



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Jug Creek Marina Mixed Use Planned Development

Request: Rezone from: Marina Industrial (IM) To: Mixed Use Planned Development (MPD)

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

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

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

Summary of Project:

The Applicant is requesting to rezone approximately 1.11 acres for a property known as the Jug Creek Marina from Marina Industrial (IM) to Mixed Use Planned Development (MPD). The rezone will allow the continuation of the existing IM uses, including the marina and marina accessory uses, and will add Restaurant with Consumption on Premises (COP).

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Jug Creek LLC c/o Steve King

Address: 2944 South St.

City, State, Zip: Fort Myers, FL 33902

Phone Number: N/A

E-mail Address: Steve@WBWilliamson.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Morris-Depew Associates & Knott-Ebelini-Hart Attorneys at Law

Contact Person: Ben Smith, AICP & Mark Ebelini, Esq.

Address: 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

Email: BSmith@m-da.com;

mebelini@knott-law.com

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

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

PART 2
PROPERTY OWNERSHIP

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

Name: Same as Applicant.

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

- B. Disclosure of Interest [34-202(a)(2)]:**

☒ Attach [Disclosure of Interest](#) Form.

- C. Multiple parcels:** N/A

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

- D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 07/31/2023

PART 3
PROPERTY INFORMATION

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

304322020000A0010

- B. Street Address of Property:** 16498 TORTUGA ST., BOKEELIA FL 33922

- C. Legal Description (must submit) [34-202(a)(5)]:**

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☐ A Boundary survey, tied to the state plane coordinate system.

OR

☒ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

- D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

- E. Current Zoning of Property:** Marina Industrial (IM)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

- F. Use(s) of Property:**

1. Current uses of property are: Marina and Marina Accessory Uses including Fish House

2. Intended uses of property are: Marina, Marina Accessory Uses including Fish House, Restaurant with Consumption on Premises

G. Future Land Use Classification (Lee Plan):

<u>Suburban</u>	<u>1.11</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 114 Feet
2. Depth (average if irregular parcel): 421 Feet
3. Total area: 1.11 Acres or square feet
4. Frontage on road or street: 98 Feet on Tortuga Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☒ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)

- | | | | |
|--|----------|-------------|-------------------|
| 1. Submerged land subject to tidal influence | | <u>0.21</u> | <u>1.11</u> Acres |
| 2. a. Preserved freshwater wetlands | <u>0</u> | Acres | |
| b. Impacted wetlands | <u>0</u> | Acres | |
| c. Preserved saltwater wetlands | <u>0</u> | Acres | |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) | | <u>0</u> | Acres |
| 3. R-O-W providing access to non-residential uses | | <u>0</u> | Acres |
| 4. Non-residential use areas ^{(1) (2)} | | <u>0</u> | Acres |

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). 0.21 Acres**C. Gross residential acres. (A minus B) ⁽³⁾** 0.9 Acres**D. Gross residential acres (by Land Use Category)**

- | | | |
|--|-------|-------|
| 1. a. Intensive Development – upland | _____ | Acres |
| b. Intensive Development – preserved freshwater wetlands | _____ | Acres |
| c. Intensive Development – impacted wetlands | _____ | Acres |
| 2. a. Central Urban – upland | _____ | Acres |
| b. Central Urban – preserved freshwater wetlands | _____ | Acres |
| c. Central Urban – impacted wetlands | _____ | Acres |
| 3. a. Urban Community or Suburban – upland | _____ | Acres |
| b. Urban Community or Suburban – preserved freshwater wetlands | _____ | Acres |
| c. Urban Community or Suburban – impacted wetlands | _____ | Acres |

4.	a.	Suburban – upland	<u>0.9</u>	Acres
	b.	Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Suburban – impacted wetlands	<u> </u>	Acres
5.	a.	Outlying Suburban – upland	<u> </u>	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Outlying Suburban – impacted wetlands	<u> </u>	Acres
6.	a.	Sub-Outlying Suburban – upland	<u> </u>	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	<u> </u>	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	<u> </u>	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	<u> </u>	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	<u> </u>	Acres
8.	a.	Open Lands – upland	<u> </u>	Acres
	b.	Open Lands – wetlands	<u> </u>	Acres
9.	a.	Resource – upland	<u> </u>	Acres
	b.	Resource – wetlands	<u> </u>	Acres
10.	a.	Wetlands	<u> </u>	Acres
11.	a.	New Community – upland	<u> </u>	Acres
	b.	New Community – wetlands	<u> </u>	Acres
12.	a.	University Community – upland	<u> </u>	Acres
	b.	University Community – wetlands	<u> </u>	Acres
13.	a.	Coastal Rural – upland	<u> </u>	Acres
	b.	Coastal Rural – wetlands	<u> </u>	Acres
TOTAL (should equal “C” above)			<u>1.11</u>	Acres

Notes:

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS **N/A**

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

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	<u> </u> x <u> </u>	equals	<u> </u>
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	<u> </u> x <u> </u>	equals	<u> </u>
	c. Total impacted wetlands acres (from Part 4, D.)	<u> </u> x <u> </u>	equals	<u> </u>
	d. Total Allowed Standard Units ⁽¹⁾			<u> </u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			<u> </u>
	b. Transferrable Dwelling Units			<u> </u>
	c. Sub-total			<u> </u>
3.	Total Permitted Units ⁽¹⁾			<u> </u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical	N/A	0
2.	General Office	35'	525
3.	Retail	35'	781
4.	Other: <u>Restaurant</u>	35'	4,351
5.	TOTAL FLOOR AREA		5,657
		Height	Total Floor Area (Square Feet)
B. Industrial			
1.	Under Roof	35'	2,026
2.	Not Under Roof		
3.	TOTAL FLOOR AREA		2,026
		Depth	Total Acres
C. Mining			
1.	Area to be excavated	N/A	0
		Height	Total Beds/Units
D. Assisted Living Facilities			
1.	Dependent Living Units	N/A	
2.	Independent Living Units	N/A	
3.	TOTAL BEDS/UNITS		0
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1.	< 425 sq. ft.	N/A	
2.	426-725 sq. ft.	N/A	
3.	725 < sq. ft.	N/A	
4.	TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]** [waiver requested](#)
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
[Not Applicable.](#)
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
[Not Applicable.](#)
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
[No changes to the existing shoreline stabilization are proposed at this time as the existing seawalls are in place and are in good condition.](#)
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]** [waiver requested](#)
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]** [waiver requested](#)
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]** [waiver requested](#)
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]** [waiver requested](#)

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
[Not Applicable.](#)
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
[Not Applicable.](#)
 2. Quality of the effluent:
[Not Applicable.](#)

3. Expected life of the facility:

Not Applicable.

4. Who will operate and maintain the internal collection and treatment facilities:

Not Applicable.

5. Receiving bodies or other means of effluent disposal:

Not Applicable.

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

1. The location and approximate area of the spray fields:

Not Applicable.

2. Current water table conditions:

Not Applicable.

3. Proposed rate of application:

Not Applicable.

4. Back-up system capacity:

Not Applicable.

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments: N/A

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]** N/A

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]** N/A

D. Private Recreational Facility Planned Developments (PRFPDs): N/A

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☐ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☒ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)] N/A
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. VE-9
- ☒ The minimum elevation required for the first habitable floor is 10 NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park:** [34-174(h)]
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)] <i>N/A</i>
3	☒	<u>Affidavit of Authorization</u> (notarized) Form [34-202(a)(3)]
3	☒	<u>Additional Agents</u> [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)] <i>N/A</i>
3	☒	<u>Disclosure of Interest</u> Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☐	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)] <i>N/A</i>
3	☐	Property Owners list (if applicable) [34-202(a)(8)] <i>N/A</i>
3	☐	Property Owners map (if applicable) [34-202(a)(8)] <i>N/A</i>
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☒	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☒	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☒	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable) <i>N/A</i>
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☐	Topography (if available) [34-373(a)(4)b.iv.] <i>waiver requested</i>
3	☐	Soils Map [34-373(a)(4)b.9.] <i>waiver requested</i>
3	☐	FLUCCS Map [34-373(a)(4)c.] <i>waiver requested</i>
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.] <i>waiver requested</i>
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.] <i>waiver requested</i>
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)] <i>N/A</i>
3	☐	Phasing Program (if applicable) [34-373(b)(3)] <i>N/A</i>
3	☐	Protected Species Survey (if applicable) [34-373(b)(2)] <i>N/A</i>
3	☐	Proof of Notice (if applicable) [34-373(c)] <i>N/A</i>

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)] N/A
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)] N/A
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)] N/A
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.] N/A
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] N/A
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)] N/A
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)] N/A
3	☒	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)] N/A
3	☐	Information Regarding Proposed Blasting (if applicable). N/A
3	☐	Hazardous Materials Emergency Plan (if applicable) N/A
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)] N/A
3	☐	Tall Structures Permit (if applicable) [34-1108] N/A

AFFIDAVIT OF AUTHORIZATION

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

I, Steve L. King (name), as Managing Member
 (owner/title) of Jug Creek LLC (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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

[Signature]
 Signature

8/13/25
 Date

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

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 20 25, by Steve L. King (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



TESSLYN QUINN
 Notary Public
 State of Florida
 Comm# HH477416
 Expires 1/3/2028

[Signature]
 Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Steve L. King, who, being first duly sworn and depose says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 16498 Tortuga St., Bokeelia, FL 33922 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

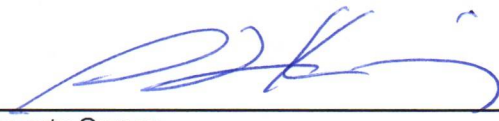
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for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

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

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

N/A	Name and Address	Percentage of Ownership

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



Property Owner
Steve King

Print Name

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

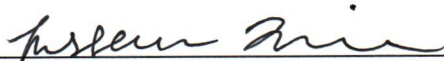
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 8/13/2025 (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



TESSLYN QUINN
Notary Public
State of Florida
Comm# HH477416
Expires 1/3/2028



Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	Morris-Depew Associates Inc.		
Contact Person:	Bill Morris, P.E.		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	BMorris@m-da.com

Company Name:	Morris-Depew Associates Inc.		
Contact Person:	Lindsay Rodriguez, AICP		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	LRodriguez@m-da.com

Company Name:	Knott Ebelini Hart Attorneys at Law		
Contact Person:	Mark A. Ebelini		
Address:	1625 Hendry Street Suite 301		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-334-2722	Email:	MEbelini@knott-law.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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DEPEW

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Jug Creek Marina Mixed Use Planned Development Rezone Request Narrative

I. Introduction & Request

Jug Creek LLC ("Applicant") is requesting approval of a planned development rezoning to rezone the 1.11 ac property known as the Jug Creek Marina from the Marina Industrial (IM) zoning district to the Mixed Use Planned Development (MPD) zoning district. The rezone will allow the continuation of the existing IM uses, including the marina and marina accessory uses, and in addition will allow for a Restaurant with Consumption on Premises (COP). The restaurant will feature live music, which will be regulated by proposed operational conditions of the MPD. The Property is within the Suburban Future Land Use Category, is within the Greater Pine Island Community Planning Area, and is designated on Lee Plan Map 1-H Water Dependent Overlay as a water-dependent land use. The Property is located at 16498 Tortuga St., Bokeelia, on the northern end of Pine Island, in unincorporated Lee County, shown in Figure 1 below.



Figure 1: Aerial of Subject Property

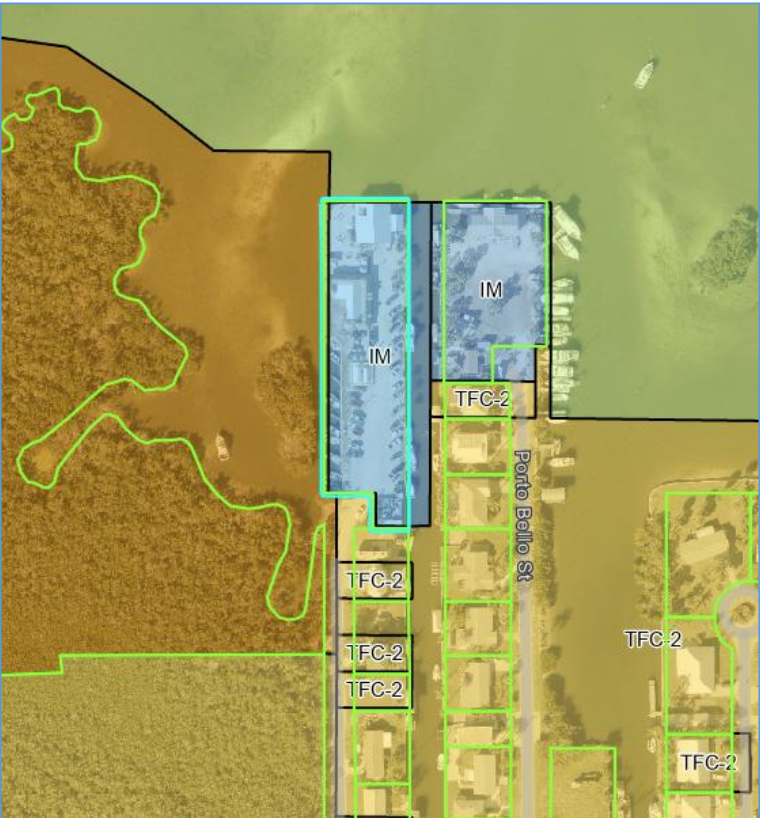


Figure 2: Current Zoning



Figure 3: Future Land Use

II. Property History

The Property was platted as Lot 1 in the Knights Bokeelia Isles subdivision in 1955 per Plat Book 9 Page 142. Specifically, it was described as "KNIGHTS BOKEELIA ISLE RPLT BLK A PB 9 PG 142 LOT 1". The plat was originally setup to provide for working waterfront uses at the north end, with housing for commercial fisherman and other water related tradesmen in the middle, and supporting commercial uses at the south end.

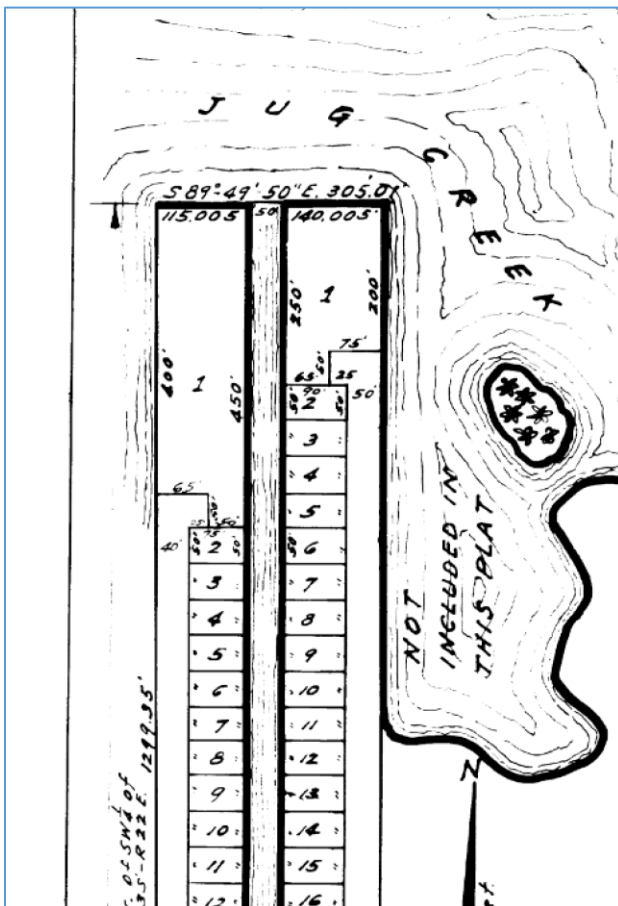


Figure 4: Knights Bokeelia Isles Plat

According to historical aerial imagery and based on the plat restrictions, it's evident that the Jug Creek Marina property has been operating in some form of a marine industrial/commercial capacity since at least 1968. Figures 4 through 6 depict the Property in 1968, 1972 and 1979 and demonstrate the intensification of the property over time, which was expected given the plat restriction which states "*all lots shall be used for residential purposes only, except Lot 1, Lot 40, Lot 41, Block 'A', and Lot 1 and Lot 39, Block 'B'.*". The Property was originally in the TFC-2 and C-2 zoning districts (formerly known as RM-1 and C-2) but was subsequently zoned entirely to IM (formerly known as CM-2) by Resolution ZAB-84-202. That 1984 rezoning approval was considered on the basis that the proposed use would be a steel building inside of which boat repair work of more than a minor nature could be done.

In 1987 the owners at the time filed a variance application for the property, which was known as the "Bokeelia Fish House". The owners were requesting relief from the required 25-foot rear setback from a waterbody to allow for a 0-foot setback. After the public hearing the owner withdrew the variance request.

due to it no longer being needed since “annotations to the Lee Plan” had been made addressing the issue. In the current Lee County Land Development Code (LDC), in the property development regulations for the IM zoning district, Note 3 for waterbody setbacks states “Boat service buildings or boat service structures may be built up to the mean high-water line.”

In 1997, a Special Exception was approved to allow a seafood market pursuant to case number 97-07-088.018. At the time of the 1997 approval, the property had been developed and was operating with a wholesale fish processing business for the previous 30 years, or nearly 60 years as of 2025. This operation is still ongoing. Fresh fish are delivered to the site by boat, where it is processed, and shipped out. The special exception approval allowed the sale of fresh fish to the local residents in a small store providing an enhancement to the marina’s offerings and a convenient service for local residents and visitors alike.

Currently, the Property Owner, Jug Creek, LLC has a state-issued 2APS license (BEV4608207) and County administrative approval (COP2020-00038) to sell beer and wine for off premises consumption from the property in connection with the marina business.



Figure 5: 1968 Aerial Image



Figure 6: 1972 Aerial Image



Figure 7: 1979 Aerial Image

III. Surrounding Land Uses

The Property is located on Pine Island at the end of a peninsula that is surrounded by water on three sides. To the east of the Property is a 50-foot-wide canal, to the north and east is the natural Jug Creek waterbody that connects to Charlotte Harbor and Pine Island Sound. The Property’s only abutting neighbor is a residential lot to the south, which is owned by one of the members of the Applicant. The existing residential uses in the area were constructed with the original plat restrictions in place, which contemplated commercial/industrial use of the Property.

Located directly to the east of the Property across the 50-foot canal is another marina known as Knight’s Landing Marina, which is also zoned IM. The Subject Property is accessed via a local roadway, Tortuga Street, which serves the adjacent residential uses as well as the Jug Creek Marina. Table 1 below provides an inventory of the surrounding future land uses, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	Zoning	Future Land Use	Existing Land Use
North	AG-2	N/A	Jug Creek Waterbody
East	IM	Suburban	Canal; Knights Landing (Marina and Rentals); Bokeelia Boathouse (Lodging); Single-Family Residential/Vacation Rentals
South	TFC-2	Suburban	Single-Family Residential/ Vacation Rentals; Vacant Lots
West	RV-3	N/A; Conservation Lands	Jugg Creek Waterbody; TIITF Lands

Regarding the surrounding residential uses, the rezone request must be evaluated within the context of the area’s existing zoning pattern and built environment. The Property, a long-established marina, is located north of several single-family residential lots that are positioned between the marina to the north and parcels to the south zoned C-2 (Commercial), all of which were referenced in the 1950s plat as non-residential. The C-2 zoning district permits a wide range of relatively intensive commercial uses by right, including auto parts stores, service stations, car washes, hotels/motels, medical offices, and other high-traffic or potentially high-intensity uses — all without the need for a zoning map amendment or public hearing. Importantly, C-2 also permits restaurants of all groups (I, II, III, and IV), including fast food with drive-thru service and establishments with extended hours or entertainment components, subject only to standard code regulations.

The surrounding residential streets, including Tortuga Street and Porto Bello Street, also reflect a mixed pattern of occupancy. Of the three (3) single-family homes directly across the canal from the subject property, two (2) are actively advertising as vacation rentals. In addition, several other homes on Tortuga Street and Porto Bello Street — at least 10 currently advertised on short-term rental platforms — are functioning as transient lodging. These properties experience regular visitor turnover, seasonal occupancy fluctuations, and boating-related activity consistent with a waterfront destination community. The area therefore includes a combination of owner-occupied residences, short-term rentals, vacant lots, and marina-related uses.

It is also notable that multiple platted residential lots within the subdivision remain vacant, particularly along Tortuga Street and Porto Bello Street. The presence of these undeveloped lots further reflects that the subdivision has not built out as a uniform, fully stabilized single-family neighborhood, but rather retains a mix of developed, undeveloped, and transiently occupied properties within a waterfront commercial context.

Conversely, the proposed MPD rezone is narrowly tailored and limited to include a restaurant with consumption on premises, designed to function as a complementary enhancement to the existing marina. The request is further limited by proposed conditions including restricted hours of operation and noise limitations for outdoor entertainment. The restaurant will be boater-accessible, with existing available marina slips for patrons arriving by water, reinforcing its water-oriented function.

Additionally, the marina and the surrounding water bodies provide substantial natural separation and buffering from adjacent properties. The proposed open-air restaurant, featuring fresh seafood and operating within the established industrial marina footprint, builds upon the site's longstanding history as one of the few remaining operating fish houses serving the Pine Island community. The MPD rezone provides a more predictable and conditioned development framework than the uses that could otherwise be established by right on nearby C-2 parcels. With enforceable operational conditions, the proposed use supports the working waterfront while maintaining compatibility with the surrounding residential and mixed-use environment.

IV. Rezoning Criteria

The proposed development is in full compliance with the rezoning criteria set forth by LDC Section 34-145(d)(4)(a)(1), as referenced below.

a) Complies with the Lee Plan;

The subject site is located within the Suburban Future Land Use Category, and the proposed rezoning to Mixed Use Planned Development (MPD) is consistent with the Lee Plan, including the policies described below.

Policy 1.1.5 – Suburban Future Land Use Category

Policy 1.1.5 provides that the Suburban Future Land Use Category consists predominantly of residential areas located on the fringe of urban areas or in locations where it is appropriate to protect existing or emerging residential neighborhoods. While industrial land uses are not permitted, the category contemplates limited, context-sensitive non-residential uses that are compatible with surrounding development patterns and that serve the local community.

The proposed MPD rezoning will allow for a Restaurant with Consumption on Premises as a complementary component of the long-established marina use on the Property. The marina predates the adoption of the Lee Plan, as demonstrated by historical documentation reflecting its existence as early as 1968, well before the Lee Plan's adoption in 1989. The proposed rezoning does not introduce a new stand-alone commercial center or urban intensity inconsistent with the Suburban designation; rather, it formalizes and conditions a use that is directly supportive of an existing, legally established water-dependent facility.

The restaurant use enhances the operational viability and long-term sustainability of the marina by providing food and beverage services to boaters, residents, and seasonal visitors. It promotes recreational use of the waterfront and reinforces the Property's historic role as a neighborhood gathering place on Pine Island. Importantly, the rezoning does not increase residential density, does not introduce industrial activity, and does not conflict with the density limitations or character protections established for the Suburban category. Instead, it builds upon an existing marina use in a manner that is compatible, proportional, and consistent with the surrounding development pattern. Furthermore, at the time of platting, it was established that residential lots within the Knights Bokeelia Isles subdivision would exist in proximity to non-residential marina uses.

Therefore, the requested MPD rezoning is consistent with Policy 1.1.5.

Policy 1.6.4 – Water-Dependent Overlay (WDO)

The Property is designated on Lee Plan Map 1-H within the Water-Dependent Overlay (WDO). Policy 1.6.4 prioritizes water-dependent land uses in designated shoreline areas, including Greater Pine Island, and supports regulatory mechanisms that reinforce the viability of such uses. This Policy meets a directive of Florida Statute 163.3177(6)(a)(3)(c) which states, "The future land use plan element shall include criteria to be used to... encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities."

The Property is currently developed and operating as a marina, a quintessential water-dependent use. The proposed MPD rezoning will not convert shoreline property to a non-water-dependent use, nor will it diminish the marina's core function. Instead, the restaurant and consumption-on-premises component will operate as a complementary marina amenity, a common and customary feature of working waterfront facilities, intended to support marina patrons, boaters, and waterfront visitors, as well as the sustained viability of the marina use.

The MPD zoning district provides a site-specific zoning structure with enforceable development and operational conditions to ensure that the restaurant remains subordinate and complementary to the marina use. The rezoning strengthens the economic sustainability of the water-dependent operation while maintaining public access and recreational use of the waterfront. By ensuring the viability of the working waterfront identity of the Property and avoiding displacement of water-dependent activities, the request advances a directive of Florida Statute and the intent of Policy 1.6.4 and the WDO.

Policy 5.1.5 – Compatibility with Residential Areas

Lee Plan Policy 5.1.5 addresses the prevention of inappropriate encroachment into residential areas. The proposed MPD rezoning satisfies this policy by establishing tailored development standards, site design, and operational conditions that ensure compatibility with adjacent residential uses.

