

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



Please accept the responses below to your letter dated January 8th, 2026 regarding the comments for HONC 41 MPD (DCI2025-00007).

Development Services

1. Please provide a Letter of No Objection from the local fire department (North Fort Myers Fire District) in regards to Deviation #1 from LDC Section 10-291(3) to allow for one point of ingress or egress for the subject property.

RESPONSE: A letter of no objection was sent to North Fort Myers Fire District on 01/20/2026. Response will be provided upon receipt. It is important to note that the project does have the ability to have two means of ingress / egress via recorded cross access easement on the adjacent property to the north.

2. Deviation #2 as stated on the Updated Schedule of Deviations appears to be contrary to the proposed MCP. There is an existing cross access easement to the northern abutting property and the southern abutting property appears to be developed as open storage. Please clarify. Additionally, if a deviation is being requested to allow for no parking lot interconnection and the southern abutting property, please do not show the interconnect on the MCP.

RESPONSE: Please see revised MCP showing the deviation of the south portion of property for the parking lot interconnection only.

3. The Response Letter indicates that a new deviation pertaining to indigenous preservation areas contributing to the buffer areas was to be included in the Updated Schedule of Deviations, however, staff was unable to locate this deviation request.

RESPONSE: Please see the updated Schedule of Deviations (4) and MCP for this request.

Environmental Sciences

1. As previously stated, please provide separate hatchings for wetland restoration and indigenous restoration areas to comply with LDC Section 34-373(a)(6)(f).

RESPONSE: Please see the attached revised MCP, where the wetland preservation and wetland restoration have been hatched differently. Based on the FLUCCS, the indigenous area is preservation / restoration with no differences; therefore, the hatch is the same.

2. Please provide a protected species survey per LDC Section 34-373 (b)(2).

RESPONSE: A protected species survey was submitted as part of the original submittal dated June 11, 2025. Please see the attached Environmental Impacts Analysis, inclusive of a protected species survey.

3. Please revise the MCP to include publicly accessible open space calculations and clearly depict these locations on the plan for both the Commercial and Industrial tracts, in accordance with LDC Section 33-1572. As this is a mixed-use project, both uses need to be addressed.

RESPONSE: No publicly accessible open space will be provided. LDC Sec. 33-1572 specifies that the code section is only applicable to properties located within the Mixed Use Overlay. This property is not located within the Mixed Use Overlay per Lee Plan Map 1-C.

Zoning

1. The Master Concept Plan (MCP) indicates that the six billboards that are currently in place on the subject property, within the designated Commercial tract are to remain. Although there was an environmental comment that talks about the billboards and landscaping, please be advised that LDC Section 30-183(1) establishes the Future Land Use Designations that are permitted to allow a billboard and Central Urban is not listed which makes these billboards nonconforming, please provide additional information on if all of the billboards are remaining on the property or if all but the one billboard called out on the MCP are being removed.

RESPONSE: All billboards are to remain on the subject property unless they conflict with development. It is understood that these billboards are nonconforming per LDC Sec. 33-55 therefore they may not be expanded upon. The submitted MCPs have always depicted for the existing billboards "to remain".

Please contact me directly at (239) 226-0024 or CindyL@en-site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Richard Akin, Esq. - Henderson Franklin, PA

Enclosures:

1. Environmental Impacts Analysis
2. Copy of the Letter of No Objection Letter to North Fort Myers Fire District
3. Revised schedule of Deviations

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



1. A deviation from LDC Sec. 10-291(3), which requires commercial or industrial development of more than ten acres to provide more than one means of ingress or egress for the development for the subject property.

JUSTIFICATION: The proposed deviation would allow for one point of ingress or egress for the subject property. Due to the location of the subject property, the development cannot provide more than one point of ingress/egress along N Tamiami Trail because of the controlled access points along Tamiami Trail. There is an existing access easement located on the northern property for cross access and eventually, upon development of the north parcel off-site and this site, two access points on US 41 would exist.

2. A deviation from LDC Sec. 10-610(e), which requires adjacent commercial uses to provide parking lot interconnections for automobile, bicycle, and pedestrian traffic, to allow no interconnect to the south.

JUSTIFICATION: The proposed deviation would allow for no parking lot interconnection between the subject property and the southern abutting property. The southern abutting property is developed as a golf cart sales/repair/storage facility, and authorization to connect to that parcel has not been obtained to date. It would be detrimental to the adjacent property owner to require a connection with the subject property, this would result in the loss of usable area on their property.

3. A deviation from LDC Sec. 10-329(d)(1)3, which requires new excavations for water retention and detention setback of fifty (50') feet of any private property line under separate ownership, to allow a setback of thirty (30') feet from the future commercial parcel internal to the development.

JUSTIFICATION: The proposed deviation would allow for a smaller water body setback for the proposed interior lot lines of the development. This will allow for a greater area of water management on the site and as the project is proposing interior lot lines within the project, does not affect properties outside this MPD development.

4. A deviation from LDC Sec. 10-416(d)(3), which requires a type "E" landscape buffer between industrial and existing multi-family uses, to allow for a type "F" buffer along a

portion of the western property line. This deviation is to also allow the existing vegetation and restoration area to meet the intent of the code for screening of the industrial area to the existing multi-family development to the west of the site, located in Cape Coral.

JUSTIFICATION: The proposed deviation would allow the indigenous preservation area along the western property line (75' in width) to serve as the landscape buffer between the industrial project and the existing multi-family development in the City of Cape Coral. It is important to note that there is an existing 100' FPL easement and stormwater management area between our property and the existing multi-family buildings. The closest building to our property is over 175' and based on the closest development area on the MCP (118'), the closest multi-family building to the development area on the project is +/-293'. In the event the existing vegetation retained on the site does not meet the vegetation requirements of a type "F" buffer, the area will be augmented with the supplemental vegetation to ensure consistency with a type "F" buffer.



January 22, 2026

Brian Smith
Ensite, Inc.
2401 First Street, Suite 201
Ft. Myers, FL 33901

Re: 17701 N Tamiami Trail

Mr. Smith,

The North Fort Myers Fire Department has reviewed your proposed concept plan for the above-mentioned project. As this project is depicted, our department has **"No Objection"** to the proposed one entrance concept. If you have any additional questions, please contact our office @ 239-731-1931.

Respectfully,

Rick Jones
Fire Marshal



17701 N. Tamiami Trail, North Fort Myers, Florida

Environmental Assessment November 2023

Prepared for:

EnSite

Prepared by:

**Pennoni Associates Inc.
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Project Purpose / Location

A due diligence site survey for a single parcel approximating 19.36 acres in North Fort Myers, Lee County with the STRAP #22-43-24-01-00001.0160, was conducted in November 2023. The parcel is west of N. Tamiami Trail and northeast of De Navarra Parkway and south of Del Prado Boulevard North. The parcels to the north and south are developed and the parcel to the west is undeveloped. The parcel is located within Section 22, Township 43 South, and Range 24 East.

Site Conditions

The parcels are located on undeveloped land in North Fort Myers (Lee County) and are a mixture of uplands and wetlands disturbed by invasive exotic plant infestations.

Vegetation Communities / FLUCFCS Codes

The cover and vegetation associations for the project area were verified and delineated using 2023 aerial photography (1" = 200") and on-site field investigations. The cover and vegetation assemblages were classified according to levels III and IV of the Florida Land Use, Cover and Forms Classification System, also known as FLUCFCS (FDOT 1999). An aerial and exhibit with FLUCFCS overlay is attached to this report. The following table outlines the FLUCFCS codes identified within the project area, followed by detailed descriptions below.

The majority (15.09 acres) of the site contains wetlands heavily impacted by nonnative invasive species. Other areas include mesic pine flatwoods, a small palm hammock and a ditch.

Table 1. FLUCFCS Codes within the Project Area

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Palm Hammock (Exotics 26-50%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric Pine Flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Total: 19.36 acres**LEGEND**

N = Non-Wetland

NJD = Non-Jurisdictional Wetlands or Waters of the U.S.

