

Exhibit E

RESOLUTION NUMBER Z-23-040

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, DeLisi, Inc., filed an application on behalf of the property owner, MCIN BELL, LLC, to add five acres zoned Commercial (C-1A) to a 93.03± acre Mixed Use Planned Development (MPD Z-07-051) in reference to Blackstone Corporate Park MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on December 21, 2023; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2023-00009 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on March 6, 2024, before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to add five acres zoned C-1A to a 93.03± acre MPD (MPD Z-07-051) to allow 500,000 square feet of commercial floor area and 350,000 square feet of industrial floor area.

The property is located in the Urban Community, Industrial Development, and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

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

1. Master Concept Plan (MCP)/Development Parameters

- a. MCP. Development must be consistent with one-page MCP entitled "Blackstone Corporate Park" dated December 20, 2023, (Exhibit C), except as modified by the conditions below.

- b. Lee Plan and LDC. Development must comply the LDC at the time of local development order. Subsequent changes to the MCP or this zoning resolution may require additional zoning approval.
- c. Development Parameters. The MPD is limited to 500,000 square feet of commercial floor area and 350,000 square feet of industrial floor area with a maximum height of 65 feet.

2. Use and Development Standards

a. Schedule of Uses

Use Area A

Accessory uses, buildings, and structures
 Administrative Offices
 Agricultural Uses & Agricultural Accessory Use (see Condition 7)
 Amusement Parks
 Animals, Clinic
 Auto Parts Store – without installation
 ATM (Automatic Teller Machine)
 Automobile Repair & Service – Group I
 Automobile Service Station
 Bait & Tackle Shop
 Banks and Financial Establishments – Groups I & II
 Bar and Cocktail Lounge
 Boat Parts Store
 Boat Rental
 Boat Sales
 Broadcast Studio, Commercial Radio & Television
 Building Materials Sales
 Business Services, Group I
 Bus Station / Depot
 Business Services – Group II, limited to lawn and garden services,
 messenger services, packaging services, parcel and express
 services, and water softening services
 Car Wash
 Caretaker's Residence
 Cleaning & Maintenance Services
 Clothing Stores, General
 Clubs: Commercial, Fraternal, Membership Organization, Private
 Continuing Care Facilities
 Computer & Data Processing
 Consumption on Premises
 Contractors & Builders – Group I
 Convenience Food and Beverage Store – maximum 24 self-service fuel
 pumps
 Cultural Facilities
 Department Store
 Day Care Center, Child or Adult
 Drive-through Facility for any permitted use
 Drugstore, Pharmacy

EMS, Fire, or Sheriff's Station
Essential Services
Essential Services Facilities, Groups I
Excavation, Water Retention
Excess Spoil Removal
Fences and Walls
Food Stores – Groups I & II
Food and Beverage Service, Limited
Funeral Home and Mortuary (with or without a crematory)
Gift and Souvenir Shop
Hardware Store
Health Care Facilities – All Groups
Household and Office Furnishings – All Groups
Laundry or Dry Cleaning – Groups I and II
Insurance Companies
Lawn and Garden Supply Stores
Library
Medical Office
Model Display Center
Motion Picture Production Studio
Package Store
Paint, Glass and Wallpaper
Parks – Group I, except Fishing Piers
Parking Lot, Accessory, Garage, Temporary
Personal Services – Groups I & III
Photofinishing Laboratory
Pet Shops
Pharmacy
Place of Worship
Post Office
Printing and Publishing
Processing and Packaging of Agricultural Products
Real Estate Sales Office
Recreation Facilities, Commercial – Groups III & IV
Religious Facilities
Rental and Leasing Establishment – Groups II & III
Repair Shops – Groups I & II
Restaurants, Fast Food
Restaurants – All Groups
Schools, Commercial and Noncommercial
Signs
Specialty Retail Shops – All Groups
Social Services – Group II
Storage, Indoor
Studios
Temporary Uses
Transportation Services – Group III
Theater, Indoor or Outdoor (drive-in)
Used Merchandise Stores – Groups I and II
Variety Store
Vehicle & Equipment Dealers – Groups I, II, III, & IV

