



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Lehigh Acres Mobile Batch Plant

Request: Rezone from: IL To: IPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Request to rezone the property from Light Industrial (IL) to Industrial Planned Development (IPD) to allow
 Manufacturing of concrete, group II and III

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd.

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-936-5222

E-mail Address: permits@gainc.net

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: Quattrone & Associates, Inc

Contact Person: _____

Address: 4301 Veronica Shoemaker Blvd.

City, State, Zip: Ft Myers, FL 33916

Phone Number: 239-936-5222

Email: permits@gainc.net

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

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Bello Horizon, LLC

Address: 4634 15th St. SW

City, State, Zip: Lehigh Acres, FL 33973

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): April 7, 2025

**PART 3
PROPERTY INFORMATION**

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

30-44-26-00-00001.045A

B. Street Address of Property: 5511 4th St. W

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

☐ 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: Industrial Batch Plant

G. Future Land Use Classification (Lee Plan):

Industrial	_____	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): ±238 Feet
2. Depth (average if irregular parcel): ±631 Feet
3. Total area: 3.45 Acres or square feet
4. Frontage on road or street: 504 Feet on 4th Street West Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning 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)** ± 3.45 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)} _____ Acres
- B. Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.). 0 Acres
- C. Gross residential acres. (A minus B) ⁽³⁾** _____ Acres
- D. Gross residential acres (by Land Use Category)**
1. a. Intensive Development – upland _____ Acres
 - b. Intensive Development – preserved freshwater wetlands _____ Acres
 - c. Intensive Development – impacted wetlands _____ Acres
 2. a. Central Urban – upland _____ Acres
 - b. Central Urban – preserved freshwater wetlands _____ Acres
 - c. Central Urban – impacted wetlands _____ Acres
 3. a. Urban Community or Suburban – upland _____ Acres
 - b. Urban Community or Suburban – preserved freshwater wetlands _____ Acres
 - c. Urban Community or Suburban – impacted wetlands _____ Acres

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

TOTAL (should equal "C" above)

0 **Acres**

Notes:

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

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		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

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		
	2. General Office		
	3. Retail		
	4. Other: _____		
	5. TOTAL FLOOR AREA		
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof	35	
	2. Not Under Roof	125	
	3. TOTAL FLOOR AREA		
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for 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.]**
 Please see attached Topographic Boundary Survey prepared by Geometric Surveying, Inc
-
- 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)].
 There are no sensitive Lands
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 Not Applicable
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 Not Applicable
-
- 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:
 Not Applicable
-
- 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:
 Not Applicable
 2. Quality of the effluent:
 Not Applicable

3. Expected life of the facility:
Not Applicable
-

4. Who will operate and maintain the internal collection and treatment facilities:
Not Applicable
-

5. Receiving bodies or other means of effluent disposal:
Not Applicable
-

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

1. The location and approximate area of the spray fields:
Not Applicable
-

2. Current water table conditions:
Not Applicable
-

3. Proposed rate of application:
Not Applicable
-

4. Back-up system capacity:
Not Applicable
-

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]

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

I, Odalis Sanchez Bello (name), as Manager (owner/title) of Bello Horizon, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

06/17/2025
Date

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

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2025, by Odalis Sanchez Bello (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

STAMP/SEAL



LEONA J. MARTIN
Commission # HH 165448
Expires September 4, 2025
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Odalis Sanchez Bello, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 5511 4th St W, Lehigh Acres, FL 33971 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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



Property Owner

Bello Horizon, LLC
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on June 17, 2025 (date) by Odalis Sanchez Bello-Manager (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



LEONA J. MARTIN
Commission # HH 165448
Expires September 4, 2025
Bonded Thru Budget Notary Services



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

November 5, 2025

Lee County Community Development
Department of Community Development
Permitting
P.O. Box 398
Fort Myers, FL 33902-0398

Record Number: DCI2025-00020

Address: 5511 4TH ST W, LEHIGH ACRES, FL 33971

Project Name: Lehigh Acres Mobile Plant Batch

Please find attached additional information and responses for the above-mentioned project per your comments dated September 26, 2025. Below are written responses to the comments.

Requested Info/Comments

Map and List of Surrounding Properties: need the surrounding 750 feet (should equate to 9 parcels). Please see <https://www.leepa.org/HowTo/PrintFreeVarianceReports.pdf> for instructions on obtaining this information. Mailing labels for Surrounding Properties: the variance report above comes with this.

Response: See attached Map and List

Confirmation of Ownership/ Title Certification. The certification of title must be in one of the following forms:

- i. Title certificate or title opinion, no greater than 90 days old at the time of the initial application submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company.
- ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial zoning case submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.

Response: Please see the attached Title Gap affidavit, the title Insurance Policy was included with the submittal

Schedule of uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the following information:

- a. The types of uses proposed for the entire site. For projects with residential uses, the summary must include the types of proposed dwelling units;

b. The number of units for each proposed use:

- i. For residential uses provide the maximum number of dwelling units by type.
- ii. For a hotel or motel provide the number of rooms.
- iii. For the following facilities provide the number of beds and unit types: health care, social service, assisted living, continuing care, and other group quarters.
- iv. For commercial, office, retail, and industrial uses provide the types and the total floor area of each type.

c. The proposed percentage of open space for the entire site.

d. The maximum height, in feet, in each individual development area. If parking under buildings is proposed, it must be indicated and included in the total maximum height of the building.

Response: Please see the revised MCP and attached schedule of uses

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 indicated on the Master Concept Plan.

Response: No deviations being requested at this time

Additional Maps (each required): Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show:

ii. Vegetation and ground cover, classified in accordance with the Florida Land Use and Cover Classification system;

Response: Please see FLUCCS Map included in first submittal

iii. Significant areas of rare and unique upland habitats as defined in the Lee Plan; and

Response: Please see the PSS previously submitted

iv. A County topographic map (required if available) or a USGS quadrangle map showing the subject property; and

Response: Please see the USGS quadrangle map

v. Existing and historic flow-ways.

Response: Please see the historic flow-ways map

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:

REQUEST STATEMENT

LEHIGH ACRES MOBILE BATCH PLANT, IPD

IPD REZONING

± ACRES

STRAP#: 30-44-26-00-00001.045A

5511 4TH St. W Lehigh Acres, FL 33971

REQUEST

The applicant, Bello Horizon, LLC, as owner is requesting approval for a zoning change for a ±3.45 acres site from Light Industrial (IL) to Industrial Planned Development (IPD) to allow manufacturing of concrete, group II and III

PROPERTY OVERVIEW AND HISTORY

The subject property is located off of East of Westgate Blvd. (County Maintained, Arterial Road) at the dead of 4th Street West (Non-County Maintained, local Road) in Lehigh Acres and is within the Lehigh Acres Planning Community. The properties are in Section 30, Township 44 South, Range 26 East, Lee County, Florida.





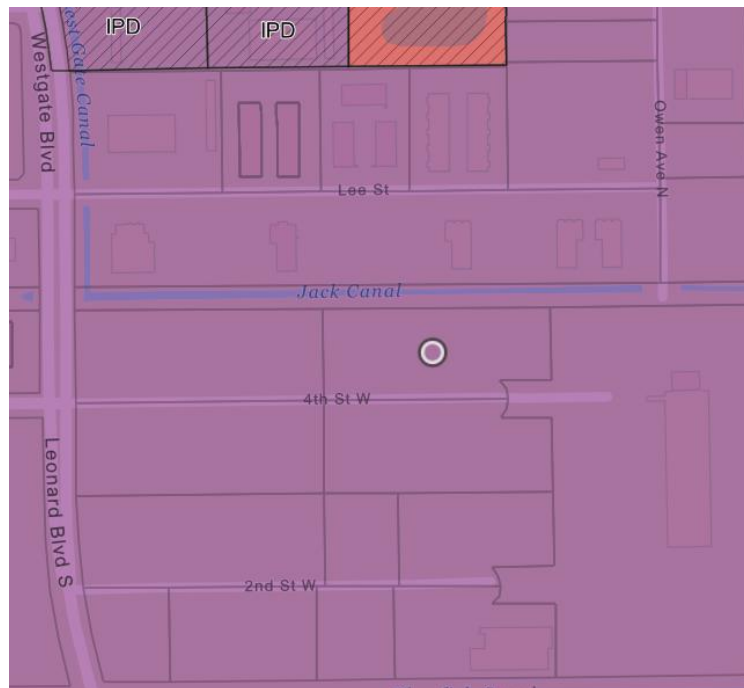
LAND USE AND ZONING

The subject property is within the Industrial Future Land Use Category (FLUC) district (delineated on Lee Plan Map I-C) within the Lehigh Acres Planning Community.

Table I: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Industrial	IL	Warehousing
SOUTH	Industrial	IL	Vacant
EAST	Industrial	IL	Warehouse
WEST	Industrial	IL	Open Storage

The abutting property to the north, south, east and west are zoned IL and are being developed with Industrial Uses.



Lands designated Industrial are “reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses.” These policies recognize the need for Industrial uses in order to meet the County’s need for job creation and economic development. The Industrial land use category is described in the Lee Plan as follows



LEE PLAN COMPLIANCE

The Lee Plan has designated the property as Industrial future land use category. The adjacent neighboring properties share this land use designation. The requested IPD (Industrial Planned Development) rezoning is appropriate within the Industrial future land use, is consistent with the Lee Plan and will comply with the Land Development Code in the following manner:

POLICY 1.1.7: *The Industrial Development future land use category are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and employees. This category is reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Retail, recreational, and service uses are allowed as follows:*

- 1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,*
- 2. Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use category of each Planning District.*

It is the County's policy to prevent encroachment of incompatible uses, such as residential, into areas designated Industrial Development. In order to provide adequate area in locations suitable for industrial uses and to meet the County's corresponding needs for job creation and economic development, the County will not support land use changes from Industrial Development to accommodate residential development. (Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20, 17-13, 21-09, 23-08).

Applicant Narrative: **The property is in the Industrial Future Land Use category on the Lee Plan Future Land Use Map. The property is surrounded by Industrial uses zoned IL. The proposed IPD will not exceed any of the standards set forth in Policy 1.1.7.**

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map I-B and Table I(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table I(b) to be exceeded. This policy will be implemented as follows:*

- 1. For each Planning District the County will maintain a parcel-based database of existing land use.*
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table I(b) regardless of other project approvals in that Planning District.*
- 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)*



Applicant Narrative: The proposed development of approximately 3.45 acres within the Industrial Land Use classification falls well within the limits established by Table I(b). By the year 2045, a total of 4,788 acres is allocated for Industrial land use within unincorporated Lee County. Since the subject property is already designated for Industrial use and the request involves only a rezoning of a Planned Development district, the acreage has already been included in the allocated total. Therefore, the proposal is consistent with this and related policies.

GOAL 2: GROWTH MANAGEMENT. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

OBJECTIVE 2.1 and POLICY 2.1.1: 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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22).*

POLICY 2.1.2 *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

Applicant Narrative: The approval of this development promotes continuous and compact growth patterns as it would allow for development within the Industrial Development area of Lee County, where existing growth is occurring and where services and infrastructure are available to serve the project.

OBJECTIVE 2.2 and POLICY 2.2.1: 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. (Ord. No. 94-30, 00-22, 17-19)*

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. (Ord. No. 94-30, 00-22)*

Applicant Narrative: The proposed industrial planned development encompasses approximately ±3.45 acres. The subject property is bound by Industrial Development and has access to Westgate Blvd. (County Maintained, Arterial Road) and Leonard Blvd. N/Leonard Blvd S. (County Maintained, Arterial Road). Lehigh Acres Fire Department, Station 103 at 308 Gunnery Rd. S. will provide fire protection and emergency response. The Lee County Sheriff Department station for the Lehigh Acres Area is located at 1301 Homestead Rd.

In addition, the parcel is located approximately 0.13 miles from Westgate Blvd. and Leonard Blvd. N/Leonard Blvd S. (county maintained Arterial roadways) and approximately .59 miles from Lee Blvd. Lee Blvd is close proximately to State RD 82 that serves as a northeast/southwest corridor.



Therefore, this rezoning complies with Lee Plan Objectives 2.1 and 2.2 and policies 2.1.1, 2.1.2 and 2.2.1 in that the rezoning is consistent with the Future Land Use Map, encourages economic growth and will be able to rely on existing infrastructure.

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. (Ordinance No. 94-30, 07-15, 17-13)

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. (Ordinance No. 17-13)

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)

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

Applicant Narrative: The subject property is located in the FGUA franchise service area for both potable water and sanitary sewage. FGUA has advised that they currently have sufficient capacity to serve the proposed development. Therefore, this request is consistent with these standards of the Lee plan. Any required system enhancements, such as line extensions that are required to bring the project into compliance with County code, will be founded by the developer.

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

OBJECTIVE 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94- 30)

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. (Ord. No. 94-30, 9809, 00-22, 21-09, 23-08)



Applicant Narrative: The intent and proposal for this application is to rezone the subject property to an Industrial Planned Development (IPD) which will be arranged as integrated and cohesive unit.

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. (Amended by Ordinance No. 93-25, 94-30, 00-22)

Applicant Narrative: The subject property is located in an area currently designated for Industrial Development Land Use along Westgate Blvd. a County maintained Arterial Roadway. The site is located not more than 1.71 miles from SR 82, a designated arterial route that facilitates the efficient movement of heavy trucks. This location minimizes the need for concrete delivery vehicles to use local or residential streets, reducing noise, congestion, and wear on lower-capacity roads.

LeeTrans, the County's public transportation system closes bus route is along Lee Blvd approximately .50 miles away. Proximity to public transportation should be considered an amenity to this development, in that it could enhance the ability for people without transportation to be able to work at this industrial development or allow for alternate transportation for those who choose not to drive to work.

With regard to utilities, the subject property lies within the FGUA Utilities franchise areas for sewer and water service.

The surrounding land uses are compatible with the proposed industrial planned development. To the north are Tibbets Lumber, Rocket Cooling, and various other industrial properties. To the west lies SW Trucking Services, while to the east is R+L Carriers, a distribution warehouse. To the south, 4th Street W separates the subject property from both developed and vacant industrial land.

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. (Ord. No. 00-22, 21-09)

Applicant Narrative: With regard to utilities, the subject property lies within the FGUA franchise areas for sewer and water service.

POLICY 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Ord. No. 00-22)

Applicant Narrative: The site is located on 4th St W. which has access to Westgate Blvd. / Leonard Blvd N. This stretch of Westgate Blvd./ Leonardo Blvd. N. from Lee Blvd. to SR 82 that runs through an area dominated by the Industrial Development and Central Urban Land Use designations.

OBJECTIVE 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process. (Ordinance No. 18-18).



The applicant has requested a public information meeting in the Lehigh Acres Community and we have provided the meeting minutes with this application.

GOAL 25: LEHIGH ACRES COMMUNITY PLAN. *Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities. (Ordinance No. 10-16, 18-18)*

Applicant Narrative: This parcel is not located in the Specialized Mixed-Use Node or the Commercial Overlay Zones.

OBJECTIVE 25.9: SEWER AND WATER. *Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems. (Ord. No. 10-16, 18-18)*

POLICY 25.9.2: *Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon. (Ord. No. 10-16, 18-18, 21-09)*

Applicant Narrative: Utilities are available to the site per the FGUA letter of availability included with this submittal.

DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), 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 densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for industrial uses such as manufacturing.

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

The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the land development code, and any other applicable code or regulation and demonstrates the protection of public health, safety and welfare.

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

The request is compatible with existing or planned uses in the surrounding area as indicated by the adjacent IPD planned developments and IL zoning with similar uses in the vicinity of the project. The surrounding area contains a mixture of existing and planned industrial developments, warehousing, distribution, industrial



flex space, service (repair) garages, and office The proposed rezoning represents a continuation of the development patterns within the surrounding area.

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

The parcel has access to Westgate Blvd. and Leonard Blvd (both Arterial ROW) via 4th St West. Just north of the subject property is Lee Blvd (a Major Arterial roadway).

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

As demonstrated in the Traffic Impact Study, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development. The projected level of service and significant impacts to the surrounding areas were analyzed and there is no expected adverse impact to roadway level of service as a result of the proposed development.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources.

The subject property is currently undeveloped and contains gopher tortoise burrows, a protected species is included with the submittal. No land disturbance will occur as part of this rezoning, and all future development will comply with applicable environmental regulations, including obtaining required FWC permits for gopher tortoise relocation. As such, the rezoning will not adversely affect environmentally sensitive areas or natural resources.

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

The subject property is located within the Industrial Development land use category, which is in the Future Urban area. Adequate potable water and sanitary sewer services are available to this area. The property is adjacent to arterial and collector roadways and located in an area convenient for employees to access. Adequate public services including EMS, Sheriff and fire protection are available to service the proposed development.

Conclusion

In accordance with the above, the proposed rezoning from IL to IPD (Industrial Planned Development) complies with the Lee County Comprehensive Plan, Lee County Development Code; is compatible with existing or planned uses in the surrounding area; provides sufficient access to support proposed residential development; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by adequate urban services. For these reasons, the Applicant respectfully requests that the rezoning to RPD (Residential Planned Development) be approved.





SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

LEHIGH ACRES MOBILE BATCH PLANT, IPD IPD REZONING ± 3.45 ACRES STRAP: 30-44-26-00-00001.045A 5511 4TH St. W Lehigh Acres, FL 33971
--

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	20,000 square feet
Min. Lot Depth	100 feet
Min. Lot Width	100 feet
Maximum Height	75 feet (Heights in excess of 35' must maintain additional building setbacks and separation per LDC Section 34-2174(a))
Maximum Lot Coverage	40%
Minimum Open Space	Must provide a minimum of 10%

Minimum Building Setbacks:

Street, local	25 feet
Side	20 feet
Rear	15 feet
Water body	25 feet (top of bank)
Accessory Structures (side & rear)	5 feet
Residential Zoned Property	660 feet
Buffers, per LDC 10-416 (ROW)	15.0-foot Type 'D' Buffer (Type 'D' Buffers to have min. 7.5' of planting area).



SCHEDULE OF USES

Accessory Uses and Structures

Administrative Offices

Building Material Sales

Business Services, All Groups

Contractors and Builders, All Groups

Entrance Gates and Gatehouse

Excavation: Water Retention

Excess Spoil Removal

Fences, walls

Freight and Cargo handling

Manufacturing of:

Stone, clay, glass and concrete products. Group II, III, IV

Nonstore Retailer, Group I

Parking Lot, Accessory, Commercial

Processing and Warehousing

Retail and Wholesale Sales, Ancillary to an Approved Use

Signs (in accordance with chapter 30)

Storage, indoor and outdoor

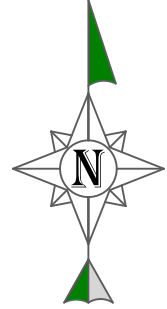
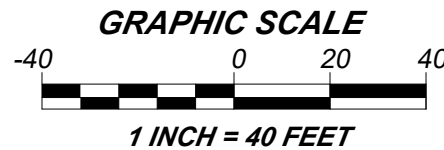
Wholesale Establishments: Groups I and II



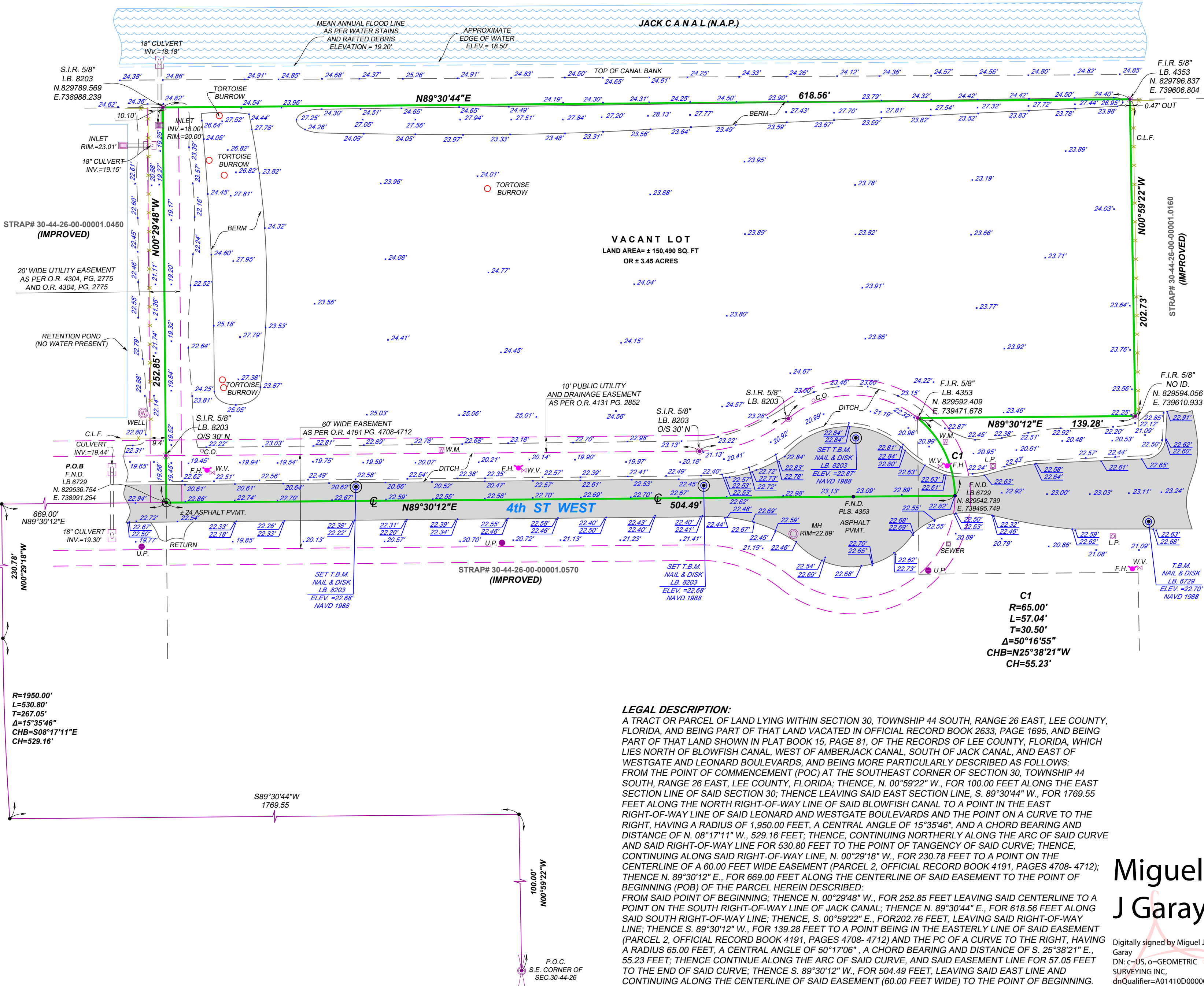
GEOMETRIC SURVEYING INC.
2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.



ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD
A.S. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHEET
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.W. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX
E.T. = ELECTRICAL TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
F.P. = FENCE
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN. E.G. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MINUTES
M.D. = MEASURED DISTANCE
N.B. = NAIL BOX
N.D.C.R. = NANT DARE COUNTY RECORDS
N.E. = NEIGHBOR EASEMENT
N.R. = NAILBOX
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.W. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PWY = PARKWAY
F.R.M. = FURNISHED REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P. = POWER POLE
P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
R. = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADII OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STX. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S. = SOUTH
S. = SCREENED PORCH
S.V. = SEWER VALVE
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
W. = MONUMENT LINE
C. = CENTER LINE
D. = DITCH

PROPERTY ADDRESS:
5511 4TH ST W, LEHIGH ACRES, FLORIDA 33971

CERTIFICATION:
BELLO HORIZON LLC.

