ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, RDA Consulting Engineers, LLC filed an application for an administrative amendment to the Brightwater Residential Planned Development (RPD) to allow a deviation from Land Development Code (LDC) Section 10-291(3), which requires a residential development of more than five acres to provide more than one means of ingress or egress for the development, to allow for the use of an emergency access road connecting the cul-de-sac of Trellis Dock Court to the parking lot of the Brightwater Crystal Lagoon (DOS2018-00034) to serve as a secondary means of emergency only egress, on property generally located East of Sunny Page Lane and South of Everson Miles Circle, North Fort Myers; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are 16-43-25-00-00003.0150 and 16-43-25-00-00003.0160, and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the subject property is located in the Sub-Outlying Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned to Residential Planned Development by Resolution Z-02-070; and

WHEREAS, Resolution Z-22-015 amended the Residential Planned Development, codifying and superseding Resolution Z-02-070 and subsequent amendments thereto; and

WHEREAS, Resolution Z-22-015 was subsequently amended by ADD2023-00050 and ADD2024-00183; and

WHEREAS, the subject property is undeveloped, and a development order application (DOS2024-00041, Brightwater Phase 6) has been filed to develop the subject property in conjunction with abutting property with a 106-unit residential development and supporting infrastructure; and

WHEREAS, the applicant has filed the requested deviation to use a proposed 20-foot-wide gravel lime rock fire access road connected to the Trellis Dock Court cul-de-sac as an additional ingress/egress for the development proposed by DOS2024-00041; and

WHEREAS, the applicant has received Letters of No Objection from both the Bayshore Fire and Rescue Department as well as Lee County Public Safety raising no objection to the request; and

WHEREAS, the request for deviation from the Land Development Code has been made because the proposed access connected to Trellis Dock Court is part of the larger master planned Brightwater community, which has multiple interconnecting roads to facilitate emergency access; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Brightwater Residential Planned Development (RPD) to allow a deviation from Land Development Code (LDC) Section 10-291(3), which requires a residential development of more than five acres to provide more than one means of ingress or egress for the development, to allow for the use of an emergency access road connecting the cul-de-sac of Trellis Dock Court to the parking lot of the Brightwater Crystal Lagoon (DOS2018-00034) to serve as a secondary means of emergency only egress, is APPROVED, subject to the following conditions:

1. **Construction of the emergency access road must be in compliance with the Site Plan entitled "Access Exhibit", dated June 2025, a copy of which is attached hereto as Exhibit "B". All other development must comply with the applicable requirements of the Land Development Code.**

2. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 09/18/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits
Exhibit A: Legal Description
Exhibit B: Site Plan
Exhibit C: Letters of No Objection

Exhibit A

PROPERTY DESCRIPTION

ALL OF TRACTS "FD", "B–5", AND A PORTION OF TRACT "A", NORTH BROOK PHASE ONE, RECORDED AT INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2020000000567, 2017000096008, AND 2008000182939, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALL LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK J, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF TRACT "FD" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "FD" FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCE, 1) SOUTH 21°08'46" EAST, FOR 39.03 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 241.99 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET THROUGH A CENTRAL ANGLE OF 40°34'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°25'53" EAST FOR 236.96 FEET; 3) THENCE SOUTH 61°42'59" EAST, FOR 168.00 FEET; 4) THENCE SOUTH 44°15'07" EAST, FOR 84.75 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 46.74 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°56'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°16'25" WEST FOR 44.13 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY 198.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET THROUGH A CENTRAL ANGLE OF 25°58'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°12'52" EAST FOR 197.18 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHEASTERLY 49.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 70°37'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°32'33" EAST FOR 46.24 FEET; 8) THENCE SOUTH 65°51'25" EAST, FOR 54.25 FEET TO A POINT OF CURVATURE; 9) THENCE EASTERLY 32.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 46°26'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°04'33" EAST FOR 31.54 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE EASTERLY 224.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 69°25'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°35'10" EAST FOR 210.68 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE EASTERLY 80.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 131°13'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°30'26" EAST FOR 63.76 FEET; 12) THENCE SOUTH 05°53'31" WEST, FOR 104.63 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION EASEMENT TRACT "P–M", INSTRUMENT NUMBER 2016000185212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "P–M" FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHERLY 102.45 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 30°53'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°40'01" WEST FOR 101.21 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHERLY 222.93 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 707.00 FEET THROUGH A CENTRAL ANGLE OF 18°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°35'13" EAST FOR 222.01 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHWESTERLY 616.37 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET THROUGH A CENTRAL ANGLE OF 97°33'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°13'26" WEST FOR 544.56 FEET TO A POINT ON A CURVE; 4) THENCE SOUTHEASTERLY 30.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°40'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°03'24" EAST FOR 27.70 FEET TO A POINT ON THE NORTHERLY SIDE OF A 100 FOOT WIDE LEE COUNTY ELECTRIC COOPERATIVE EASEMENT, OFFICIAL RECORDS BOOK 1337, PAGE 342, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT; SOUTH 89°53'17" EAST, FOR 208.08 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE ALONG SAID EAST LINE, SOUTH 00°01'15" EAST, FOR 100.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, NORTH 89°53'17" WEST, FOR 1,512.14 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT–OF–WAY OF PRITCHETT PARKWAY, (100 FOOT WIDE PUBLIC RIGHT–OF–WAY), OFFICIAL RECORDS BOOK 2137, PAGE 2738, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

