

M E M O R A N D U M
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: November 20, 2025

TO: Board of County Commissioners **FROM:** Amanda L. Rivera
Lee County Deputy Hearing Examiner

RE: EAST FORK CREEK FARM
Hearing Examiner Decision

Deputy Hearing Examiner Amanda L. Rivera has rendered a Decision on the following zoning request:

EAST FORK CREEK FARM

SEZ2025-00001

HEARD: October 10, 2025

Record Closed: October 24, 2025

A copy of the Decision is attached for ready reference.

cc: Anthony Rodriguez / Zoning Section
Khalil Muhammad / Zoning Section
Warren Baucom / Economic Development
Phil Gillogly / Natural Resources
Brienne Cherry / Community Development
Applicant(s) & Representative(s)
Other Interested Parties

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER DECISION

SPECIAL EXCEPTION: SEZ2025-00001

Regarding: EAST FORK CREEK FARM

Location: 6901 Hendry Creek Drive
San Carlos Planning Community
(District 3)

Hearing Date: August 21, 2025 (Not Heard)

Continued Date: October 10, 2025 (Heard)

Record Closed: **October 24, 2025**

I. Request

Special Exception in the Agricultural (AG-2) zoning district pursuant to LDC §34-653 and §34-1264(a)(2) to allow indoor/outdoor consumption on premises (13CT, 2COP, or 4COP license), in conjunction with limited Food and Beverage Service accessory to Agritourism activity within 500 feet of a dwelling unit under separate ownership.

II. Hearing Examiner Decision

Approval, subject to conditions set forth in Section V.

III. Discussion

Applicant seeks a Special Exception in the Agricultural (AG-2) zoning district to allow consumption on premises (COP) of beer/wine/liquor within 500 feet of a residence.¹ The 9.87± acre property is located on Hendry Creek Drive, west of US 41. Consumption of alcoholic beverages will be available during catered events on the property with food and beverage service.

East Fork Creek Farm hosts Agritourism activities including aquaponics/hydroponic farming, a greenhouse, apiary, and livestock including chickens and goats.² The Farm is divided into the two acre portion north of East

¹ LDC §34-1264(a)(2).

² See Staff Report (Attachment C); LDC §34-653. The property is zoned AG-2 (agricultural). One purpose of agricultural districts is to provide for agricultural operations and ancillary residential uses. See LDC §34-651; permitted uses in the district include agritourism. LDC §34-653. Aquaponics is an advanced farming system that combines aquaculture with hydroponics to create a natural ecosystem where fish and plants

Fork Creek and the roughly eight acres south of the Creek. Farming production primarily occurs in the southern portion, while the northern area hosts an event center, open-air pole barn, parking, stormwater features, and two points of ingress/egress.

Applicants desire to expand operations by providing alcohol service during catered events.³ Alcoholic beverages will be served in conjunction with meals. Service and consumption of alcohol will be confined to areas identified on the site plan.

Consumption on premises of alcohol may be approved administratively when accessory to an agritourism activity. However, this request requires Special Exception approval because there is a residence under separate ownership within 500 feet of the sale/service area.⁴ Proposed consumption is limited to northern portions of the site where events occur within an existing open-air barn and new event building.⁵

Staff recommended approval with conditions.

Special Exception Criteria

Special Exceptions are specified departures from land development regulations for uses that may be permitted when governed by conditions to promote public health, safety, welfare, order, comfort, convenience, appearance, or prosperity.⁶ The Hearing Examiner has final decision-making authority on Special Exception applications.⁷

Requests for special exception *must* be granted *unless*:

1. The Hearing Examiner concludes the request is contrary to public interest and the health, safety, welfare, comfort, and convenience of the citizens of the County; OR,

sustain each other. This farming method uses up to 90% less water and 10% less land than traditional farms. Bartley Testimony (Transcript pg. 30-35).

³ The Florida Department of Business & Professional Regulation (DBPR) governs alcohol sales/service licensing. Staff summarized the pertinent licenses in the Staff Report. See pg. 3; See also www.myfloridalicense.com. Applicant indicated uncertainty surrounding which license it will pursue, as each imposes requirements on sales derived from alcohol or non-alcoholic beverages/food. Accordingly, staff evaluated the request with each license as measured against LDC review criteria. See Staff Report; Muhammad Testimony (Transcript pg. 45-68).

⁴ LDC §34-1264(a)(1)j and (2).

⁵ See Staff Report (pg. 1); Applicant Ex. 1: 48-Hour Memorandum dated 8/18/25, revised Site Plan dated 4/14/25. The barn comprises 5,000 square feet, while the building occupies 5,209 square feet. Hearing testimony reflects approximately 3,000 square feet and 4,500 square feet, respectively, will be used for COP. Murray Testimony (Transcript pg. 11).

