APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Tice Industrial Park

Request: Rezone from: AG2 + RM-8 To: IPD

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

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

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

Summary of Project:

This application is for a Industrial Planned Development to allow up to 450,000 sf of light industrial uses. The Project is located at the northeast corner of Tice and I-75

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Quattrone & Associates, Inc
Address: 4301 Veronica Shoemaker Blvd
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222
E-mail Address: permits@qainc.net

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

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

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

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: Tice Street Development
Address: 1675 Gator Rd
City, State, Zip: Fort Myers, FL 33912
Phone Number: _____ Email: _____

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 12/30/2025

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
03-44-25-L3-00008.0000

B. Street Address of Property: 5281 Tice St.

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: AG2 + RM-8

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

F. Use(s) of Property:

1. Current uses of property are: Vacant
2. Intended uses of property are: Light Industrial

G. Future Land Use Classification (Lee Plan):

Central Urban		Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 2187± Feet
2. Depth (average if irregular parcel): 1364± Feet
3. Total area: 59.85 Acres or square feet
4. Frontage on road or street: 1306 Feet on Tice Street 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)**			**59.85**	**Acres**
1.	Submerged land subject to tidal influence			Acres	
2.	**a.** Preserved freshwater wetlands	13.65	Acres		
	b. Impacted wetlands	4.41	Acres		
	c. Preserved saltwater wetlands		Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			18.06	Acres
3.	R-O-W providing access to non-residential uses				Acres
4.	Non-residential use areas (1) (2)			41.79	Acres

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). **59.85** **Acres**

C. Gross residential acres. (A minus B) (3) _____ **Acres**

D. Gross residential acres (by Land Use Category)

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

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

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

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

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: _____		
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for 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.]**

Please see attached USGS quadrangle map

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)].

Please see attached PSS

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:

Please see attached PSS

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not Applicable

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

Not Applicable

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   Not Applicable
2. Quality of the effluent:
   Not Applicable

3. Expected life of the facility:
Not Applicable

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

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

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

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

2. Current water table conditions:
Not Applicable

3. Proposed rate of application:
Not Applicable

4. Back-up system capacity:
Not Applicable

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

☒ Not applicable

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

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

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

AFFIDAVIT OF AUTHORIZATION

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

I, Christopher Gehring (name), as Manager (owner/title) of Tice Street Development, 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.

C [signature] — **Signature**

4-13-2026 — **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 April, 2026, by Chris Gehring (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

LISA GONDOS
MY COMMISSION # HH 335962
EXPIRES: March 27, 2027

Signature of Notary Public

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, Christopher Gehring (name), as Manager (owner/title) of Tice Street Development, 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.

C [signature] — **Signature**

4-13-2026 — **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 April, 2026, by Chris Gehring (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

LISA GONDOS
MY COMMISSION # HH 335962
EXPIRES: March 27, 2027

Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	Earth Tech		
Contact Person:	Jeremy Sterk		
Address:	10600 Jolea Avenue		
City, State, Zip:	Bonita Springs, Fl 34135		
Phone Number:	239-304-0030	Email:	jeremys@eteflorida.com

Company Name:	Atwell, LLC		
Contact Person:	Joe White		
Address:	10511 Six Mile Cypress Parkway		
City, State, Zip:	Fort Myers, FL 33966		
Phone Number:	239-940-4508	Email:	jwhite@atwell.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:	

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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day Christopher Gehring appeared, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 5281 Tice Street, Ft Myers, FL 33905 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

ADDRESS 5281 Tice St., Fort Myers, FL 33905
STRAP NUMBER 03-44-25-L3-00008.0000

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

Owner / Authorized Representative

Christopher Gehring
Printed Name

Tice Street Development, LLC
Name of Company / LLC /

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 13th day of April, 2025, by Chris Gehring who is personally known to me or who has produced _____ as identification.

(Affix Notary Seal)

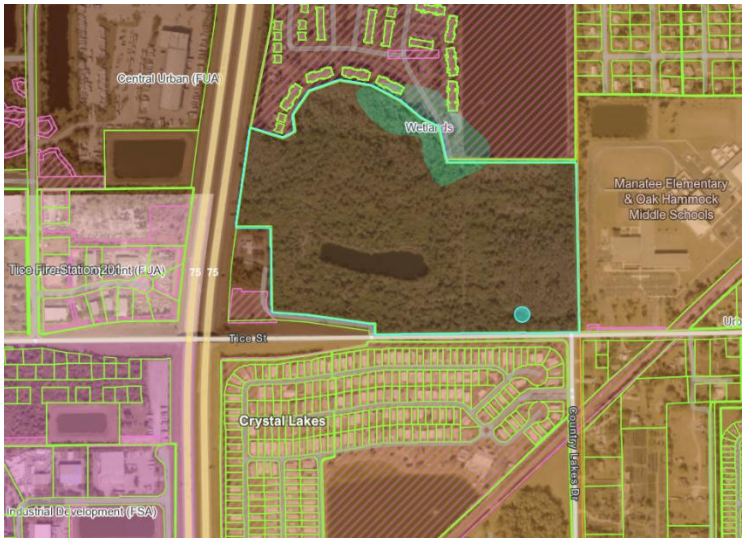
LISA GONDOS
MY COMMISSION # HH 335962
EXPIRES: March 27, 2027

NOTARY PUBLIC SIGNATURE ABOVE
NOTARY NAME: LISA GONDOS
COMMISSION NO.: HH 335962
COMMISSION EXP. DATE: 3/27/27

Quattrone & Associates, Inc.

TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-00008.0000
5281 Tice Street
Fort Myers, FL 33905

The applicant, Tice Street Development, LLC, is requesting approval for an Industrial Planned Development (IPD) for a 59.85 ± acres site located in Section 03, Township 44 South, Range 25 East, Lee County, Florida which is on the northeast corner of Interstate of I-75 and Tice St. The property is designated Central Urban on the Future Land Use Map and is located within the Caloosahatchee Shores Planning Community.



The applicant is requesting a rezoning from multi-family residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD) to allow up to 450,000 square feet of light industrial uses consisting of warehouse and flex-space units intended for contractor bays, light assembly, storage, and service-oriented industrial operations. No heavy industrial use is proposed. All square footage uses will be deducted from the maximum allowable square footage on a one-to-one basis.

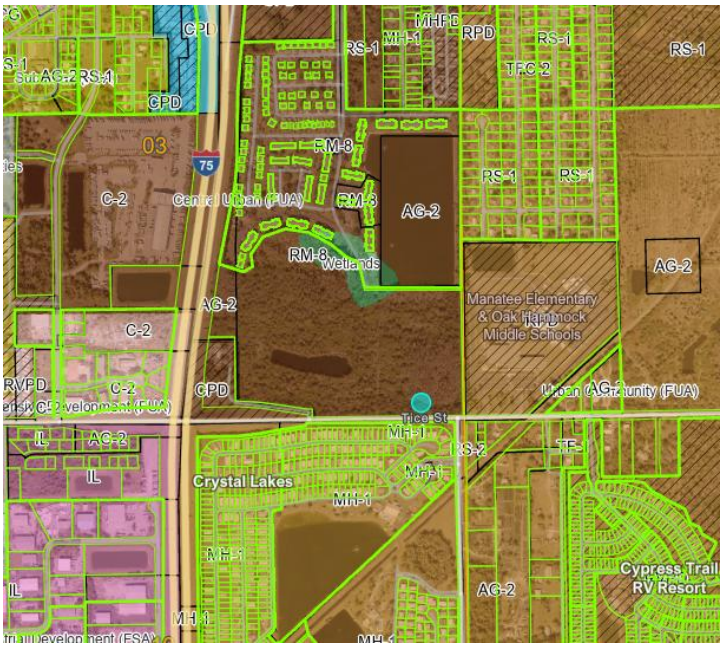
The project proposes a driveway connection from Tice Street. Internal roads and driveways will be spaced to meet the minimum road/driveway separations as required by the LDC. The proposed development will connect Lee County Utilities for potable water and sanitary sewer.

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Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Central Urban	RM-8 +AG-2	Multi-Family
SOUTH	Urban Community	MH-1	Commercial
EAST	Urban Community	RPD (vacant)	Public School
WEST	Intensive Development/Central Urban	CPD + C-2	Industrial + Commercial

The adjacent property to the north is zoned multifamily residential (RM-8) and Agricultural (AG-2) and developed Pine Ridge at Fort Myers Condo. To the east is zoned Hyde Point RPD (vacant) and developed with Oak Hammock Elementary/Middle School. To the south is Tice St ROW then zoned MH-1 and developed with Crystal Lakes Manufactured Homes Community. To the west is I-75 ROW the zoned Commercial (C-2) and developed with Morey Machining & Manufacturing, K&M Concrete, Tropic Trailer, Granite and Marble Inc. and North Trail RV Parts & Service center.



REZONING JUSTIFICATION

The proposed rezoning requests allow the Property to be developed in a Industrial Planned Development for light Industrial Park to allow for market-drive demand of distribution and employment-generating uses intended for the surrounding neighborhood. These uses are less intense

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and less impactful than heavy industrial. The established neighborhood is made up of residential homes, local services, and some commercial and industrial properties. The property is relatively close to I-75 making it convenient access to regional transportation corridors, making it well-suited for light industrial development.

The proposed rezoning also supports economic development objectives by providing employment-generating uses within the urban core. Locating light industrial uses within the Central Urban area reduces the need for service-oriented businesses to operate in remote or rural locations and promotes a more efficient job-to-housing relationship. This diversification of land use strengthens the County's tax base and enhances economic resiliency.

The site is also in an area of the county where the proposed intensity is appropriate based upon surrounding land use patterns and arterial roadway network.

LEE PLAN VISION

Goal 1: Future Land Use

POLICY 1.1.3: The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasicubic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09).

Applicant Narrative: The subject property is located within the Central Urban FLU use that is characterized as the "urban core" of the County. The Central Urban FLU category's intention, as the applicant understands, is to be heavily settled and have, or will have, the greatest range and highest levels of public services to support a mix of uses. The proposed IPD rezoning is therefore consistent with the Central Urban designation, as light industrial development is an anticipated and allowable component of the urban core land use mix.

The proposed rezoning to Industrial Planned Development (IPD) intent is to allow it to be developed primarily into light industrial uses such as warehouse and flex-space units intended for contractor bays, light assembly, storage, and service-oriented industrial operations. The Central Urban designation expressly states that limited light industrial are anticipated and appropriate.

The requested schedule of uses and intensity are consistent with the intended uses in Light Industrial including but not limited to manufacturing, research, recreational uses, and flex-space complexes. is consistent with the intent and objectives of the Central Urban FLU is

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POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. For each Planning District the County will maintain a parcel-based database of existing land use.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

Applicant Narrative: The proposed development is In Planning District 4, there are 300 acres allocated for industrial development and there are 65 acres of industrial development currently inventoried. The remaining allocation is 135 acres.

Goal 2: Growth Management

Objective 2.1: Development Location

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

Applicant Narrative: **As demonstrated in the attached graphics, land along Tice Street has established an entitlement trend for commercial, residential and industrial. This trend is expected to continue along Tice Street given their proximity to I-75, residential developments to the south and east. The proposed development is an infill parcel with existing industrial development and commercial to the west. The proposed request exhibits contiguous and compact growth and does not bypass larger tracts of land in favor of development more distant from services and existing communities.**

Objective 2.2: Development Timing

Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2((g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)

Policy 2.2.1*: Rezonings and Development-of-Regional-Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as*

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schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)

Applicant Narrative: **The subject property is in proximity to I-75, an FDOT Interstate. Tice Street, a Major Collector. As summarized in the Transportation Impact Statement a functioning roadway network is in place to support the level of light industrial development expected for the IPD. The road network in the region has been specifically constructed to support large-scale employment centers and industrial activity that is dependent on shipping and access to major transportation networks. Tice Street connects to Oritz Ave (a County Maintained Arterial ROW) and Country Lakes Drive (a County maintained Major Collector) both provide access to Luckett Rd, (a County Maintained Major Collector) which connects to I-75.**

The applicant has provided letters of availability with this application package demonstrating there is existing utility infrastructure in place to support the project. Lee County utilities have both sewer and water infrastructure available to the property with capacities to serve the requested intensity. The area, as part of the Central Urban FLUC, is already the most heavily settled and has the greatest range and highest levels of public services.

Goal 4: General Development Standards.

Objective 4.1: Water, Sewer, and Environmental Standards.

Consider water, sewer, and environmental standards during rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

Applicant Narrative: **Utility service is available at or near the proposed project through Lee County Utilities. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application**.