Warehouse, Mini-Warehouse, Private, Public, Cold Storage Only

Use Area B

Accessory Uses and Structures
Administrative Offices
Agricultural Services: Office / Base Operations
Agricultural Uses & Agricultural Accessory Uses (see Condition 7)
Amusement Parks
Animals: Clinic or Kennel, Control Center (including Humane Society)
Auto Parts Store – with installation
ATM (Automated Teller Machine)
Automobile Repair & Services – All Groups
Automobile Service Station
Bait & Tackle Shop
Banks and Financial Establishments – Groups I & II
Boat Parts Store
Boat Rental
Boat Repair & Service
Boat Sales
Boat Storage, Dry
Broadcast Studio, Commercial Radio & Television
Building Materials Sales
Business Services – Groups I & II
Bus Station / Depot
Car Wash
Caretaker's Residence
Cleaning & Maintenance Services
Clothing Stores, General
Clubs – All Groups
Cold Storage Warehouse and Processing Plant (including pre-cooling)
Communication Facilities, Wireless (LDC § 34-1441 *et seq.*)
Computer & Data Processing
Consumption on Premises
Contractors & Builders – Groups I & II
Cultural Facilities
Day Care Center, Child or Adult
Drive-through Facility for Any Permitted Use
Entrance Gates or Gatehouse
EMS, Fire, or Sheriff Station
Essential Services – All Groups
Essential Services Facilities – Groups I & II
Excavation, Water Retention
Excess Spoil Removal
Factory Outlets (point of manufacture only)
Farm Equipment, Sales, Storage, Rental or Service
Fences and Walls
Flea Market – Open & Indoor
Food Stores – Groups I & II
Food and Beverage Service, Limited
Food Stores – Groups I & II

Funeral Home and Mortuary (with or without crematory)
Freight & Cargo Handling Establishments
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Helistop – Limited to emergency use only
Household and Office Furnishings – All Groups
Laundry or Dry Cleaning – Groups I and II
Insurance Companies
Lawn and Garden Supply Stores
Library
Maintenance Facility (Government)
Manufacturing of:
 Apparel Products
 Chemical & Allied Products – Groups I & II – Perfumes and
 Cosmetics only
 Electrical Machinery & Equipment
 Fabricated Metal Products – Groups II & III
 Food & Kindred Products – Groups II & III
 Furniture & Fixtures
 Leather Products – Group II
 Lumber & Wood Products – Groups II & IV
 Measuring, Analyzing & Controlling Instruments
 Novelties, Jewelry, Toys, & Signs
 Paper & Allied Products – Groups II & III
 Rubber & Plastic Products – Group II
 Stone, Clay, Glass & Concrete Products – Group I
 Transportation Equipment – Groups I, III, IV, with Group I limited to
 Car or Boat Trailers, Travel Trailers and Campers
Medical Office
Mobile Home Dealer
Model Display Center
Motion Picture Production Studio
Nonstore Retailer – All Groups
Paint, Glass and Wallpaper
Parcel and Express Services
Parking Lot – Accessory, Garage, Commercial & Temporary
Personal Services – Groups I & III
Photofinishing Laboratory
Pet Services
Pet Shops
Pharmacy
Place of Worship
Post Office
Printing and Publishing
Processing or Packaging of Agricultural or Fish Products
Processing & Warehousing
Real Estate Sales Office
Recreation Facilities, Commercial – Groups I, III, & IV
Recreation Facilities, Personal
Recycling Facility

Religious Facilities
Rental or Leasing Establishment – Groups II & III
Repair Shops – Groups I, II, III, & IV
Research & Development Laboratories – Groups II & IV
Restaurants – Groups I, II, & III
Retail & Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools, Commercial and Noncommercial
Signs
Specialty Retail Shops – All Groups
Storage, Open and Indoor
Studios
Temporary Uses
Transportation Services – Groups II & III
Vehicle & Equipment Dealers – All Groups
Used Merchandise Stores – All Groups
Variety Store
Warehouse: Mini-Warehouse, Private, Public, & Cold Storage Only
Wholesale Establishment – Groups I, III, & IV

b. Site Development Regulations

Minimum lot size:	10,000 square feet
Minimum lot width:	100 feet
Minimum lot depth:	100 feet
Development Setbacks:	
Street:	20 feet
Side:	10 feet
Rear:	10 feet
Waterbody:	25 feet
Preserve:	20 feet (30 feet for fire dependent indigenous plant communities)
Building Separation:	One half the sum of the heights of both buildings, or 20 feet whichever is greater.
Minimum Development Perimeter:	25 feet (Industrial areas) 15 feet (Commercial areas)
Maximum Building Height:	65 feet
Minimum Open Space:	30 percent (Commercial) 20 percent (Industrial)

3. Open Space

Development order plans must depict 25.78 acres of open space:

- a. 18.54 acres for the commercial development.
- b. 7.25 acres for the industrial development.