⁶ See LDC §34-2.

⁷ LDC §34-145(c)(1).

2. The Hearing Examiner finds the requested use conflicts with findings required by the Land Development Code (LDC).⁸ Required findings include consistency with the Lee Plan, protection of environmental resources, compatibility with existing/planned uses, no injury to the neighborhood, and compliance with zoning provisions and other applicable regulations pertaining to the use.⁹

In reaching a decision, the Hearing Examiner may attach conditions to protect the public.¹⁰ Such conditions must rationally relate to the special exception.¹¹

Character of the Area

The Farm is located on Hendry Creek Drive, a two-lane County maintained local road that intersects US 41. The site is nestled between agricultural land to the east and residential properties to the west, south, and north.

Agritourism

Tourism and agriculture are important industries to the Florida economy. Agritourism combines both industries, allowing the public to enjoy recreational, entertainment, and educational activities relating to farming.¹² The Florida Legislature encourages farm operations to engage in Agritourism to promote agriculture throughout the state.¹³

The Legislature enacted laws allowing farmers to participate in Agritourism without interference from local government.¹⁴ Agritourism activities may occur on bona fide agricultural property to provide recreation experience for the public.¹⁵ Occasionally, activities are not clearly related to agriculture. In these situations, a balance must be achieved between the activity and the protection of public health, safety, and welfare.¹⁶

Agritourism activities at East Fork Creek Farm include agricultural education and “farm to table” events. Revenue from these activities contribute to farm

⁸ LDC §34-145(c)(4)a.

⁹ LDC §34-145(c)(3)a.

¹⁰ LDC §34-145(c)(4)b.

¹¹ *Id.*

¹² Agritourism generally includes agricultural related activities consistent with bona fide farms.

¹³ F.S. §570.87(1) (2025); *See also* F.S. §570.85 (2025).

¹⁴ F.S. §570.85(1) (2025).

¹⁵ The County amended the LDC to recognize the importance of Agritourism to the economy in 2015. *See* LDC §34-1711.

¹⁶ F.S. §570.85(1) (2025), *providing in part* “[The law] does not limit the powers and duties of a local government to address substantial offsite impacts of Agritourism activities ...”

operations.¹⁷ Applicants seek to pair food offerings during events with wine, beer, and liquor.

Lee Plan Consistency

Applicants must prove entitlement to Special Exceptions by demonstrating the request is consistent with the Lee Plan.¹⁸ The Hearing Examiner finds Applicant provided sufficient evidence and testimony to satisfy its burden of proof.¹⁹

The property is in the Suburban future land use category.²⁰ Suburban lands are predominantly residential on the fringe of urban areas.²¹ Agritourism pursuits are permitted within the Suburban classification.²²

The Lee Plan Vision for 2045 identifies tourism plays a significant role in the county's economy.²³ The Lee Plan includes objectives to maintain programs designed to enhance tourism.²⁴ Agritourism benefits the local economy and protects the agricultural character of land. Agritourism activities at the East Fork Creek Farm promote agriculture and diversify the local economy.²⁵

While the Lee Plan calls for compatibility of proposed uses with existing residential areas,²⁶ the Florida legislature restricts local governments from regulating agritourism activities except to address substantial offsite impacts.²⁷ Conditions of approval aimed at striking this balance for East Fork Creek Farm include:

- Restricting the location of alcohol consumption to the event center and pole barn.
- Requiring a six-foot opaque wall with enhanced buffer.²⁸

¹⁷ Bartley Testimony (Transcript pg. 30-35).

¹⁸ See LDC §34-145(c)(3)a.1.

¹⁹ See Lee Co. Admin. Code 2-6 §2.3.D(2)(b).

²⁰ Lee Plan Map 1-A.

²¹ Policy 1.1.5.

²² Industrial uses are prohibited, but agricultural uses are not. Lee Plan Policy 1.1.5.

²³ Lee Plan Vision for 2045: Fourth bullet point.

²⁴ Lee Plan Goal 161, Objective 161.1

²⁵ Bartley Testimony (Transcript pg. 30-35). Agritourism includes agricultural related activities on land classified as agricultural under Florida Statutes §193.461 that is consistent and accessory to a bona fide farm that allows the public to enter the property for recreation, entertainment, or educational purposes. F.S. §570.86 (2025).

²⁶ Lee Plan Goal 9, Objective 9.2, Policies 5.1.5, 135.9.5, & 135.9.6.

²⁷ F.S. §570.85(1) (2025). Unique treatment of agritourism operations under State law preempts local government from certain regulation of activities, rendering the type of alcohol license sought largely insignificant.

²⁸ The buffer is enhanced with Code required plantings within a truncated planting area outside of the wall. The wall received permitting approval in FNC2024-03232 and runs along the northern and western property boundaries. See Staff Report (Attachment N).