The Property is constrained by water on three sides, and nearby residential properties are separated from the marina by a 50-foot-wide canal. These water bodies function as substantial natural buffers. Additionally, the restaurant and consumption-on-premises area is proposed in the northwest portion of the site, maximizing separation from the three residential lots located

to the east and focusing the intensity of the site toward the north where it is adjacent to another existing marina in the IM zoning district.

Through the proposed conditions, operational standards will be incorporated to limit potential impacts, including restrictions on hours of operation, limitations on outdoor entertainment and live music, and enforceable noise controls consistent with County standards. The MPD will also incorporate enhanced landscape buffering pursuant to the Land Development Code, including an alternate landscape betterment plan providing landscaping beyond what exists today along the canal edge adjacent to residential properties.

These measures ensure that the rezoning will not result in destructive encroachment or degradation of residential character. Rather, the MPD provides a structured and enforceable mechanism to maintain compatibility while supporting an existing waterfront business.

Goal 8 and Objective 8.1 – Protection of Marine-Oriented Uses

Goal 8 of the Lee Plan seeks to designate prime locations for marine-oriented land uses and protect them from incompatible or preemptive redevelopment. Objective 8.1 specifically addresses the preservation of water-dependent overlay properties.

The requested rezoning to MPD supports these policies by strengthening the long-term viability of an existing marina within the WDO. The restaurant use is not a conversion of the site to a non-water-dependent use, nor is it speculative commercial encroachment. Instead, it is an accessory and supportive marina amenity that enhances operational sustainability while maintaining the Property's maritime character.

The MPD tool is particularly appropriate because it allows the County to tailor permitted uses, development standards, and operational conditions through a public hearing process. By reinforcing, rather than displacing, the marina's function, the rezoning is consistent with and advances the objectives of Goal 8 and Objective 8.1.

Goal 24 – Greater Pine Island Community Plan

Goal 24 seeks to manage growth on Greater Pine Island in a manner that protects natural resources, maintains rural and coastal character, supports local businesses, and safeguards public health and safety.

The proposed MPD rezoning is consistent with Goal 24. The site is already developed as a marina and fish house. No expansion into agricultural lands, conservation areas, or environmentally sensitive lands is proposed. The rezoning does not increase residential density and does not expand the physical development footprint of the site. While the request introduces a restaurant use within the existing development area, the scale and operational parameters are specifically tailored through the MPD to ensure that the intensity remains compatible with the surrounding residential context and subordinate to the primary marina use.

By allowing a Restaurant with Consumption on Premises within a controlled MPD, the request supports the economic resilience of a legacy waterfront business and strengthens Pine Island's working waterfront economy. The scale and character of the proposed restaurant remain

consistent with Pine Island's rural coastal identity, serving boaters and local residents in a manner that reflects the island's historic working waterfront and small-scale development pattern.

The proposed conditions incorporated into the MPD will protect surrounding residential uses and ensure that public health, safety, and hurricane preparedness considerations remain unaffected.

Goal 128 – Maintenance of Water-Dependent Shoreline Uses

Goal 128 encourages the maintenance and development of water-dependent shoreline uses and discourages their displacement by non-water-dependent activities.

The proposed MPD rezoning is in direct compliance with this goal by providing a regulatory structure that enhances the marina's financial sustainability without supplanting its water-dependent function. The restaurant component is supportive and subordinate, designed to serve marina patrons and reinforce the working waterfront identity of the Property. No displacement of marina operations is proposed.

The proposed rezoning strengthens (rather than weakens) the long-term presence of water-dependent use along this shoreline.

Great Calusa Blueway Context

Lee Plan Map 4-E depicts the Great Calusa Blueway passing adjacent to the Property via Jug Creek, with Shell Cut providing marked access to Charlotte Harbor. The Property serves as a logical waterfront destination for boaters navigating these waterways. The ability to access the marina and restaurant by boat reinforces the complementary relationship between the proposed restaurant use and the existing water-dependent marina operations, further supporting Lee Plan policies promoting recreational boating and working waterfront vitality.

The proposed rezoning to Mixed Use Planned Development to allow a Restaurant with Consumption on Premises is consistent with the Lee Plan and with the Greater Pine Island Community Plan. The request reinforces an existing marina use within the Water-Dependent Overlay, supports Greater Pine Island's working waterfront economy, incorporates enforceable compatibility standards, and maintains the rural coastal character envisioned by the Lee Plan.

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

The proposed MPD rezoning meets the requirements of the Land Development Code (LDC) and other applicable County regulations, or qualifies for deviations as expressly authorized under the MPD zoning district provisions.

The planned development zoning district is intended to provide flexibility in site design and development standards through the approval of site-specific deviations, subject to public hearing and consistency findings. The Applicant is requesting three (3) deviations from standard LDC requirements, along with approval of an Alternate Landscape Betterment Plan. Each requested deviation is identified within the MPD document and supported by justification demonstrating that the deviation:

- Is necessitated by the unique physical characteristics of the site, including its waterfront configuration and limited upland area;
- Does not adversely affect adjacent properties;
- Maintains the overall intent and purpose of the applicable Code provisions; and
- Results in a development pattern that is equal to or better than strict Code compliance in terms of compatibility and functionality.

The Alternate Landscape Betterment Plan provides enhanced landscaping beyond existing conditions along the canal interface with residential properties, where a buffer is required, and is designed to mitigate noise and visual impacts associated with the proposed restaurant use. The betterment plan provides comparable or improved buffering relative to standard Code requirements given the site's unique waterfront context.

Accordingly, the proposed MPD rezoning meets the Land Development Code and other applicable County regulations, or qualifies for deviations as expressly permitted by the Code.

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

The proposed rezoning to Mixed Use Planned Development (MPD) is compatible with existing and planned uses in the surrounding area.

The Property is a long-established marina and fish house that has operated on the site for decades, predating the construction of most nearby residences. The historic character of this portion of Pine Island has long included working waterfront and commercial marina activity. The proposed MPD does not introduce a new commercial center or alter the fundamental character of the site; rather, it formalizes and regulates a restaurant use that is complementary and subordinate to the existing water-dependent marina operation.

The adjacent property directly across the canal, also zoned Marine Industrial (IM), is developed with Knights Landing Marina, reinforcing the maritime and service-oriented character of this subdivision. The surrounding land use pattern reflects a mix of marina, commercial, and residential uses that have coexisted for decades in a waterfront setting.

The proposed restaurant with consumption on premises is a customary marina amenity and represents a logical extension of the established waterfront commercial context.

Importantly, the single-family residential lots within the subdivision are situated between two zoning districts that permit relatively intensive commercial uses. Properties to the north are zoned Marine Industrial (IM) and developed with operating marinas, while properties to the south are zoned C-2, which permits a broad range of commercial uses by right, including auto service stations, car washes, and restaurants of all groups (I–IV).

In contrast, the proposed MPD will limit permitted uses to those specifically listed in the Schedule of Uses and provide site-specific development and operational standards to ensure compatibility with adjacent residences.

Of the three (3) single-family residences located directly across the canal from the subject property, two (2) (16461 and 16447 Porto Bello Street) are actively advertising as vacation rentals. In addition, several other single-family residences on Tortuga Street and Porto Bello Street, at least 10 currently advertised on short-term rental platforms such as VRBO and Airbnb, are similarly operating as transient lodging. As such, portions of the surrounding residential area function in practice as short-term vacation accommodations, with guests arriving and departing regularly.

This established pattern of transient occupancy reflects a mixed residential and waterfront-oriented character rather than a purely static, low-activity residential enclave. Short-term vacation rentals, by their nature, involve regular guest turnover, varying occupancy levels, and activity patterns that can include gatherings, outdoor recreation, boating traffic, amplified music, increased vehicle parking demand, and weekend or seasonal peak usage. Unlike owner-occupied residences with relatively predictable daily routines, vacation rental properties often accommodate larger groups of visitors and may experience fluctuating levels of activity on a weekly or even daily basis.

The presence of multiple active short-term rental properties in the immediate vicinity demonstrates that transient lodging and associated recreational activity already occur within this waterfront neighborhood in proximity to established marina operations. These dynamics further illustrate that the area functions as a mixed-use coastal environment where residential, transient, and marine-oriented activities coexist. See Figure 8 below, which depicts the nature of the lots on Tortuga Street and Porto Bello Street, including existing vacation rentals, vacant lots, commercial zoning, and operating marinas.



Figure 8: Inventory of Lots on Tortuga St. & Porto Bello St.

The proposed restaurant use is complementary to this existing pattern. Waterfront dining amenities serve both marina patrons and visitors staying in nearby vacation rentals, reinforcing the area's recreational and boating-oriented character. Rather than introducing an incompatible commercial intrusion into a quiet residential neighborhood, the MPD formalizes a marina-supportive use within an area that already accommodates a blend of residential, transient lodging, and waterfront commercial activity. Accordingly, the rezoning does not create a new land use dynamic but continues and regulates an established pattern of mixed waterfront use.

The MPD framework allows the County to tailor permitted uses, hours of operation, outdoor activity limitations, and performance standards such as noise controls, thereby providing greater predictability and compatibility protections than the underlying conventional zoning district. Additionally, the site's geography, surrounded by water on three (3) sides and separated from nearby residences by a 50-foot-wide canal, provides substantial natural buffering that mitigates potential impacts. The MPD incorporates an Alternate Landscape Betterment Plan, consistent with the LDC, that enhances landscaping beyond existing conditions along the canal interface with residential properties, thereby providing additional visual screening and attenuation of noise and activity-related impacts. The MPD also provides more than the required amount of open space.

The rezoning does not expand development into previously undeveloped areas and does not alter the existing marina function of the Property. Instead, it strengthens the viability of a long-standing water-dependent use while maintaining the established waterfront land use pattern.

For these reasons, the proposed rezoning to Mixed Use Planned Development is compatible with existing and planned uses in the surrounding area.

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

The proposed MPD rezoning will provide access sufficient to support the proposed development intensity.

The subject property is accessed via a single point of ingress and egress from Tortuga Road, a local roadway that has historically served the marina and fish house operations for decades. This access configuration is long-established and has supported prior and existing industrial marina-related activity without documented operational or safety deficiencies. The proposed rezoning does not introduce a new access point nor alter the established circulation pattern; rather, it continues to utilize the same access that has historically functioned for the site.

A Traffic Impact Statement (TIS) prepared in support of the rezoning demonstrates that the anticipated trip generation associated with the proposed Restaurant use, in combination with the existing marina operations, will not result in unacceptable impacts to Tortuga Road or the surrounding roadway network. The analysis confirms that the adjacent roadway segments and intersections will continue to operate within acceptable levels of service and that the existing roadway infrastructure is adequate to accommodate projected traffic volumes.

Additionally, Tortuga Road functions as a low-speed local road serving a limited geographic area, primarily consisting of waterfront residential properties, many of which function as vacation rentals, vacant lots, and vacant commercial property at the south end. The projected traffic associated with the MPD remains consistent with the established character and functional classification of the roadway. The marina's waterborne access further diversifies arrival modes, as a significant portion of restaurant patrons arrive by boat via Jug Creek and the surrounding waterways, thereby reducing vehicular demand on the roadway network.

Accordingly, the existing access point and surrounding roadway system are sufficient to support the proposed development intensity, and the rezoning will not create adverse traffic conditions or exceed the capacity of the local transportation network.

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

The expected impacts on transportation facilities associated with the proposed MPD rezoning will be adequately addressed through existing County regulations and conditions of approval.

A Traffic Impact Statement (TIS) prepared in support of this application evaluates the projected trip generation associated with the proposed Restaurant use in conjunction with the existing marina operations. The analysis demonstrates that the anticipated traffic volumes will not cause the surrounding roadway network to operate below adopted Level of Service standards. Tortuga Road and the adjacent roadway segments have sufficient capacity to accommodate the projected trips, and no off-site roadway improvements are warranted based on the analysis.

The proposed development will be subject to Lee County's transportation concurrency requirements and Land Development Code provisions. Any site-specific transportation-related conditions identified during the rezoning or subsequent development order process will be incorporated into the MPD and enforced at the time of permitting.

In addition to vehicular access, the site benefits from multimodal connectivity. Patrons may arrive by boat via Jug Creek and the surrounding waterways, consistent with the marina's water-dependent function. The surrounding neighborhood street network also allows for pedestrian and bicycle access from nearby residences and vacation rentals, further reducing reliance on the roadway system. This multimodal access pattern is consistent with the waterfront setting and supports a diversified transportation system.

Through compliance with established County regulations, concurrency review, and enforceable conditions, any transportation impacts associated with the proposed rezoning will be appropriately addressed and mitigated. Accordingly, this criterion is satisfied.

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

The proposed rezoning to MPD will not adversely affect environmentally critical or sensitive areas or natural resources.

The subject property is an existing, fully developed marina and fish house site. No wetlands are located onsite, and no dredging, wetland impacts, shoreline alterations, or expansion into submerged lands are proposed as part of this rezoning. The Restaurant with Consumption on Premises components will be located entirely within the site's existing uplands and developed footprint. The rezoning does not authorize expansion into previously undisturbed areas, nor does it permit encroachment into resource protection areas.

The site is bordered by water on three sides; however, the proposed MPD does not modify the shoreline configuration or the existing docks onsite. All marina operations will continue to comply with applicable federal, state, and County environmental regulations, including required marina best management practices designed to protect water quality and aquatic resources. The existing submerged land lease will remain in place and no updates to the manatee protection plan are required as a part of this rezoning request.

Because the rezoning formalizes and regulates activity within an already developed waterfront site, without increasing impervious surface, disturbing natural habitats, or expanding into environmentally sensitive lands, the request will not result in adverse impacts to coastal resources, water quality, or surrounding natural systems.

By utilizing existing developed uplands and maintaining compliance with established environmental regulations, the proposed MPD supports Lee County's objectives to conserve shoreline character, protect aquatic resources, and ensure that water-dependent and water-related uses operate sustainably within Pine Island's unique coastal environment.

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

The Property is not located within a Future Urban area category, as the property is designated as Suburban FLU which is considered a Future Suburban area.

The proposed development is in full compliance with the planned development criteria set forth by LDC Section 34-145(d)(4)(a)(2), as referenced below.

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed Mixed Use Planned Development (MPD), allowing a Restaurant with Consumption on Premises as a complementary component of the existing marina, is appropriate at the proposed location.

The Property has operated for decades as a marina and fish house and is designated within the Water-Dependent Overlay. Its waterfront location on Jug Creek, with direct access to Charlotte Harbor and Pine Island Sound, makes it particularly suited for marine-oriented and waterfront-supportive uses. A restaurant serving boaters, marina patrons, residents, and visitors is a customary and historically associated amenity of many marina facilities throughout coastal Lee County.

The surrounding land use pattern further supports the appropriateness of the request. The Property is bordered by water on three (3) sides and is separated from nearby residences by a 50-foot-wide canal, providing substantial natural buffering. Directly across the canal is another operating marina zoned Marine Industrial (IM), reinforcing the working waterfront character of the immediate area. Located at the southern terminus of Tortuga St. are parcels zoned C-2 (Commercial), which permit restaurants of all groups, drive-through establishments, and other

intensive commercial uses by right. Compared to the broader commercial entitlements available nearby, the proposed MPD is narrower in scope and subject to tailored operational conditions.

Additionally, portions of the surrounding residential streets include short-term vacation rentals and vacant platted lots, reflecting a mixed waterfront environment rather than a fully built-out, exclusively low-intensity residential enclave. The proposed restaurant is consistent with this recreational, boating-oriented setting and serves as a complementary waterfront amenity rather than an unrelated commercial intrusion.

Importantly, the MPD does not introduce a new stand-alone commercial center or alter the fundamental character of the site. Instead, it reinforces and sustains a long-established water-dependent use by allowing a limited restaurant component that enhances the marina's viability while remaining geographically contained within the existing developed footprint.

Given the site's historic marina use, Water-Dependent Overlay designation, waterfront geography, surrounding zoning pattern, and established mix of residential, transient, and marine-oriented uses, the proposed mix of uses is appropriate at this location.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

The recommended conditions of approval incorporated into the MPD provide sufficient safeguards to the public interest and are directly related to the potential impacts associated with the proposed restaurant use.

The MPD includes specific, enforceable conditions addressing hours of operation, limitations on outdoor entertainment and live music, noise standards, and site design parameters. These conditions are tailored to address the primary compatibility considerations associated with a Restaurant with Consumption on Premises in proximity to residential uses. By establishing operational limitations within the zoning document itself, the County ensures predictability and long-term enforceability beyond what would otherwise apply under conventional zoning.

In addition, the MPD incorporates an Alternate Landscape Betterment Plan providing enhanced buffering along the canal interface with residential properties. This landscaping, combined with the natural separation created by the 50-foot-wide canal and surrounding water bodies, provides additional mitigation of potential visual and noise impacts. These measures are directly related to preserving the character and livability of nearby residential properties.

Transportation impacts have been evaluated through a Traffic Impact Statement, which confirms that the surrounding roadway network can accommodate projected trips. The development will remain subject to concurrency, access management standards, and all applicable Land Development Code requirements, except where a deviation is requested, ensuring that transportation facilities operate safely and efficiently.

Importantly, the MPD zoning district itself serves as a safeguard to the public interest. Unlike uses permitted by right in nearby commercial districts, this rezoning narrowly defines the permitted use and development standards for the site. Any future modification would require additional public review and approval, thereby maintaining continued oversight.

Collectively, the recommended conditions are proportional to the scale and nature of the proposed restaurant use, directly address identified impact areas, and provide enforceable protections for surrounding properties and the broader community. Accordingly, the proposed conditions provide sufficient safeguards to the public interest and are reasonably related to the anticipated impacts of the development.

c) *If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*

- 1) Enhances the achievement of the objectives of the planned development; and***
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare***

See attached Schedule of Deviations, which provides appropriate justifications meeting these criteria.

V. Conclusion

The proposed Mixed Use Planned Development rezoning to allow a Restaurant with Consumption on Premises at the existing Jug Creek Marina is consistent with the intent and requirements of the Lee County LDC and the Lee Plan, including the policies specific to Greater Pine Island and the Water-Dependent Overlay. The MPD also advances a directive of Florida Statute to preserve recreational and commercial working waterfronts for water-dependent uses in coastal communities. The request represents a logical, site-specific enhancement to a long-established water-dependent use and will not result in the displacement of marina operations or degradation of surrounding residential properties.

The MPD incorporates tailored operational limitations, site design parameters, and an Alternate Landscape Betterment Plan that, together with the natural buffering provided by the surrounding water bodies and canal separation, ensure continued compatibility with neighboring properties. The rezoning does not expand development into environmentally sensitive areas, does not alter shoreline conditions, and does not create adverse impacts to public infrastructure or the surrounding roadway network.

Rather than introducing an incompatible use, the request strengthens the economic sustainability of an existing working waterfront facility while maintaining the established land use pattern of the area. The proposed restaurant will serve boaters, residents, and visitors in a manner consistent with Pine Island's coastal and recreational character, supporting the local economy while remaining subject to enforceable conditions that safeguard the public interest.

Accordingly, the proposed MPD rezoning promotes the public health, safety, and welfare by supporting local economic activity, ensuring the sustained viability of a legacy marina operation, and preserving the working waterfront character that defines this portion of Pine Island.

For these reasons, the Applicant respectfully requests approval of the Mixed Use Planned Development rezoning.

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Jug Creek Marina Mixed Use Planned Development Rezone Schedule of Deviations & Justifications

- 1. Deviation from LDC Sec. 34-1986, Off Street loading access, which requires commercial, industrial and nonresidential uses that receive or ship goods via large semitrailer or full trailer trucks must provide an off-street loading area on the lot or parcel it serves that does not obstruct, hinder or endanger the movement of vehicles and pedestrians, to allow for the Jug Creek MPD's site parking and circulation area to continue to be used as the loading area for deliveries and shipments necessary to support the site operations and water-dependent uses.**

Justification: Jug Creek Marina is a long-established working waterfront facility where deliveries and fish shipments occur in coordination with marina operations. Due to the site's narrow configuration, canal and creek frontages, and water boundaries on three sides, providing a separate dedicated loading area would eliminate functional parking and materially impair the viability of the water-dependent uses on the property.

Loading activity at the site is limited in scale and frequency and is operationally coordinated to avoid peak customer periods. Historically, deliveries have occurred within the existing parking and circulation area without documented safety conflicts or a designated loading area.

As proposed, the MPD formalizes the existing operational pattern. The shared loading approach maintains adequate vehicular maneuverability and pedestrian safety while recognizing the physical constraints unique to this waterfront parcel. Requiring a dedicated loading space on a 1.11-acre site surrounded by water would be impractical and would not materially advance the intent of the Code. The requested deviation will not negatively impact public health, safety or welfare.

- 2. Deviation from LDC Sec. 34-2017(a)(1)&(2), High turnover parking isle and parking spaces, which requires paved, dust-free, all-weather surfaces; to allow alternative surfacing/no asphalt (crushed shell) surfacing for the Jug Creek MPD.**

Justification: The Jug Creek MPD proposes to introduce a Restaurant with Consumption on Premises in addition to the existing marina-related uses. In conjunction with the proposed restaurant use, the site plan provides a total of 51 parking spaces. This represents an increase over existing conditions and the master concept plan demonstrates that the parking demand associated with the restaurant component is addressed.

The MPD establishes a defined operational structure:

- Standard Operations: Boat slips, offices, retail/business, wholesale/processing/warehousing, and a limited restaurant footprint operate concurrently, requiring 51 spaces.

- Expanded Operations: The marina support uses (boat slips, offices, wholesale/processing/warehousing) are not active during expanded evening hours, and the restaurant footprint increases. Total required parking remains 51 spaces.

This operational phasing ensures that cumulative parking demand does not exceed 51 spaces at any time. The MPD therefore caps overall site intensity while accommodating the proposed restaurant use.

The existing crushed shell surface has historically served the marina operations and is consistent with working waterfront properties throughout the Greater Pine Island Community Planning Area as well as other restaurants on Pine Island. Given the site's 1.11-acre waterfront configuration, full asphalt paving would:

- Increase impervious coverage within a constrained coastal environment,
- Alter the established waterfront character,
- Require substantial site reconstruction without increasing parking supply or operational intensity.

Importantly, the proposed MPD does not expand the overall parking field beyond 51 spaces and does not introduce traffic volumes inconsistent with the site's historical marina activity. The crushed shell surface provides adequate load-bearing capacity and functional all-weather access appropriate to the site's marina-oriented context.

Full asphalt paving would introduce a suburban commercial design element inconsistent with the community-specific design direction established under Policy 24.4.3 of the Greater Pine Island Community Plan, which emphasizes preservation of coastal rural character and context-sensitive site design. The crushed shell parking surface is characteristic of working waterfront properties and maintains the scale and visual compatibility of the site within the Pine Island community.

Given the unique waterfront setting, the capped parking supply, and the operational phasing that prevents simultaneous peak demand from multiple uses, the requested deviation maintains the functional intent of Section 34-2017 while preserving compatibility with the Pine Island community character.

3. **Deviation from LDC Sec. 34-1264(b)(1)(a)(2), Consumption on Premises, which states that establishments offering alcoholic beverages for consumption on the premises may not be located within 500 feet of a dwelling unit under separate ownership, to allow a minimum separation distance of 135 feet.**

Justification: LDC Section 34-1264(b)(1)(a)(2) establishes a 500-foot separation requirement between establishments offering alcoholic beverages for consumption on the premises and dwelling units

under separate ownership. The intent of this requirement is to prevent land use incompatibility associated with stand-alone alcohol-focused establishments within residential areas.

The proposed Consumption on Premises (COP) use at Jug Creek Marina is accessory to a Restaurant use and will operate in compliance with all applicable State licensing requirements. Alcohol service will be incidental to the preparation and service of full-course meals and will not function as a stand-alone bar or cocktail lounge.

The subject property is located within the Greater Pine Island Community Planning Area and outside Pine Island Center. Policy 24.4.2 of the Lee County Comprehensive Plan provides that commercial development in these areas should be limited to marinas, fish houses, and minor commercial uses serving the day-to-day needs of residents and visitors, and must be designed to minimize impacts to residential uses.

Jug Creek Marina is an established Marine Industrial (IM) zoning district and marina facility that has long operated with intensive water-dependent uses, including boat slips, fueling, fish processing/packing/shipping, and related commercial activity. Surrounding residential properties have historically existed adjacent to a fully functioning marina within the IM zoning district, consistent with the intent of the Knights Bokeelia Isles subdivision when it was created. The proposed MPD does not introduce a new commercial district into a residential subdivision; rather, it formalizes and regulates a restaurant use integrated with an existing working waterfront facility consistent with Policy 24.4.2.

Although the nearest dwelling unit under separate ownership is approximately 135 feet from the proposed restaurant area with COP, the site is uniquely situated at the terminus of Tortuga Street and is bounded by navigable waters on three sides. A 50-foot-wide canal separates the marina property from residential properties to the east, creating a substantial physical and visual buffer not typical of upland commercial-residential interfaces.