SURVEYOR NOTES :

- THIS SURVEY IS BASED ON THE TITLE INSURANCE POLICY ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY ON APRIL 15, 2025. FILE NUMBER: 250038 POLICY NUMBER: 2862294.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT, UNLESS NOTED OR DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" REFERS TO ABOVE GROUND INTRUSIONS OF IMPROVEMENTS ONTO SUBJECT PROPERTY FROM ADJOINERS PROPERTY OR ONTO ADJOINERS PROPERTY FROM SUBJECT PROPERTY.
- ARCHITECTS AND ENGINEERS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT INFORMATION TO BUILDING AND ZONING OFFICIALS OR ANY OTHER AUTHORITIES FOR APPROVAL OF PLANS FOR NEW CONSTRUCTION. THEY WILL ALSO BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECTPROPOSED BUILDING HEIGHTS AND PROPOSED FINISHED FLOOR ELEVATION WITH DATUM FOR NEW BUILDINGS TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE SHOWN RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- FENCE TIES ARE TO CENTERLINE OF THE SAME.
- WALL TIES ARE TO THE FACE OF THE SAME.

FLOOD ZONE INFORMATION:

THE NIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 125095
PANEL: 0475
SUFFIX: F
DATE OF FIRM: 08/28/2008
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:  **07/15/2025**
MIGUEL J. GARAY (DATE OF FIELDWORK)

PROFESSIONAL LAND SURVEYOR AND MAPPER LSR6594 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: _____
REVISED ON: _____

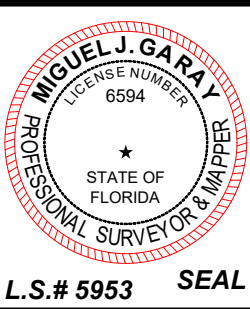
Miguel J Garay

Digitally signed by Miguel J Garay
DN: c=US, o=GEOMETRIC SURVEYING INC,
dnQualifier=A01410D00000
192E38705AB00093256,
cn=Miguel J Garay
Date: 2025.09.08 14:17:08 -04'00'

LEGEND

— = OVERHEAD UTILITY LINES
— = CONCRETE BLOCK WALL
— = CHAIN LINK FENCE
— = IRON FENCE
— = WOOD FENCE
— = WOOD PORCH
— = WOOD ROOF
— = WATER VALVE
— = MONUMENT LINE
— = CENTER LINE
— = DITCH

DRAWN BY:	AGA
FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	1 OF 1



L.S.# 5953 SEAL



GEOMETRIC SURVEYING INC.

2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237



5511 4TH ST W, LEHIGH ACRES, FL 33971

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING PART OF THAT LAND VACATED IN OFFICIAL RECORD BOOK 2633, PAGE 1695, AND BEING PART OF THAT LAND SHOWN IN PLAT BOOK 15, PAGE 81, OF THE RECORDS OF LEE COUNTY, FLORIDA, WHICH LIES NORTH OF BLOWFISH CANAL, WEST OF AMBERJACK CANAL, SOUTH OF JACK CANAL, AND EAST OF WESTGATE AND LEONARD BOULEVARDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE POINT OF COMMENCEMENT (POC) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE, N. 00°59'22" W., FOR 100.00 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 30; THENCE LEAVING SAID EAST SECTION LINE, S. 89°30'44" W., FOR 1769.55 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLOWFISH CANAL TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID LEONARD AND WESTGATE BOULEVARDS AND THE POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 15°35'46", AND A CHORD BEARING AND DISTANCE OF N. 08°17'11" W., 529.16 FEET; THENCE, CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR 530.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 00°29'18" W., FOR 230.78 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FEET WIDE EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708- 4712); THENCE N. 89°30'12" E., FOR 669.00 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE POINT OF BEGINNING (POB) OF THE PARCEL HEREIN DESCRIBED: FROM SAID POINT OF BEGINNING; THENCE N. 00°29'48" W., FOR 252.85 FEET LEAVING SAID CENTERLINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACK CANAL; THENCE N. 89°30'44" E., FOR 618.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE, S. 00°59'22" E., FOR 202.76 FEET, LEAVING SAID RIGHT-OF-WAY LINE; THENCE S. 89°30'12" W., FOR 139.28 FEET TO A POINT BEING IN THE EASTERLY LINE OF SAID EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708- 4712) AND THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS 65.00 FEET, A CENTRAL ANGLE OF 50°17'06", A CHORD BEARING AND DISTANCE OF S. 25°38'21" E., 55.23 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND SAID EASEMENT LINE FOR 57.05 FEET TO THE END OF SAID CURVE; THENCE S. 89°30'12" W., FOR 504.49 FEET, LEAVING SAID EAST LINE AND CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT (60.00 FEET WIDE) TO THE POINT OF BEGINNING.

CERTIFICATION:

BELLO HORIZON LLC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS SPECIFIC SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: 
MIGUEL J. GARAY

07/15/2025
(DATE)

PROFESSIONAL LAND SURVEYOR AND MAPPER LS#6594
STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

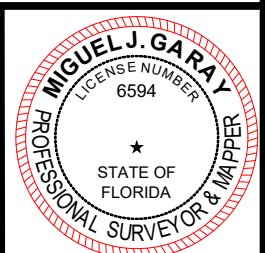
SURVEYOR'S NOTES:

1. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT

Miguel
J Garay

Digitally signed by
Miguel J Garay
DN: c=US, o=GEOMETRIC
SURVEYING INC,
dnQualifier=A01410D000
00192E38705AB0009325
6, cn=Miguel J Garay
Date: 2025.09.25 17:01:06
-04'00'

DRAWN BY:	AGA
FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	1 OF 1



L.B.# 8203
L.S.# 6594 SEAL



GEOMETRIC SURVEYING INC.

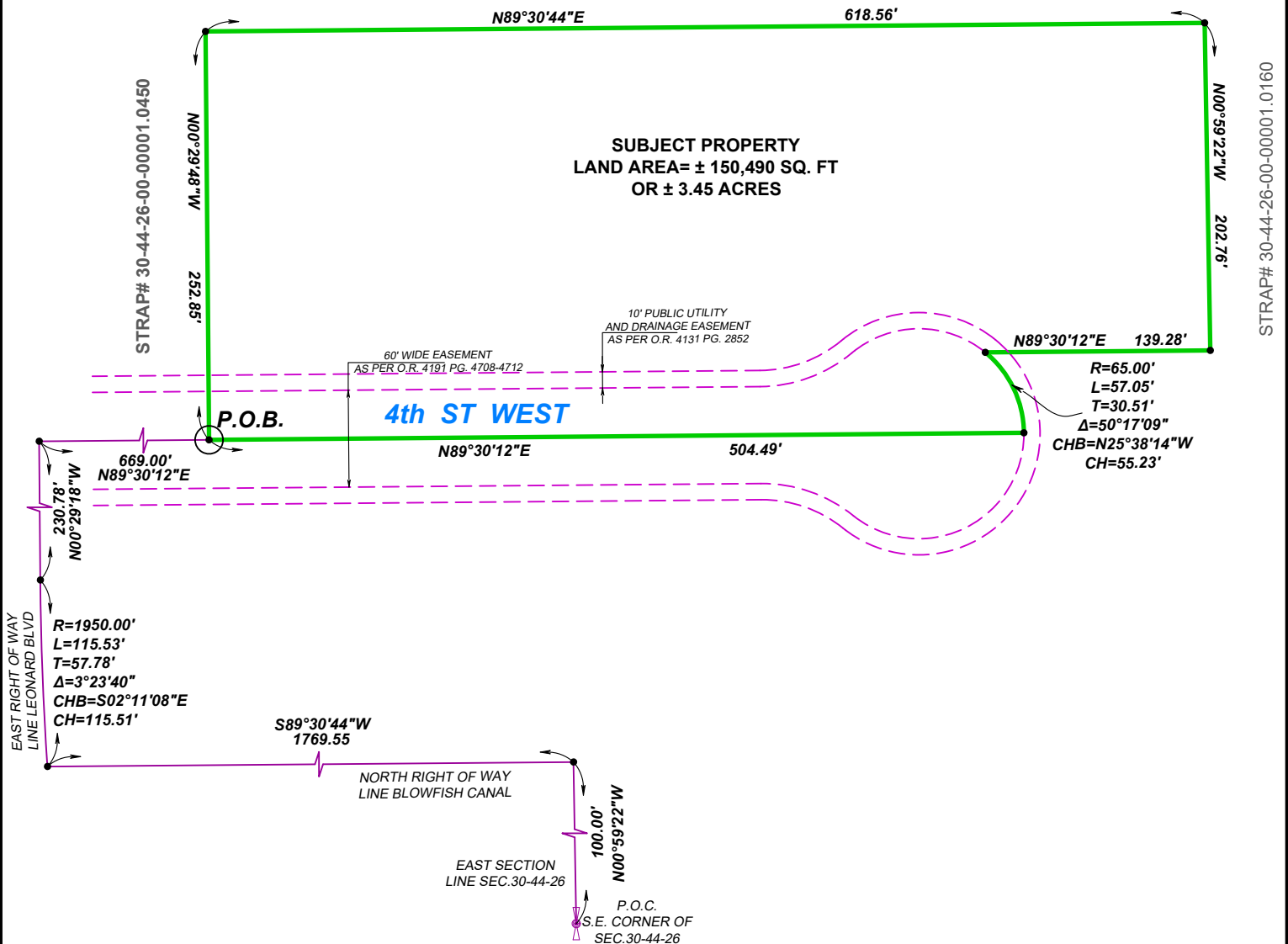
2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237



5511 4TH ST W, LEHIGH ACRES, FL 33971

SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY



GRAPHIC SCALE

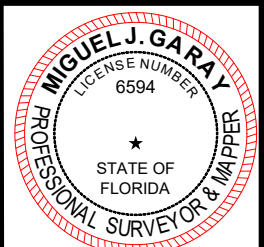


1 INCH = 100 FEET

ABBREVIATIONS:

CL = CENTER LINE
U.E. = UTILITY EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT

DRAWN BY:	AGA
FIELD DATE:	07/15/2025
SURVEY NO:	25-01118
SHEET:	2 of 2



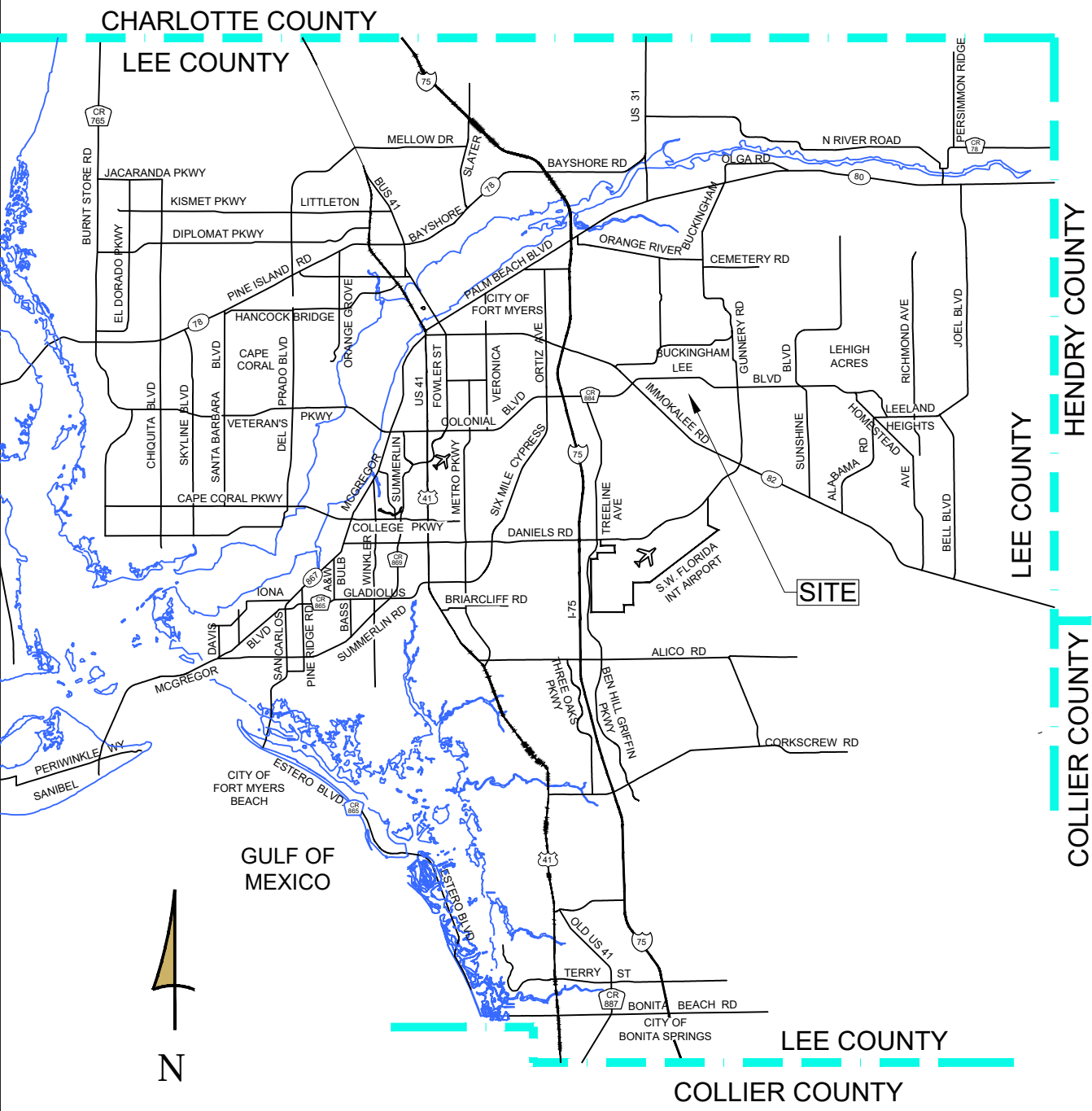
L.B.# 8203
L.S.# 6594 SEAL

LEHIGH ACRES MOBILE BATCH PLANT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



SOILS



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING

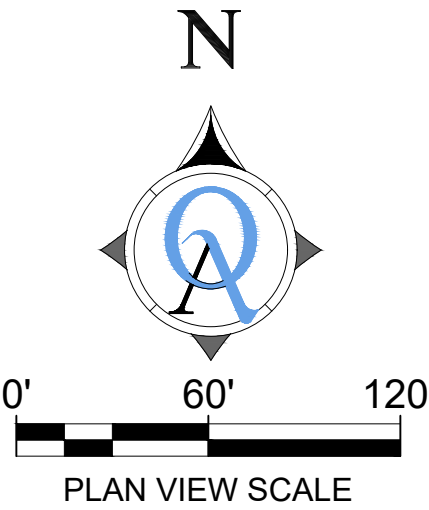
IL TO IPD
STRAP #s
30-44-26-00-00001.045A

PROJECT ACREAGE

+/- 146,600 SF

SOILS

137: WABASSO SAND, LIMESTONE SUBSTRATUM-URBA.
36: IMMOKALEE SAND -URBAN

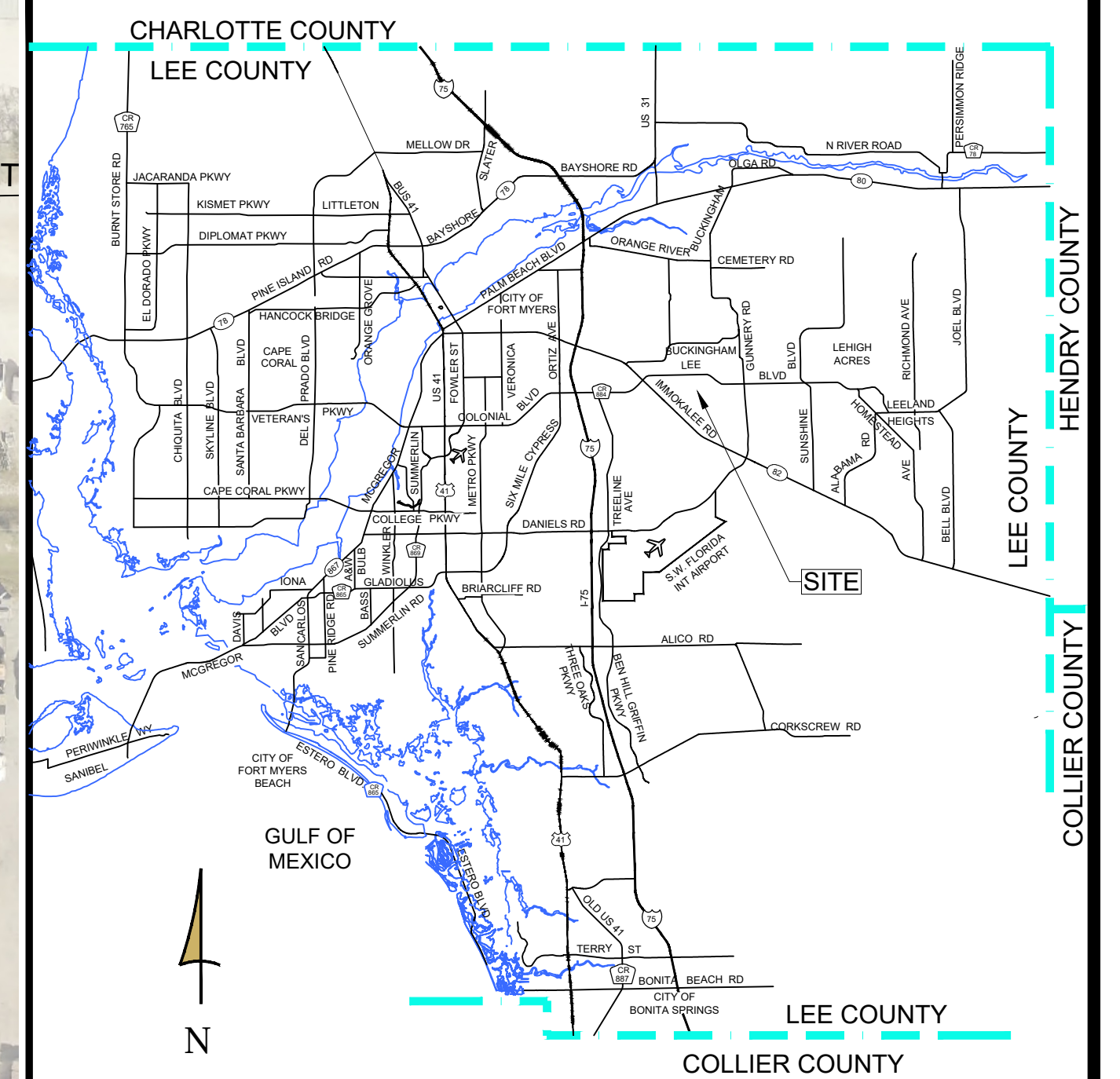


LEHIGH ACRES MOBILE BATCH PLANT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



FLUCCS



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING

IL TO IPD

STRAP #'s

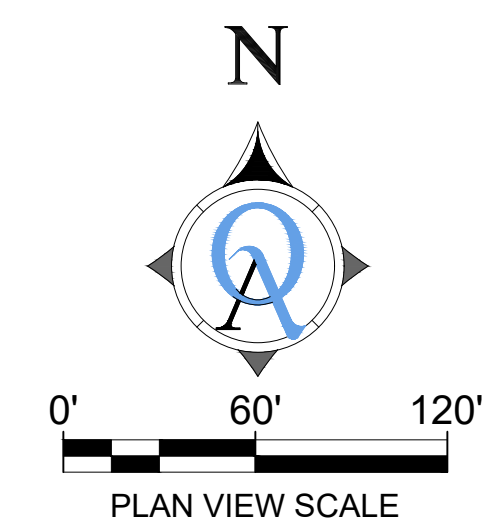
30-44-26-00-00001.045A

PROJECT ACREAGE

+/- 146,600 SF

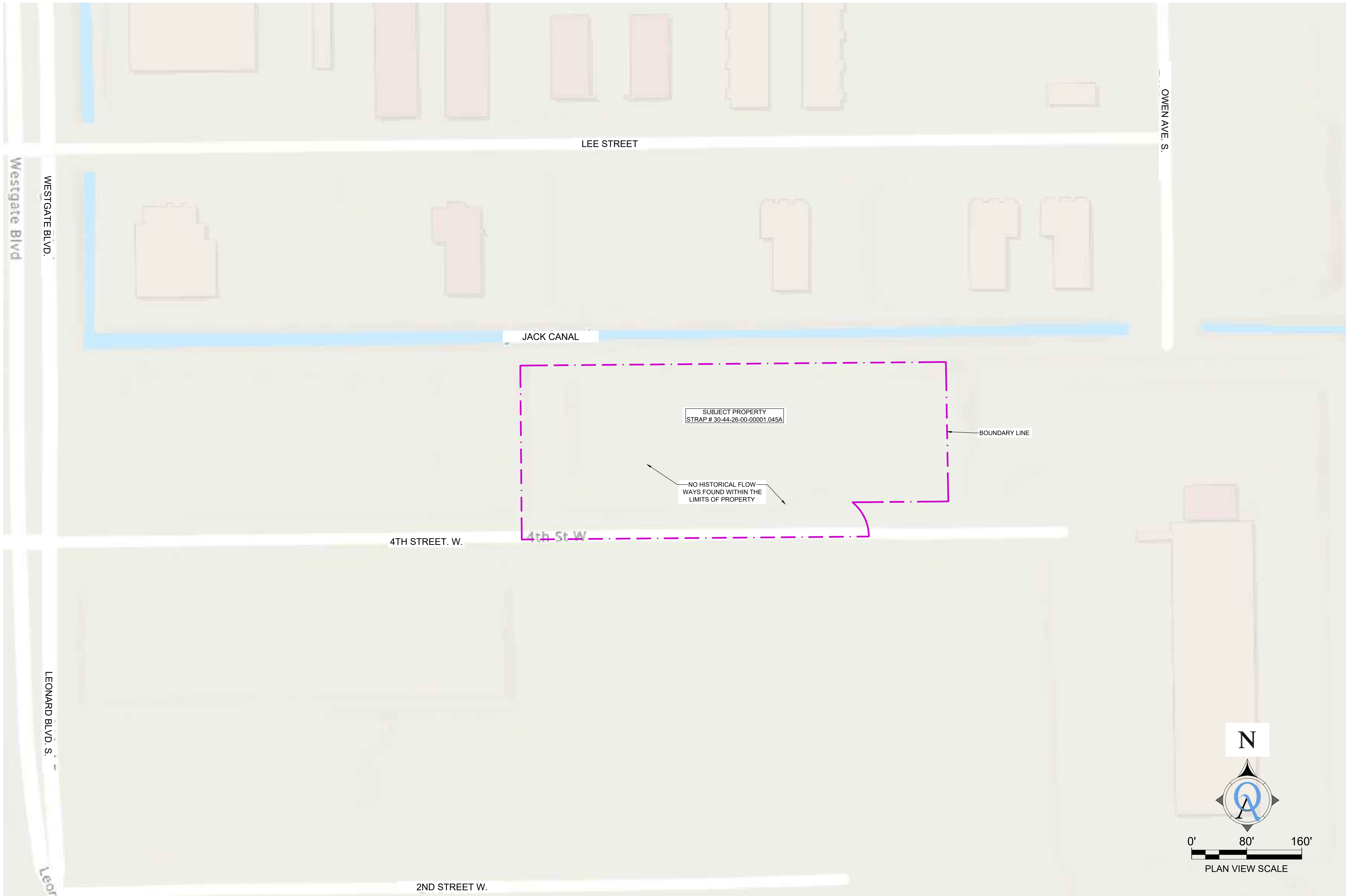
FLUCCS

1400 COMMERCIAL & SERVICES

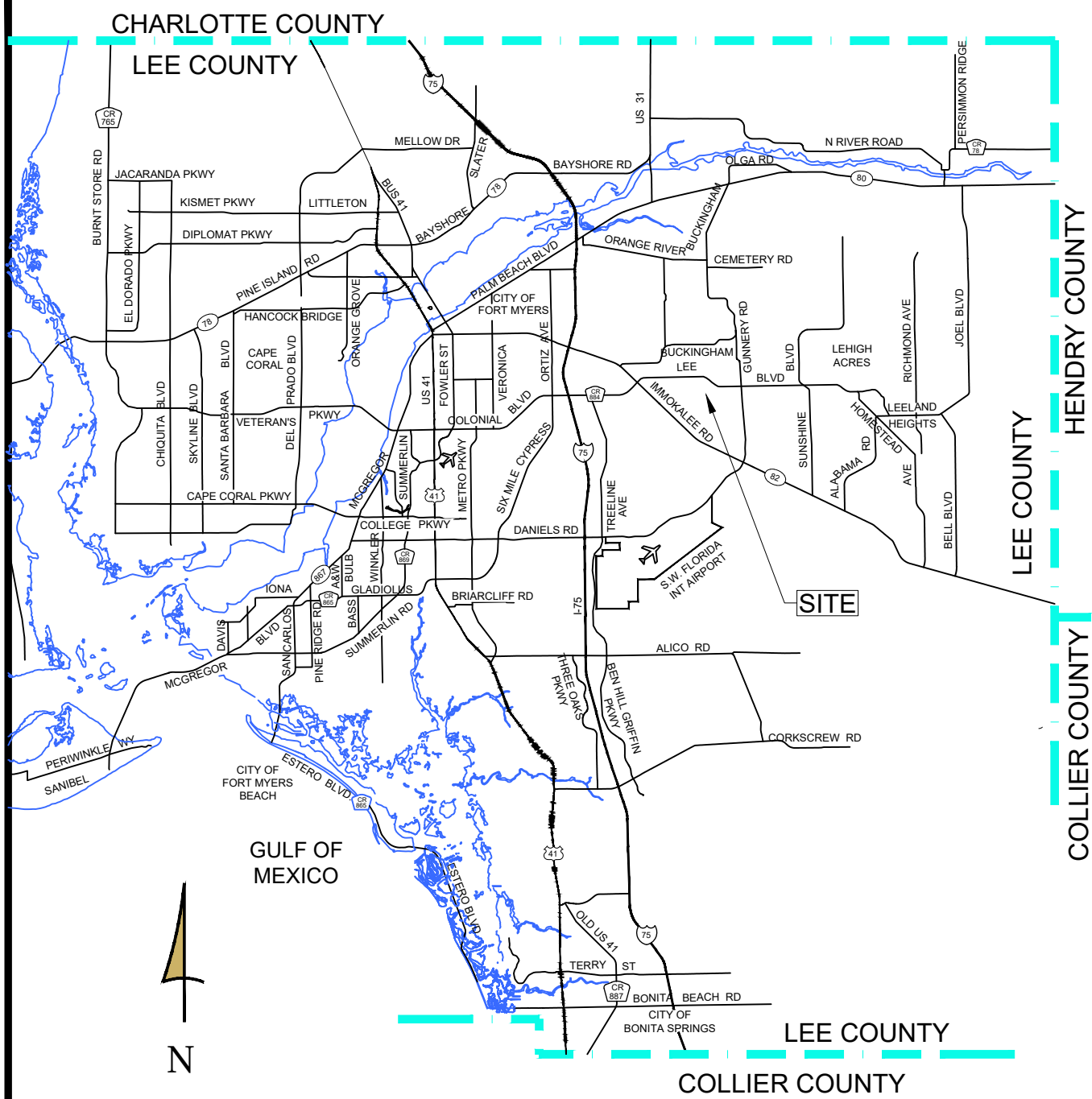


LEHIGH ACRES BATCH PLANT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



HISTORICAL FLOWWAYS



LOCATION MAP

PROJECT SUMMARY:

