Lee County
Dept. of Community Development
Zoning Section c/o Brianna Schroeder
1500 Monroe Street
Fort Myers, FL 33901

ensite

HONC 41 MPD
Mixed Use Planned Development
RESPONSE LETTER #2

Please accept the responses below to your letter dated July 22, 2025 regarding the comments for HONC 41 MPD (DCI2025-00007).

Zoning

1. The subject property is within the North Fort Myers Community Plan Area and pursuant to LDC Section 33-1532, the owner or agent must conduct one publicly advertised information session within the North Fort Myers Community Plan Area, prior to or before the case being found sufficient. Please review LDC Section 33-1352(b) for the meeting requirements.

RESPONSE: A North Fort Myers Community Meeting was held on Tuesday, July 1st, 2025. Please see attached Meeting Summary.

2. The application establishes the subject property is within the Central Urban Future Land Use Cateogry, however, the property is currently within the Suburban Future Land Use Category. Please adjust the application to reflect the current Future Land Use category and provide a note identifying that there is a Comprehensive Plan Amendment in review.

RESPONSE: The Application Form has been updated to show that the property is currently within the Suburban Future Land Use Category. Please see attached revised Application Form.

3. Please verify the total acreage of the MPD. Based on staff's calculations, the total area is ±19.36 acres, not ±17.96 acres as indicated. Please review and revise the documents accordingly.

RESPONSE: The total area of the subject property is ±17.96. The 19.36 acres is based off GIS data whereas the 17.96 acres is based off the survey area.

4. Narrative. LDC Section 34-373(a)(5) states that the narrative should include how the proposed development meets the finding/review criteria per LDC Sections 34-145(d)(4)a.1 and 34-145(d)(4)2.(a-c), which includes complying with the Lee Comprehensive Plan (Lee Plan) and the Land Development Code. Please provide additional information on the following:

a. The narrative provides that the intersection of North Tamiami Trail and Sabal Springs Boulevard is located north of the subject property. However, aerial overviews indicate this

intersection is to the east of the subject property.

REPSONSE: The Request Narrative does not state that the intersection of North Tamiami Trail and Sabal Springs Boulevard is located north of the subject property, but rather, that it is east of the property with a secondary point of ingress/egress located along Del Prado Blvd N. The Request Narrative has been clarified accordingly. Please see attached revised Request Narrative.

b. The Surrounding Property Table needs to recognize the Residential Planned Development (RPD) located to the east, also known as Sabal Springs. Additionally, please be advised that the property located to the north has no record of operating as a "auto repair and service".

RESPONSE: Please see the revised Surrounding Property Table in the attached Request Narrative.

c. The narrative provides a detailed analysis of the surrounding properties provided in the Surrounding Property Table. Please review and provide additional information on the following:

1) The Commercial Planned Development (CPD) located to the east of the subject property has a resolution that approved a variety of uses. Lee County Records indicate that this development is being utilized for uses that are not recognized as just "office space". The narrative should be adjusted to indicate that this area is developed and occupied by a variety of commercial uses.

RESPONSE: Please see the revised Surrounding Property Table in the attached Request Narrative.

2) The property located to the north of the subject property is zoned Commercial Planned Development (CPD) and is approved for "auto repair and service", however, Lee County Records indicate that this property was developed for a mobile home dealer. There are no records of this location operating as a "auto repair and service".

RESPONSE: Please see the revised Surrounding Property Table in the attached Request Narrative. The latest Property Appraiser data lists this parcel as "Open Storage" with land use code 4900.

3)The narrative addresses the existing stormwater system that abuts the subject property but does not address the recorded Utility Easement, please advise.

RESPONSE: Please advise on the role of the off-site utility easement in reference to the rezoning request. The existing stormwater system was referenced to support the rationale that there are significant physical attributes and distance between the proposed use and the existing multi-family residential development in Cape Coral.

4) The properties located south of the subject property are zoned Commercial (C-2) and Agricultural (AG-2). The narrative does not specify which property is developed for the golf cart dealership and which property is undeveloped.

RESPONSE: The narrative depicts the property to the south within Figure 1. Please see the aerial for further clarification on what is and is not developed in proximity to the property.

d. Please be advised that LDC Appendix I, Map 8 and Lee Plan Policy 30.2.4 provides a list of areas within North Fort Myers that are designated as Neighborhood Centers, the subject property is designated as Neighborhood Center Two. An analysis of Lee Plan Policies 30.2.4 and 30.2.5 must be provided on the narrative.

RESPONSE: Please see attached revised Request Narrative for an analysis of Lee Plan Policies 30.2.4 and 30.2.5.

e. Informational Comment: Policy 30.2.6 establishes that development within Town and Neighborhood Centers may use development standards allowed within the Mixed-Use Overlay.

RESPONSE: Noted.

5. Master Concept Plan.

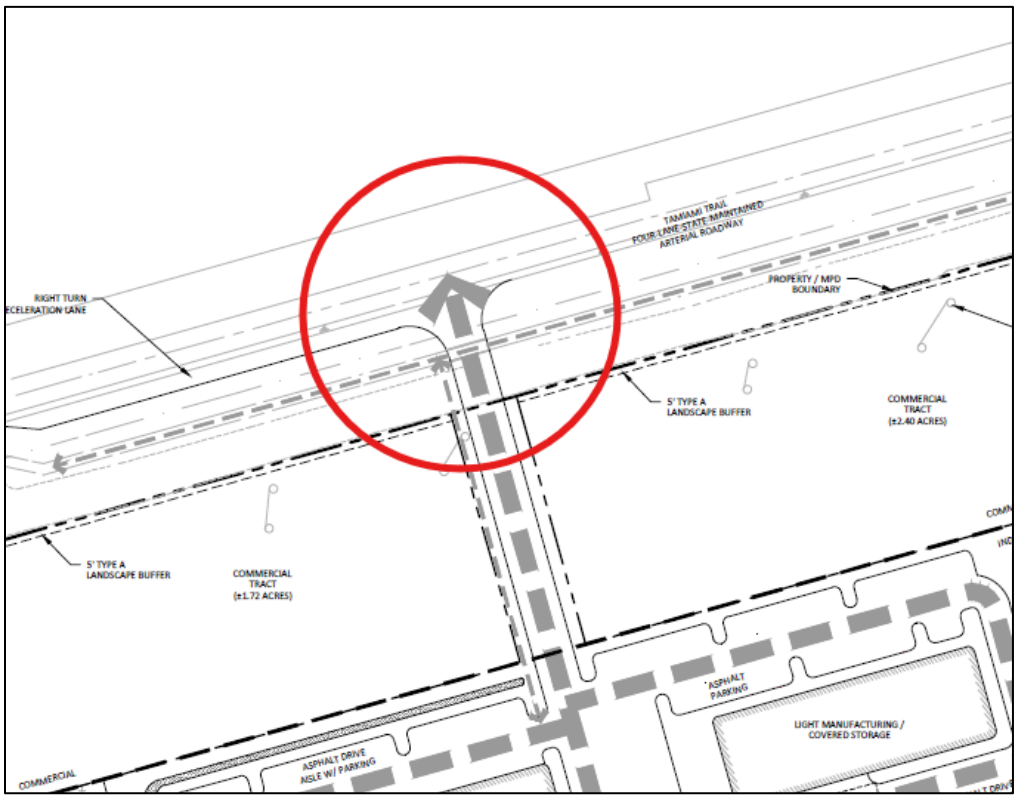
Land Development Code (LDC) Section 34-373(a)(6)(a-i) establishes the information that must be provided on the Master Concept Plan (MCP), please provide the following notes from this section:

a. Please be advised that there is a recorded utility easement located on the rear property line. The location and explanation of all existing easements must be depicted, whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated.