REVIEWED
Project: ADD2025-00128
By: Richard Burris
Dept: Legal Review
Date: 07/11/2025

NOT COMPLETE WITHOUT SHEETS 1 – 5 OF 5

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	BFM6
SCALE:	N/A
DATE:	3/11/2024
FILE:	23-212-PH6 SL-2
SHEET:	1 of 5

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Q. Grady Minor and Associates, LLC.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Donald L. Saintenoy III, PSM
Date: 2024.11.27 13:05:02 -05'00'

DONALD L. SAINTENOY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2023\212 – BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23–212–PH6 SL–2.DWG

ADD2025-00128 Lee County ePlan

PROPERTY DESCRIPTION (CONTINUED)

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°02'02" WEST, FOR 893.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF AFOREMENTIONED NORTH BROOK PHASE ONE, THENCE ALONG SAID BOUNDARY, NORTH 89°57'58" EAST, FOR 256.49 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SUNNY PAGE LANE, TRACT "A" OF SAID NORTH BROOK PHASE ONE AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; 1) NORTHEASTERLY 485.24 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.01 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 79.51 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 82°49'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°56'14" EAST FOR 72.76 FEET; 5) THENCE NORTH 39°34'39" EAST, FOR 76.77 FEET TO A POINT OF CURVATURE; 6) THENCE NORTHEASTERLY 13.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 09°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°45'10" EAST FOR 13.12 FEET; 7) THENCE NORTH 29°55'41" EAST, FOR 61.01 FEET TO A POINT OF CURVATURE; 8) THENCE NORTHERLY 21.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°21'39" EAST FOR 20.79 FEET TO A POINT OF REVERSE CURVATURE; 9) THENCE NORTHERLY 20.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 59°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°44'11" EAST FOR 19.97 FEET TO A POINT OF COMPOUND CURVATURE; 10) THENCE NORTHEASTERLY 27.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 04°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°46'03" EAST FOR 27.70 FEET TO A POINT OF COMPOUND CURVATURE; 11) THENCE EASTERLY 28.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 107°57'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°09'46" EAST FOR 24.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 53°52'37" EAST, FOR 40.49 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF TRELLIS DOCK COURT, AFOREMENTIONED TRACT "A", THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID NORTH BROOK PHASE ONE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 27°10'54" EAST, FOR 36.95 FEET; THENCE NORTH 62°02'28" EAST, FOR 129.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 44.79 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 201900172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 61°42'59" EAST.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

REVIEWED
Project: ADD2025-00128
By: Richard Burris
Dept: Legal Review
Date: 07/11/2025

NOT COMPLETE WITHOUT SHEETS 1 – 5 OF 5

GradyMinor
Q. Grady Minor and Associates, LLC.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