Goal 7: Industrial Land Uses

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

POLICY 7.1.1: *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

1. The development must comply with local, state, and federal air, water, and noise pollution standards.
2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.
3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.
4. Contamination of ground or surface water will not be permitted.
5. Applications for industrial development will be reviewed and evaluated as to:
a. air emissions (rezoning and development orders);
b. impact and effect on environmental and natural resources (rezoning and development orders);
c. effect on neighbors and surrounding land use (rezoning);
d. impacts on water quality and water needs (rezoning and development orders);

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e. drainage system (development orders);
f. employment characteristics (rezoning);
g. fire and safety (rezoning and development orders);
h. noise and odor (rezoning and development orders);
i. buffering and screening (planned development rezoning and development orders);
j. impacts on transportation facilities and access points (rezoning and development orders);
k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
l. utility needs (rezoning and development orders); and
m. sewage collection and treatment (rezoning and development orders). (Amended by Ordinance No. 00-22)

Applicant Narrative: All of the above criteria shall be met to ensure compliance with the Lee plan and to ensure compatibility with surrounding users. The intent and proposal for this application are to rezone to a Industrial Planned Development (IPD) with permitted uses limited to light Industrial only. Additional buffers are adjacent to Residential properties to include wetlands that will serve as a natural buffer. Building placement, loading areas, and lighting can be designed to minimize potential impacts. These mechanisms provide assurance that the development will be compatible with the surrounding area and consistent with the character of the Central Urban designation.

POLICY 7.1.3: *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ordinance No. 93-25, 94-30, 00-22)*

Applicant Narrative: The subject property is located in an area currently designated as Central Urban Land Use which supports light industrial and a mix of employment use.
Tice Street (A County Maintained Major Collector ROW) The site is located not more than 1.5 miles from the I-75 interchanges, making access to the site advantages for truck shipments and employment commutes.
With regards to utilities, the site lies within Lee County Utilities franchise area for water and sewer.
The IPD zoning district allows for site-specific development standards and conditions that will ensure compatibility with surrounding properties. Permitted uses will be limited to light industrial only. Furthermore, the site incorporates several natural and engineered buffers to ensure compatibility with surrounding uses. To the north, an 8.98-acre wetland tract provides separation from an adjacent multi-family subdivision, while a 5.30-acre preservation tract and a 40-foot drainage easement along the eastern boundary serve as a buffer from the nearby school, reducing noise and visual impacts. A 15-foot enhanced Type "D" buffer is proposed along Tice Street to further screen the development, and neighboring uses to the west and southwest, including I-75 and the FDOT test lab/office building, are compatible with industrial activity. These features, along with the wetlands and preservation areas, provide environmental benefits and green space, addressing air and water quality considerations

POLICY 7.1.4*: The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ord. No. 00-22, 21-09)*

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Applicant Narrative: The proposed IPD is currently served by sufficient services and facilities and will not pose any additional strain on the existing infrastructure

POLICY 7.1.5: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ordinance No. 00-22)*

Applicant Narrative: Existing services and facilities are available to adequately serve the site. Lee County Utility infrastructure is in place for water and sewer, and a roadway network is available to accommodate traffic generated from the development.

POLICY 7.1.6: *Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Ord. No. 00-22, 23-08)*

Applicant Narrative: **To the north there is an 8.98-acre wetland that separates the residential area that will serve as a natural buffer to eliminate visual light and noise pollution.**

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

Applicant Narrative: Industrial traffic will access the project from the adjacent arterial and collector roadways and will not travel through any residential areas.

GOAL 17: Community Planning

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN. *Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. (Ord. No. 03-21, 18-18)*

OBJECTIVE 21.2: COMMERCIAL LAND USES*. New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, the State Route 80 Corridor Overlay, the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban future land use categories adjacent to S.R. 80. New commercial zoning must be approved through the planned development rezoning process. Commercial redevelopment and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area and surrounding areas are encouraged. (Ord. No. 03-21, 11-24, 17-13, 18-18*)

Applicant Narrative: The subject property lies within the Caloosahatchee Shores Planning Community. Although the Planning Community does not allow commercial uses at this location, the proposed development is not commercial in nature. The requested IPD zoning is intended to accommodate light industrial uses such as

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warehousing, contractor bays, flex space, and light assembly. These uses do not involve retail sales or customer-oriented commercial activity and generally generate lower levels of public traffic than commercial development. The proposed zoning therefore does not introduce prohibited commercial uses and is not inconsistent with the Planning Community provisions.

GOAL 60: Coordinated surface water management and land use planning on a watershed basis.

OBJECTIVE 60.4: Incorporation of natural systems into the surface water management system*. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. (Ord. No. 03-06, 18-28, 19-02*)

POLICY 60.4.1*: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 03- 06, 18-28, 19-02)*

POLICY 60.4.2: *The County encourages new developments to design their surface water management system to incorporate existing wetland systems. (Ord. No. 03-06, 19-02*

Applicant Narrative: The proposed development is consistent with Goal 60 by protecting the surrounding natural areas and providing flood protection by preserving 13.65± acres of existing wetlands and maintaining historic hydrology patterns. Additionally, the 2.86 acres of existing lake constituted as "Other Surface Waters" will be expanded to enhance the quality and storage volume for surface water. Together, the proposed project will meet the environmental standards by providing additional storage for the water flow, filtering water through natural vegetative processes, and preserving the habitat of the preserved wetlands/uplands in its natural state. By incorporating the existing wetland into the proposed site design, the project "incorporate(s) existing wetland systems" into the proposed stormwater management system as stated in Policy 60.4.2 of the Lee Plan. This policy emphasizes the importance of wetlands and the County's dedication to preserving them. In addition, the community will benefit from the visual relief the wetlands provide within the urban environment. The proposed development would steward the existing wetland by removing exotic species and maintaining the preserve, ensuring the health of the wetlands.

POLICY 61.1.1: *Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints***.**

Applicant Narrative: Consistent with Policy 61.1, the proposed development will provide additional water quality and storage to the existing freshwater lake within the project boundary and is designated to "restore (and rehydrate) valued natural systems" that were previously drained and devalued for historic agricultural and excavation purposes. Additionally, the proposed development will manage the surface water consistent with

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state and federal requirements, including the monitoring plans required for the preserved freshwater resources.

GOAL 77: Development Design Requirements.

OBJECTIVE 77.3*: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process. (Ord. No. 02-02)*

POLICY 77.3.1*: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged. (Ord. No. 02-02)*

POLICY 77.3.2*: Open space areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees. (Ord. No. 02-02)*

POLICY 77.3.3*: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. (Ord. No. 02-02)*

POLICY 77.3.4: *The County encourages new developments to incorporate large, contiguous open space areas in the development design. (Ord. No. 02-02)*

POLICY 77.3.5*: Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas. (Ord. No. 02-02)*

APPLICANT NARRATIVE: As part of the Tice Industrial Planned Development project there is a Conservation Easement Equals 15.07 Acres, Lake Maintenance Equals 4.05 Acres (19.11 Acres) Count Towards Overall Project Open Space
All parcels used for industrial development shall provide total 10% open space.

GOAL 124: WETLANDS*. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems*

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.

2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development

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within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.

3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category

Applicant Narrative: The proposed development is consistent with Goal 124 by complying with the requirements and seeking approval for an Environmental Resource Permit from the South Florida Water Management District for the management of stormwater and existing wetlands. The water quality, attenuation, and wetland mitigation have been evaluated based upon the criteria outlined in the Applicant Handbook, Volumes I and II, as required by the Florida Administrative Code. Additionally, the proposed development has been evaluated "to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques," as stated in Policy 124.1.2(4).

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

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

Applicant Narrative: Consistent with Policy 125.1.2 and 125.1.3, the proposed development consists of a stormwater management system designed to provide water quality pre-treatment for the industrial planned development prior to discharging into a wet detention lake that provides additional water quality through permanent pool volume before ultimately discharging and enhancing the wetland hydrology to allow the natural ecological system to provide the final water quality treatment before off-site discharge. This proposed treatment train is designed to minimize nutrient loading and pollution to the downstream freshwater and estuarine systems.

Land Development Code Analysis

The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

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(A)All planned developments must be consistent with the provisions of the Lee Plan.
The proposed rezoning to a IPD is consistent with the Comprehensive Plan as demonstrated above.

(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section34-380.

The proposed development will comply with applicable Lee County regulations and does not include any deviation requests.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The proposed rezoning to IPD is compatible with surrounding land uses. The 59.85±-acre site can adequately accommodate the proposed structure, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC

(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.

The proposed IPD has access to Tice Street (Major Collector) and Proposing access to Alico Road (Arterial Roadway) and does not travel through predominantly residential areas.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The property is not within the Lee Tran public transit service area.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

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The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The proposed planned development has been designed to minimize impacts to natural features, including wetlands, which will be preserved in their natural state within designated conservation areas. Site design prioritizes avoiding unnecessary alteration of vegetation or topography, maintaining existing drainage patterns, and implementing best management practices to prevent erosion or disruption to surface water and groundwater hydrology. Mature native trees and upland habitats will also be retained where feasible, providing protection for wildlife and preserving ecological functions. Overall, the development reflects a coordinated effort to protect environmentally sensitive resources while allowing for responsible and code-compliant use of the property.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed IPD will meet the open space requirements of the Land Development Code (LDC). The site environmentally sensitive lands will include wetland preservation and is not within the archaeological sensitivity zone.

(i)Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC without deviations.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Industrial Planned Development (IPD) is consistent and is compatible with existing development patterns.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

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The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial and industrial) and of similar approved and proposed densities.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a industrial planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks encourage pedestrian activity.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of light industrial uses. The IPD promotes a compact development footprint in an area of the county that is classified as Central Urban development. Common open space, parking and walkways with supportive infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. In addition, density, building height and bulk, and other intensity parameters have been planned to vary systematically throughout the development. This ensures that more intense or potentially incompatible uses are located away from sensitive areas at the perimeter, while higher intensity or desirable uses are concentrated along major road frontages or key intersections, creating a harmonious and functional relationship with the surrounding community.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent from spillovers to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed industrial planned development will be developed with internal consistent with signage, architectural and landscaping.

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DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following

a) Complies with the Lee Plan;

The application is consistent with the uses and densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for a mix of light industrial uses.

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

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

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

The request is compatible with existing uses in the surrounding area as indicated similar uses in the vicinity of the project. The surrounding area contains a mixture of existing wetlands, multifamily, institutions, **retail and office with the commercial and service uses along Tice Street, and the industrial development concentrated to the west of I75 The proposed rezoning represents a continuation of the development patterns within the surrounding area**.

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

Just south of the subject property is Tice Street (a major collector). The property offers access onto Tice Street. The access point will provide ingress/egress for the internal ROW to support the individual Tracts within the development.

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

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

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

The site contains 18.36 acres of isolated wetlands, consisting of 2.87 acres of exotic wetland hardwoods (FLUCCS 619) and 15.49 acres of cypress wetlands invaded

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by up to 75% exotic vegetation (FLUCCS 6123E3). These wetlands have been disturbed and overdrained over time due to adjacent development and historic site disturbance occurring from the 1970s through the mid-1980s.

The previous owner, Habitat for Humanity, obtained an SFWMD permit in July 2025 (ERP No. 36-102498-P), during which SFWMD verified the wetland boundaries and assessed the wetland quality. The current applicant proposes to impact 4.7 acres of these wetlands. As part of the proposed development, the applicant will enhance the remaining 10.8 acres of wetlands through exotic vegetation removal and rehydration of the system by routing treated stormwater through the wetlands prior to discharge.

The environmental report did not identify any protected species on the property. Given the degraded quality of the wetlands and the proposed improvements, including exotic removal and hydrologic restoration, the project is not expected to adversely impact critical or sensitive areas or natural resources.

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

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

CONSISTENCY SUMMARY

As discussed in this application, the applicant has demonstrated that the proposed Tice Industrial IPD is consistent with the goals, objectives, policies, and the intent of the Lee Plan and that the proposed light industrial uses is consistent with the intent for growth and development within the Central Urban Land Use Category.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.

There is no error or ambiguity that must be corrected.

Urban services, as defined in the Lee Plan, are available for this site. Public utilities and a roadway network are already in place and available for use.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code, and all other applicable rules and regulations. The requested uses will be in compliance with the general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

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The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

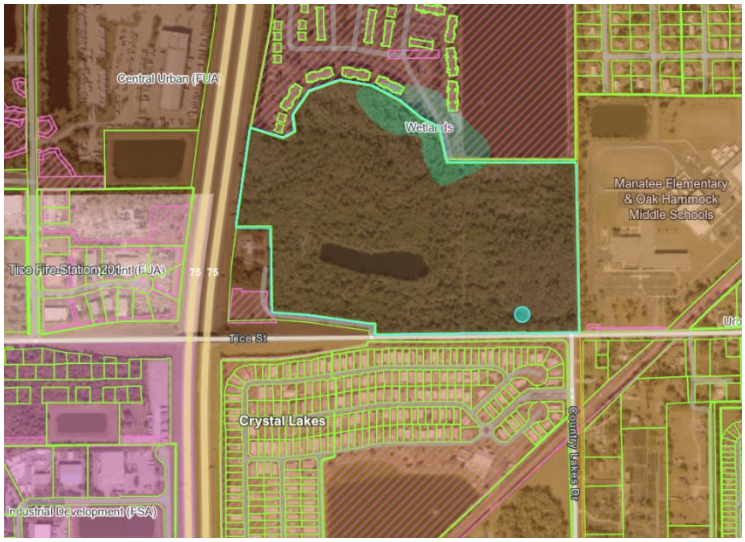
The request is consistent with the densities, intensities and general uses set forth in the Lee Plan and compatible with existing or planned uses in the surrounding area.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-00008.0000
5281 Tice Street
Fort Myers, FL 33905

The applicant, Tice Street Development, LLC, is requesting approval for an Industrial Planned Development (IPD) for a 59.85 ± acres site located in Section 03, Township 44 South, Range 25 East, Lee County, Florida which is on the northeast corner of Interstate of I-75 and Tice St. The property is designated Central Urban on the Future Land Use Map and is located within the Caloosahatchee Shores Planning Community.