RESPONSE: Please provide the OR book/page – the survey does not depict a utility easement along the rear of the subject property. Please note, off-site easement instrument numbers are not provided for adjacent property.

b. The narrative establishes that an access point for vehicular ingress and egress is located on North Tamiami Trail, however, the MCP does not indicate this and only establishes the vehicular/parking circulation and pedestrian connection.

RESPONSE: The MCP does depict the access directly onto North Tamiami Trail. Please see below screenshot of the Master Concept Plan.



6. Schedule of Uses

a. Please be advised that the North Fort Myers Commercial Corridor has a designated schedule of uses as set forth in LDC Section 33-1596. The uses provided below either require a Special Exception or are not listed/permitted within the North Fort Myers Commercial Corridor. An analysis of how these uses are compatible with the area and align with the vision of the North Fort Myers Community Plan Area is required in order to be permitted. The uses are listed below but are not limited to the following:

1. Caretakers' residence
2. Computer and data processing
3. Contractors and builders, Groups III and IV
4. Factory outlets
5. Freight and cargo

6. Gift and souvenir shop
7. Health care facility, Group I
8. Mobile home dealer
9. Parcel and express services
10. Printing and publishing
11. Processing or packaging for agricultural or fish products
12. Processing and warehousing
13. Real estate office
14. Recreational facilities: commercial, Group IV
15. Recycling facility
16. Retail and wholesale sales
17. Storage, open

RESPONSE: LDC 33-1596 is only applicable to "all commercially zoned properties", therefore the limitation on commercial uses/need for additional permitting (such as Special Exceptions) pertains to the commercial tracts of the proposed Mixed Use Planned Development. The Schedule of Uses has been updated for the commercial tracts.

b. Informational Comment: Please be advised that the Land Development Code (LDC) establishes supplementary regulations for certain uses listed in the proposed schedule of uses. To ensure compatibility with the subject property and the surrounding area, each proposed use must comply with the applicable requirements set forth in the LDC.

RESPONSE: Noted.

7. Property Development Regulations

a. LDC Section 34-935(e)(4) establishes the minimum separation of buildings where there are two or more principal buildings on a development tract. The Master Concept Plan indicates there will be more than two principal buildings for the industrial side of the development; the property development regulations tables must provide minimum building separation.

RESPONSE: Please see attached revised Property Development Regulations.

b. LDC Section 34-935(b)(2)c, establishes that industrial portions of a development that is to be rezoned to a Mixed Use Planned Development (MPD) must have a perimeter boundary setback of at least 25 feet. The Master Concept Plan (MCP) and Property Development Regulations Table (PDR), indicate that the minimum setbacks are 20 feet except for the rear property line. Please review and revise accordingly.

RESPONSE: Please see attached revised Property Development Regulations Table and attached revised MCP.

Planning

1. Please be advised that Planning staff will not find the rezoning application sufficient until the companion CPA (CPA2025-00001) is found sufficient.

RESPONSE: CPA2025-00001 has been found sufficient and has been recommended approval for the BOCC by the Local Planning Agency. A BOCC hearing date has been scheduled for October 22, 2025.

2. An analysis of Lee Plan Policy 11.1.1 must be provided to show compliance for the proposed rezone.

RESPONSE: Please see attached revised Request Narrative for an analysis of Lee Plan Policy 11.1.1.

Legal Description

Land Development Code (LDC) Section 34-202(a) establishes the submittal requirements for applications requiring public hearing. Please provide the following information noted from this section.

1. Boundary Survey Please review the information provided below and provide a boundary survey meeting the requirements of LDC 34-202(a)(6).

a. The boundary survey is based on a 2023 Property Information Report, not the submitted May 22, 2025, Title Certification.

b. The boundary survey does not depict all of the easements/encumbrances listed in the Title Certification. A list of encumbrances can be included in the boundary survey with the recording information and a statement if the item is not mappable.

c. The boundary survey does not depict the point of beginning (POB). Please add a label for the POB at the northwest corner of the property.

RESPONSE: Please see revised Boundary Survey.

Environmental Sciences

1. The FLUCCS map submitted with the jurisdictional wetland determination to SFWMD is not consistent with the FLUCCS map submitted with the zoning application. Revise for consistency.

RESPONSE: Please see revised FLUCCS map. The JD featured acreage which is part of the adjacent right-of-way (previously subject to a DOT taking).

2. The applicant has provided two Master Concept Plans depicting two different hatchings to represent the preservation and indigenous areas. Revise the hatching to provide wetland indigenous preserve areas, upland indigenous preserve areas, wetland preserve restoration areas, and upland preserve restoration areas.

RESPONSE: Please see attached revised MCP.

3. Some of the preserve areas noted on the MCPs are not indigenous areas. Provide a separate MCP with the FLUCCS map overlaid onto the MCP to demonstrate where the indigenous FLUCCS areas are located compared to areas proposed to be preserved that are not indigenous.

RESPONSE: Please see revised MCP Open Space Sheet.

4. Provide the dimensions of the indigenous preserve areas to demonstrate compliance with LDC Section 10-415(c)(3-5).

RESPONSE: Please see revised MCP Open Space Sheet.

5. Please explain in the environmental supporting documents how the areas being preserved that are not indigenous will be restored. Include methods of exotic vegetation removal, restoration vegetation proposed including specifications.

RESPONSE: An indigenous management plan will be prepared at time of Development Order.

6. If restoration vegetation is proposed to be used to meet the buffer requirements per LDC Section 33-1581, please ensure the restoration vegetation proposed to meet the buffers is consistent with the buffer specifications.

RESPONSE: Per Lee Plan Policy 30.2.6 "Development within the Town and Neighborhood Centers and the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay." The language of Section 33-1581 is contradictory to the standard outlined within Goal 30 of the Lee Plan.

7. Label all proposed and existing easements on the MCPs. Easement locations will affect required buffer widths and plantings at time of development order. Without acknowledging the easements during the zoning will create added deviations after the fact.

RESPONSE: Please see attached revised MCP.

8. Revise the MCPs and open space calculations if the indigenous comments created a change.

RESPONSE: Please see attached revised MCP.

9. Revise the MCPs to depict code required buffers per LDC Section 33-1581.

RESPONSE: Please see response to MCP comment #6.

10. Revise the MCPs to demonstrate compliance with LDC Section 30-183(12) Landscaping for Billboards west of I-75 in addition to the required North Fort Myers Planning Community Commercial Corridor buffer requirements.

RESPONSE: LDC Sec. 30-183(12) is specific to billboards on Alico Road, west of I-75.

11. Revise the MCPs to provide publicly accessible open space calculations and depict the location per LDC Section 33-1572.

RESPONSE: Please see attached revised MCP.

12. Revise the Environmental Assessment and Lee Plan analysis to explain how and where existing trees will be preserved per LDC Section 33-1582.

RESPONSE: Existing tree preservation will be determined at time of Development Order.

13. Staff conducted a site inspection on July 14, 2025. The northwest portion of the site contains less melaleuca than the south portion of the site. Please explain why the applicant is not proposing to save the hydric pine/pine flatwoods areas to provide an indigenous preserve and screening for the multi-family residential development within the City of Cape Coral to the west.

RESPONSE: Exact areas to be impacted/mitigated for will be determined at time of Development Order.

Natural Resources

1. Please revise the Surface Water Management Plan to comply with LDC 34-373(b)(1).

RESPONSE: Please see attached revised Surface Water Management Plan.

2. Please provide analysis of Lee Plan policies 60.4.2 and 125.1.3.

RESPONSE: Please see revised Lee Plan analysis in the attached Request Narrative.