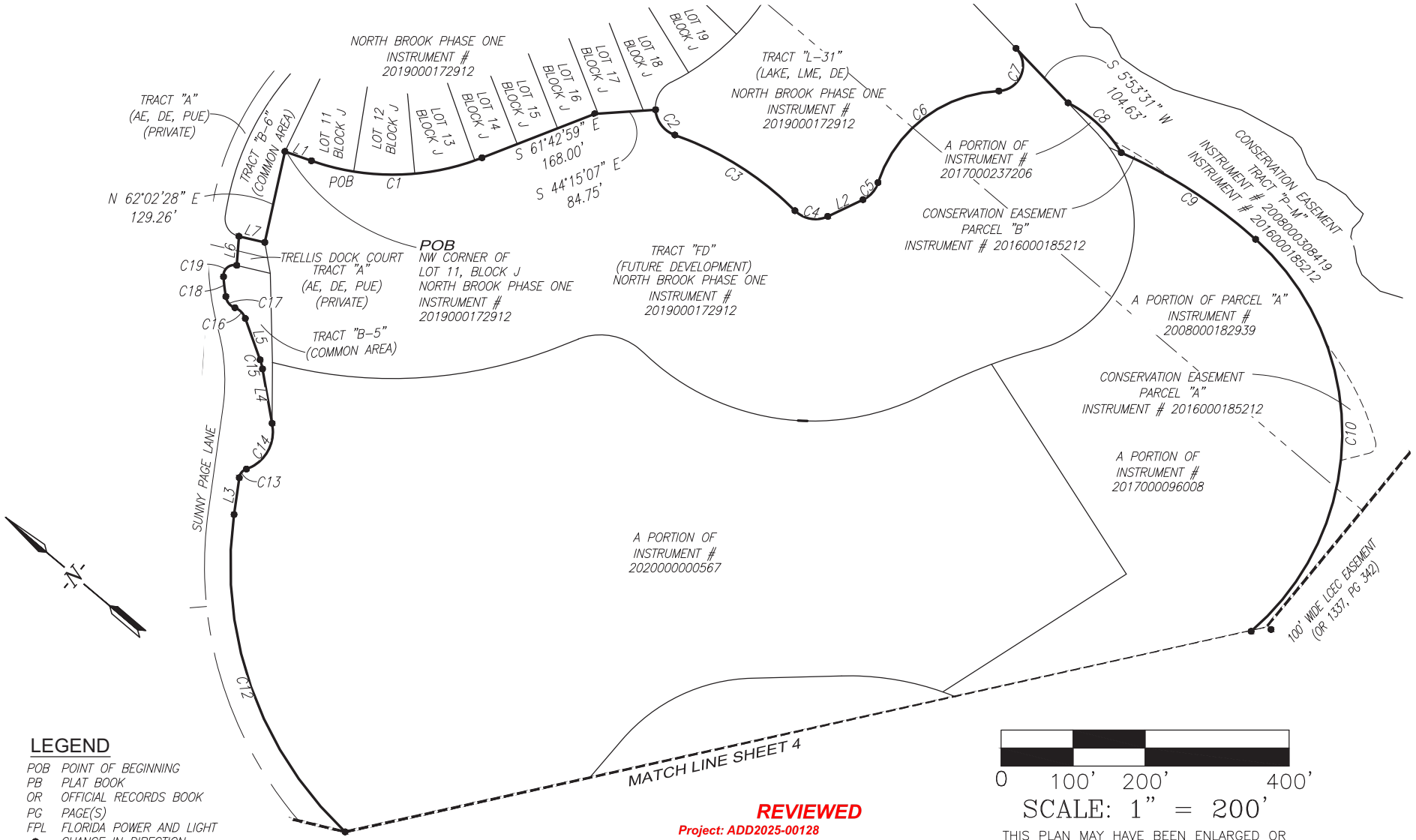
A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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DATE:	3/11/2024
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SHEET:	2 of 5

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LEGEND

POB POINT OF BEGINNING
PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
FPL FLORIDA POWER AND LIGHT
● CHANGE IN DIRECTION

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THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