Open space areas must be consistent with the MCP "Provided Open Space" table.

4. Indigenous Open Space

- a. Development order plans must depict 13.6 acres of indigenous preserve and restoration areas consisting of:
 - i. 7.32 acres of restored wetlands.
 - ii. 4.78 acres of existing indigenous uplands.
 - iii. 1.5 acres of indigenous preservation area credits consistent with the MCP.
- b. Development order plans must include an indigenous preserve and restoration management plan with a map depicting the location of the mechanical and hand-removal methods of exotic vegetation removal and restoration schedule demonstrating preserve restoration completion within five years of the issuance of the development order.

5. Vegetation Removal Permit

- a. Developer must submit a Vegetation Removal Permit that includes a map depicting the mechanical and hand-removal areas for exotic vegetation removal within the proposed preservation and restoration areas and survey point map depicting the boundary of the preserve areas. Native vegetation must be protected by tree barricades within the indigenous preserve area.
- b. Development proposing impact to wetlands may not commence construction until issuance of required permits. Development activity must remain in compliance with state wetland permits and local development permits. If impacts to wetlands are not permitted by the State, or if issued state wetland permits are inconsistent with the proposed wetland impacts depicted in local development order permits, Developer must amend development permits consistent with state wetland permits or Lee Plan/LDC regulations pertaining to development within wetlands.

6. Blackstone Drive Buffer

Proposed restoration plant material in the 15-foot-wide Type-D buffer along Blackstone Drive must comply with LDC plant material standards.

7. Agricultural Uses

Existing bona fide agricultural uses (pasture/grazing and bee apiary) may continue limited to the existing 93.03 acre MPD, SUBJECT TO the following:

- a. Termination of Agriculture Use. Agricultural uses must terminate on project areas receiving development order approval for vertical development and prior to county issuance of a vegetation removal permit. Development order approvals for plats, infrastructure improvements, landscaping, surface water management, or other non-vertical development do not trigger termination.

- b. Additional Clearing Prohibited. Additional clearing of trees or vegetation in an agricultural area is prohibited. Existing areas of bona fide agricultural use may be maintained, (i.e. mowed), but not cleared or expanded. This prohibition does not preclude County approval of requests to remove invasive exotic vegetation.
- c. Proof of Termination. Upon approval of local development order for vertical development and prior to the issuance of vegetation removal permit, the property owner must provide written proof of the following, SUBJECT TO review/approval by the County Attorney's Office:
 - i. Affidavit. Sworn affidavit from the property owner confirming:
 - (1) Date agricultural uses ceased.
 - (2) Legal description of the property SUBJECT TO development order approval for vertical development.
 - (3) Affirmative statement acknowledging and agreeing agricultural uses are illegal and prohibited on the property. Further that the property owner covenants with the County not to resume agricultural uses until the property is rezoned to permit agricultural.

The affidavit constitutes a covenant between the property owner and Lee County binding on the owner and its successors. The covenant must properly recorded in public record of Lee County at the owner's expense.

- ii. Termination of Tax Exemption. Termination of the agricultural tax exemption for portions of the property SUBJECT TO a development order for vertical development. Proof of termination must include a copy of the request to terminate the tax exemption submitted to the Lee County Property Appraiser.

8. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by federal/state agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS

- 1. Utility Easement. Deviation (1) seeks relief from the LDC § 10-355(a)(1) requirement of a ten-foot-wide public utility easement on both sides of a roadway, to allow the ten-foot-wide public utility easement on the building lot side of the roadway. This deviation is APPROVED.
- 2. Temporary Sewage Treatment. Deviation (2) seeks relief from the LDC § 10-352 requirement that a commercial development provide connections to sanitary sewage facilities, to allow for a temporary sanitary sewage package treatment facility until sufficient