W = Wetland

OSW = Other Surface Waters

WUS = Waters of the U.S.

FLUCFCS Code: 411-E3 Pine Flatwoods (2.75 acres)

The northwest corner of the site contains pine flatwoods invaded by invasive exotic plants. No obligate wetland plants, buttressing, nor adventitious roots were observed within this community. Dominant canopy species include slash pine (*Pinus elliottii* var *densa*), melaleuca (*Melaleuca quinquenervia*), Java plum (*Syzygium cumini*) and Brazilian pepper (*Schinus terebinthifolius*). Less dominant canopy and midstory trees include earleaf acacia (*Acacia auriculiformis*) and Australian pines (*Casuarina equisetifolia*). Mid and understory plants include saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), carrotwood (*Cupaniopsis anacardioides*), climbing cassia (*Senna pendula*), beauty berry (*Callicarpa americana*), caesarsweed (*Urena lobata*), bracken fern (*Pteridium aquilinum*) and chamber bitter (*Phyllanthus urinaria*). Vines include muscadine grape (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), poison ivy (*Toxicodendron radicans*) and rosary pea (*Abrus precatorius*).

FLUCFCS Code: 428E2 - Palm Hammock (0.33 acres)

The palm hammock is dominated by cabbage palms (*Sabal palmetto*), over an understory of beauty berry (*Callicarpa americana*), myrsine (*Myrsine guianensis*), and woods grass (*Oplismenus*

hirtellus). Golden polypody (*Phlebodium aureum*) and shoestring fern (*Vittaria lenata*) are on the palm trunks and boots.

FLUCFCS Code: 510-Ditch (0.72 acres)

A ditch parallels US 41 but is within the property boundary. Plants within the ditch include water hyacinth (*Eichhornia crassipes*), marshweed (*Limnophila* sp.) and common reed (*Phragmites australis*).

FLUCFCS Code: 619-Melaleuca (3.27 acres)

Melaleuca occurs in the southern portion of the site and occurs almost as a pure stand. The melaleucas are buttressed and have adventitious rooting. Widely scattered native trees include buttressed slash pines and young laurel oaks. The understory is largely bare with rafted debris. Scattered plants within the midstory include Senegal date palm (*Phoenix reclinata*), salt bush (*Baccharis halimifolia*), wax myrtle and ferns.

FLUCFCS Code: 625 E2-Hydric Flatwoods (9.52 acres)

Hydric flatwoods dominate the property. The plants within this community are similar to the pine flatwoods but with more melaleuca and fewer earleaf acacia, Australian pines and Brazilian pepper. laurel oaks (*Quercus hemisphaerica*), swamp sedge (*Cyperus ligularis*), swamp fern (*Blechnum serrulatum*) and Old-World climbing fern (*Lygodium microphyllum*) also occur.

FLUCFCS Code: 641 E2-Freshwater Marsh (0.77 acres)

The freshwater marsh is dominated by grasses including maidencane (*Panicum hemitomon*) and para grass (*Brachiaria mutica*). Other plants on the edges include pickerelweed (*Pontederia cordata*) duck potato (*Sagittaria latifolia*), Alligator flag (*Thalia geniculata*), Carolina pony foot (*Dichondra carolinensis*), fleabane (*Erigeron* sp.), horned beakrush (*Rhynchospora inundata*) and broomsedge (*Andropogon glomeratus*).

FLUCFCS Code: 740H- Disturbed Land Hydric(1.53 acres)

A mowed area occurs between the ditch and the forested portion of the property. Vegetation is a mixture of hydric and non-hydric vegetation and includes Spanish needles (*Bidens alba*), Florida snow (*Richardia grandiflora*), chocolate weed (*Melochia corchorifolia*), Caesarweed, Spermacoce (*Spermacoce verticillata*), love grass (*Eragrostis* sp.), whitetop sedge (*Rhynchospora colorata*),

broomgrass (*Andropogon virginicus*), broomsedge, smut grass (*Sporobolus indicus*), torpedo grass (*Panicum repens*), guinea grass (*Megathyrsus maximum*), cogongrass (*Imperata cylindrica*) and multiple beaksedges (*Rhynchospora* spp.) and *Cyperus* sedges.

FLUCFCS Code: 814 Roads - (0.47 acres)

A small portion of the site includes US 41 and it's right of way.

Soils

The soil types that occur or occurred historically within the proposed project area was determined using the Natural Resource Conservation Service (NRCS) Geographic Information System soil layer. The site is comprised of Isles fine sand-frequently ponded (#39), Wabasso sand, limestone substratum (#42), Copeland fine sandy loam, frequently ponded (45), Cypress lake fine sand, slough (#74) and Wabasso sand, Limestone substratum-Urban land complex (#138). Both types of Wabasso sand (42 and 138) are categorized as non-hydric soils while the other three soils mapped on site are hydric. A soils map is attached to this report.

Wetlands and Other Surface Waters (OSW)

The limits of potential SFWMD and federal 404 jurisdictional wetlands have been identified in the field (see the attached FLUCFCS Map). The extent of the potential jurisdictional wetlands was established using the "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340, Florida Administrative Code (F.A.C.) methodology. The wetland limits for the project have not yet been field verified by the SFWMD or the Florida Department of Environmental Protection (FDEP) who have assumed jurisdiction of federal 404 wetlands and Waters of the United States (WOTUS) in this area of the State of Florida. State regulatory agency personnel will have to approve the wetland limits through a jurisdictional wetland determination and therefore, the wetland limits are subject to change. A jurisdictional wetland determination can be accomplished through a Formal or Informal Jurisdictional Wetland Determination Application or through the Environmental Resource Permitting process. The site contains state jurisdictional wetlands; however, the on-site wetlands may not be considered federally jurisdictional due to their isolation and/or lack of connection to navigable waters.

Listed Species

A protected species survey was conducted on the property by Pennoni Associates Inc. environmental scientists on November 6, 2023. Meandering pedestrian transects were utilized to cover a minimum 80% coverage of the project area in accordance with methodologies outlined by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The purpose of the survey was to identify and document the presence of listed species inhabiting the site that are regulated by the FWS and the FWC. No state or federally listed species, nor their sign, were observed on site.

No gopher tortoise (*Gopherus polyphemus*), their burrows nor scat were observed within the property limits. An updated 100% coverage gopher tortoise survey may be required within 90 days of construction. If tortoise burrows are found, a Relocation Permit from the FWC will be required prior to any impacts proposed within 25' of a potentially occupied (active and inactive) gopher tortoise burrow. Burrows must be excavated per FWC Guidelines and any recovered tortoises relocated to an approved recipient site.

The property is outside the FWS designated Florida panther (*Puma concolor coryi*) focus areas and no panthers nor their sign were observed.

Trees on the parcel were surveyed for cavities that could be utilized by the federally endangered Florida bonneted bat (*Eumops floridanus*). The Florida bonneted bat roost site survey consisted of onsite observations of dead trees and snags with hollows, crevices, loose bark, and/or cavities and the inspection of cabbage palms to the extent possible, as no red-cockaded woodpecker (*Picoides borealis*) cavity trees, bridges, overpasses or other man-made structures exist onsite that may provide suitable roosting habitat. Cavity trees were observed onsite, however no evidence of Florida bonneted bat roosting was found during the site inspection. Updated surveys may be required by the permitting agencies prior to construction. The parcel is outside of proposed designated critical habitat.

While none was observed, suitable habitat for the federally threatened Eastern indigo snake (*Drymarchon corais couperi*) is present onsite. Potential impacts to this species can be minimized through the implementation of the FWS Standard Protection Measures for the Eastern Indigo Snake.

The closest identified bald eagle (*Haliaeetus leucocephalus*) nest (LE939) is located 0.81 miles to the southwest of the property. The subject property is well outside of the 660-foot buffer zone so no impacts to bald eagles are anticipated. Historic bald eagle nest LE-045 occurred south of the property. The nest is no longer there and has been deemed abandoned by the Lee County Eagle Technical Advisory Committee. No action is needed unless a new nest is built.

