



November 21, 2025

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

**RE: REZ2025-00012
16400 Old US 41**

Dear Ms. Schroeder,

Enclosed please find responses to your review comments letter dated November 13, 2025. The revised Request Narrative and Compliance Statement is included with this cover letter.

Lee Tran Review Comments

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

RESPONSE: So noted.

Zoning Review Comments

1. In addition to the comment from Planning, please provide an analysis from Lee Plan Policy 6.1.1 establishing how the use "Convenience Food and Beverage Store", which is not generally permitted in the Light Industrial (IL) District but is permitted in the Intensive Commercial (CI) District pursuant to LDC Section 34-844, will not impact the adjacent land uses and surrounding areas should the site be developed for this use.

RESPONSE: Please see revised Project Narrative, which provides an analysis on impact on adjacent land uses and surrounding areas of the CI uses. Generally, CI uses are less intensive and therefore compatible with light industrial uses.

The allowance for convenience food and beverage and other service/retail type uses permitted in the CI district will be complimentary to the surrounding industrially zoned lands by providing nearby good and services to the employment base. By way of example the Industrial Planned Development (IPD) zoning district permits convenience food and beverage as an allowable use in the context of an industrial development. Convenience food and beverage also is subject to supplementary development standards to ensure external compatibility per LDC Sec. 34-1353.

2. Please let staff know if a meeting would like to be requested to discuss the comments provided in this insufficiency letter.

RESPONSE: So noted; we will reach out to you Lee County staff if any additional clarification is needed.

Planning Review Comments

1. The application request is to rezone the subject property to support a commercial development. Numbers 1, 4, 5, 6, and 7 apply to rezone requests, including conventional rezones. Respond to each criterion, detailing how the project supports the corresponding criteria.

RESPONSE: Please see revised Project Narrative, which has been revised to address compliance with Lee Plan Policies 6.1.1 and provide responses to criterion 1-7.

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

Sincerely,

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

Carol Zepeda
Project Manager
Orlando, FL



16400 Old US 41 Rezone

Request Narrative & Compliance Statement

REVISED October 2025

I. Request

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

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

II. Existing Conditions & Property History

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

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

Table 1: Inventory of Surrounding Lands

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

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

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

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

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

IV. Rezoning Justification

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

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

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

Rezoning the property from Agricultural (AG-2) to Intensive Commercial (CI), aligns well with the applicant’s neighboring property located at 16420 Old US 41, thereby creating a larger site suitable for substantial commercial and industrial development. Its strategic location off the Alico Road industrial corridor near the airport enhances its appeal for such uses.

For these reasons, the proposed rezoning aims to position the property for a wider range of uses that support the community with minimal impact on nearby residences, while also ensuring consistency with the Lee Plan, as outlined below.

V. Decision-Making Compliance

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

a) Complies with the Lee Plan;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. Lee Plan Compliance

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

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

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

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

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities.

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

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

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

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

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

STANDARD 4.1.1 & 4.1.2: WATER & SEWER

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

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

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

1. Traffic and access impacts (rezoning and development orders)

The CI zoning district does not support heavy industrial uses that would create significant industrial traffic. Future development within this designation will be required to demonstrate consistency with County access and traffic circulation standards to ensure compatibility with surrounding land uses. Traffic and access considerations will be further evaluated during the local development order review. Based on the current proposal, access has been reviewed and a Traffic Impact Study is not required.

2. Landscaping and detailed site planning (development orders);

Landscape plans and the detailed site plan will be provided at the Development Order stage. The site will be required to demonstrate full compliance with all applicable standards in the Lee County Land Development Code.

3. Screening and buffering (Planned Development rezoning and development orders);

Landscape plans and the detailed site plan, including required screening and buffering, will be submitted at the Development Order stage. The project will demonstrate full compliance with all applicable standards in the Lee County Land Development Code.

4. Availability and adequacy of services and facilities (rezoning and development orders);

Public services and facilities are available and adequate to support development of the site. The presence of existing infrastructure and urban level services minimizes the need for costly extensions and helps prevent inefficient use of outlying areas or areas located closer to residential uses. Availability and capacity will be further reviewed at time of Development Order.

5. Impact on adjacent land uses and surrounding neighborhoods

The CI district is less intensive and is compatible with the adjacent IG and IL zoning districts. The proposed rezoning will establish a zoning category that better reflects existing land use patterns than AG-2, and is complimentary to the surrounding industrial and commercial zoning districts, as well as the intent of the the Urban Community future land use. While logical considering the adjacent IL zoning district, the IL zoning cannot be proposed due to consistency with Lee Plan Policy 7.1.2. However, the CI district allows a broad mix of commercial, transportation, and warehouse uses that align with the surrounding development pattern and support consistency with the Lee Plan.