- Imposing hours of operation.²⁹
- Prohibiting amplified music in the open-air pole barn and directing music in the event center internal to the site.
- Directing parking must be confined within the property boundaries.
- Ensuring continued operation as an agricultural operation to tie COP approval to agritourism activity.

These conditions are tailored to address neighbors' concerns and mitigate offsite impacts generated by alcohol sales/service at the Farm.

Natural Resources/Environmental Areas

The request does not impact environmentally critical or sensitive areas.³⁰ The site has been cleared and developed.

No environmental features were identified in the staff report.³¹ The request does not propose physical impact to alter the existing development footprint.

Compatibility and Injury to Neighborhood/Public Welfare

The LDC imposes standards to protect public health, safety, and welfare.³² Permitting consumption of alcoholic beverages may create new offsite impacts. It is important to protect the surrounding community from disturbances to area residents.³³

The likelihood of offsite impacts will increase with scale and frequency of events. Therefore, the Hearing Examiner has imposed conditions designed to minimize possible impacts and protect neighbors from nuisances arising from noise and parking concerns.³⁴

Event parking must be contained within the confines of the property. Conditions limit sound production by establishing locational boundaries and implementing directional safeguards to direct sound internal to the site.

²⁹ The Parties disagreed about whether to impose a 9pm or 10pm limit Monday through Saturday. A review of similarly situated cases revealed a broad range of hours imposed on alcohol service in conjunction with agritourism operations. See, e.g., SEZ2024-00009 (imposing a limit of 11pm for an agritourism operation). The Hearing Examiner adopted a 10pm limit consistent with the Lee County Noise Control Ordinance and the original Staff Report.

³⁰ See LDC §34-145(c)(3)a.2; See Staff Report (pg. 4, Attachment C).

³¹ See Staff Report (pg. 5).

³² LDC §34-1261 *et seq.* pertaining to Alcoholic Beverages.

³³ LDC §34-624. The consumption of beer, wine, and liquor will be confined to the northern two acres of the Farm. Residential areas must be protected from uses that are potentially destructive to the residential environment. See Lee Plan Objective 5.1 and Policy 5.1.5.

³⁴ *Id.*

The site plan reflects an opaque wall with landscape buffers to screen event spaces that offer consumption on premises.³⁵

As conditioned, the Hearing Examiner finds the request does not present injury to the neighborhood or public welfare. Conditions of approval protect the public and minimize potential off-site impacts by limiting hours of operation, imposing restraint on amplified sound/live entertainment, ensuring parking is contained on site, and enhancing buffers.

Compliance with Zoning Regulations

The LDC recognizes the importance of Agritourism.³⁶ Allowing the Special Exception for consumption of alcohol broadens the appeal of existing food service and enhances the viability of agricultural activities on the property.³⁷

The request does not seek variances from land development regulations. Future site development must comply with the LDC.

Public

There were three participants at the hearing who spoke in opposition to the request. Concerns centered on traffic, noise, compatibility, and safety.

Conditions

The County must administer zoning processes so that proposed uses acceptably minimize adverse impacts on residential land uses.³⁸ Conditions must rationally relate to impacts anticipated from the special exception.³⁹

Outdoor consumption of alcoholic beverages has the potential to create offsite impacts. For this reason, the LDC imposes separation standards designed to protect public health, safety, and welfare.⁴⁰

In addition to protections afforded under the LDC, Staff and Applicant recommended conditions designed to address impacts reasonably anticipated from the special exception.⁴¹ The Hearing Examiner adopted the

³⁵ See Staff Report (pg. 4).

³⁶ Lee Co. Ord. 15-11 adopted June 16, 2015, codified as LDC §34-1711; See also LDC §34-2.

³⁷ Lee Plan Goal 9, Lee Plan Policies 161.1.3, 161.1.4

³⁸ Lee Plan Policies 5.1.5 & 135.9.6.

³⁹ LDC §34-145(c)(4)b.

⁴⁰ See LDC §34-1261 *et. seq.*

⁴¹ Lee Plan Policies 5.1.5, 135.9.5, 135.9.6; LDC §§34-623 & 34-624.

recommendations with modifications.⁴² The conditions protect the character and integrity of the surrounding residential community.⁴³

Conclusion

The Hearing Examiner concurs with Staff's recommendation of approval. The Special Exception allowing consumption of beer, wine, and liquor in conjunction with food and beverage service, as conditioned, meets LDC approval criteria.

