



October 21, 2025

Ms. Brianna Schroeder
Zoning Section
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Ref: REZ2025-00012 16400 Old US 41

Dear Ms. Schroeder,

Enclosed please find responses to your review comments letter dated September 25, 2025. The revised Project Narrative and Lot Split Combination are also resubmitted with this cover letter.

Lee Tran Review Comments

1. The project is beyond a one-quarter mile of a transit corridor and bus stop, a rezoning does not trigger the Lee County Transit LDC Sec. 10-441 or 10-442 therefore, no improvements are required at this time.

RESPONSE: So noted.

Natural Resources Review Comments

1. Please provide analysis of Lee Plan policies 101.1.1, 101.3.2, 125.1.2, and 125.1.3.

RESPONSE: Please see revised Project Narrative, which has been revised to address compliance with Lee Plan policies 101.1.1, 101.3.2, 125.1.2, and 125.1.3.

Zoning Review Comments

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

1. The property located to the north is split zoned (Light Industrial (IL) and General Industrial (IG)) and Lee County Records indicates that this development is being utilized for RV Repair (Automotive repair and service) pursuant to Occupancy Permit (OCC2023-00440) and not just as a "Warehouse/Open Storage".

RESPONSE: Please see revised Project Narrative, which includes above referenced corrections to Table 1: Inventory of Surrounding Land.

2. The Mixed Use Planned Development (MPD), which is currently undeveloped, is located to the south of the subject property is missing from the table. Please be advised that the subject property that is within the Light Industrial (IL) zoning district being referenced on the table is more appropriately located to the east.

RESPONSE: Please see revised Project Narrative, which includes above referenced corrections to Table 1: Inventory of Surrounding Land.

3. The properties with addresses 16450 and 16450 Old US 41 are located to the east of the subject property and are within the Light Industrial (IL) zoning district. Please be advised that Lee County Records indicates that there are uses currently operating at these locations through Occupancy Permits and are not provided on the Surrounding Lands Table.

RESPONSE: Please see revised Project Narrative, which includes above referenced corrections to Table 1: Inventory of Surrounding Land.

4. The properties located to the west of the subject property are conventionally zoned and should be included with the abutting property zoned Commercial Planned Development (CPD). Please be advised that there are also various uses currently operating at these locations through an Occupancy Permit.

RESPONSE: Please see revised Project Narrative, which includes above referenced corrections to Table 1: Inventory of Surrounding Land.

5. Please be advised that the subject property in its current configuration does not meet all the minimum property development regulations established in LDC Section 34-845 for the proposed conventional zoning district, more specifically, the lot width (street frontage), therefore; does not meet LDC Section 34-145(d)(4)a.1.b. For the lot to be conforming and for the case to be found sufficient, the subject property will need to be combined with 16420 Old US 41. Once the combination has happened, please provide documentation and update the documents that were originally submitted to reflect this change. If a lot combination cannot happen, a variance to request relief from the minimum street frontage requirements will need to be requested.

Informational Comment: LDC Section 34-616(b) establishes that when a lot is split by two or more zoning districts, the property development regulations for the largest proportional district prevail. However, permitted uses and accessory uses are restricted to the uses permitted in the respective districts.

RESPONSE: An application for a lot reconfiguration has been applied for. The lot split confirmation will be submitted under a separate heading. It is noted the uses will be restricted per the respective zoning districts, while the IL zoning district's site development standards will apply.

Planning Review Comments

1. Add an analysis to Policy 6.1.1, 6.1.3, and 6.1.7. (pg. 6)

RESPONSE: Please see revised Project Narrative, which has been revised to address compliance with Lee Plan policies 6.1.1, 6.1.3, and 6.1.7.

2. Provide an analysis of Policy 7.1.2 to demonstrate the appropriateness of the requested zoning district. (pg. 6).

RESPONSE: Please see revised Project Narrative, which has been revised to address compliance with Lee Plan policies 7.1.2.

3. Add an analysis of Policy 7.1.7.

RESPONSE: Please see revised Project Narrative, which has been revised to address compliance with Lee Plan policies 7.1.7.

If you have any questions, please feel free to contact Carol Zepeda by phone at (239) 371-0462 or via email at czepeda@rviplanning.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carol Zepeda', with a stylized flourish extending from the end.