Further, the MPD includes an Alternate Landscape Betterment Plan in accordance with LDC Section 10-419. The plan provides enhanced landscaping beyond what exists today along the canal frontage adjacent to residential uses. This additional vegetative treatment improves visual buffering and reinforces compatibility across the waterway, thereby mitigating potential impacts associated with the reduced separation distance.

In addition to physical buffering, the MPD will incorporate operational conditions designed to minimize impacts, including:

- Defined standard and expanded hours of operation;
- Limitations on the location and duration of outdoor seating areas;

- Operational controls addressing noise levels; and
- Restrictions governing live music and outdoor entertainment activities.

These enforceable conditions provide a level of oversight and impact limitation not currently imposed under the existing Marine Industrial zoning classification.

The proposed restaurant and accessory COP use support the local marine-based economy and provide a service-oriented amenity for island residents and visitors consistent with Goal 24 of the Greater Pine Island Community Plan, which emphasizes maintaining coastal character and supporting local businesses while protecting residential quality of life.

Given the accessory nature of the restaurant COP use, the long-standing presence of intensive marina operations under IM zoning, the physical separation created by the 50-foot canal and surrounding waters, the enhanced landscaping provided pursuant to Section 10-419, and the operational safeguards incorporated into the MPD, the requested deviation does not undermine the intent of the 500-foot separation requirement and will not create incompatible land use impacts.

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Jug Creek Marina
Mixed Use Planned Development
Proposed Conditions

Maximum Development Intensity

525 square feet of office floor area
 781 square feet of retail floor area
 2,026 square feet of industrial floor area
 4,351 square feet of restaurant customer service area
 36 boat slips

Property Development Regulations

Lot Size:	1.11 acres
Lot Width:	115 feet
Lot Depth:	450 feet
Minimum Abutting Parcel Setback:	15 feet
Minimum Street Setback:	20 feet
Minimum Waterbody Setback:	0 feet
Maximum Building Height:	40 feet
Minimum PD Open Space:	20%

Schedule of Uses

Administrative offices
 Accessory Uses and Structures
 Bait and tackle shop
 Boat parts store
 Boat ramps
 Boat rental
 Boat repair and service
 Boat sales
 Boat storage, dry
 Boating/fishing charters
 Boatyard
 Caretaker's Residence
 Commercial fishery, including land support (with accessory retail/wholesale fish market)
 Commercial dockage and mooring
 Consumption on premises in conjunction with a Restaurant
 Docking or mooring facilities

Entrance gates and gatehouse
Essential services
Essential service facilities, Groups I and II
Fish house, wholesale
Food Truck Park
Gift and Souvenir Shop
Marina
Marina Accessory Uses
Parking Lot, accessory
Processing or packaging of agricultural or fish products
Processing and warehousing
Recreation Facilities, personal; private on-site
Rental Establishments, Group I
Restaurant, Groups I, II, and III
Sale of fuel and lubricants
Signs
Storage, Indoor
Storage, Open
Temporary Uses
Transportation Services, Group I-A
Variety Store
Vehicle and equipment dealers, Group III
Warehouse, cold storage only

Conditions

1. Consumption On Premises

- a. Alcoholic beverage service is limited to the COP area specifically shown on the MCP and does not include areas designated for parking.
- b. Approval is limited to indoor/outdoor consumption of alcohol (beer, wine and liquor) in conjunction with food and beverage service, in conjunction with the marina.
- c. Hours of operation for the COP are limited to 11:00a.m. – 10:00p.m. daily.

2. Sound Regulation

- a. Amplified sound is limited to the hours provided in paragraph 1.
- b. Activity on site is subject to the Lee County Noise Control Ordinance, as may be amended.

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REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact **(34-202(b)(1))**
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 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
- ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
- ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**
- State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 304322020000A0010

Name of Project: Jug Creek Marina Mixed Use Planned Development Rezone

Name of Agent: Ben Smith, AICP, Morris-Depew Associates & Mark Ebelini, Esq.

Street Address: 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993 Email Address: BSmith@m-da.com; mebelini@knott-law.com

Name of Applicant*: Jug Creek LLC c/o Steve King

Street Address: 2944 South St.

City, State, Zip: Fort Myers, FL 33902

Phone Number: N/A Email Address: Steve@WBWilliamson.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	[34-373(a)(4)b.iv.]	Topography Map
#2	[34-373(a)(4)b.9.]	Soils Map
#3	[34-373(a)(4)c.]	FLUCCS Map
#4	[34-373(a)(4)b.iii.]	Rare & Unique Upland Habitat Map
#5	[34-373(a)(4)b.v.]	Existing & Historic Flow-Ways Map
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The Applicant respectfully requests that the PD public hearing requirements noted in Section A be waived due to the existing site conditions. The Property is currently operating as an industrial land use as the Jug Creek Marina, marina accessory uses, and a fish house and has been operating as such for more than 50 years. The site is entirely cleared of vegetation and contains no habitat.

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



Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

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☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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Name of Applicant*: Jug Creek LLC c/o Steve King

Street Address: 2944 South St.

City, State, Zip: Fort Myers, FL 33902

Phone Number: N/A Email Address: Steve@WBWilliamson.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	[34-373(a)(4)b.iv.]	Topography Map
#2	[34-373(a)(4)b.9.]	Soils Map
#3	[34-373(a)(4)c.]	FLUCCS Map
#4	[34-373(a)(4)b.iii.]	Rare & Unique Upland Habitat Map
#5	[34-373(a)(4)b.v.]	Existing & Historic Flow-Ways Map
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The Applicant respectfully requests that the PD public hearing requirements noted in Section A be waived due to the existing site conditions. The Property is currently operating as an industrial land use as the Jug Creek Marina, marina accessory uses, and a fish house and has been operating as such for more than 50 years. The site is entirely cleared of vegetation and contains no habitat.

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



Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact **(34-202(b)(1))**
- ☒ Planned Developments **(34-202(b)(2))**
- ☐ Planned Development Amendment **(34-202(b)(2))**
- ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
- ☐ Special Exceptions **(34-202(b)(5))**
- ☐ Variances **(34-202(b)(6))**
- ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
- ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
- ☐ Application Form and Contents **(10-153)**
- ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
- ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**
- State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 304322020000A0010

Name of Project: Jug Creek Marina Mixed Use Planned Development Rezone

Name of Agent: Ben Smith, AICP, Morris-Depew Associates & Mark Ebelini, Esq.

Street Address: 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993 Email Address: BSmith@m-da.com; mebelini@knott-law.com

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Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

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Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date



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Signature of Applicant

2/27/2026

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

Director Signature

Date

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, Steve King, AUTHORIZED REPRESENTATIVE OF JUG CREEK LLC, THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCEL IN ALL MATTERS PERTAINING TO ALL LEE COUNTY LAND USE PETITIONS AND APPLICATIONS. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PETITIONS, PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBERS OR LEGAL DESCRIPTION:

STRAP# **30-43-22-02-0000A.0010**

Property Owner
PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE

SIGNATURE

Steve King owner
PRINTED NAME & TITLE

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 13 day of August, 2025, by who is personally known to me or has produced _____ as identification.

My Commission Expires:
1/3/2028



TESSLYN QUINN
Notary Public (seal)
State of Florida
Comm# HH477416
Expires 1/3/2028

Notary Public

Notary Printed Name

Tesslyn Quinn
Tesslyn Quinn



LEGAL/SKETCH NOT REQUIRED

PLAT PROVIDED

Knott · Ebelini · Hart

Attorneys At Law

George H. Knott *+
Mark A. Ebelini
Asher E. Knipe
George W. Gift, III ◇

1625 Hendry Street • Third Floor (33901)
P.O. Box 2449
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722
Facsimile (239) 334-1446

www.knott-law.com

Thomas B. Hart □
Of Counsel

James T. Humphrey
Retired

Michael E. Roeder, AICP
Director of Land Use

- * Board Certified Civil Trial Lawyer
- Board Certified Real Estate Lawyer
- + Board Certified Business Litigation Lawyer
- ◇ Board Certified Construction Lawyer

mebelini@knott-law.com

March 2, 2026

Lee County Board of County Commissioners
P. O. Box 398
Fort Myers, Florida 33902-0398

Re: 16498 Tortuga Street, Bokeelia FL 33922
STRAP No. 30-43-22-02-0000A.0010

Dear Sir or Madam:

Please be advised that I have examined title to the above referenced real properties, legally described as follows (the "Property"):

Lot 1, Block A, Knight's Bokeelia Isles Replat, according to the map or plat thereof as recorded in Plat Book 9, Page 142, Public Records of Lee County, Florida.

The effective date of this letter is February 20, 2026. Basing my opinion on the Public Records of Lee County, Florida, I have found as follows:

1. Owner of the Fee Title:

Jug Creek, LLC, a Florida limited liability company

2. Names of all persons or entities holding a mortgage secured by the Property:

Mortgage, Assignment of Leases and Rents and Security Agreement from Jug Creek, LLC, a Florida limited liability company to JCM Lending, LLC, a Florida limited liability company, mortgagee(s), recorded in Instrument Number 2023000258973, Public Records of Lee County, Florida.

Lee County Board of County Commissioners

March 2, 2026

Page 2

3. All easements within the boundaries of the Property:

Easements and other matters as shown on Plat of Knights Bokeelia Isles Replat as recorded in Plat Book 9, Page 142, Public Records of Lee County, Florida.

4. Other liens of record:

Tax Sale Certificate No. 2500493 sold for 2024.

This opinion is limited to the ownership of Property and the names of any persons or entity holding a mortgage or other lien against the Property, and any easements within the boundaries of the Property presently recorded in the Public Records of Lee County, Florida and, further, is furnished solely for the benefit of the property owner/applicant and the Lee County Board of County Commissioners, and may not be relied upon by, nor copies delivered to, any other person without prior written consent of the undersigned.

Very truly yours,

KNOTT EBELINI HART

A handwritten signature in blue ink, appearing to read 'Asher E. Knipe', with a stylized flourish at the end.

Asher E. Knipe

AEK/mcl

KNIGHTS BOKEELIA ISLES REPLAT

LEE COUNTY ~ STATE OF FLORIDA

A resubdivision of KNIGHTS BOKEELIA ISLES as recorded in Plat Book No. 9 Page No. 49 of the Public Records of Lee County, Florida, more particularly described as follows: Beginning at the S.W. Corner of the SE $\frac{1}{4}$ of Sec. 30, T43S-R22E, run thence N. 0°-04'E. 2625.0 ft. along the West line of said SE $\frac{1}{4}$; thence S. 89°-49'-50"E. 305.01 ft. thence S. 0°-04'W. 2624.10 ft. to the South line of said Sec. 30; thence West 305.0 ft. to the Point of Beginning. All being in the SE $\frac{1}{4}$ of Section 30, T43S, R22E, Lee County, Florida.

DEDICATION

Robert V. and Catherine S. Knight, as husband and wife, and J. Lee Knight, single, as owners of the hereon described lands have caused this plat to be made and do hereby dedicate to the perpetual use of the Public, all Streets, Roads, Drives, Parks, Playgrounds or other easements as shown on this plat. In witness whereof the above parties have hereunto set their hand and seal this 28th day of April A.D. 1955

Witness: Amanda Adams Robert V. Knight Seal:
Conita Dittler Catherine S. Knight Seal:
W. H. Knight J. Lee Knight Seal:

RESTRICTIONS

The following restrictions, reservations or easements shall apply to the use and occupancy of all the property as shown on this plat:

- ① All lots shall be used for residential purposes only, except Lot 1, Lot 40, Lot 41, Block "A", and Lot 1 and Lot 39, Block "B"
- ② Only one Family or single unit dwellings shall be erected on residential lots, and same shall contain a minimum of 600 Sq. Ft. of livable area. Car Portes and Garages shall be attached to the principal dwelling, and shall not be construed as livable area.
- ③ No building to be erected nearer than 5 feet from side lot lines, or nearer than 15 feet from front or rear lot lines, excepting Boot houses which may be erected 5 feet from lot line along Canal Right of Way.
- ④ Septic Tanks shall conform to State Board of Health specifications and requirements or other applicable authority.
- ⑤ All Docks or Wharves shall be constructed parallel to, and no higher than adjoining shore line, and shall not project more than 6 feet into Canal.

SURVEYORS REPORT

I hereby certify that a survey of the above described lands was made under my supervision, and that the plat hereon is a true and accurate representation thereof to the best of my knowledge and belief, and that Permanent Reference Markers have been set as required by the survey laws of 1925, Section 177.07 of Florida statutes.

Date of survey: April 12, 1955

Herbert Shoun
 Herbert Shoun, Fla. Registered
 Surveyor No. 551

Lot schedule:

Lots 2-39 Incl. Block "A" 50' x 75'
 Lots 2-38 " " "B" 50' x 90'
 All other lots as dimensioned

ACKNOWLEDGEMENT

State of Florida:

County of Lee:

Personally appeared before me the undersigned authority ROBERT V. KNIGHT and CATHERINE S. KNIGHT his wife, and J. LEE KNIGHT (single) to me well known, and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged the execution thereof to be their free and voluntary act for the uses and purposes therein expressed.

Witness my hand and official seal this 28th day of April A.D. 1955

Thelma Barre
 For Robt. V. & Catherine S. Knight - Notary Public, State of Florida at large
 My commission expires April 13, 1957

Witness my hand and official seal this 22 day of April A.D. 1955

For J. Lee Knight - J. K. Merin
 Notary Public, State of Florida at large
 My commission expires: April 14, 1956

APPROVALS

This plat accepted for record by the Board of County Commissioners of Lee County, Florida in open meeting, this 25 day of May A.D. 1955

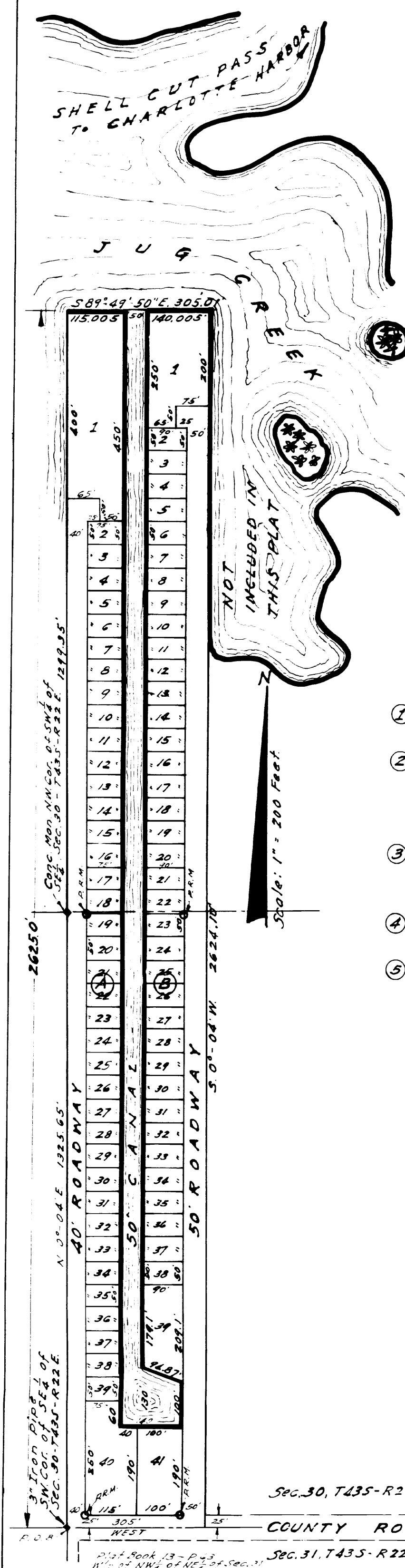
Wilson R. G. J. W. J. S. S.
 Chairman Clerk County Attorney

161

I hereby certify that this plat has been examined by me, and found to conform with the requirements of Chapter 10275, Laws of Florida, Acts of 1925. I further certify that said plat was filed for record at M this day of A.D. 1955 in Plat Book Page of the Public Records of Lee County, Florida

 Clerk of Circuit Court in and for Lee County, Florida

 Deputy Clerk



12/15/2025

9:05:25AM

AUDIT HISTORY

Page 2 of 3

Greater Pine Island Water

Program Version 25.10.103

Account: 1-33-00257-02

JUG CREEK LLC

16498 TORTUGA ST

Date	Amount	Description	Balance
		Beginning Month Balance	\$0.00
11/7/2024	\$177.62	Usage of 28000 Water Posted by user 25 - NICOLE	\$177.62
11/7/2024	\$5.52	Base Fee Posted by user 25 - NICOLE	\$183.14
11/7/2024	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$196.90
11/20/2024	(\$196.90)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
12/9/2024	\$185.22	Usage of 29000 Water Posted by user 25 - NICOLE	\$185.22
12/9/2024	\$5.52	Base Fee Posted by user 25 - NICOLE	\$190.74
12/9/2024	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$204.50
12/20/2024	(\$204.50)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
1/9/2025	\$253.62	Usage of 38000 Water Posted by user 25 - NICOLE	\$253.62
1/9/2025	\$5.52	Base Fee Posted by user 25 - NICOLE	\$259.14
1/9/2025	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$272.90
1/20/2025	(\$272.90)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
2/7/2025	\$215.62	Usage of 33000 Water Posted by user 25 - NICOLE	\$215.62
2/7/2025	\$5.52	Base Fee Posted by user 25 - NICOLE	\$221.14
2/7/2025	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$234.90
2/20/2025	(\$234.90)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
3/10/2025	\$314.42	Usage of 46000 Water Posted by user 25 - NICOLE	\$314.42
3/10/2025	\$5.52	Base Fee Posted by user 25 - NICOLE	\$319.94
3/10/2025	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$333.70
3/20/2025	(\$333.70)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
4/9/2025	\$276.42	Usage of 41000 Water Posted by user 25 - NICOLE	\$276.42
4/9/2025	\$5.52	Base Fee Posted by user 25 - NICOLE	\$281.94
4/9/2025	\$13.76	Ready to Serve Posted by user 25 - NICOLE	\$295.70
4/18/2025	(\$295.70)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
5/8/2025	\$344.09	Usage of 44000 Water Posted by user 25 - NICOLE	\$344.09
5/8/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$350.44
5/8/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$366.26
5/20/2025	(\$366.26)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
6/9/2025	\$344.09	Usage of 44000 Water Posted by user 25 - NICOLE	\$344.09
6/9/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$350.44
6/9/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$366.26
6/20/2025	(\$366.26)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
7/9/2025	\$414.01	Usage of 52000 Water Posted by user 25 - NICOLE	\$414.01
7/9/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$420.36
7/9/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$436.18
7/18/2025	(\$436.18)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
8/8/2025	\$300.39	Usage of 39000 Water Posted by user 25 - NICOLE	\$300.39
8/8/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$306.74
8/8/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$322.56
8/20/2025	(\$322.56)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00

12/15/2025
9:05:25AM

Page 3 of 3

AUDIT HISTORY

Greater Pine Island Water

Program Version 25.10.103

Account: 1-33-00257-02 JUG CREEK LLC
16498 TORTUGA ST

Date	Amount	Description	Balance
		Beginning Month Balance	\$0.00
9/9/2025	\$291.65	Usage of 38000 Water Posted by user 25 - NICOLE	\$291.65
9/9/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$298.00
9/9/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$313.82
9/18/2025	(\$313.82)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
10/3/2025		Changeout Final Read: 1894/Usage=41000 New Meter Read: 0 (25 - NICOLE)	
10/8/2025	\$370.31	Usage of 47000 Water Posted by user 25 - NICOLE	\$370.31
10/8/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$376.66
10/8/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$392.48
10/20/2025	(\$392.48)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
11/6/2025	\$326.61	Usage of 42000 Water Posted by user 25 - NICOLE	\$326.61
11/6/2025	\$6.35	Base Fee Posted by user 25 - NICOLE	\$332.96
11/6/2025	\$15.82	Ready to Serve Posted by user 25 - NICOLE	\$348.78
11/20/2025	(\$348.78)	Payment Bank Draft Posted by user 25 - NICOLE	\$0.00
		Beginning Month Balance	\$0.00
12/9/2025	\$335.35	Usage of 43000 Water - NICOLE	\$335.35
12/9/2025	\$6.35	Base Fee - NICOLE	\$341.70
12/9/2025	\$15.82	Ready to Serve - NICOLE	\$357.52
Totals for Water		7,164.42	
Totals for Base Fee		139.12	
Totals for Ready to Serve		346.72	
Payments Received		7,292.74	
Total Usage Amount		1,007,000	

Qualified By: Account # 1-33-00257-02

Greater Pine Island Water



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: Jug Creek LLC AGENT: WB Williamson Bros Inc
LOT: 1 BLOCK: A SUBDIVISION: Knights Bokeelia Isle
PROPERTY ID #: 30-43-22-02-0000A.0010 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 1.0 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 400 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2500 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 720+ SQFT UNOBSTRUCTED AREA REQUIRED: 720 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 100' (Ass'd) Top of Seawall, See Site Plan
ELEVATION OF PROPOSED SYSTEM SITE IS 0.80 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: 10.0 FT DITCHES/SWALES: N/A FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 10.0 FT POTABLE WATER LINES: 17.2 FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: N/A FT MSL/NGVD SITE ELEVATION: 100.80 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1 100.80'

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 5/1	FS, GR (Fill)	0 TO 6
10YR 5/4	FS (Fill)	6 TO 14
10YR 7/2	FS*	14 TO 27
10YR 6/2	FS	27 TO 44
Refusal	H2O Cave-In	44 TO
		TO
		TO
		TO
Similar to # 7		TO
USDA SOIL SERIES: <u>Matlacha Gravelly FS ULC</u>		

SOIL PROFILE INFORMATION SITE 2 100.78'

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 5/1	FS, GR (Fill)	0 TO 6
10YR 5/4	FS (Fill)	6 TO 14
10YR 7/2	FS*	14 TO 27
10YR 6/2	FS	27 TO 44
Refusal	H2O Cave-In	44 TO
		TO
		TO
		TO
Similar to # 7		TO
USDA SOIL SERIES: <u>Matlacha Gravelly FS ULC</u>		

OBSERVED WATER TABLE: 29 INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 20 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☐ YES ☒ NO WSWT INDICATOR: ☒ YES ☐ NO DEPTH: 20 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: Table VIII DEPTH OF EXCAVATION: 14 INCHES
DRAINFIELD CONFIGURATION: ☐ TRENCH ☒ BED ☐ OTHER (SPECIFY) _____

REMARKS/ADDITIONAL CRITERIA: *Stripping observed = 10YR 8/2 faint stripping in a 10YR 7/2 Matrix from 20" to 21"

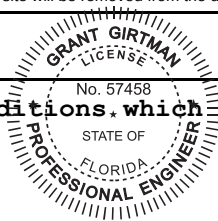
Accepted By: Grant Girtman, P.E. Commercial-Residential Structural Engineering, Inc. 10491 Six-Mile Cypress Pkwy, Ste. 283 Fort Myers, FL 33966

"The indicators were judged using the natural soil surface, the O and A Horizons disturbed on site will be removed from the drainfield, shoulder and slope per Chapter 62-6.009 F.A.C."