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SKETCH AND DESCRIPTION

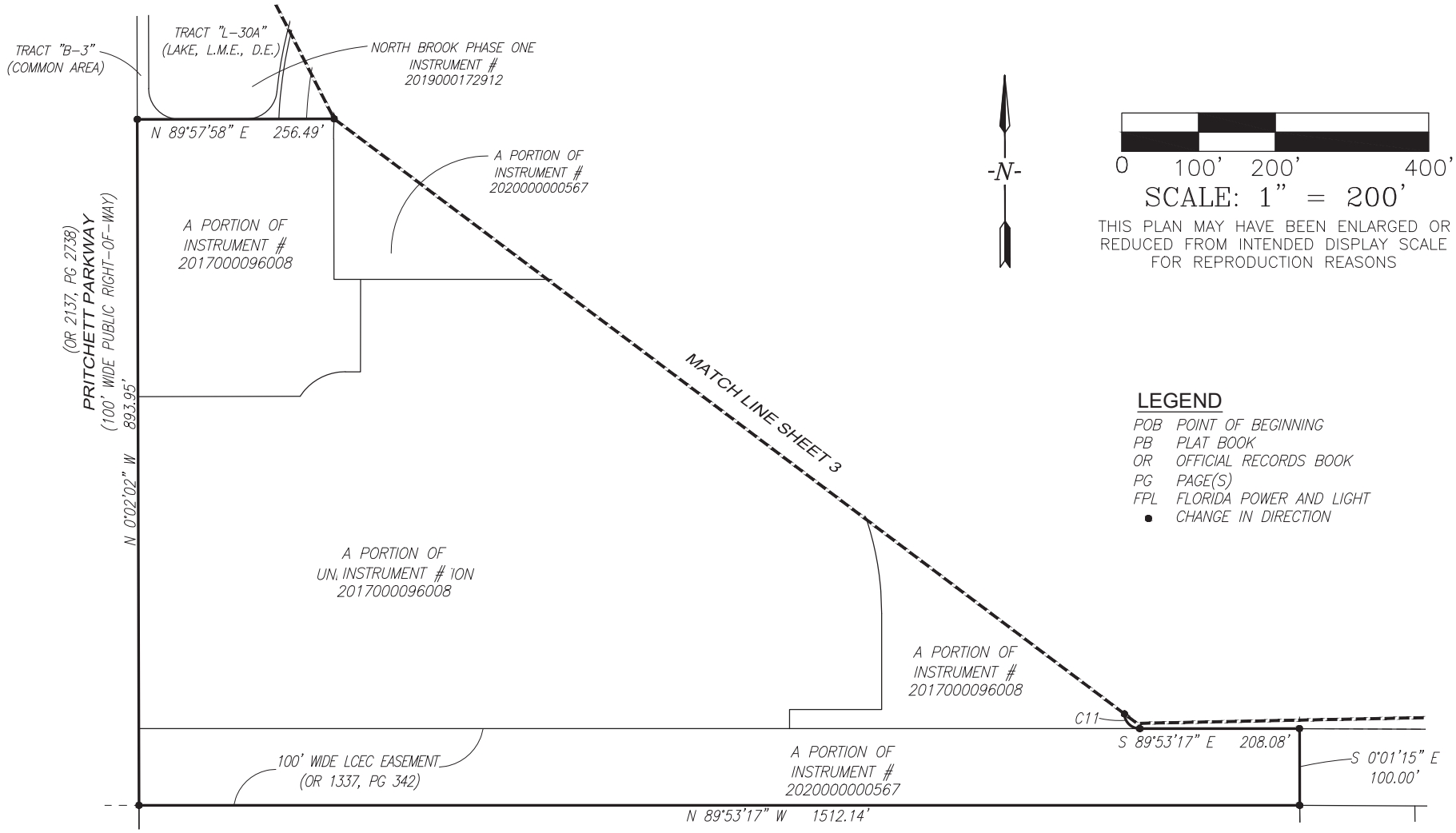
A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	BFM6
SCALE:	1" = 200'
DATE:	3/11/2024
FILE:	23-212-PH6 SL-2
SHEET:	3 of 5

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LEGEND

POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
FPL	FLORIDA POWER AND LIGHT
•	CHANGE IN DIRECTION

REVIEWED
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NOT COMPLETE WITHOUT
SHEETS 1 – 5 OF 5

Q. Grady Minor and Associates, LLC.
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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
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SCALE:	1" = 200'
DATE:	3/11/2024
FILE:	23-212-PH6 SL-2
SHEET:	4 of 5