No snail kites (*Rostrhamus sociabilis*) nor wood storks (*Mycteria americana*) were seen on site during the site visits. The area is within the FWS snail kite consultation area but well outside of critical habitat. Foraging opportunities occur within the ditch for both species.

The wood stork colony known as Caloosahatchee River West is within 5 miles of the project area. Because the project is located within a Core Foraging Area (CFA) of the colony, proposed impacts to wetlands will require habitat compensation within the appropriate CFA or within the service area of a Service-approved mitigation bank. The habitat compensation required will be based on a FWS Foraging Analysis protocol and must replace the foraging value, consisting of wetland enhancement or restoration matching the hydroperiod of the wetlands affected. The purchase of wetland mitigation credits for wetland impacts may be sufficient mitigation for impacts to the wood stork foraging habitat. The federally threatened wood stork is currently being reviewed for delisting, but there is no set timeline for the determination.

Suitable foraging areas for the state threatened little blue heron (*Egretta caerulea*) and tricolored heron (*Egretta tricolor*) occur on site and both species were seen foraging within the ditch south of the property during the site visit. A nesting survey may be required prior to clearing and construction.

No additional nests, dens, burrows, tracks, scat, or signs indicative of protected species use of the property were identified during the site inspections. No federally or state listed plant species were observed on site. Species seen or heard on site include red-bellied woodpecker (*Melanerpes carolinus*), Eastern phoebe (*Sayornis phoebe*), blue jay (*Cyanocitta cristata*), fish crow (*Corvus ossifragus*), Carolina wren (*Thryothorus ludivicianus*), common yellowthroat (*Geothlysis trichas*), palm warbler (*Setophaga palmarum*), northern cardinal (*Cardinalis cardinalis*), gray squirrel (*Sciurus carolinensis*), armadillo (*Dasypus novemcinctus*), brown anole (*Anolis sagrei*), white peacock (*Anartia jatrophae*), little sulphur (*Eurima lisa*) and autumn meadowhawk (*Sympetrum vicinum*). Turkey vultures (*Cathartes aura*) and osprey (*Pandion haliaetus*) were observed flying over the site.

REFERENCES

Florida Department of Transportation, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission, 2011. Florida's Endangered Species, Threatened Species, and Species of Special Concern.

Florida Fish and Wildlife Conservation Commission, 2017. Gopher Tortoise Permitting Guidelines.

U.S. Fish and Wildlife Service, 1995. Endangered and Threatened Wildlife and Plants.

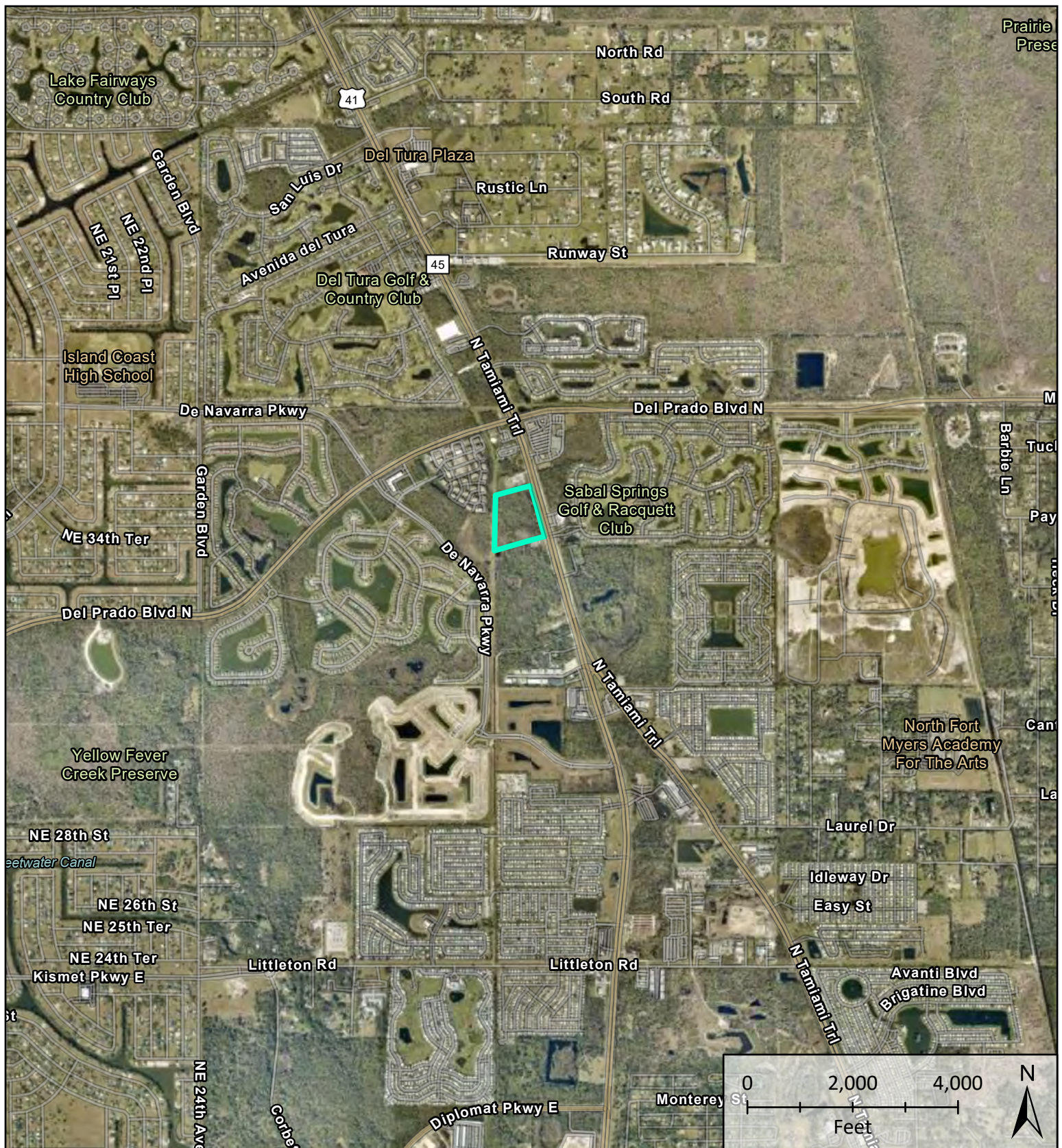
U.S. Fish and Wildlife Service, 1990. Wood Stork Habitat Management Guidelines.

U.S. Fish and Wildlife Service, 2007. Bald Eagle Monitoring Guidelines.

U.S. Fish and Wildlife Service, 2013. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish and Wildlife Service, 2019. Florida Bonneted Bat Consultation Guidelines.

U.S. Fish and Wildlife Service, 2020. Habitat Assessment Guidelines for Florida Panther.



PENNONI ASSOCIATES INC.

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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

 Site Outline

Location Map



PENNONI ASSOCIATES INC.