IV. Findings and Conclusions

Based upon the testimony and evidence in the record, the Hearing Examiner approves the requested Special Exception subject to the conditions set forth in Section V. Further, the Hearing Examiner makes the following findings:

Applicant has proven entitlement to the requested Special Exception for consumption on premises by demonstrating the request is:

1. Consistent with Lee Plan Goals 2, 4, 5, 9, 158, 159, and 161, Objectives 9.2, 159.2, 161.1, and Policies 1.1.5, 5.1.5, 135.9.5, 135.9.6, 159.2.4, 161.1.3, Standards 4.1.1, 4.1.2;
2. Protects, conserves or preserves environmentally critical/sensitive areas and natural resources. LDC §§34-623, 34-624, 34-653, & 34-1264;
3. Will be compatible with existing or planned uses. Lee Plan Goal 9 and Policies 1.1.5, 5.1.5, 135.9.6;
4. Will not injure the neighborhood or be detrimental to public welfare. Lee Plan Policies 5.1.5, 135.9.5, 135.9.6; and
5. Will comply with zoning provisions and other applicable regulations in the LDC. LDC §§34-623, 34-624, 34-653, 34-1264, and 34-1711.

⁴² The Hearing Examiner revised proposed conditions to improve clarity and facilitate compliance. The Hearing Examiner added a condition requiring maintenance of an agricultural exemption to ensure the Special Exception remains ancillary to an Agritourism operation. The proposed condition was discussed at hearing but not provided in either Parties' post-hearing written submissions. See Applicant Ex. 7 & Staff Ex. 7.

⁴³ Lee Plan Policy 5.1.5.

V. Conditions of Approval

1. Site Plan

Development must be substantially consistent with the site plan dated April 14, 2025 (Exhibit B). COP is limited to the areas depicted on the site plan.

2. Development Permits

Special exception approval does not establish a right to obtain permits from state or federal agencies. Further, approval does not establish county liability if Applicant: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies; or (b) undertakes actions that result in a violation of state or federal laws.

3. COP License

Consumption on premises is limited to a 13CT, 2COP, or 4COP license in conjunction with limited food and beverage service as an accessory to agritourism activity. Changes in use or license types require approval in accordance with the LDC.

4. Development Order/ Permitting Requirements

Prior to sign-off of State alcoholic beverage licensing documents by Lee County, Applicant must amend or pursue a minor change to LDO2024-00187 to demonstrate compliance with the following conditions:

- a. A calculation of the total amount of impervious surfaces.
- b. A 6-foot-tall opaque wall landscaped on the exterior side of the wall with four trees planted per 100 linear feet must be depicted along the western property boundary abutting the COP area and along the northern property line abutting Hendry Creek Drive.

5. Hours of Operation

Agritourism events (including without limitation weddings, reunions, adoption and corporate events, farm-to-table dining experiences) with COP are limited to the following hours:

- a. Monday through Saturday from 12:00 PM until 10:00 PM.
- b. Sunday 12:00 PM until 9:00 PM.

6. Live Entertainment

Music and live entertainment are subject to the Lee County Noise Ordinance. Amplified music is prohibited in the open-air pole barn and permitted only within the fully enclosed building labeled "Event Space" on the Site Plan. Windows must be shut during events with amplified noise. Speakers within the enclosed event building must be oriented to the north and east.

7. Parking

Parking must be accommodated within the property boundaries.

8. Agricultural Exemption

The property must maintain an agricultural exemption from the Lee County Property Appraiser to sell and serve alcoholic beverages on site. If there is a lapse in the agricultural exempt status, sale/service of alcoholic beverages must cease until the agricultural exemption is restored.

VI. Participants

Staff

1. Khalil Muhammad
2. Elizabeth Workman

Applicant Representatives

1. Gabriel Arbois
2. David Bartley
3. Patrick Murray
4. Michael Whitt

Public Participants

1. Graham Belger
2. Meagan Belger

3. Linda Parks

VII. Legal Description

Exhibit A (scanned legal description with vicinity map).

Strap #: 36-45-24-00-00014.0000

VIII. Exhibits Submitted at Hearing

Staff Exhibits

1. DCD Staff Report with attachments for DCI: Prepared by Khalil Muhammad, Planner, received August 13, 2025 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]
2. Affidavit of Publication: For Zoning Case SEZ2025-00001, Ease Fork Creek Farm (3 pages – 8.5"x11")
3. Revised DCD Staff Report with attachments for DCI: Prepared by Khalil Muhammad, Planner, received September 30, 2025 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]
4. 48-Hour Notice: Email from Khalil Muhammad to Maria Perez, with copies to Patrick Murray, Alexis Crespo, dated Friday, October 10, 2025, 9:31 AM (3 pages – 8.5"x11")
5. PowerPoint Presentation: Prepared by Lee County Staff for Zoning Case SEZ2024-00001, East Fork Creek Farm (multiple pages – 8.5"x11")[color]
6. Hearing Examiner's Decision: Zoning Case SEZ2016-00007, Southern Fresh Farms, heard August 23, 2018, Issued October 18, 2018 (multiple pages – 8.5"x11")
7. Written Submissions: Email from Khalil Muhammad, to Patrick Murray, Maria Perez, D. Barley, Alexis Crespo, Michael Whitt, Esq, Garbois, Khalil Muhammad, Hearing Examiner, Anthony Rodriguez, with copies to Masuiddin Khaja, Rebecca Sweigert, Tracy Toussaint, Elizabeth Workman, Audra Ennis, Nicholas DeFelippo, Abby Henderson, Lee Werst, Lindsay Hickey, Jennifer Rodriguez, Brienne Cherry, Phil Gillogly, Warren Baucom, Mikki Rozdoski, and Robert Bodach, dated Friday, October 24, 2025, 11:05 AM (multiple pages – 8.5"x11")