Carol Zepeda
Project Manager
Orlando, FL



16400 Old US 41 Rezone

Request Narrative & Compliance Statement

REVISED October 2025

I. Request

Herbert Jones Jr. Trust (“Applicant”) is requesting approval to rezone the 2+/-acre property located at 16400 Old US 41 (“Property”) (STRAP: 06-46-25-00-00013.001A) from Agricultural (AG-2) to Intensive Commercial (CI).

The proposed rezoning will establish an appropriate zoning district that aligns with the existing land use patterns and surrounding industrial zoning districts, in light of the underlying Urban Community future land use. While continuation of Light Industrial (IL) zoning is inconsistent with Lee Plan Policy 7.1.2, the CI district supports a broad mix of uses—commercial, transportation, and warehouse operations – which will be compatible with the surrounding land use pattern and consistent with the Lee Plan. This flexibility is particularly advantageous in this location and will help foster business growth and job creation.

II. Existing Conditions & Property History

The 2.00-acre property is currently zoned Agricultural (AG-2) and is vacant. The site is located on the west side of Old US 41 with access provided through the adjacent property at 16420 Old US 41, under common ownership with the Applicant.

Light industrial and Commercial uses have thrived in the established areas along Alico Road and Old US 41, which are generally south and west of the airport. These locations provide diverse industrial space options for businesses in Fort Myers, offering a variety of sizes, amenities, and convenient access to key transportation routes. The surrounding land use pattern has been outlined below:

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	IL (Light Industrial)/ IG (General Industrial)	Automotive Repair and Service, Warehouse/Open Storage
SOUTH	Urban Community	Tamalico CPD DRI (Commercial Planned Development); Dewolfe & Johnson CPD; Dia Crossing MPD	Mini-Warehouse, Open Storage; Vacant/Undeveloped
EAST	Urban Community	IL (Light Industrial);	Warehouse, Open Storage, Office, Retail Sales,

WEST	Urban Community	Dewolfe & Johnson CPD, CC, C1	Office; Light Industrial; Mini-Warehouse, Auto Repair, Auto Sales, Retail Sales, Restaurant, Golf Cart Dealership, Self Storage
-------------	-----------------	----------------------------------	--

III. Public Infrastructure

Lee Plan Maps 4-A and 4-B include the site as part of the Lee County Service Franchise Area for centralized utilities. Lee County Utilities (LCU) sewer and water service is available to the property with lines in the abutting Old US 41 right-of-way. Capacity is available per the attached availability letter provided by LCU.

San Carlos Park Fire Department Station 52 and Lee County EMS Medic Station are co-located within 5 miles from the subject property, and the Lee County Sheriff's Office is 4 miles from the property.

It is understood that should the property be developed in the future; the developer will provide a transportation analysis and a transportation mitigation plan in accordance with Chapter 10 of the Land Development Code as part of the development order application once the final intended use is determined.

IV. Rezoning Justification

The proposed rezoning will bring the property into alignment with current Lee County code and enable development consistent with neighboring properties to the north, south, and west.

The existing Agricultural (AG-2) zoning is primarily intended for Rural and Non-Urban Areas and does not align with the site's current Future Land Use designation of Urban Community.

Rezoning to Intensive Commercial (CI) will allow for a broader range of uses, such as commercial retail, offices, warehousing, storage and open storage, —while restricting more intensive heavy industrial operations for consistency with the Urban Community FLU..

Rezoning the property from Agricultural (AG-2) to Intensive Commercial (CI), aligns well with the applicant's neighboring property located at 16420 Old US 41, thereby creating a larger site suitable for substantial commercial and industrial development. Its strategic location off the Alico Road industrial corridor near the airport enhances its appeal for such uses. For these reasons, the proposed rezoning aims to position the property for a wider range of uses that support the community with minimal impact on nearby residences, while also ensuring consistency with the Lee Plan, as outlined below.

V. Decision-Making Compliance

In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrate the following:

a) Complies with the Lee Plan;

The application is consistent with the uses and intensities allowed under the Urban Community Future Land Use designation. The rezoning will support commercial and limited light industrial uses that promotes job creation, expands employment opportunities, and provides services for residents throughout Lee County.

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

The request will fully comply with or exceed, the performance and locational standards of the proposed CI zoning district. Due to the conventional zoning request, no deviations are sought. When the site is redeveloped in the future, it will undergo all necessary review processes and receive the required approvals from Lee County.