Moreover, the allowance for convenience food and beverage and other service/retail type uses that are permitted in the CI zoning district, will be complimentary to the surrounding industrially-zoned lands by providing nearby goods and services to the employment base. By way of example the Industrial Planned Development (IPD) zoning district permits convenience food and beverage as an allowable use in the context of an industrial development. Convenience food and beverage also is subject to supplementary development standards to ensure external compatibility per LDC Sec. 34-1353.

6. Proximity to other similar centers (rezoning);

Adjacent properties to the south and west are already developed with uses that are similar to or consistent with those permitted within the CI district. These include office uses, light industrial operations, mini warehouse facilities, auto repair and auto sales establishments, retail sales, restaurants, golf cart dealerships, and self-storage. The presence of these existing commercial and light industrial activities demonstrates that the area already functions with a mix of commercial and industrial uses. The proposed CI zoning aligns with this established pattern and reinforces a cohesive concentration of compatible uses. This proximity to similar centers supports an orderly development pattern and ensures that the site contributes to, rather than conflicts with, the surrounding land use framework.

7. Environmental considerations (rezoning and development orders).

This request is not expected to adversely affect environmentally sensitive areas or natural resources given the historical disturbance of the property and its infill character. Additional environmental review and analysis will be conducted at the time of a future development order to ensure full compliance with applicable standards.

POLICY 6.1.3: POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds, must be rezoned to a Planned Development except if located within the Mixed-Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid

negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use.

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

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

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

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

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

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

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

POLICY 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development in these future land use categories requiring rezoning and meeting DCI

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

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

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

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

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

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

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

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

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

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

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

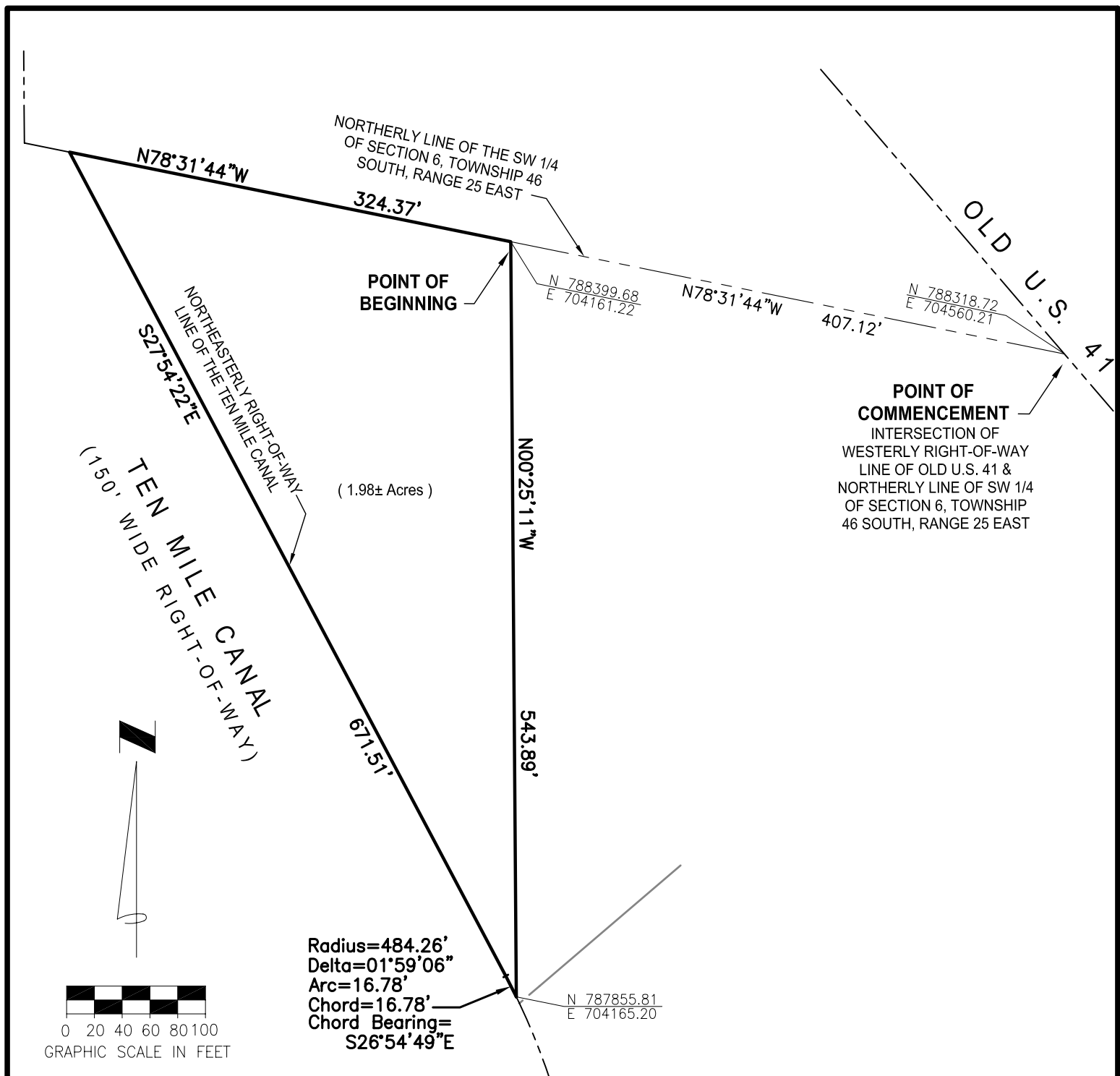
The site design will ensure pretreatment of stormwater prior to discharge in accordance with state regulations. An Environmental Resource Permit (ERP) from the SFWMD will be required prior to site construction activities. Additionally, the DO application will provide drainage calculations and information to ensure consistency with the above policy.