Applicant Exhibits

1. 48-Hour Notice: Email from Patrick Murray to Hearing Examiner, with copies to Maria Perez, Khalil Muhammad, and Alexis Crespo, dated Monday, August 18, 2025, 7:23 PM (multiple pages – 8.5"x11" and 1 page – 11"x17")
2. PowerPoint Presentation & Conceptual Site Plan: Prepared by RVi Planning & Landscape Architecture for East Fork Creek Farm, SEZ2025-00001, dated August 21, 2025 (multiple pages – 8.5"x11")[color]
3. Second 48-Hour Notice: Email from Patrick Murray to Hearing Examiner, with copies to Maria Perez, Khalil Muhammad, and Alexis Crespo, dated Monday, October 8, 2025, 1:17 PM (multiple pages – 8.5"x11")
4. Exhibit List: Email from Patrick Murray to Maria Perez, with copies to Khalil Muhammad and Alexis Crespo, dated Monday, October 8, 2025, 1:40 PM (multiple pages – 8.5"x11")
5. PowerPoint Presentation: Prepared by RVi Planning & Landscape Architecture for East Fork Creek Farm, SEZ2025-00001, dated October 10, 2025 (multiple pages – 8.5"x11")[color]
6. Revised 48-Hour Notice: Letter from Patrick Murray to Ms. Rivera, Hearing Examiner, dated October 8, 2025 (3 pages – 8.5"x11")
7. Written Submission: Email from Patrick Murray to Maria Perez, D. Barley, Alexis Crespo, Michael Whitt, Esq, Garbois, Khalil Muhammad, Hearing Examiner, Anthony Rodriguez, with copies to Masuiddin Khaja, Rebecca Sweigert, Tracy Toussaint, Elizabeth Workman, Audra Ennis, Nicholas DeFelippo, Abby Henderson, Lee Werst, Lindsay Hickey, Jennifer Rodriguez, Brienne Cherry, Phil Gillogly, Warren Baucom, Mikki Rozdoski, and Robert Bodach, dated Friday, October 24, 2025, 10:46 AM (multiple pages – 8.5"x11")

OTHER EXHIBITS

Graham Belger

1. Letter in Opposition (multiple pages – 8.5"x11")

IX. Unauthorized Communications

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written

communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

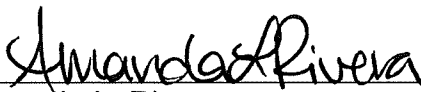
X. Appeals

This Hearing Examiner Decision is final on the date rendered. The Decision may be appealed to the Lee County Circuit Court within 30 days of the date rendered. Appeal is by Petition for *Writ of Certiorari* in accordance with LDC §34-146.

XI. Copies of Testimony and Transcripts

- A. Every hearing is recorded. Recordings are public records that are part of the case file maintained by the Department of Community Development. Case files and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:00 p.m.
- B. A verbatim transcript may also be available for purchase from the court reporting service.

Decision rendered November 20, 2025.


Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner Decision

- A: Legal Description and Vicinity Map
- B: Site Plan

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

Exhibit A

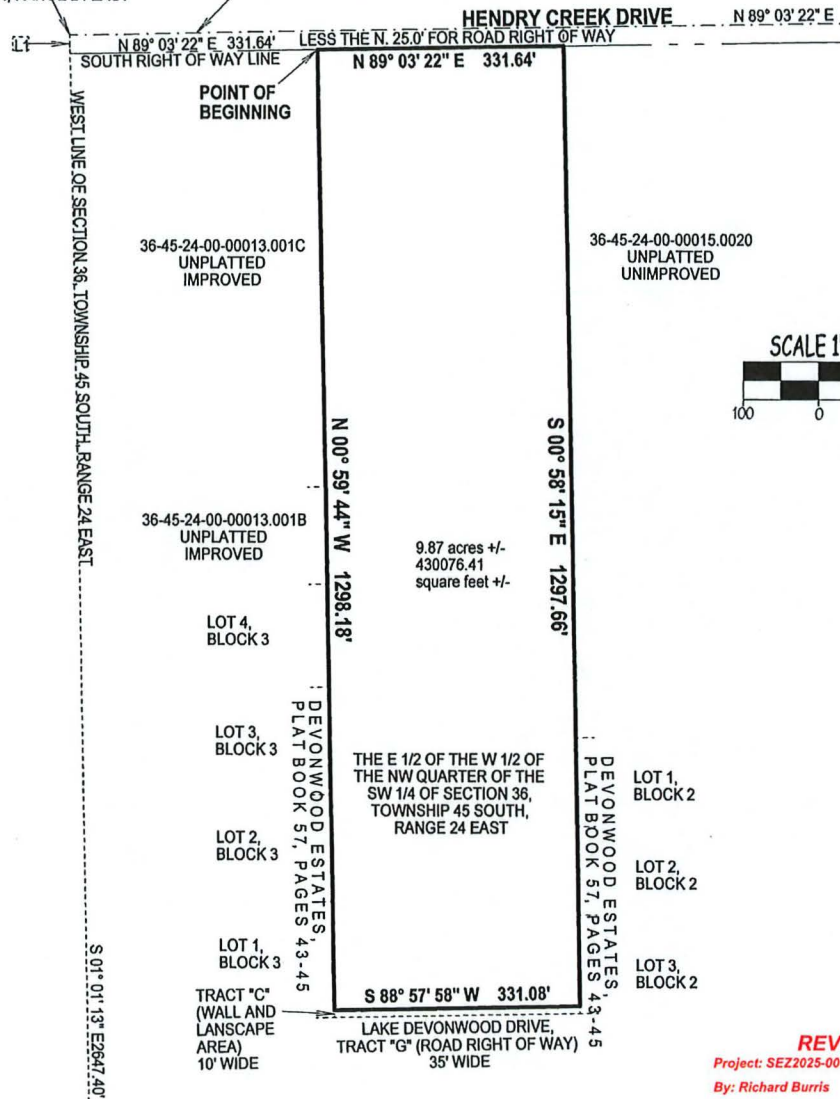
SKETCH OF DESCRIPTION

FILE NO: 22297
DATE: 8-22-22

POINT OF COMMENCEMENT:

WEST QUARTER CORNER OF
SECTION 36, TOWNSHIP 45
SOUTH, RANGE 24 EAST

EAST-WEST 1/4 LINE OF SECTION 36,
TOWNSHIP 45 SOUTH, RANGE 24 EAST



REVIEWED

Project: SEZ2025-00001

By: Richard Burris

Dept: Legal Review

Date: 05/23/2025

LEGAL DESCRIPTION:

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LESS AND EXCEPT THE RIGHT-OF-WAY FOR HENDRY CREEK ROAD, LEE COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE S 01° 01' 13" E FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HENDRY CREEK DRIVE; THENCE N 89° 03' 22" E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE PARALLEL WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 36 FOR 331.64 FEET TO THE POINT OF BEGINNING; THENCE N 89° 03' 22" E CONTINUE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE FOR 331.64 FEET; THENCE S 00° 58' 15" E FOR 1297.66 FEET; THENCE S 88° 57' 58" W FOR 331.08 FEET; THENCE N 00° 59' 44" W FOR 1298.18 TO THE POINT OF BEGINNING.

CONTAINING 430076.41 SQUARE FEET, MORE OR LESS.

THIS SKETCH NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MICHAEL S. YOUNG Digitally signed by MICHAEL S. YOUNG
Date: 2022.08.22 08:36:06 -04'00'