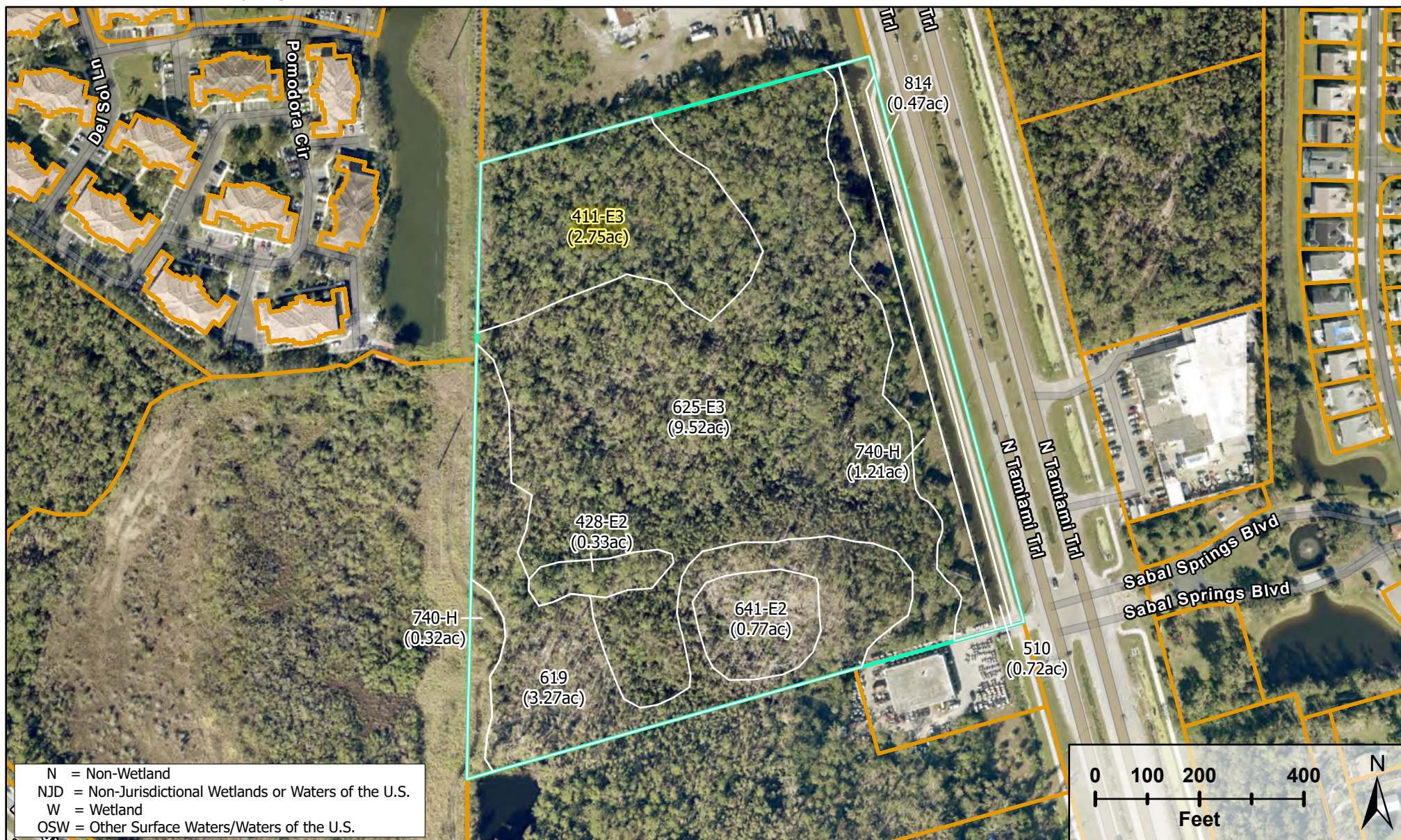
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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Lee County Parcels
Site Outline

Aerial Map



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17701 N. Tamiami Trail,
 North Fort Myers, FL

Project: ENSTE23006

FLUCFCS Map

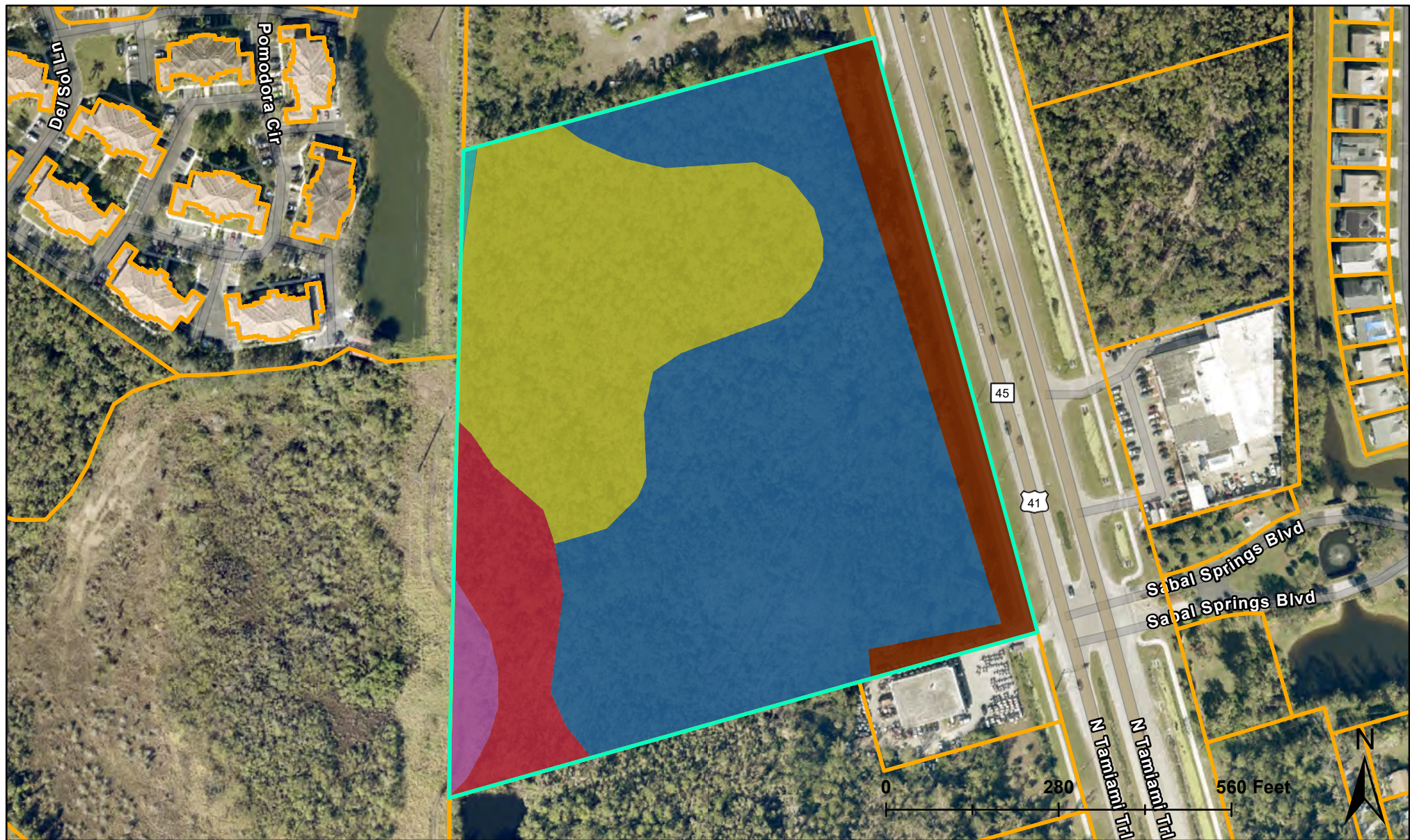
FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Site Outline

Lee County Parcels

Notes:

1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.
2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).