VII. Conclusion

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

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

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



THIS IS NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES & SURVEYOR'S CERTIFICATION.



J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027

2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone: (239) 277-7821

PROJECT

SKETCH & LEGAL DESCRIPTION

'16400 OLD U.S. 41 - FORT MYERS'

PART OF THE SW 1/4 OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST

CLIENT

HALEY WARD, INC.

13041 McGREGOR BLVD
FORT MYERS, FL 33919
PHONE: (239) 418-1331

SCALE

1"=100'

DATE

JUNE 18, 2021

FILENAME

16400OldUS41_s&l.dwg

PROJECT NO.

20-143.1

DRAWN BY
JHM

CHECKED BY
JHM

SHEET 1 OF 2

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF THE TEN MILE CANAL, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A 3" X 3" CONCRETE MONUMENT, MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD U.S. 41 AND THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 6, RUN N78°31'44"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 407.12 FEET TO A 4" X 4" CONCRETE MONUMENT AND THE **POINT OF BEGINNING**; THENCE CONTINUE N78°31'44"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 324.37 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEN MILE CANAL (150-FOOT WIDE); THENCE RUN S27°54'22"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 671.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 484.26 FEET, A CENTRAL ANGLE OF 01°59'06", AN ARC DISTANCE OF 16.78 FEET, A CHORD DISTANCE OF 16.78 FEET AND A CHORD BEARING OF S26°54'49"E; THENCE RUN N00°25'11"W, A DISTANCE OF 543.89 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.98 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS N78°31'44"W.
2. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES, WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

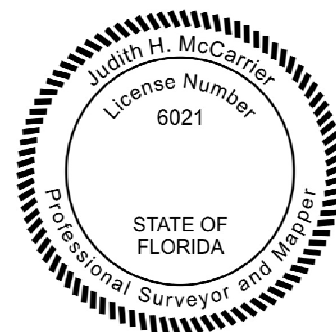
PREPARED BY:

*Judith H McCarrier, PSM
License No. 6021
State of Florida*

2025.07.03

15:06:50 -04'00'

JUDITH H. MCCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

**THIS IS NOT A BOUNDARY SURVEY**

SEE SHEET 1 OF 2 FOR SKETCH.

 J H McCARRIER LAND SURVEYING, INC. Licensed Business No. 7027	PROJECT SKETCH & LEGAL DESCRIPTION '16400 OLD U.S. 41 - FORT MYERS' PART OF THE SW 1/4 OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST				
	CLIENT HALEY WARD, INC. 13041 McGREGOR BLVD FORT MYERS, FL 33919 PHONE: (239) 418-1331	SCALE	N.A.	DATE	JUNE 18, 2021
		FILENAME		PROJECT NO.	
		16400OldUS41_s&l.dwg		20-143.1	
2460 SUNRISE BOULEVARD FORT MYERS, FLORIDA 33907 Phone: (239) 277-7821	DRAWN BY		CHECKED BY	SHEET 2 OF 2	
		JHM		JHM	