The applicant is requesting a rezoning from multi-family residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD) to allow up to 450,000 square feet of light industrial uses consisting of warehouse and flex-space units intended for contractor bays, light assembly, storage, and service-oriented industrial operations. No heavy industrial use is proposed. All square footage uses will be deducted from the maximum allowable square footage on a one-to-one basis.

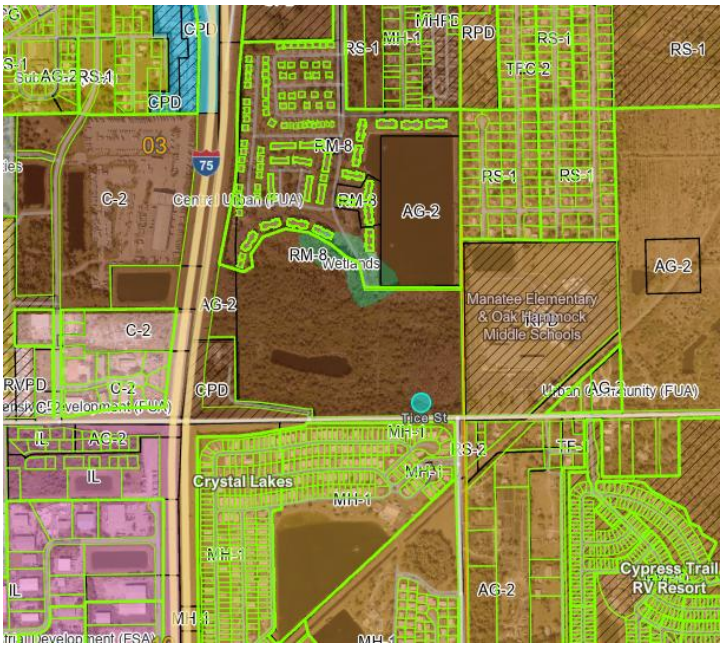
The project proposes a driveway connection from Tice Street. Internal roads and driveways will be spaced to meet the minimum road/driveway separations as required by the LDC. The proposed development will connect Lee County Utilities for potable water and sanitary sewer.

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Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Central Urban	RM-8 +AG-2	Multi-Family
SOUTH	Urban Community	MH-1	Commercial
EAST	Urban Community	RPD (vacant)	Public School
WEST	Intensive Development/Central Urban	CPD + C-2	Industrial + Commercial

The adjacent property to the north is zoned multifamily residential (RM-8) and Agricultural (AG-2) and developed Pine Ridge at Fort Myers Condo. To the east is zoned Hyde Point RPD (vacant) and developed with Oak Hammock Elementary/Middle School. To the south is Tice St ROW then zoned MH-1 and developed with Crystal Lakes Manufactured Homes Community. To the west is I-75 ROW the zoned Commercial (C-2) and developed with Morey Machining & Manufacturing, K&M Concrete, Tropic Trailer, Granite and Marble Inc. and North Trail RV Parts & Service center.



REZONING JUSTIFICATION

The proposed rezoning requests allow the Property to be developed in a Industrial Planned Development for light Industrial Park to allow for market-drive demand of distribution and employment-generating uses intended for the surrounding neighborhood. These uses are less intense

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and less impactful than heavy industrial. The established neighborhood is made up of residential homes, local services, and some commercial and industrial properties. The property is relatively close to I-75 making it convenient access to regional transportation corridors, making it well-suited for light industrial development.

The proposed rezoning also supports economic development objectives by providing employment-generating uses within the urban core. Locating light industrial uses within the Central Urban area reduces the need for service-oriented businesses to operate in remote or rural locations and promotes a more efficient job-to-housing relationship. This diversification of land use strengthens the County's tax base and enhances economic resiliency.

The site is also in an area of the county where the proposed intensity is appropriate based upon surrounding land use patterns and arterial roadway network.

LEE PLAN VISION

Goal 1: Future Land Use

POLICY 1.1.3: The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasicubic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09).

Applicant Narrative: The subject property is located within the Central Urban FLU use that is characterized as the "urban core" of the County. The Central Urban FLU category's intention, as the applicant understands, is to be heavily settled and have, or will have, the greatest range and highest levels of public services to support a mix of uses. The proposed IPD rezoning is therefore consistent with the Central Urban designation, as light industrial development is an anticipated and allowable component of the urban core land use mix.

The proposed rezoning to Industrial Planned Development (IPD) intent is to allow it to be developed primarily into light industrial uses such as warehouse and flex-space units intended for contractor bays, light assembly, storage, and service-oriented industrial operations. The Central Urban designation expressly states that limited light industrial are anticipated and appropriate.

The requested schedule of uses and intensity are consistent with the intended uses in Light Industrial including but not limited to manufacturing, research, recreational uses, and flex-space complexes. is consistent with the intent and objectives of the Central Urban FLU is

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POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. For each Planning District the County will maintain a parcel-based database of existing land use.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

Applicant Narrative: The proposed development is In Planning District 4, there are 300 acres allocated for industrial development and there are 65 acres of industrial development currently inventoried. The remaining allocation is 135 acres.

Goal 2: Growth Management

Objective 2.1: Development Location

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

Applicant Narrative: **As demonstrated in the attached graphics, land along Tice Street has established an entitlement trend for commercial, residential and industrial. This trend is expected to continue along Tice Street given their proximity to I-75, residential developments to the south and east. The proposed development is an infill parcel with existing industrial development and commercial to the west. The proposed request exhibits contiguous and compact growth and does not bypass larger tracts of land in favor of development more distant from services and existing communities.**

Objective 2.2: Development Timing

Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2((g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)

Policy 2.2.1*: Rezonings and Development-of-Regional-Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as*

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schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)

Applicant Narrative: **The subject property is in proximity to I-75, an FDOT Interstate. Tice Street, a Major Collector. As summarized in the Transportation Impact Statement a functioning roadway network is in place to support the level of light industrial development expected for the IPD. The road network in the region has been specifically constructed to support large-scale employment centers and industrial activity that is dependent on shipping and access to major transportation networks. Tice Street connects to Oritz Ave (a County Maintained Arterial ROW) and Country Lakes Drive (a County maintained Major Collector) both provide access to Luckett Rd, (a County Maintained Major Collector) which connects to I-75.**

The applicant has provided letters of availability with this application package demonstrating there is existing utility infrastructure in place to support the project. Lee County utilities have both sewer and water infrastructure available to the property with capacities to serve the requested intensity. The area, as part of the Central Urban FLUC, is already the most heavily settled and has the greatest range and highest levels of public services.

Goal 4: General Development Standards.

Objective 4.1: Water, Sewer, and Environmental Standards.

Consider water, sewer, and environmental standards during rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

Applicant Narrative: **Utility service is available at or near the proposed project through Lee County Utilities. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application**.

Goal 7: Industrial Land Uses

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

POLICY 7.1.1: *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

1. The development must comply with local, state, and federal air, water, and noise pollution standards.
2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.
3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.
4. Contamination of ground or surface water will not be permitted.
5. Applications for industrial development will be reviewed and evaluated as to:
a. air emissions (rezoning and development orders);
b. impact and effect on environmental and natural resources (rezoning and development orders);
c. effect on neighbors and surrounding land use (rezoning);
d. impacts on water quality and water needs (rezoning and development orders);

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e. drainage system (development orders);
f. employment characteristics (rezoning);
g. fire and safety (rezoning and development orders);
h. noise and odor (rezoning and development orders);
i. buffering and screening (planned development rezoning and development orders);
j. impacts on transportation facilities and access points (rezoning and development orders);
k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
l. utility needs (rezoning and development orders); and
m. sewage collection and treatment (rezoning and development orders). (Amended by Ordinance No. 00-22)

Applicant Narrative: All of the above criteria shall be met to ensure compliance with the Lee plan and to ensure compatibility with surrounding users. The intent and proposal for this application are to rezone to a Industrial Planned Development (IPD) with permitted uses limited to light Industrial only. Additional buffers are adjacent to Residential properties to include wetlands that will serve as a natural buffer. Building placement, loading areas, and lighting can be designed to minimize potential impacts. These mechanisms provide assurance that the development will be compatible with the surrounding area and consistent with the character of the Central Urban designation.

POLICY 7.1.3: *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ordinance No. 93-25, 94-30, 00-22)*

Applicant Narrative: The subject property is located in an area currently designated as Central Urban Land Use which supports light industrial and a mix of employment use.
Tice Street (A County Maintained Major Collector ROW) The site is located not more than 1.5 miles from the I-75 interchanges, making access to the site advantages for truck shipments and employment commutes.
With regards to utilities, the site lies within Lee County Utilities franchise area for water and sewer.
The IPD zoning district allows for site-specific development standards and conditions that will ensure compatibility with surrounding properties. Permitted uses will be limited to light industrial only. Furthermore, the site incorporates several natural and engineered buffers to ensure compatibility with surrounding uses. To the north, an 8.98-acre wetland tract provides separation from an adjacent multi-family subdivision, while a 5.30-acre preservation tract and a 40-foot drainage easement along the eastern boundary serve as a buffer from the nearby school, reducing noise and visual impacts. A 15-foot enhanced Type "D" buffer is proposed along Tice Street to further screen the development, and neighboring uses to the west and southwest, including I-75 and the FDOT test lab/office building, are compatible with industrial activity. These features, along with the wetlands and preservation areas, provide environmental benefits and green space, addressing air and water quality considerations

POLICY 7.1.4*: The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ord. No. 00-22, 21-09)*

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Applicant Narrative: The proposed IPD is currently served by sufficient services and facilities and will not pose any additional strain on the existing infrastructure

POLICY 7.1.5: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ordinance No. 00-22)*

Applicant Narrative: Existing services and facilities are available to adequately serve the site. Lee County Utility infrastructure is in place for water and sewer, and a roadway network is available to accommodate traffic generated from the development.

POLICY 7.1.6: *Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Ord. No. 00-22, 23-08)*

Applicant Narrative: **To the north there is an 8.98-acre wetland that separates the residential area that will serve as a natural buffer to eliminate visual light and noise pollution.**

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

Applicant Narrative: Industrial traffic will access the project from the adjacent arterial and collector roadways and will not travel through any residential areas.

GOAL 17: Community Planning

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN. *Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. (Ord. No. 03-21, 18-18)*

OBJECTIVE 21.2: COMMERCIAL LAND USES*. New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, the State Route 80 Corridor Overlay, the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban future land use categories adjacent to S.R. 80. New commercial zoning must be approved through the planned development rezoning process. Commercial redevelopment and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area and surrounding areas are encouraged. (Ord. No. 03-21, 11-24, 17-13, 18-18*)

Applicant Narrative: The subject property lies within the Caloosahatchee Shores Planning Community. Although the Planning Community does not allow commercial uses at this location, the proposed development is not commercial in nature. The requested IPD zoning is intended to accommodate light industrial uses such as

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warehousing, contractor bays, flex space, and light assembly. These uses do not involve retail sales or customer-oriented commercial activity and generally generate lower levels of public traffic than commercial development. The proposed zoning therefore does not introduce prohibited commercial uses and is not inconsistent with the Planning Community provisions.

GOAL 60: Coordinated surface water management and land use planning on a watershed basis.

OBJECTIVE 60.4: Incorporation of natural systems into the surface water management system*. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. (Ord. No. 03-06, 18-28, 19-02*)

POLICY 60.4.1*: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 03- 06, 18-28, 19-02)*

POLICY 60.4.2: *The County encourages new developments to design their surface water management system to incorporate existing wetland systems. (Ord. No. 03-06, 19-02*

Applicant Narrative: The proposed development is consistent with Goal 60 by protecting the surrounding natural areas and providing flood protection by preserving 13.65± acres of existing wetlands and maintaining historic hydrology patterns. Additionally, the 2.86 acres of existing lake constituted as "Other Surface Waters" will be expanded to enhance the quality and storage volume for surface water. Together, the proposed project will meet the environmental standards by providing additional storage for the water flow, filtering water through natural vegetative processes, and preserving the habitat of the preserved wetlands/uplands in its natural state. By incorporating the existing wetland into the proposed site design, the project "incorporate(s) existing wetland systems" into the proposed stormwater management system as stated in Policy 60.4.2 of the Lee Plan. This policy emphasizes the importance of wetlands and the County's dedication to preserving them. In addition, the community will benefit from the visual relief the wetlands provide within the urban environment. The proposed development would steward the existing wetland by removing exotic species and maintaining the preserve, ensuring the health of the wetlands.

POLICY 61.1.1: *Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints***.**

Applicant Narrative: Consistent with Policy 61.1, the proposed development will provide additional water quality and storage to the existing freshwater lake within the project boundary and is designated to "restore (and rehydrate) valued natural systems" that were previously drained and devalued for historic agricultural and excavation purposes. Additionally, the proposed development will manage the surface water consistent with

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state and federal requirements, including the monitoring plans required for the preserved freshwater resources.

GOAL 77: Development Design Requirements.