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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

Site Outline

Lee County Parcels

Soil #39 - Isles fine sand, frequently ponded - hydric

Soil #42 - Wabasso sand, limestone substratum - non-hydric

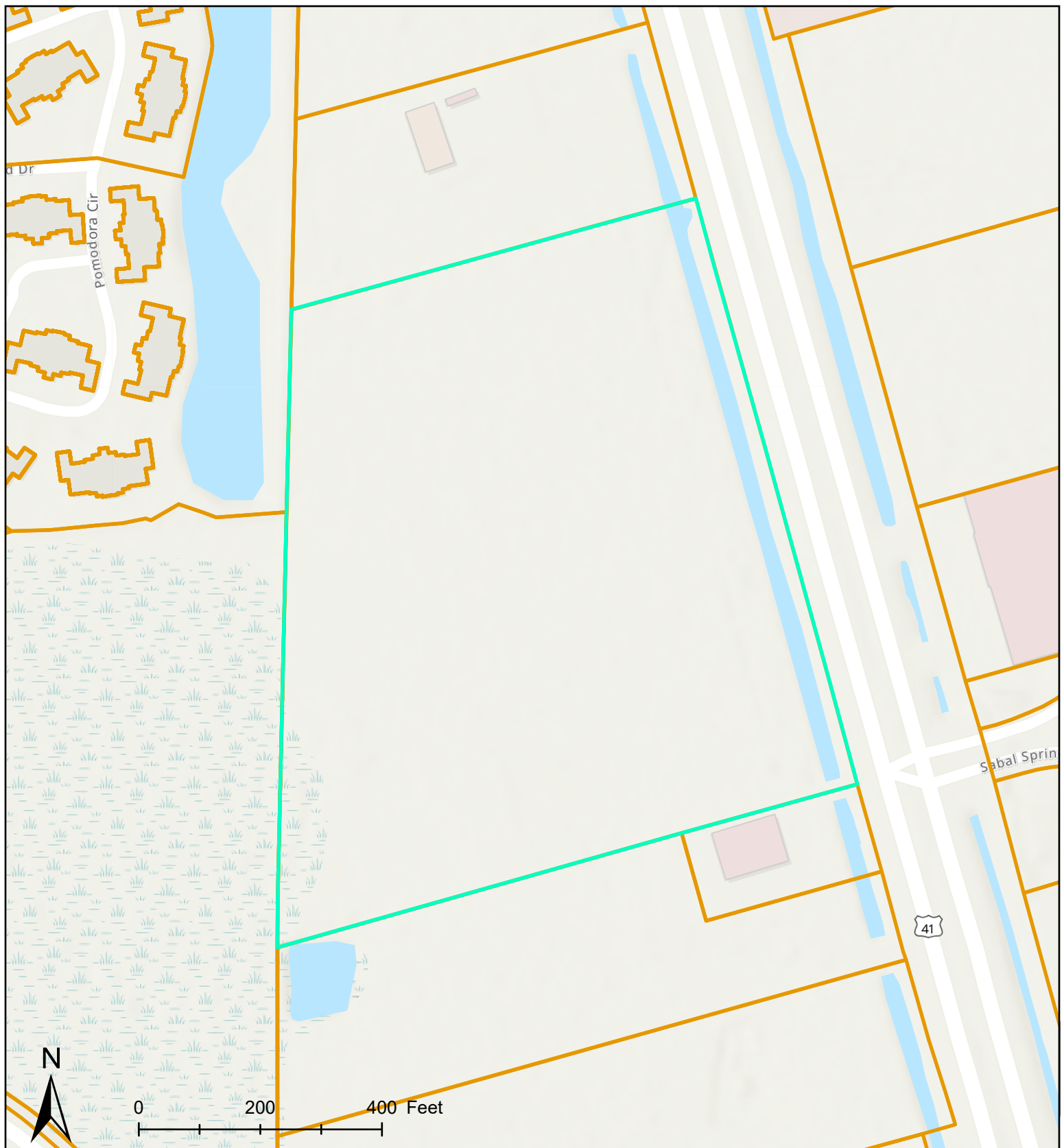
Soil #45 - Copeland fine sandy loam, frequently ponded - hydric

Soil #74 - Cypress Lake fine sand slough - hydric

Soil #142 - Cypress Lake fine sand, slough-Urban land complex - hydric

Soil #138 - Wabasso sand, limestone substratum-Urban land complex - non-hydric

Soils Map



PENNONI ASSOCIATES INC.

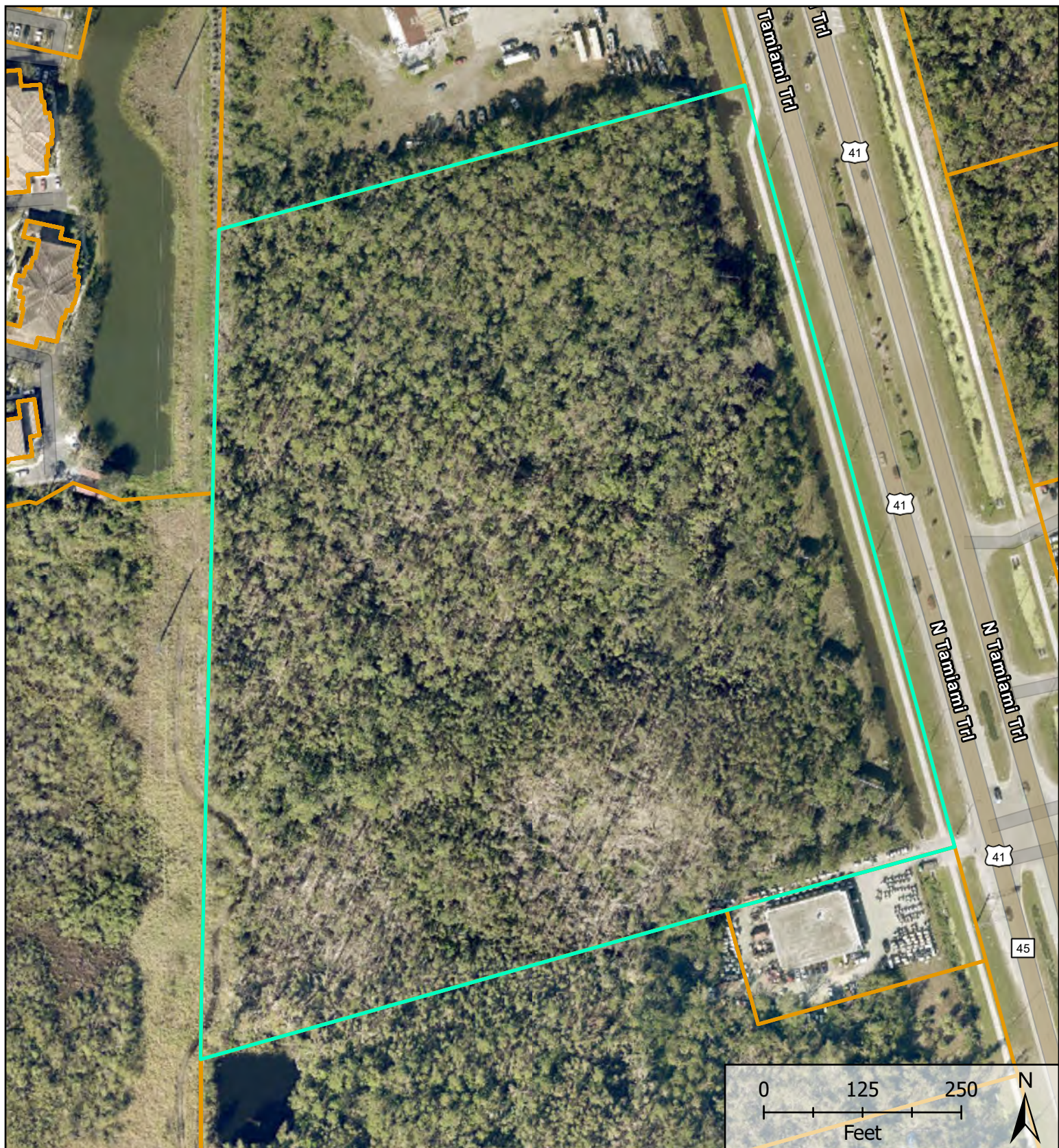
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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Site Outline
Lee County Parcels