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

The requested CI rezone is consistent with the goals, objectives, and policies of the Lee Plan, as outlined in this application and is a logical extension of the surrounding industrial and commercial zoning districts. The surrounding area to the east, west and south are zoned Commercial Planned Development (CPD), Light Industrial or General Industrial and are developed with a range of non-residential uses including mini-warehouse, open storage, and vehicle repair. The Old US 41 corridor and nearby Alico Road corridor serve as one of the key areas for industrial uses serving the entirety of Lee County. The future land use is Urban Community which allows for Intensive Commercial Zoning district.

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

Future proposed development on the site will via Old US 41, a roadway maintained by the Lee County Department of Transportation (Lee DOT) via the Applicant's adjacent property. Further transportation analysis will be provided at the time of development order depending on the ultimate uses proposed for development.

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

Approval of this request is not expected to significantly affect the surrounding roadway network. The proposed rezoning aligns with the area's Future Land Use classification and the existing zoning pattern along Old US 41. If the site is developed in the future, it will be subject to additional development order approval, during which

any potential impacts will be evaluated in accordance with the Land Development Code (LDC).

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

This request will not adversely affect environmentally critical areas and natural resources based on the historical impacts to the property and infill nature of the site. Further environmental analysis will be completed with any future development order.

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

The site is within the Future Urban Area and can be served by available urban levels of public infrastructure and services. Future development resulting from the proposed rezoning will be served by the County-maintained roadway network, Lee County Utilities, Lee County Fire, Sheriff, and EMS services.

VI. Lee Plan Compliance

The following is an analysis of the Intensive Commercial rezoning's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use , as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 April 2024 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The intent of the Intensive Commercial (CI) zoning district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like, or which have many of the same needs as industrial land uses. Changing the zoning from Agricultural (AG-2) to Intensive Commercial (CI) aligns with the existing non-residential uses in the surrounding area. The Urban Community future land use category permits both commercial and light industrial zones, supporting uses such as essential service facilities, warehousing, wholesale establishments, and transportation services. CI is an implementing zoning

district for the Urban Community FLU, as evidenced by surrounding properties within this category.

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 bypassed in favor of development more distant from services and existing communities.

This rezoning action supports the principles of smart growth by promoting compact, contiguous development patterns consistent with adjacent land uses to the south, east and west. Concentrating intensive commercial and industrial development in proximity to existing industrial land uses, available infrastructure and urban levels of public services reduces the need for costly service extensions and mitigates the inefficient use of outlying lands, or areas more proximate to residential land uses. This approach aligns with established community planning policies aimed at achieving sustainable land use and efficient resource allocation.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The proposed rezone will occur within the Urban Community FLU designation in Lee County, which is a Future Urban Area per the Lee Plan. This FLU anticipates a multitude of uses including areas of commercial, and industrial lands, supporting developments like wholesale establishments, warehousing, and essential service facilities. It also accommodates, transportation services, airport-related terminals, offices uses and repair shops.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

Please see enclosed LCU Letter of Availability. Future development proposed by the rezone will connect to centralized water and sewer. Fire/EMS are provided by San Carlos Fire District via a station within 2 miles of the site. Schools are not required to support the proposed non-residential land uses permitted via the CI zoning district. The site can be served by the Lee County Sheriff's Office. Further analysis of service availability will be provided at time of Development Order.

STANDARD 4.1.1 & 4.1.2: WATER & SEWER

Any future development proposed on the subject site will comply with the LDC relating to centralized water and sanitary sewer service connections.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

- 1. Traffic and access impacts (rezoning and development orders);***
- 2. Landscaping and detailed site planning (development orders);***
- 3. Screening and buffering (Planned Development rezoning and development orders);***
- 4. Availability and adequacy of services and facilities (rezoning and development orders);***
- 5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);***
- 6. Proximity to other similar centers (rezoning); and***
- 7. Environmental considerations (rezoning and development orders).***

The above policy is not applicable as the rezoning is not a Commercial Planned Development, but rather a conventional rezone to the Commercial Intensive (CI) district. To the extent applicable, the proposed commercial rezone is consistent with the above policy, in that the impacts will be reviewed at the time of local development order. The application has been reviewed for access, availability of public services and facilities, compatibility with adjacent land uses, proximity to other commercial centers, and environmental considerations. All elements will be addressed through the rezoning and subsequent development review process in accordance with County standards.

POLICY 6.1.3: POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds, must be rezoned to a Planned Development except if located within the Mixed-Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use.

The project does not exceed the DCI thresholds and therefore is not subject to Planned Development rezoning requirements. The proposed zoning and site design will promote compatibility with surrounding uses, provide appropriate access and circulation, and comply with County standards for landscaping, screening, and environmental protection.