OBJECTIVE 77.3*: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process. (Ord. No. 02-02)*

POLICY 77.3.1*: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged. (Ord. No. 02-02)*

POLICY 77.3.2*: Open space areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees. (Ord. No. 02-02)*

POLICY 77.3.3*: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. (Ord. No. 02-02)*

POLICY 77.3.4: *The County encourages new developments to incorporate large, contiguous open space areas in the development design. (Ord. No. 02-02)*

POLICY 77.3.5*: Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas. (Ord. No. 02-02)*

APPLICANT NARRATIVE: As part of the Tice Industrial Planned Development project there is a Conservation Easement Equals 15.07 Acres, Lake Maintenance Equals 4.05 Acres (19.11 Acres) Count Towards Overall Project Open Space
All parcels used for industrial development shall provide total 10% open space.

GOAL 124: WETLANDS*. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems*

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.

2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development

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within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.

3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category

Applicant Narrative: The proposed development is consistent with Goal 124 by complying with the requirements and seeking approval for an Environmental Resource Permit from the South Florida Water Management District for the management of stormwater and existing wetlands. The water quality, attenuation, and wetland mitigation have been evaluated based upon the criteria outlined in the Applicant Handbook, Volumes I and II, as required by the Florida Administrative Code. Additionally, the proposed development has been evaluated "to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques," as stated in Policy 124.1.2(4).

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

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

Applicant Narrative: Consistent with Policy 125.1.2 and 125.1.3, the proposed development consists of a stormwater management system designed to provide water quality pre-treatment for the industrial planned development prior to discharging into a wet detention lake that provides additional water quality through permanent pool volume before ultimately discharging and enhancing the wetland hydrology to allow the natural ecological system to provide the final water quality treatment before off-site discharge. This proposed treatment train is designed to minimize nutrient loading and pollution to the downstream freshwater and estuarine systems.

Land Development Code Analysis

The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

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(A)All planned developments must be consistent with the provisions of the Lee Plan.
The proposed rezoning to a IPD is consistent with the Comprehensive Plan as demonstrated above.

(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section34-380.

The proposed development will comply with applicable Lee County regulations and does not include any deviation requests.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The proposed rezoning to IPD is compatible with surrounding land uses. The 59.85±-acre site can adequately accommodate the proposed structure, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC

(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.

The proposed IPD has access to Tice Street (Major Collector) and Proposing access to Alico Road (Arterial Roadway) and does not travel through predominantly residential areas.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The property is not within the Lee Tran public transit service area.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

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The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The proposed planned development has been designed to minimize impacts to natural features, including wetlands, which will be preserved in their natural state within designated conservation areas. Site design prioritizes avoiding unnecessary alteration of vegetation or topography, maintaining existing drainage patterns, and implementing best management practices to prevent erosion or disruption to surface water and groundwater hydrology. Mature native trees and upland habitats will also be retained where feasible, providing protection for wildlife and preserving ecological functions. Overall, the development reflects a coordinated effort to protect environmentally sensitive resources while allowing for responsible and code-compliant use of the property.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed IPD will meet the open space requirements of the Land Development Code (LDC). The site environmentally sensitive lands will include wetland preservation and is not within the archaeological sensitivity zone.

(i)Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC without deviations.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Industrial Planned Development (IPD) is consistent and is compatible with existing development patterns.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

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The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial and industrial) and of similar approved and proposed densities.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a industrial planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks encourage pedestrian activity.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of light industrial uses. The IPD promotes a compact development footprint in an area of the county that is classified as Central Urban development. Common open space, parking and walkways with supportive infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. In addition, density, building height and bulk, and other intensity parameters have been planned to vary systematically throughout the development. This ensures that more intense or potentially incompatible uses are located away from sensitive areas at the perimeter, while higher intensity or desirable uses are concentrated along major road frontages or key intersections, creating a harmonious and functional relationship with the surrounding community.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent from spillovers to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed industrial planned development will be developed with internal consistent with signage, architectural and landscaping.

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DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following

a) Complies with the Lee Plan;

The application is consistent with the uses and densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for a mix of light industrial uses.

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

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

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

The request is compatible with existing uses in the surrounding area as indicated similar uses in the vicinity of the project. The surrounding area contains a mixture of existing wetlands, multifamily, institutions, **retail and office with the commercial and service uses along Tice Street, and the industrial development concentrated to the west of I75 The proposed rezoning represents a continuation of the development patterns within the surrounding area**.

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

Just south of the subject property is Tice Street (a major collector). The property offers access onto Tice Street. The access point will provide ingress/egress for the internal ROW to support the individual Tracts within the development.

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

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

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

The site contains 18.36 acres of isolated wetlands, consisting of 2.87 acres of exotic wetland hardwoods (FLUCCS 619) and 15.49 acres of cypress wetlands invaded

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by up to 75% exotic vegetation (FLUCCS 6123E3). These wetlands have been disturbed and overdrained over time due to adjacent development and historic site disturbance occurring from the 1970s through the mid-1980s.

The previous owner, Habitat for Humanity, obtained an SFWMD permit in July 2025 (ERP No. 36-102498-P), during which SFWMD verified the wetland boundaries and assessed the wetland quality. The current applicant proposes to impact 4.7 acres of these wetlands. As part of the proposed development, the applicant will enhance the remaining 10.8 acres of wetlands through exotic vegetation removal and rehydration of the system by routing treated stormwater through the wetlands prior to discharge.

The environmental report did not identify any protected species on the property. Given the degraded quality of the wetlands and the proposed improvements, including exotic removal and hydrologic restoration, the project is not expected to adversely impact critical or sensitive areas or natural resources.

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

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

CONSISTENCY SUMMARY

As discussed in this application, the applicant has demonstrated that the proposed Tice Industrial IPD is consistent with the goals, objectives, policies, and the intent of the Lee Plan and that the proposed light industrial uses is consistent with the intent for growth and development within the Central Urban Land Use Category.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.

There is no error or ambiguity that must be corrected.

Urban services, as defined in the Lee Plan, are available for this site. Public utilities and a roadway network are already in place and available for use.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code, and all other applicable rules and regulations. The requested uses will be in compliance with the general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

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The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan and compatible with existing or planned uses in the surrounding area.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

PROJECT SUMMARY

Future Land Use	Industrial Development
Existing Zoning/Requested Zoning	AG-2 and RM-8 to IPD
Development Program	Industrial Planned Development (IPD)
Maximum Building Floor Area	450,000 SF
Fire District	Tice Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	10,000 square feet
Min. Lot Depth	100 feet
Min. Lot Width	100 feet
Maximum Height	65 feet (Heights in excess of 35' must maintain additional building setbacks and separation per LDC Section 34-2174(a)
Building Separation	One-half the sum of the heights of both buildings or 20 feet, whichever is greater per LDC Section 34-935e(4)
Maximum Lot Coverage	40% Industrial
Minimum Open Space	Industrial Uses: 10% per Lot (Conservation Easement Equals 15.07 Acres, Lake Maintenance Easement Equals 4.05 Acres (19.11 Acres) Count Towards Overall Project Open Space

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Minimum Setbacks:

Street, public	25 feet
Street, private	20 feet
Side	10 feet
Rear	15 feet
Water body	25 feet
Accessory Structures (side & rear)	5 feet
Minimum Development Perimeter Setback	25 feet
Buffers	Per LDC

SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices
Animals, Clinic or Kennel
ATM (automatic teller machines)
Auto Repair and Service, Groups I and II
Automobile Service Station
- Limited to 1 for the entire IPD

Bait and Tackle Shop
Boats: Boat Parts Store; Boat Repair and Service,
Boat Yard
Brewpub
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, Groups I and II
Bus Station/Depot
Caretaker's Residence
Cleaning & Maintenance Services
Cold Storage Warehouse & Processing Plant (Including Precooling)
Computer and Data Processing Services
Consumption on Premises
- Permitted only when accessory to a food truck park, brewery

Contractors and Builders, Groups I, II, and III
Day Care Center, Child
Day Care Center, Adult
Emergency Operations Center
EMS Fire or Sheriff's Office
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Groups I and II
Excavation: Water Retention
Farm Equipment, sale, storage, rental or service
Fences, Walls

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Flea Market, Open
Food Truck Park
Freight or Cargo Handling Establishments
Gasoline Dispensing Systems, Special
Health Care Facilities, Group III
Laundry and Dry Cleaning, Group II
Maintenance Facility (Government)
Manufacturing of:
- Apparel Products
- Boats
- Chemical and Allied Products, Groups I and II (EO)
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups I, II and III
- Food and Kindred Products, Groups II and III
- Furniture and Fixtures
- Leather and Leather Products, Group II
- Lumber and Wood Products, Groups I, II, III, IV and V
- Machinery, All Groups
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, All Groups
- Rubber and Plastic, Group I, II
- Stone, Clay, Glass and Concrete Products, Group I, II and III
- Textile Mill Products, Groups I and II
- Transportation Equipment, Group II

Micro-brewery, distillery, winery
Motion Picture Production Studio
Mobile Home Dealer
Nonstore Retailer, All Groups
Parcel and Express Services
Parking Lot
- Accessory, Commercial, Park-and-Ride, Temporary

Personal Services, Groups, III
Photofinishing Laboratory
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Recreational Facilities, Personal, Private-on-site, Private-Off-Site
Recycling Facility
Religious Facility
Rental or Leasing Establishment, Groups II, III and IV
Repair Shops: Groups I, II, III, IV and V
Research and Development Laboratories Groups II and IV
Resource Recovery Facilities, All Groups
Retail and Wholesale Sales, Ancillary to an Approved Use
Salvage and Disposal of Materials including, refuse disposal and processing plants, and similar uses

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Schools, Commercial
Self Service Fuel Pumps
- Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception

Shredding and Composting of Vegetative matter
Signs (in accordance with chapter 30)
Social Services: Group II
Storage: Indoor and Open
Transportation Services, Groups II, III and IV
Truck Stop, Trucking Terminal
Vehicle & Equipment Dealers: Groups III, IV and V
Warehouse, Hybrid, Mini warehouse, Private, and Public
Wholesale Establishments: Groups I, III and IV

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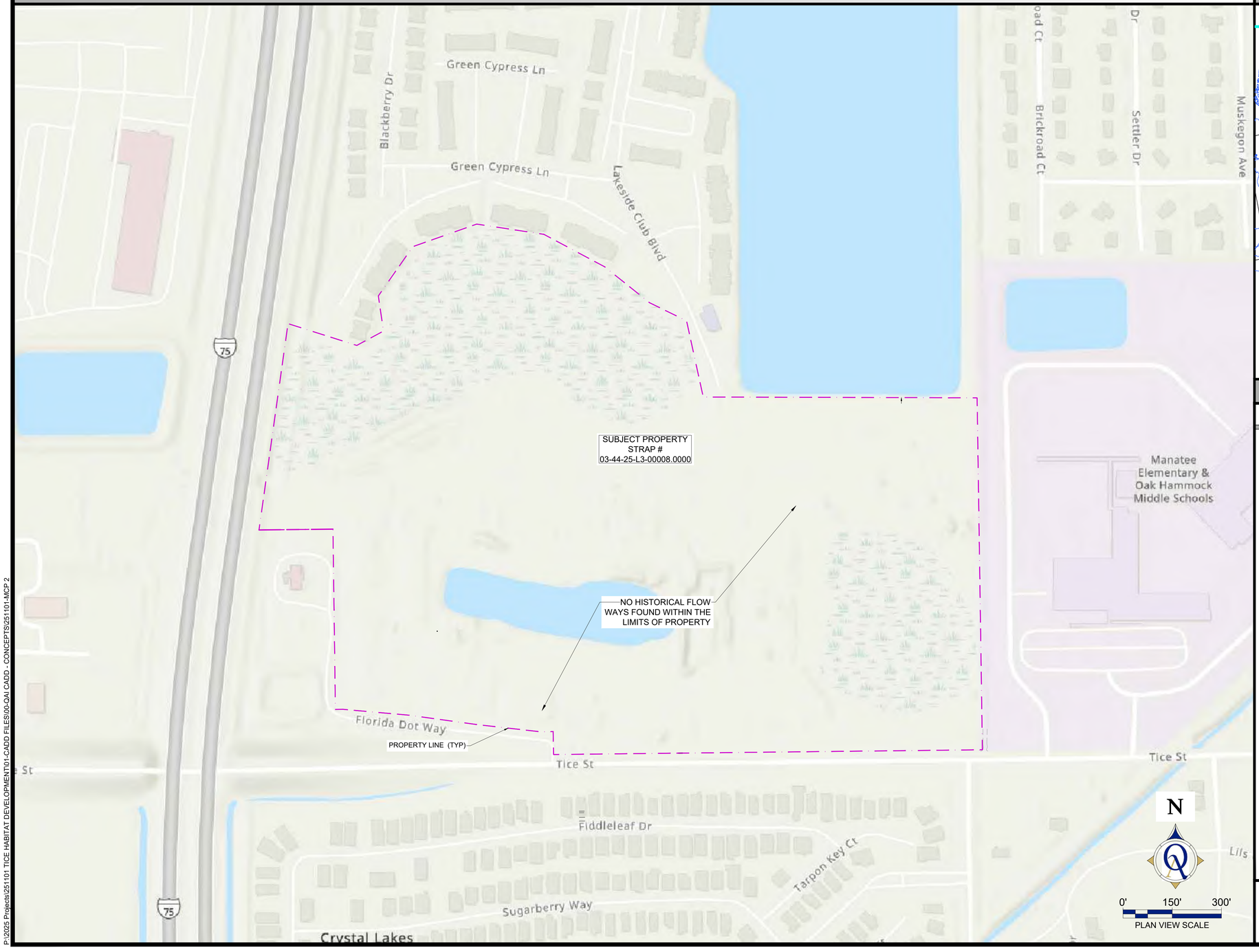
LIST OF ZONING RESOLUTIONS