USGS Quad Map



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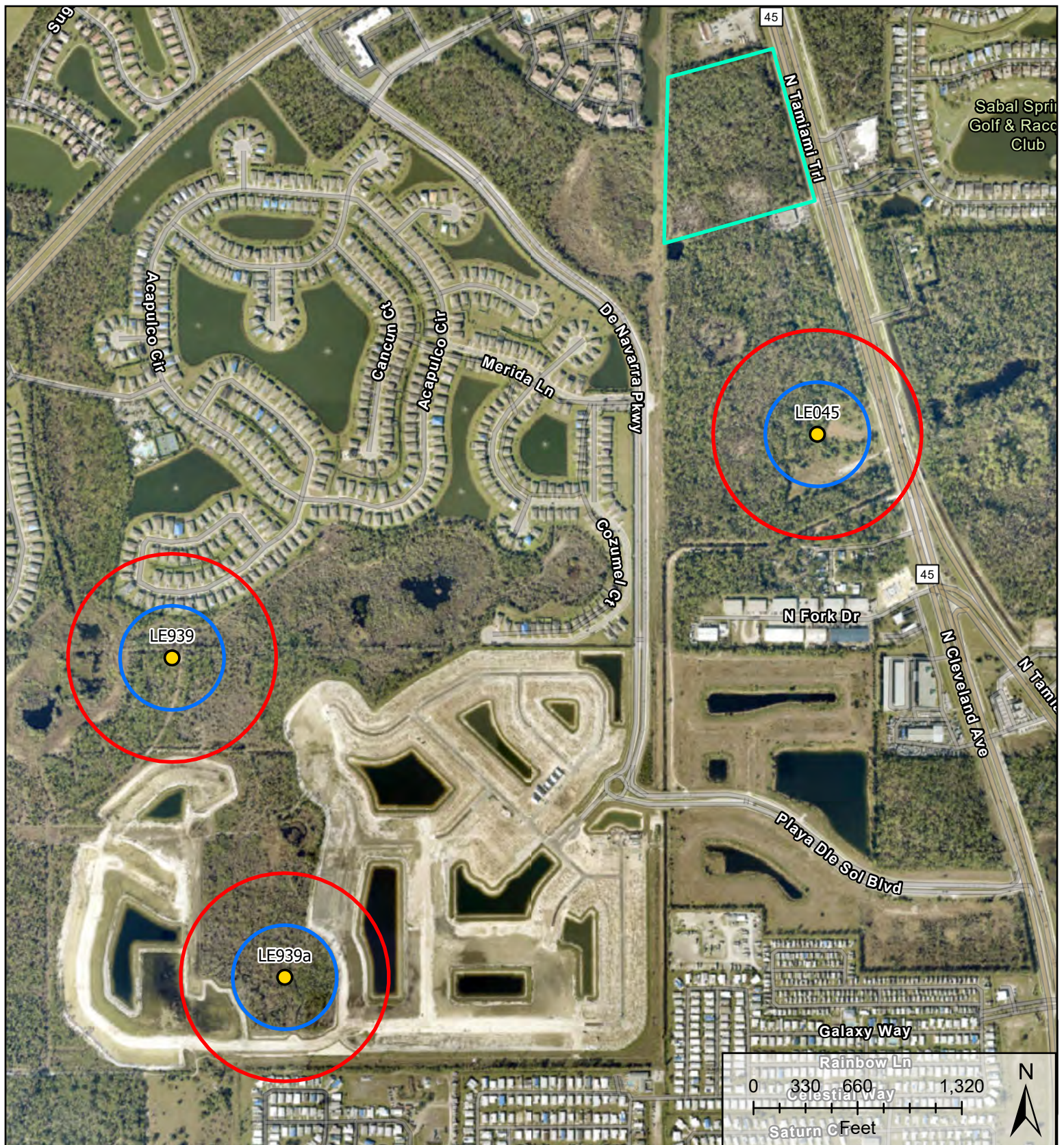
Project: ENSTE23006

Authorized Agent: GTA-20-00041 and RAG-20-00009

Survey Date: 11/10/2023

- Abandoned Gopher Tortoise Burrow
- Inactive Gopher Tortoise Burrow
- Active Gopher Tortoise Burrow
- Lee County Parcels
- Site Outline

Protected Species Survey



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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

- Site Outline
- 330 ft buffer
- 660 ft buffer
- Bald Eagle Nest

Eagle Nest Buffer Zone Map



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17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

- Site Outline
- Lee County Parcels

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

National Wetland Inventory Map



ensite

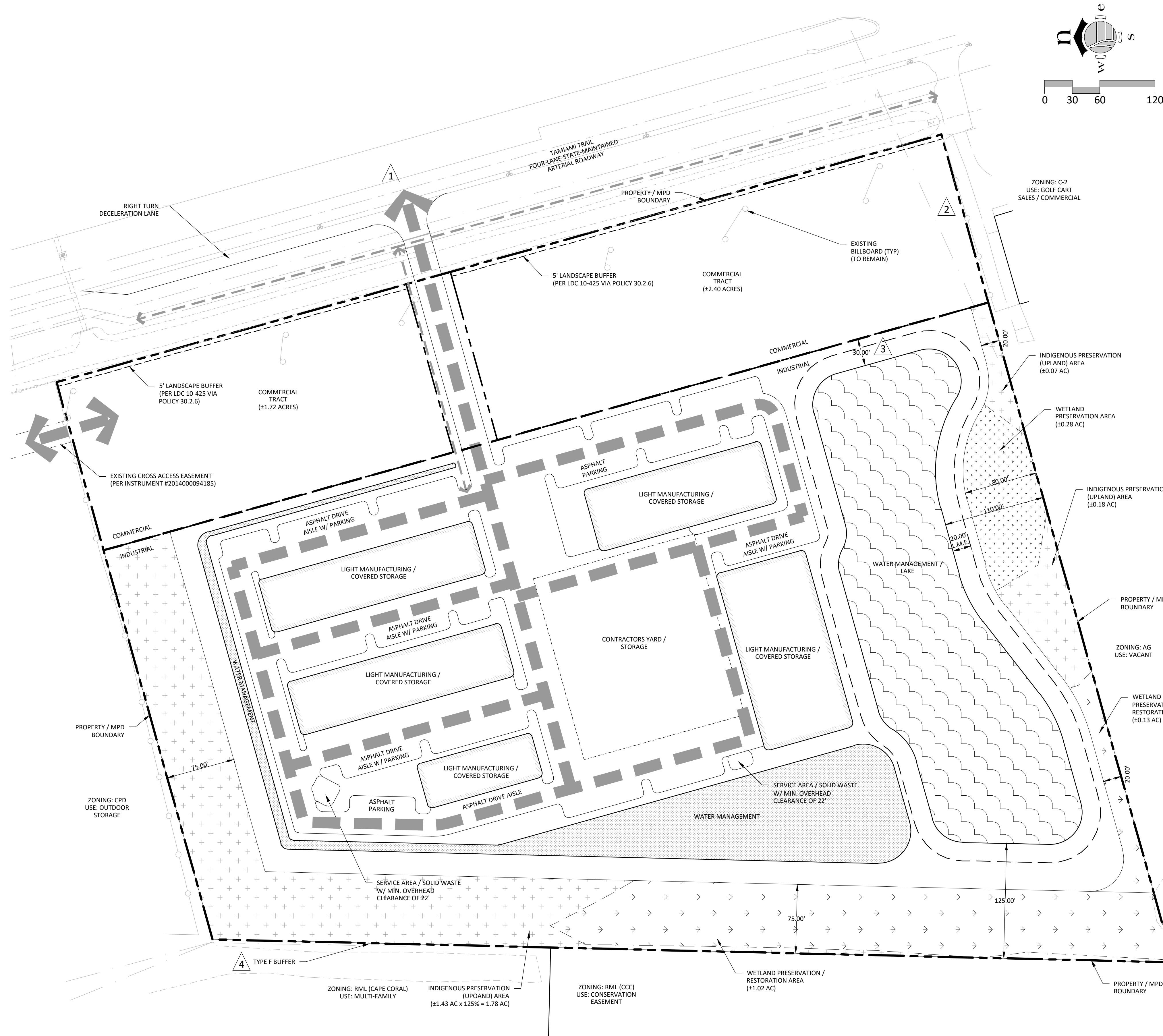
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HONC DOCKS
& LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909

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17701 N. TAMiami
HONC 41 MPD
NORTH FORT MYERS

PROJECT MANAGEMENT



OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±17.96 AC.
TOTAL COMMERCIAL AREA	±4.36 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL):	±0.87 AC. *
(50% OF REQ'D OPEN SPACE INDIGENOUS)	±0.44 AC.
TOTAL INDUSTRIAL AREA:	±13.60 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±2.72 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	±1.36 AC.)
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±33.59 AC.
PROVIDED OPEN SPACE	±33.59 AC. **
REQUIRED INDIGENOUS OPEN SPACE	±1.80 AC.
PROVIDED INDIGENOUS OPEN SPACE	±3.46 AC.
OTHER	±0.04 AC.