DATA EXTRACTED FROM LEE COUNTY MAPS AND APP

Lee County Maps and Apps

Historic Flowways

Lee County Florida GIS

Lee County Florida GIS

Summary

Historic Flowways in Lee County, Florida

View Full Details

Download

Details

Dataset

Feature Layer

July 7, 2025 at 12:53:29 PM EDT

Info Updated

October 1, 2025 at 7:21:44 AM EDT

Data Updated

March 7, 2025 at 3:34:58 PM EST

Published Date

Records: 3,152

[View data table](#)

Public

Anyone can see this content

Custom License

[View license details](#)

**Florida Governmental Utility Authority**

FGUA c/o Accenture
9400 Southpark Center Loop, Suite 400
Orlando, FL 32819

(877) 552-3482 Toll Free
(407) 629-6900 Tel

July 3, 2025

Al Quattrone, PE
Quattrone & Assoc., Inc
4301 Veronica Shoemaker Blvd,
Ft. Myers, FL 33916
permits@qainc.net

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 25-074 LED

Parcel ID No.: 30-44-26-00-00001.045A

5511 5th St W, Lehigh Acres, FL 33971

Lehigh Acres Mobile Batch Plant

Dear Mr. Quattrone:

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

The application indicated that the proposed project consists of 1,000 SF industrial plant with an estimated potable water usage demand of 250 GPD and 250 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. Projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis will need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

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

FGUA Board of Directors

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

Letter of Availability
Page 2 of 3

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Paul Arnett
Date: 2025.07.03 07:30:18 -04'00'

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

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

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County



Development Services Division

Pre-Application Meeting Information

Purpose:

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

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

What to Expect:

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

Who Should Attend:

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

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

Meeting Requests:

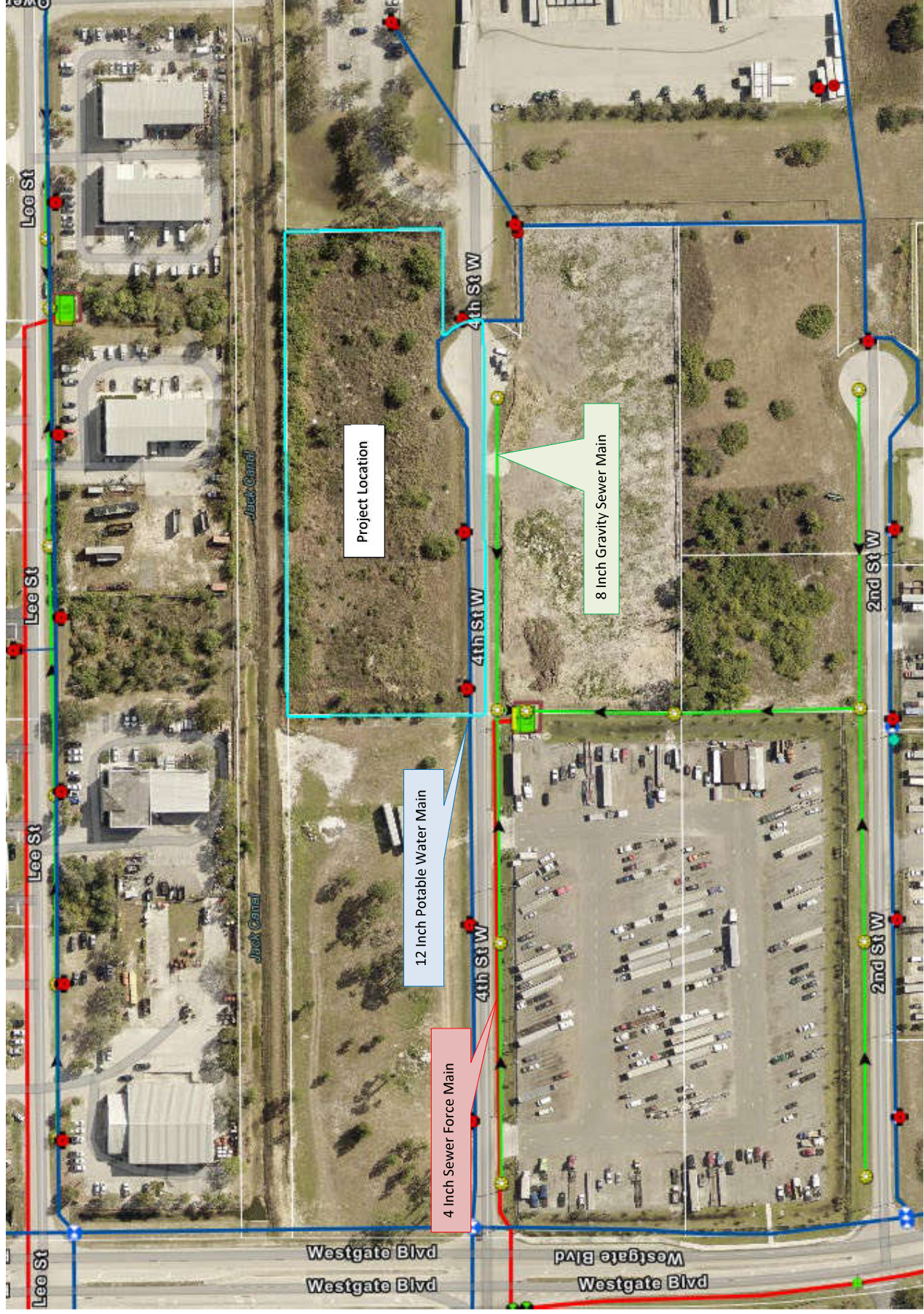
Please e-mail Development Services to request a meeting at devservices@fgua.com.

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

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

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County



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



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 551 4th St W, Lehigh Acres, FL 33971System: Lehigh 404Development/Project Name: Lehigh Acres Mobile Batch PlantDate: July 2, 2025County: LeeLOA ID: 25-074 LED

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

Fees based on:

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

<i>FGUA</i>	G/L Code	Fees	Total fees	Amount Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	7/2/2025	6/26/2025	4388	Quayyryne & Assoc., Inc	\$ 100.00
1 Map Only					
2 Letter Only					

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes – August 28, 2025

5:30 pm

In Person Meeting

Lehigh Acres Municipal Services Improvement District

601 East County Lane, Lehigh Acres, FL 33936

Call To Order: 5:30 pm**Roll Call:** Tami Baker, Thomas Pfuner, Derek Felder, Inke Schirrmacher, Laurie Sternowski**Excused:** Mohamed Yasin**Consulting:** Matt – Lehigh Acres Fire and Rescue District, Wade – Lehigh Acres Municipal Services Improvement District**Minutes:** Melissa Barry**Public Comments on Non-agenda Items:** None**Approval of Agenda:** 1st by Tami and 2nd by Derek**Motion: Passed****Approval of July Minutes:** 1st by Derek and 2nd by Tami**Motion: Passed****New Project Reviews:****A. 601 Leeland Heights Blvd W – Rezoning –Steve Enquita, Crown Key Investments, LLC**

Steve Enquita presented: I just purchase recently. It is just shy of a ½ acre on the northeast corner of Leeland Heights and Kentucky road. There are lots of residential and commercial. Future land use is urban. Requesting from RS1 to CPD. It is about 2100 square feet of land. We don't know what it is going to be right now, but we want to serve the area. What we are looking to do; we will put a solid fence around it and if there was a restaurant in it we would there would be about 14. We will have one entrance. Parking will be at an angle to make it easier – and have more spots on the side. Depending on what the development is will depend on what is going on in there.

Board Member Comments:

Laurie – Depending on what the use is will depend on if we have more questions.

Response to Laura –

Tami – no questions

Response to Tami -

Derek – 1) 15 foot buffers? 2) is the house stay? 3) long list of uses for a house

Response to Derek- 1) yes, 15-foot buffer 2) yes. Nothing adds to it. 3) yes, we don't know what it is going to be.

Wade – No questions – submit to LAMSID

Response to Mike –

Thomas – No questions

Response to Thomas –

Inke – I agree with the Laurie and Derek – what the uses will be and depending on the uses might affect the traffic

Response to Inke

Matt – No comment

Response to Matt

No public comment.

Motion to approve with the removal of the restaurant or drive-thru: First – 1st by Tami and 2nd by Laurie

Motion passed 4-1

B. Sunshine Kids Center 3312 10th St W –Special Exception to allow a daycare in RS-1 Zone- Veronica Martin TDM Consulting

Veronica Martin TDM Consulting – We are requesting a special exception to allow a daycare in RS-1. In addition, we are requesting a companion variance application for reduced buffers to the north and the east. It is on the corner of 10th St W and Ruth Ave. The future land use is urban community. The applicant will make improvements to the site. The drive way into a handicap parking and then adding more parking along with a drop off area and play ground. The variance is for the required 25-foot buffer to make it 7 1/5-foot buffer so we will have to do a solid wall or fence. This will not be a large daycare.

Board Member Comments:

Laurie –

Response to Laura –

Tami –

Response to Tami -

Derek – 1) How many kids? 2) to connect to sewer?

Response to Derek- 1) depends on their ages 2) if DCF required it.

Wade – No questions – just submit to LAMSID

Response to Wage –

Thomas –

Response to Thomas –

Inke –

Response to Inke

Matt – Nothing that won't be addressed during the DO.

Response to Matt

Public Comment – None

Motion to deny as presented: First – 1st by Derek and 2nd by Thomas

Motion to deny was passed – the project was denied due to the concerns about the conformity with surrounding neighborhood. There were also concerns about the number of children that could be in the daycare.

C. Lehigh Acres Batch Plant- 551 4th St W -Rezone to IPD to allow for a concrete batch plant & DO- Jhonny Foronda P.E.

Jhonny Foronda P.E. presented: a property from industrial light to industrial planned development (IDP) to allow for a concrete batch plant. The plant would produce 5-10 trucks of concrete daily. The site will include a 1000 square foot modular office and is expected to create 5 -10 jobs.

Public Comment – None

Motion to approve as presented: First – 1st by Laurie and 2nd by Tami

Motion: Passed

D. Betan Builders-2412 Meadow Rd- Development Order- Jhonny Foronda, P.E. presenter

Jhonny Foronda, P.E. presenter: the request of a development of a 8400 sq ft building for manufacturing and selling concrete/stone countertops. There will be a 30-foot high building that will include an indoor truck well, showroom, office space. This operation involves water cutting slabs inside the building.

Board Member Comments:

The Board wanted clarification on the use, confirming it was manifesting with a sales component. Noise was a consideration, but it was noted that all the cutting would be done indoors,

Public Comment – None

Motion to approve as presented: First – 1st by Derek and 2nd by Thomas

Motion Passes

E. El Car Wash- 2701 Lee Blvd and 2700 4th St W- Site/Subject approval & Variance approval reduction of 50 ft required street setback –Michael Pannell , Engineer of Record Stonefield Engineering & Design

Michael Pannell presented: Approval for a new car wash, including a variance for reduced 50-foot street setback for the pay stations. The plan is to demolish the existing funeral home at Lee Boulevard and Elva Avenue. The construct a single-tunnel automatic car wash with access only from Fourth Street. Improvements will be made to the property including sidewalks in Elva Ave and Fourth street.

Board Member Comments:

Public Comment – None

Motion to approve as presented: First – 1st by Laurie and 2nd by Tami

Motion Passes

Old Business: None

New Business:

- a) Board Members Comments
 - a. Board Member announce her semi-retirement for LA Insurance
 - b. There will be a business coaching class staring in October – See Inke for more details
 - c. Updates on local construction projects

Motion to Adjure – 1st by and 2nd by

Adjourn: pm

Next LAAPZRB Meeting on September 25, 2025 (if projects are submitted)

Project Submittal Deadline is September 15, 2025

Listed Species Survey

Section 30 Township 44 Range 26
VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC IN INST#2008000116474
Parcel Id. 30-44-26-00-00001.045A

5511 4th St W
Lehigh Acres, FL 33971
Lee County

Survey conducted: September 1, 2025

Prepared for:
Mr. Juniel Verdecia

Field survey and report completed by:

Tropical Environmental Consultants



3440 Marintown Ln Suite 212
North Fort Myers, FL 33903

(239) 455-6232

I. INTRODUCTION

Tropical Environmental Consultants (TEC) conducted a listed species survey on the subject 3.36-acre property located at 5511 4th St W, Lehigh Acres, FL 33971 (Figure 1). The parcel is zoned within use code 4000 – Industrial, Vacant and was undeveloped at the time of inspection. The lot is located within Florida Cooperative Land Cover code 18211 – Urban Open Land (Figure 2). Additional photographs of the site are included in Section I. The site is located within the Consultation and focal area for various species with the habitat on the lot particularly suitable for the gopher tortoise (*Gopherus polyphemus*). An outline of the basic biology of the animal is described below. The present survey was conducted to determine whether federal/state listed species, or evidence thereof, are present within the subject property as requested by the client. A resource list of potential protected species was generated using the Florida Natural Areas Inventory Biodiversity Matrix (FNAI) tool (Exhibit A). The project site is located within Matrix Unit 39831 of the Florida Natural Areas Inventory Biodiversity Matrix. The present survey was completed to examine potential or actual occupancy of all species listed within the FNAI matrix unit surrounding the parcel (39831).

Gopher tortoise (*Gopherus polyphemus*)



A medium-sized turtle (to 10 in. = 254 mm) fully adapted for life on land. Upper shell brown and relatively flat above; lower shell yellowish, without hinge, and projecting forward, especially in male; skin brown to dark gray. Forelimbs greatly expanded for digging; hind limbs reduced, stumpy, lacking any form of webbing between toes. Lower shell of male somewhat concave. Young: scales of carapace often with yellow centers, skin yellowish to tan; approximately 2 in. (51 mm) shell length at hatching (FNAI 2018).

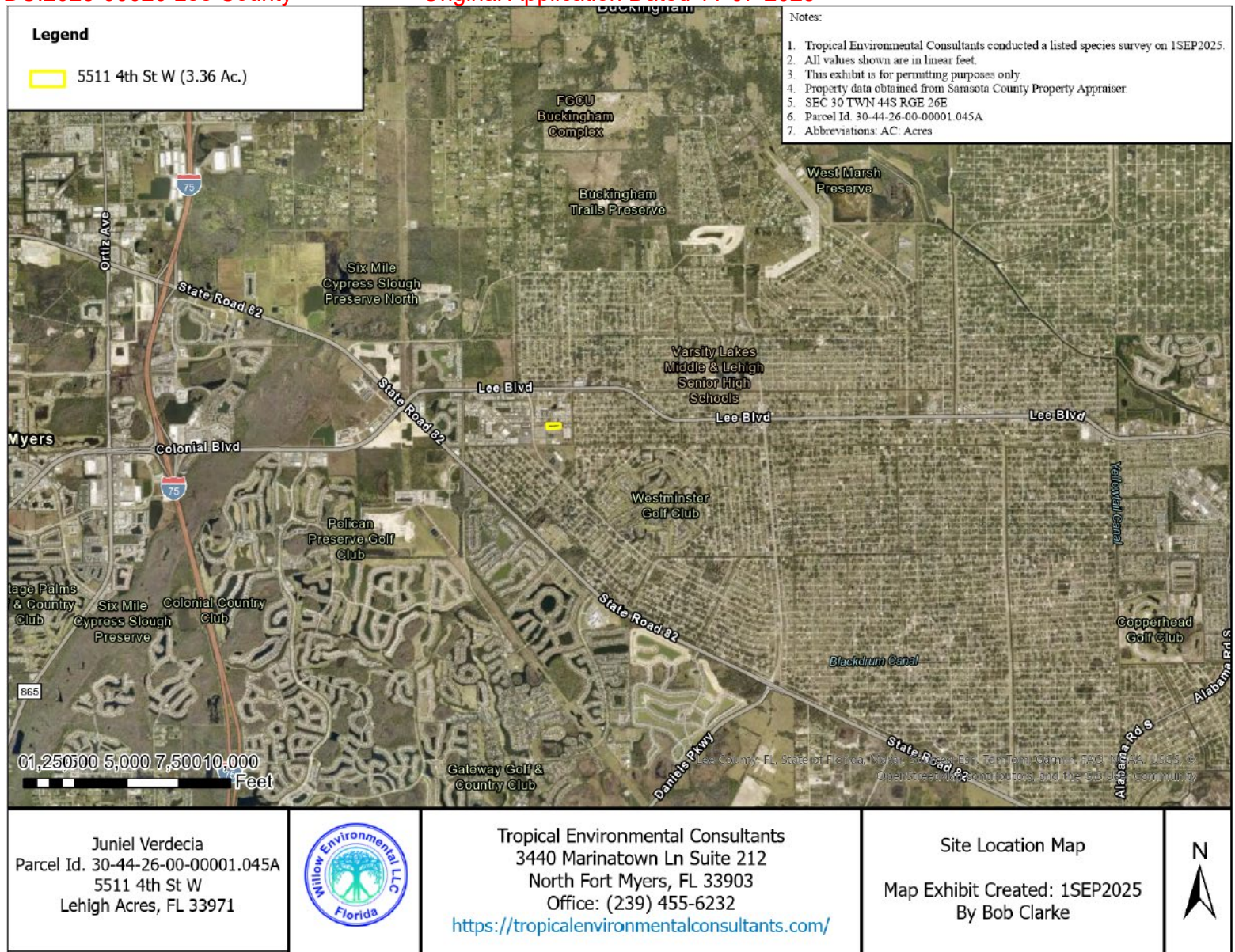


Fig. 1. Map of Lehigh Acres, FL 33971 with subject survey area Lee County Parcel Id. 30-44-26-00-00001.045A identified in yellow.

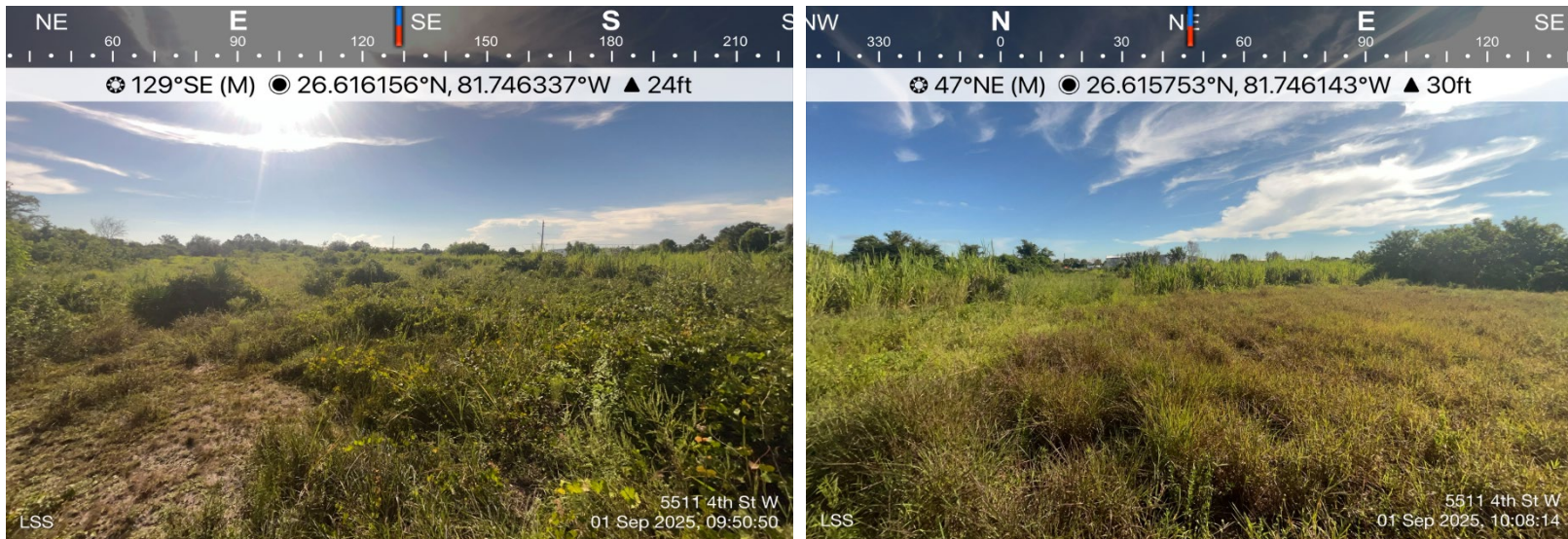


Fig. 2. Existing site condition images at Lee County Parcel Id. 30-44-26-00-00001.045A; Florida Cooperative Land Cover code 18211 – Urban Open Land.