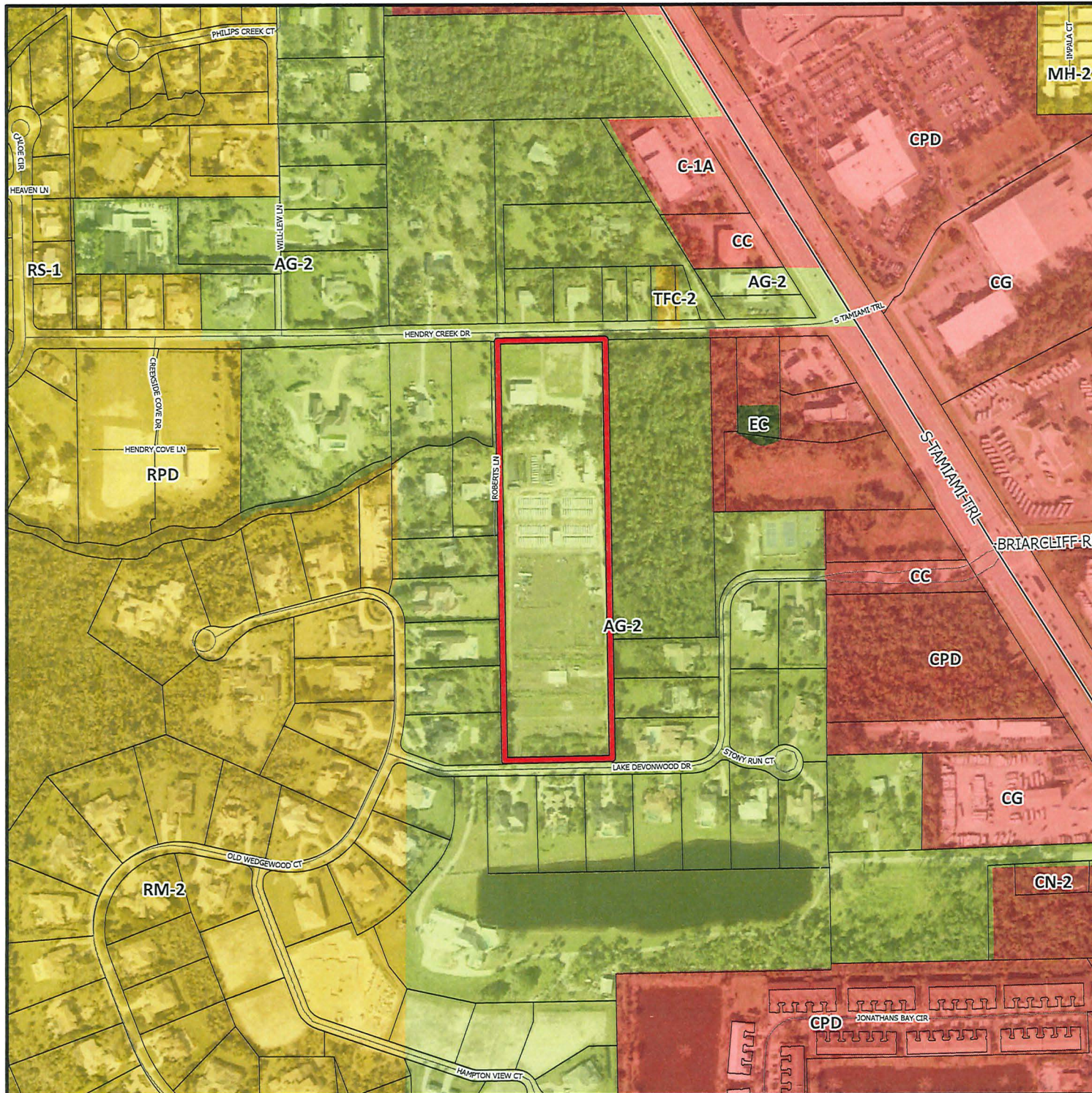
MICHAEL S. YOUNG
PROFESSIONAL SURVEYOR AND MAPPER
LS 6130

8-22-22

DATE SIGNED

Id Bearing Distance
L1 S 01° 01' 13" E 25.00'