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CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.75'	241.99'	40°34'12"	S 41°25'53" E	236.96'
C2	40.00'	46.74'	66°56'55"	S 12°16'25" W	44.13'
C3	438.72'	198.87'	25°58'20"	S 8°12'52" E	197.18'
C4	40.00'	49.31'	70°37'43"	S 30°32'33" E	46.24'
C5	40.00'	32.42'	46°26'15"	S 89°04'33" E	31.54'
C6	185.00'	224.14'	69°25'01"	S 77°35'10" E	210.68'
C7	35.00'	80.16'	131°13'50"	N 71°30'26" E	63.76'
C8	190.00'	102.45'	30°53'36"	S 2°40'01" W	101.21'
C9	707.00'	222.93'	18°03'59"	S 7°35'13" E	222.01'
C10	362.00'	616.37'	97°33'20"	S 50°13'26" W	544.56'
C11	20.00'	30.60'	87°40'15"	S 46°03'24" E	27.70'
C12	508.00'	485.24'	54°43'44"	N 30°17'34" E	467.01'
C13	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C14	55.00'	79.51'	82°49'25"	N 78°56'14" E	72.76'
C15	78.00'	13.14'	9°38'58"	N 34°45'10" E	13.12'
C16	25.00'	21.44'	49°08'03"	N 5°21'39" E	20.79'
C17	20.00'	20.90'	59°53'06"	N 10°44'11" E	19.97'
C18	380.00'	27.70'	4°10'38"	N 42°46'03" E	27.70'
C19	15.00'	28.26'	107°57'44"	S 81°09'46" E	24.26'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 21°08'46" E	39.03'
L2	S 65°51'25" E	54.25'
L3	N 57°39'29" E	51.64'
L4	N 39°34'39" E	76.77'
L5	N 29°55'41" E	61.01'
L6	N 53°52'37" E	40.49'
L7	S 27°10'54" E	36.95'

REVIEWED
Project: ADD2025-00128
By: Richard Burris
Dept: Legal Review
Date: 07/11/2025

NOT COMPLETE WITHOUT SHEETS 1 – 5 OF 5

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
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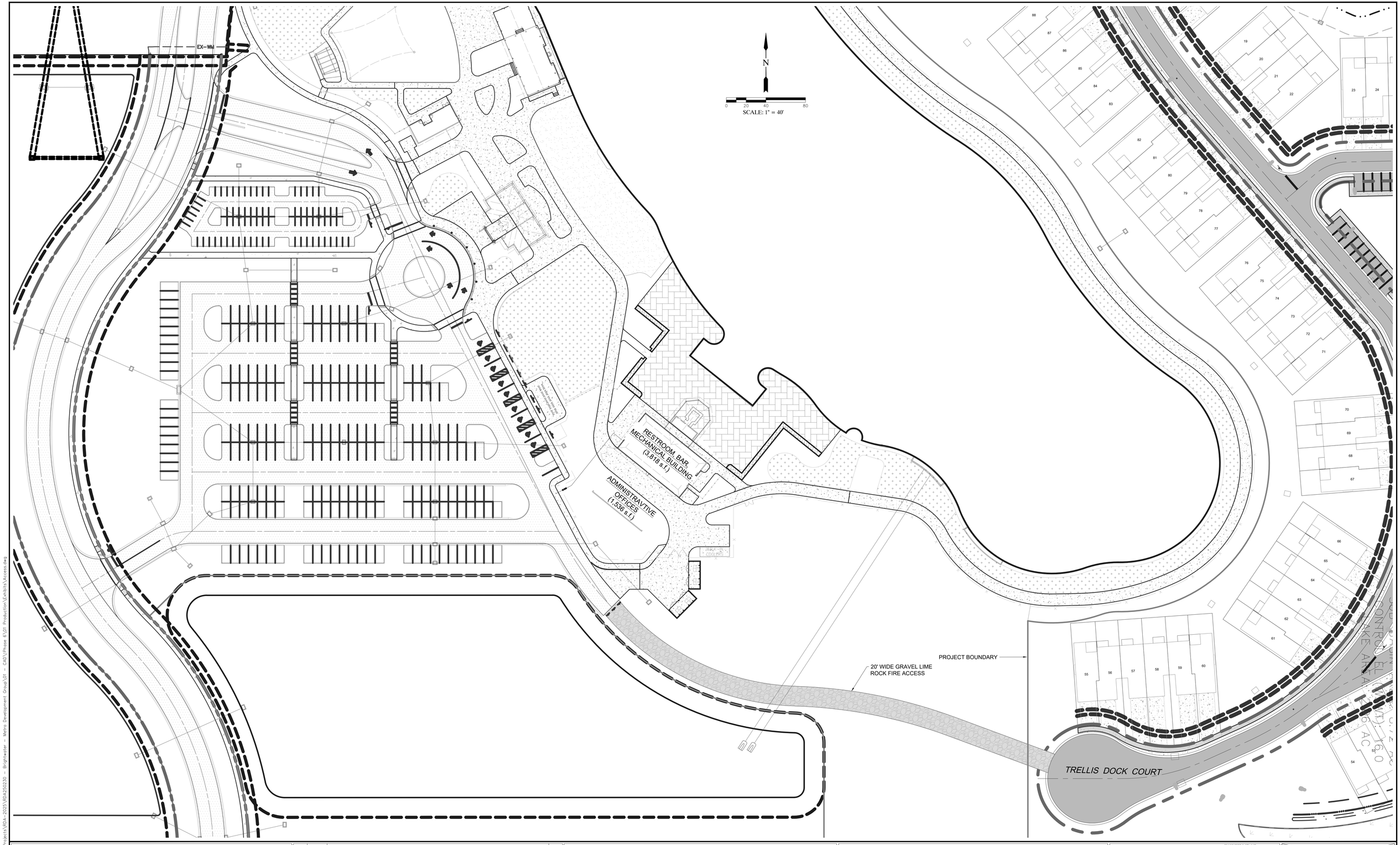