II. Methods

TEC staff conducted meandering pedestrian transects through the property, ensuring 100 percent visual coverage of the site, including all habitat from arboreal to ground. Transects were spaced approximately 10' apart for the initial inspection of the lot with a subsequent ground inspection focused on protected species activity and burrows and included areas surrounding the subject parcel. Potential occurrences of listed species were recorded using field GPS coordinates which were then corrected by tape measure and labeled with orange flagging tape. Photos were taken of all identified tortoise burrows and assessed as “Abandoned” or “Potentially Occupied” as per FWC guidelines. Photographs of the burrows are provided in Figure 4.

III. Results

Among potentially listed flora and fauna species, only evidence of gopher tortoises was confirmed on site. A total of thirty-four (34) potentially occupied and one (1) abandoned gopher tortoise burrows were recorded within the assessment area (which includes the entirety of the parcel and a 25-foot surrounding buffer). Each burrow was documented with a sequential inventory and flagged in the field with orange flagging tape labeled with the burrow number and status (Figure 4) and marked by GPS coordinates. No other species indications were present other than the State threatened gopher tortoises. Gopher tortoises, their eggs and burrows are protected by state law, Chapter 68A- 27.003, FL Administrative Code, which prohibits the take, molestation, or harassment of tortoises and their nests unless authorized by a Florida Fish and Wildlife Conservation Commission (FWC) permit. Clearing, grading, filling and general construction activities are prohibited within 25 feet of potentially occupied burrows. Abandoned burrows do not require any special protection. If a potentially occupied burrow cannot be avoided by more than 25 feet, FWC permit will be required. Additionally, based on our review of available databases, there is no record of any other listed species occurrences within project site or nearby An updated species survey should be conducted after 90 days or prior to construction to ensure activity has not changed.

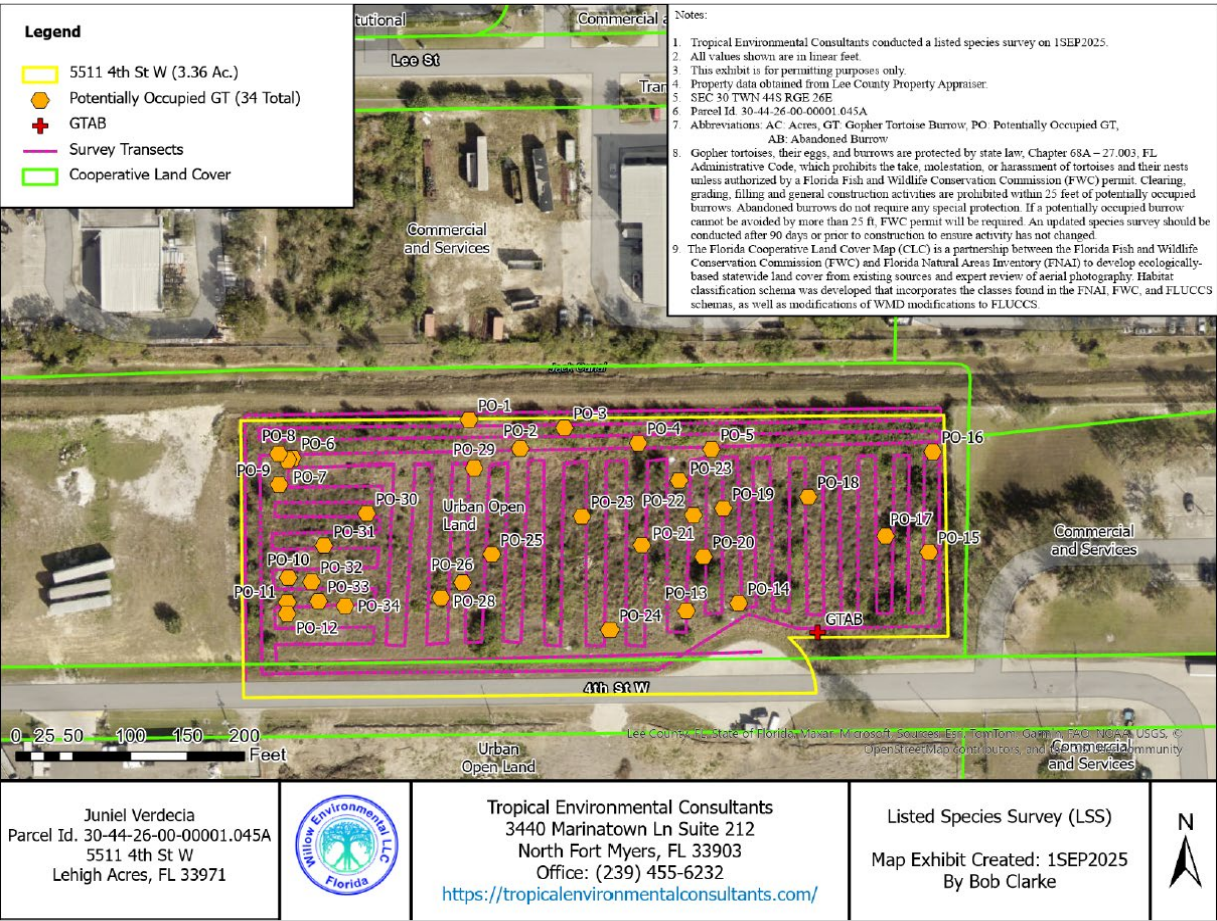


Fig. 3. Listed Species Survey Map with gopher tortoise (Gopherus polyphemus) burrows recorded at Lee County Parcel Id. 30-44-26-00-00001.045A, Lehigh Acres, Florida during September 1, 2025, listed species survey. Note that survey area extends beyond parcel limits by 25 feet or to fence line or road, where applicable.



Fig. 4. Images of gopher tortoise (*Gopherus polyphemus*) burrows recorded at Lee County Parcel Id. 30-44-26-00-00001.045A during September 1, 2025, listed species survey.

IV. References

Florida Natural Areas Inventory 2001. Field Guide to the Gopher tortoise. Accessed January 5, 2021: https://www.fnai.org/FieldGuide/pdf/Gopherus_polyphemus.pdf

EXHIBIT A (FNAI LIST)



1018 Thomaville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8297
850-483-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 8/28/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 39831

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
--	---

Matrix Unit ID: 39831

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

<u>Sciurus niger avicennia</u> Big Cypress Fox Squirrel	G5T2	S2	N	ST
--	------	----	---	----

Matrix Unit ID: 39831

19 Potential Elements for Matrix Unit 39831

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<u>Athene cunicularia floridana</u> Florida Burrowing Owl	G4T3	S3	N	ST
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	T
<u>Centrosema arenicola</u> sand butterfly pea	G2Q	S2	N	E
<u>Deeringothamnus pulchellus</u> beautiful pawpaw	G1	S1	E	E
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	T	FT
<u>Eumops floridanus</u> Florida bonneted bat	G1	S1	E	FE
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<u>Lechea cernua</u> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<u>Matelea floridana</u> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<u>Nemastylis floridana</u> celestial lily	G2	S2	N	E
<u>Nolina atopocarpa</u> Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<u>Pteroglossaspis cristata</u> giant orchid	G2G3	S2	N	T
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<u>Ursus americanus floridanus</u> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

LEHIGH ACRES BATCH PLANT

ZONING TRAFFIC STUDY

November 5, 2025

Prepared By:
Jhonny Foronda, P.E.
FL P.E. #97974

QAI Project # 250304





Lehigh Acres Batch Plant

STRAP#: 30-44-26-00-00001.045A

5511 4th St. W. Lehigh Acres, FL 33971

The purpose of the ZTS is to analyze the potential traffic impacts and identify any improvements required for approval of the IPD rezoning.

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 0.4 miles south of Lee Blvd along 4th St W.

ROADWAY INFORMATION

4th St. W. is a two-lane, two-way privately maintained roadway with an unposted speed limit of 25 mph, accessed via Westgate Blvd. There are two arterial roadways that were analyzed, county-maintained two-lane two-way divided roadway Westgate Blvd with a posted speed limit of 40 mph, and county-maintained two-lane two-way undivided roadway Leonard Blvd S with a posted speed limit of 40 mph.

PROPOSED ZONING

The proposed rezoning requests approval for a zoning change for the subject parcel from Light Industrial (IL) to Industrial Planned Development. Included within the proposed rezoning is a maximum floor area of 35,000 square feet for the schedule of uses specified within the application. The following analysis utilizes the most intensive ITE Land Use Code for traffic generation which is also applicable within the proposed schedule of uses.

LUC 710 – General Office Building has been determined to be the most intensive use for the proposed square footage, and which is also applicable to the schedule of uses. The referenced use within the schedule of uses for this land use code is “Administrative Offices.”

Below is the land use code utilized to calculate the projected trips:

LUC 710 – General Office Building **35.00 (per 1,000 SF)**

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation*, 12th Edition.

LUC 710 – General Office Building was within the ITE data ranges for the weekday, peak P.M. and peak A.M. time periods for trip generation; therefore, the best fit method was used for trip generation.

The table below outlines the anticipated weekday A.M. and P.M. peak hour trip generation for the proposed uses as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
710 – General Office Building	52	7	11	55	212	212



TRIP DISTRIBUTION

The trips shown above were distributed to the surrounding roadway network. Traffic has been distributed 100% west, towards Westgate Blvd, then 75% north, onto Westgate Blvd, towards Lee Blvd. The remaining 25% is distributed south, onto Leonard Blvd S.

The Trip Distribution Exhibit T-01 shows the projected distribution to Westgate Blvd and Leonard Blvd S. used for the projected level of service. Please refer to the attached **Trip Distribution Exhibits** in the appendices.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

Per AC-13-17, the following portions of the ZTS are inclusive of the requirements for rezoning which generate less than 100 trips in the peak hour.

There are two roadways that will be analyzed for Level of Service (LOS): County Maintained Westgate Blvd., and County Maintained Leonard Blvd S.

The 2024 Lee County Concurrency Report shows a LOS C for Westgate Blvd, from Gunnery Rd to Lee Blvd, with a 100th highest hour volume of 492. Based on the Trip Generation, the peak trips which originated from the development were in the P.M.. peak hour with a total of 55 trips. The projected distribution for Westgate Blvd is 75%. The Trip Distribution Exhibits illustrate the distribution. Table 1 demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100 TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Westgate Blvd from Gunnery Rd to Lee Blvd			
PROJECT NAME:		LEHIGH ACRES BATCH PLANT	
ENGINEER:		QUATTRONE & ASSOCIATES, INC.	
PROJECT LOCATION:		5511 4TH ST. W.	
100 th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:		2023	492
LOS EXISTING =			C
100 th HOUR V.P.H. FOR PROJECT =			55
NEW TRIP DISTRIBUTION % = 75%		NEW TRIPS =	41.25
100 th HOUR V.P.H. ADJUSTED + NEW TRIPS =		492 + 41	533
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =		Westgate Blvd from Gunnery Rd to Lee Blvd	
		A	0
		B	250
		C	1,840
		D	1,960
		E	1,960

Table 1 LOS Calculations & Analysis



The performance standard for this road linkage of Westgate Blvd is LOS C at a capacity of 1840. Based on Table 1, Westgate Blvd will operate at an acceptable LOS with and without the proposed development.

The 2024 Lee County Concurrency Report shows the Level of Service (LOS) D Leonard Blvd S, with a 100th highest volume of 714. The LOS Trip Threshold values were based on the Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas, which indicates that Leonard Blvd S performs at LOS C for a 100th highest volume of 714. Based on the Trip Generation, the highest trips which originated from the development were in the P.M. peak hour with a total of 55 trips. The projected distribution for Leonard Blvd S is 25%, the Trip Distribution Exhibit T-01 illustrates the distribution. Table 2 demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Leonard Blvd S. from Gunnery Rd to Westgate Blvd			
PROJECT NAME:		LEHIGH ACRES BATCH PLANT	
ENGINEER:		QUATTRONE & ASSOCIATES, INC.	
PROJECT LOCATION:		5511 4TH ST. W.	
100th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:		2023	714
LOS EXISTING =			C
100th HOUR V.P.H. FOR PROJECT =			55
NEW TRIP DISTRIBUTION % = 25%		NEW TRIPS =	13.75
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =		714 + 14	728
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =		Leonard Blvd S. from Gunnery Rd to Westgate Blvd	
		A	0
		B	140
		C	800
		D	860
		E	860

Table 2 LOS Calculations & Analysis

The performance standard for this road linkage of Leonard Blvd S. is LOS C at a capacity of 800 trips. Based on Table 2, Leonard Blvd S. will operate at an acceptable Level of Service with and without the proposed development.

The directional traffic splits entering and exiting the proposed project at the proposed access points have been provided in trip distribution exhibits T-02 and T-03. As the only traffic originating east of the project would be a result of the adjacent industrial development at 5500 4th St W., right turn entries and left turn exits have not been considered at the project's access points.



CONCLUSION

There is no change in the Level of Service for either Westgate Blvd or Leonard Blvd S. based on the 100th highest hour LOS calculations; therefore, both roads are adequate to accommodate the additional volume from the proposed project. The proposed rezoning will not have a detrimental impact on the surrounding roadway system.



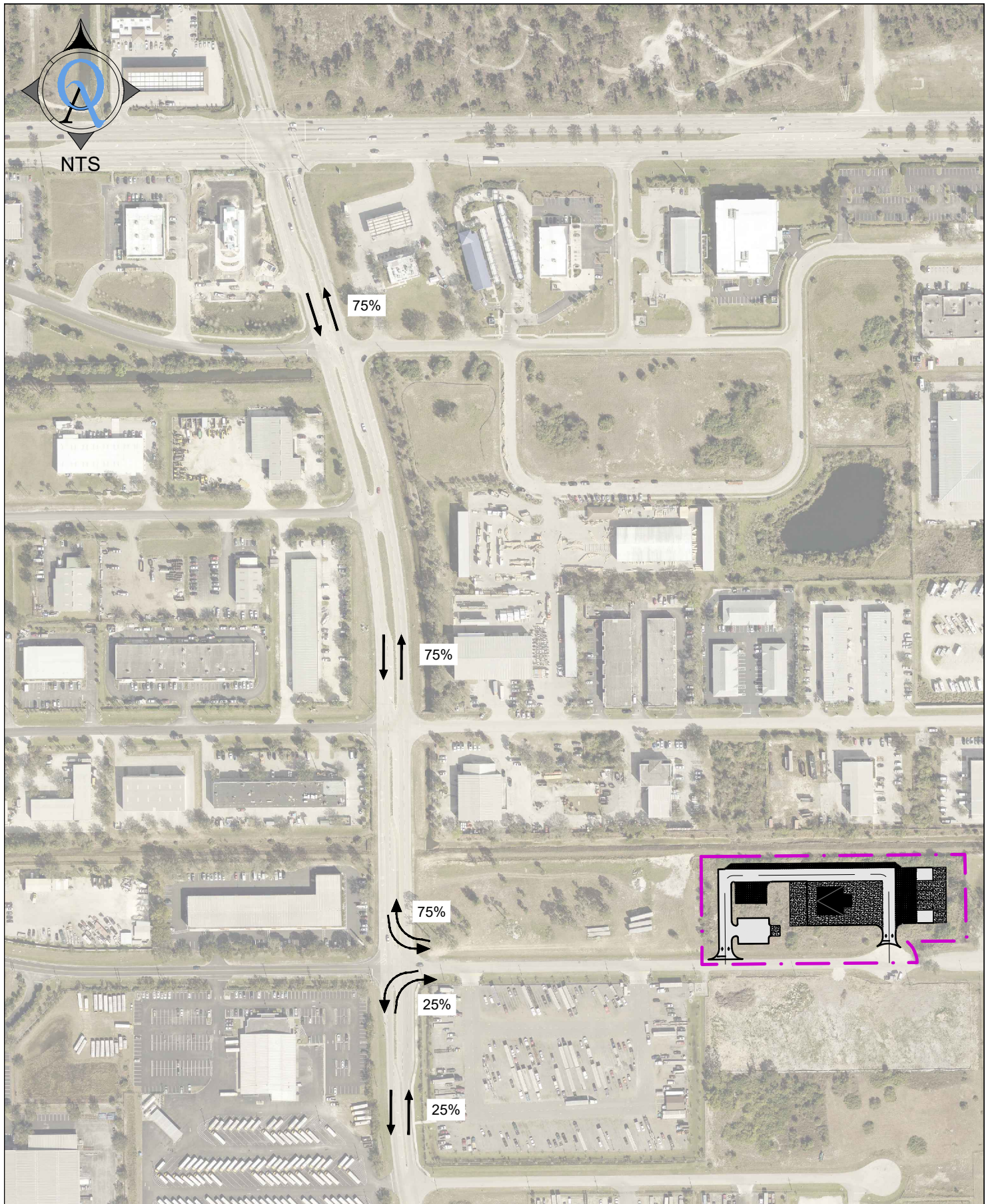
REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Lee County Concurrency Report 2024 (LCDOT)*



TRIP DISTRIBUTION EXHIBITS





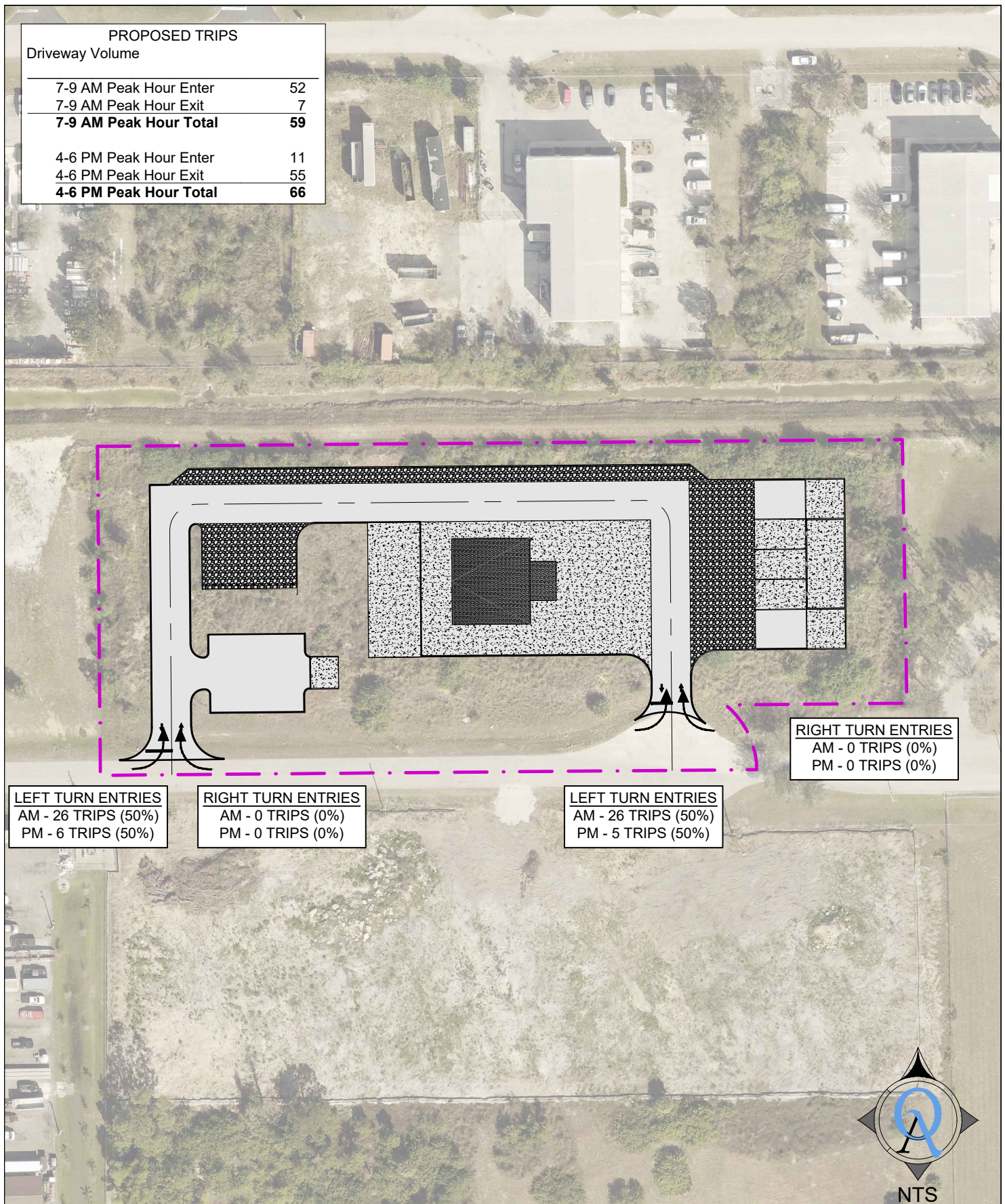
Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS DISTRIBUTION EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-01
01 OF 03



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS ENTRIES EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-02
02 OF 03

PROPOSED TRIPS

Driveway Volume

7-9 AM Peak Hour Enter	52
7-9 AM Peak Hour Exit	7
7-9 AM Peak Hour Total	59
4-6 PM Peak Hour Enter	11
4-6 PM Peak Hour Exit	55
4-6 PM Peak Hour Total	66

RIGHT TURN EXITS
AM - 6 TRIPS (80%)
PM - 44 TRIPS (80%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)

RIGHT TURN EXITS
AM - 1 TRIPS (20%)
PM - 11 TRIPS (20%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

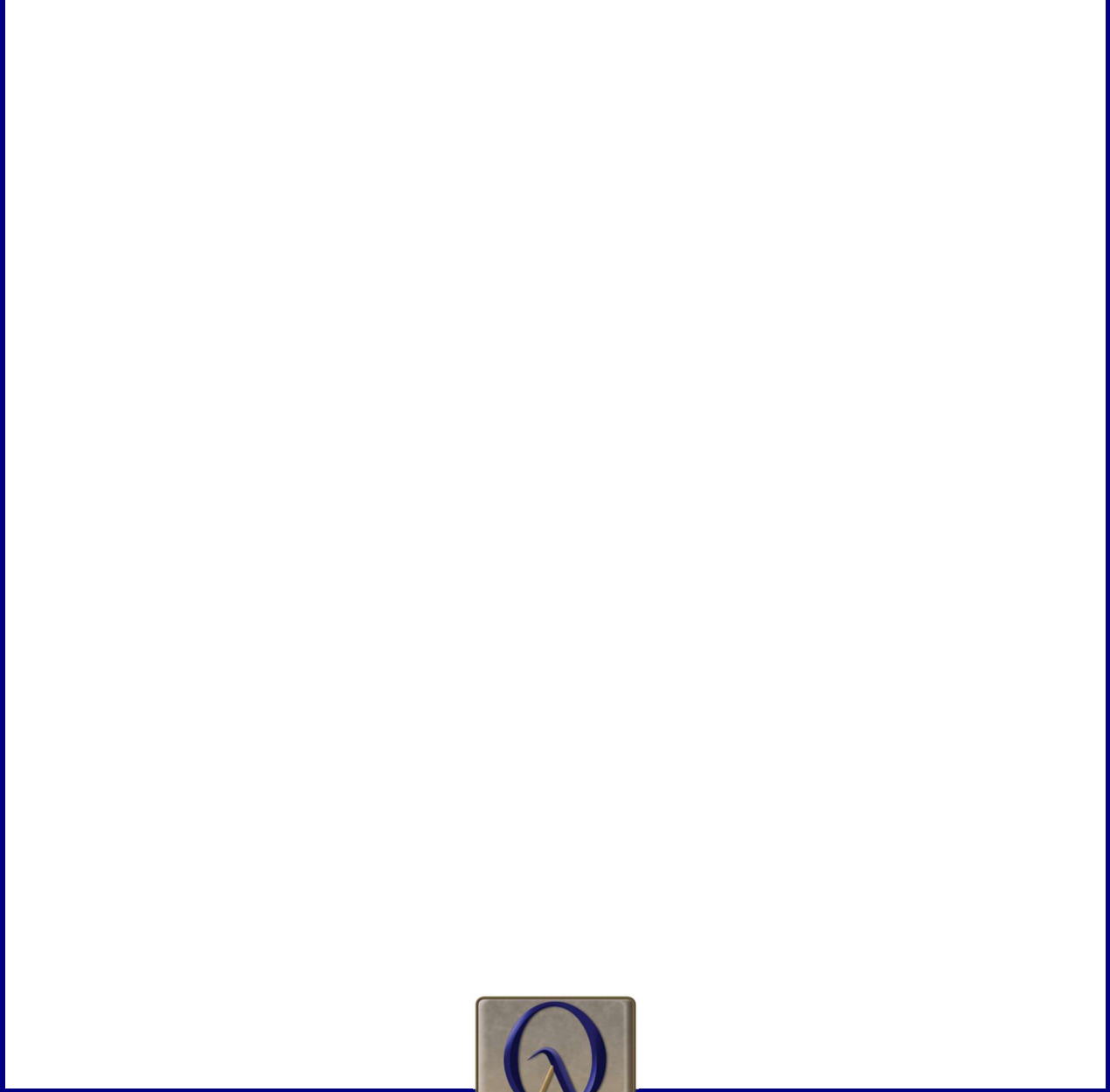
Certificate of Authorization Number: 9465