TICE INDUSTRIAL PARK
IPD REZONING
±60.33 ACRES
STRAP #: 03-44-25-L3-00008.0000
5281 Tice Street
Fort Myers, FL 33905

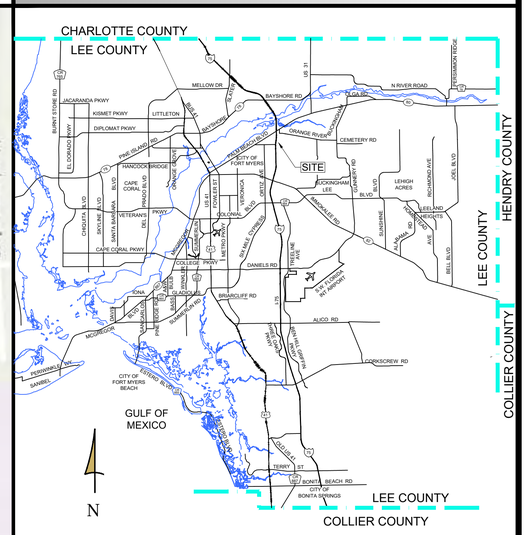
SEZ2006-00028, 21DEC06, FARMINGTON, APPROVAL FOR A PRIVATE ON-SITE RECREATIONAL FACILITY, SPECIFICALLY A 3,507 SQUARE FOOT AMENITY CENTER, PLAYGROUND, TENNIS COURTS, POOL; CONDS.
UU FOR A GUARD/SECURITY STATION. SEE RESOL ZAB-85-272. HEAR #85-9-39. –
RESOL ZAB-83-331/331A. FM AG TO RM-8 W/DELETION OF 20 AC PARCEL DESC IN LEGAL DESC PROPOSED CT.
HEAR #83-8-34-DCI. (AG-2, AS CONVERTED).

TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



HISTORICAL FLOWWAYS



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

DATA EXTRACTED FROM LEE COUNTY MAPS AND APP 2026

Lee County Maps and Apps

Historic Flowways

Lee County Florida GIS
Lee County Florida GIS

Summary

Historic Flowways in Lee County, Florida

View Full Details

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Details

Dataset
Feature Layer

December 24, 2025 at 11:53:05 AM EST
Info Updated

March 1, 2026 at 6:32:29 AM EST
Data Updated

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

Records: 3,152
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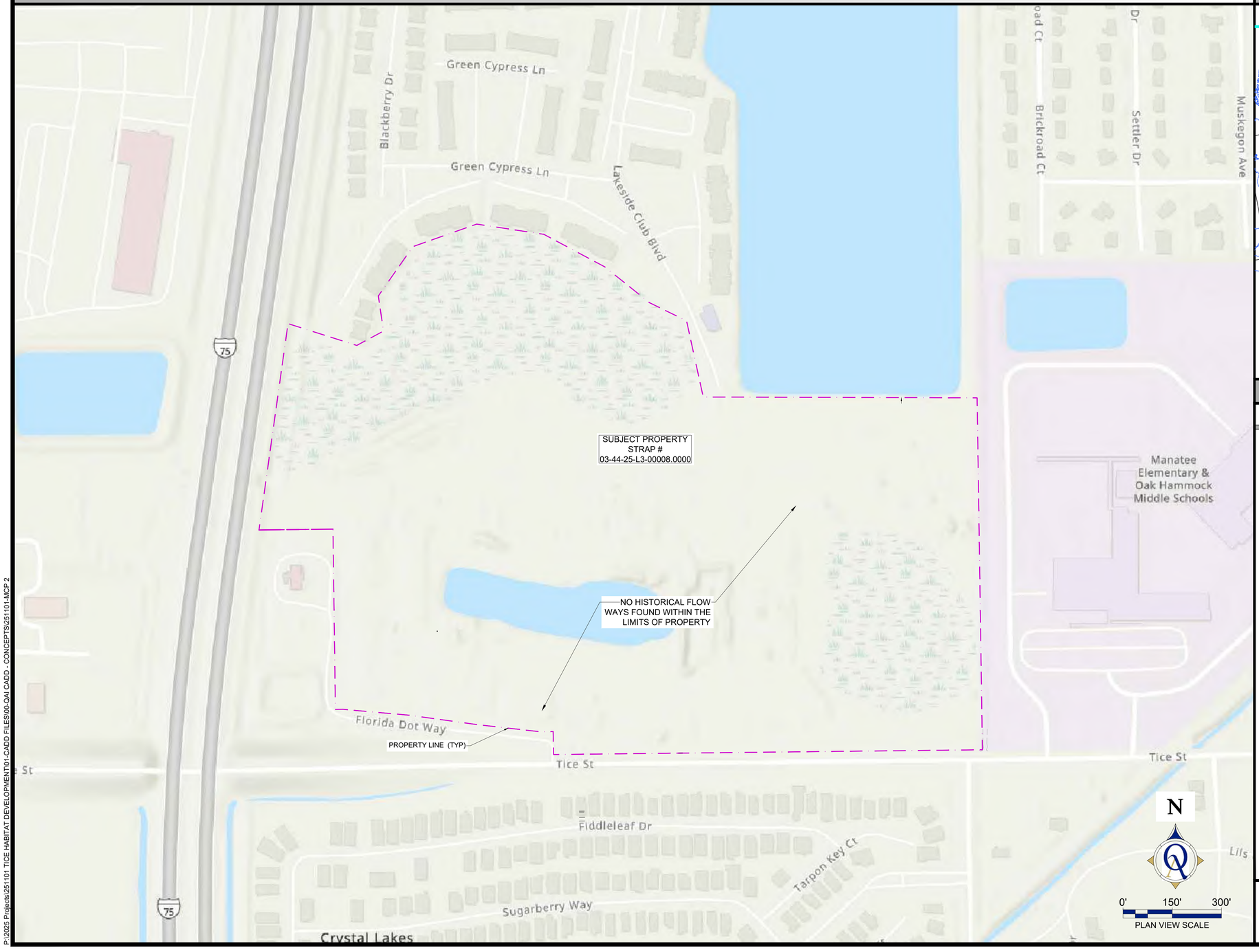
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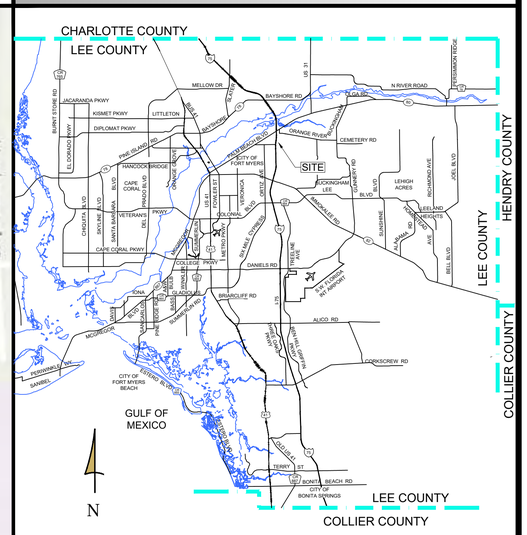
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TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



HISTORICAL FLOWWAYS



LOCATION MAP
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P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\251101-MCP 2

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS ; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 81°18'21" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
www.atwell-group.com

(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 59.85 ACRES MORE OR LESS.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS I75 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED: 03-10-2026.

Digitally signed by Allen M Vose III
Date: 2026.03.10 15:17:41 -04'00'

ALLEN M. VOSE III
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

ATWELL
866.850.4200 www.atwell-group.com
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832

SKETCH OF DESCRIPTION

OF

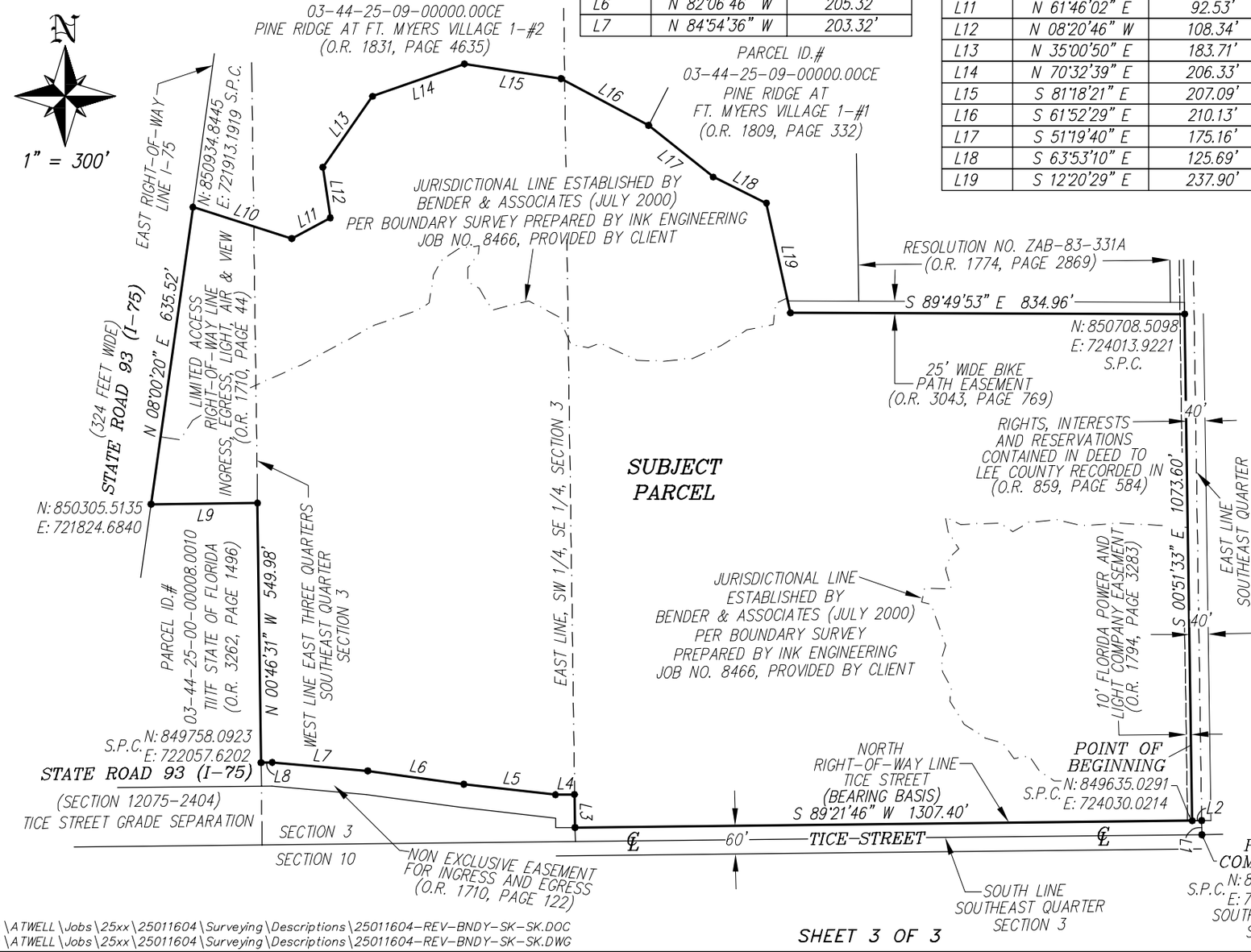
A TRACT OR PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'33" W	30.00'
L2	S 89°21'46" W	20.00'
L3	N 01°01'13" W	70.00'
L4	S 89°21'46" W	40.26'
L5	N 83°29'58" W	195.34'
L6	N 82°06'46" W	205.32'
L7	N 84°54'36" W	203.32'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 89°21'46" W	23.60'
L9	S 89°21'46" W	225.51'
L10	S 72°23'45" E	219.82'
L11	N 61°46'02" E	92.53'
L12	N 08°20'46" W	108.34'
L13	N 35°00'50" E	183.71'
L14	N 70°32'39" E	206.33'
L15	S 81°18'21" E	207.09'
L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'



LEGEND:

℄	INDICATES CENTERLINE
D.B.	INDICATES DEED BOOK
I.N.	INDICATES INSTRUMENT NUMBER
O.R.	INDICATES OFFICIAL RECORDS BOOK
S.P.C.	INDICATES STATE PLANE COORDINATE
L1	INDICATES LINE 1 OF THE LINE TABLE
CORS	INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS 175 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

ALLEN M. VOSE III
LICENSE NUMBER
7191
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SEE SHEET 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Digitally signed by Allen M Vose III
Date: 2026.03.10 15:17:57 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191

- SKETCH PREPARED: 03-10-2026
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DOC
S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DWG