Exhibit B

NO.	DATE	DESCRIPTION	BY

RDA CONSULTING ENGINEERS, LLC.

NAPLES OFFICE:
791 10TH STREET SOUTH, SUITE 302,
NAPLES, FL. 34102

BONITA SPRINGS OFFICE:
8000 HEALTH CENTER BLVD., SUITE 200,
BONITA SPRINGS, FL. 34135

ORLANDO OFFICE:
801 INTERNATIONAL PRKY., SUITE 500,
LAKE MARY, FL. 32746

PHONE: (239) 649-1551 FAX: (239) 649-7112 WWW.RDAFL.COM

BRIGHTWATER - PHASE 6

ACCESS EXHIBIT

DATUM NOTE:
ALL ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) IS (+): 1.158

ENGINEERS STAMP

SCALE: 1" = 40'	PROJECT No.: 250230
CHECKED BY: M.J.D.	DATE: JUNE 2025
DESIGNED BY: B.B.	SHEET: 1 of 18
DRAWN BY: C.G.K.	

Plotted – August 4, 2025 File: Z:\Projects\RDA-2025\RDA250230 – Brightwater – Metro Development Group\01 – CAD\Phase 6\01 Production\Exhibits\Access.dwg

ADD2025-00128 Lee County ePlan
Exhibit C

From: dunderwood@bayshorefire.org
To: Bikash Basnet; tsharp@bayshorefire.org
Cc: Michael Delate; Kimberly Scher; KMuhammad@leegov.com
Subject: RE: Brightwater Phase 6 Insufficiency Letter ADD2025-00128
Date: Friday, July 25, 2025 2:10:28 PM
Attachments: image003.png

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender dunderwood@bayshorefire.org

Good afternoon,

After reviewing this request and looking at the development as a whole, the fire district has no objections to this phase having a single access off its internal spine road Sunny Page, with the approved cul-de-sac at the end. The overall development has an approved MCP with numinous ingress and egress points from Pritchett. This is consistent with other newer developments within the District and Lee County.

William "Doug" Underwood, BPA
Fire Chief
Fire Investigator
Commander, Lee County Arson Task Force
Bayshore Fire & Rescue
www.bayshorefire.org
dunderwood@bayshorefire.org
239-543-3443 office
239-980-8492 cell
239-543-7075 fax

From: Bikash Basnet <BBasnet@rdafl.com>
Sent: Thursday, July 24, 2025 3:13 PM
To: dunderwood@bayshorefire.org; tsharp@bayshorefire.org
Cc: Michael Delate <MDelate@rdafl.com>; Kimberly Scher <KScher@rdafl.com>
Subject: Brightwater Phase 6 Insufficiency Letter ADD2025-00128

Good Afternoon,

We received below comment for above referenced project. We received below comment as we provided limerock emergency access road as an egress to this single-family community. Attached is the site plan, I indicated in red box for access road. Could you please provide me no objection letter to address below comment? Please let me know if you need anything else.