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

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' (PER 10-425)
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

INDUSTRIAL TRACT

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

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

NOTES:

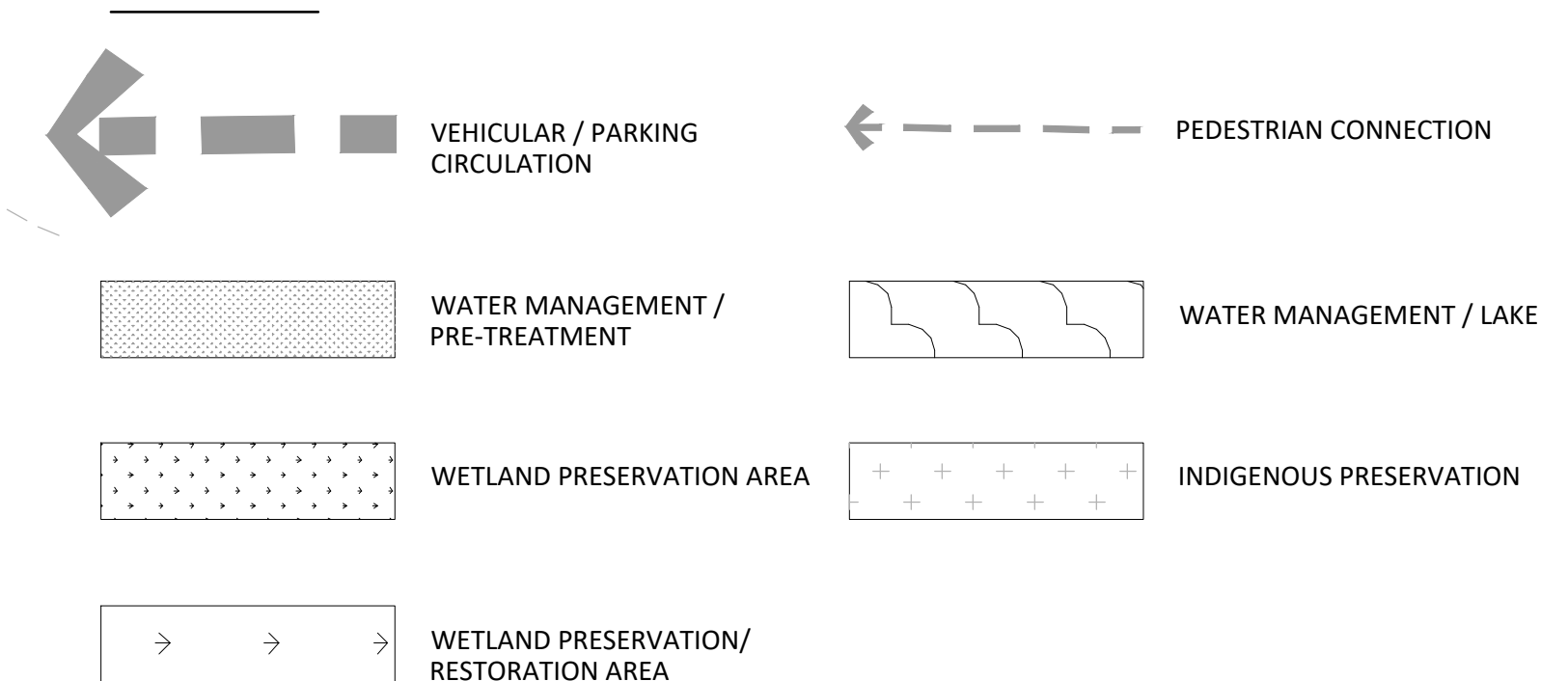
THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

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

DEVIATIONS

1. DEVIATION FROM LDC 10-291(3), WHICH REQUIRES COMMERCIAL OR INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS TO ALLOW ONE POINT OF INGRESS OR EGRESS FOR THE SUBJECT PROPERTY.
2. DEVIATION FROM LDC 10-610(e), WHICH REQUIRES ADJACENT COMMERCIAL USES TO PROVIDE PARKING LOT INTERCONNECTIONS FOR AUTOMOBILE, BICYCLE, AND PEDESTRIAN TRAFFIC, TO ALLOW NO INTERCONNECT TO THE SOUTH.
3. DEVIATION FROM LDC 10-329(d)(1)(3), WHICH REQUIRES NEW EXCAVATIONS FOR WATER RETENTION AND DETENTION SETBACK OF FIFTY (50') FEET OF ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF THIRTY (30') FEET FROM THE FUTURE COMMERCIAL PARCEL INTERNAL TO THE DEVELOPMENT.
4. DEVIATION FROM LDC 10-416(d)(3), WHICH REQUIRES A TYPE E LANDSCAPE BUFFER BETWEEN INDUSTRIAL AND EXISTING MULTI-FAMILY USES, TO ALLOW FOR A TYPE F BUFFER.

LEGEND:

[illegible]