Development Services

1. LDC Section 10-291(3) establishes the regulations for projects requiring more than one means of Ingress/Egress. Residential developments of more than five (5) acres and commercial or industrial development of more than ten (10) acres must provide more than one means of ingress or egress for the development. Please demonstrate compliance with this requirement.

RESPONSE: Please see revised Schedule of Deviations which has been updated to include a deviation from LDC Sec. 10-291(3).

2. LDC Section 10-329(d)(1)3 establishes all new excavations for water retention and detention will not be allowed within 50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with Section 10-104. The setback for an excavation from a private property line may not be less than 25 feet. Is the proposed +/- 2.40 acres commercial tract and the industrial tract to be located on separate parcels? The MCP indicates a setback of 30 feet from the water management/lake to the commercial tract which would require deviation approval. Please also provide the setback to the adjacent property to the north.

RESPONSE: It is unknown at this time if the site's future platting will require a deviation for consistency with LDC 10-329(d)(1)3.

3. LDC Section 10-256(a)(2)c.3. establishes that sidewalks on both sides of all internal streets are required for all new nonresidential developments and must extend from intersection to intersection. Please be advised that at time of development order the applicant must demonstrate compliance with this requirement.

RESPONSE: Noted.

4. LDC Section 10-610(e) establishes the minimum requirements for parking lot interconnections. Please be advised that adjacent commercial uses must provide parking lot interconnections for automobile, bicycle and pedestrian traffic. Interconnections are not intended to satisfy the criteria for

site location standards as outlined in Lee Plan Policy 6.1.2 (5).

RESPONSE: Please see Schedule of Deviations requesting relief from granting parking lot interconnections to the north seeing as the development to the north has open storage where abutting the subject property.

5. Please verify if the area labeled "Water Management" is proposed to be wet or dry detention.

RESPONSE: The area labeled "Water Management" is representative of both wet and dry detention areas.

6. Please demonstrate compliance with LDC Section 34-3005(b) for proposed open storage area(s).

RESPONSE: Please see revised MCP which now includes a note referencing compliance with LDC Sec. 34-3005(b)

Lee Tran

1. According to the Lee County Transit Land Development Code, based on the current Transit LDC, Section 10-441, the proposed development is not with ¼ mile of any existing routes, nor would it be considering the LeeTran 2021 Transit Development Plan (TDP). Therefore, no improvement is required by the developer but will be reassessed at the time of DO or LDO.

RESPONSE: Noted.

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: Richard Akin, Esq. – Henderson Franklin, PA

Enclosures:
1. Updated Application Form
2. Updated MCP
3. Updated Request Narrative
4. Updated Schedule of Uses
5. Updated Surface Water Management Plan
6. Updated FLUCCs
7. Updated Property Development Regulations
8. Meeting Summary
    a. Ad Affidavit and Publication
    b. Presentation
9. Boundary Survey
10. Survey with FLUCCS

Lee County Community Development

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 ☐ YES[1] 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)]**

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):

Suburban	13.04	Acres	72.60	% of Total
Wetlands	4.92	Acres	27.39	% 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
   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: **Suburban**

		Lee Plan Table 1(a) Max. standard density			Units
1.	**Standard 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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: General Commercial	35'	30,000
5.	**TOTAL FLOOR AREA**		**30,000**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof	35'	120,000
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		**120,000**

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
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]**

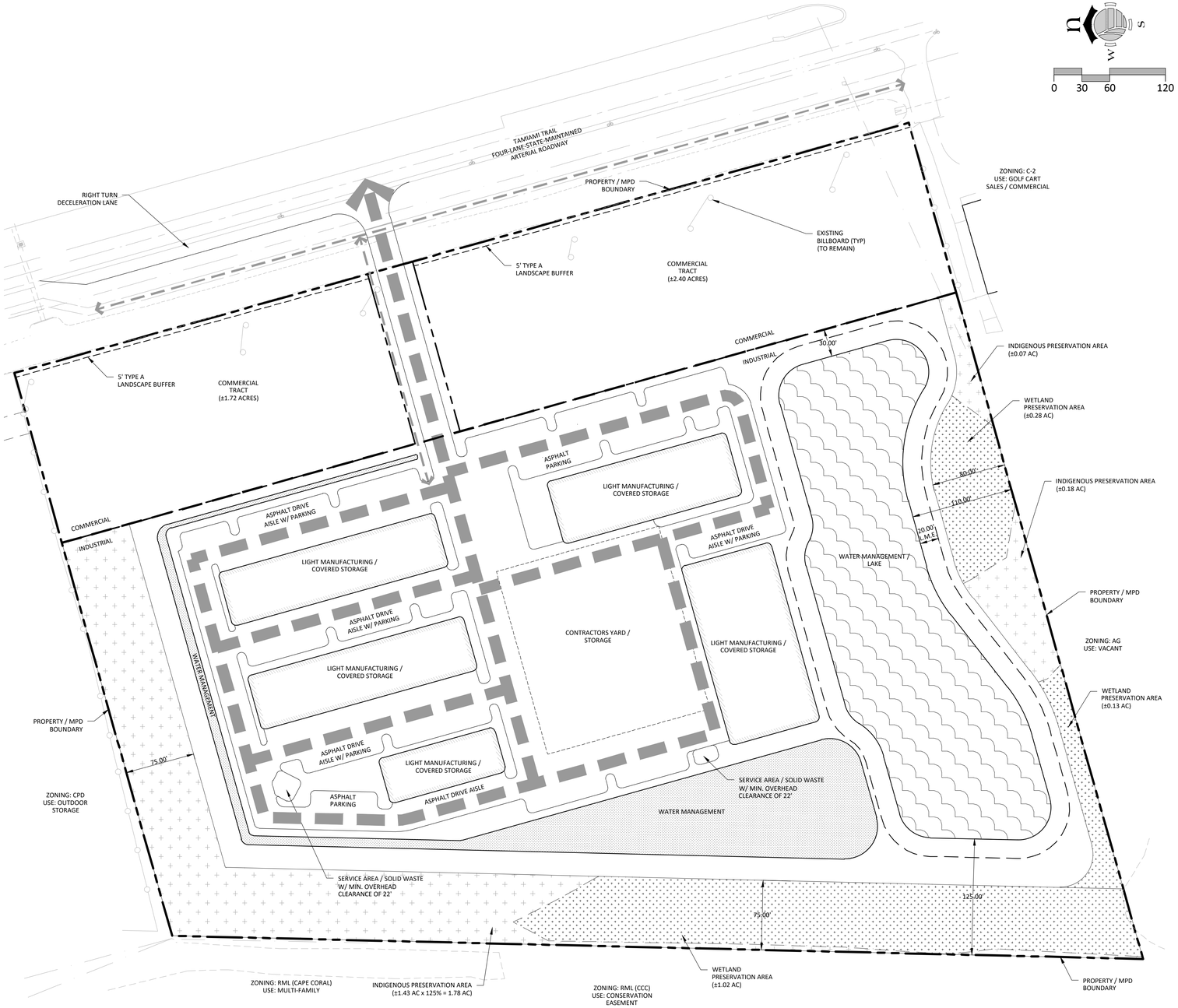
☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ 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	☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☐	**Additional Agents** [34-202(a)(4)]
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
3	☒	**Disclosure of Interest** 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]



OPEN SPACE CALCULATIONS:

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

*EACH OUT PARCEL SHALL HAVE 20% OPEN SPACE AS THEY WOULD BE CONSIDERED SMALL DEVELOPMENTS.
**NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

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%

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

INDUSTRIAL TRACT

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

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

NOTES:

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.