capacity becomes available to serve the MPD. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Developer must provide a letter of denial from the local utility evidencing the utility does not have sufficient capacity to serve the MPD.
 - b. The temporary treatment facility must be located within Industrial Use Area B.
 - c. Developer must remove/abate the facility and connect to the sanitary sewer system within 90 days of the local utility providing written notice that sufficient capacity to serve the MPD is available.
3. Excavation Setback. Deviation (3) seeks relief from the LDC § 10-329(d)(1)a.3 requirement that no excavation be allowed within 50 feet of private property line under separate ownership, to allow excavation up to 25 feet from the property line. This deviation is APPROVED.
 4. Driveway Spacing. Deviation (4) seeks relief from the LDC § 10-285(a), which requires driveway spacing for future urban areas to be a minimum of 60 feet from other driveways on a local road, to allow for a separation spacing of 59 feet between the project's proposed access and the LAMSID service driveway located along Blackstone Drive. This deviation is APPROVED.
 5. Indigenous Preservation. Deviation (5) seeks relief from the LDC § 10-415(b), which requires large developments with existing indigenous native vegetation communities to provide 50 percent of their open space requirement through indigenous preservation, to allow indigenous preservation to be met through a combination of indigenous upland preservation, upland indigenous bonus credits, and wetland restoration. This deviation is APPROVED, SUBJECT TO Condition 4.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
 Exhibit B: Zoning Map (with the subject parcel indicated)
 Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. *As conditioned herein*, the proposed MPD:
 - a. Complies with the Lee Plan. See, Lee Plan Goals 2, 4, 6, 7, 77, 124, 158, Objectives 1.6, 2.1, 2.2, 6.1, 7.1, 25.10, 60.2, 60.3, 123.2, and Policies 1.1.4, 1.1.7, 1.5.1, 2.1.1, 2.2.1, 6.1.1, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.6, 7.1.7, 25.6.1, 25.6.2, 25.10.1, 60.1.1, 60.4.1, 60.4.2, 61.3.11, 124.1.1, 124.1.2, Standards 4.1.1, 4.1.2, 4.1.4; Lee Plan Maps 1A-B, 2A-B.
 - b. Complies with the LDC and other County regulations or qualifies for deviations. See, LDC Chapters 10, 33, and 34.

- c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.1.4, 1.1.7, 1.5.1, 2.1.1, 2.1.2, 2.2.1, 6.1.4, 7.1.3, 7.1.4; LDC §§ 34-411(c), (i), and (j).
 - d. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by existing County regulations or conditions of approval. See Lee Plan Policies 6.1.5, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.7.
 - e. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals 77, 124, Objectives 1.5, 4.1, 77.1, Policies 1.5.1, 6.1.6, 7.1.1, 7.1.6, 124.1.2, Standard 4.1.4, LDC § 34-411(h).
 - f. Will be served by urban services. See, Lee Plan Glossary, Map 4A-B, Goals 2, 4; Objectives 2.1, 2.2, 4.1, 6.1, 7.1, 53.1, 56.1; Policy 2.2.1, and Standards 4.1.1 and 4.1.2; LDC § 34-411(d).
- 2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Objective 39.1, Policies 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.7; LDC § 34-411(d).
 - 3. The proposed mix of uses is appropriate at the proposed location. See, Lee Policies 1.1.4, 1.1.7, 1.5.1, 2.1.1, 6.1.4, 6.1.7, 7.1.1, 7.1.2, 7.1.3, 7.1.4.
 - 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See, LDC Chapters 10, 33, and 34.
 - 5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect public health, safety, and welfare. See LDC § 34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

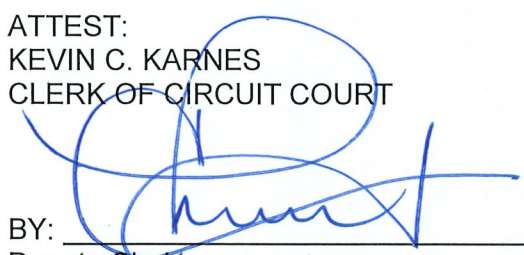
Commissioner Ruane made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Absent
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 6th day of March 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Mike Greenwell, Chair **KEVIN RUANE**
VICE-CHAIR



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


David W. Halverson
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE

2024 MAY -6 PM 3:01

DESCRIPTION

Parcel in
Sections 19 and 20, Township 45 South, Range 27 East
Lee County, Florida