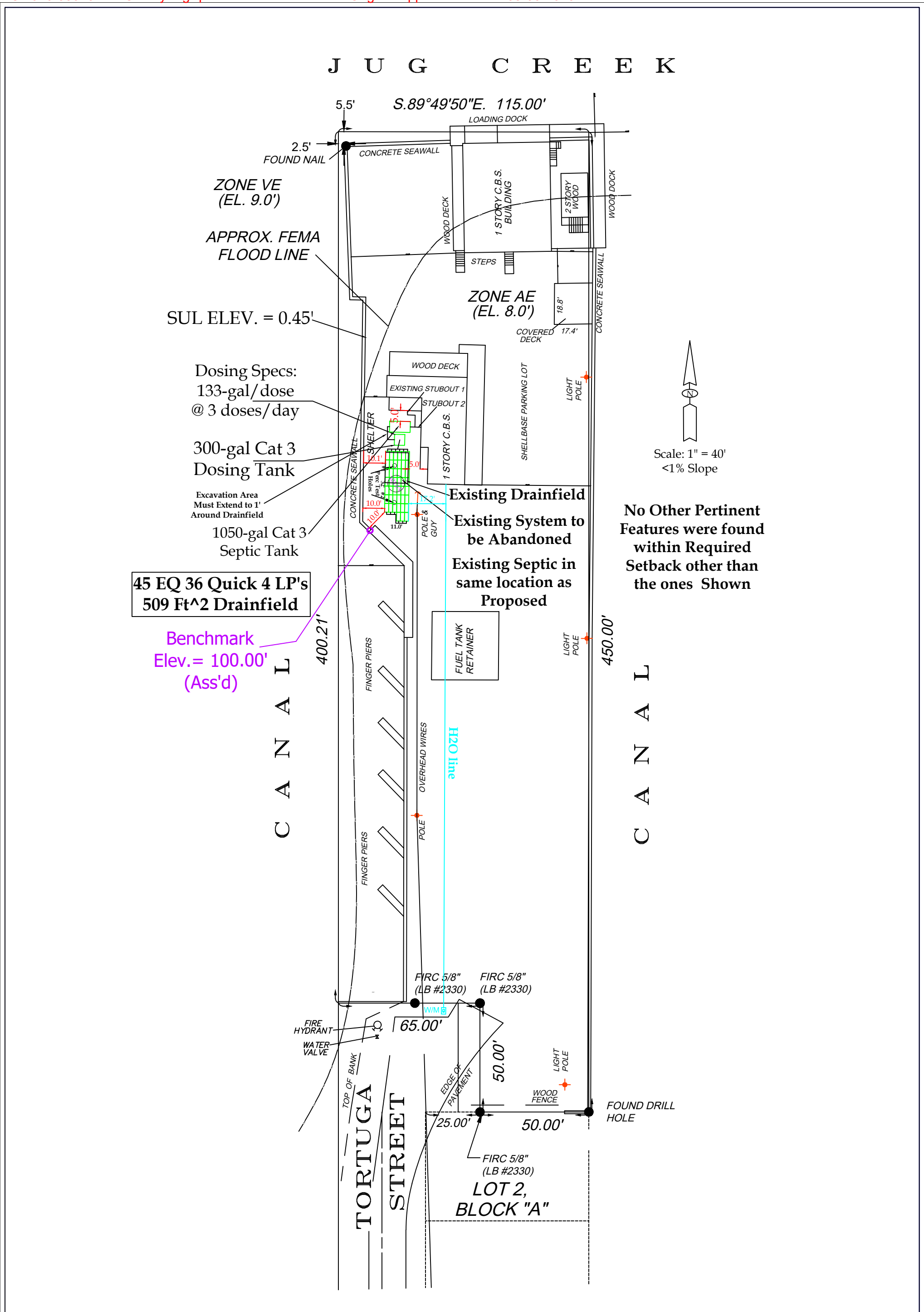
SITE EVALUATED BY: [Signature] CEHP #21-1067 DATE: 09/21/2023

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used) 09/21/2023 4:25pm

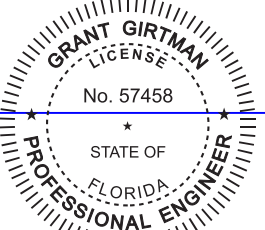
Incorporated: 62-6.004, FAC



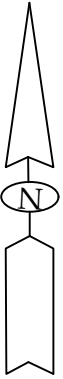
This item has been electronically signed and sealed by
Grant Girtman, P.E. on
09/21/2023 4:25pm
using a Digital Signature. Printed copies of this
document are not considered signed and sealed, and
the signature must be verified on any electronic copies.



No Other Pertinent
Features were found
within Required
Setback other than
the ones Shown

Site Address: 16498 Tortuga St., Bokeelia, FL 33922 Lot 1 Block A Knights Bokeelia Isle	NOTE: THIS DRAWING IS NOT A SURVEY. THIS DRAWING IS TO BE USED FOR SEPTIC SYSTEM PERMITTING ONLY. THE CONTRACTOR SHALL ENSURE THAT ALL STRUCTURES MEET SETBACK REQUIREMENTS AND VERIFY ALL SETBACKS, DIMENSIONS, AND FINISH FLOOR ELEVATION PRIOR TO PERMITTING AND CONSTRUCTION.	
	Land Perc, Inc. 5475 Lee Street Lehigh Acres, FL 33971 Unit 302	
USE OF ALTERNATIVE STATE APPROVED PRODUCTS IS ACCEPTABLE FOR INSTALLATION PER ENGINEER Drawn By RT 23-31798-WB Williamson Bros Inc Original 09-20-2023	ACCEPTED BY: Grant C. Girtman, P.E., PE # 57458 CA # 28397 Commercial-Residential Structural Engineering, Inc. 10491 Six Mile Cypress Pkwy, Ste 283 Fort Myers, FL 33966 239-274-6818	

SUL ELEV. = 0.45'



Scale: 1" = 20'
<1% Slope

Dosing Specs:
133-gal/dose
@ 3 doses/day

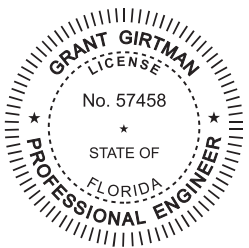
300-gal Cat 3
Dosing Tank

Excavation Area
Must Extend to 1'
Around Drainfield

1050-gal Cat 3
Septic Tank

45 EQ 36 Quick 4 LP's
509 Ft² Drainfield

Benchmark



CONCRETE SEAWALL

SHELTER

Holes

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

WOOD DECK

EXISTING STUBOUT 1

STUBOUT 2

1 STORY C.B.S.

POLE & GUY

17.2'

11.0'

10.0'

10.0'

Site Address: 16498 Tortuga St.,
Bokeelia, FL 33922
Lot 1 Block A Knights Bokeelia Isle

NOTE: THIS DRAWING IS NOT A SURVEY. THIS DRAWING IS TO BE USED FOR SITE PLAN PERMITTING ONLY. THE CONTRACTOR SHALL ENSURE THAT ALL STRUCTURES MEET SETBACK REQUIREMENTS AND VERIFY ALL SETBACKS, DIMENSIONS, AND FINISH FLOOR ELEVATION PRIOR TO PERMITTING AND CONSTRUCTION.



Land Perc, Inc.
5475 Lee Street
Lehigh Acres, FL 33971
Unit 302

USE OF ALTERNATIVE STATE APPROVED
PRODUCTS IS ACCEPTABLE FOR
INSTALLATION PER ENGINEER
Drawn By RT
23-31798-WB Williamson Bros Inc
Original 09-20-2023

ACCEPTED BY:
Grant C. Girtman, P.E., PE # 57458 CA # 28397
Commercial-Residential
Structural Engineering, Inc.
10491 Six Mile Cypress Pkwy, Ste 283
Fort Myers, FL 33966
239-274-6818

Property Data

STRAP: 30-43-22-02-0000A.0010 Folio ID: 10009210

Generated on 8/31/2023 8:21 AM



Owner Of Record - Sole Owner

[\[Change Address\]](#)



JUG CREEK LLC
2944 SOUTH ST
FORT MYERS FL 33902

Site Address

Site Address maintained by **E911 Program Addressing**

16498 TORTUGA ST
BOKEELIA FL 33922

Property Description

Do not use for legal documents!



KNIGHTS BOKEELIA ISLE RPLT
BLK A PB 9 PG 142
LOT 1

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



[Hurricane Ian Tax Roll Value Letter](#)

Tax Refund Status



Just

477,854

Attributes

Land Units Of Measure

Multiple - see
Appraisal Details

Units

Multiple - see
Appraisal Details

Total Number of Buildings

3

Total Bedrooms / Fixtures (multiple buildings,
see Appraisal Details below)

0 / 6

Gross Building Area (multiple buildings, see
Appraisal Details below)

2,482

1st Year Building on Tax Roll

1956

Historic Designation

No

Last Inspection Date: 07/26/2021

Image of Structure



◀ Photo Date November of 2020 ▶ ☐ View other photos

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	282,870	196,520	282,870	282,870	0	282,870
1993	301,240	196,520	301,240	301,240	0	301,240
1994	298,580	196,520	298,580	298,580	0	298,580
1995	295,920	196,520	295,920	295,920	0	295,920
1996	294,010	197,240	294,010	294,010	0	294,010
1997	293,660	197,240	293,660	293,660	0	293,660
1998	292,480	197,240	292,480	292,480	0	292,480
1999	262,240	197,930	262,240	262,240	0	262,240
2000	261,580	197,910	261,580	261,580	0	261,580
2001	265,500	197,900	265,500	265,500	0	265,500
2002	281,700	210,010	281,700	281,700	0	281,700
2003	281,220	210,170	281,220	281,220	0	281,220
2004	286,290	210,160	286,290	286,290	0	286,290
2005	586,530	489,010	586,530	586,530	0	586,530
2006	1,124,530	1,063,570	1,124,530	1,124,530	0	1,124,530
2007	1,055,630	937,560	1,055,630	1,055,630	0	1,055,630
2008	965,880	858,470	965,880	965,880	0	965,880
2009	675,580	575,450	675,580	675,580	0	675,580
2010	732,830	620,205	732,830	732,830	0	732,830
2011	651,397	539,410	651,397	651,397	0	651,397
2012	669,118	554,548	669,118	669,118	0	669,118
2013	670,028	555,767	670,028	670,028	0	670,028
2014	731,312	648,781	731,312	731,312	0	731,312
2015	731,988	607,634	684,610	684,610	0	684,610
2016	732,776	584,556	732,776	732,776	0	732,776
2017	732,741	592,964	732,741	732,741	0	732,741
2018	745,366	602,446	745,366	745,366	0	745,366
2019	784,266	631,248	784,266	784,266	0	784,266

2020	803,048	647,260	803,048	803,048	0	803,048
2021	1,219,463	894,284	1,219,463	883,353	0	883,353
2022	1,157,987	894,284	1,157,987	1,157,987	0	1,157,987
2023	477,854	371,395	477,854	477,854	0	477,854

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use (Current)

Generated on 8/31/2023 8:21 AM

No existing exemptions found for this property.

Exemptions / Classified Use (2023 TRIM)

Generated on 8/31/2023 8:21 AM

No exemptions found for this tax year.

Values (2023 TRIM)

Generated on 8/31/2023 8:21 AM

Property Values

Attributes

Just	477,854	Land Units Of Measure 	Multiple - see Appraisal Details
Assessed	477,854		
Portability Applied	0	Units 	Multiple - see Appraisal Details
Cap Assessed	477,854	Total Number of Buildings	3
Taxable	477,854	Total Bedrooms / Fixtures (multiple buildings, see Appraisal Details below)	0 / 6
Cap Difference	0	1st Year Building on Tax Roll 	1956
		Historic Designation	No

Taxing Authorities

Generated on 8/31/2023 8:21 AM

MATLACHA-PINE ISLAND FIRE DISTRICT / 007

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO ALL HAZARDS PROTECTION DIST / 101

Dependent District

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
MATLACHA PINE ISLAND FIRE CONTROL DIST / 059	Independent District	MATLACHA PINE ISLAND FIRE CONTROL DIST 5700 PINE ISLAND RD BOKEELIA FL 33922
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 8/31/2023 8:21 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
2,900,000.00	07/31/2023	2023000258971	01		
1,500,000.00	07/16/2021	2021000237388	31		
10.00	04/06/2017	2017000084333	11		
10.00	06/15/2012	2012000135727	11		
10.00	06/15/2012	2012000135726	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 18-44-23-03-00002.0190	
0.00	06/15/2012	2012000135725	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 18-44-23-03-00002.0190	
0.00	04/04/2012	2012000135724	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 18-44-23-03-00002.0190	
100.00	08/01/1994	2529/1486	01		
0.00	02/19/1990	2143/1675	03		

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **9** and **142** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 8/31/2023 8:21 AM

Permit Number	Permit Type	Date
ROF2023-18431	Roof	06/22/2023
ROF2023-18435	Roof	06/22/2023
ROF2023-18437	Roof	06/22/2023
DSH2008-00245	Boathouse, Dock & Shoreline	05/01/2008
DSH2002-00538	Boathouse, Dock & Shoreline	06/19/2002
COM2000-01559	Building New Construction	10/03/2000
DSH199107822	Boathouse, Dock & Shoreline	09/06/1991
703621	Commercial	03/18/1987
DSH000701804	Boathouse, Dock & Shoreline	02/06/1987
411777	Commercial	12/17/1984

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Location Information

Generated on 8/31/2023 8:21 AM

Township	Range	Section	Block	Lot
43	22E	30	0000A	0010
Municipality	Latitude		Longitude	
Lee County Unincorporated - 0	26.70031		-82.14926	

Links

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do an Official Records search on the Lee County Clerk of Courts website, using 9 and 142 for the book and page numbers.

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Generated on 8/31/2023 8:21 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	C - Commercial Category	E	3309	698.20
Collection Days				
Garbage	Recycling	Horticulture		
Monday	Monday	Monday		

Flood and Storm Information

Generated on 8/31/2023 8:21 AM

Flood Insurance Find my flood zone				
Community	Panel	Version	Date	Evacuation Zone
125124	0210	F	8/28/2008	A

Address History

Generated on 8/31/2023 8:21 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
16498	TORTUGA ST		Bokeelia	33922	12/31/1996 11:11:19 AM

Appraisal Details (2023 TRIM)

Generated on 8/31/2023 8:21 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
2010	Marina	20030.00	Square Feet
2013	Comm Marine Boat Units - C	25.00	Units
2010	Marina	28452.00	Square Feet

Land Features

Description	Year Added	Units
DOCK - BOAT - CONCRETE	1956	600
SEAWALL - CONCRETE	1992	955
SLAB - CONCRETE	1992	520
PIER - COMMERCIAL	1980	560
WALL - CONCRETE BLOCK	1980	348

Buildings

Building 1 of 3

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
21 - Stores/Office/Res Combination	4 - COMMERCIAL	1.0	1
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1956	1982

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,102

Building Features

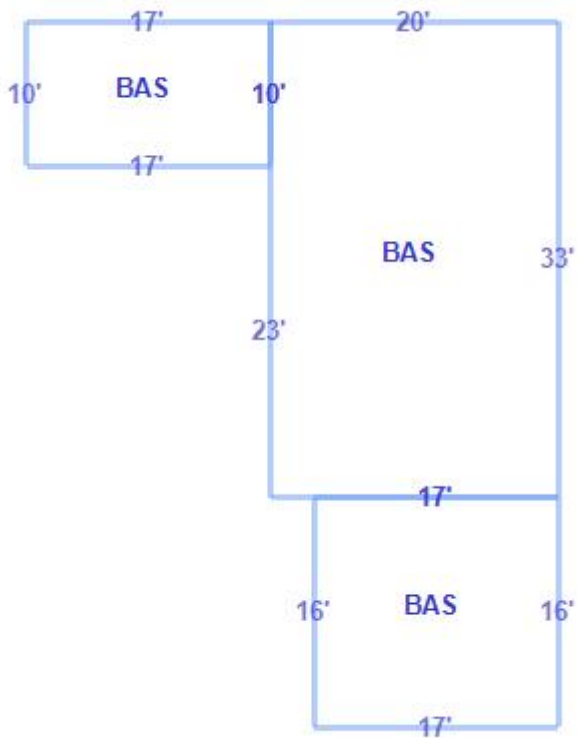
Description	Year Added	Units
DECK - WOOD	1992	420

Building Front Photo



Photo Date: November of 2020

Building Footprint



Building 2 of 3
Building Characteristics

Improvement Type
35 - Stores - Retail
Bedrooms
0

Model Type
4 - COMMERCIAL
Fixtures
0.0

Stories
2.0
Year Built
1985
Living Units
0
Effective Year Built
1985

Building Subareas

Description		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	240
FOF - FAIR OFFICE		Y	240

Building Front Photo



Photo Date: March of 2010

Building Footprint



Building 3 of 3

Building Characteristics

Improvement Type

70 - Cold Storage

Bedrooms

0

Model Type

6 - WAREHOUSE/INDUSTRIAL

Bathrooms

0.0

Stories

1.0

Living Units

1

Year Built

1987

Effective Year Built

1987

Building Subareas

Description

Heated / Under Air

Area (Sq Ft)

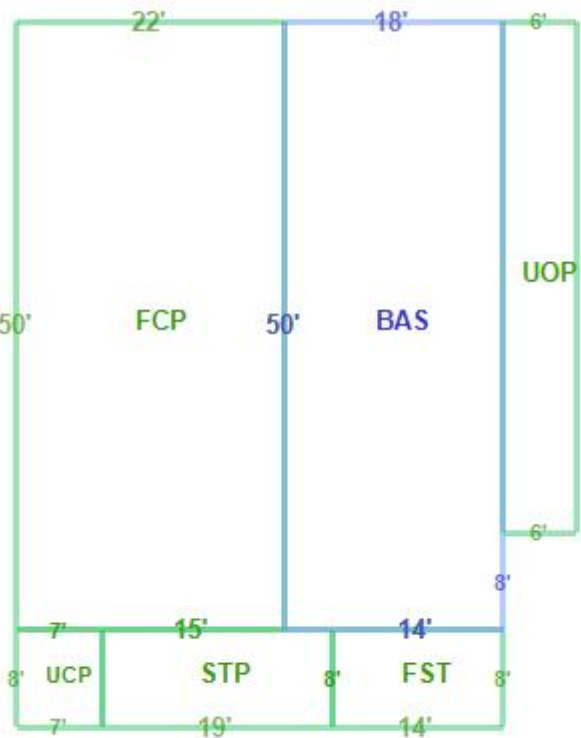
BAS - BASE	Y	900
FCP - FINISHED CARPORT	N	1,100
FST - FINISHED UTILITY	N	112
STP - STOOP	N	152
UCP - UNFINISHED CARPORT	N	56
UOP - UNFINISHED OPEN PORCH	N	252

Building Front Photo



Photo Date: March of 2010

Building Footprint



Appraisal Details (Current Working Values)

Generated on 8/31/2023 8:21 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
2010	Marina	20030.00	Square Feet
2013	Comm Marine Boat Units - C	25.00	Units
2010	Marina	28452.00	Square Feet

Land Features

Description	Year Added	Units
DOCK - BOAT - CONCRETE	1956	600
SEAWALL - CONCRETE	1992	955
SLAB - CONCRETE	1992	520
PIER - COMMERCIAL	1980	560
WALL - CONCRETE BLOCK	1980	348

Buildings

Building 1 of 3

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
21 - Stores/Office/Res Combination	4 - COMMERCIAL	1.0	1
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1956	1982

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,102

Building Features

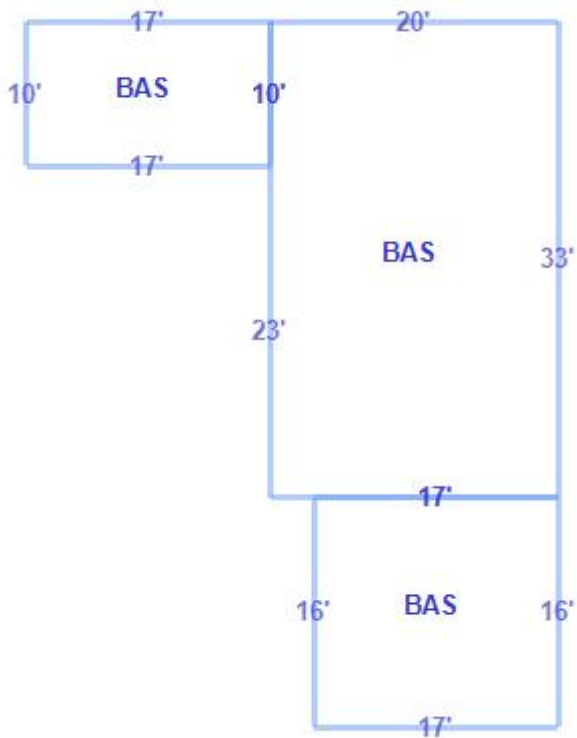
Description	Year Added	Units
DECK - WOOD	1992	420

Building Front Photo



Photo Date: November of 2020

Building Footprint



Building 2 of 3

Building Characteristics

Model Type

4 - COMMERCIAL

Fixtures

0.0

Building Subareas

Improvement Type

35 - Stores - Retail

Bedrooms

0

Stories

2.0

Living Units

0

Year Built

1985

Effective Year Built

1985

Description		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	240
FOF - FAIR OFFICE		Y	240

Building Front Photo



Photo Date: March of 2010

Building Footprint



Building 3 of 3

Building Characteristics

Improvement Type

70 - Cold Storage

Bedrooms

0

Model Type

6 - WAREHOUSE/INDUSTRIAL

Bathrooms

0.0

Stories

1.0

Living Units

1

Year Built

1987

Effective Year Built

1987

Building Subareas

Description

Heated / Under Air

Area (Sq Ft)

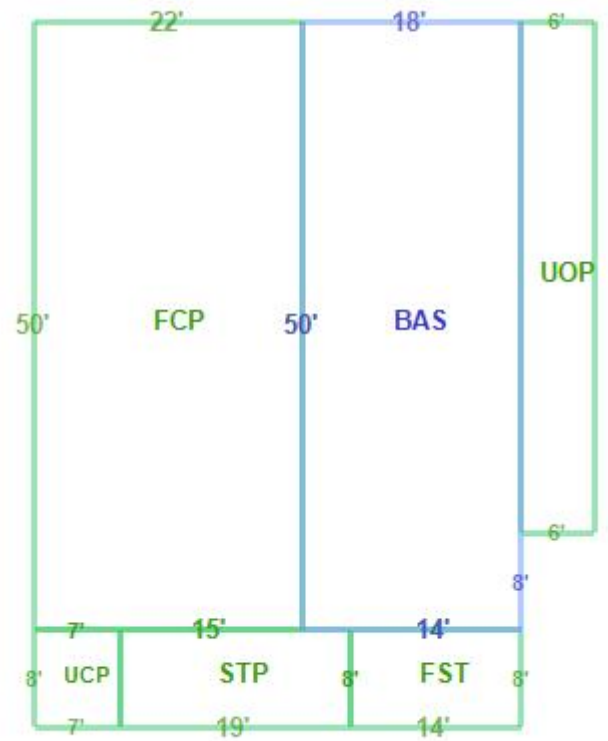
BAS - BASE	Y	900
FCP - FINISHED CARPORT	N	1,100
FST - FINISHED UTILITY	N	112
STP - STOOP	N	152
UCP - UNFINISHED CARPORT	N	56
UOP - UNFINISHED OPEN PORCH	N	252

Building Front Photo



Photo Date: March of 2010

Building Footprint

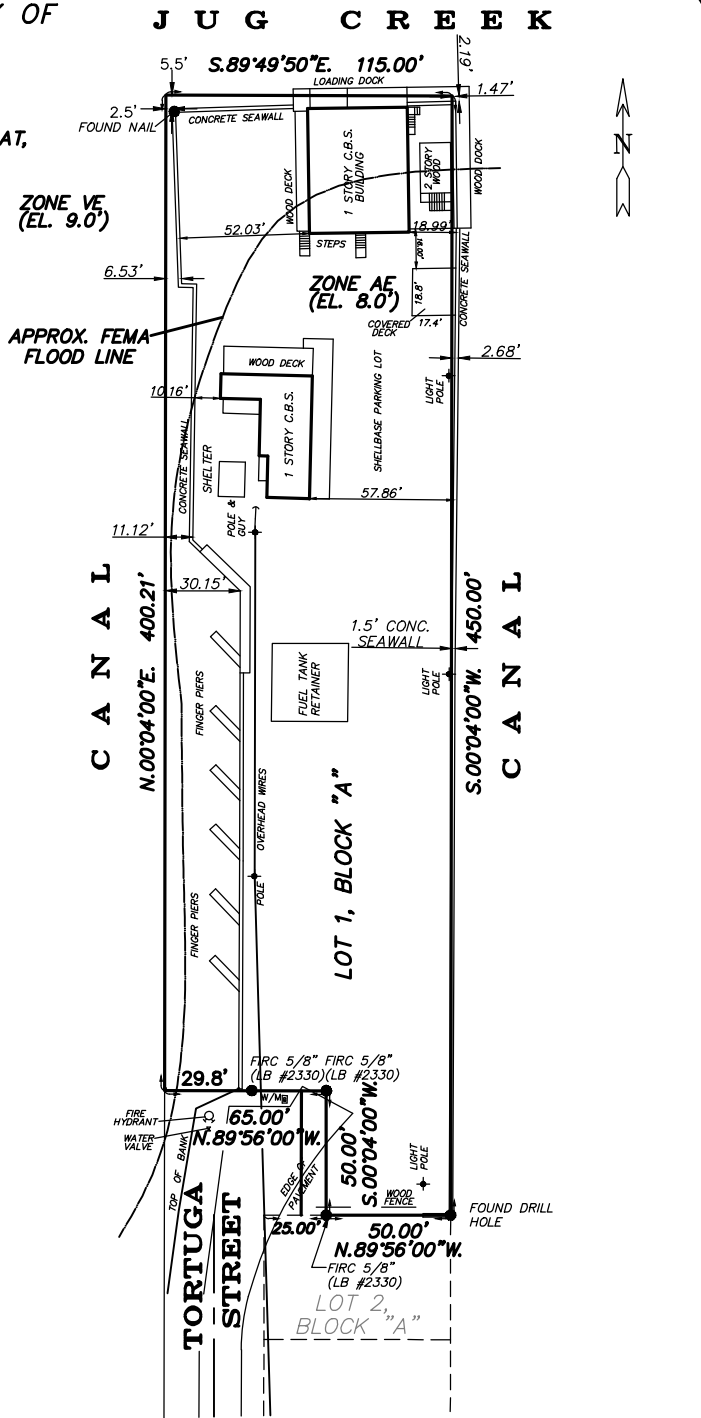


BOUNDARY AND LOCATION SURVEY OF 16498 TORTUGA STREET BOKEELIA, FLORIDA 33922

LEGAL DESCRIPTION:

LOT 1, BLOCK "A", KNIGHT'S BOKEELIA ISLES REPLAT,
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 9, PAGE 142, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

A/C AIR CONDITIONER
B.M. BENCHMARK
(C) CALCULATED
CB CABLE BOX
CLF CHAIN LINK FENCE
CONC CONCRETE
CSW CONCRETE SIDEWALK
(D) DEED
DE DRAINAGE EASEMENT
DPUE DRAINAGE/PUBLIC UTILITY EASEMENT
EB ELECTRIC BOX
EOW EDGE OF WATER
EP EDGE OF PAVEMENT
FCIR FIR CAPPED
FOM FOUND CONC MONUMENT
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FN FOUND NAIL
FND FOUND NAIL AND DISK
FXC FOUND X CUT
LP LIGHT POLE
(M) MEASURED
MH MANHOLE
NCF NO CORNER FOUND
OHV OVERHEAD WIRES
O/A OVER-ALL
P.C.P. PERMANENT CONTROL POINT
(P) PLAT
PE POOL EQUIPMENT
PP POWER POLE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT OF WAY
SIR SET 1/2" IRON ROD WITH CAP—
SND SET NAIL AND DISK LB 6912
TOB TOP OF BANK
TOS TOE OF SLOPE
TP TELEPHONE PEDESTAL
UE UTILITY EASEMENT
WM WATER METER
WV WATER VALVE
WDF WOOD FENCE



0 25 50 100
SCALE: 1"=50'

FEMA MAP - 125124 / 12071C0210G
FLOOD ZONE - AE / VE
BASE ELEV. - 8.0' / 9.0' NAVD88
DRAWN BY - C.WHITED

COVERED ENTRANCE SCREEN ENCLOSED AREA SCREEN ENCLOSED WITH POOL

SURVEYORS NOTE:

-SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US.
-PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT
-FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET
-SURVEY CAN BE USED FOR ALL NEEDS



BILL H
HYATT
2023.07.2
8 12:09:04
-04'00"

(C) 2023 BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

**AFFORDABLE
SURVEYS**
239-283-1518

3366 STRINGFELLOW ROAD
SAINT JAMES CITY, FL 33956

CERTIFIED EXCLUSIVELY TO:

JUG CREEK, LLC
JCM LENDING, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COLEMAN, YOVANOVICH & KOESTER, P.A.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT
USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

DATE OF FIELD SURVEY 4/03/2023

BILL HYATT
Surveyor & Mapper Number 4636
LB 6912

AFFORDABLE SURVEYS IS OWNED BY KNOW IT NOW, INC., 2011 HEIDELBERG AVENUE, DUNEDIN, FL 34698

FLORIDASURVEYOR@AOL.COM
727-415-8305



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Approximate Tidal Datum Elevations

Date: 8/9/2023 County: Lee Waterbody: Jug Creek
Project Vicinity: 16498 Tortuga Street, Bokeelia Sec. 30 Twp. 43S Rge. 22E
Job No./Name: _____ Client Name: _____
USGS 7.5 Minute Quad Map Name: Bokeelia
Comments: SEE COMMENTS AT BOTTOM OF PAGE

Requestor Name: Nixsairys Saavedra
Business Name: Land Perc, Inc.
Mailing Address: 5475 Lee Street, Unit 302
Lehigh Acres, FL 33971

Phone: 239.274.6818 Fax: _____ Email: info@landperc.com

(To be completed by BSM)

Nearest Tide Station	Nearest Data Point	Datum Elevation (NAVD88) Tidal Epoch: 1983-2001
_____	_____	_____
Mean High Water		_____
Range of Tide _____ Feet		_____
Mean Low Water		_____
Other (Specify) _____		_____
Seasonal High Water Line (SHWL = MHW + (MR x 1.5))		_____
Safe Upland Line (SUL) Elevation, at or above Mean High Water Line		<u>0.45 ft</u>

Contact Kevin Mears, Bureau of Survey and Mapping, (850) 245-2640 or Kevin.Mears@FloridaDEP.gov.
Retain this form for record keeping.

M. Kevin Mears,
P.S.M.

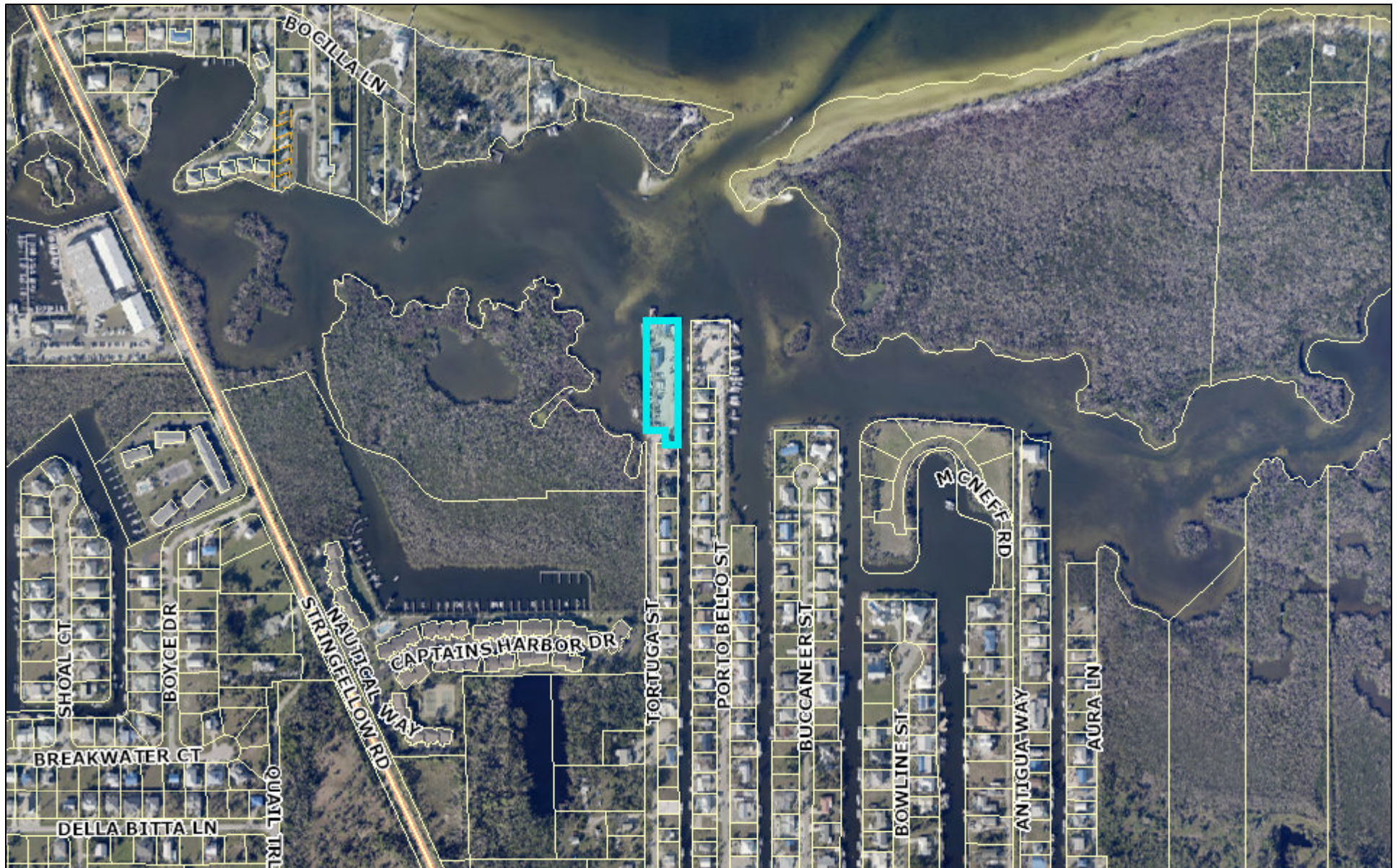
Digitally signed by M. Kevin
Mears, P.S.M.
Date: 2023.08.28 11:40:28 -04'00'

For the Bureau of Survey and Mapping

8/28/2023
Date

COMMENTS: Insufficient data to determine tidal datum elevations, only a Safe Upland Line elevation can be provided. A tide study would be required to be performed at the site to determine the Mean High Water elevation.

GeoView Map



August 31, 2023

Air Photos: 2023 Hi-Res (3 inch)



Hospital Locations



Library Locations

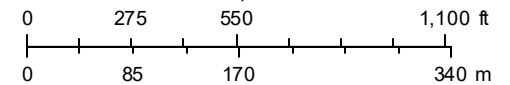
School Locations

School Locations



Cemetery Locations

1:6,055



This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

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Jug Creek Marina
Mixed Use Planned Development Rezone
Potable Water and Sanitary Sewer Narrative

In accordance with the provisions of LDC 34-202(a)(10), this narrative and the attached water bill records verify that the appropriate provider of potable water has the ability to provide service to the development and how the existing onsite wastewater treatment system will continue to meet the sanitary sewer needs of the development. The subject property is currently developed with an existing marina located within the Marine Industrial (IM) zoning district, the Suburban Future Land Use category, the Greater Pine Island Community Planning Area, and is designated as a water-dependent land use on the Water Dependent Overlay map. The Property is located in the Greater Pine Island Water Association Water Franchise Area and within the Lee County Utilities Wastewater Franchise Area. The property has potable water service via an existing connection to the public water supply system. A fire hydrant is also located in the right-of-way near the entrance of the site, providing fire protection in accordance with local fire safety requirements.

Public sanitary sewer service is not available to Pine Island and infrastructure is not available within several miles of the subject property at this time. As such, the site is required to utilize an existing on-site wastewater treatment system that has adequate capacity to accommodate the wastewater demands of the existing operations including the marina and the restaurant.

An analysis of sewage demand was prepared to address concerns about the wastewater disposal requirements in the Lee Plan and LDC. This review of the uses and how they contribute sewage generation considers the demand and onsite treatment capacity. The basis of the review includes the records of the applicant's 2025 water bills from the Greater Pine Island Water Association. These records serve two purposes: they demonstrate there is an existing public potable water connection and available capacity to serve the planned development, and they also demonstrate the amount of water that was used each month while the marina and restaurant operations were ongoing. Consistent with the Lee County Code Enforcement Notice of Violation, a Group II Restaurant has been operating at the site in conjunction with the Marina operations during the time period associated with these water bills.

The monthly water bill records provided in the corresponding tables below demonstrate that the operations create an average demand for 1,393 gallons of water per day.

2025 Greater Pine Island Water Bill Data	
Water Bill Month	Gallons
January	38,000
February	33,000
March	46,000
April	41,000
May	44,000
June	44,000
July	52,000
August	39,000
September	38,000
October	47,000
November	42,000
December	43,000
Annual Total	507,000
Annual Average	42,250

Potable Water & Sanitary Sewage Demand	
Average Gallons Per Week	9,750
Average Gallons Per Day (Assumes 5 Day Week)	1,950
Average Gallons Per Day (Assumes 7 Day Week)	1,393

There are no activities that would contribute to the generation of sewage output greater than the consumption of water (input) so these are determined to be equivalent as a conservative means of accounting for their rate of use. Following approval of this request, the existing uses will continue to operate on the existing septic system consistent with Lee Plan Policy 4.1.2, which requires that any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day must connect to a sanitary sewer system. With a demonstrated maximum potential sewer generation of 1,393 gallons per day, the operations generate substantially less (only 28%) of the 5,000 gallons per day threshold for a new commercial development.

The existing onsite wastewater treatment facility is permitted for a capacity of 2,500 GPD. The daily sewage creation by the existing uses is within the design capacity of the treatment system.

To support the proposed Planned Development Rezoning and the request to allow Restaurant Groups I, II, and III with consumption on-premises, modular restroom facilities will also be utilized on-site. These modular restrooms will be self-contained and are intended to serve the needs of the restaurant patrons and staff. The use of modular units is a practical and sanitary solution to limit the demand and reduce impacts on the existing septic system.

All applicable health department and building code requirements will continue to be met to ensure the safe and compliant operation of both the existing and proposed uses. The utilities and wastewater management systems in place are appropriate for the nature and scale of the uses proposed, especially given the project's location in Bokeelia at the northern end of Pine Island where public sewer service is not currently available.

SURFACE WATER MGMT PLAN NOT REQUIRED

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Jug Creek Marina

Mixed Use Planned Development

Traffic Impact Analysis

February 27, 2026

Prepared by:

Brendan E. Pettis, E.I.

&

M. William Morris, Jr, P.E.

PE 55543

FL CA 6532

Table of Contents

Table of Contents 2

Description of Development 3

Figure 1: Site Location Map 3

Trip Generation 4

Table A: Existing Trip Generation..... 4

Table B: Proposed Trip Generation..... 4

Table C: Trip Generation Summary..... 5

Appendix..... 6

Jug Creek Marina

Mixed Use Planned Development Traffic Study

Description of Development

The applicant (Jug Creek Marina, LLC.) is proposing a mixed use planned development (MPD) application for the 1.11-acre parcel in Lee County within the Pine Island Planning Community. The subject property, STRAP: 30-43-22-02-0000A.0010, is located at 16498 Tortuga St, Bokeelia, FL 33922. The project features one existing access point on Tortuga Street. The Site Location Map is shown in **Figure 1** below. The existing uses of the property include a marina, offices, a fish house, and a bait and tackle shop. The intended uses include a restaurant with COP in addition to the existing marina, fish house, and seafood market uses.

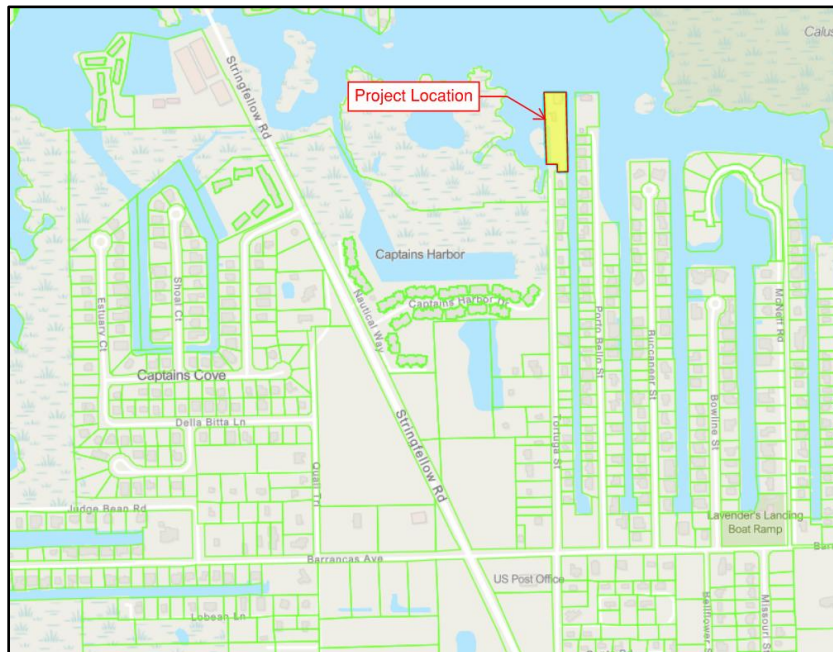


Figure 1: Site Location Map

Trip Generation

Trip Generation for the project development has been determined using the ITE Trip Generation Manual 11th Edition. There are 4 trip generating land use categories (LUC) for the existing site, General Light Industrial (110) for the Fish House, Marina (420) for the Marina use, Small Office Building (712) for the office uses, and Variety Store (814) for the bait and tackle shop. The proposed uses still include the four previously listed categories in addition to High-Turnover (Sit-Down) Restaurant (932) for the indoor and outdoor restaurant areas. The descriptions and trip generation equations for each use from the ITE Trip Generation Manual are provided in the **Appendix**. In accordance with standard ITE methodology, calculations for project trip generated traffic are shown in **Table A** for the existing uses, and **Table B** for the proposed uses.

ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation					Trip Directional Distribution ⁽¹⁾	
				Type	ITE LUC Equation ⁽¹⁾	Trips	Entering	Exiting	Entering	Exiting
110	General Light Industrial	1,000 Sq. Ft. GFA	2.03	ADT	$T = 3.76(X) + 50.47$	58	50%	50%	29	29
				AM PHT	$T = 0.68(X) + 3.81$	5	88%	12%	5	0
				PM PHT	$\ln(T) = 0.72 \ln(X) + 0.38$	2	14%	86%	0	2
420	Marina	Berths	36	ADT	$T = 2.41(X)$	87	50%	50%	43	44
				AM PHT	$T = 0.07(X)$	3	33%	67%	1	2
				PM PHT	$T = 0.21(X)$	8	60%	40%	5	3
712	Small Office Building	1,000 Sq. Ft. GFA	0.53	ADT	$T = 14.39(X)$	8	50%	50%	4	4
				AM PHT	$T = 1.67(X)$	1	82%	18%	1	0
				PM PHT	$T = 2.16(X)$	1	34%	66%	0	1
814	Variety Store	1,000 Sq. Ft. GFA	0.78	ADT	$T = 63.66(X)$	50	50%	50%	25	25
				AM PHT	$T = 3.04(X)$	2	55%	45%	1	1
				PM PHT	$T = 6.70(X)$	5	51%	49%	3	2

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Table A: Existing Trip Generation

ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation					Trip Directional Distribution ⁽¹⁾	
				Type	ITE LUC Equation ⁽¹⁾	Trips	Entering	Exiting	Entering	Exiting
110	General Light Industrial	1,000 Sq. Ft. GFA	2.03	ADT	$T = 3.76(X) + 50.47$	58	50%	50%	29	29
				AM PHT	$T = 0.68(X) + 3.81$	5	88%	12%	5	0
				PM PHT	$\ln(T) = 0.72 \ln(X) + 0.38$	2	14%	86%	0	2
420	Marina	Berths	36	ADT	$T = 2.41(X)$	87	50%	50%	43	44
				AM PHT	$T = 0.07(X)$	3	33%	67%	1	2
				PM PHT	$T = 0.21(X)$	8	60%	40%	5	3
712	Small Office Building	1,000 Sq. Ft. GFA	0.53	ADT	$T = 14.39(X)$	8	50%	50%	4	4
				AM PHT	$T = 1.67(X)$	1	82%	18%	1	0
				PM PHT	$T = 2.16(X)$	1	34%	66%	0	1
814	Variety Store	1,000 Sq. Ft. GFA	0.78	ADT	$T = 63.66(X)$	50	50%	50%	25	25
				AM PHT	$T = 3.04(X)$	2	55%	45%	1	1
				PM PHT	$T = 6.70(X)$	5	51%	49%	3	2
932	High-Turnover (Sit-Down) Restaurant	1,000 Sq. Ft. GFA	4.35	ADT	$T = 107.2(X)$	466	50%	50%	233	233
				AM PHT	$T = 9.57(X)$	42	55%	45%	23	19
				PM PHT	$T = 9.05(X)$	39	61%	39%	24	15

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Table B: Proposed Trip Generation

Trip generation summaries for the existing and proposed conditions are provided in **Table C**. The existing site is shown to generate 203 Weekday Trips, 11 AM Peak Hour Trips, and 16 PM Peak Hour Trips. The proposed development is shown to generate a total of 669 Weekday Trips, 53 AM Peak Hour Trips and 55 PM Peak Hour Trips across the five listed ITE LUC. The total AM PHT results in 31 trips entering and 22 trips exiting, while the total PM PHT results in 32 trips entering and 23 trips exiting. The direction distribution of the peak hour trips is calculated per the corresponding percentages for each LUC. The provided ITE Land Use Equations correspond to the typical AM and PM peak hour trips of 7-9 AM and 4-6 PM.

Existing Trip Generation Summary		Proposed Trip Generation Summary	
Total ADT =	203	Total ADT =	669
Entering =	101	Entering =	334
Exiting =	102	Exiting =	335
Total AM PHT =	11	Total AM PHT =	53
Entering AM PHT =	8	Entering AM PHT =	31
Exiting AM PHT =	3	Exiting AM PHT =	22
Total PM PHT =	16	Total PM PHT =	55
Entering PM PHT =	8	Entering PM PHT =	32
Exiting PM PHT =	8	Exiting PM PHT =	23

Table C: Trip Generation Summary

The Jug Creek Marina project does not add more than 100 peak hour trips to the roadway network, therefore the trip generation realized on the surrounding roadway network is negligible and this analysis satisfies the requirements outlined in Administrative Code section AC-13-17. The trip generation realized by Jug Creek Marina to the surrounding roadway network is negligible.

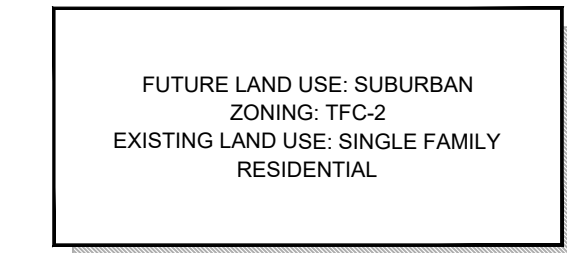
Appendix

DEVIATIONS LIST	
1	LOADING AREAS
2	ALTERNATIVE PARKING SURFACE
3	COP LOCATION

SITE SUMMARY	
STRAP NO.:	30-43-22-02-0000A.0010
PROPERTY AREA:	1.11 AC
CURRENT ZONING:	MIXED USE PLANNED DEVELOPMENT (MPD)
FUTURE LAND USE:	SUBURBAN
PLANNING COMMUNITY:	GREATER PINE ISLAND

OPEN SPACE SUMMARY	
REQUIRED (20%): 9,697 SQ. FT.	
PROVIDED (21%): 10,345 SQ. FT. TOTAL 7,921 SQ. FT. PROVIDED ON SITE 2,424 SQ. FT. PROVIDED PER EXISTING WATER BODIES (25% OF TOTAL REQUIRED PROVIDED VIA NOTE 1)	
<u>NOTES:</u> 1) FOR 25% OFFSET PER 10-415(D)(2)C. EXISTING BODIES OF WATER SUBJECT TO SALTWATER INUNDATION.	

FUTURE LAND USE: N/A
ZONING: RV-3
EXISTING LAND USE:
JUG CREEK



FUTURE LAND USE: SUBURBAN
ZONING: TFC-2
EXISTING LAND USE: SINGLE
FAMILY RESIDENTIAL

FUTURE LAND USE: SUBURBAN
ZONING: IM
EXISTING LAND USE: MARINA
RECREATIONAL RENTALS

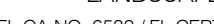
LEGEND

- COP AREA (Orange dashed line)
- RESTAURANT AREA (Blue dashed line)
- EXPANDED OPERATIONS (Blue hatched rectangle)
- VEHICULAR EGRESS/INGRESS (Black double-headed arrow)
- OPEN SPACE (Green solid rectangle)
- WATER (Light blue solid rectangle)
- DEVIATION LOCATION (Triangle with an exclamation mark)

JUG CREEK
MARINA
MPD

16498 TORTUGA STREET
BOKEELIA, FLORIDA, 33922

JUG CREEK MARINA,
LLC.