IN THE EVENT A PORTION OF THE INDUSTRIAL PROJECT IS BUILT AS OPEN STORAGE, THE AREA/PROJECT MUST COMPLY WITH SECTION 34-3005 - STORAGE FACILITIES.

LEGEND:

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

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

HONC DOCKS
& LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909
CLIENT NAME AND ADDRESS

17701 N. TAMIAMI
HONC 41 MPD
NORTH FORT MYERS
PROJECT NAME AND LOCATION

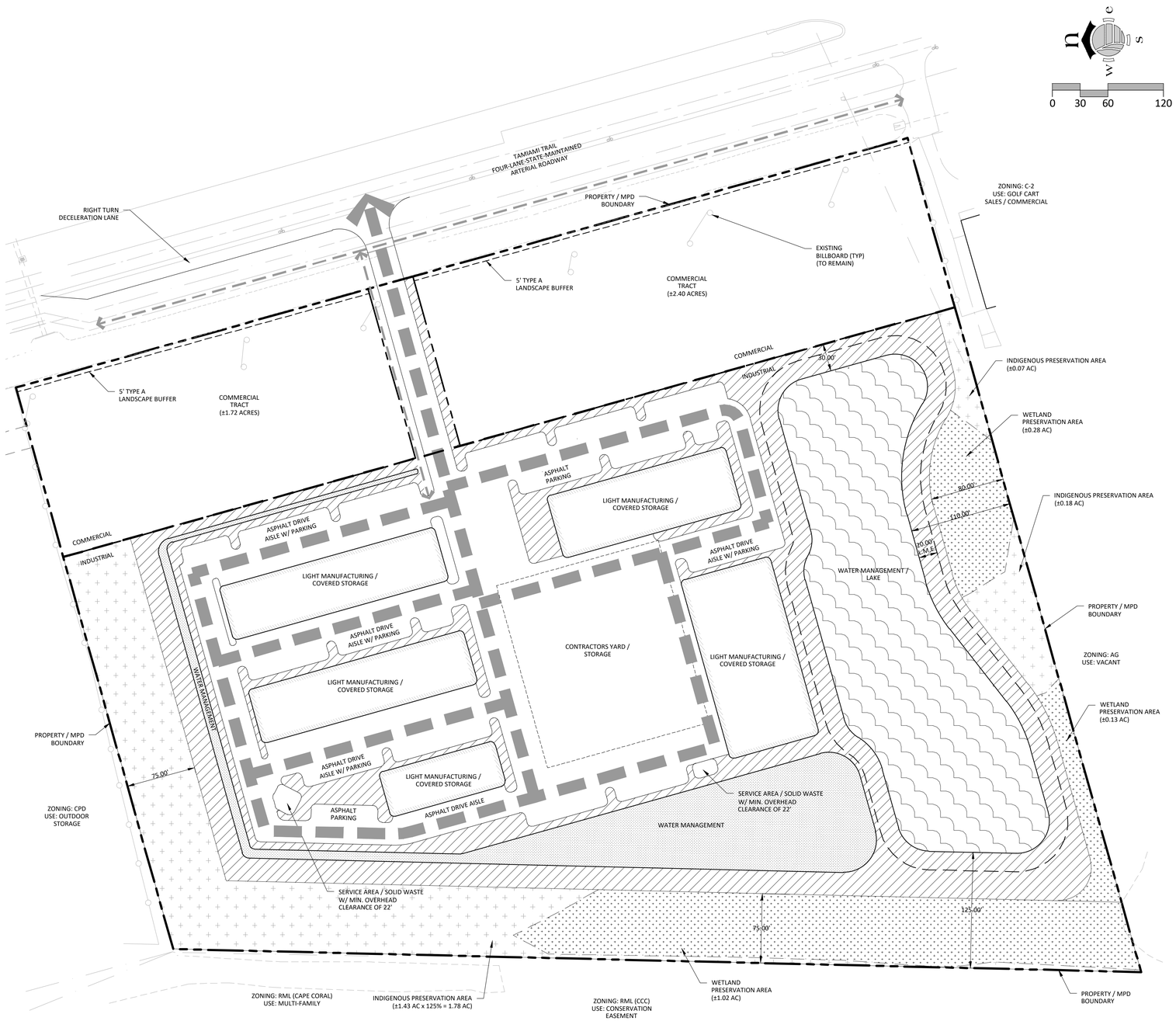
NO.	REVISION	DATE
R1	PER LEE COUNTY COMMENTS	9-10-25

REVISIONS DESCRIPTION

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

MASTER
CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER



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REQUIRED INDIGENOUS OPEN SPACE	±1.80 AC
PROVIDED INDIGENOUS OPEN SPACE	±3.46 AC
OTHER	±0.04 AC

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

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%

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

INDUSTRIAL TRACT

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

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

NOTES:

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.

IN THE EVENT A PORTION OF THE INDUSTRIAL PROJECT IS BUILT AS OPEN STORAGE, THE AREA/PROJECT MUST COMPLY WITH SECTION 34-3005 - STORAGE FACILITIES.

LEGEND (OPEN SPACE):

OPEN SPACE

WETLAND PRESERVATION AREA

INDIGENOUS PRESERVATION

WATER MANAGEMENT

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
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HONC DOCKS
& LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909
CLIENT NAME AND ADDRESS

17701 N. TAMIAMI
TRAIL PROJECT
NORTH FORT MYERS
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER LEE COUNTY COMMENTS	9-10-25

REVISIONS DESCRIPTION

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

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

ensite

HONC 41
Mixed Use Planned Development
REQUEST NARRATIVE

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	Open Storage	CPD	Suburban	Lee County
EAST	ROW (N Tamiami Trai); Commercial/General Office; Sabal Springs RPD	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership; vacant	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 where adjacent to the property. Property to the east of the subject property is zoned CPD, consisting of commercial development. Further east is the Sabal Springs residential planned 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, which is to the east of the subject property. There is a secondary point of ingress/egress located along Del Prado Blvd N, which is to the northeast of the subject property.

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. Directly to the south of the subject property is a split commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the C-2 zoned segment of parcel is a golf cart dealership. The AG-2 zoned segment of the parcel is currently vacant.

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 l/4 mile from any part of the development.**
3. **If there is not sufficient capacity nor adequate infrastructure within l/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, II-16 April 2024 Future Land Use 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.

Policy 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).

As proposed in the companion Comprehensive Plan Map Amendment, the subject property will be located within the Central Urban future land use category. Consistent with Lee Plan Policy 11.1.1, the proposed development will consist of commercial uses and light industrial uses.

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 30.2.4: The following areas are designated as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development: Littleton and North Cleveland Avenue; North Tamiami Trail and Del Prado Boulevard; North Tamiami Trail and Nalle Grade Road; Hancock Bridge Parkway and Orange Grove Boulevard; North Tamiami Trail and Pine Island/Bayshore Roads; Bayshore Road and Slater Road; and Bayshore Road and Hart Road. For these areas, neighborhood-serving, mixed use development; pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses are preferred.

The subject property is located within the area of North Fort Myers designated as Neighborhood Center Two per LDC Appendix I, Map 8 and Lee Plan Policy 30.2.4. The request complies with the above policy, as it is a mixed-use neighborhood-serving development, pedestrian-friendly and compactly configured site with an adjacent sidewalk.

Policy 30.2.5: Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.

The subject property is located within a designated Neighborhood Center in North Fort Myers. As the property abuts Tamiami Trail with commercial frontage, it is also in the Commercial Corridor Overlay as defined in LDC Section 33-1357 and development on the commercial tracts are subject to the regulations of the Overlay.