A tract or parcel of land being Parcel 44 of Unit 55, Lots 9 and 10, Block 239 of Unit 63, Parcel 50 of Unit 71, Parcel 51 of Unit 72 and Parcels 50 and 51 of Unit 73, and a portion of those lands described in a deed recorded in Official Records Book 475, at Page 32, lying between Grant Boulevard and the Canal, all as shown on the record plat of "MIRROR LAKES", recorded in Plat Book 27, Pages 83 through 160, all of the Public Records of Lee County, Florida, lying in Sections 19 and 20, Township 45 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Westerly most corner of Lot 11, Block 239, Unit 63 of said record plat of "MIRROR LAKES" run along the Southwesterly, Southeasterly and Northeasterly line of said Lot 11 the following three (3) courses: S56°32'52"E for 150.95 feet; N39°52'15"E for 101.09 feet and N50°07'45"W for 150.00 feet to an intersection with the Southeasterly right of way line of Blackstone Drive (Grant Boulevard, per record plat)(80 feet wide); thence run N39°52'15"E along said Southeasterly right of way line for 200.00 feet to the Northerly most corner of said Lot 9, Block 239; thence run S50°07'45"E along the Northeasterly line of said Lot 9 for 150.00 feet to the Easterly most corner of said Lot 9, Block 239; thence run N39°52'15"E along the Northwesterly line of said Parcel 51, Unit 72 for 810.00 feet to an intersection with the Southwesterly line of said Parcel 44, Unit 55; thence run N50°07'45"W along the Southwesterly line of said Parcel 44 for 150.00 feet to an intersection with said Southeasterly right of way line of Blackstone Drive; thence run along said Southeasterly right of way line the following two (2) courses: N39°52'15"E for 345.00 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 30.00 feet (delta 90°00'00") (chord bearing N84°52'15"E) (chord 42.43 feet) for 47.12 feet to an intersection with the Southwesterly right of way line of State Road 82 (200 feet wide) (F.D.O.T. right of way Section No. 1207-1010); thence run along said Southwesterly right of way line the following three (3) courses: S50°07'45"E for 1,280.75 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 1,045.92 feet (delta 25°00'22") (chord bearing S37°37'34"E) (chord 452.86 feet) for 456.48 feet to a point of tangency and S25°07'23"E for 301.11 feet to an intersection with the Northwesterly right of way line of a Canal as shown on said record plat; thence run along the Northwesterly, Northerly, and Easterly right of way line of said Canal the following seven (7) courses: S32°08'36"W for 1,043.44 feet to a point of curvature; Southwesterly along an arc of a curve to the right of radius 87.39 feet (delta 57°15'59") (chord bearing S60°46'36"W) (chord 83.76 feet) for 87.35 feet to a point of tangency; S89°24'36"W for 2,003.93 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 89°45'32") (chord bearing N45°42'38"W) (chord 141.12 feet) for 156.66 feet to a point of tangency; N00°49'52"W for 460.63 feet to a point of curvature; Northerly

DESCRIPTION (CONTINUED)

along an arc of a curve to the left of radius 824.21 feet (delta 20°30'00") (chord bearing N11°04'52"W) (chord 293.33 feet) for 294.90 feet to a point of tangency and N21°19'52"W for 42.19 feet to a point on a non-tangent curve and an intersection with said Southeasterly right of way line of Blackstone Drive; thence run along said Southeasterly right of way line the following two (2) courses: Northeasterly along an arc of a curve to the left of radius 1,138.98 feet (delta 23°29'22") (chord bearing N51°36'57"E) (chord 463.68 feet) for 466.95 feet to a point of tangency and N39°52'15"E for 115.81 feet to the POINT OF BEGINNING.
Containing 98.03 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the South line of the Southwest Quarter (SW 1/4) of Section 20 to bear S89°24'36"W.

Digitally signed

by Scott A.

Wheeler, PSM

Date:

2022.11.14

'16:45:41 -05'00

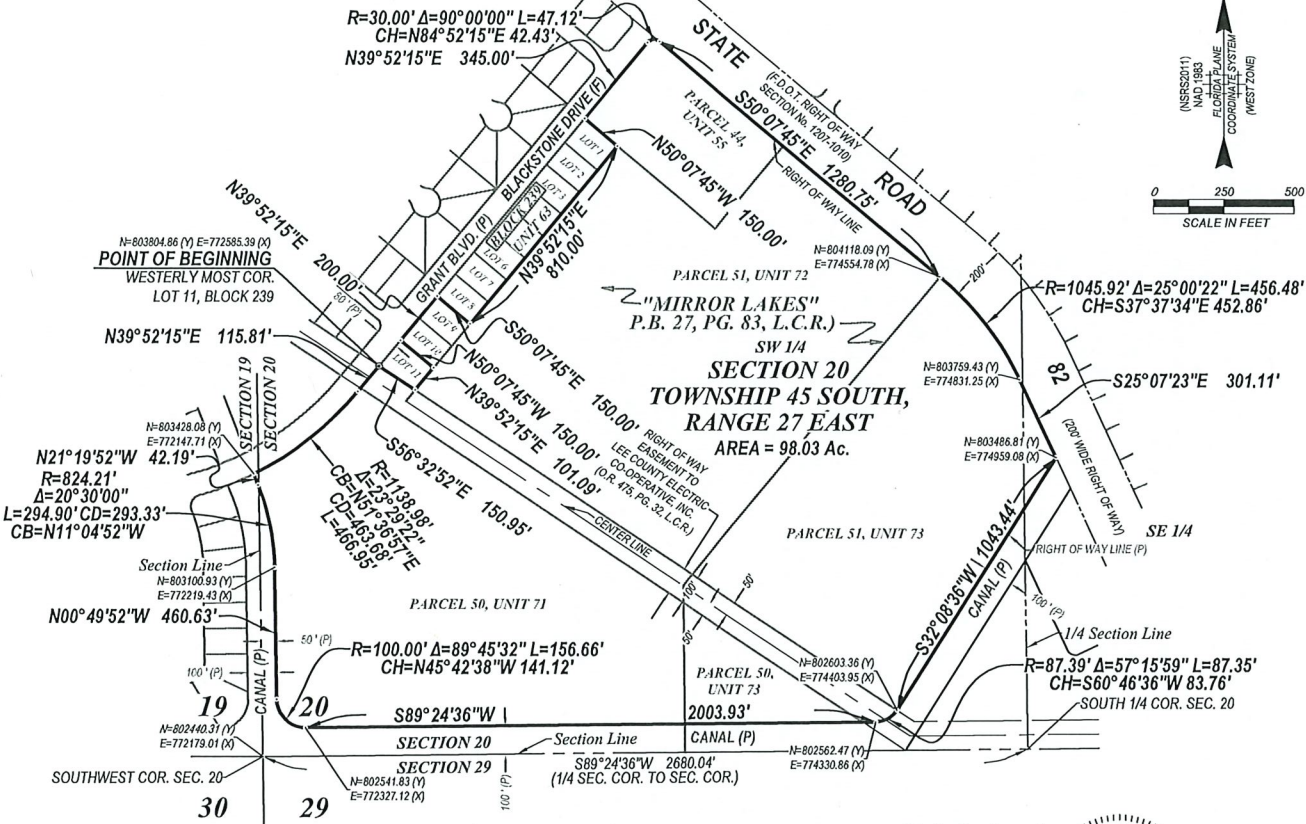


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\24145 - Blackstone Corporate Park\Survey\Descriptions\Sketch\24145SK01.doc

REVIEWED
DCI2023-00009
Hunter Searson, GIS
Planner
Lee County Government
3/21/2023

THIS IS NOT A SURVEY



- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999568 TO OBTAIN GRID DISTANCES.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - P.B. - DENOTES PLAT BOOK.
 - PG. - DENOTES PAGE.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20 TO BEAR S89°24'36"W.
 - DESCRIPTION IS ATTACHED.

Digitally signed
by Scott A.
Wheeler, PSM
Date: 2022.11.14
'16:45:58 -05'00

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Barraco
Band Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2771 N. GREGORY BLVD., SUITE 100
FORT MYERS, FLORIDA 33903-2800
PHONE (239) 441-3170
FAX (239) 441-3165
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7965 - SURVEYING LB-6940