LEHIGH ACRES BATCH PLANT
TIS EXITS EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-03
03 OF 03



TRIP GENERATION ANALYSIS



ZONING TRIP GENERATION

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
710 - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	52	7	59
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 1.12(X) + 19.95$	88%	12%	
710(1) - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	11	55	66
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 0.99(X) + 31.14$	16%	84%	
710(2) - General Office Building	General	1000 Sq. Ft. GFA	35	Weekday	Best Fit (LIN)	212	212	424
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 6.18(X) + 207.96$	50%	50%	



TRIP GENERATION GRAPHS



Land Use: 710

General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

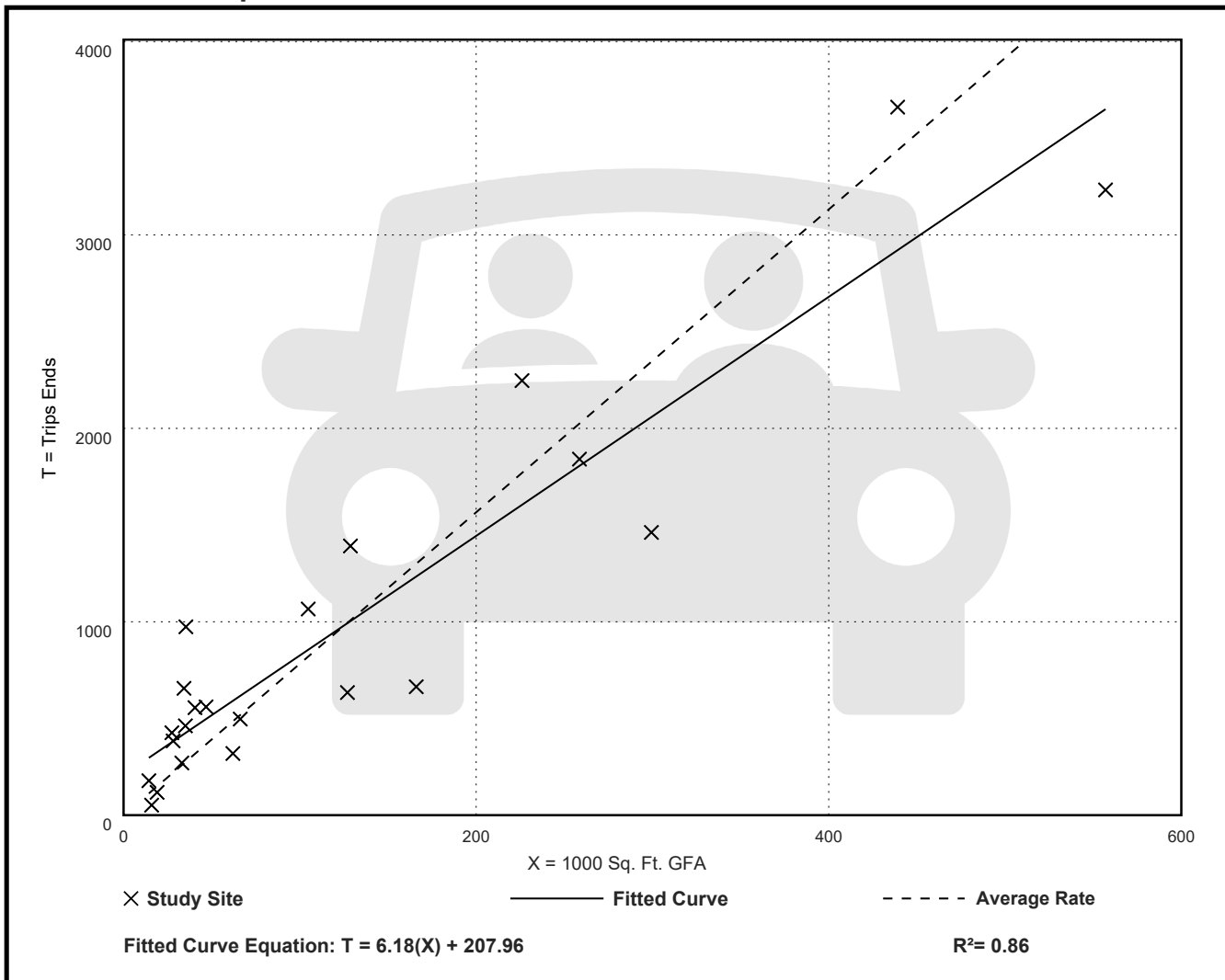
Avg. 1000 Sq. Ft. GFA: 126

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 54

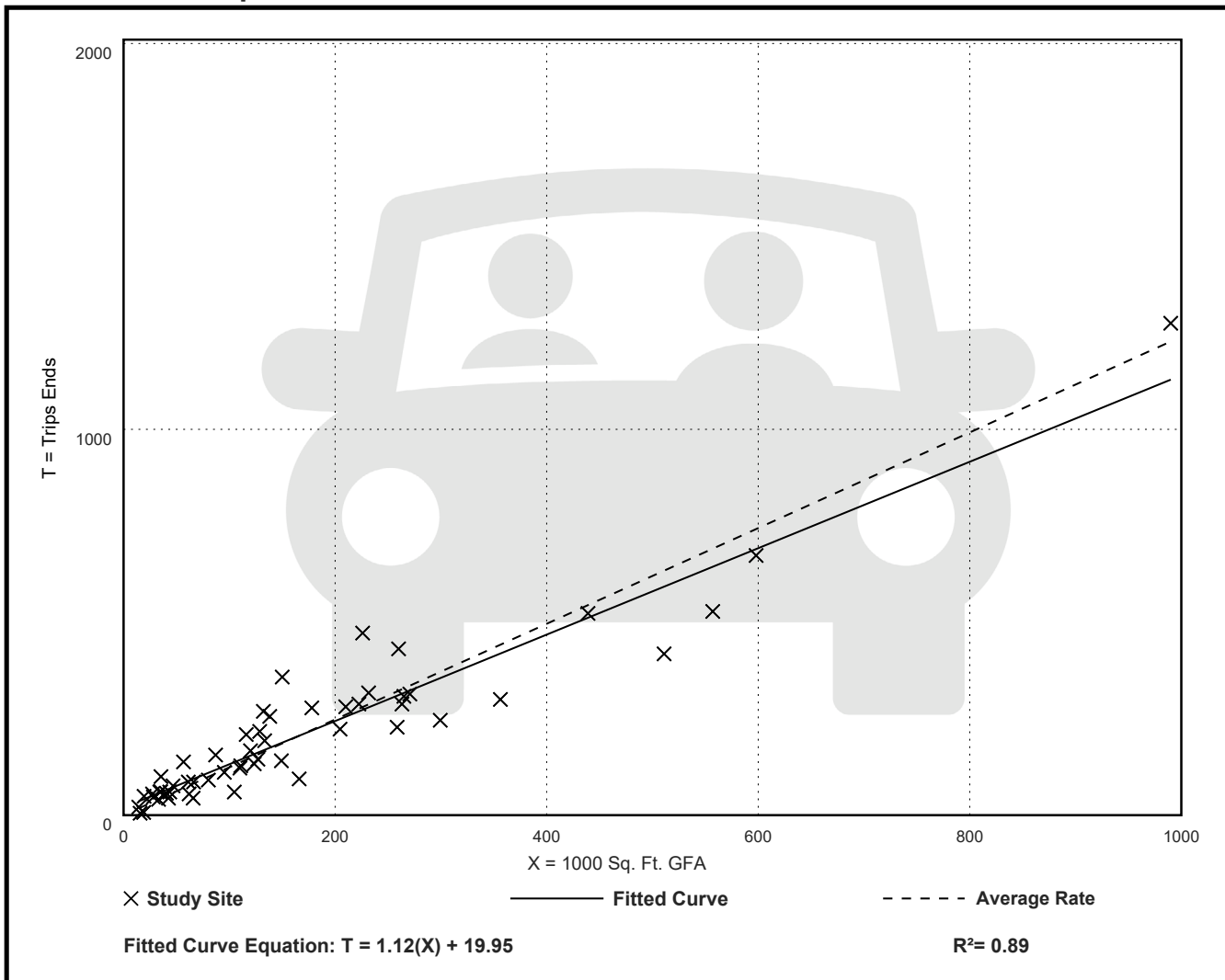
Avg. 1000 Sq. Ft. GFA: 170

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

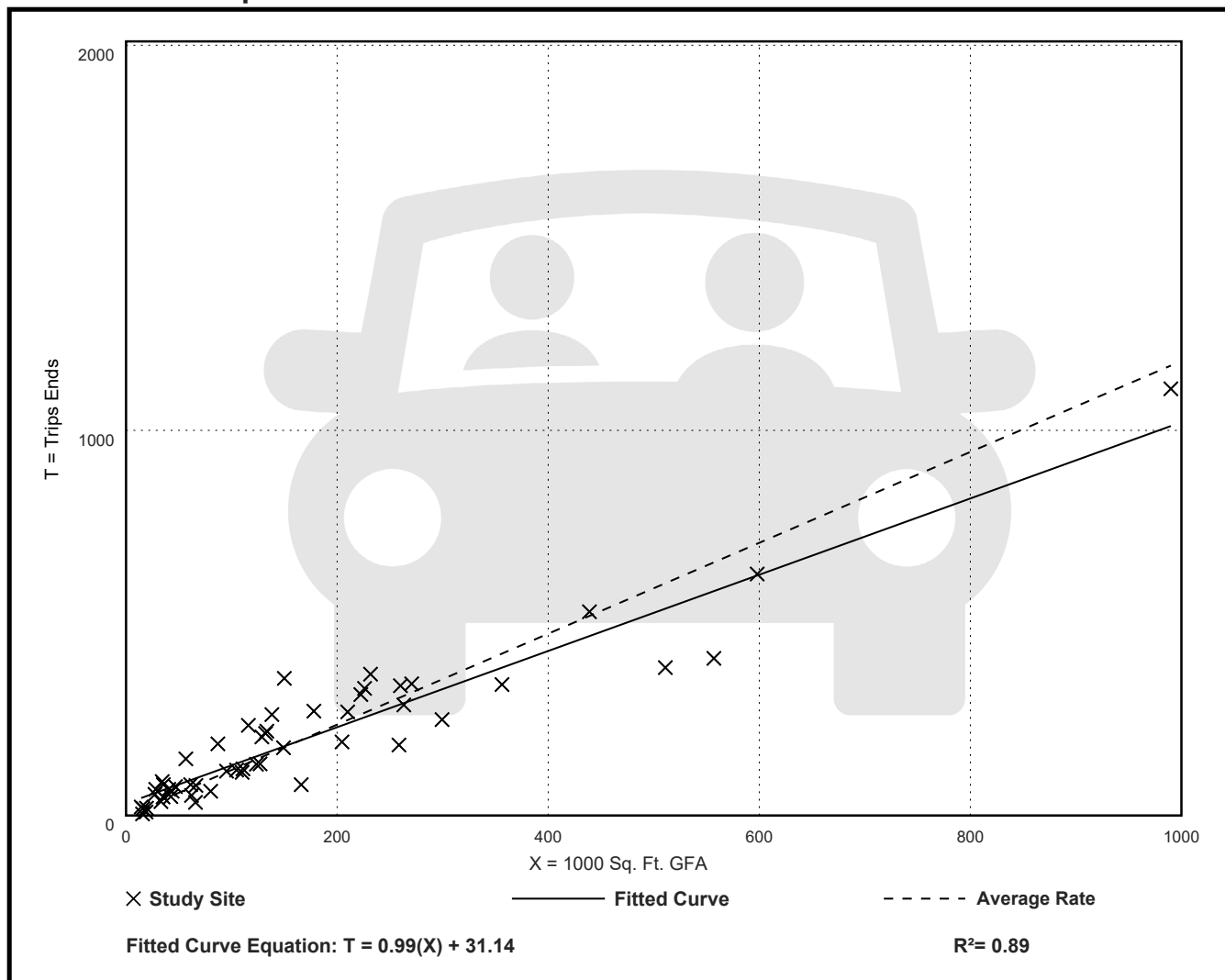
Avg. 1000 Sq. Ft. GFA: 166

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation





CONCURRENCY & TRAFFIC REPORT



LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83	F	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
31500	US 41 (N TAMiami TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,888	0.99	F	2,148	1.13	
31600	US 41 (N TAMiami TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,186	0.41	B	1,416	0.49	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	927	0.45	A	974	0.48	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,453	0.71	B	1,527	0.75	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,518	0.82	B	2,646	0.86	⁽⁴⁾ ; City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,084	1.00	F	3,241	1.05	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,317	1.08	F	3,486	1.13	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,937	0.73	D	3,087	0.77	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	188	0.22	C	202	0.23	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	299	0.35	C	314	0.37	⁽⁴⁾
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	714	0.83	F	893	1.04	⁽⁴⁾ ; Ibis Landing (a.k.a. Copperhead Glf Comm)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	492	0.57	C	642	0.75	pre-development order res development
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	308	0.34	C	324	0.36	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	308	0.34	C	324	0.36	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	677	0.79	D	714	0.83	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	⁽⁴⁾
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	321	0.21	C	337	0.22	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	518	0.59	B	544	0.62	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	518	0.59	B	544	0.62	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	703	0.39	D	739	0.42	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	425	0.53	B	447	0.56	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	⁽⁴⁾

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

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

County-Maintained Controlled Access Arterial Facility

County-Maintained Expressway

State-Maintained Arterial Roadway - Unincorporated Lee County

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

LEHIGH MOBILE BATCH PLANT

TRAFFIC IMPACT STATEMENT

June 16, 2025

Reviewed By:
Jhonny Foronda, P.E.
FL P.E. #97974

QAI Project # 250304





Lehigh Mobile Batch Plant
 STRAP#: 30-44-26-00-00001.045A
 5511 4th St. W.

The purpose of the TIS is to analyze the potential traffic impacts and identify any improvements required to secure a Lee County Development Order.

EXISTING CONDITIONS

OVERVIEW

The subject property is located approximately 0.4 miles south of Lee Blvd along 4th St W.

ROADWAY INFORMATION

4th St. W. is a two-lane two-way privately maintained roadway with an unposted speed limit of 25 mph, accessed via Westgate Blvd. There are two arterial roadways that were analyzed, county-maintained two-lane two-way divided roadway Westgate Blvd with a posted speed limit of 40 mph, and county-maintained two-lane two-way undivided roadway Leonard Blvd S with a posted speed limit of 40 mph.

PROPOSED DEVELOPMENT

The proposed development is intended to be a batch plant which contains a small, 1,000 SF, modular office, aggregate storage, open storage, aggregate batchers, and settling and drying pits. The layout and dimensions of the paved area is done with intent to provide the infrastructure necessary for the operations of a batch plant. Due to the sole intent of the development to be a batch plant and as the site has been designed as such, and as a conservative approach, the entire property bounded by the property line has been used to generate trips for this analysis. The approximate acreage of the site is 3.45 acres.

The entire site has been determined to best fit **LUC 140 – Manufacturing** due to its intent to manufacture concrete or related products from raw materials. **LUC 140 – Manufacturing** trip generation assumes small office space to be included in the site area, thus the 1,000 SF modular office is included within the trip generation under **LUC 140 – Manufacturing**.

Below are the land use codes utilized to calculate the projected trips:

LUC 140 – Manufacturing **3.45 (Acres)**

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 11th Edition.

LUC 140 – Manufacturing was within the ITE data ranges for the weekday, peak P.M. and peak A.M. time periods for trip generation; therefore, the linear best fit equations were used to generate trips.

The table below outlines the anticipated weekday A.M. and P.M. peak hour trip generation for the proposed uses as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
140 – Manufacturing	26	4	16	25	94	94



TRIP DISTRIBUTION

The trips shown above were assigned to the proposed site access points and adjacent roadways. There are two proposed access points to the property, both of which are on the private, local roadway 4th St W., accessed via Westgate Blvd. The proposed access points allow for right and left turning movements with the traffic distributed 100% west, towards Westgate Blvd, then 75% north onto Westgate Blvd, towards Lee Blvd. The remaining 25% is distributed south, onto Leonard Blvd S.

The Trip Distribution Exhibit T-01 shows the projected distribution to Westgate Blvd and Leonard Blvd S. used for the projected level of service. Exhibit T-02 demonstrates the AM and PM peak hour traffic entering the site, and Exhibit T-03 demonstrates the A.M. and P.M. peak hour traffic exiting the site. Please refer to the attached **Trip Distribution Exhibits** in the appendices.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

There are two roadways that will be analyzed for Level of Service) LOS: County Maintained Westgate Blvd., and County Maintained Leonard Blvd S.

The 2024 Lee County Concurrency Report shows a LOS C for Westgate Blvd, from Gunnery Rd to Lee Blvd, with a 100th highest hour volume of 492. Based on the Trip Generation, the peak trips which originated from the development were in the A.M. peak hour with a total of 26 trips. The projected distribution for Westgate Blvd is 75%. The Trip Distribution Exhibits illustrate the distribution. Table 1 demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Westgate Blvd from Gunnery Rd to Lee Blvd			
PROJECT NAME:		LEHIGH MOBILE BATCH PLANT	
ENGINEER:		QUATTRONE & ASSOCIATES, INC.	
PROJECT LOCATION:		5511 4TH ST. W.	
100th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:		2023	492
LOS EXISTING =			C
100th HOUR V.P.H. FOR PROJECT =			26
NEW TRIP DISTRIBUTION % =		75%	NEW TRIPS = 19.5
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =		492 + 20	512
LOS WITH PROJECT =			C
LOS TRIP THRESHOLD =		Westgate Blvd from Gunnery Rd to Lee Blvd	
		A	0
		B	250
		C	1,840
		D	1,960
		E	1,960

Table 1 LOS Calculations & Analysis



The performance standard for this road linkage of Westgate Blvd is LOS C at a capacity of 1840. Based on Table 1, Westgate Blvd will operate at an acceptable LOS with and without the proposed development.

The 2024 Lee County Concurrency Report shows the Level of Service (LOS) D Leonard Blvd S, with a 100th highest volume of 714. The LOS Trip Threshold values were based on the Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas, which indicates that Leonard Blvd S performs at LOS C for a 100th highest volume of 714. Based on the Trip Generation, the highest trips which originated from the development were in the A.M. peak hour with a total of 26 trips. The projected distribution for Leonard Blvd S is 25%, the Trip Distribution Exhibit T-01 illustrates the distribution. Table 2 demonstrates the LOS analysis, the peak hour, peak direction trips for the subject roadway of the development added to the background traffic.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION			
Leonard Blvd S. from Gunnery Rd to Westgate Blvd			
PROJECT NAME:	LEHIGH MOBILE BATCH PLANT		
ENGINEER:	QUATTRONE & ASSOCIATES, INC.		
PROJECT LOCATION:	5511 4TH ST. W.		
100th HOUR VEHICLES PER HOUR (V.P.H.) Year Rate:	2023	714	
LOS EXISTING =		C	
100th HOUR V.P.H. FOR PROJECT =		26	
NEW TRIP DISTRIBUTION % =	25%	NEW TRIPS =	6.5
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =	714 + 7		721
LOS WITH PROJECT =		C	
LOS TRIP THRESHOLD =	Leonard Blvd S. from Gunnery Rd to Westgate Blvd	A	0
		B	140
		C	800
		D	860
		E	860

Table 2 LOS Calculations & Analysis

The performance standard for this road linkage of Leonard Blvd S. is LOS C at a capacity of 800 trips. Based on Table 2, Leonard Blvd S. will operate at an acceptable Level of Service with and without the proposed development.

The determination of potential significant impact for each roadway link is calculated per Lee County AC13-16 as follows:



Westgate Blvd:

$$\text{Service Volume Utilization} = \frac{\text{Cumulative Project Traffic}}{\text{Max. LOS of Westgate Blvd}} = \frac{20}{1960} \times 100\% = 1.02\%$$

Per Lee County AC-13-16, Westgate Blvd does not meet the definition of a significant impact of more than five percent or more of the adopted peak hour level of service maximum service volume of the roadway.

Leonard Blvd S:

$$\text{Service Volume Utilization} = \frac{\text{Cumulative Project Traffic}}{\text{Max. LOS of Leonard Blvd S}} = \frac{7}{860} \times 100\% = 0.81\%$$

Per Lee County AC-13-16, Leonard Blvd S does not meet the definition of a significant impact of more than five percent or more of the adopted peak hour level of service maximum service volume of the roadway.

TURN LANE ANALYSIS

The number of trips used for the turn analysis can be seen in Trip Distribution Exhibit T-02 & T-03. The figure below demonstrates turn lane requirements per Lee County Turn Lane Policy AC-11-4, for the proposed access abutting the private road. Since the speed limit of the private road was undetermined, it is assumed to be 25 mph.

Adjusted to 30-35 MPH.

TURN LANE ANALYSIS FOR					
4TH ST W		WITH A		ROADWAY SPEED OF 25 MPH	
DECELERATION & LEFT TURN ANALYSIS			DECELERATION & RIGHT TURN ANALYSIS		
	Met	Not Met		Met	Not Met
Warrant #1 - Speed limit equal to or more than 30 mph & Left Turn is 60 or more trips		X	Warrant #1 - Speed limit equal to or more than 30 mph		X
Warrant #2 (b) Left Turns greater than 60 trips & opposing traffic exceeds 500 vehicles		X	Warrant #2 - Right turns area equal to or greater than 60 vehicles at AM or PM peak		X
Warrant #3 - Available Sight Distance		X	Warrant #3 - Available Sight Distance		X
Warrant #4 - Traffic Control		X	Warrant #4 - Traffic Control		X
Warrant #5 - LCDOT Requiring turn lane		X	Warrant #5 - LCDOT Requiring turn lane		X
<u>Therefore, Turn Lane is Not Required</u>			<u>Therefore, Turn Lane is Not Required</u>		
SEPARATE LEFT TURN LANE ANALYSIS			SEPARATE RIGHT TURN LANE ANALYSIS		
	Met	Not Met		Met	Not Met
Warrant #1 - Speed limit equal to or more than 30 mph		X	Warrant #1 - Speed limit equal to or more than 30 mph		X
Warrant #2 - Left turns are equal to or greater than 90 vehicles at AM or PM peak		X	Warrant #2 - Right turns are equal to or greater than 120 vehicles at AM or PM peak		X
Warrant #3 - Traffic Control		X	Warrant #3 - Traffic Control		X
Warrant #4 - LCDOT Requiring turn lane		X	<u>Therefore, Turn Lane is Not Required</u>		
<u>Therefore, Turn Lane is Not Required</u>					



CONCLUSION

There is no change in the Level of Service for either Westgate Blvd or Leonard Blvd S. based on the 100th highest hour LOS calculations; therefore, both roads are adequate to accommodate the additional volume from the proposed project. The turn lane analysis for the project access points, located on the private road, 4th St W, was conducted and it was determined turn lane improvements will not be warranted. The proposed project will not have a detrimental impact on the surrounding roadway system and turn lane improvements will not be warranted at the project's entrance.