Policy 60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

The companion Surface Water Management Plan further details the permitting procedures for the site however it should be noted that the wetlands featured throughout the site (411 E3 Pine Flatwoods) are generally considered to be heavily invaded by exotic infestation (51-75% infested) which impacts the ecological functions of the on-site wetlands.

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

1. **The Couty 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 dill 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 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

The design of artificial drainage systems will be finalized at time of Development Order during which the site's grading is taken into consideration. Retention and detention areas as well as vegetated swale systems will be designed to minimize nutrient loading and pollution consistent with the Environmental Resource Permit (ERP).

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 supports 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

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

ensite

HONC 41
Mixed Use Planned Development
SCHEDULE OF USES

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
Car wash
Clothing stores, general
Clubs:
    Fraternal, membership organization,
    Private
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
Hardware store
Hobby, toy and game shops
Household and office furnishings, all groups
Insurance companies
Lawn and garden supply stores
Medical office
Nonstore retailers, Group I
Package store
Parking lot:
    Accessory
    Temporary
Personal services, all groups
Pet services
Pet shop
Plant nursery
Post office
Printing and publishing
Recreation facilities, commercial
    Group I
Rental or leasing establishment,
    Group I
    Group II
    Group III
Repair shops,
    Group I

- Group II
- Group III

Restaurant, fast food
Restaurants, all groups
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 c/o Brianna Schroeder
1500 Monroe Street
Fort Myers, FL 33901

a. *The runoff characteristics of the property in its existing state;*

According to survey of the property, the site is relatively flat with +/-3.4' of elevation change ranging from 13.3' to 16.7' in elevation (NAVD). The low points are located within the wetland areas of the site, towards the south. The site generally sheet flows west towards the Entrada Subdivision, east towards FDOT ROW and south towards the existing wetlands.

b. *In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;*

The site will have a master water management system proposed, which will consist of various treatment and water management techniques. These techniques will ensure that the project will meet the requirements of the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) requirements. Any site that has existing wetlands or is over 10 acres in size or has over 2 acres or more of impervious area is required to be submitted to the SFWMD for the master water management permit. The site may utilize open swales, detention areas, surface water lake, sub-surface storage, structures, and pipes to achieve the required pre-treatment and attenuation of the site. Final discharge of stormwater will typically be through a control structure with discharge likely to occur to the west or south into the existing wetlands proposed to remain on site.

As previously mentioned in the existing conditions, the site currently sheet flows off site and therefore creating a master water management system will stop post development flows from off-site surrounding properties. When the master system is designed with the required perimeter berm, no adverse impacts will be proposed.

c. *The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;*

As previously mentioned, the site may include various systems for stormwater management and treatment areas. Each may be utilized to treat and storm stormwater prior to discharge into the exiting wetlands or other approved area that will except stormwater discharge. This is required per SFWMD requirements. All master stormwater systems on a site are required to maintain the system in perpetuity.

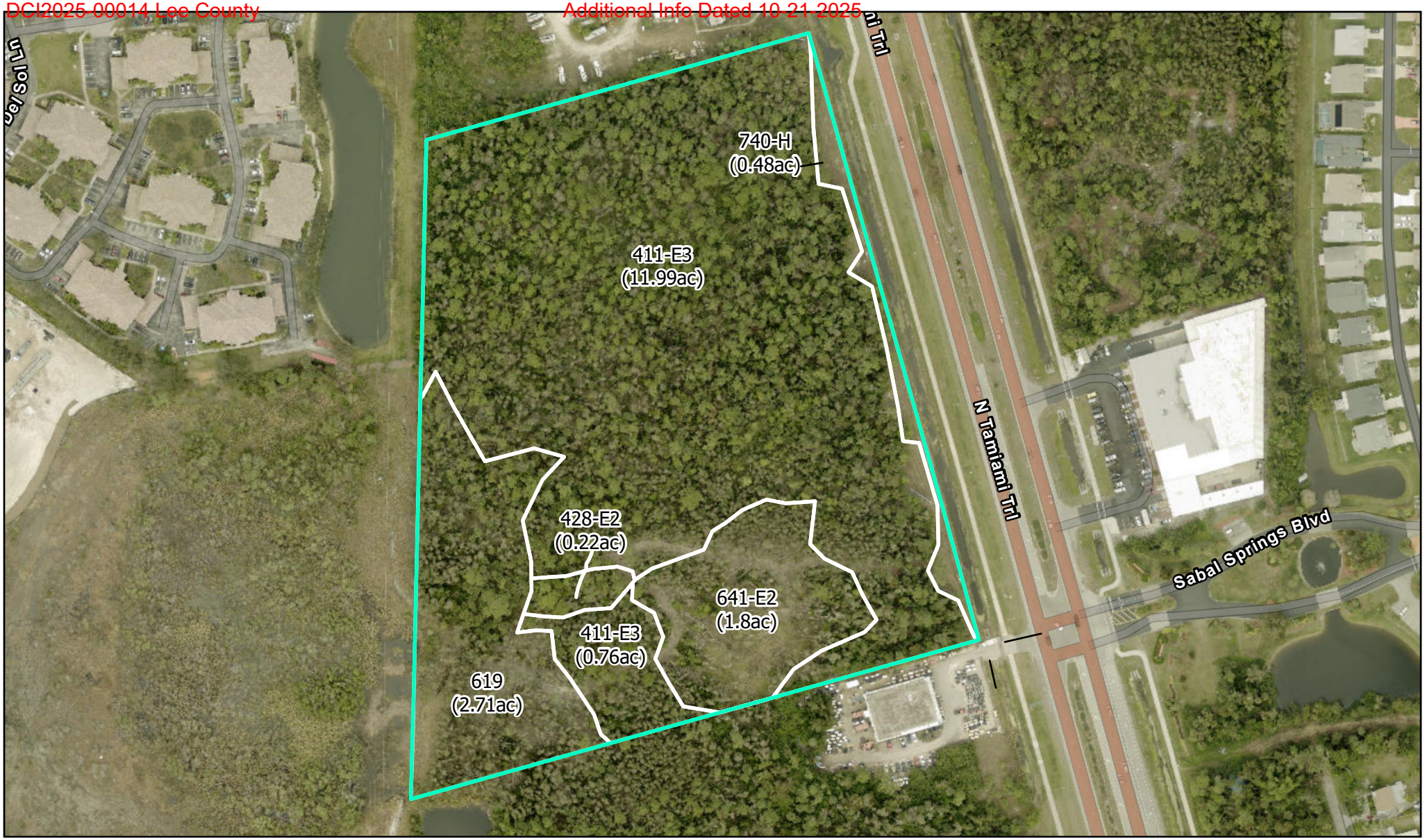
d. *How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;*

The site is proposing to retain a large portion of the existing wetlands and indigenous vegetation along the western and southern boundary of the project. The appropriate buffer (min. 25') will be provided around the wetland areas that are being preserved. The wet season water table elevation will be determined by a geo technical report and that elevation is a determining factor for the design of the stormwater management system as there is not a minimum 100 year flood elevation of the site as it is located with Zone X.

e. *If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.*

The site is not within a 100-year flood zone or flow way.

DCI2025-00014 Lee County Additional Info Dated 10-21-2025



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FLUCFCS Map
17701 N Tamiami Trail
Fort Myers, FL

Project: ENSTE23006

FLUCFCS Site Outline

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411 E3	Pine Flatwoods (Exotics 51-75%)	12.75	N	N
428 E2	Cabbage Palm Hammock (Exotics 26-50%)	0.22	N	N
619	Melaleuca	2.71	W	W
641 E2	Freshwater Marsh (Exotics 26-50%)	1.80	W	W
740 H	Hydric Disturbed Land	0.48	W	W
	Total	**17.96**		

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).