PROJECT DESCRIPTION

**MCIN
BELL,
LLC**

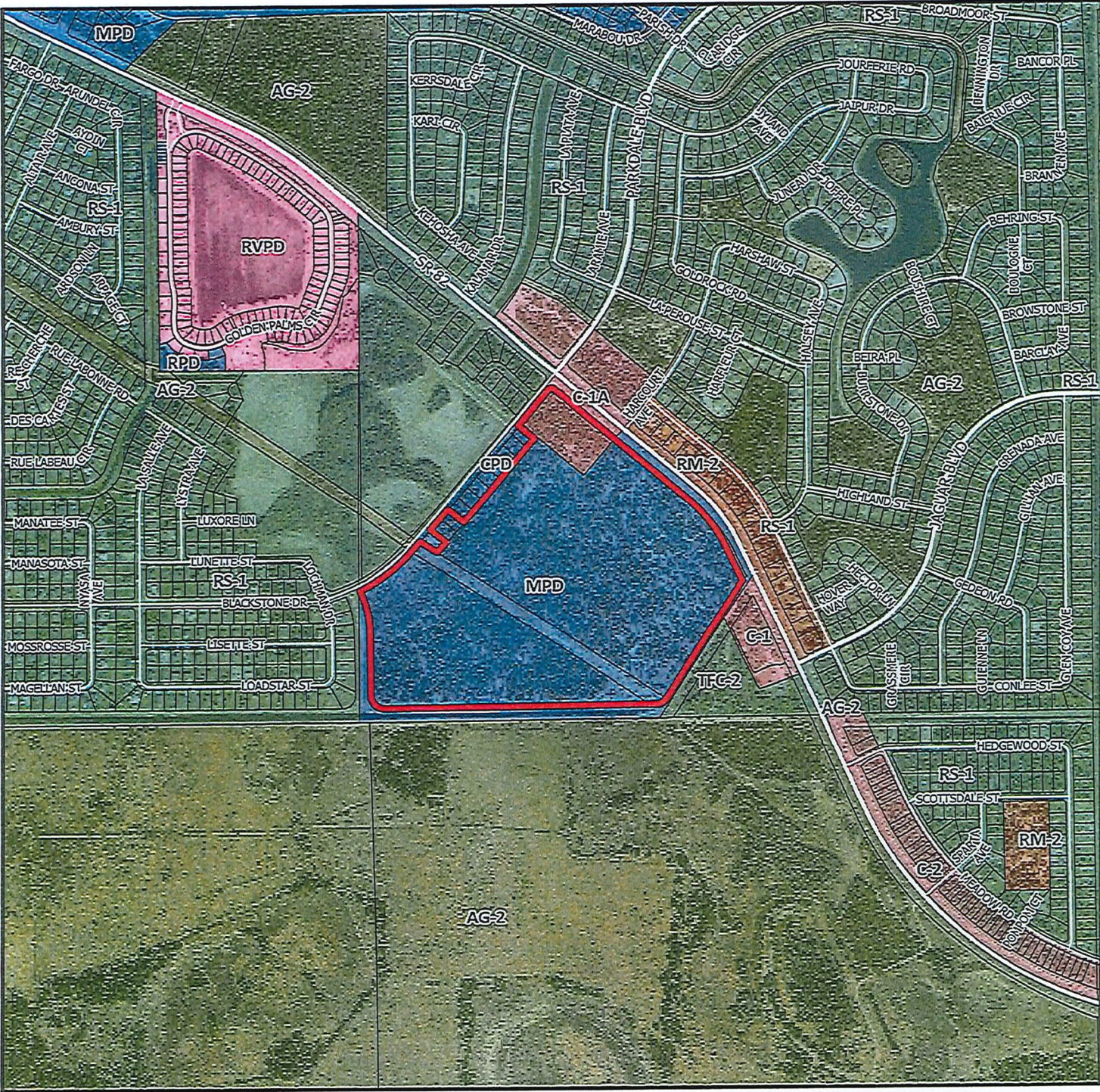
A PARCEL OF LAND IN
SECTION 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	21145.DWG
LAYOUT	3
LOCATION	21145.DWG (PLOT SHEET)
PLOT DATE	MON 11-14-2022 - 3:25 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	11-11-2022
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FILE BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT FILE NO.	21145
SHEET NUMBER	3 OF 3

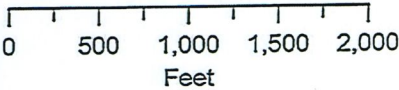
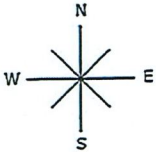
Exhibit "B"



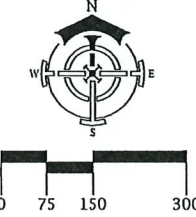
DCI2023-00009

Zoning

 Subject Property



TOTAL INDIGENOUS AREA W/ CREDIT 13.60 AC

[illegible]