B. Please provide a letter of no objection from the local fire department (Bayshore Fire & Rescue Srvc) and Public Safety in regards to this request.

Bikash Basnet, PE
Project Manager | RDA Consulting Engineers

P: 561.235.8099
bbasnet@rdafl.com

Bonita Springs Office:

8000 Health Center Blvd, Suite 200
Bonita Springs, FL 34135

From: Muhammad, Khalil <KMuhammad@leegov.com>
Sent: Friday, July 18, 2025 3:27 PM
To: Bikash Basnet <BBasnet@rdafl.com>
Subject: RE: Insufficiency Letter ADD2025-00128 - Brightwater Phase 6

Good afternoon,

You will need to contact the Fire Chief of the **Bayshore Fire Department Station 131** at 17350 Nalle Rd, North Fort Myers, FL 33917-2201 and can be reached at (239) 543-3443, and inform them of the requested deviation for ingress/egress. Public Safety is required when inquiring regarding the potential of availability of services to serve the development, example s like how many ambulance are available to serve x number of residential units.

“Per LDC 10-291(3), a residential development of more than five acres must provide more than one means of ingress or egress for the development. The access point designated for emergency use only may **not** be used to meet this requirement. Hence, this deviation is a request **to allow** emergency access as a means of more than one egress for the development.

Respectfully,

Khalil "Kam" Muhammad | Planner

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901
office: (239) 533-8542
email: KMuhammad@leegov.com
web: www.leegov.com/dcd

From: Bikash Basnet <BBasnet@rdafl.com>
Sent: Friday, July 18, 2025 12:14 PM
To: Muhammad, Khalil <KMuhammad@leegov.com>
Subject: RE: Insufficiency Letter ADD2025-00128 - Brightwater Phase 6

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

Kam,

I called in number 239.533.3911 on link below that you sent me, before I emailed you. They told me that they don't do no objections and weren't sure about what I am referring and asked to email you instead. Do you have any specific contact email address to reach out?

Thanks

Bikash Basnet, PE
Project Manager | RDA Consulting Engineers

P: 561.235.8099
bbasnet@rdafl.com

Bonita Springs Office:

8000 Health Center Blvd, Suite 200
Bonita Springs, FL 34135

From: Muhammad, Khalil <KMuhammad@leegov.com>

Sent: Friday, July 18, 2025 11:46 AM
To: Bikash Basnet <BBasnet@rdafl.com>
Subject: RE: Insufficiency Letter ADD2025-00128 - Brightwater Phase 6

Good morning,

The information you are looking for can be found on the link below.

https://www.leegov.com/publicsafety

Respectfully,

Khalil "Kam" Muhammad | Planner
Department of Community Development
1500 Monroe St, Fort Myers, FL 33901
office: (239) 533-8542
email: KMuhammad@leegov.com
web: www.leegov.com/dcd

From: Bikash Basnet <BBasnet@rdafl.com>
Sent: Friday, July 18, 2025 10:32 AM
To: Muhammad, Khalil <KMuhammad@leegov.com>
Subject: FW: Insufficiency Letter ADD2025-00128 - Brightwater Phase 6

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

Good morning Kam,

For below comment provided on attached letter, I need to get no objection letter from public safety. Could you please provide me the contact information of them so I could send them the letter?
Thank you

B. Please provide a letter of no objection from the local fire department (Bayshore Fire & Rescue Srvc) and Public Safety in regards to this request.

Bikash Basnet, PE
Project Manager | RDA Consulting Engineers

P: 561.235.8099
bbasnet@rdafl.com

Bonita Springs Office:

8000 Health Center Blvd, Suite 200
Bonita Springs, FL 34135

From: Muhammad, Khalil <KMuhammad@leegov.com>
Sent: Thursday, July 17, 2025 4:42 PM
To: Kimberly Scher <KScher@rdafl.com>
Subject: Insufficiency Letter ADD2025-00128

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender KMuhammad@leegov.com

Dear Applicant:

Attached, please find your copy of the insufficiency letter for ADD2025-00128.

PLEASE NOTE: A hard copy of this will not be provided

Thanks,

Khalil "Kam" Muhammad | Planner

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901
office: (239) 533-8542
email: KMuhammad@leegov.com
web: www.leegov.com/dcd

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.