W = Wetland
N = Non-Wetland
OSW = Other Surface Waters
WUS = Waters of the US

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Lee County, FL, Maxar, Microsoft

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

ensite

HONC 41

Mixed Use Planned Development

PROPERTY DEVELOPMENT REGULATIONS

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE) EAST (FRONT) WEST (REAR) SOUTH (SIDE)	15' 25' 25' 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) EAST (FRONT) WEST (REAR) SOUTH (SIDE)	25' 25' 25' 25'
BUILDING SEPARATION	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

ensite

HONC 41
Mixed Use Planned Development
Community Meeting Summary

The Community Meeting before the North Fort Myers Design Review Panel began at 6 PM on July 01, 2025 at 2000 N Recreation Park Way, North Fort Myers, FL 33903 which is located within the North Fort Myers Planning Community. A presentation was given on behalf of the Applicant by Cindy Leal Brizuela, AICP, MURP – Principal Planner at EnSite, Inc., a copy of this presentation has provided in this meeting package. The presentation consisted of a general description of the subject property and the surrounding land uses as well as the Comprehensive Plan Amendment request from Suburban to Central Urban FLU and concurrent zoning request to the Mixed-Use Planned Development district. After the conclusion of the presentation, a few questions were asked by the Panel regarding the Master Concept Plan, predominantly the preservation area and surrounding zoning in North Fort Myers and Cape Coral. One community member attended and asked questions regarding the covered storage in the light manufacturing area of the Master Concept Plan. The Applicant's attorney, Mr. Richard Akin, was also present for questions. The Panel unanimously voted favorably for the comprehensive plan amendment and zoning request.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

EnSite, Inc.
2401 First St, Suite 201
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/16/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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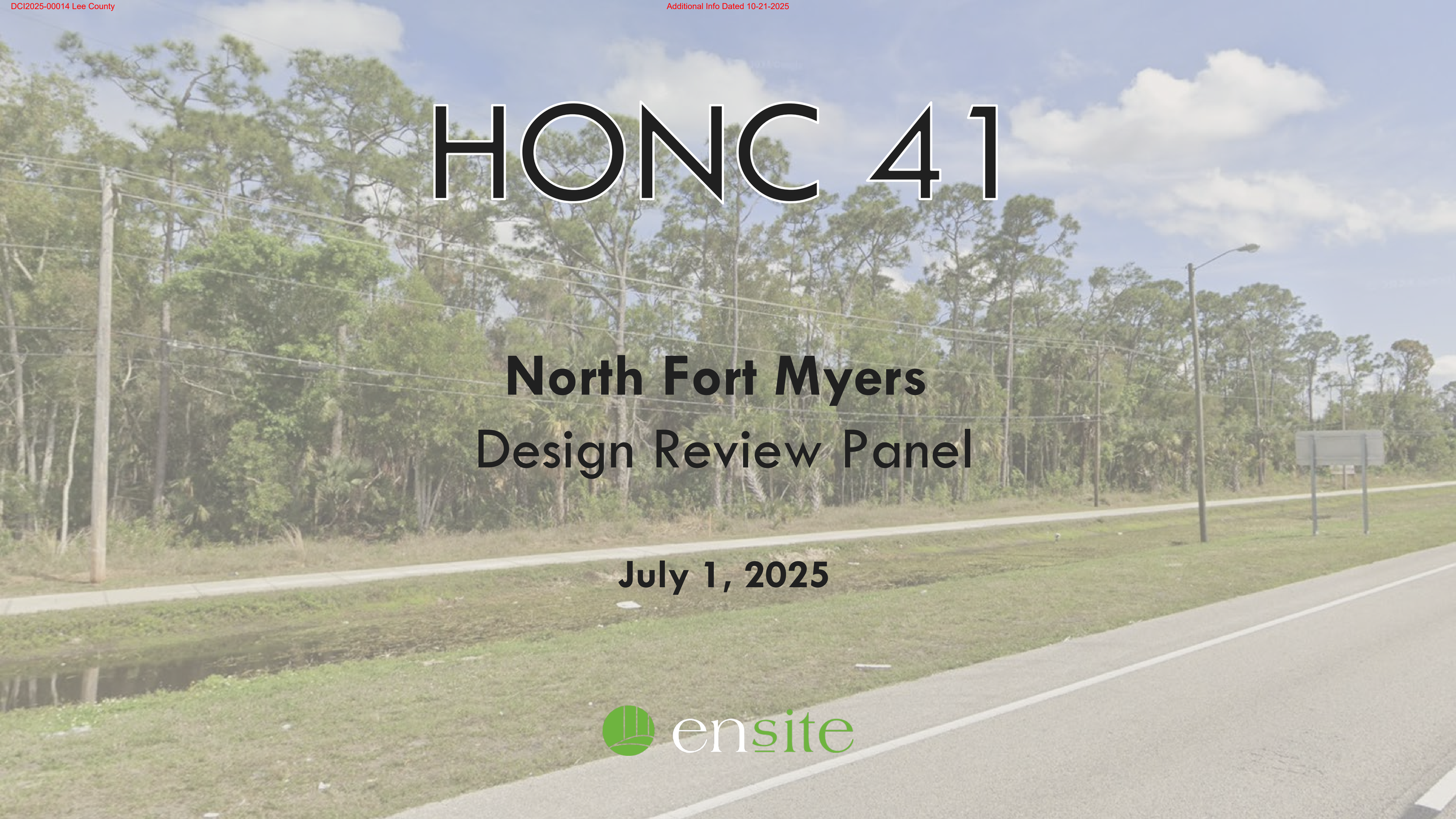
NANCY HEYRMAN
Notary Public
State of Wisconsin

Future Land Use Change & Rezoning Public Notice

A Public Informational Meeting will be held on July 1st at 6 PM at North Fort Myers Recreation Center, located at 2000 North Recreation Park Way, North Fort Myers, FL 33903. The meeting presentation will discuss a proposed Comprehensive Plan Amendment and a Mixed Use Planned Development (no residential units proposed) of +/-17 acres of property. The comprehensive plan amendment is to alter the future land use from Suburban to Central Urban. The project site is identified as Lee County STRAP #22-43-24-01-00001.0160 located at 17701 N Tamiami Trail. The Applicant will be seeking project review from the NFM Design Review Panel for this effort. For more information, please contact nfmplanningpanel@gmail.com, the NFM Design Review Panel. Cindy Leal Brizuela, AICP, MURP with EnSite, Inc. and Richard Akin with Henderson Franklin will be the representatives for the Applicant.

June 16 2025

LSAR0312517



HONC 41

North Fort Myers
Design Review Panel

July 1, 2025

ensite

- **Applicant:** Honc Docks & Lifts
  - +/- 17.96 AC
  - Abuts N Tamiami Trail
- **Future Land Use:** Suburban
- **Zoning:** Industrial Light (IL) and Commercial General (CG)
- **Request #1:**

  to change future land use designation from Suburban to Central Urban; ***Lee Plan Policy does not allow for industrial uses within the "Suburban" FLU category***
- **Request #2:**

  to rezone from IL and CG to MPD (Mixed-Use Planned Development); ***commercial along the frontage and industrial at the rear of the property.***

Existing Future Land Use

[Policy 1.1.5 – Suburban]

The suburban future land use category will consist of predominantly residential areas that are either on the fringe of the central urban or urban community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing greater pine island transfer of development units except in areas that. Specifically prohibit bonus density. Other forms of bonus densities are not allowed.

Proposed Future Land Use

[Policy 1.1.3 – Central Urban]

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.