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Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

REVIEWS	DATE
PROJECT MANAGER:	BM
DRAWING BY:	WM
JURISDICTION:	LEE COUNTY
DATE:	2/26/2026

PROJECT MANAGER:	BM
DRAWING BY:	WM
JURISDICTION:	LEE COUNTY
DATE:	2/26/2026
SHEET TITLE:	
MASTER CONCEPT PLAN	
SHEET NUMBER:	SHEET 1 OF 2

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20 0 10 20

SCALE 1"=20'

JOB/FILE NUMBER: 25012-03

PCS 27 - Stringfellow Rd North of Castille Rd

2024 AADT = 4,300 VPD

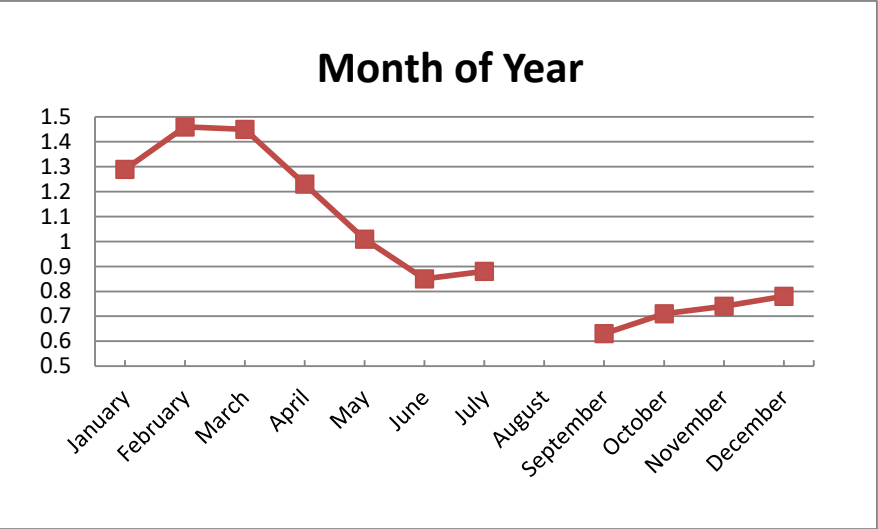
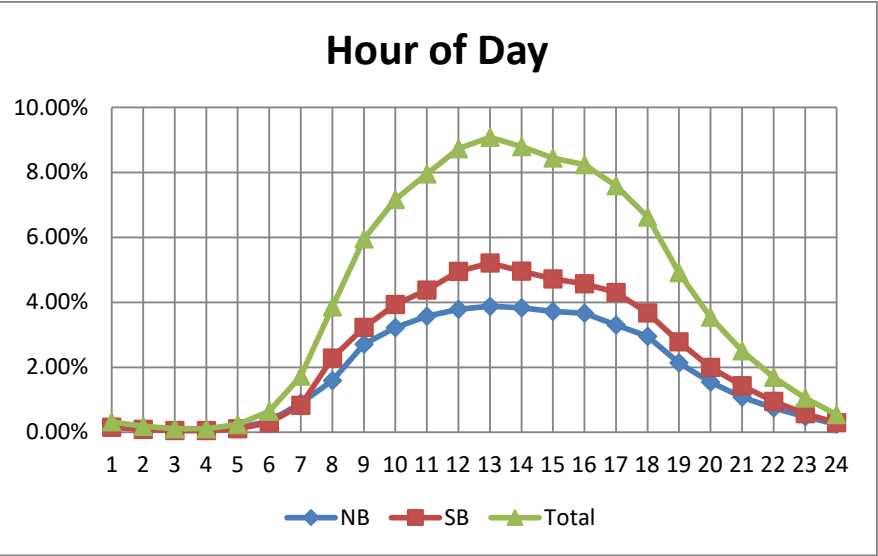
Hour	NB	SB	Total
0	0.17%	0.16%	0.32%
1	0.09%	0.09%	0.18%
2	0.06%	0.06%	0.11%
3	0.06%	0.06%	0.11%
4	0.14%	0.11%	0.24%
5	0.34%	0.30%	0.64%
6	0.89%	0.83%	1.73%
7	1.59%	2.28%	3.86%
8	2.71%	3.23%	5.95%
9	3.22%	3.93%	7.16%
10	3.57%	4.38%	7.95%
11	3.78%	4.95%	8.73%
12	3.88%	5.21%	9.08%
13	3.83%	4.96%	8.79%
14	3.72%	4.72%	8.44%
15	3.66%	4.57%	8.24%
16	3.30%	4.30%	7.59%
17	2.95%	3.67%	6.63%
18	2.13%	2.79%	4.91%
19	1.54%	2.00%	3.54%
20	1.08%	1.43%	2.51%
21	0.75%	0.95%	1.69%
22	0.48%	0.57%	1.05%
23	0.25%	0.29%	0.54%

Month of Year	Fraction
January	1.29
February	1.46
March	1.45
April	1.23
May	1.01
June	0.85
July	0.88
August	
September	0.63
October	0.71
November	0.74
December	0.78

Day of Week	Fraction
Sunday	0.8
Monday	1.02
Tuesday	1.05
Wednesday	1.02
Thursday	1.05
Friday	1.11
Saturday	0.95

Directional Factor		
AM	0.59	SB
PM	0.57	SB

Design Hour Volume		
#	Volume	Factor
5	660	0.153
10	646	0.150
20	638	0.148
30	634	0.147
50	620	0.144
100	597	0.139
150	584	0.136
200	573	0.133



Land Use: 110

General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

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

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 37

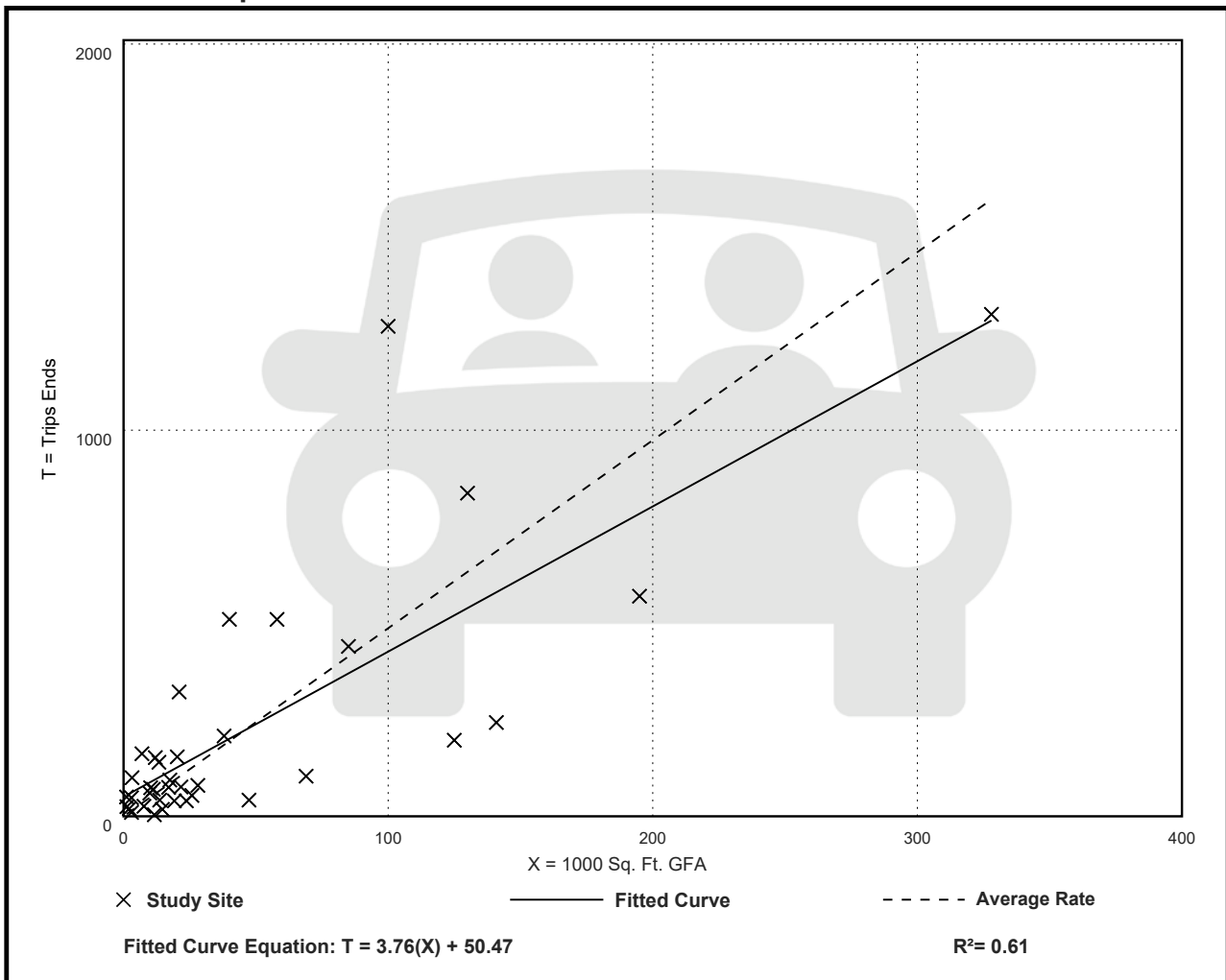
Avg. 1000 Sq. Ft. GFA: 45

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 41

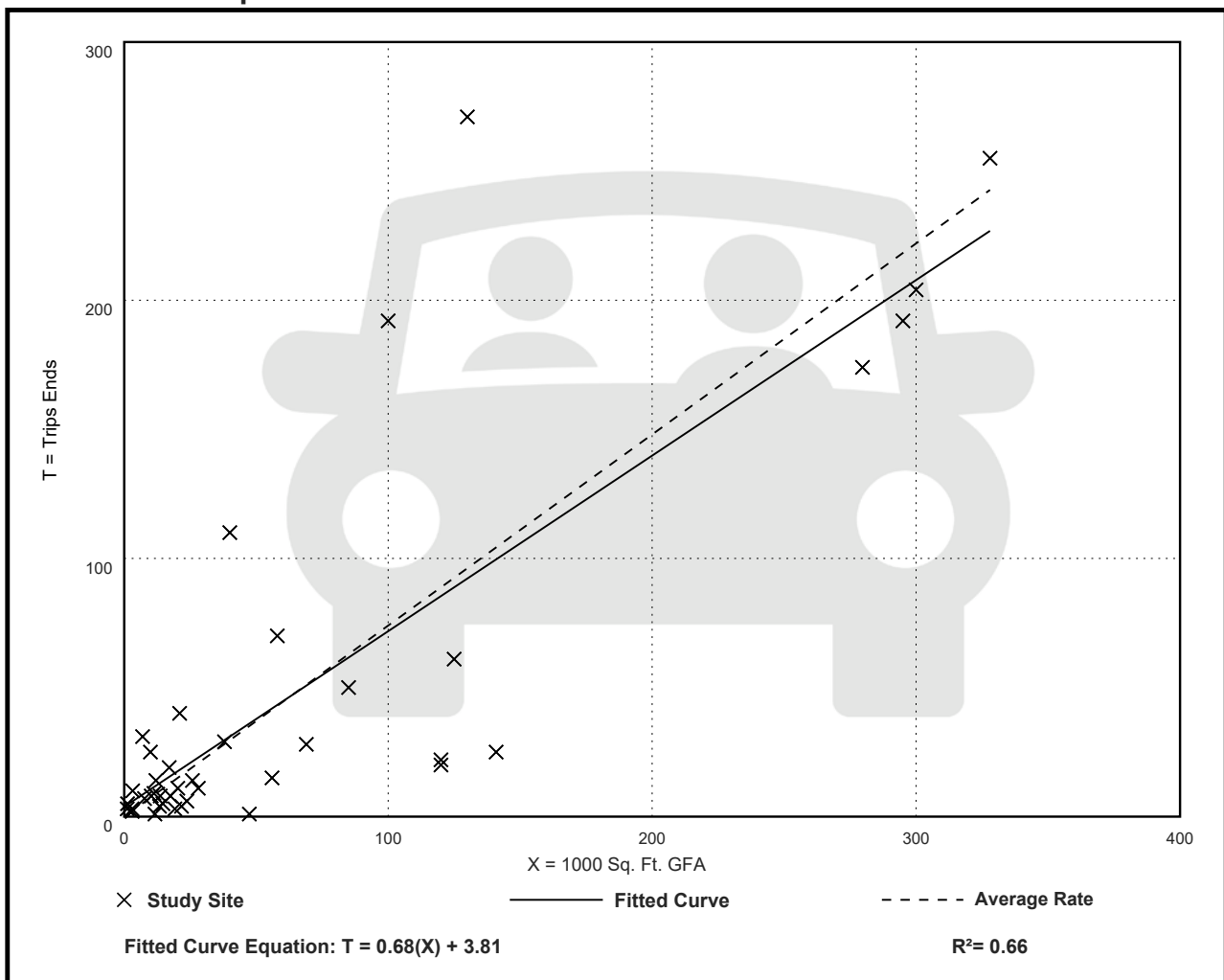
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 40

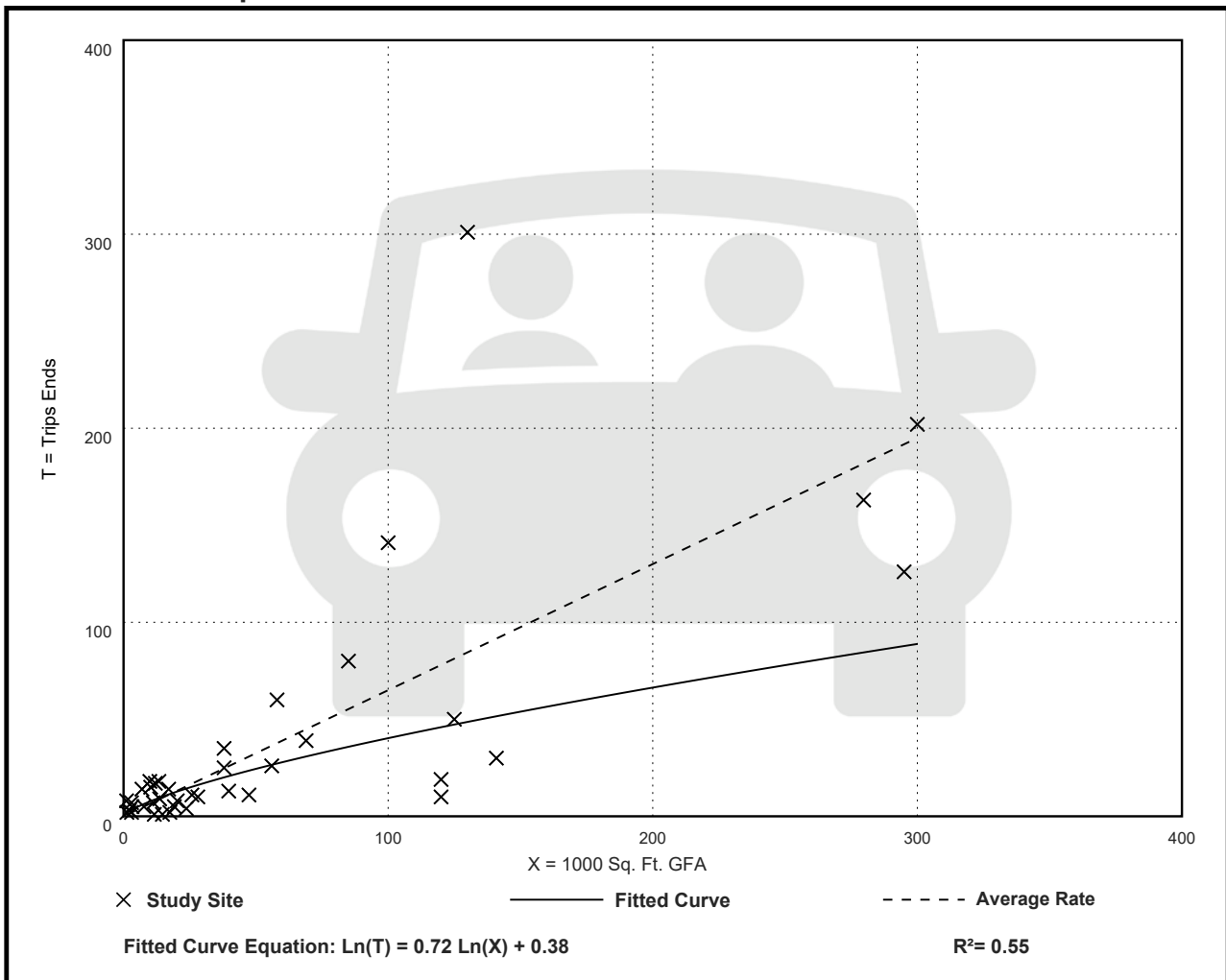
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Land Use: 420 Marina

Description

A marina is a public or private facility that provides docks and berths for boats and may include limited retail and restaurant space.

Additional Data

The sites were surveyed in the 1980s in Connecticut and Washington.

Source Numbers

123, 265

Marina (420)

Vehicle Trip Ends vs: Berths
On a: Weekday

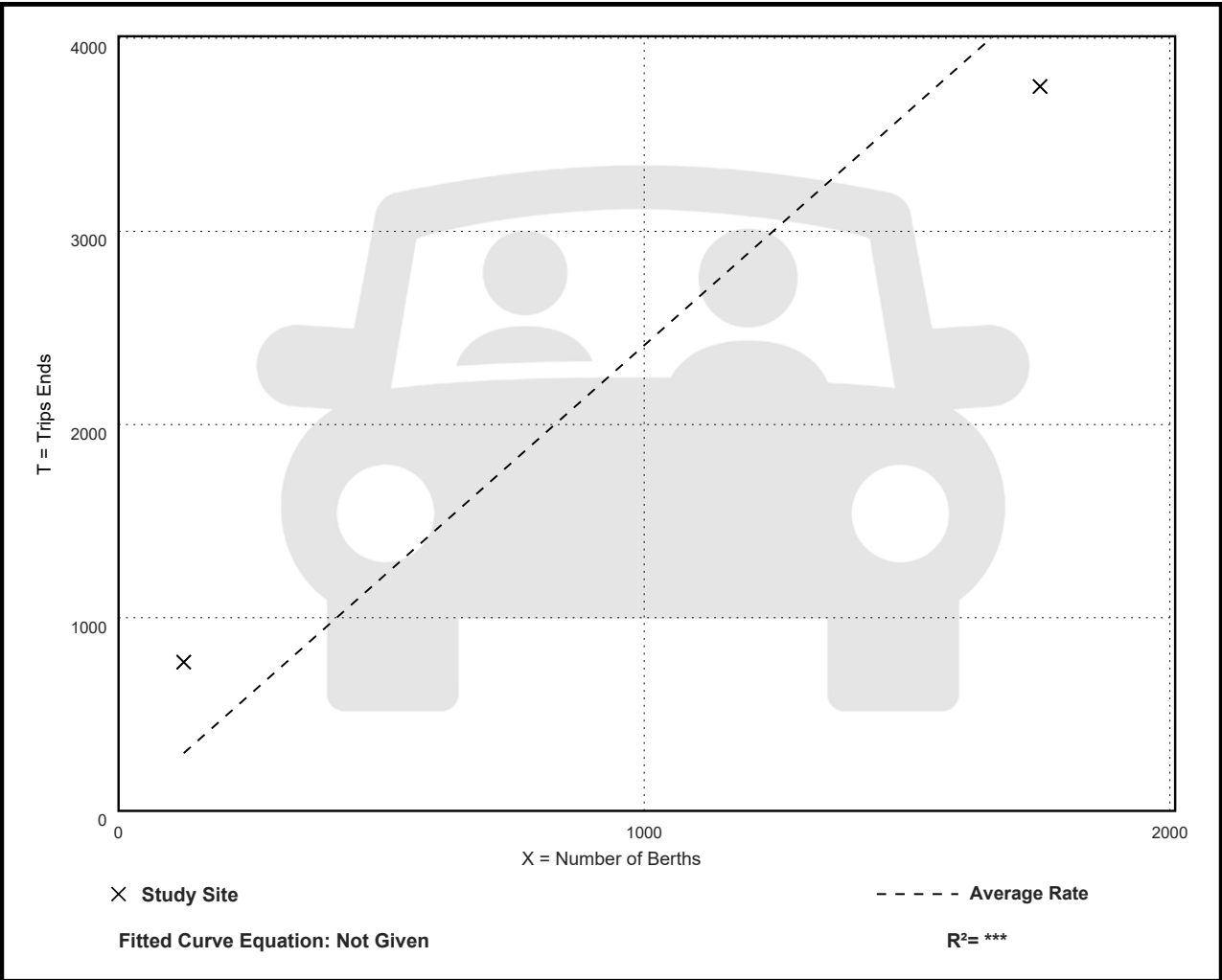
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Berths: 939
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

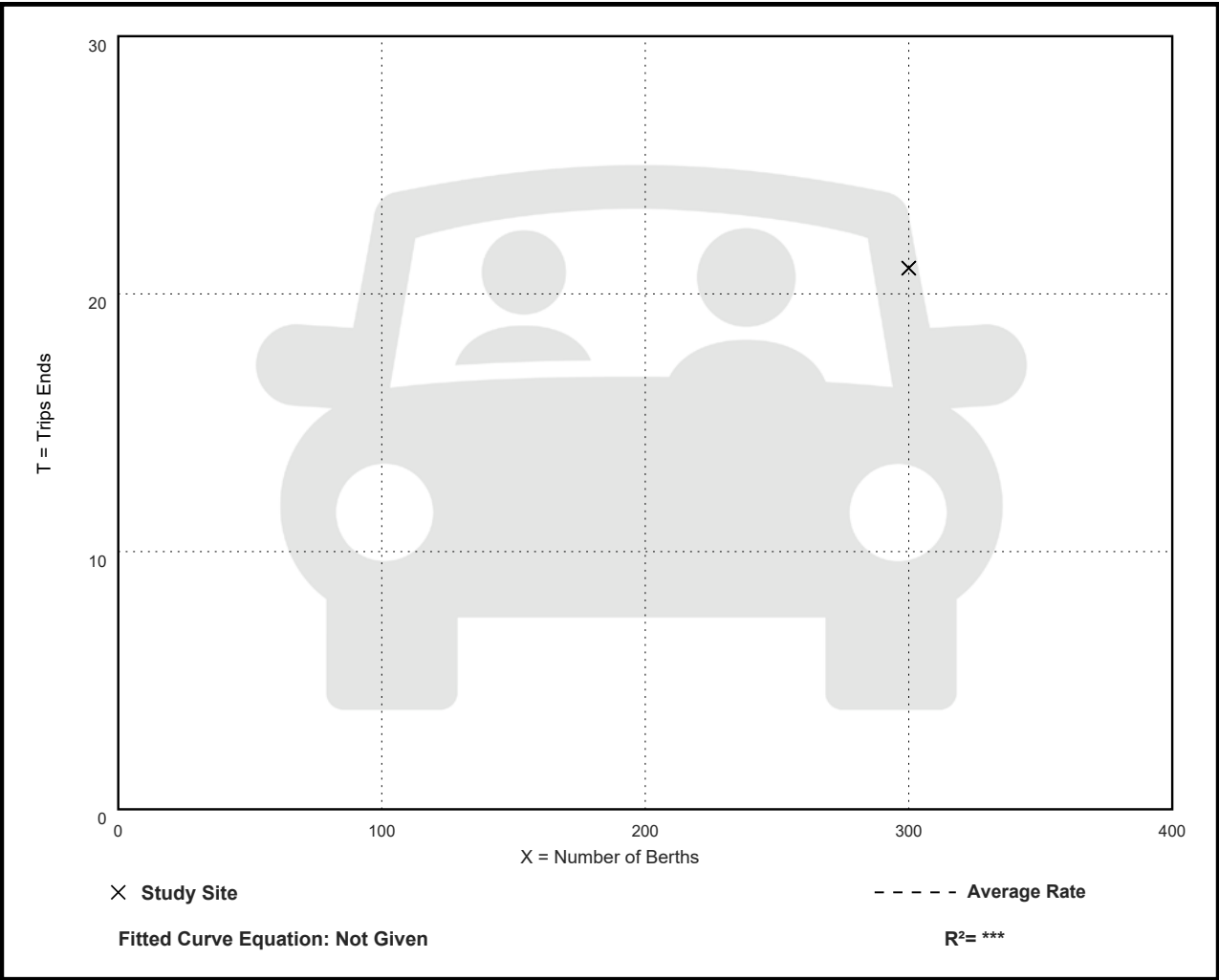
Vehicle Trip Ends vs: Berths
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Berths: 300
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	***

Data Plot and Equation

Caution – Small Sample Size



Marina (420)