POLICY 6.1.7: POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The site is located within an area already developed and zoned for commercial and industrial uses, representing logical infill rather than premature or scattered development. The proposed use is compatible with surrounding land uses and supports the orderly continuation of existing commercial development patterns.

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.

Should future commercial uses be redeveloped on the site pursuant to the CI zoning district, they will be compatible with adjacent Commercial Planned Development and IL zoning districts surrounding the site. Public services and facilities exist to support development of the site. Additionally, the CI district is less intense and therefore will be compatible with the abutting IG and IL zoning districts.

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

The rezone proposes development that consist of CI uses that range from commercial to light industrial in nature. All development will fully comply with all applicable local, state, and federal standards. The project will adhere to air, water, and noise pollution regulations and will not include any bulk storage or production of toxic or hazardous materials near residential areas. Appropriate buffering and screening will be incorporated to minimize impacts on adjacent land uses, and measures will be taken to ensure no contamination of surface or groundwater occurs. The development will also be reviewed for its effects on transportation access, utility and sewer needs, drainage, and fire safety, while ensuring compatibility with surrounding neighborhoods through noise and odor control.

POLICY 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a Planned Development. All rezonings to allow industrial uses outside of the Industrial Development, Tradeport, or Industrial Interchange future land use categories must be rezoned to a Planned Development, except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses as an integrated and cohesive unit in order to: promote compatibility and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary facilities and services where they are inadequate to serve the proposed use.

The request is for a commercial zoning designation (CI – Intensive Commercial District), not which does not fall under the industrial zoning districts. As such, the policy's provisions regarding industrial development and Planned Development rezoning do not apply. The proposed CI zoning is appropriate for the site's Future Land Use designation and surrounding commercial and industrial uses.

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

The CI zoning district does not permit the type of industrial activities that would generate heavy industrial traffic. Any future development will demonstrate compliance with County access and traffic circulation standards to ensure compatibility with surrounding land uses.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28)

The site design will incorporate stormwater systems meeting County and SFWMD standards, utilize native landscaping, and comply with FEMA floodplain requirements to maintain natural water retention, protect water quality, and minimize impacts to coastal and habitat systems. The site has been heavily impacted and does not contain substantial environmental resources or environmentally sensitive lands.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)

Any future development proposes via the local development order process must demonstrate consistency with the above policy. The rezoning does not authorize wetland impacts within the Coastal High Hazard Area. If wetlands are found at the time of DO, conditions will be placed upon this approval to ensure compliance with the above policy, including but not limited to assurance that state and/or federal water management permits must first be obtained.

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

The site design will ensure pretreatment of stormwater prior to discharge in accordance with state regulations. An Environmental Resource Permit (ERP) from the SFWMD will be required prior to site construction activities. Continued monitoring will be completed to ensure proper discharge. Heavy industrial uses are prohibited via the CI zoning district proposed.

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 site design will ensure pretreatment of stormwater prior to discharge in accordance with state regulations. An Environmental Resource Permit (ERP) from the SFWMD will be required prior to site construction activities. Additionally, the DO

application will provide drainage calculations and information to ensure consistency with the above policy.

VII. Conclusion

The subject property lies within the Urban Community Future Land Use category. The proposed rezoning to Intensive Commercial (CI) is consistent with the surrounding industrial and commercial uses and will facilitate appropriate non-residential development in a strategic location near major arterial roads and adjacent to IL and IG zoning districts. Moreover, the rezoning will correct the existing AG-2 zoning district's inconsistency with the underlying future land use category and Lee Plan.

Access to public infrastructure, including Old US 41 and connections to potable water and sanitary sewer through the adjacent applicant-owned parcel at 16420 Old US 41, further supports the viability of this rezoning. The property will be developed in accordance with Lee County regulations and the Lee Plan, promoting the efficient use of land and infrastructure while advancing the objectives of the Urban Community Future Land Use category.

The rezoning will create a cohesive zoning framework aligned with established land use patterns, enhancing the area's economic potential and ensuring compatibility with adjacent development and infrastructure.



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL

Mailing Address:

P.O. Box 1546
 Fort Myers, Florida 33902-1546

Telephone: (239) 533-6100

Physical Address:

2480 Thompson Street
 Fort Myers, Florida 33901-3074

Website: www.leepa.org



Application for Combination or Split of Existing Parcels

Please submit this completed form to GISTeam@leepa.org or fax to 239-533-6107.