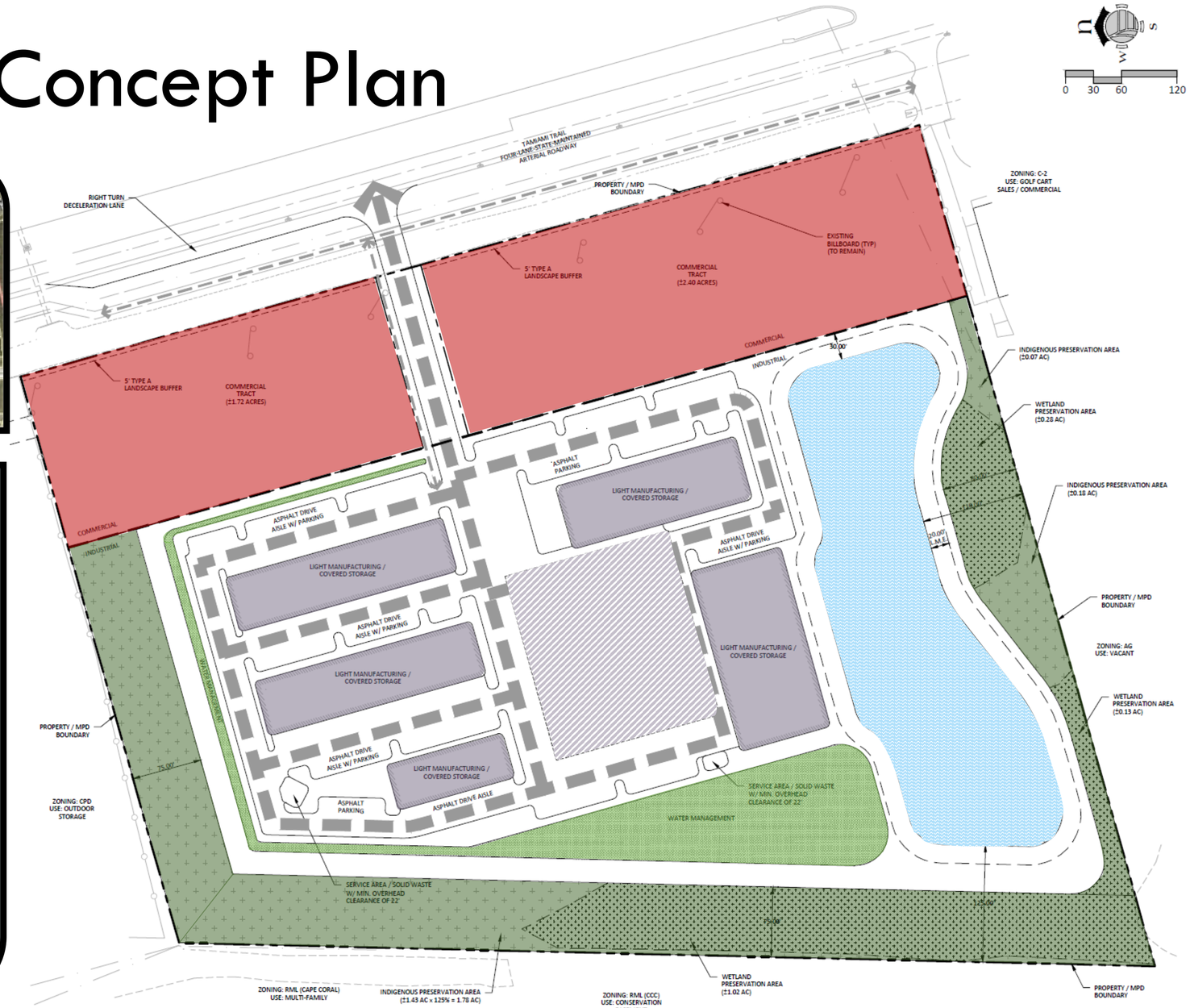
FLU Map Amendment

- The proposed Future Land Use map amendment would allow for light industrial uses to take place on the property.

Master Concept Plan

Moving the zoning line which separates the IL & CG districts requires a rezoning.

The property's size & proposed intensity requires a planned development zoning.



OPEN SPACE CALCULATIONS:

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

*EACH OUT PARCEL SHALL HAVE 20% OPEN SPACE AS THEY WOULD BE CONSIDERED SMALL DEVELOPMENTS.
**NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

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%

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

INDUSTRIAL TRACT

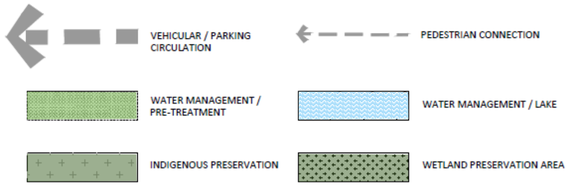
INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

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

NOTES:

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.

LEGEND:



Questions/Comments

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL, AS BEING "ASSUMED" S.15°38'45"E.
2. FIELD NOTES IN TAMIAMI CITY.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION/PLAT PROPERTY INFORMATION REPORT BY ATTORNEYS' TITLE FUND SERVICES, INC., FUND FILE No. 1645897, DATED MAY 22, 2025 AT 11:00 P.M.
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 668.001-006; FS 668.50; 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 FPRN 0124 ELEVATION 35.62' NAVD 1988.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

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, TAMIAMI CITY

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

N

25 0 25 50 75
SCALE IN FEET

DESCRIPTION: (PER TITLE CERTIFICATION/PLAT PROPERTY INFORMATION REPORT)

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.

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 THRUGH 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.

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

16 15
21
POINT OF COMMENCEMENT
FOUND 3" X 3" C.M. NO ID.
NORTHWEST CORNER OF
SECTION 22-43-24

NOTE: O.R. BOOK 1902, PAGE 4401 IS A BLANKET EASEMENT, NOT PLOTABLE.

WEST LINE OF SECTION 22-43-24
1653.65' (S) 1653.58' (P)

POINT OF BEGINNING
STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=867938.19 E=686307.01
FOUND 5/8" I.R. NO ID.

N.74°29'00"E. 678.80' (P)
N.74°21'15"E. 629.73' (S)

CROSS ACCESS INGRESS-EGRESS EASEMENT INSTRUMENT No. 201400009418S

SOUTHWESTERLY R/W LINE (S)
TOP OF BANK±
FOUND 5/8" I.R.
CAP LB #3377
N59°50'29"E, 0.34'

OVERHEAD POWER LINE (TYPICAL)

CONCRETE HEADWALL

24" R.C.P.

INLET
GRATE= 16.51'
E. INVERT= 13.10'
W. INVERT= 13.21'
BOTTOM= 13.06'

SET N/T.T.
ELEV= 18.30'

INVERT= 13.19'
INVERT= 13.29'

BILLBOARD

A.R.V. CONCRETE

BIKE PATH
WHITE STRIPE
EDGE OF PAVEMENT

FLAGGED WETLANDS (BY OTHERS)
19,949 SQUARE FEET OR 0.46 ACRES, ±

WOOD POST (TYPICAL)
BILLBOARD

DEAD P.P.

OVERHEAD POWER LINE (TYPICAL)

4"X4" FDOT C.M.

BILLBOARD

S.15°38'45"E. 999.70' (S)

CONCRETE WALK

SET N/T.T.
ELEV= 18.08'
SOUTHWESTERLY R/W LINE PER PLAT

BILLBOARD

ANIMAL BURROW

BILLBOARD

W.V.

OVERHEAD POWER LINE (TYPICAL)

BURIED WATER LINE POST

A.R.V. CONCRETE

SIGN

BIKE PATH

RIM= 15.31'
W.M.
W.V.