LEGEND

(UNLESS OTHERWISE NOTED)

PG.	INDICATES PAGE
I.R.	INDICATES IRON ROD
I.P.	INDICATES IRON PIPE
℄	INDICATES CENTERLINE
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
WM	INDICATES WATER METER
ICV	INDICATES CONTROL VALVE
GWA	INDICATES GUY WIRE ANCHOR
FOR	INDICATES FIBER OPTIC RISER
SMH	INDICATES SANITARY MANHOLE
WPP	INDICATES WOOD POWER POLE
LB	INDICATES LICENSED BUSINESS
ARV	INDICATES AIR RELEASE VALVE
LS	INDICATES LICENSED SURVEYOR
MES	INDICATES MITERED END SECTION
BFP	INDICATES BACKFLOW PREVENTER
F.I.R.	INDICATES FOUND 5/8" IRON ROD,
FOHH	INDICATES FIBER OPTIC HANDHOLE
ID. #	INDICATES IDENTIFICATION NUMBER
CPP	INDICATES CONCRETE POWER POLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
TSR	INDICATES TELEPHONE SERVICE RISER
RCP	INDICATES REINFORCED CONCRETE PIPE
L1	INDICATES LINE DATA (SEE LINE TABLE)
C1	INDICATES CURVE DATA (SEE CURVE DATA)
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
N:849575.7359 E:721396.4939	INDICATES "STATE PLANE COORDINATES" FLORIDA WEST ZONE NAD 1983/90 (CORS)

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE WEST ZONE

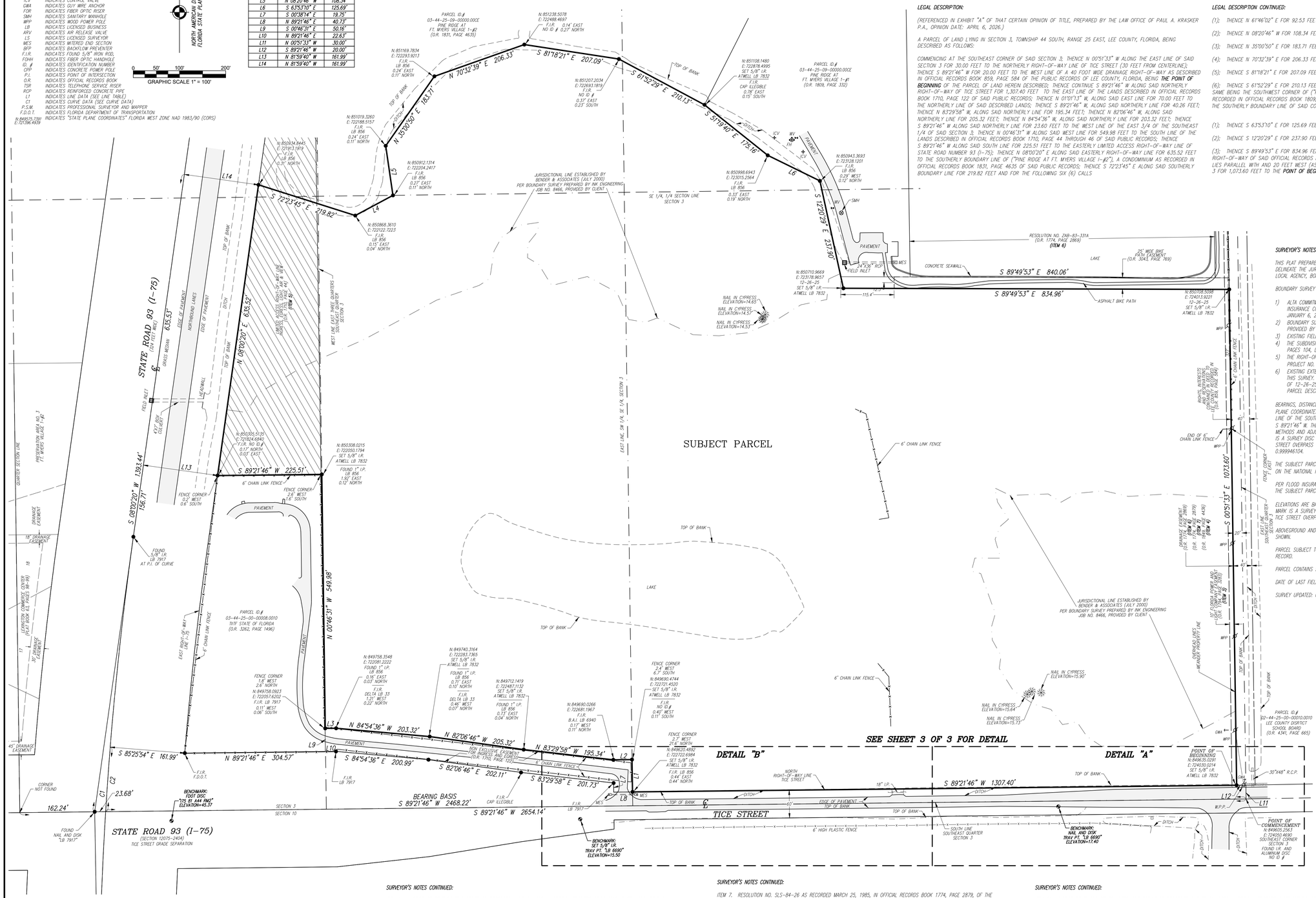
0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°01'13" W	70.00'
L2	S 89°21'46" W	40.26'
L3	S 89°21'46" W	23.60'
L4	N 61°46'02" E	92.55'
L5	N 08°20'46" W	108.34'
L6	S 63°53'10" E	125.69'
L7	S 00°38'14" E	19.75'
L8	N 89°21'46" E	40.13'
L9	S 00°46'31" E	50.16'
L10	N 89°21'46" E	22.63'
L11	N 00°51'33" W	30.00'
L12	S 89°21'46" W	20.00'
L13	N 81°59'40" W	161.99'
L14	N 81°59'40" W	161.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	76.39.03'	09°00'00"	1199.93'	1198.70'	N 03°30'20" E
C2	76.39.03'	01°03'00"	140.00'	140.00'	N 04°02'36" E



LEGAL DESCRIPTION:

(REFERENCED IN EXHIBIT "A" OF THAT CERTAIN OPINION OF TITLE, PREPARED BY THE LAW OFFICE OF PAUL A. KRASKER P.A., OPINION DATE: APRIL 6, 2026.)

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING **THE POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

LEGAL DESCRIPTION CONTINUED:

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 61°52'29" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

1) ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER 0171-08506103, COMMITMENT EFFECTIVE DATE JANUARY 6, 2026 AT 3:13 PM.
2) BOUNDARY SURVEY PREPARED BY INK ENGINEERING, DATED 8-08-00, JOB NO. 8466, PROVIDED BY THE CLIENT.
3) EXISTING FIELD MONUMENTATION.
4) THE SUBDIVISION PLAT OF COUNTRY ESTATES – UNIT 3 AS RECORDED IN, PLAT BOOK 29, PAGES 104, LEE COUNTY PUBLIC RECORDS.
5) THE RIGHT-OF-WAY MAPS FOR STATE ROAD NO 93 (I-75) SECTION 12075-2404, PROJECT NO. 1-75-5 (8) 343.
6) EXISTING EXTERNAL MONUMENTATION AND BOUNDARY CORNERS WERE NOT RECOVERED FOR THIS SURVEY. THE TWO BOUNDARY CORNERS THAT WERE SET ARE LABELED WITH A DATE OF 12-26-25 AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE LESS AND EXCEPT PARCEL DESCRIBED IN EXHIBIT A OF THE TITLE COMMITMENT.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS I75 81 A44 RM2, THE AVERAGE SCALE FACTOR IS 0.999946104.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 12071C0291G, EFFECTIVE DATE NOVEMBER 11, 2022 THE SUBJECT PARCEL LIES IN FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS I75 81 A44 RM2, ELEVATION = 45.37.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 59.85 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 05-10-2024.

SURVEY UPDATED: 04-15-2026.

CERTIFIED TO:

USA FORT MYERS HOLDING COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY

QUARLES & BRADY, LLP

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TICE STREET DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEE SHEET 2 AND 3 FOR TOPO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Allen M Vose III
Date: 2026.04.15 15:11:29 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
UPDATED: 04-15-2026

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER 0171-08506103, COMMITMENT EFFECTIVE DATE JANUARY 6, 2026 AT 3:13 PM.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEYOR'S NOTES CONTINUED:

THE FOLLOWING SURVEY RELATED MATTERS REFERRED TO IN SCHEDULE B OF THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER 0171-08506103, COMMITMENT EFFECTIVE DATE JANUARY 6, 2026 AT 3:13 PM. AFFECTING THE SUBJECT PARCEL ARE SHOWN HEREON.

ITEM 3. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY AS RECORDED JULY 22, 1985 IN OFFICIAL RECORDS BOOK 1794, PAGE 3383, OF THE PUBLIC RECORD OF LEE COUNTY, FLORIDA. (LIES OVER AND ACROSS SUBJECT PROPERTY, SHOWN HEREON)

SURVEYOR'S NOTES CONTINUED:

ITEM 4. NOTICE OF DEVELOPMENT ORDER AS RECORDED JUNE 6, 1986 IN OFFICIAL RECORDS BOOK 1849, PAGE 4436, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN NOTICE OF DEVELOPMENT ORDER)

ITEM 5. THE PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 IS WITHOUT THE RIGHTS OF INGRESS, EGRESS, LIGHT, AIR & VIEW AS RESERVED BY THE STATE OF FLORIDA AND DESCRIBED IN SAID DEED. (LIES OVER AND ACROSS SUBJECT PROPERTY, SHOWN HEREON)

ITEM 6. RESOLUTION NO. ZAB-83-331A AS RECORDED MARCH 25, 1985 IN OFFICIAL RECORDS BOOK 1774, PAGE 2869, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTION OF SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN RESOLUTION)

SURVEYOR'S NOTES CONTINUED:

ITEM 7. RESOLUTION NO. SLS-84-26 AS RECORDED MARCH 25, 1985, IN OFFICIAL RECORDS BOOK 1774, PAGE 2879, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN RESOLUTION)

ITEM 9. NOTICE OF DEVELOPMENT ORDER AS RECORDED APRIL 23, 2009 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2009000108445, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (LANDS DESCRIBED IN NOTICE OF DEVELOPMENT ORDER APPROVAL IS THE SUBJECT PROPERTY)

ITEM 10. NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT AS RECORDED SEPTEMBER 12, 2011 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000220044, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTION OF SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN SCHEDULE 1 OF NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT)

SURVEYOR'S NOTES CONTINUED:

ITEM 11. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT AS RECORDED AUGUST 31, 2020 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020000025125, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (THE SUBJECT PROPERTY AS DESCRIBED IN EXHIBIT A LIES NORTHEASTERLY OF AND ADJACENT TO THE LANDS AS DESCRIBED IN THE ENVIRONMENTAL RESOURCE PERMIT)

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell.com
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
LB# 7832