This form serves as the owner's request to administratively combine or split parcels for tax billing and assessment purposes. The Property Appraiser's office will only combine or split parcels under the following conditions:

- Parcels must be contiguous.
- Taxes on all parcels must be paid.
- Parcel ownership/title must be the same.
- No open VAB petitions on the parcel(s).

To split a parcel, we may request one or more of the following items:

- Approval from the jurisdiction.
- Deed, Subdivision Plat, Declaration of Condominium etc. recorded with Lee Clerk of Court.
- Information that the parcel(s) was previously platted and/or previously recorded documents that correspond to the requested configuration.

The Property Appraiser's office reserves the right to deny any application, or to request additional information such as photo identification, site survey (to locate or identify buildings etc.), permit application, land development order, ordinance, or evidence of ownership.

This request does not imply suitability or authorize development of the parcel. Contact the development department of the local jurisdiction for questions concerning the development of the parcel and legality of this request. This action does not nullify or alleviate any existing liens or encumbrances on the property.

By submitting this application, you agree that the Lee County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request.  (Initial)

☒ **COMBINE**

Folio IDs or STRAP Numbers

(Attach another application if more than 4)

06-46-25-00-00013.001A
06-46-25-00-00013.0040

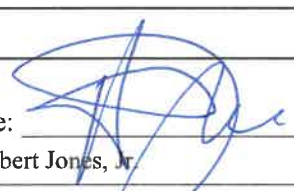
Check One

☐ **SPLIT**

Folio ID or STRAP Number

--

List Lot Numbers or Attach Sketch/Survey

Owner Signature: 

Date: 10/15/2025

Print Name: Herbert Jones, Jr.

Phone: (239) 340-6363

Email Address: greenie-1963@outlook.com

(Please print to receive automated email confirmation that your request was processed).

RECORDED 02/05/01 08:37 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD(F.S.201.02) 302.40
DEPUTY CLERK J Miller

WARRANTY DEED

THIS WARRANTY DEED Made the 26 day of JANUARY A.D. 2001 by
BERNARD J. DE WOLFE CO-TRUSTEE AND MARVIN METHENY CO-TRUSTEE OF THE US
41 TRUST IV DATED APRIL 3, 1988

whose postoffice address is 16050 S Tamiami Trail, Suite 103, Ft Myers, FL 33908, hereinafter called the grantor, to

HERB JONES JR. TRUSTEE OF THE HERB JONES, JR. TRUST

whose postoffice address is 16420 Old US 41, Fort Myers, FL 33912, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of ten and 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

A portion of the Southeast quarter of Section 6, Township 46 South, Range 25 East, lying Northeasterly of the 10 mile canal, Lee County, Florida, being more particularly described as follows:

From a 4" X 4" concrete post, marking the intersection of the Westerly Right-of-Way of Old US 41 and the northerly line of the Southeast quarter of Section 6, Township 46 South, Range 25 East, run North 78 degrees 30'20" West along said Quarter Section line, a distance of 407.12 feet to the Point of Beginning; thence continue North 78 degrees 30'20" West 324.75 feet to the Northeasterly Right-of-Way of Ten Mile Canal (150 foot R/W): thence run South 27 degrees 52'58" East along said Right-of-Way, 672.31 feet to a Point of Curvature of a curve to the right with a central angle of 1 degree 59'06", a radius of 484.26 feet, a chord of 16.78 feet bearing South 26 degrees 53'25" East; thence along the arc of said curve, 16.78 feet; thence run North 00 degrees 23'47" West, a distance of 543.89 feet to the Point of Beginning.

This deed confers upon the Trustee(s) the full power and authority to protect, conserve, sell, convey, lease, encumber or otherwise manage and dispose of the real estate, or any part of it, pursuant to Florida Statute 689.071.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in FEE SIMPLE

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1
STEVEN M. DAVIS

Witness #1 (print name)

Witness #2
Sandra C Davis

Witness #2

Witness #2
SANDRA E. DAVIS
Witness #2 (print name)

_____r presence:

BERNARD J. DE WOLFE CO-TRUSTEE

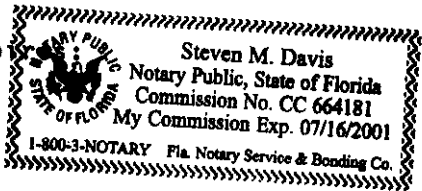
MARVIN METHENY
MARVIN METHENY CO-TRUSTEE

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2001, by BERNARD J. DE WOLFE CO-TRUSTEE AND MARVIN METHENY CO-TRUSTEE OF THE US 41 TRUST IV DATED APRIL 3, 1988, who are personally known to me ~~or who have produced~~ as ~~identification~~ and who did not take an oath and executed the same for the purposes therein contained.