INLET
GRATE= 17.51'
SIGN

CONCRETE CURB

P.P.
INVERT= 14.52'

M.E.S.

A.D.A. PLATE

CHAIN LINK FENCE

SENSOR POST

ASPHALT

CONCRETE

ONE STORY BUILDING
FLOOR ELEV= 17.86'

STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=867145.37 E=687183.01
FOUND 4"X4" C.M. NO ID.

STORM PIPE

PART OF LOT 15, BLOCK 1
PART OF LOT 16, BLOCK 1
PART OF LOT 17, BLOCK 1
PART OF LOT 18, BLOCK 1
PART OF LOT 19, BLOCK 1
PART OF LOT 20, BLOCK 1
PART OF LOT 21, BLOCK 1
PART OF LOT 22, BLOCK 1
PART OF LOT 23, BLOCK 1
PART OF LOT 24, BLOCK 1
PART OF LOT 25, BLOCK 1
PART OF LOT 26, BLOCK 1

PORTION OF LOT 15 NOT INCLUSIVE
PORTION OF LOT 16 NOT INCLUSIVE
PORTION OF LOT 17, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 18, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 19, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 20, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 21, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 22, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 23, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 24, BLOCK 1 NOT INCLUSIVE
PORTION OF LOT 25, BLOCK 1 NOT INCLUSIVE

FLAGGED WETLANDS (BY OTHERS)
78,584 SQUARE FEET OR 1.80 ACRES, ±

FLAGGED WETLANDS (BY OTHERS)
115,801 SQUARE FEET OR 2.66 ACRES, ±

ENTRADA SUBDIVISION
INSTRUMENT No. 2006000409641

N.01°30'00"E. 1045.80' (P)
N.01°22'01"E. 1045.45' (S)

S.74°21'15"W. 935.61' (S)
S.74°29'00"W. 983.40' (P)

FOUND 5/8" I.R.
NO ID.
N.04°51'02"E. 0.55'

FOUND 5/8" I.R.
NO ID.
N.87°19'11"E. 1.50'

TOP OF BANK±

TAMIAMI TRAIL U.S. 41 S.R. 45
(250.00' R/W)

EDGE OF PAVEMENT

LEGEND:

●	SET #4 IRON ROD (CAP LB #6921)
○	FOUND IRON ROD (I.R.)
□	CONCRETE MONUMENT (C.M.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
O.R.	OFFICIAL RECORDS BOOK
(S)	AS PER SURVEY
(M)	AS MEASURED
(P)	AS PER PLAT
(D)	AS PER DEED
(1)	CURVE NUMBER
L1	LINE NUMBER
R/W	RIGHT-OF-WAY
℄	CENTERLINE
A.D.A.	AMERICANS DISABILITIES ACT
R.C.P.	REINFORCED CONCRETE PIPE
O.P.	ORANGE PAINT
R.W.B.	RECLAIM WATER BOX
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
O/H	OVERHEAD POWER
P.P.	POWER POLE
G.A.&W.	GUY ANCHOR & WIRE
E.B.	ELECTRIC BOX
C.T.B.	CABLE TELEVISION BOX
T.S.B.	TELEPHONE SERVICE BOX
N/D	NAIL & DISK
N/T.T.	NAIL & TINTAB
ELEV.	ELEVATION
B.M.	BENCHMARK
18	TYPICAL ELEVATION
A/C	AIR CONDITIONER
W.S.	WATER SYSTEM
P.E.	POOL EQUIPMENT
	CONCRETE
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.F.	ORANGE FLAG
G.P.	GATE POST
	PALM
	PINE

REVISED:	DESCRIPTION:	BY:
1/6/24	PER PROPERTY INFO REPORT	FBH
6/26/24	ADDED TOPOGRAPHY	RLB
12/23/24	TREE LOCATION	RBH
6/10/25	PER TITLE CERTIFICATION	RBH

DATE OF LAST FIELD WORK: 12/23/2024

DRAWN:	CHECK:	SCALE	PROJ. #
RLB	PMM	1"=50'	TC-B1-L16

SURVEY DATE	FILE NO.	SHT.- 1 OF - 1
11/25/2023	43-24-22	

Phillip M Mould, LS6515, State of Florida
Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.08.19 14:08:51 -04'00'

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

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

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

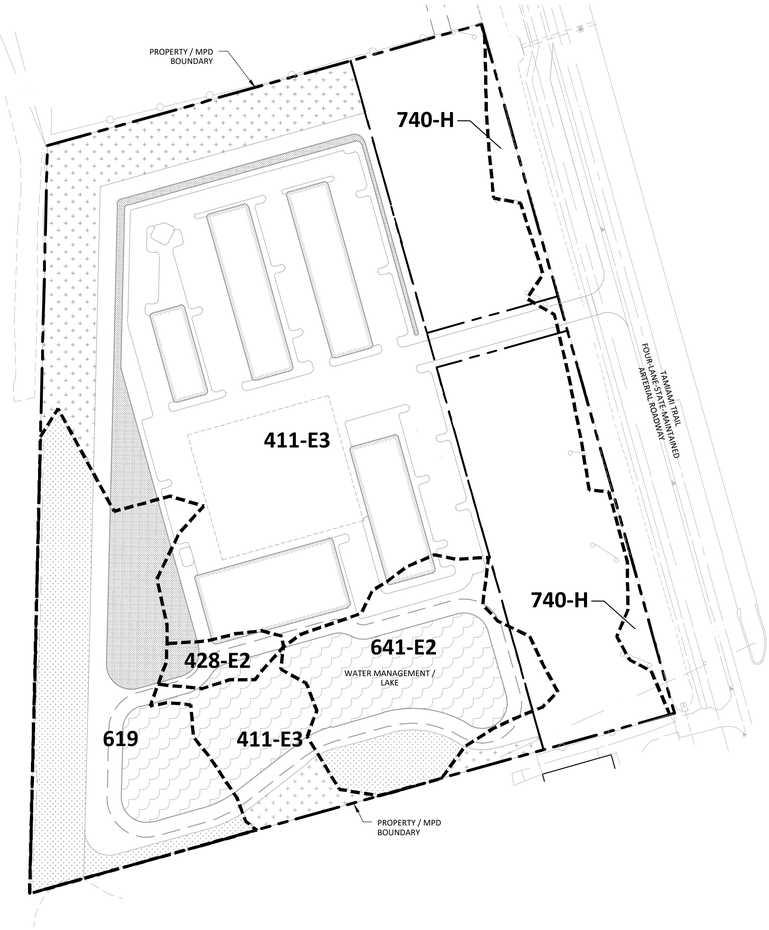
DCI2025-00014 Lee County

Additional Info Dated 10-21-2025

n
w e
s
0 50 100 200

FLUCFCS MAP

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411 E3	Pine Flatwoods (Exotics 51-75%)	12.75	N	N
428 E2	Cabbage Palm Hammock (Exotics 26-50%)	0.22	N	N
619	Melaleuca	2.71	W	W
641 E2	Freshwater Marsh (Exotics 26-50%)	1.80	W	W
740 H	Hydric Disturbed Land	0.48	W	W
	Total	**17.96**		



MCP / FLUCFCS MAP OVERLAY

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

HONC DOCKS
& LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909
CLIENT NAME AND ADDRESS

17701 N. TAMIAMI
TRAIL PROJECT
NORTH FORT MYERS
PROJECT NAME AND LOCATION

REVISION | DATE | NO. | REVISIONS DESCRIPTION

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

FLUCFCS
EXHIBIT
SHEET TITLE

EXH-01
SHEET NUMBER