SECTION 3
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE/I-75

DATE
03-9-2026

REVISIONS
12/30/2025 ADDED CERTIFICATIONS
03/9/2026 UPDATED SURVEY
04/15/2026 UPDATED SURVEY

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 1 OF 3

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

STATE ROAD 93 (I-75)
(SR 93 (I-75) 300 FEET WIDE)
EDGE OF EASEMENT
NORTHBOUND LANES
EDGE OF PAVEMENT
GRASS MEDIAN
SEAWALL
FIELD INLET
CURB
DITCH
TOP OF BANK
LIMITED ACCESS RIGHT-OF-WAY LINE INGRESS/EGRESS PER O.R. 1776, PAGE 461 (ITEM 5)
WEST LINE EAST 1/2 QUARTER SOUTHEAST QUARTER SECTION 3
QUARTER SECTION LINE
PRESERVATION AREA NO. 3 PER MONITORING PLAN
18' DRAINAGE EASEMENT
LEXINGTON COMMERCE CENTER (PLAT BOOK 63, PAGES 88-99)
30' DRAINAGE EASEMENT
45' DRAINAGE EASEMENT
CORNER NOT FOUND
FOUND NAIL AND DISK "LB 7917"
FOUND 5/8" I.R. LB 7917 AT P.I. OF CURVE
EAST RIGHT-OF-WAY LINE
6' CHAIN LINK FENCE
FENCE CORNER 0.2' WEST 0.6' SOUTH
FENCE CORNER 2.6' WEST 0.6' SOUTH
FENCE CORNER 1.8' WEST 2.6' NORTH
N:849758.0923 E:722057.6202 F.I.R. LB 7917 0.11' WEST 0.06' SOUTH
PARCEL ID # 03-44-25-00-00008.0010 TITF STATE OF FLORIDA (O.R. 3262, PAGE 1496)
PAVEMENT
N:850974.8445 E:721913.1919 F.I.R. LB 856 0.31' NORTH
N:851019.3260 E:721788.5157 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:851169.7834 E:722293.9213 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:850912.1314 E:722204.2417 F.I.R. LB 856 0.27' EAST 0.11' NORTH
N:850868.3610 E:722122.7223 F.I.R. LB 856 0.15' EAST 0.04' NORTH
PARCEL ID # 03-44-25-09-00000.00CE PINE RIDGE AT FT. MYERS VILLAGE 1-#2 (O.R. 1831, PAGE 4635)
N:851158.5078 E:722488.4697 F.I.R. NO ID # 0.14' EAST 0.27' NORTH
N:851207.2034 E:722693.1819 F.I.R. NO ID # 0.33' EAST 0.23' SOUTH
N:851108.1480 E:722878.4995 SET 5/8" I.R. ATWELL LB 7832 F.I.R. CAP ILLEGIBLE 0.78' EAST 0.15' SOUTH
PARCEL ID # 03-44-25-09-00000.00CE PINE RIDGE AT FT. MYERS VILLAGE 1-#1 (O.R. 1809, PAGE 332)
JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY INK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT
SE 1/4, 1/4 SECTION LINE SECTION 3
N:850943.3693 E:723128.1201 F.I.R. LB 856 0.29' WEST 0.12' NORTH
N:850998.6943 E:723015.2564 F.I.R. LB 856 0.33' EAST 0.19' NORTH
SMH
RESOLUTION NO. ZAB-83-131A (O.R. 1774, PAGE 2869) (ITEM 6)
LAKE
25' WIDE BIKE PATH EASEMENT (O.R. 3043, PAGE 769)
CONCRETE SEAWALL
4'X36' RCP
FIELD INLET
MES
ASPHALT BIKE PATH
N:850710.9669 E:723178.9657 12-26-25 SET 5/8" I.R. ATWELL LB 7832
N:850708.5098 E:724013.9227 12-26-25 SET 5/8" I.R. ATWELL LB 7832
NAIL IN CYPRESS ELEVATION=14.65
NAIL IN CYPRESS ELEVATION=14.53
NAIL IN CYPRESS ELEVATION=14.53
N:850305.5135 E:721824.6840 F.I.R. NO ID # 0.17' NORTH 0.03' EAST
N:850308.0215 E:722050.1794 SET 5/8" I.R. ATWELL LB 7832
FOUND 1" I.P. LB 856 1.92' EAST 0.12' NORTH
6' CHAIN LINK FENCE
FENCE CORNER 2.6' WEST 0.6' SOUTH
FENCE CORNER 7.6' WEST 1.6' SOUTH
PAVEMENT
LAKE
TOP OF BANK
N:849740.3164 E:722283.7365 SET 5/8" I.R. ATWELL LB 7832
FOUND 1" I.P. LB 856 0.71' EAST 0.10' NORTH
F.I.R. DELTA LB 33 0.46' WEST 0.07' NORTH
N:849712.1419 E:722487.1132 SET 5/8" I.R. ATWELL LB 7832
FOUND 1" I.P. LB 856 0.73' EAST 0.04' NORTH
N:849758.3548 E:722081.2222 FOUND 1" I.P. LB 856 0.16' EAST 0.03' NORTH
F.I.R. DELTA LB 33 1.21' WEST 0.22' NORTH
N:849690.0266 E:722681.0967 F.I.R. B.A.I. LB 6940 0.17' WEST 0.11' NORTH
NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (O.R. 1776, PAGE 125)
FENCE CORNER 2.4' WEST 6.7' SOUTH
N:849690.4744 E:722721.4520 SET 5/8" I.R. ATWELL LB 7832
F.I.R. NO ID # 0.40' WEST 0.11' SOUTH
FENCE CORNER 2.7' WEST 21.6' NORTH
N:849620.4892 E:722722.6884 SET 5/8" I.R. ATWELL LB 7832
F.I.R. LB 856 0.44' EAST 0.44' NORTH
F.I.R. F.D.O.T.
F.I.R. LB 7917
F.I.R. CAP ILLEGIBLE
F.I.R. LB 7917
BENCHMARK: FDOT DISC "375 21 444 RM2" ELEVATION=45.37
BENCHMARK: SET 5/8" I.R. TRAY PT. "LB 6690" ELEVATION=15.50
SECTION 3
SECTION 10
STATE ROAD 93 (I-75)
(SECTION 12075-2404)
TICE STREET GRADE SEPARATION
SEE SHEET 3 OF 3 FOR DETAIL
DETAIL "B"
DETAIL "A"
NORTH RIGHT-OF-WAY LINE TICE STREET
EDGE OF PAVEMENT
TOP OF BANK
DITCH
18" I.P.
60'
TICE STREET
6' HIGH PLASTIC FENCE
SOUTH LINE SOUTHEAST QUARTER SECTION 3
BENCHMARK: NAIL AND DISK TRAY PT. "LB 6690" ELEVATION=17.40
POINT OF BEGINNING N:849615.1091 E:724030.0214 SET 5/8" I.R. ATWELL LB 7832
30"X48" R.C.P.
POINT OF COMMENCEMENT N:849605.2563 E:724050.4690 SOUTHEAST CORNER SECTION 3 FOUND I.R. AND ALUMINUM DISC NO ID #
EAST LINE SW 1/4 SE 1/4 SECTION 3
EAST LINE SOUTHEAST QUARTER SECTION 3
6' CHAIN LINK FENCE
END OF 6' CHAIN LINK FENCE
RIGHTS, INTERESTS AND RESTRICTIONS AS CONTAINED IN (ITEM 4) (O.R. 4051, PAGE 4591)
DRAINAGE EASEMENT (O.R. 2869) (ITEM 6)
(O.R. 3043) (ITEM 7)
(O.R. 4438) (ITEM 4)
HEIGHT RESTRICTION EASEMENT (O.R. 2830) (ITEM 3)
OVERHEAD LINE MEASURED PERPENDICULAR TO PROPERTY LINE
NAIL IN CYPRESS ELEVATION=15.90'
NAIL IN CYPRESS ELEVATION=15.64
NAIL IN CYPRESS ELEVATION=15.73'
PARCEL ID # 19-44-25-00-00010.0010 %LEE COUNTY DISTRICT SCHOOL BOARD (O.R. 4341, PAGE 665)

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
LB# 7832

SECTION 23
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE/I-75

DATE
12-23-2025

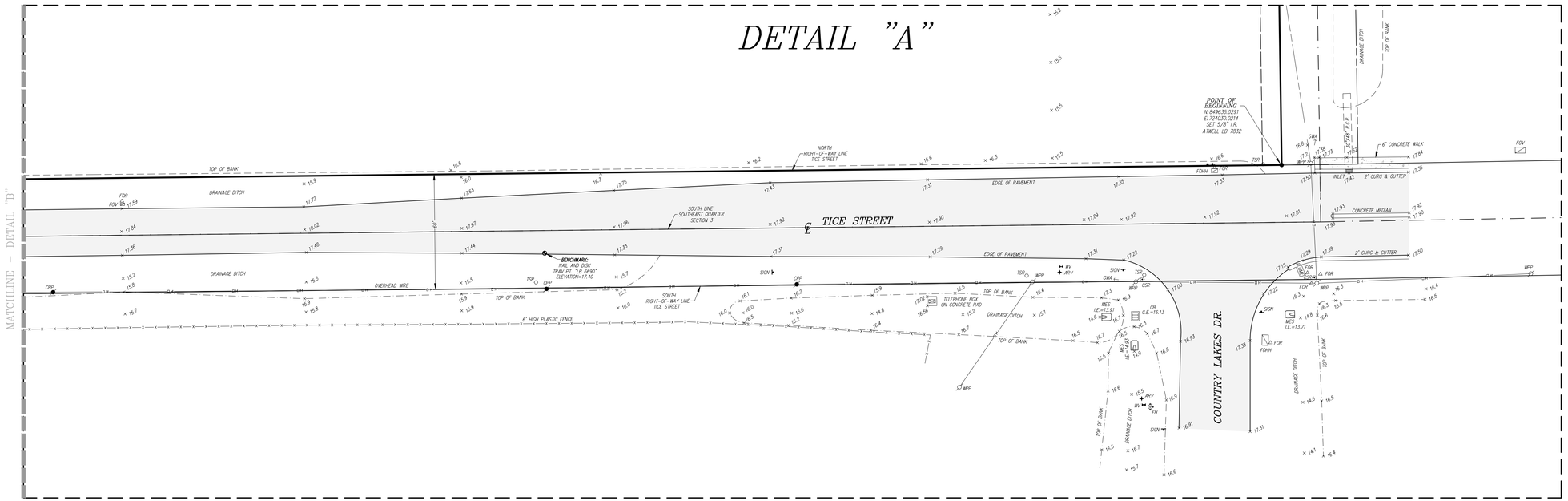
REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 2 OF 3

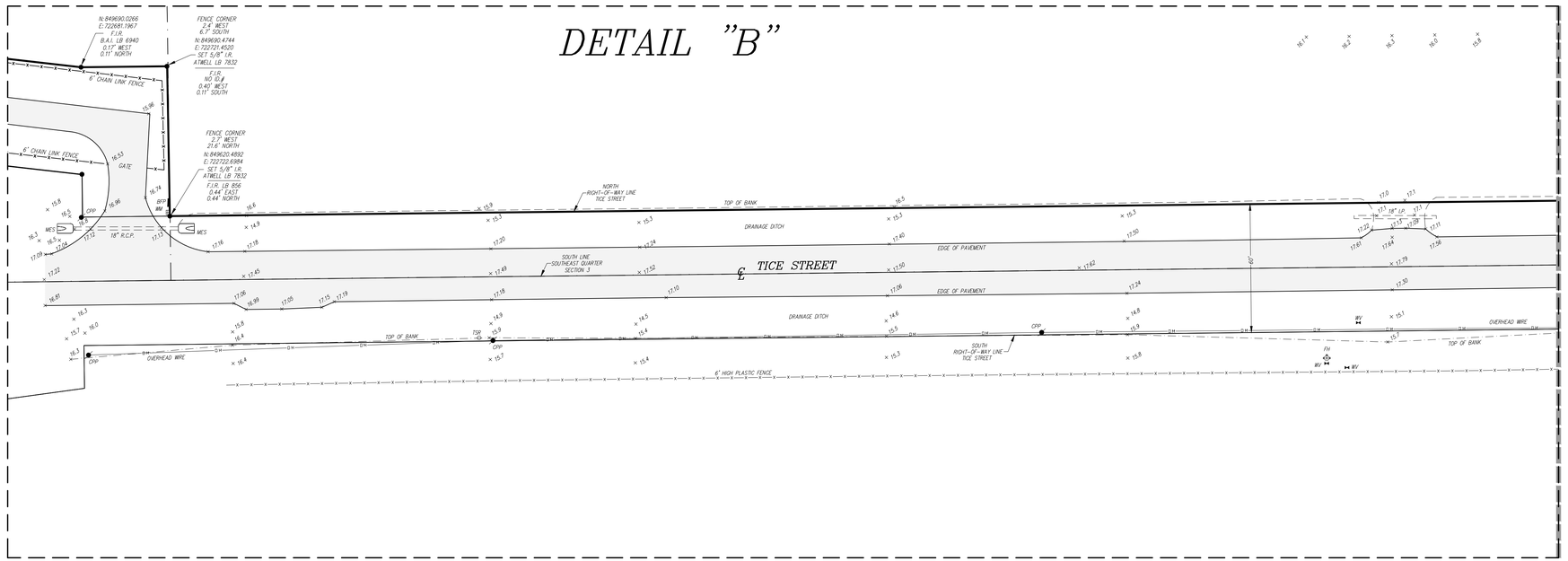
NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

DETAIL "A"



DETAIL "B"



811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTORS; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Lic# 7032

SECTION 23
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE AND I-75

DATE
12-23-2025

REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 3 OF 3

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

LEGEND
(UNLESS OTHERWISE NOTED)

P.G.	INDICATES PAGE
I.R.	INDICATES IRON ROD
I.P.	INDICATES IRON PIPE
℄	INDICATES CENTERLINE
(C)	INDICATES CALCULATED
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
WM	INDICATES WATER METER
ICV	INDICATES CONTROL VALVE
(M)	INDICATES FIELD MEASURED
GWA	INDICATES GUY WIRE ANCHOR
FOR	INDICATES FIBER OPTIC RISER
SMH	INDICATES SANITARY MANHOLE
WPP	INDICATES WOOD POWER POLE
LB	INDICATES LICENSED BUSINESS
ARV	INDICATES AIR RELEASE VALVE
LS	INDICATES LICENSED SURVEYOR
MES	INDICATES MITERED END SECTION
BFP	INDICATES BACKFLOW PREVENTER
F.I.R.	INDICATES FOUND 5/8" IRON ROD,
FOHH	INDICATES FIBER OPTIC HANDHOLE
ID #	INDICATES IDENTIFICATION NUMBER
CPP	INDICATES CONCRETE POWER POLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
TSR	INDICATES TELEPHONE SERVICE RISER
RCP	INDICATES REINFORCED CONCRETE PIPE
L1	INDICATES LINE DATA (SEE LINE TABLE)
C1	INDICATES CURVE DATA (SEE CURVE DATA)
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
(L)	INDICATES BEARING AND/OR DISTANCE EXHIBIT A (SEE LEGAL DESCRIPTION)
(D)	INDICATES BEARING AND/OR DISTANCE PER LEGAL DESCRIPTION PER O.R. 1710, PAGE 122
(SRD)	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS
N:855129.7391 E:721396.4939	INDICATES "STATE PLANE COORDINATES" FLORIDA WEST ZONE NAD 1983/90 (CORS)