My commission expires
(SEAL)




Notary Public

INSTR # 5347108
OR BK 03572 PG 0818

Prepared by / Return to:
 William B. Dawson
 Beta Title Company
 12734 Kenwood Lane, Suite 13
 Fort Myers, Florida 33907
 Title Insurance #56578LB
 Tax Parcel No.06-46-25-00-00013.0040

RECORDED 02/04/02 10:33 AM
 CHARLIE GREEN CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 5.00
 DEPUTY CLERK M Robinson

[Space Above This Line for Recording Data]

QUIT CLAIM DEED

EXECUTED this 31ST day of DECEMBER, 2000, BETWEEN HERB JONES, JR, INDIVIDUALLY AND AS TRUSTEE GRANTOR*, and HERBERT S. JONES, JR. TRUSTEE, OF THE HERBERT S. JONES, JR. DECLARATION OF TRUST DATED MARCH 31, 1997*, as GRANTEE*, of

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

A parcel of land lying in Section 6, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as:

Beginning at the intersection of the North line of the Southwest Quarter (SW 1/4) of said Section 6 and the Southerly right-of-way line of Old U.S. 41; then S 40 degrees 30'24" E along said Southerly right-of-way line for 100.0 feet; thence S 49 degrees 29'36" W for 605.22 feet; thence N 0 degrees 21'30" W parallel with the West line of said Section 6 for 550.44 feet to the North line of the Southwest Quarter (SW 1/4) of said Section 6; thence S 78 degrees 28'32" E along said North line for 406.86 feet to the point of beginning.

*with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this recorded instrument under Fla Statute 689.071.

Subject to easements, restrictions and reservations of record and taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity to the only proper use benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESS

Christina S. Donnelly
Christina S. Donnelly

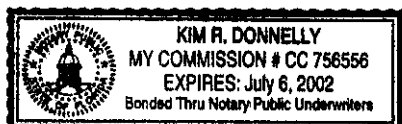
Printed Name

David W. Dawson
David W. Dawson

Printed Name

STATE OF FLORIDA
 COUNTY OF LEE

I HEREBY CERTIFY that on this 31ST day of DECEMBER, 2000, before me, an officer duly qualified to take acknowledgements, personally appeared: HERB JONES, JR, INDIVIDUALLY AND AS TRUSTEE, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily, and that the above-named person is () personally known to me () or produced _____ as identification, and that an oath was not taken.



Kim R. Donnelly
 Notary Public
Kim R. Donnelly
 Printed Name
 COMMISSION EXPIRATION:

Carol Zepeda

From: GISTeam <GISTeam@leepa.org>
Sent: Wednesday, October 15, 2025 3:37 PM
To: GREENIE-1963@OUTLOOK.COM
Cc: Alexis Crespo; Carol Zepeda
Subject: RE: APPLICATION FOR COMBINATION OF EXISTING PARCELS (06-46-25-00-00013-001A; 06-46-25-00-0013-0040) - 20251134212CM

Our office has received and accepts your application for parcel reconfiguration. You will receive an automated email from our office once the process is complete. If you have any problems or questions please let us know.

Thanks,
GIS Team
Lee County Property Appraiser
P: (239) 533-6100
W: www.leepa.org

From: Carol Zepeda <czepeda@rviplanning.com>
Sent: Wednesday, October 15, 2025 2:15 PM
To: GISTeam <GISTeam@leepa.org>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: APPLICATION FOR COMBINATION OF EXISTING PARCELS (06-46-25-00-00013-001A; 06-46-25-00-0013-0040)

Hello,

Please see attached our request for a Combination of Existing Parcels with the required supporting documentation.

If any additional information is needed please feel free to contact me and I will be happy to assist.

Carol Zepeda
Project Manager

RVi Planning + Landscape Architecture
111 N. Magnolia Ave | Suite 1350 • Orlando, FL 32801
239.371.0462 Mobile • 407-775-6500 Direct •
www.rviplanning.com (-> urldefense.com)

How did we do? We want to hear from you!
<http://www.leepa.org/Feedback/Feedback.aspx>

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to the Lee County Property Appraiser Office. Instead, contact this office by phone or in writing.

Lee County Property Appraiser Office

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

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