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

MASTER CONCEPT PLAN

SHEET TITLE

MCP-01

PAGE NUMBER

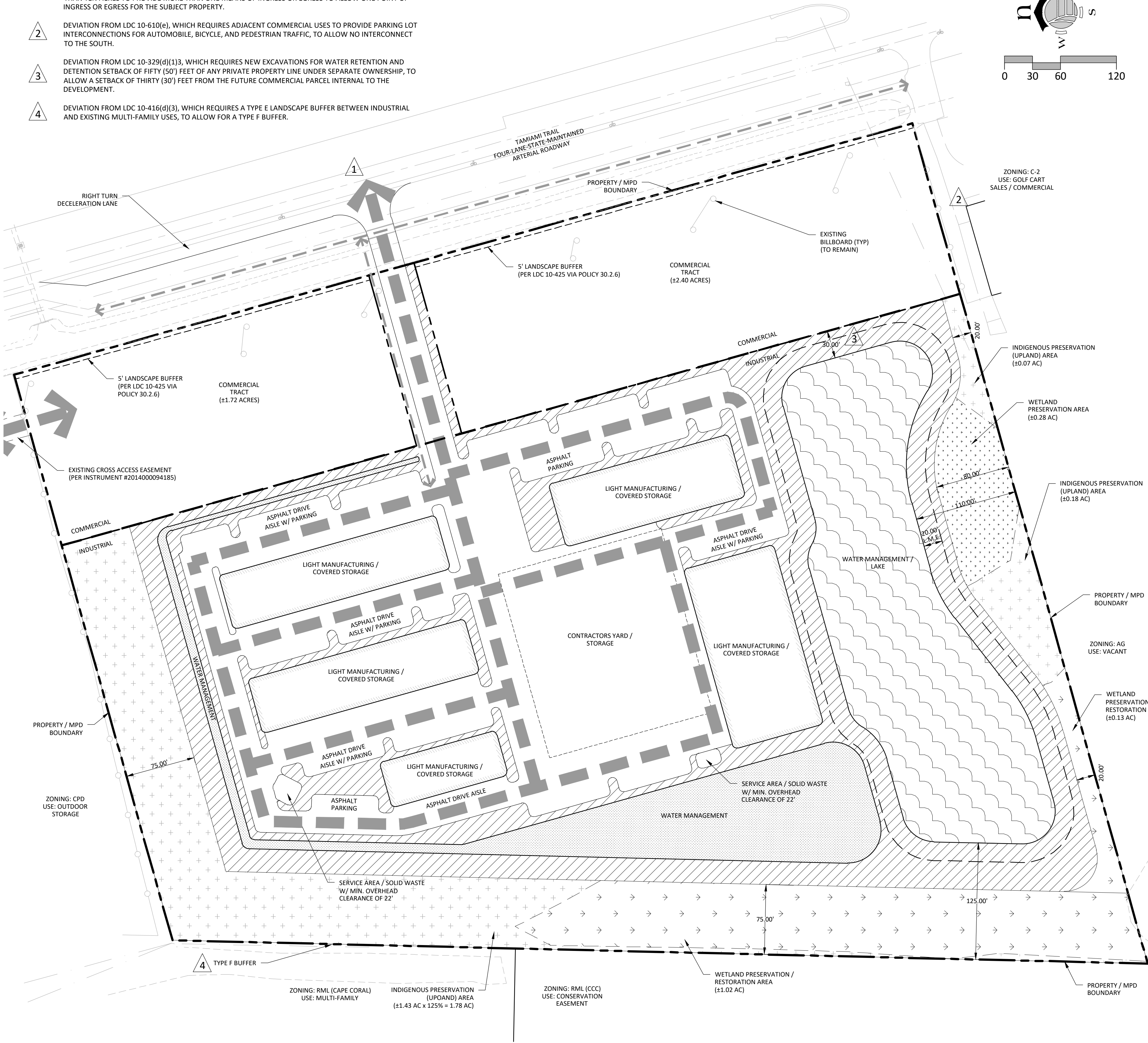
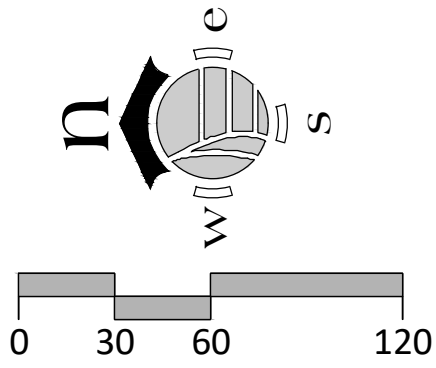
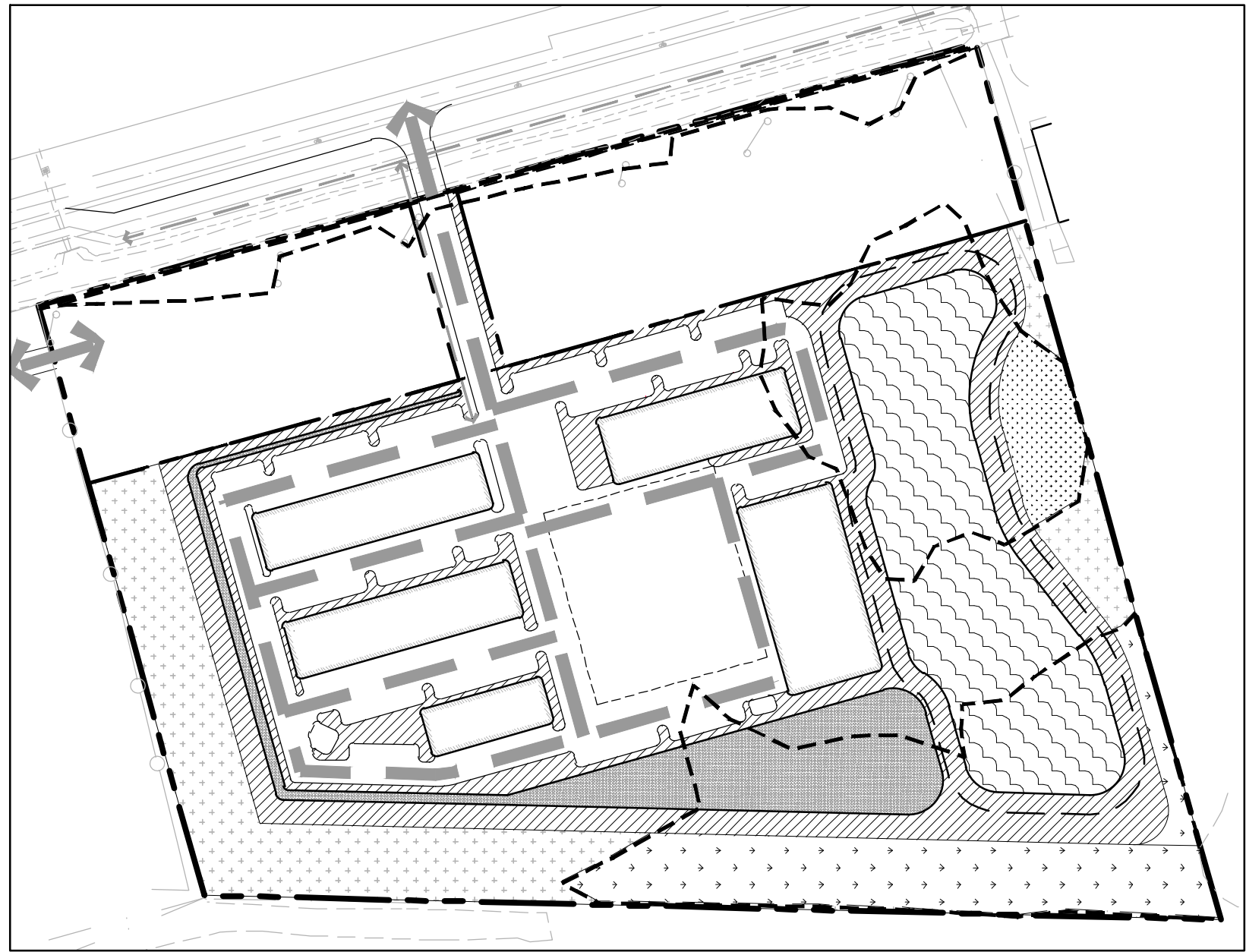
DEVIATIONS

- 1
- DEVIATION FROM LDC 10-291(3), WHICH REQUIRES COMMERCIAL OR INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS TO ALLOW ONE POINT OF INGRESS OR EGRESS FOR THE SUBJECT PROPERTY.

- 2
- DEVIATION FROM LDC 10-610(e), WHICH REQUIRES ADJACENT COMMERCIAL USES TO PROVIDE PARKING LOT INTERCONNECTIONS FOR AUTOMOBILE, BICYCLE, AND PEDESTRIAN TRAFFIC, TO ALLOW NO INTERCONNECT TO THE SOUTH.

- 3
- DEVIATION FROM LDC 10-329(d)(1)(3), WHICH REQUIRES NEW EXCAVATIONS FOR WATER RETENTION AND DETENTION SETBACK OF FIFTY (50') FEET OF ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF THIRTY (30') FEET FROM THE FUTURE COMMERCIAL PARCEL INTERNAL TO THE DEVELOPMENT.

- 4
- DEVIATION FROM LDC 10-416(d)(3), WHICH REQUIRES A TYPE E LANDSCAPE BUFFER BETWEEN INDUSTRIAL AND EXISTING MULTI-FAMILY USES, TO ALLOW FOR A TYPE F BUFFER.



MCP / FLUCCS OVERLAY:

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±17.96 AC.
TOTAL COMMERCIAL AREA	±4.36 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL):	±0.87 AC. *
(50% OF REQ'D OPEN SPACE INDIGENOUS)	±0.44 AC.
TOTAL INDUSTRIAL AREA:	±13.60 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±2.72 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS)	±1.36 AC.
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±3.59 AC
PROVIDED OPEN SPACE	±3.59 AC **
REQUIRED INDIGENOUS OPEN SPACE	±1.80 AC
PROVIDED INDIGENOUS OPEN SPACE	±3.46 AC
OTHER	±0.04 AC

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

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' (PER 10-425)
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

INDUSTRIAL TRACT

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

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

NOTES:

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

LEGEND (OPEN SPACE):

	OPEN SPACE		WETLAND PRESERVATION AREA
	INDIGENOUS PRESERVATION		WETLAND PRESERVATION / RESTORATION AREA
	WATER MANAGEMENT		

NO.	REVISION	DATE
R1	PER LEE COUNTY COMMENTS	9-10-25
R2	PER LEE COUNTY COMMENTS	12-02-25
R3		

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

OPEN SPACE
PLAN

SHEET TITLE

MCP-02

SHEET NUMBER