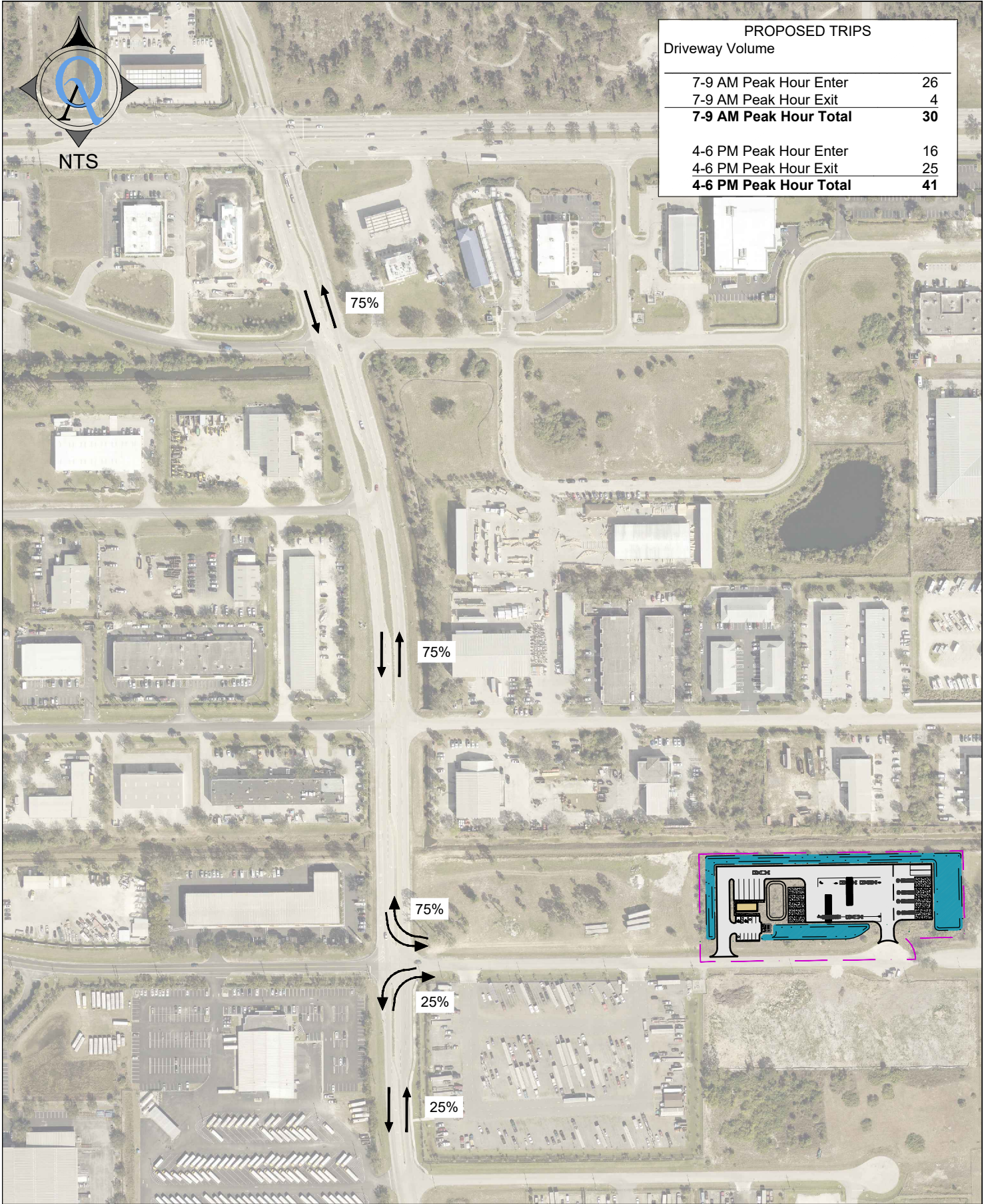
REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 11th Edition*
- *Lee County Concurrency Report 2024 (LCDOT)*
- *Lee County Turn Lane Policy AC-11-4 (Adopted: 10/19/88)*



TRIP DISTRIBUTION EXHIBITS

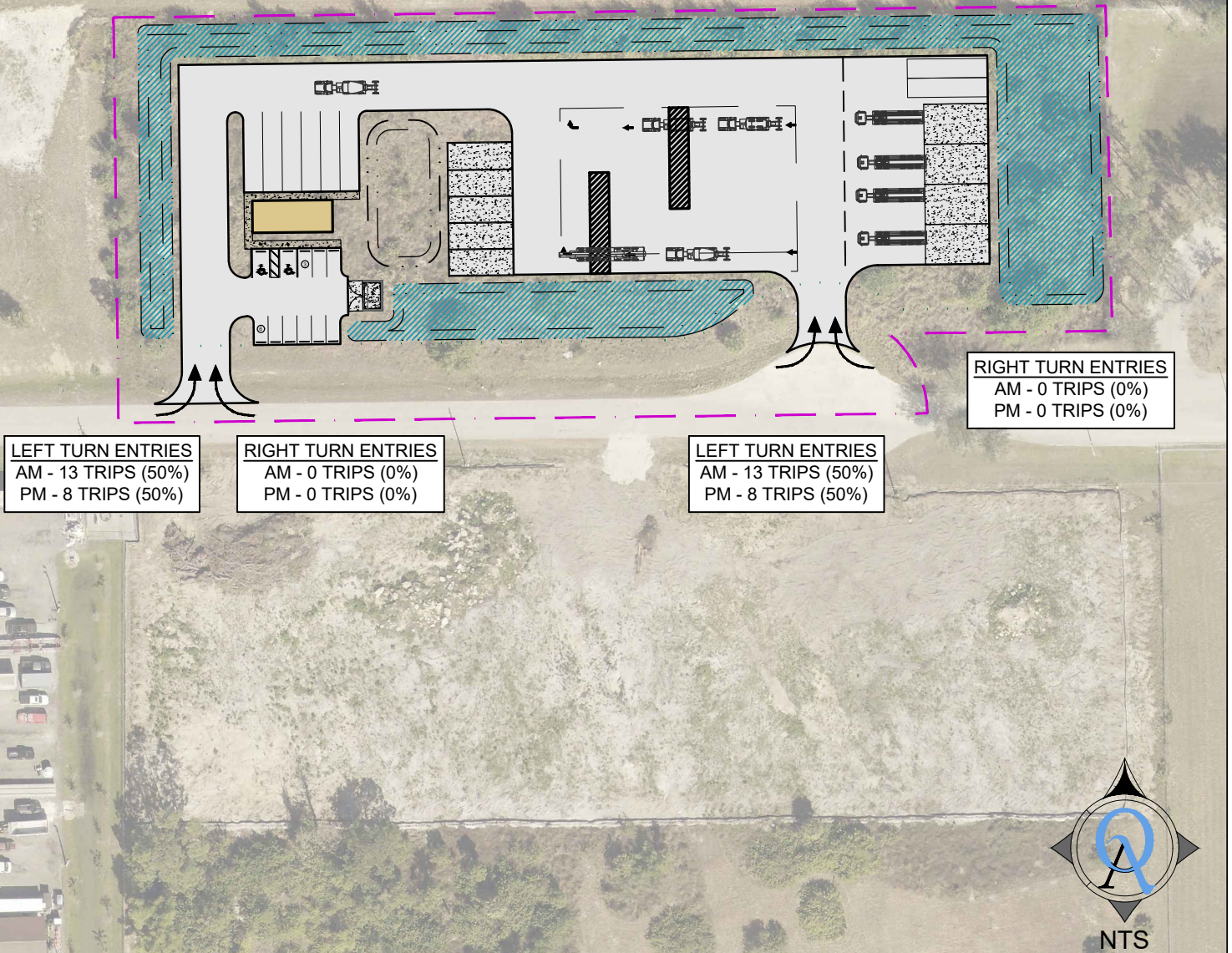




PROPOSED TRIPS

Driveway Volume

7-9 AM Peak Hour Enter	26
7-9 AM Peak Hour Exit	4
7-9 AM Peak Hour Total	30
4-6 PM Peak Hour Enter	16
4-6 PM Peak Hour Exit	25
4-6 PM Peak Hour Total	41



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH MOBILE BATCH PLANT
TIS ENTRIES EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-02
02 OF 03

PROPOSED TRIPS

Driveway Volume

7-9 AM Peak Hour Enter	26
7-9 AM Peak Hour Exit	4
7-9 AM Peak Hour Total	30
4-6 PM Peak Hour Enter	16
4-6 PM Peak Hour Exit	25
4-6 PM Peak Hour Total	41

RIGHT TURN EXITS
AM - 3 TRIPS (80%)
PM - 20 TRIPS (80%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)

RIGHT TURN EXITS
AM - 1 TRIPS (20%)
PM - 5 TRIPS (20%)

LEFT TURN EXITS
AM - 0 TRIPS (0%)
PM - 0 TRIPS (0%)



Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

LEHIGH MOBILE BATCH PLANT
TIS EXITS EXHIBIT
5511 4TH ST W
LEHIGH ACRES, FL 33973

SHEET
T-03
03 OF 03



TRIP GENERATION ANALYSIS



VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
140 - Manufacturing	General Urban/Suburban	Acres	3.45	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	26	4	30
Data Source: Trip Generation Manual, 11th Ed					$T = 4.05(X) + 16.16$	86%	14%	
140(1) - Manufacturing	General Urban/Suburban	Acres	3.45	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	16	25	41
Data Source: Trip Generation Manual, 11th Ed					$T = 3.32(X) + 28.91$	39%	61%	
140(2) - Manufacturing	General Urban/Suburban	Acres	3.45	Weekday	Best Fit (LIN)	94	94	188
Data Source: Trip Generation Manual, 11th Ed					$T = 37.05(X) + 60.72$	50%	50%	



TRIP GENERATION GRAPHS



Land Use: 140

Manufacturing

Description

A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. General light industrial (Land Use 110) and industrial park (Land Use 130) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Minnesota, Missouri, New Jersey, New York, Oregon, Pennsylvania, South Dakota, Texas, Vermont, Washington, and West Virginia.

Source Numbers

177, 179, 184, 241, 357, 384, 418, 443, 583, 598, 611, 728, 747, 875, 879, 940, 969, 1067, 1068, 1082

Manufacturing (140)

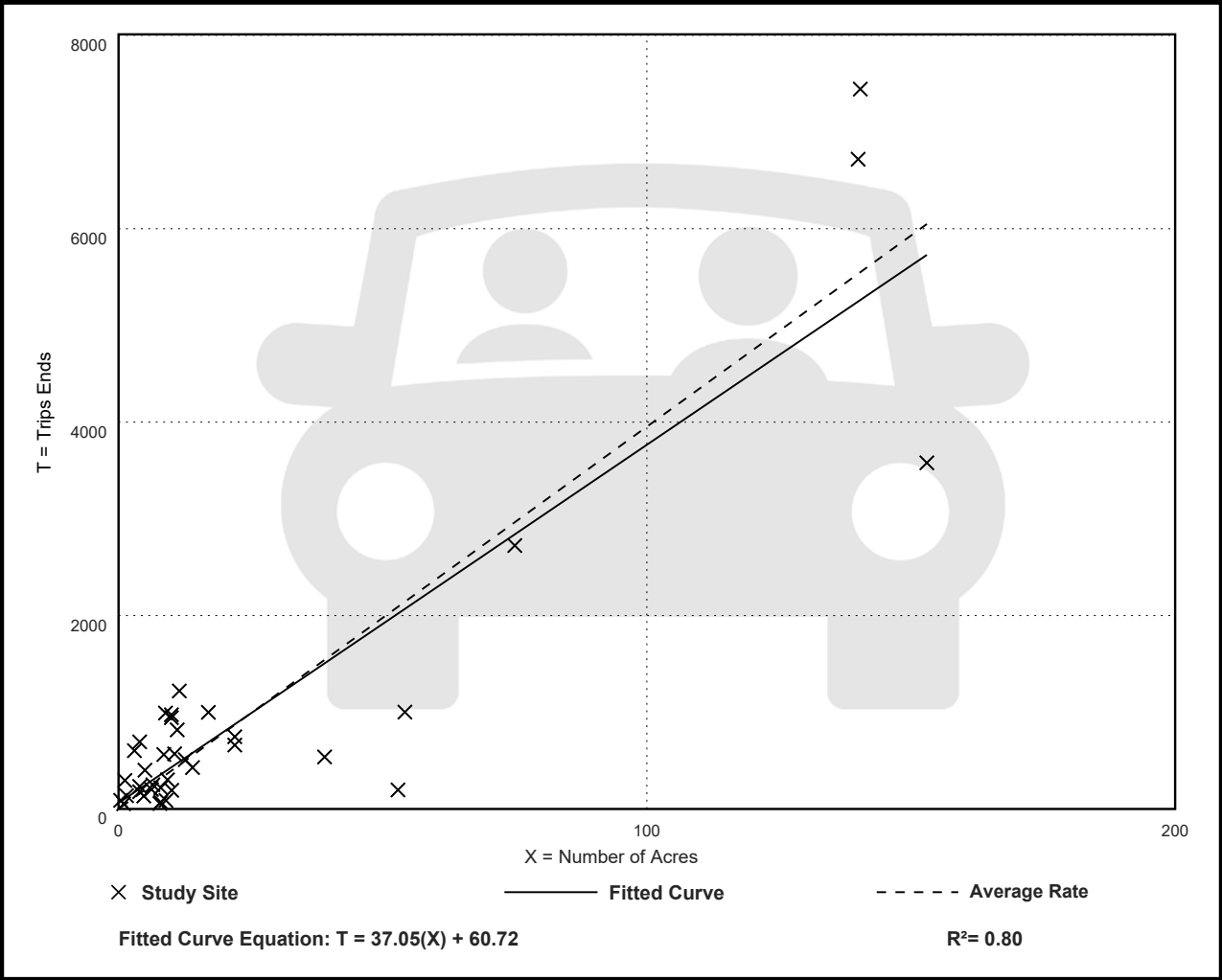
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. Num. of Acres: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
39.53	3.72 - 245.83	27.04

Data Plot and Equation



Manufacturing (140)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

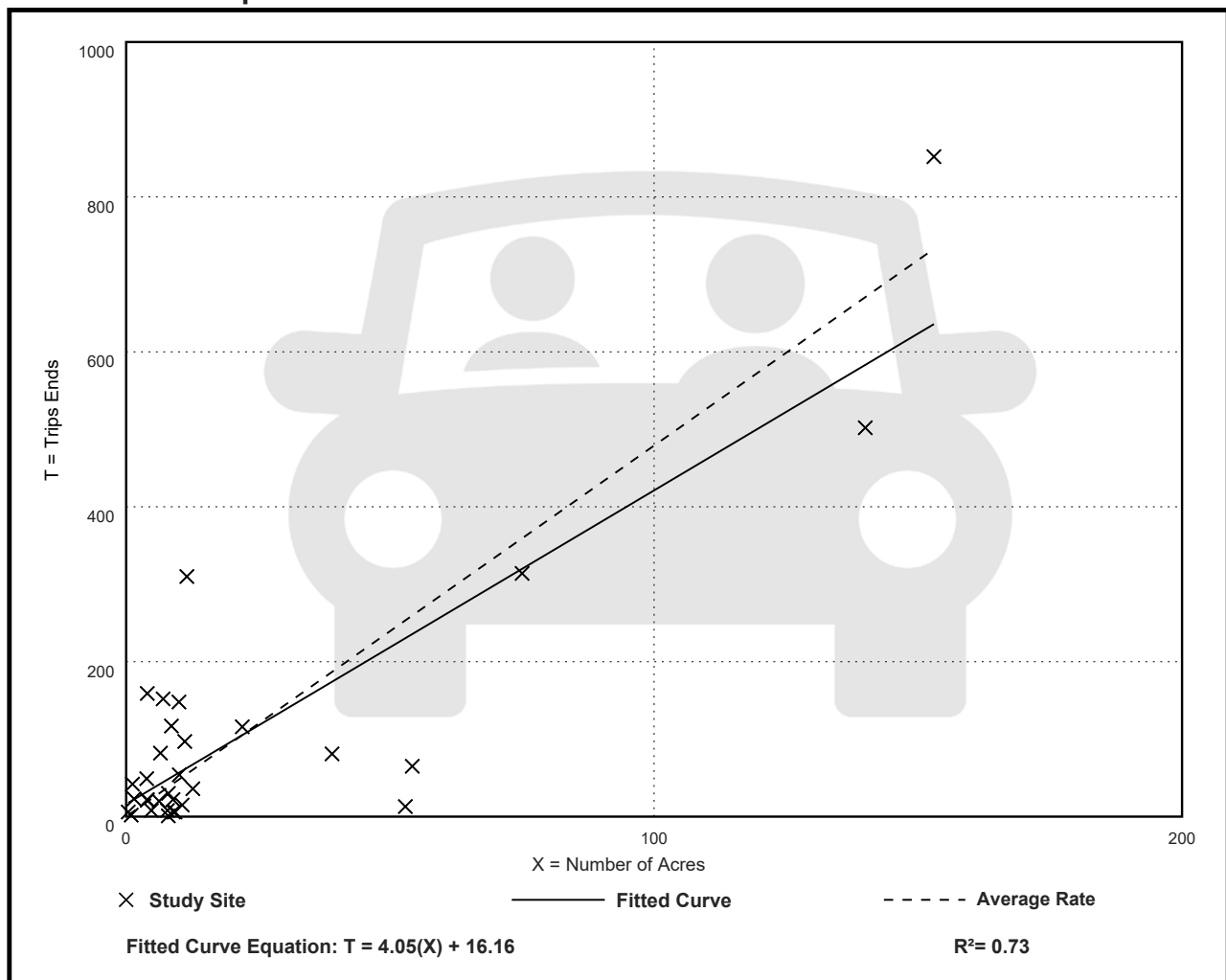
Avg. Num. of Acres: 22

Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
4.79	0.13 - 39.75	5.36

Data Plot and Equation



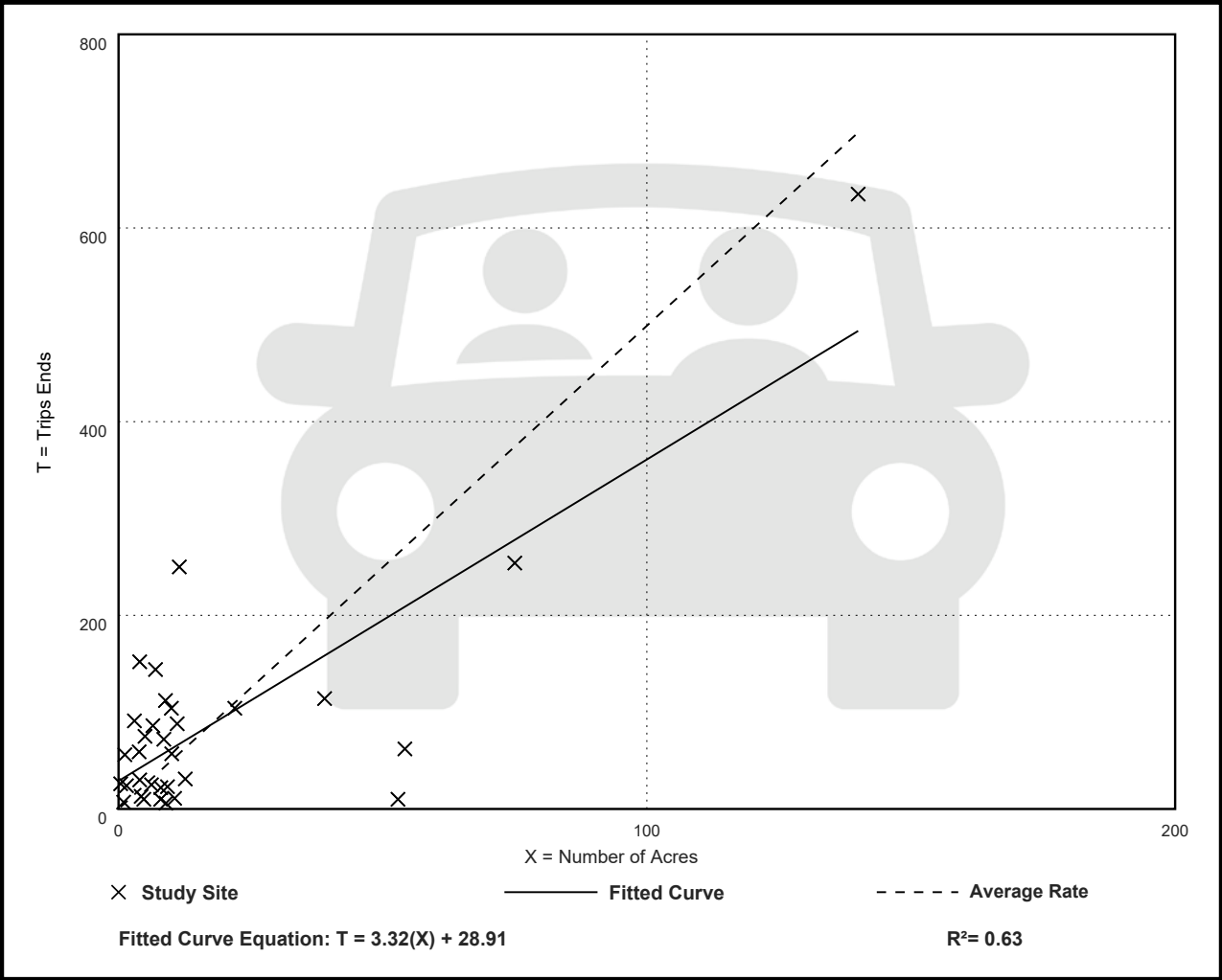
Manufacturing (140)

Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. Num. of Acres: 17
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
4.99	0.19 - 65.00	6.17

Data Plot and Equation





CONCURRENCY & TRAFFIC REPORT



LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83	F	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
31500	US 41 (N TAMiami TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,888	0.99	F	2,148	1.13	
31600	US 41 (N TAMiami TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,186	0.41	B	1,416	0.49	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	927	0.45	A	974	0.48	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,453	0.71	B	1,527	0.75	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,518	0.82	B	2,646	0.86	⁽⁴⁾ ; City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,084	1.00	F	3,241	1.05	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,317	1.08	F	3,486	1.13	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,937	0.73	D	3,087	0.77	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	188	0.22	C	202	0.23	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	299	0.35	C	314	0.37	⁽⁴⁾
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	714	0.83	F	893	1.04	⁽⁴⁾ ; Ibis Landing (a.k.a. Copperhead Glf Comm)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	492	0.57	C	642	0.75	pre-development order res development
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	308	0.34	C	324	0.36	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	308	0.34	C	324	0.36	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	677	0.79	D	714	0.83	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	⁽⁴⁾
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	321	0.21	C	337	0.22	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	518	0.59	B	544	0.62	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	518	0.59	B	544	0.62	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	703	0.39	D	739	0.42	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	425	0.53	B	447	0.56	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	⁽⁴⁾

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

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

County-Maintained Controlled Access Arterial Facility

County-Maintained Expressway

State-Maintained Arterial Roadway - Unincorporated Lee County

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

Affidavit of No Change to Title
Pursuant to Lee County
Land Development Code §34-202(a)(3)a.iii.

Before me, the undersigned authority, after having been duly sworn, personally appeared Odalis Sanchez Bello (the "*Affiant*" herein), who deposes and states as follows:

1. That Affiant is the current owner of the real property located at 5511 4th St. W, Lehigh Acres, Lee County, Florida, also identified by the Lee County Property Appraiser as Strap Number 30-44-26-00-00001.045A, which property is more particularly described in the following instrument:

The Warranty Deed of Good Shepherd Haitian Baptist Church, Inc., a Florida Not-for-Profit Corporation, to Bello Horizon, LLC., a Florida limited liability company, dated April 7th, 2025, and recorded in the Public Records of Lee County, Florida, on April 15, 2025, in Instrument Number 2025000100762(the "*Property*").