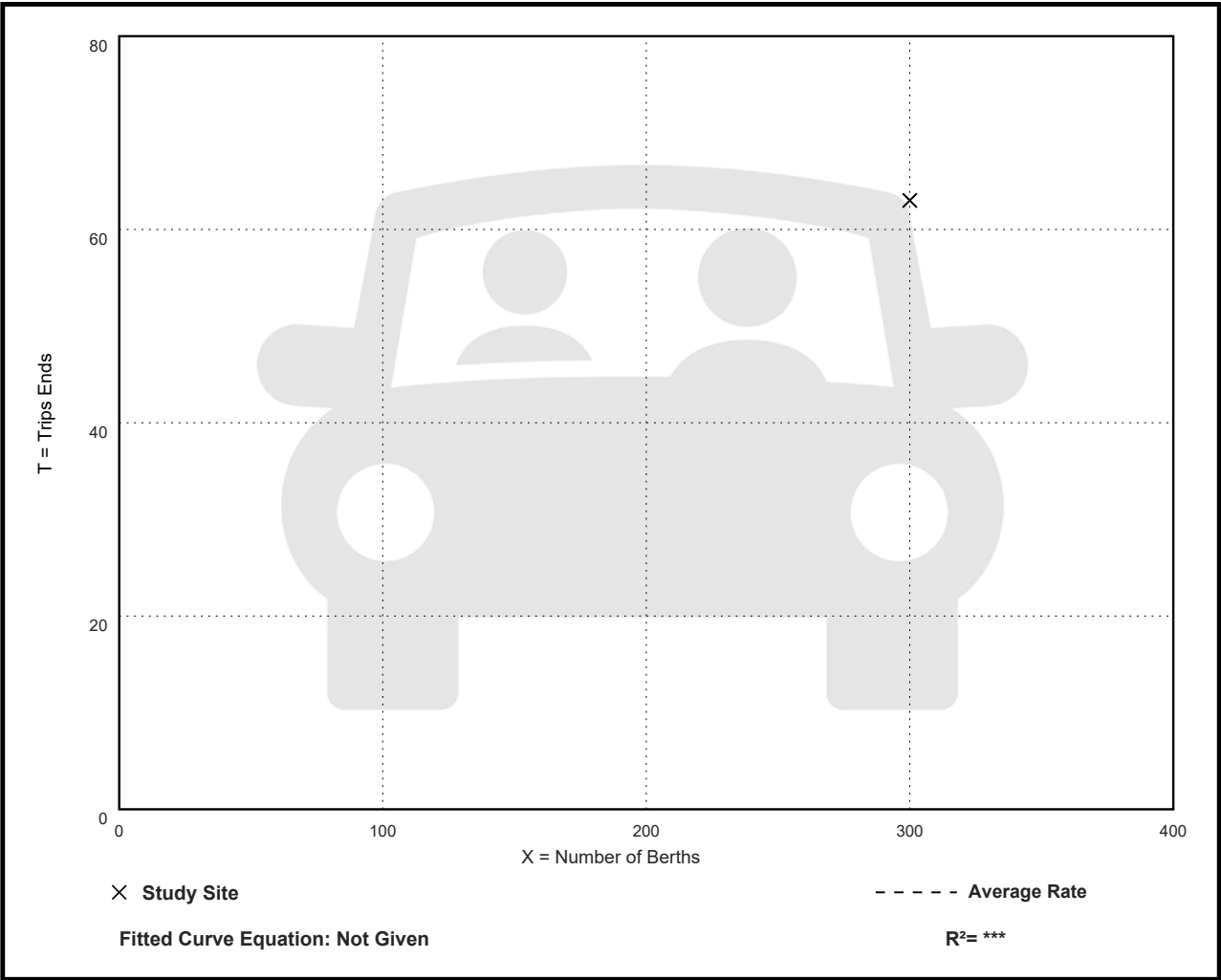
Vehicle Trip Ends vs: Berths
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Berths: 300
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

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

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building (712)

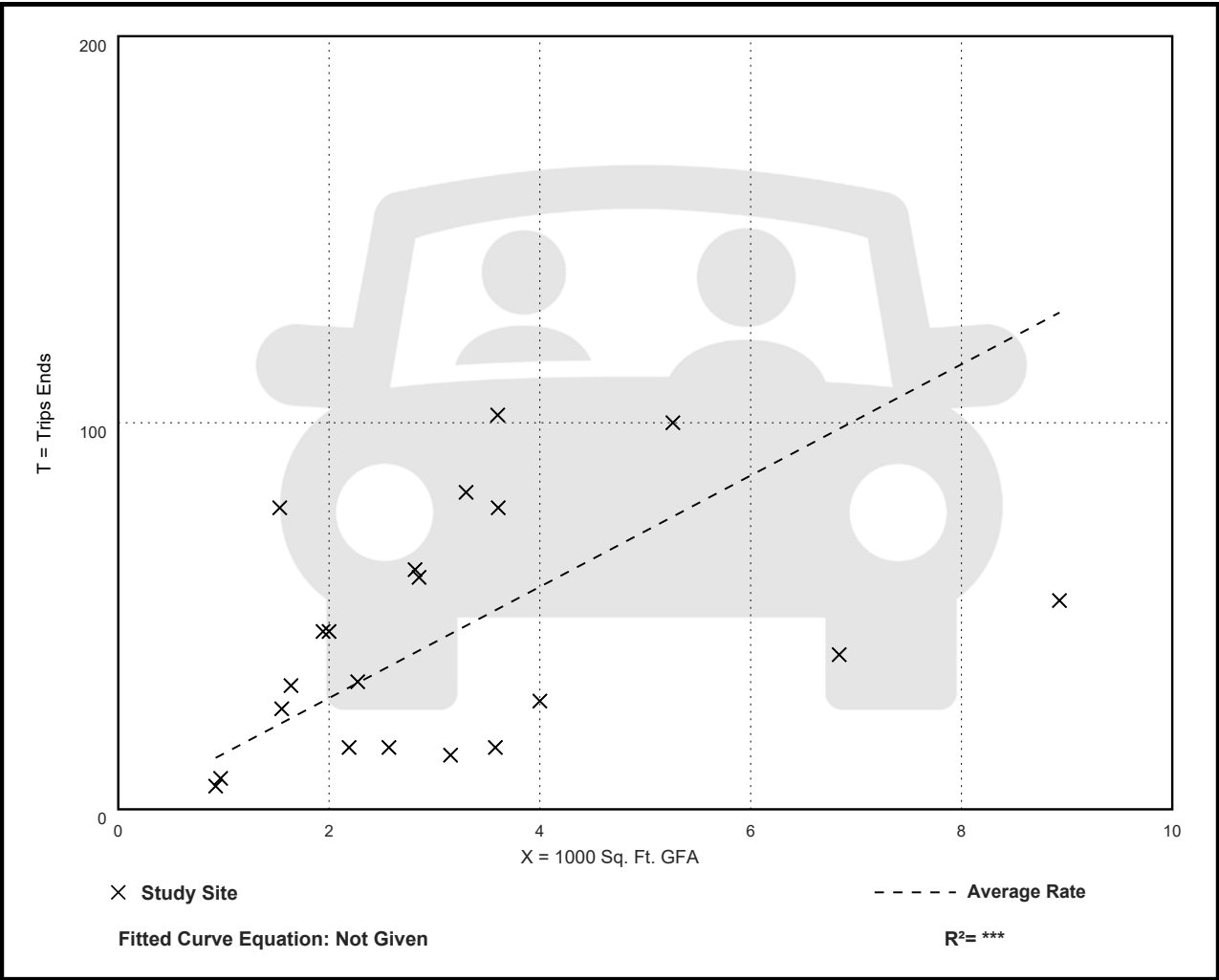
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



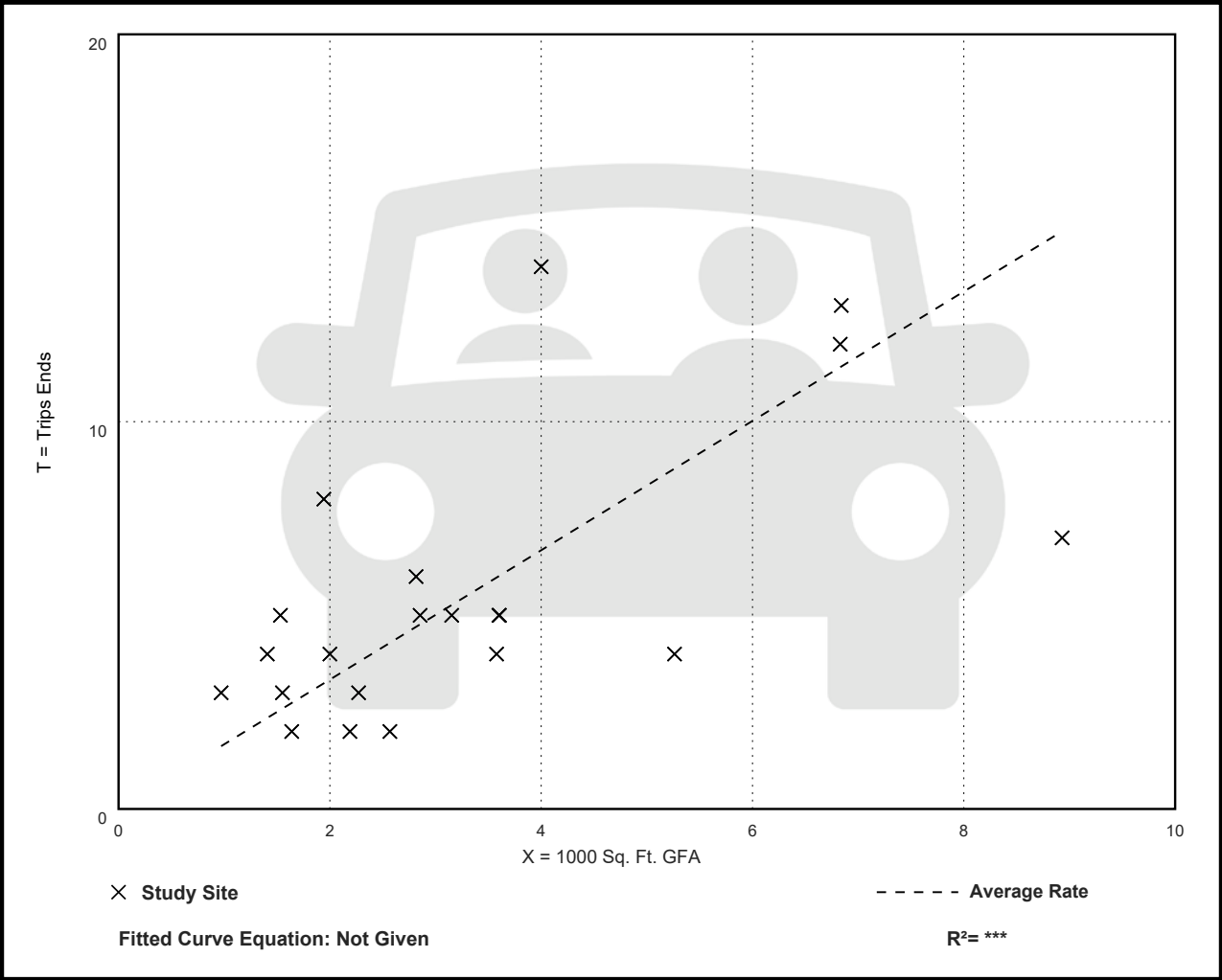
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

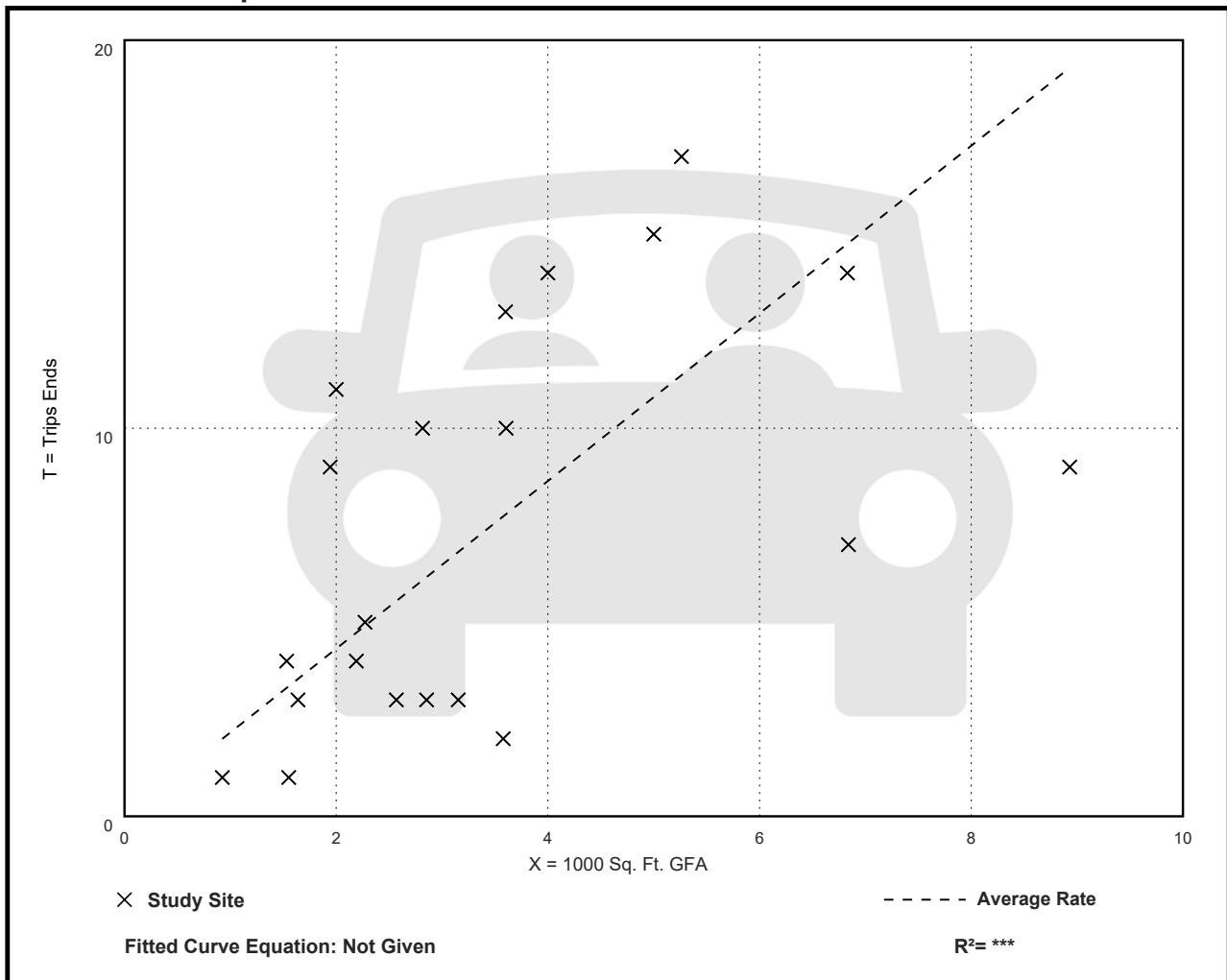
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Land Use: 814 Variety Store

Description

A variety store is a retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a “dollar store.” Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. The store can be stand-alone or located within a shopping plaza or strip retail plaza. Free-standing discount store (Land Use 815) is a related use.

Additional Data

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

The sites were surveyed in the 2010s and 2020s in Florida, Minnesota, and Texas.

Source Numbers

731, 869, 879, 880, 1053, 1063

Variety Store (814)

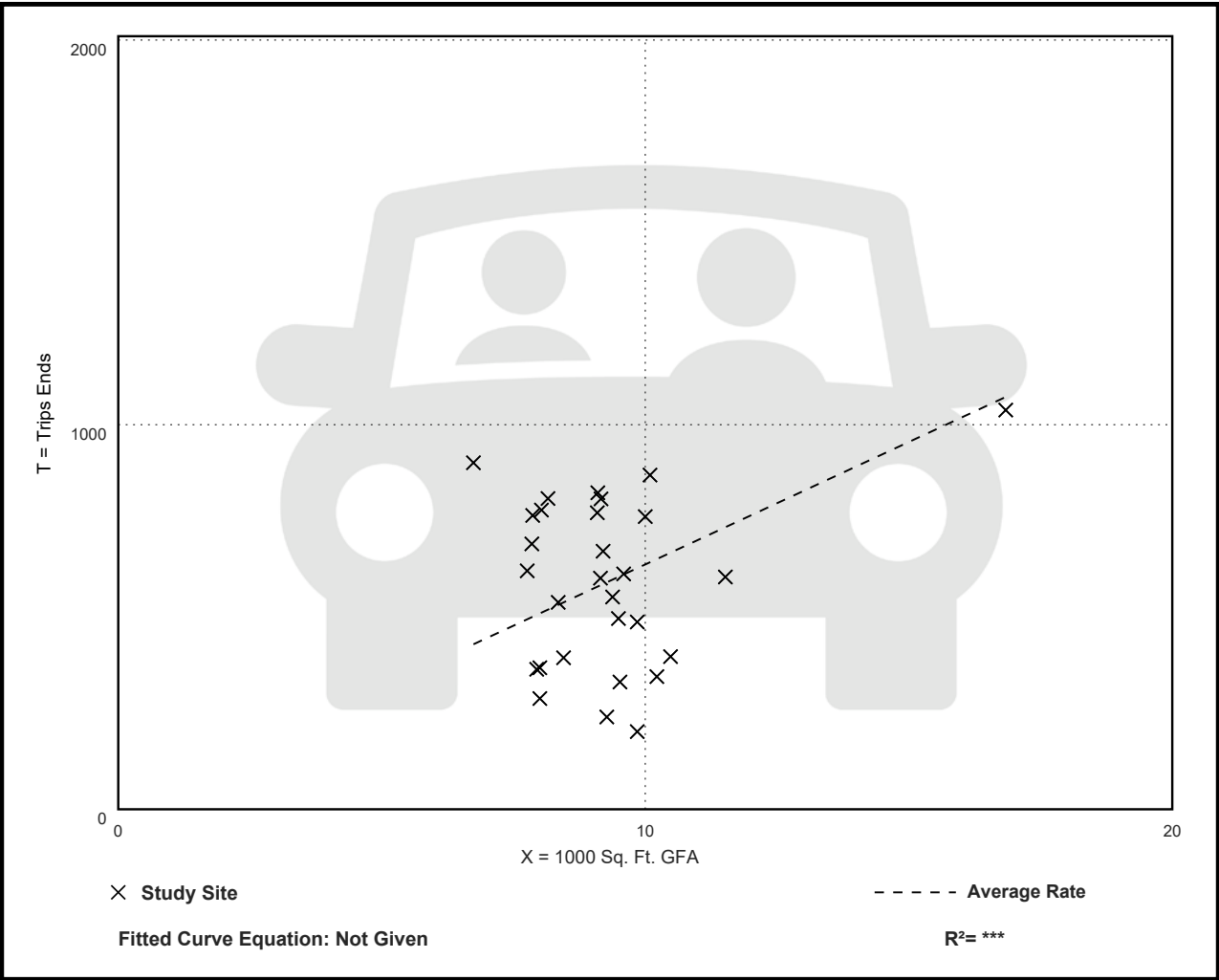
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

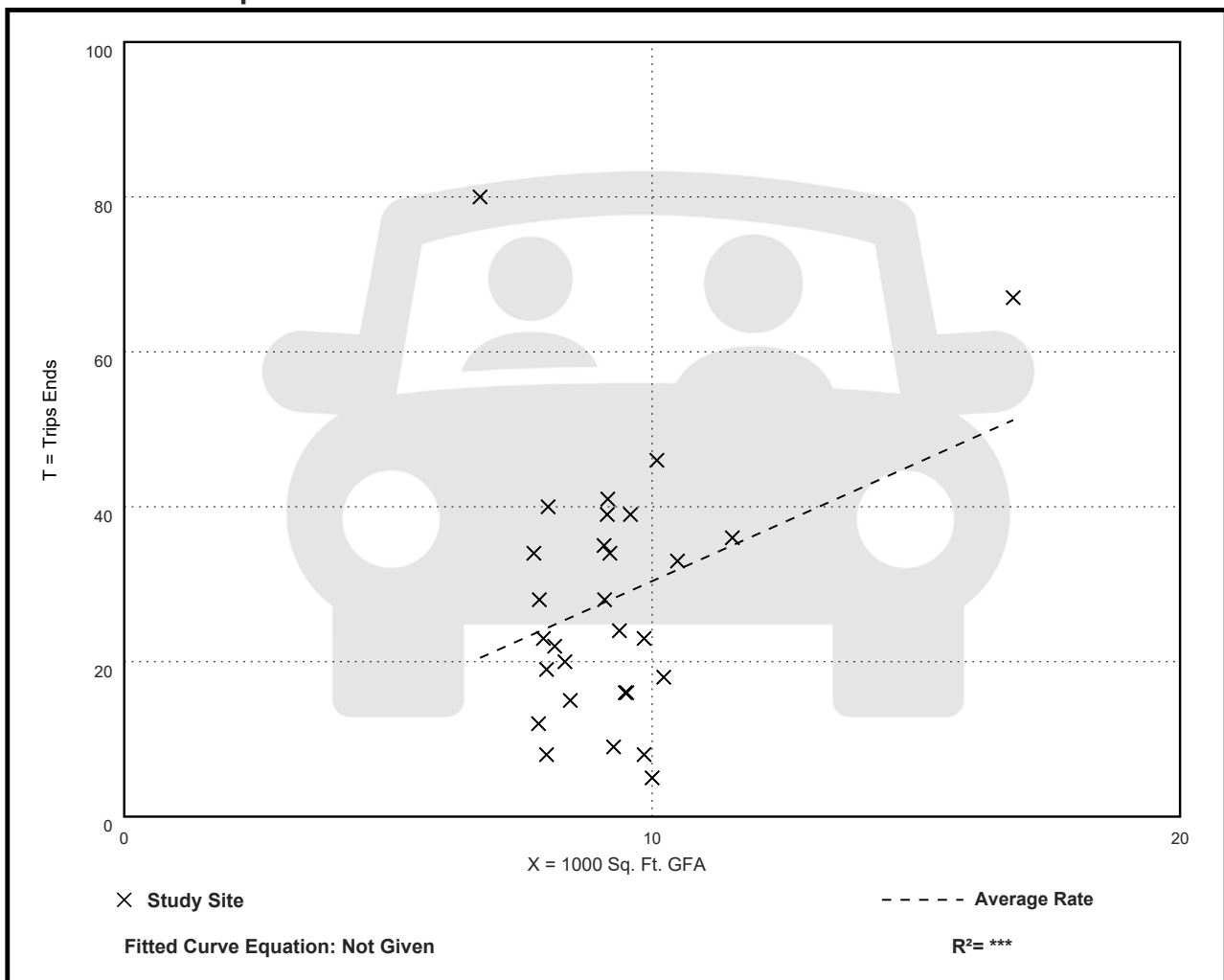
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.04	0.50 - 11.87	1.91

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

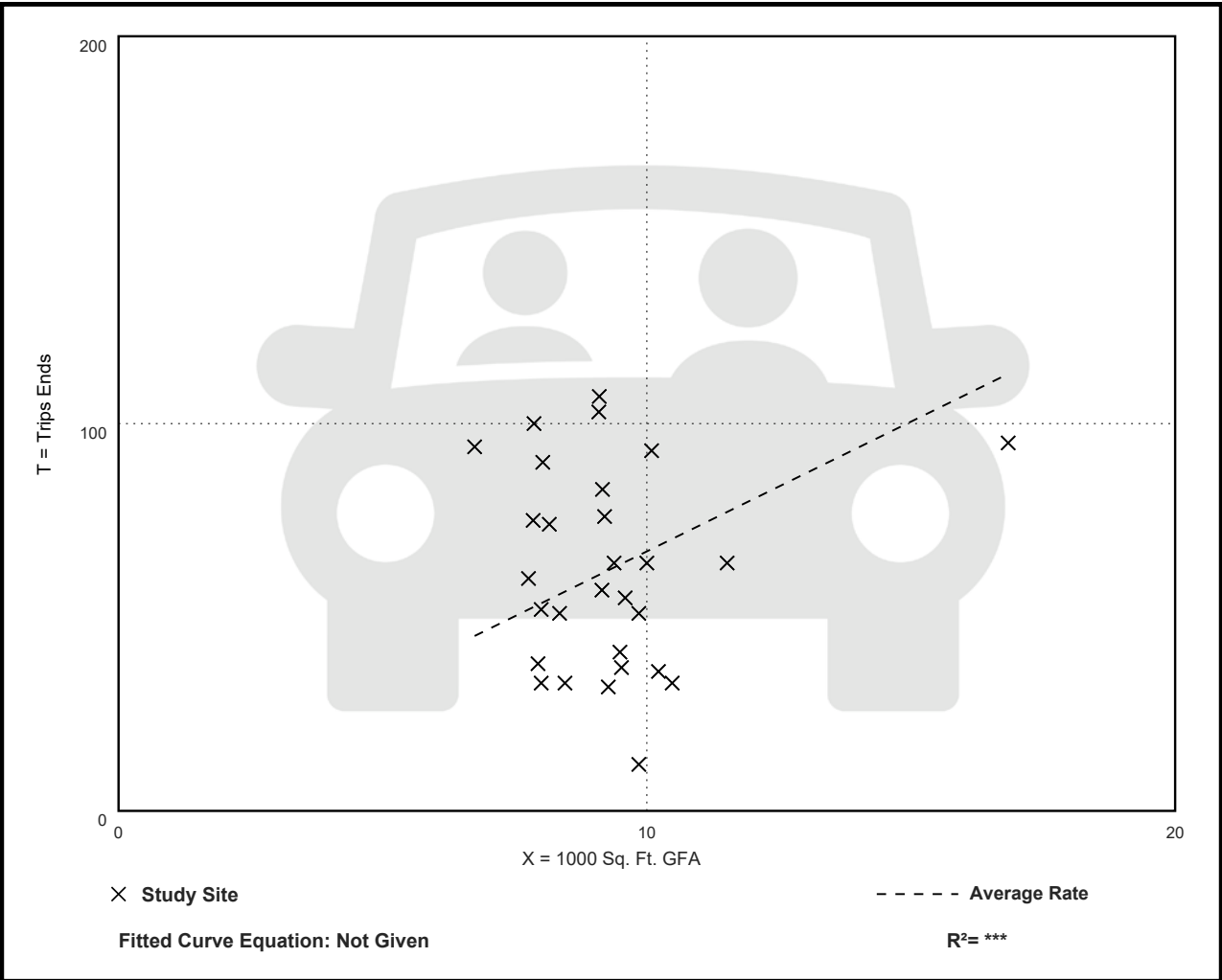
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.70	1.22 - 13.95	3.08

