>	FLUCFCS Code	Description	Acreage	Federal Status	State Status	411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N	428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N	510	Ditch	0.72	NJD	OSW	619	Melaleuca	3.27	NJD	W	625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W	641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W	740-H	Hydric Disturbed Land	1.53	NJD	W	814	Roads	0.47	N	N	<div>Notes:</div> <div>1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.</div> <div>2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).</div>
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Project: ENSTE23006																																																
FLUCFCS Map	<div><div></div> Site Outline</div> <div><div></div> Lee County Parcels</div>																																															

Archaeological Sensitivity Map





<div></div> <div>PENNONI ASSOCIATES INC.</div> <div>4706 Chiquita Blvd S - 200-E02 Cape Coral, FL 33914 T: 239.360.3075 www.Pennoni.com</div>	17701 N. Tamiami Trail, North Fort Myers, FL	<table><tr><th>FLUCFCS Code</th><th>Description</th><th>Acreage</th><th>Federal Status</th><th>State Status</th></tr><tr><td>411-E3</td><td>Pine Flatwoods (Exotics 51-75%)</td><td>2.75</td><td>N</td><td>N</td></tr><tr><td>428-E2</td><td>Cabbage Palm Hammock (Exotics 1-25%)</td><td>0.33</td><td>N</td><td>N</td></tr><tr><td>510</td><td>Ditch</td><td>0.72</td><td>NJD</td><td>OSW</td></tr><tr><td>619</td><td>Melaleuca</td><td>3.27</td><td>NJD</td><td>W</td></tr><tr><td>625-E3</td><td>Hydric flatwoods (Exotics 51-75%)</td><td>9.52</td><td>NJD</td><td>W</td></tr><tr><td>641-E2</td><td>Freshwater Marsh (Exotics 26-50%)</td><td>0.77</td><td>NJD</td><td>W</td></tr><tr><td>740-H</td><td>Hydric Disturbed Land</td><td>1.53</td><td>NJD</td><td>W</td></tr><tr><td>814</td><td>Roads</td><td>0.47</td><td>N</td><td>N</td></tr></table>	FLUCFCS Code	Description	Acreage	Federal Status	State Status	411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N	428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N	510	Ditch	0.72	NJD	OSW	619	Melaleuca	3.27	NJD	W	625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W	641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W	740-H	Hydric Disturbed Land	1.53	NJD	W	814	Roads	0.47	N	N	<div>Notes:</div> <div>1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.</div> <div>2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).</div>
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FLUCFCS Map	<div><div></div> Site Outline</div> <div><div></div> Lee County Parcels</div>																																															



PENNONI ASSOCIATES INC.

4706 Chiquita Blvd S - 200-E02
 Cape Coral, FL 33914

T: 239.360.3075 www.Pennoni.com

17701 N. Tamiami Trail,
 North Fort Myers, FL

Project: ENSTE23006

FLUCFCS Map

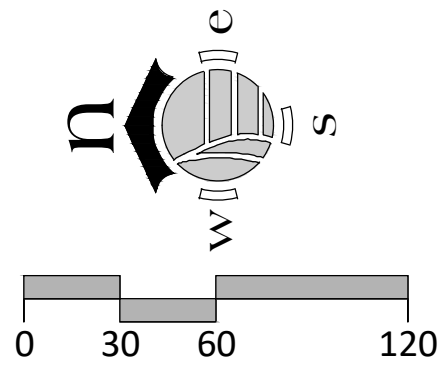
FLUCFCS Code	Description	Acreage	Federal Status	State Status
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740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Site Outline

Lee County Parcels

Notes:

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2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).



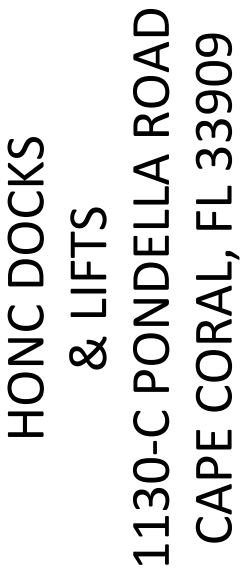
****NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA**

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' TYPE A
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (COMMERCIAL)	N/A
SOUTH (COMMERCIAL/AG)	N/A
WEST (MF/CONS. ESMT.)	N/A

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

- | | |
|---|---|
|  | PEDESTRIAN CONNECTION |
|  | VEHICULAR PARKING CIRCULATION |
|  | WATER MANAGEMENT / PRE-TREATMENT |
|  | WATER MANAGEMENT / LAKE |
|  | INDIGENOUS PRESERVATION |
|  | WETLAND PRESERVATION AREA |



17701 N. TAMiami
HONC 41 MPD
NORTH FORT MYERS

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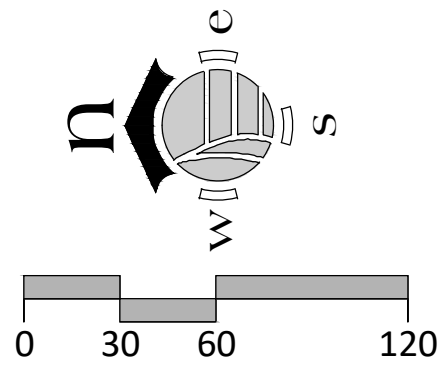
DATE:	05-27-25
PROJECT NO.	1333-01
FILE NO.	1333-03 CON.dwg
SCALE:	AS SHOWN

MASTER CONCEPT PLAN

SHEET TITLE

MCP-01

EET NUMBER



TOTAL PROJECT AREA	\$17.96 AC.
TOTAL COMMERCIAL AREA	\$4.36 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL):	\$0.87 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS	\$0.44 AC)
TOTAL INDUSTRIAL AREA:	\$13.60 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	\$2.72 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS	\$1.36 AC)
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	\$3.59 AC.
PROVIDED OPEN SPACE	\$3.59 AC *
REQUIRED INDIGENOUS OPEN SPACE	\$1.80 AC
PROVIDED INDIGENOUS OPEN SPACE	\$3.46 AC
OTHER	\$0.04 AC

***NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' TYPE A
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

LANDSCAPE BUFFERS	PROPOSED
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EAST (COMMERCIAL)	N/A
SOUTH (COMMERCIAL/AG)	N/A
WEST (MF/CONS. ESMT.)	N/A

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OPEN SPACE

WETLAND PRESERVATION AREA

INDIGENOUS PRESERVATION

WATER MANAGEMENT



HONC DOCKS
& LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909

17701 N. TAMiami
TRAIL PROJECT
NORTH FORT MYERS

[illegible]

DATE:	01-08-24
PROJECT NO.	1333-01
FILE NO.	1333-03 CON.dwg
SCALE:	AS SHOWN

OPEN SPACE PLAN

SHEET TITLE

MCP-02

SHEET NUMBER