2. The Property is insured under the terms of a Title Insurance Policy issued by Alliant National Title Insurance Company., as Policy Number 2862294, issued on or about April 15th, 2025 ("*Title Policy*").
3. The Affiant certifies that subsequent to the issuance of the Title Policy on the Property and through the date herein, that neither he nor anyone acting on of his behalf has executed any type of conveyance, mortgage, deed of trust, easement or encumbrance of any kind on or upon the Property. Additionally, the Affiant states that he has no knowledge of any of the foregoing, other than the matters set forth in the Title Policy.
4. That this Affidavit is made for the purpose of inducing Lee County, Florida, to accept a zoning application for Planned Development DCI2025-00020, which application requires the Affiant, as the owner of the Property, to provide certain title information pursuant to Lee County Land Development Code §34-202(a)(3)a.iii.

[End of provisions.]

Affiant further states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Executed this 5 day of November, 2025.



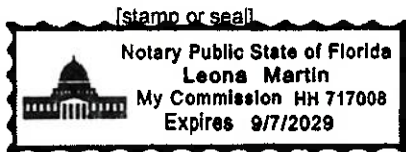
Odalis Sanchez Bello
Affiant

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization on this 5 day of November 2025, by _____ who is personally known to me or who has produced _____ as identification.



Notary Public



Pro Title of Florida, Inc.**6719 Winkler Road, Suite 121****Fort Myers, Florida 33919**

Phone: (239)362-3685

Fax: (888)738-7925

Bello Horizon, LLC, a Florida limited liability company
4634 15th St., SW
Lehigh Acres, Florida 33973

May 6, 2025

Re: Our File Number: 250038

Property Address: 5511 4th St. W, Lehigh Acres, Florida 33971

Enclosed please find the recorded documents and Owner's Title Insurance Policy for the purchase of the subject property; please retain these documents in safe keeping for your records.

Should you have any questions or concerns please do not hesitate to contact our office at any time.

Thank you for using Pro Title of Florida, Inc. as your settlement agent and we look forward to handling any of your title insurance needs in the future.

Respectfully,


Tonia Lucius
Escrow Officer
Pro Title of Florida, Inc.
6719 Winkler Road
Suite 121
Fort Myers, Florida 33919
(239)362-3685



**ALLIANT
NATIONAL**
TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE
(with Florida modifications)

ISSUED BY: **ALLIANT NATIONAL TITLE INSURANCE COMPANY**

POLICY NUMBER: **2862294**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, ALLIANT NATIONAL TITLE INSURANCE COMPANY, a Colorado corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;

- (c) the subdivision of land; or
 - (d) environmental protection
- If a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, **ALLIANT NATIONAL TITLE INSURANCE COMPANY**, has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the company.

Countersigned:
Pro Title of Florida, Inc
6719 Winkler Road, Suite 121, Ft. Myers, FL 33919

BY: _____
Authorized Agent or Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By: _____

President

Attest: _____

Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
- (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
- (2) if the grantee wholly owns the named Insured,
- (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
- (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting

streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter

CONDITIONS (continued)

insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant. (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

CONDITIONS (continued)**12. PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Alliant National Title Insurance Company, P.O. Box 359, Longmont, CO 80502, Attention: Legal Department.

**ALTA OWNER'S POLICY
(WITH FLORIDA MODIFICATIONS)**

**Issued by: ALLIANT NATIONAL TITLE INSURANCE COMPANY
1831 Lefthand Circle, Suite G, Longmont, CO 80501**

SCHEDULE A

File Number: 250038

Policy Number: 2862294

Address Reference: 5511 4th St. W, Lehigh Acres, Florida 33971

Amount of Insurance: \$1,072,500.00 Premium: \$5,256.25

Policy Effective Date: April 15, 2025 At: 02:14 PM

1. Name of Insured: Bello Horizon, LLC, a Florida limited liability company
2. The estate or interest in the Land which is covered by this Policy is: Fee Simple
3. Title to the estate or interest in the land is vested in the Insured by: Bello Horizon, LLC, a Florida limited liability company
4. The land referred to in this Policy is located in Lee County, and described as follows:
A TRACT OR PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING PART OF THAT LAND VACATED IN OFFICIAL RECORD BOOK 2633, PAGE 1695, AND BEING PART OF THAT LAND SHOWN IN PLAT BOOK 15, PAGE 81, OF THE RECORDS OF LEE COUNTY, FLORIDA, WHICH LIES NORTH OF BLOWFISH CANAL, WEST OF AMBERJACK CANAL, SOUTH OF JACK CANAL, AND EAST OF WESTGATE AND LEONARD BOULEVARDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT (POC) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE, N. 00°59'22" W., FOR 100.00 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 30; THENCE LEAVING SAID EAST SECTION LINE, S. 89°30'44" W., FOR 1769.55 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLOWFISH CANAL TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID LEONARD AND WESTGATE BOULEVARDS AND THE POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 15°35'46", AND A CHORD BEARING AND DISTANCE OF N. 08°17'11" W., 529.16 FEET; THENCE, CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR 530.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 00°29'18" W., FOR 230.78 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FEET WIDE EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708 - 4712); THENCE N. 89°30'12" E., FOR 669.00 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE POINT OF BEGINNING (POB) OF THE PARCEL HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING; THENCE N. 00°29'48" W., FOR 252.85 FEET LEAVING SAID CENTERLINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACK CANAL; THENCE N. 89°30'44" E., FOR 618.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE, S. 00°59'22" E.,

FOR 202.76 FEET, LEAVING SAID RIGHT-OF-WAY LINE; THENCE S. 89°30'12" W., FOR 139.28 FEET TO A POINT BEING IN THE EASTERLY LINE OF SAID EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708 - 4712) AND THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS 65.00 FEET, A CENTRAL ANGLE OF 50°17'06", A CHORD BEARING AND DISTANCE OF S. 25°38'21" E., 55.23 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND SAID EASEMENT LINE FOR 57.05 FEET TO THE END OF SAID CURVE; THENCE S. 89°30'12" W., FOR 504.49 FEET, LEAVING SAID EAST LINE AND CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT (60.00 FEET WIDE) TO THE POINT OF BEGINNING.

COUNTERSIGNED:

Agent Name: Pro Title of Florida, Inc.

BY: _____

Tonia Lucius

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By: _____

President

Attest: _____

Secretary

SCHEDULE B- PART I

Policy No.:2862294

File No.:250038

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements not shown by the public records.
3. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. All taxes for the year 2024 and subsequent years, not yet due and payable.
6. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.
7. Restrictive covenants, conditions, easements, stipulations, reservations, associations and other provisions, as contained in instrument recorded in Official Records Book 1976, Page 1466, as amended in Official Records Book 2814, Page 2012, Official Records Book 3036, Page 1128, Official Records Book 3438, Page 2381, under Instr # 2010000306217, of the Public Records of Lee County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Resolution Number 95-08-47 as contained in that certain instrument recorded in Official Records Book 2633, Page 1695, of the Public Records of Lee County, Florida.
9. Easement Agreement as contained in that certain instrument recorded in Official Records Book 3082, Page 1205, of the Public Records of Lee County, Florida.
10. Florida Water Service Corporation Developer Agreement as contained in that certain instrument recorded in Official Records Book 4112, Page 1667, of the Public Records of Lee County, Florida.
11. Reservation of Easement as contained in that certain instrument recorded in Official Records Book 4131, Page 2847, of the Public Records of Lee County, Florida.
12. Grant of Easement as contained in that certain instrument recorded in Official Records Book 4131, Page 2852, of the Public Records of Lee County, Florida.
13. Reservation of Easement as contained in that certain instrument recorded in Official Records Book 4191, Page 4708, of the Public Records of Lee County, Florida.
14. Grant of Drainage Easement as contained in that certain instrument recorded in Official Records Book 4304, Page 2775, of the Public Records of Lee County, Florida.
15. Grant of Water and Sewer Utility Easement as contained in that certain instrument recorded in Official Records Book 4304, Page 2792, of the Public Records of Lee County, Florida.

INSTR# 2025000100762, DocType D, Pages 3, Recorded 4/15/2025 at 2:14 PM, Deputy Clerk WMILLER
Rec Fees: \$27.00 Deed Doc: \$7,507.50 ERECORD

Prepared by and return to:
Tonia Lucius
Pro Title of Florida, Inc.
6719 Winkler Road, Suite 121
Fort Myers, Florida 33919

File Number: 250038
Property Appraisers Parcel Identification (Folio) Number: 551130-44-26-00-00001.045A
Florida Documentary Stamps in the amount of \$7,507.50 have been paid hereon.

Warranty Deed

Made this 17th day of April, 2025 By **Good Shepherd Haitian Baptist Church, Inc., a Florida Not-for-Profit Corporation**, whose post office address is: 332 Delaware Rd., Lehigh Acres, Florida 33971, hereinafter called the grantor, to **Bello Horizon, LLC, a Florida limited liability company**, whose post office address is: 4634 15th St., SW, Lehigh Acres, Florida 33973, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

As Described in Exhibit A Legal Description

Parcel ID Number: 551130-44-26-00-00001.045A

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to the City of Cape Coral Dual Water, irrigation and Sewer Assessments, the balance of which the Grantee(s) hereby agree to assume and pay.

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

To Have and to Hold, the same in fee simple forever.

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, 2024.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and signed and sealed in these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Grace Madden

Witness Printed Name Grace Madden

Witness Mailing Address _____

6719 Winkler Road Suite 121
Ft. Myers, FL 33919

Witness Printed Name Tonia Lucius

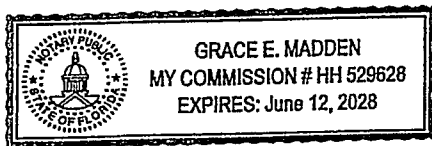
Witness Mailing Address _____

6719 Winkler Road Suite 121
Ft. Myers, FL 33919

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 7th day of April, 2025, by Joseph Selvandieu the President of Good Shepherd Haitian Baptist Church, Inc., a Florida Not-for-Profit Corporation on behalf of said Company, who is personally known to me or who has produced Driver License as identification.



Good Shepherd Haitian Baptist Church, Inc., a Florida Not-for-Profit Corporation

By: Joseph Selvandieu Its President (Seal)

Notary Public
Print Name: Grace Madden

My Commission Expires: 6-12-28

Exhibit "A" Legal Description

A TRACT OR PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING PART OF THAT LAND VACATED IN OFFICIAL RECORD BOOK 2633, PAGE 1695, AND BEING PART OF THAT LAND SHOWN IN PLAT BOOK 15, PAGE 81, OF THE RECORDS OF LEE COUNTY, FLORIDA, WHICH LIES NORTH OF BLOWFISH CANAL, WEST OF AMBERJACK CANAL, SOUTH OF JACK CANAL, AND EAST OF WESTGATE AND LEONARD BOULEVARDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT (POC) AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE, N. 00°59'22" W., FOR 100.00 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 30; THENCE LEAVING SAID EAST SECTION LINE, S. 89°30'44" W., FOR 1769.55 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLOWFISH CANAL TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID LEONARD AND WESTGATE BOULEVARDS AND THE POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 15°35'46", AND A CHORD BEARING AND DISTANCE OF N. 08°17'11" W., 529.16 FEET; THENCE, CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR 530.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 00°29'18" W., FOR 230.78 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FEET WIDE EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708 - 4712); THENCE N. 89°30'12" E., FOR 669.00 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE POINT OF BEGINNING (POB) OF THE PARCEL HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING; THENCE N. 00°29'48" W., FOR 252.85 FEET LEAVING SAID CENTERLINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACK CANAL; THENCE N. 89°30'44" E., FOR 618.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE, S. 00°59'22" E., FOR 202.76 FEET, LEAVING SAID RIGHT-OF-WAY LINE; THENCE S. 89°30'12" W., FOR 139.28 FEET TO A POINT BEING IN THE EASTERLY LINE OF SAID EASEMENT (PARCEL 2, OFFICIAL RECORD BOOK 4191, PAGES 4708 - 4712) AND THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS 65.00 FEET, A CENTRAL ANGLE OF 50°17'06", A CHORD BEARING AND DISTANCE OF S. 25°38'21" E., 55.23 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND SAID EASEMENT LINE FOR 57.05 FEET TO THE END OF SAID CURVE; THENCE S. 89°30'12" W., FOR 504.49 FEET, LEAVING SAID EAST LINE AND CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT (60.00 FEET WIDE) TO THE POINT OF BEGINNING.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



7.5-MINUTE TOPO QUADRANGLE
FLORIDA - CUSTOM EXTENT
7.5-MINUTE TOPO

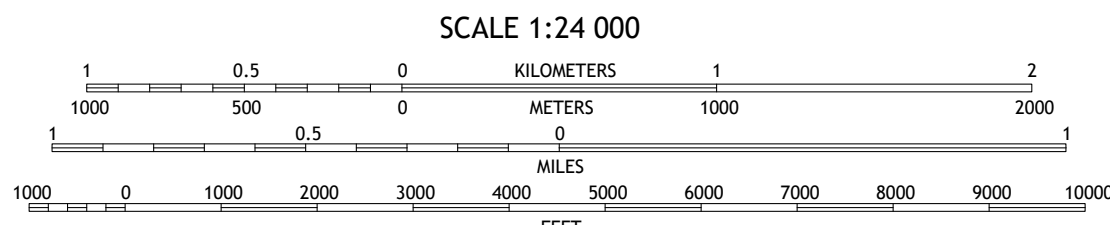
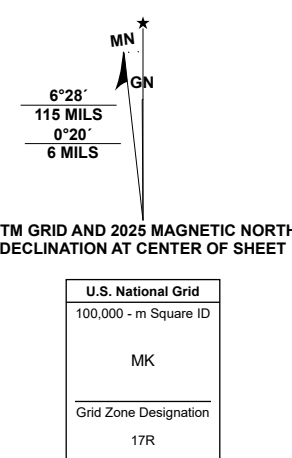


Produced by the United States Geological Survey

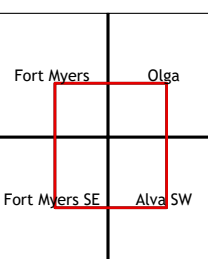
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 17R
Data is provided by The National Map (TNM), is the best available at the time of map
generation, and includes data content from supporting themes of Elevation,
Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover,
and Orthoregistry. Refer to associated Federal Geographic Data Committee (FGDC)
Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale.
Private lands within government reservations may not be shown. Obtain permission
before entering private lands. Temporal changes may have occurred since these data
were collected and some data may no longer represent actual surface conditions.

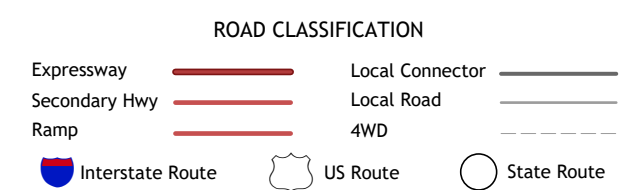
Learn About The National Map: <https://nationalmap.gov>



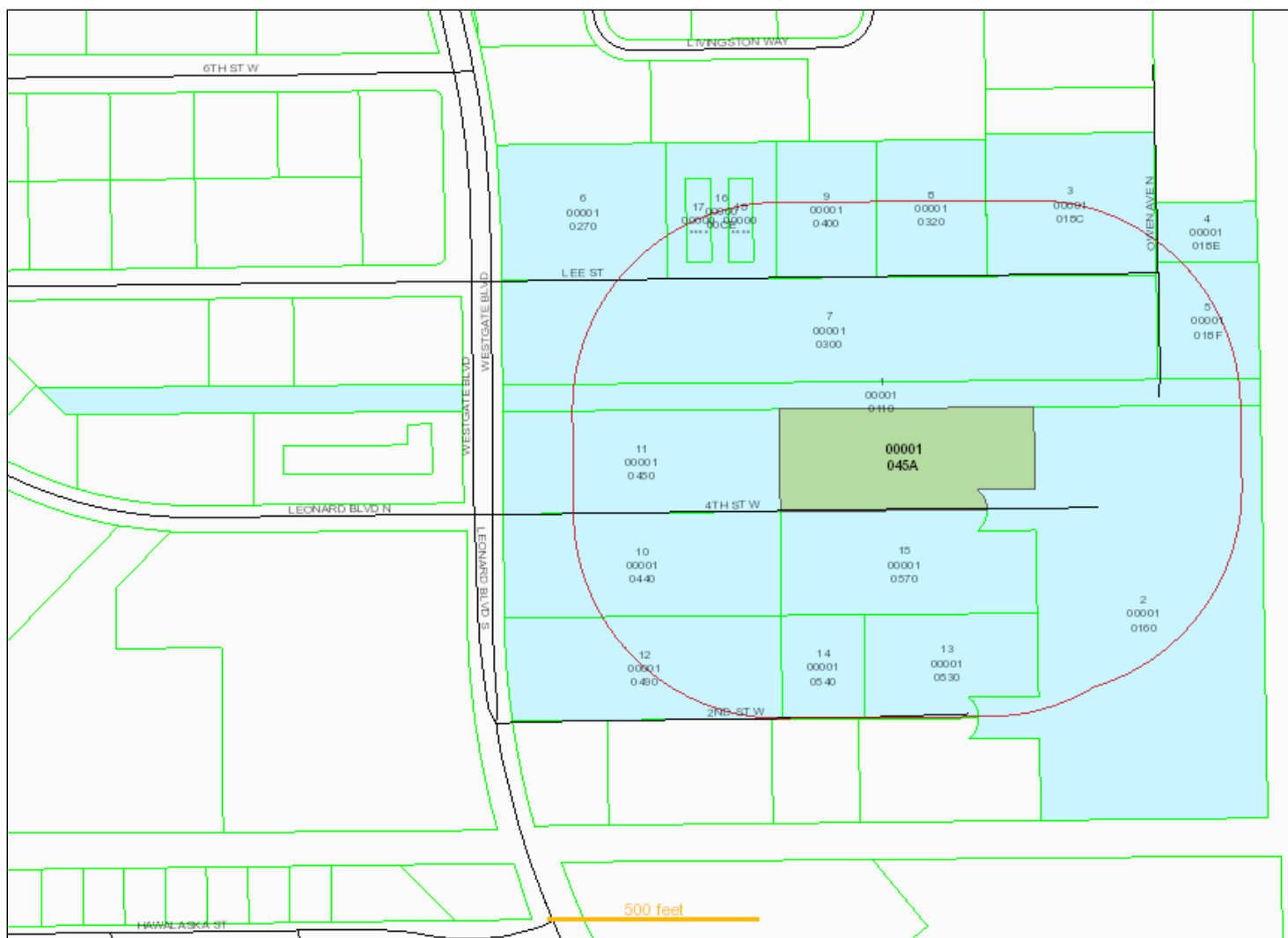
CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS - Medium



ADJOINING QUADRANGLES



7.5-MINUTE TOPO, FL
2025



Date of Report: September 29, 2025

Buffer Distance: feet

Parcels Affected: 28

Subject Parcel: **30-44-26-00-00001.045A**To change, add or remove subject parcels please change the parcel selection in [GeoView](#)
[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LEHIGH ACRES MUNICIPAL SERVICE 601 E COUNTY LN LEHIGH ACRES FL 33936	30-44-26-00-00001.0110 JACK CANAL LEHIGH ACRES FL 33971	PARL LOC IN THE SE 1/4 OF SECT AS DESC IN OR 3209 PG 3917 + OR 3169 PG 2881 AKA JACK CANAL	1
RAMAR LAND CORPORATION ACCOUNTS PAYABLE PO BOX 8000 WILMINGTON OH 45177	30-44-26-00-00001.0160 5500/5510 4TH ST W LEHIGH ACRES FL 33971	VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC OR 4324 PG 3233	2
SENYAH OPEN AIR LLC JAMES HAYNES 4131 5TH AVE SW NAPLES FL 34119	30-44-26-00-00001.018C 5421 LEE ST LEHIGH ACRES FL 33971	VAC R/W CANALS+BLKS LEHIGH EST UNIT 1 PB 15 PG 81 OR3274/3249 AS DESC IN OR 4306 PG 1050	3
MCSHEA CONTRACTING LLC 508 OWEN AVE N LEHIGH ACRES FL 33971	30-44-26-00-00001.018E 504 OWEN AVE N LEHIGH ACRES FL 33971	VAC R/W CANAS + BLKS LEHIGH EST UNIT 1 PB 15 PG 81 AS DESC IN OR 4333 PG 862	4
KNN TRUCKING CORP 1929 SE 9TH TER	30-44-26-00-00001.018F 406 OWEN AVE N	VAC R/W CANAS + BLKS LEHIGH	5

CAPE CORAL FL 33990	LEHIGH ACRES FL 33971	EST UNIT 1 PB 15 PG 81 AS DESC IN OR 4333 PG 856	
MARLIN FORT MYERS LLC BRYAN RUMPF 2857 EXECUTIVE DR CLEARWATER FL 33762	30-44-26-00-00001.0270 5499 LEE ST LEHIGH ACRES FL 33971	PARL LOC IN THE SE 1/4 OF SECT AS DESC IN OR 3627 PG 2353 LESS ELY 773 FT	6
ACRES HOLDING GROUP LLC 281 NE 32ND ST OAKLAND PARK FL 33334	30-44-26-00-00001.0300 5450-5520 LEE ST LEHIGH ACRES FL 33971	SW 1/4 OF SEC DESCR IN COR 3773/4301 PB 15 PG 81	7
INDUSTRIAL DEVELOPMENT CORP LL 13099 S CELEVELAND AVE #410 FORT MYERS FL 33907	30-44-26-00-00001.0320 5441 LEE ST LEHIGH ACRES FL 33971	PARCEL LOC IN SE 1/4 OF SEC AS DESC IN OR 3989 PG 3401 LESS WLY 242 FT AS DESC IN OR 4139 PG 876	8
BIG HORN EQUITY LLC 3602 COLONIAL CT FORT MYERS FL 33913	30-44-26-00-00001.0400 5471-5475 LEE ST LEHIGH ACRES FL 33971	PARCEL LOC IN SE 1/4 OF SEC DESC IN OR 4139 PG 876	9
GOMEZ JOINEIBIS LASTRA + 5530 4TH ST W LEHIGH ACRES FL 33971	30-44-26-00-00001.0440 5530 4TH ST W LEHIGH ACRES FL 33971	VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC IN INST 2005-55283	10
SW TRUCK SERVICES LLC 5530 4TH ST W LEHIGH ACRES FL 33971	30-44-26-00-00001.0450 5521 4TH ST W LEHIGH ACRES FL 33971	VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC IN INST #2008000116474	11
LASTRA JOIBER + 5530 4TH ST W LEHIGH ACRES FL 33971	30-44-26-00-00001.0490 5540 4TH ST W LEHIGH ACRES FL 33971	LEHIGH EST UNIT 1 POR OF VAC R/W CANALS + BLKS DESC IN OR 4347 PG 1505	12
RAMAR LAND CORPORATION 600 GILLAM RD WILMINGTON OH 45177	30-44-26-00-00001.0530 5518 2ND ST W LEHIGH ACRES FL 33971	LEHIGH EST UNIT 1 POR OF VAC R/W CANALS + BLKS AS DESC IN OR 4347 PG 1497	13
LEGACY GROUP OF SWFL LLC 5801 SAINT CHARLES PRADO ORLANDO FL 32822	30-44-26-00-00001.0540 5530 2ND ST W LEHIGH ACRES FL 33971	LEHIGH EST UNIT 1 POR OF VAC R/W CANALS + BLKS AS DESC IN OR 4347 PG 1501	14
PARK RIGHT CORP 2111 SW 149 PASS MIAMI FL 33185	30-44-26-00-00001.0570 5512 4TH ST W LEHIGH ACRES FL 33971	VAC R/W CANALS + BLKS LEHIGH EST UNIT 1 DESC IN OR 4259 PG 440 LESS INST 2005-55283	15
PALM ROYALE 5485 LEE ST #6 LEHIGH ACRES FL 33971	30-44-26-06-00000.00CE PALM ROYALE C/E LEHIGH ACRES FL 33971	PARCEL IN SE 1/4 E OF WESTGATE BLVD AS DESC IN OR 4347/2733 + OR 4727/227 COMMON ELEMETS	16
JAN WONG LLC 305 GREENWOOD AVENUE LEHIGH ACRES FL 33936	30-44-26-06-00000.0001 5485 LEE ST #1 LEHIGH ACRES FL 33971	PALM ROYALE OR 4347 PG 2708 PH 1 UNIT 1	17
ARM WITHHOLDINGS LLC 205 JEFFERSON AVE W IMMOKALEE FL 34142	30-44-26-06-00000.0002 5485 LEE ST #2 LEHIGH ACRES FL 33971	PALM ROYALE OR 4347 PG 2708 PH 1 UNIT 2	17
QSK LLC 857 SW 18TH TERR CAPE CORAL FL 33991	30-44-26-06-00000.0003 5485 LEE ST #3 LEHIGH ACRES FL 33971	PALM ROYALE OR 4347 PG 2708 PH 1 UNIT 3	17
DRIVER JANET & SEAN 704 NW 33RD AVE CAPE CORAL FL 33993	30-44-26-06-00000.0004 5485 LEE ST #4 LEHIGH ACRES FL 33971	PALM ROYALE OR 4347 PG 2708 PH 1 UNIT 4	17
J R ROST ASSOCIATES INC 418 LINCOLN AVE LEHIGH ACRES FL 33972	30-44-26-06-00000.0005 5485 LEE ST #5 LEHIGH ACRES FL 33971	PALM ROYALE OR 4347 PG 2708 PH 1 UNIT 5	17
WILLIAMS GARY R 5485 LEE ST # 6	30-44-26-06-00000.0006 5485 LEE ST #6	PALM ROYALE OR 4347 PG 2708	17