Data Plot and Equation



Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 50

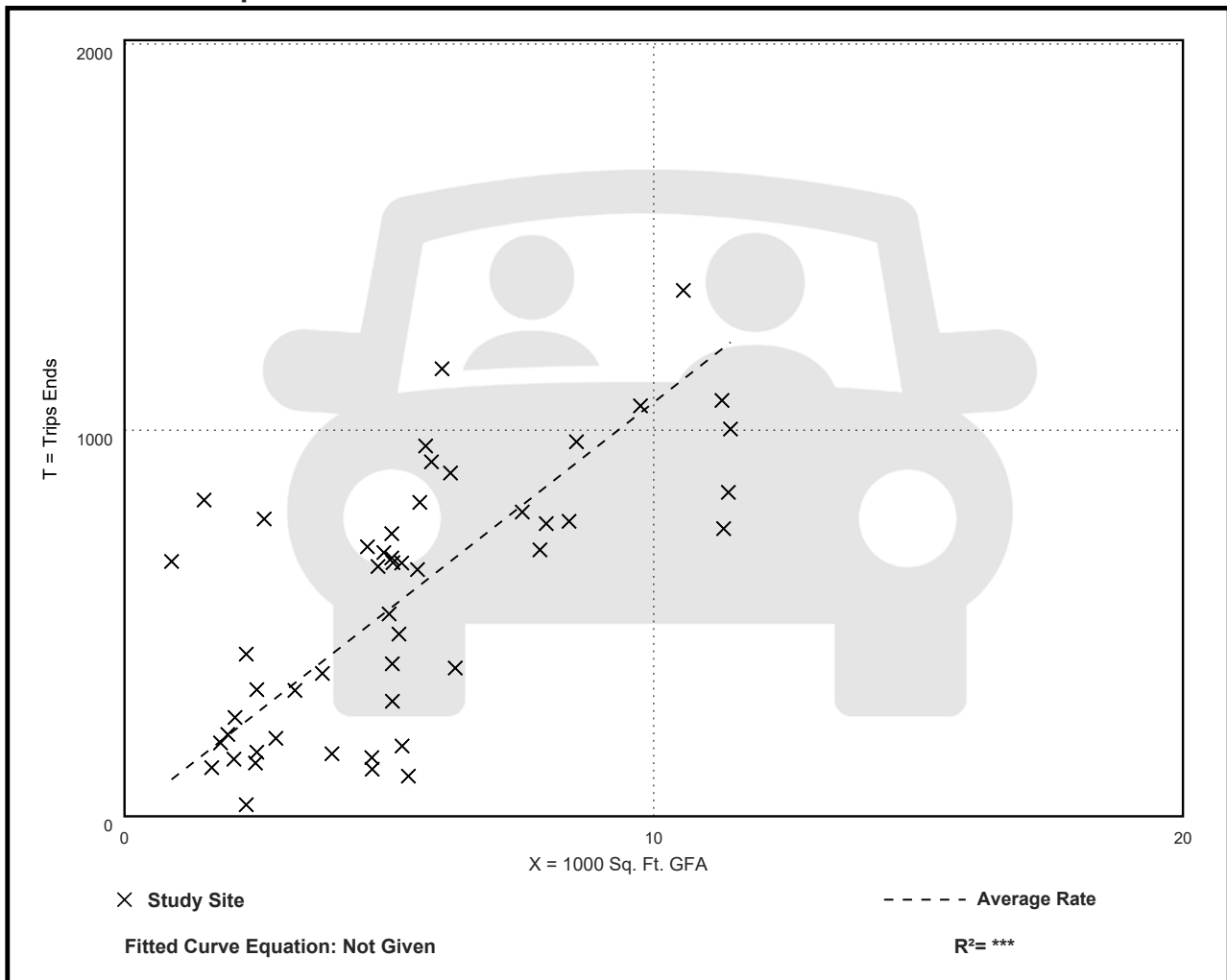
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 37

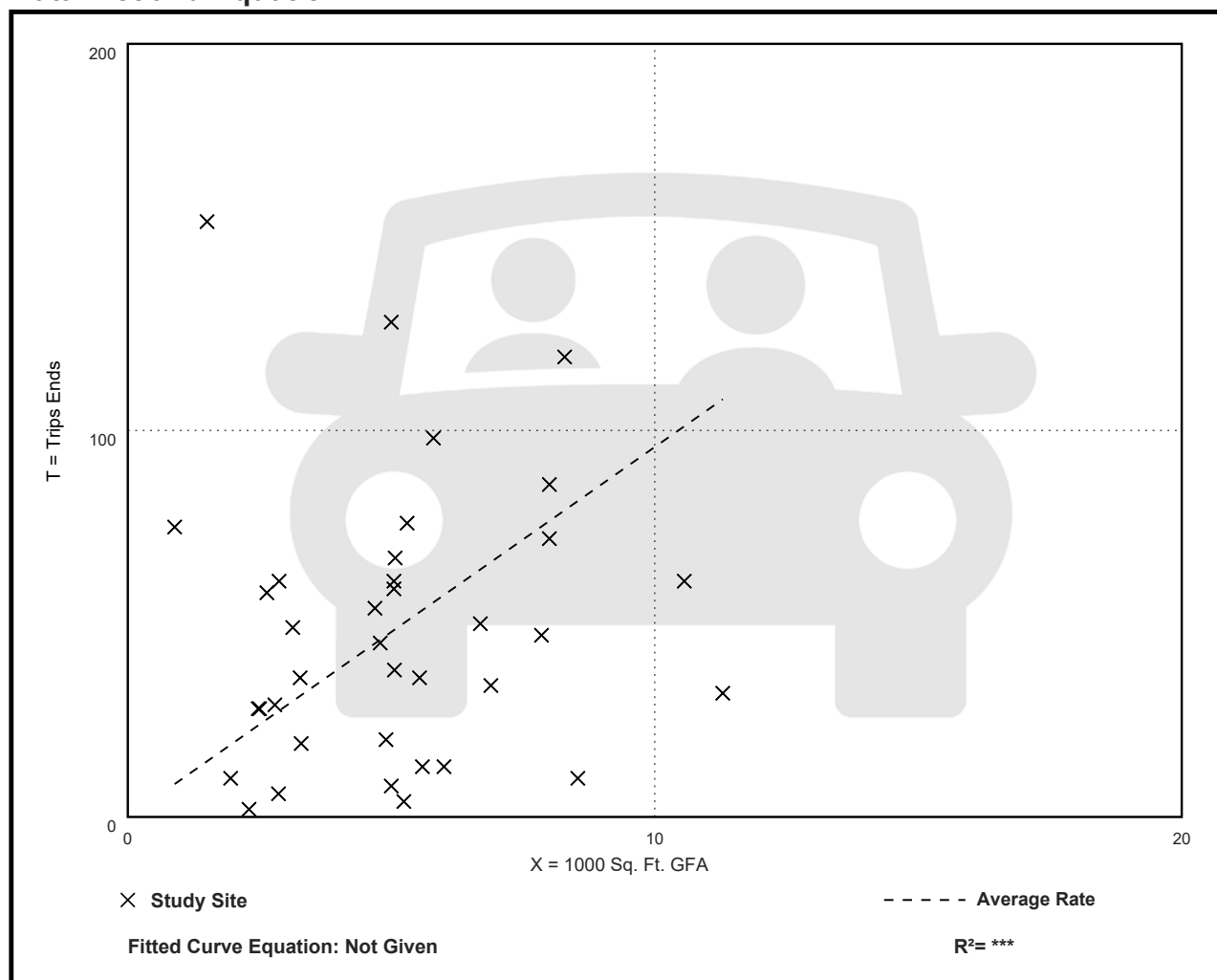
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

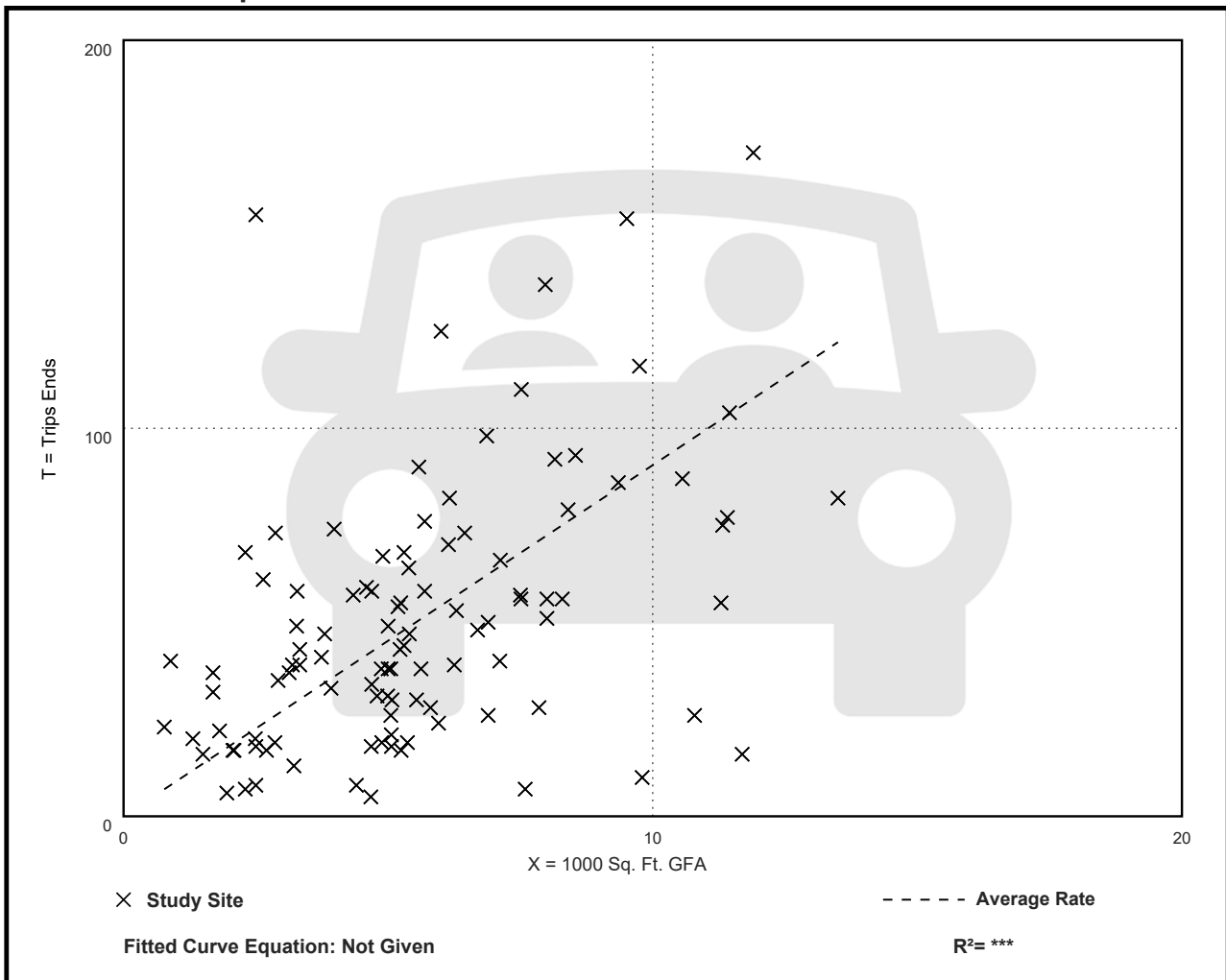
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



Subjects: 1 Affected: 2 Buffer: 500 Date: 8/4/ List Size: 26

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1	FALSE	10009156	30-43-22-0	TIITF STATE OF FLORID		3900 COMI MAIL STATI		TALLAHAS	FL	32399		16451	TORTUGA S
2	FALSE	10009203	30-43-22-0	CALUSA LAND TRUST		8 PO BOX 216		BOKEELIA	FL	33922			ACCESS UN
3	FALSE	10009214	30-43-22-0	STEARNS ROBERT & EL		PO BOX 341		PINELAND	FL	33945		16366	TORTUGA S
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9	FALSE	10009245	30-43-22-0	TESSENAERE ALEX		BARON E EMPAINLAAN		MECHELEN		2800	BELGIUM	16461	PORTO BEL
10	FALSE	10009246	30-43-22-0	HAWKS NEST HOLDINC		6509 S NORTHSHORE		KNOXVILLE	TN	37919		16447	PORTO BEL
11	FALSE	10009247	30-43-22-0	SZCZEPANEK HENRYK		71 OLD GRAFTON RD		UPTON	MA	1568		16427	PORTO BEL
12	FALSE	10009248	30-43-22-0	BOKEELIA HOLDINGS I		600 5TH AV S #207		NAPLES	FL	34102		16411	PORTO BEL
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24	FALSE	10620341	30-43-22-L	WILLIAMSON JOSEPH /		16400 TORTUGA ST		BOKEELIA	FL	33922		16400	TORTUGA S
25	FALSE	10620342	30-43-22-L	AUTRY DAVID R & KARE		PO BOX 497		BOKEELIA	FL	33922		16380	TORTUGA S

SiteUnit	SiteCity	SiteZip	Legal
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOT 1
:T	BOKEELIA	33922	PARL IN N 1/2 GOVT LOT 3<CR>DESC IN<CR>OR 1015 PG 0442
DETERMIN	BOKEELIA		KREAMERS SUBD BOCILLA ISLAND<CR>PB 1 PG 39 <CR>LOTS 48 - 64
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOT 6
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOTS 8 + 7
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOTS 9 + 10
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOTS 11 + 12
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOT 1
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOT 2
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOT 3 + N 1/2 OF LOT 4
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOT 5 + S 1/2 LOT 4
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOTS 6 + 7
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOTS 8 + N 1/2 9
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOTS 10 + S 1/2 9
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.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK B PB 9 PG 142<CR>LOT 15
.LO ST	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE NO 2<CR>PB 10 PG 46<CR>LOTS 1 THRU 3 INCL
:R ST	BOKEELIA	33922	KNIGHTS BOK ISLE NO.3 REPL<CR>BLK A PB 12 PG 83<CR>LOT 1 + N 40 FT LOT 2
:R ST	BOKEELIA	33922	KNIGHTS BOK ISLE NO 3 REPL<CR>BLK B PB 12 PG 83<CR>LOT 1
:R ST	BOKEELIA	33922	KNIGHTS BOK.ISLE NO.3 REPL<CR>BLK B PB 12 PG 83 LOTS 2 +<CR>3 + N 40 FT OF LOT 4
:R ST	BOKEELIA	33922	KNIGHTS BOK.ISLE NO.3 REPL<CR>BLK.B PB 12 PG 83<CR>LOT 5 + S 20 FT OF LOT 4
HARBOR C/I	BOKEELIA	33922	CAPTAINS HARBOR CONDO<CR>DESC OR BK 1730 PG 1260<CR>COMMON ELEMENT POOL/TENNIS/DOCKS
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOTS 2 + 3
:T	BOKEELIA	33922	KNIGHTS BOKEELIA ISLE RPLT<CR>BLK A PB 9 PG 142<CR>LOTS 4 + 5

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

CALUSA LAND TRUST & NATURE PRE
PO BOX 216
BOKEELIA FL 33922

STEARNS ROBERT & ELSIE G
PO BOX 341
PINELAND FL 33945

FINNELL SCOTT T & DEEANN B +
965 CAMPBELL AV
LAKE WALES FL 33853

GRAEF PATRICIA T
17710 NALLE RD
NORTH FORT MYERS FL 33917

KETTLER CHRISTOPHER L &
4330 17TH ST
DORR MI 49323

KNIGHTS LANDING OF BOKEELIA LL
16499 PORTO BELLO ST
BOKEELIA FL 33922

KNIGHT ROBERT DOUGLAS L/E
16471 PORTO BELLO ST
BOKEELIA FL 33922

TESSENAERE ALEX
BARON E EMPAINLAAN 27
MECHELEN 2800
BELGIUM

HAWKS NEST HOLDINGS LLC
6509 S NORTHSHORE RD
KNOXVILLE TN 37919

SZCZEPANEK HENRYK
71 OLD GRAFTON RD
UPTON MA 01568

BOKEELIA HOLDINGS INC
600 5TH AV S #207
NAPLES FL 34102

TEMPLIN ERIC
412 LAKE DR
LAKELAND FL 33813

JESSI JAMES HOLDINGS LLC
5852 STATE ROAD 544
WINTER HAVEN FL 33881

BALLARD M ROBERT & ELLEN A
PO BOX 687
BOKEELIA FL 33922

BELANGER KATHERINE LAURINE
9491 BAYSHORE RD
NORTH FORT MYERS FL 33917

MURPHY TERESA N +
18154 SANDY PINES CIR
NORTH FORT MYERS FL 33917

WATSON JAMES ARTHUR +
6623 CALABAR DR
BOKEELIA FL 33922

HONC STEPHEN J & NATALIE M
16412 BUCCANEER ST
BOKEELIA FL 33922

KINDT BETTY C TR
PO BOX 862
BOKEELIA FL 33922

HANSON KAREN MAE TR
KAREN HANSON
P.O. BOX 124
BOKEELIA FL 33922

WISE STEVEN E & LAURIE L
PO BOX 187
BOKEELIA FL 33922

CAPTAINS HARBOR CONDO ASSN
COMPASS ROSE MANAGEMENT
1010 NE 9TH ST
CAPE CORAL FL 33909

WILLIAMSON JOSEPH ASHLEY SR
16400 TORTUGA ST
BOKEELIA FL 33922

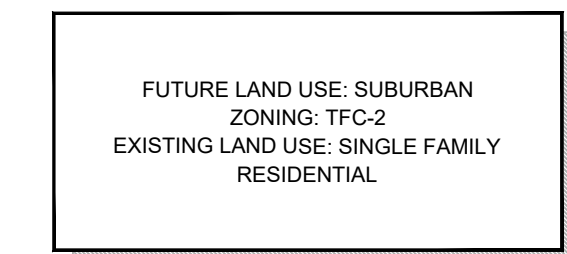
AUTRY DAVID R & KAREN R
PO BOX 497
BOKEELIA FL 33922

DEVIATIONS LIST	
1	LOADING AREAS
2	ALTERNATIVE PARKING SURFACE
3	COP LOCATION

SITE SUMMARY	
STRAP NO.:	30-43-22-02-0000A.0010
PROPERTY AREA:	1.11 AC
CURRENT ZONING:	MIXED USE PLANNED DEVELOPMENT (MPD)
FUTURE LAND USE:	SUBURBAN
PLANNING COMMUNITY:	GREATER PINE ISLAND

OPEN SPACE SUMMARY	
REQUIRED (20%):	9,697 SQ. FT.
PROVIDED (21%):	10,345 SQ. FT. TOTAL
	7,921 SQ. FT. PROVIDED ON SITE
	2,424 SQ. FT. PROVIDED PER EXISTING WATER BODIES (25% OF TOTAL REQUIRED PROVIDED VIA NOTE 1)
NOTES:	
1)	FOR 25% OFFSET PER 10-415(D)(2)C. EXISTING BODIES OF WATER SUBJECT TO SALTWATER INUNDATION.

FUTURE LAND USE: N/A
ZONING: RV-3
EXISTING LAND USE:
JUG CREEK



FUTURE LAND USE: SUBURBAN
ZONING: TFC-2
EXISTING LAND USE: SINGLE
FAMILY RESIDENTIAL

FUTURE LAND USE: SUBURBAN
ZONING: IM
EXISTING LAND USE: MARINA
RECREATIONAL RENTALS

LEGEND

- COP AREA (Orange dashed line)
- RESTAURANT AREA (Blue dashed line)
- EXPANDED OPERATIONS (Blue hatched area)
- VEHICULAR EGRESS/INGRESS (Black double-headed arrow)
- OPEN SPACE (Green solid area)
- WATER (Blue solid area)
- DEVIATION LOCATION (Triangle with hash symbol)

PROJECT:

JUG CREEK
MARINA
MPD

LOCATION:

16498 TORTUGA STREET
BOKEELIA, FLORIDA, 33922

CLIENT:

JUG CREEK MARINA,
LLC.



MORRIS
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

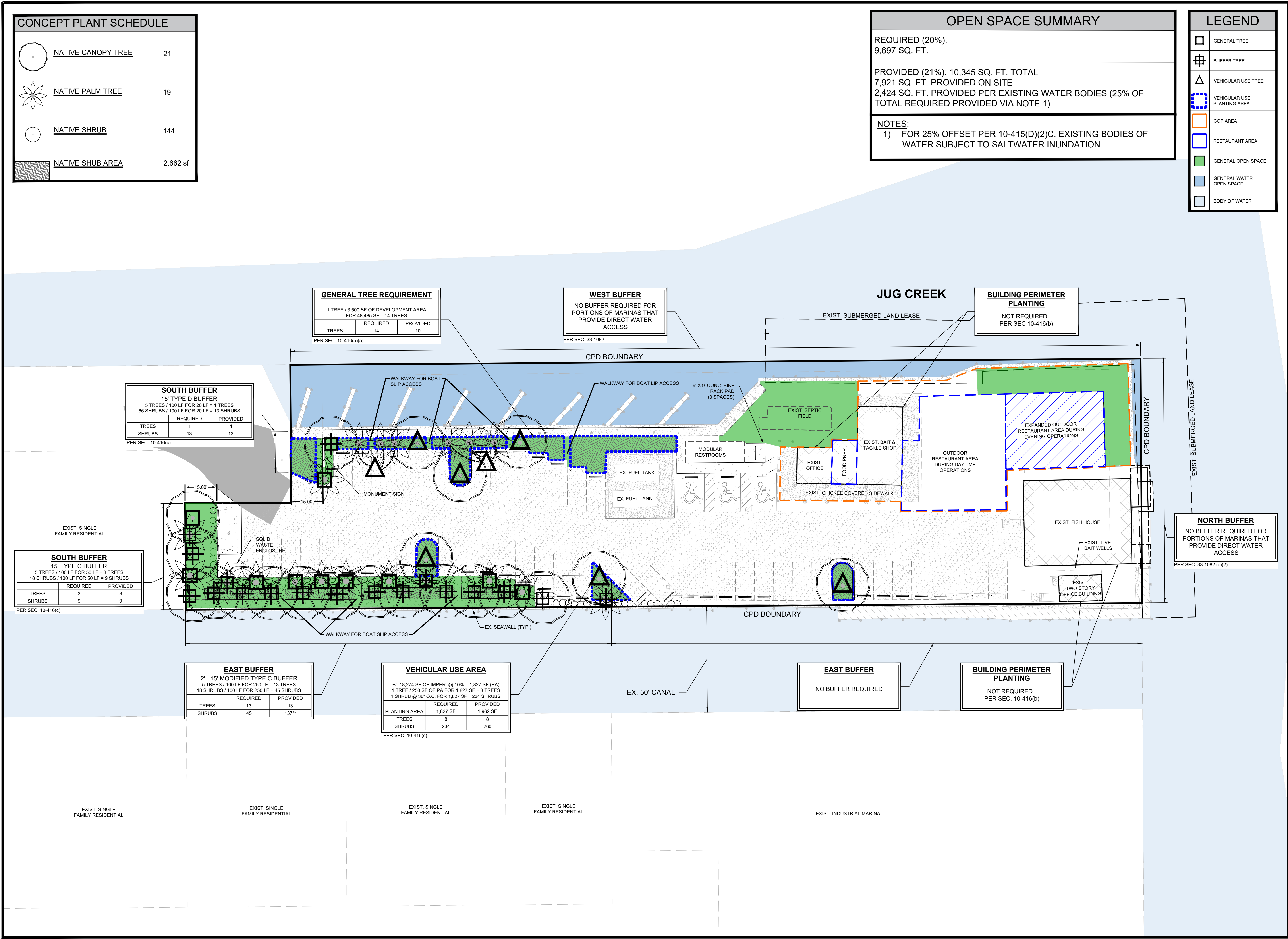
Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33801
(239) 337-5950
Fax: (239) 337-3904
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	BM
DRAWING BY:	WM
JURISDICTION:	LEE COUNTY
DATE:	2/26/2026
SHEET TITLE:	
MASTER CONCEPT PLAN	
SHEET NUMBER:	SHEET 1 OF 2
	
JOB/FILE NUMBER:	25012-03



PROJECT:

JUG CREEK MARINA MPD

LOCATION:

16498 TORTUGA STREET
BOKEELIA, FLORIDA, 33922

CLIENT:

JUG CREEK MARINA, LLC.

CONSULTANT:

MORRIS DEPEW
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Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS

REVISIONS	DATE

PROJECT MANAGER: BM

DRAWING BY: WM

JURISDICTION: LEE COUNTY

DATE: 2/26/2026

SHEET TITLE:

ALTERNATE LANDSCAPE BETTERMENT PLAN

SHEET NUMBER: SHEET 2 OF 2

SCALE 1"=20'

JOB/FILE NUMBER: 25012-03