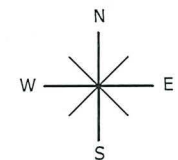
PROPERTY ADDRESS:
6901 HENDRY CREEK DRIVE
FORT MYERS, FLORIDA 33908



SEZ2025-00001

Zoning

 Subject Property



0 250 500 750
Feet



LEGEND

- PROPERTY BOUNDARY
- 6' TALL OPAQUE FENCE
- 6' TALL CHAIN-LINK FENCE
- COP AREA
- EAST FORK CREEK
- INGRESS / EGRESS

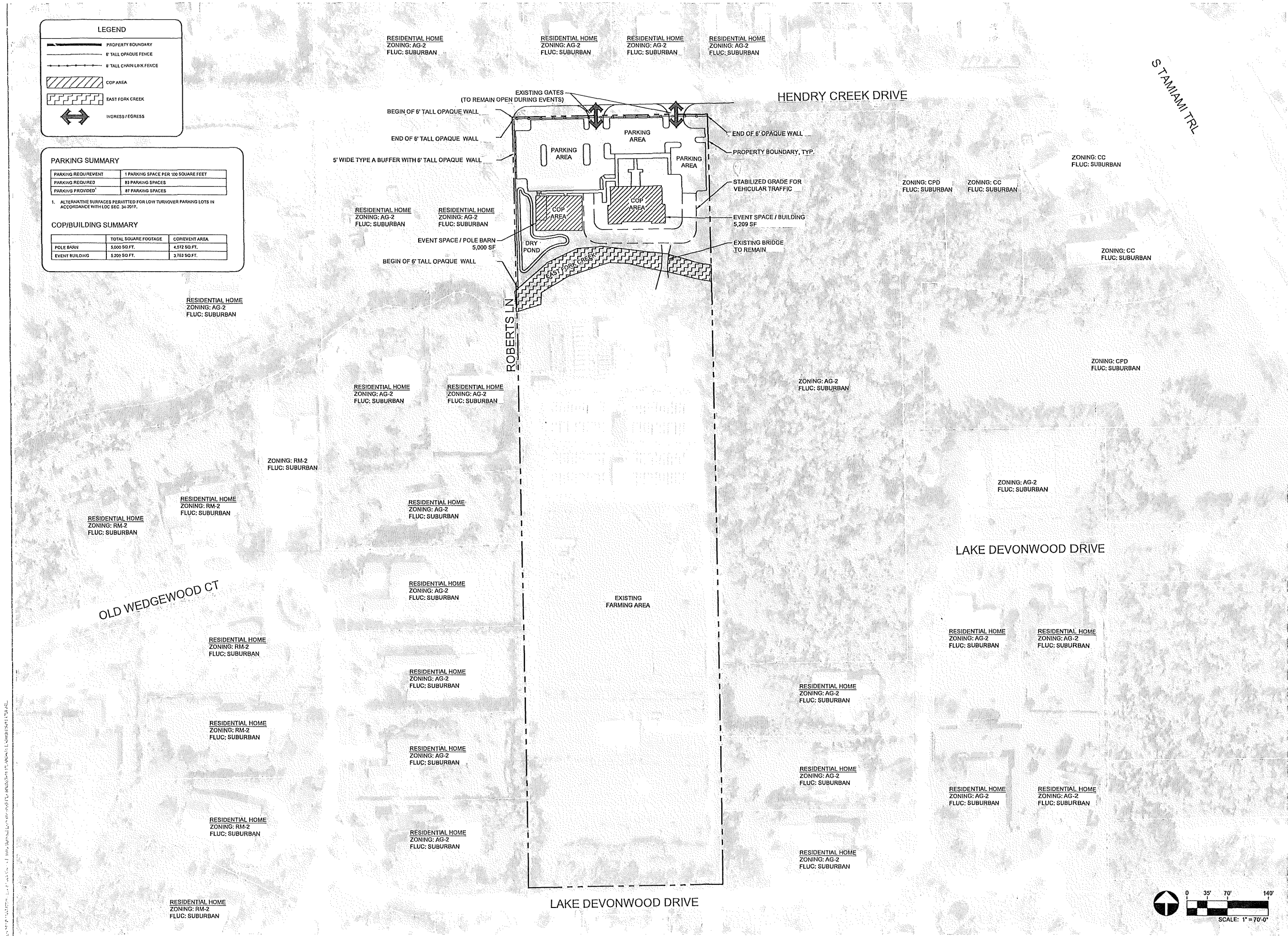
PARKING SUMMARY

PARKING REQUIREMENT	1 PARKING SPACE PER 100 SQUARE FEET
PARKING REQUIRED	83 PARKING SPACES
PARKING PROVIDED	87 PARKING SPACES

1. ALTERNATIVE SURFACES PERMITTED FOR LOW TURNOVER PARKING LOTS IN ACCORDANCE WITH LDC SEC. 34-2017.

COP/BUILDING SUMMARY

	TOTAL SQUARE FOOTAGE	COR/VENT AREA
POLE BARN	5,000 SQ. FT.	4,572 SQ. FT.
EVENT BUILDING	5,209 SQ. FT.	3,763 SQ. FT.



RVI

REPRESENTED BY
A PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF FLORIDA
NO. 12547
DATE: 04/14/2025

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

EAST FORK CREEK FARMS
SPECIAL EXCEPTION CONCEPTUAL SITE PLAN
LEE COUNTY, FLORIDA

PROJECT NO.: 24008758
DATE: 04/14/2025
DRAWN: JH
REVIEWED: PM

REVISIONS

CONCEPTUAL
SITE PLAN

L101

Andre K. Simpson, Moore and Spence Architects



SECTION 02210 - MOORE, SPENCE ARCHITECTS, P.A.
 12913 NEW BRITANNY BLVD.
 FORT MYERS, FLORIDA 33907
 (239) 278-3520 FAX (239) 278-3519
 AR #0013983 / AR #0015335

REVISIONS:

1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)

1/15/24 (AKS)

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1/15/24 (AKS)

1/20/24 (REV. RESP.)

1/15/24 (AKS)

1/20/24 (REV. RESP.)

SECTION 02210 - MOORE, SPENCE ARCHITECTS, P.A.
 12913 NEW BRITANNY BLVD.
 FORT MYERS, FLORIDA 33907
 (239) 278-3520 FAX (239) 278-3519
 AR #0013983 / AR #0015335

REVISIONS:

1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)
1/15/24 (AKS)	1/20/24 (REV. RESP.)

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1/15/24 (AKS)

1/20/24 (REV. RESP.)