LEHIGH ACRES FL 33971	LEHIGH ACRES FL 33971	PH 1 UNIT 6	
FARAH BROTHERS INC	30-44-26-06-00000.0007	PALM ROYALE	18
5483 LEE ST # 7	5483 LEE ST #7	OR 4727 PG 227	
LEHIGH ACRES FL 33971	LEHIGH ACRES FL 33971	PH 2 UNIT 7	
FARAH BROTHERS INC	30-44-26-06-00000.0008	PALM ROYALE	18
5483 LEE ST #7	5483 LEE ST #8	OR 4727 PG 227	
LEHIGH ACRES FL 33971	LEHIGH ACRES FL 33971	PH 2 UNIT 8	
QSK LLC	30-44-26-06-00000.0009	PALM ROYALE	18
857 SW 18TH TER	5483 LEE ST #9	OR 4727 PG 227	
CAPE CORAL FL 33991	LEHIGH ACRES FL 33971	PH 2 UNIT 9	
TUMALO SERIES J LLC	30-44-26-06-00000.0010	PALM ROYALE	18
5243 SW 28TH PL	5483 LEE ST #10	OR 4727 PG 227	
CAPE CORAL FL 33914	LEHIGH ACRES FL 33971	PH 2 UNIT 10	
BRIGHT STAR ELECTRIC LLC	30-44-26-06-00000.0011	PALM ROYALE	18
818 ADELINE AVENUE	5483 LEE ST #11	OR 4727 PG 227	
LEHIGH ACRES FL 33971	LEHIGH ACRES FL 33971	PH 2 UNIT 11	
EXPRESSLO LLC	30-44-26-06-00000.0012	PALM ROYALE	18
5483 LEE ST #12	5483 LEE ST #12	OR 4727 PG 227	
LEHIGH ACRES FL 33971	LEHIGH ACRES FL 33971	PH 2 UNIT 12	

LEHIGH ACRES MUNICIPAL SERVICE
601 E COUNTY LN
LEHIGH ACRES FL 33936

SENYAH OPEN AIR LLC
JAMES HAYNES
4131 5TH AVE SW
NAPLES FL 34119

KNN TRUCKING CORP
1929 SE 9TH TER
CAPE CORAL FL 33990

ACRES HOLDING GROUP LLC
281 NE 32ND ST
OAKLAND PARK FL 33334

BIG HORN EQUITY LLC
3602 COLONIAL CT
FORT MYERS FL 33913

SW TRUCK SERVICES LLC
5530 4TH ST W
LEHIGH ACRES FL 33971

RAMAR LAND CORPORATION
600 GILLAM RD
WILMINGTON OH 45177

PARK RIGHT CORP
2111 SW 149 PASS
MIAMI FL 33185

JAN WONG LLC
305 GREENWOOD AVENUE
LEHIGH ACRES FL 33936

QSK LLC
857 SW 18TH TERR
CAPE CORAL FL 33991

RAMAR LAND CORPORATION
ACCOUNTS PAYABLE
PO BOX 8000
WILMINGTON OH 45177

MCSHEA CONTRACTING LLC
508 OWEN AVE N
LEHIGH ACRES FL 33971

MARLIN FORT MYERS LLC
BRYAN RUMPF
2857 EXECUTIVE DR
CLEARWATER FL 33762

INDUSTRIAL DEVELOPMENT CORP LL
13099 S CELEVELAND AVE #410
FORT MYERS FL 33907

GOMEZ JOINEIBIS LASTRA +
5530 4TH ST W
LEHIGH ACRES FL 33971

LASTRA JOIBER +
5530 4TH ST W
LEHIGH ACRES FL 33971

LEGACY GROUP OF SWFL LLC
5801 SAINT CHARLES PRADO
ORLANDO FL 32822

PALM ROYALE
5485 LEE ST #6
LEHIGH ACRES FL 33971

ARM WITHHOLDINGS LLC
205 JEFFERSON AVE W
IMMOKALEE FL 34142

DRIVER JANET & SEAN
704 NW 33RD AVE
CAPE CORAL FL 33993

J R ROST ASSOCIATES INC
418 LINCOLN AVE
LEHIGH ACRES FL 33972

WILLIAMS GARY R
5485 LEE ST # 6
LEHIGH ACRES FL 33971

FARAH BROTHERS INC
5483 LEE ST # 7
LEHIGH ACRES FL 33971

FARAH BROTHERS INC
5483 LEE ST #7
LEHIGH ACRES FL 33971

QSK LLC
857 SW 18TH TER
CAPE CORAL FL 33991

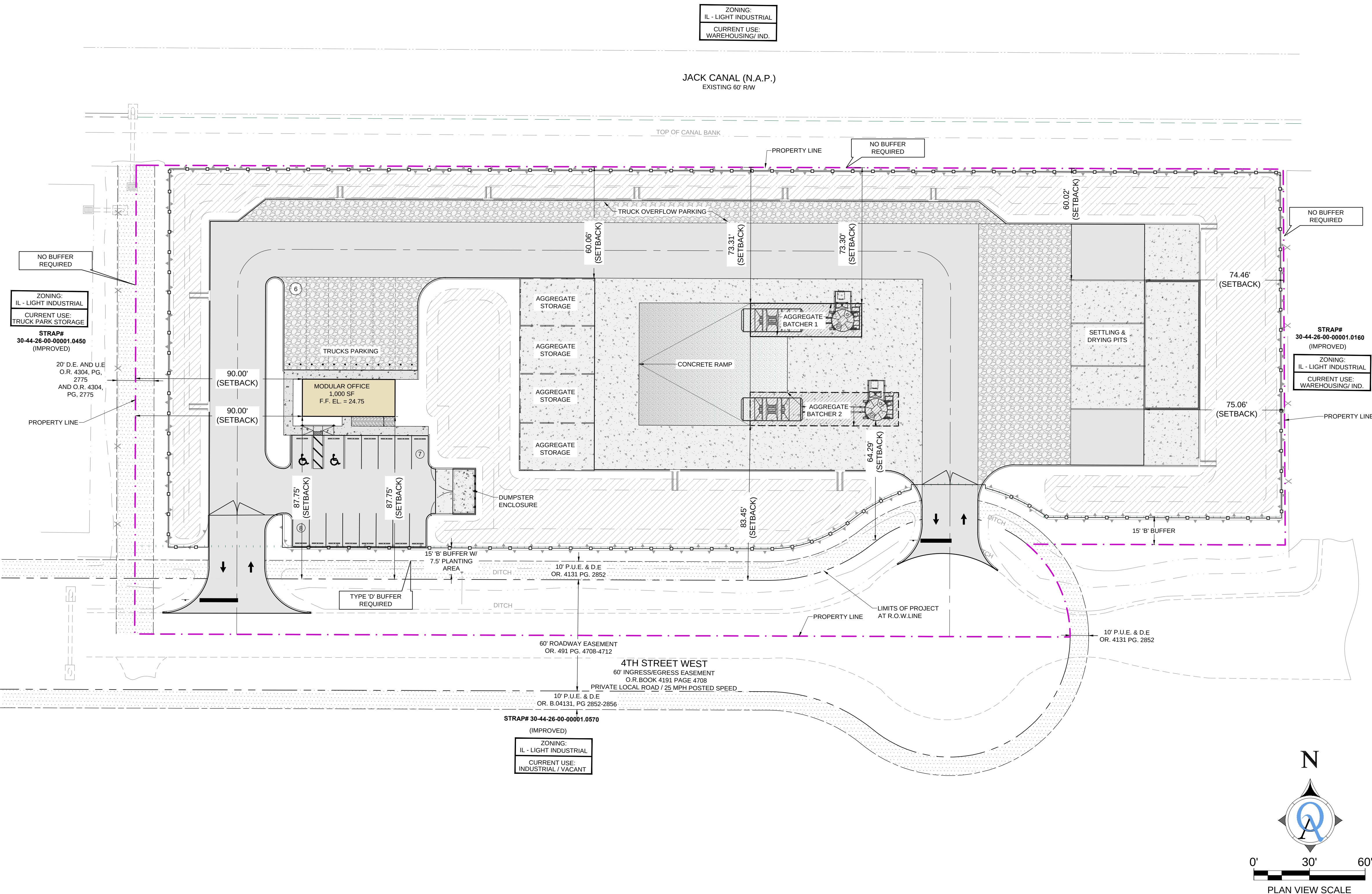
TUMALO SERIES J LLC
5243 SW 28TH PL
CAPE CORAL FL 33914

BRIGHT STAR ELECTRIC LLC
818 ADELINE AVENUE
LEHIGH ACRES FL 33971

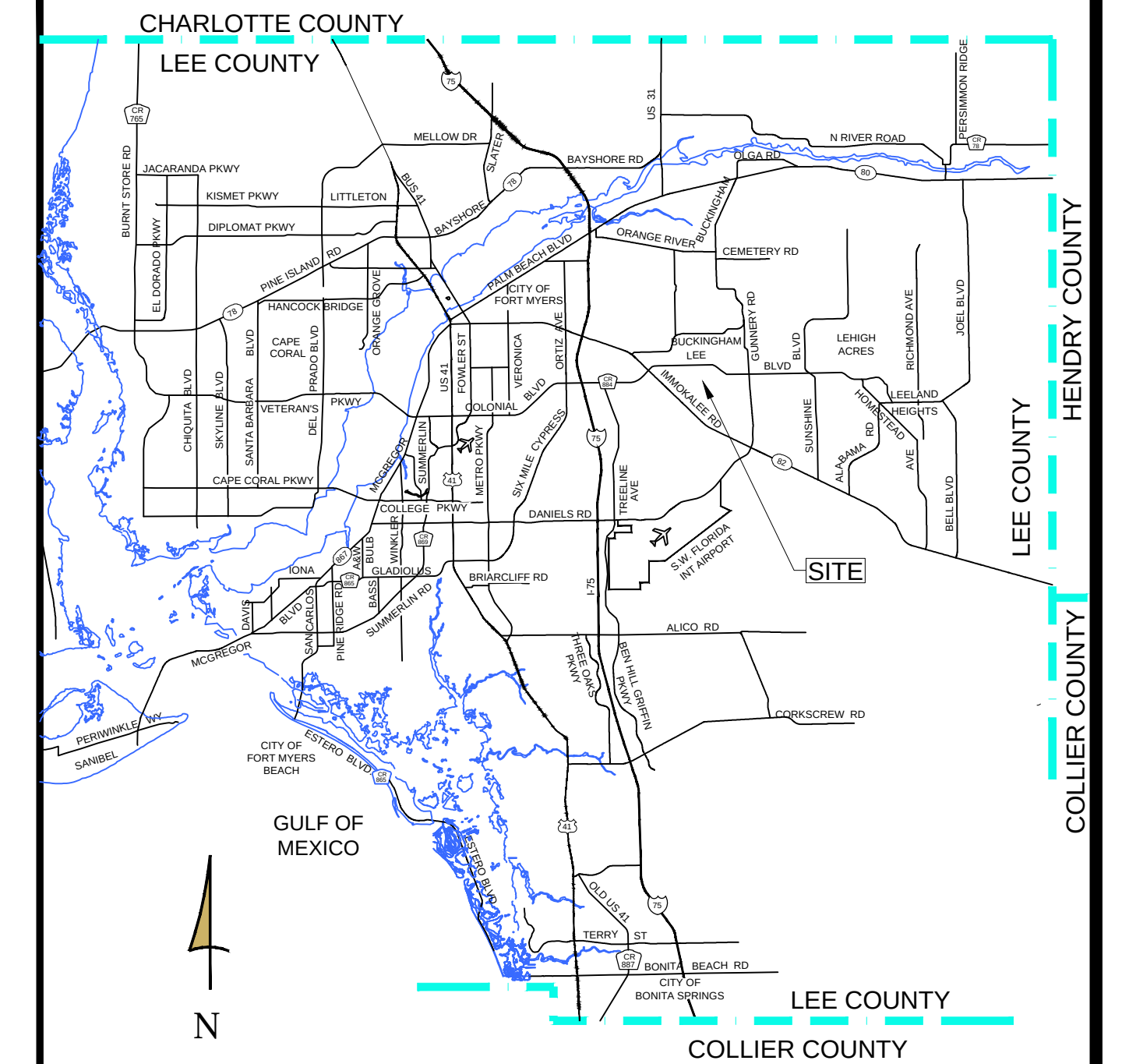
EXPRESSLO LLC
5483 LEE ST #12
LEHIGH ACRES FL 33971

LEHIGH ACRES BATCH PLANT

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
IL TO IPD

STRAP #'s
30-44-26-00-00001.045A

PROJECT ACREAGE
3.45 ACRES (150,282 SF)

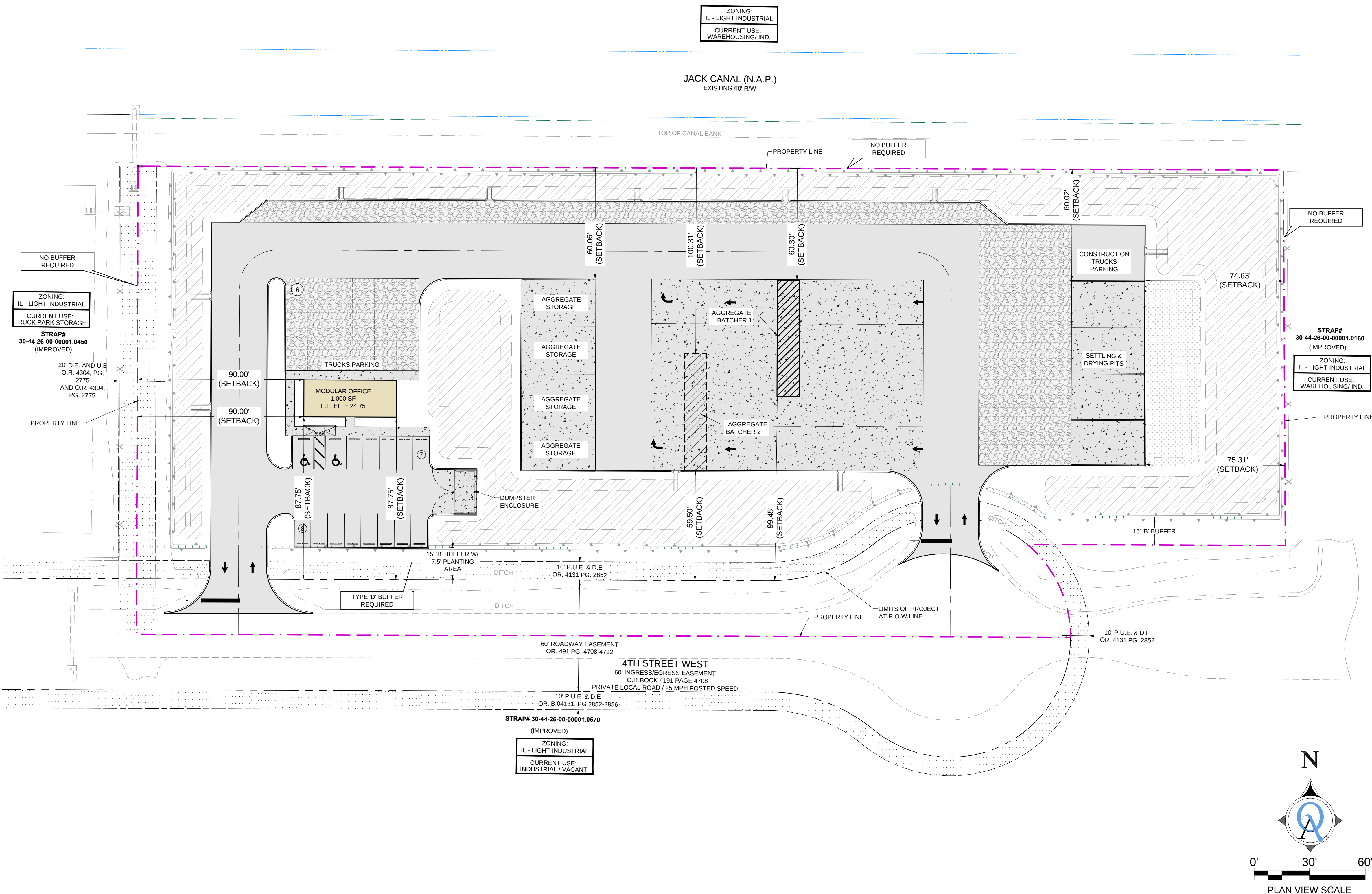
PROJECT INTENSITY
TOTAL MAX. BUILDING FLOOR AREA = 35,000 SF.
BUILDING HEIGHT 35' .
(HEIGHT IN EXCESS OF 35' MUST MAINTAIN ADDITIONAL BUILDING SETBACKS AND SEPARATIONS PER LDC SECTIONS 34-2174(a).

OPEN SPACE
MINIMUM 10% = 0.34 ACRES (14,810 SF.)

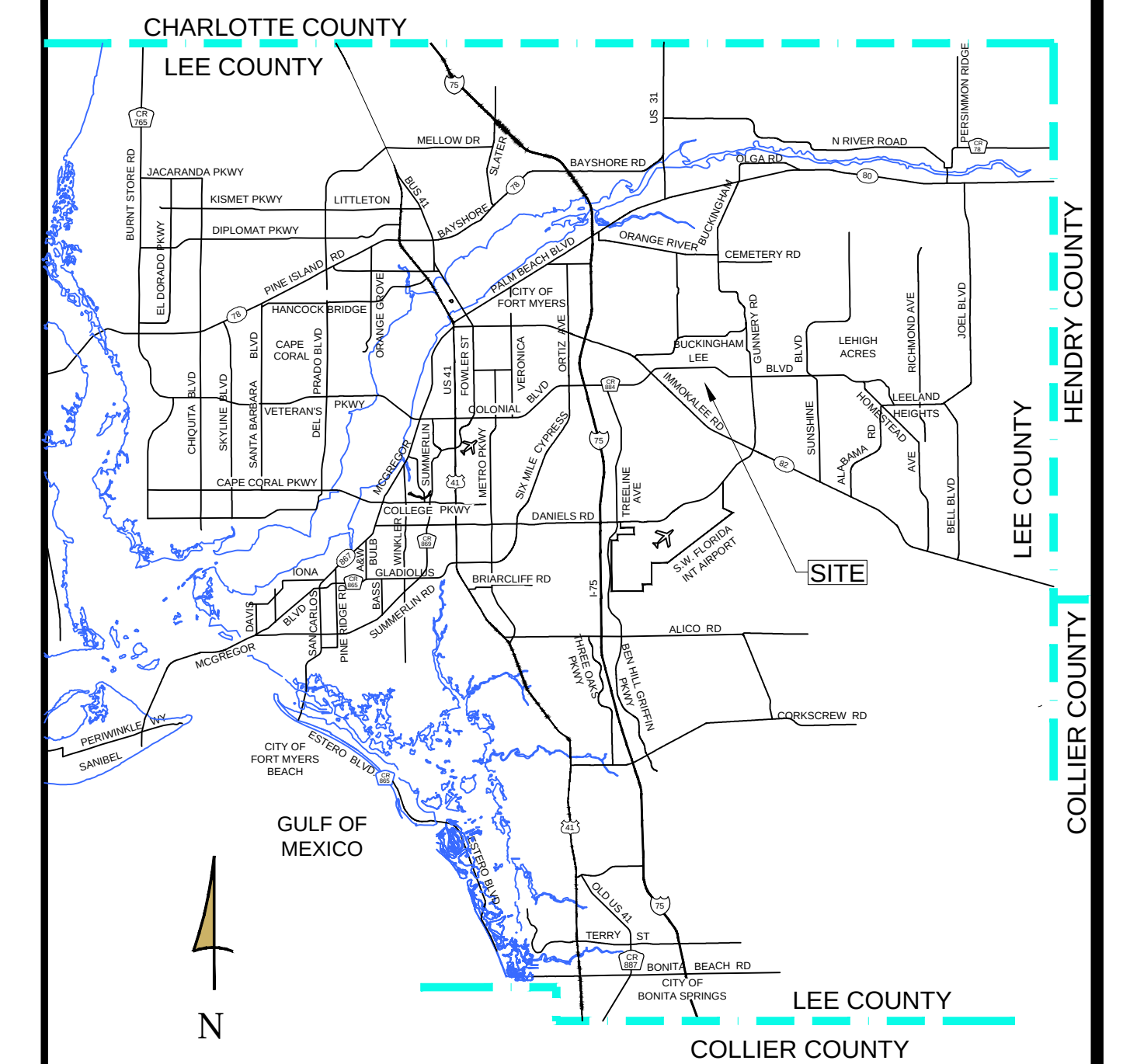
PARKING CALCULATION
LDC 34-2020 (b) MIN. REQUIRED = 1.25 SPACES PER 1,000 SF
PROJECT REQUIRED: 3 PARKING SPACES
PROJECT PROVIDED: 15 PARKING SPACES
INCLUDING 2 ADA SPACES

NO DEVIATIONS REQUESTED

LOCATED IN SECTION 30, TOWNSHIP 44-S, RANGE 26-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP

PROJECT SUMMARY:

ZONING/REZONING
IL TO IPD

STRAP #'s
30-44-26-00-00001.045A

PROJECT ACREAGE
3.45 ACRES (150,282 SF)

PROJECT INTENSITY
BUILDING HEIGHT 35' .
(HEIGHT IN EXCESS OF 35' MUST MAINTAIN ADDITIONAL
BUILDING SETBACKS AND SEPARATIONS PER LDC SECTIONS
34-2174(a).

OPEN SPACE
MINIMUM 10% = 0.34 ACRES (14,810 SF.)

PARKING CALCULATION

LDC 34-2020 (b) MIN. REQUIRED = 1.25 SPACES PER 1,000 SF

PROJECT REQUIRED: 3 PARKING SPACES

PROJECT PROVIDED: 15 PARKING SPACES

INCLUDING 2 ADA SPACES