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

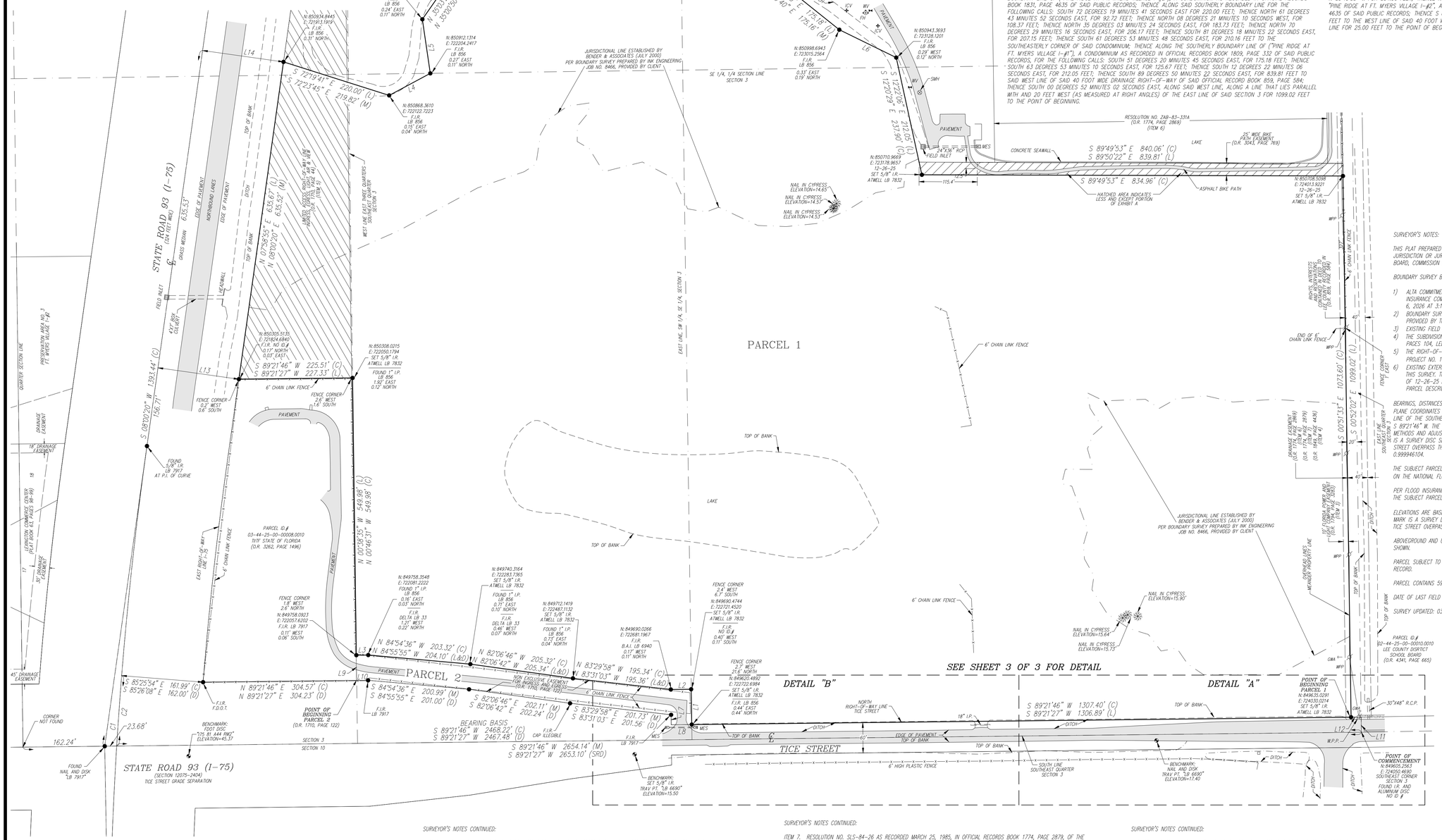
0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1 (L)	N 00°43'05" W	70.00'
L1 (C)	N 01°01'13" W	70.00'
L1 (D)	N 01°01'52" W	70.00'
L2 (C)	S 89°21'46" W	40.26'
L2 (L&D)	S 89°21'27" W	40.26'
L3 (L)	S 89°21'27" W	23.09'
L3 (C)	S 89°21'46" W	23.60'
L4 (L)	N 61°43'52" E	92.72'
L4 (M)	N 61°46'02" E	92.53'
L5 (L)	N 08°21'10" W	108.37'
L5 (M)	N 08°20'46" W	108.34'
L6 (L)	S 63°53'10" E	125.67'
L6 (M)	S 63°53'10" E	125.69'
L7 (C)	S 00°38'14" E	19.75'
L7 (D)	S 00°38'13" E	20.00'
L8 (C)	N 89°21'46" E	40.73'
L8 (D)	N 89°21'27" E	40.73'
L9 (C)	S 00°46'31" E	50.16'
L9 (D)	S 00°53'56" E	50.00'
L10 (C)	N 89°21'46" E	22.63'
L10 (D)	N 89°21'27" E	22.91'
L11 (L)	N 00°52'02" W	30.00'
L11 (C)	N 00°51'33" W	30.00'
L12	S 89°21'27" W	20.00'
L13	N 81°59'40" W	161.99'
L14	N 81°59'40" W	161.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	7639.03'	09°00'00"	1199.93'	1198.70'	N 03°30'20" E
C1 (SRD)	7639.44'	09°00'00"	1199.99'	1198.76'	N 03°30'01" E
C2 (C)	7639.03'	01°03'00"	140.00'	140.00'	N 04°02'36" E
C2 (D)	7639.44'	01°03'04"	140.17'	140.17'	N 04°02'19" E


PARCEL 1
PARCEL 2
STATE ROAD 93 (I-75)
TICE STREET
SEE SHEET 3 OF 3 FOR DETAIL
DETAIL "A"
DETAIL "B"
POINT OF BEGINNING PARCEL 1
POINT OF BEGINNING PARCEL 2
POINT OF COMMENCEMENT
BEARING BASIS
S 89°21'46" W 2468.22' (C)
S 89°21'27" W 2467.48' (D)
S 89°21'46" W 2654.14' (M)
S 89°21'27" W 2653.10' (SRD)
S 89°49'53" E 834.96' (C)
S 89°50'22" E 839.81' (L)
S 89°21'46" W 1307.40' (C)
S 89°21'27" W 1306.89' (L)
S 89°21'46" W 1393.44' (C)
S 89°21'27" W 1394.77' (L)
S 89°21'46" W 225.51' (C)
S 89°21'27" W 227.33' (L)
S 00°38'35" W 549.98' (C)
S 00°46'31" W 549.98' (C)
S 00°53'56" E 1099.02' (L)
S 00°52'02" E 1099.02' (L)
S 00°51'33" E 1073.60' (L)
N 84°54'36" W 203.32' (C)
N 84°55'55" W 204.10' (L&D)
N 82°06'46" W 205.32' (C)
N 82°06'42" W 205.34' (L&D)
N 83°29'58" W 195.34' (C)
N 83°31'03" W 195.36' (L&D)
S 84°54'36" E 200.99' (M)
S 84°55'55" E 201.00' (D)
S 82°06'46" E 202.11' (M)
S 82°06'42" E 202.24' (D)
S 83°29'58" E 201.73' (M)
S 83°31'03" E 201.56' (D)
S 89°21'46" W 225.51' (C)
S 89°21'27" W 227.33' (L)
S 08°20'20" W 156.71'
N 08°20'20" E 156.77'
S 01°58'55" E 635.67' (L)
N 01°58'55" W 635.67' (L)
S 08°10'20" E 635.32' (M)
N 08°10'20" W 635.32' (M)
S 72°19'41" E 220.00' (L)
S 72°23'45" E 219.82' (M)
S 72°19'41" E 217.05' (L)
S 72°23'45" E 217.90' (C)
S 61°53'48" E 210.16' (L)
S 61°52'29" E 210.13' (M)
S 51°20'45" E 175.18' (L)
S 51°19'40" E 175.16' (M)
N 70°29'16" E 206.17' (L)
N 70°32'39" E 206.33' (M)
S 81°18'22" E 207.15' (L)
S 81°18'21" E 207.09' (M)
N 35°10'24" E 183.72' (L)
N 35°10'50" E 183.71' (M)
S 25°25'54" E 161.99' (C)
S 25°26'08" E 162.00' (D)
N 89°21'46" W 304.57' (C)
N 89°21'27" W 304.23' (D)
S 89°49'53" E 834.96' (C)
162.24'
23.68'
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
C1
C2
PARCEL ID # 03-44-25-09-00000.000CE PINE RIDGE AT FT. MYERS VILLAGE I-#2 (O.R. 1831, PAGE 4635)
PARCEL ID # 03-44-25-09-00000.000CE PINE RIDGE AT FT. MYERS VILLAGE I-#1 (O.R. 1809, PAGE 332)
PARCEL ID # 03-44-25-00-00008.0010 TIITF STATE OF FLORIDA (O.R. 3062, PAGE 1496)
PARCEL ID # 02-44-25-00-00010.0010 LEE COUNTY DISTRICT SCHOOL BOARD (O.R. 4341, PAGE 665)
N:851238.5078 E:722488.4697 F.I.R. 0.14' EAST NO ID # 0.27' NORTH
N:851108.1480 E:722878.4995 SET 5/8" I.R. ATWELL LB 7832 F.I.R. CAP ILLEGIBLE 0.78' EAST 0.15' SOUTH
N:851207.2034 E:722693.1819 F.I.R. NO ID # 0.37' EAST 0.23' SOUTH
N:851169.7834 E:722293.9213 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:851019.3260 E:722188.5157 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:850934.8445 E:721911.1919 F.I.R. LB 856 0.31' NORTH
N:850912.1314 E:722204.2417 F.I.R. LB 856 0.27' EAST 0.11' NORTH
N:850868.3610 E:722122.7223 F.I.R. LB 856 0.15' EAST 0.04' NORTH
N:850325.5135 E:721834.6840 F.I.R. NO ID # 0.17' NORTH 0.01' EAST
N:850308.0215 E:722050.1794 SET 5/8" I.R. ATWELL LB 7832
FOUND 1" I.P. LB 856 1.92' EAST 0.12' NORTH
N:849758.3548 E:722081.2222 FOUND 1" I.P. LB 856 0.16' EAST 0.03' NORTH F.I.R. DELTA LB 33 1.21' WEST 0.22' NORTH
N:849758.0923 E:722057.6202 F.I.R. LB 7917 0.11' WEST 0.06' SOUTH
N:849740.3164 E:722283.7365 SET 5/8" I.R. ATWELL LB 7832 FOUND 1" I.P. LB 856 0.71' EAST 0.10' NORTH F.I.R. DELTA LB 33 0.46' WEST 0.07' NORTH
N:849712.1419 E:722487.1132 SET 5/8" I.R. ATWELL LB 7832 FOUND 1" I.P. LB 856 0.73' EAST 0.04' NORTH
N:849690.0266 E:722681.1967 F.I.R. B.A.L. LB 6940 0.17' WEST 0.11' NORTH
N:849620.4744 E:722721.4320 SET 5/8" I.R. ATWELL LB 7832 F.I.R. NO ID # 0.40' WEST 0.11' SOUTH
N:849620.4892 E:722722.6984 SET 5/8" I.R. ATWELL LB 7832 F.I.R. LB 856 0.44' EAST 0.44' NORTH
N:850998.6943 E:723315.2564 F.I.R. LB 856 0.33' EAST 0.19' NORTH
N:850710.9669 E:723178.9657 12-26-25 SET 5/8" I.R. ATWELL LB 7832
N:850708.5098 E:724013.9221 12-26-25 SET 5/8" I.R. ATWELL LB 7832
N:849605.2563 E:724255.4690 SOUTHEAST CORNER SECTION 3 FOUND I.R. AND ALUMINUM DISC NO ID #
N:849650.0291 E:724030.0214 SET 5/8" I.R. ATWELL LB 7832
N:85093.3693 E:723128.1201 F.I.R. LB 856 0.29' WEST 0.12' NORTH
JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY INK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT
RESOLUTION NO. 74B-83-331A (O.R. 1774, PAGE 2869) (ITEM 6)
NON EXCLUSIVE EASTERLY 60' INGRESS AND EGRESS EASEMENT (O.R. 1710, PAGE 122)
SE 1/4, 1/4 SECTION LINE SECTION 3
EAST LINE, SW 1/4, SE 1/4, SECTION 3
WEST LINE EAST THREE QUARTERS SOUTHEAST QUARTER SECTION 3
UNITED STATES GOVT. MONUMENT FOUND 4" BRASS DISK STAMPED "1/4 S3 T44S R25E 1978"
NAIL IN CYPRESS ELEVATION=14.65
NAIL IN CYPRESS ELEVATION=14.57
NAIL IN CYPRESS ELEVATION=14.53
NAIL IN CYPRESS ELEVATION=15.90
NAIL IN CYPRESS ELEVATION=15.64
NAIL IN CYPRESS ELEVATION=15.73
BENCHMARK: FOOT DISC "175 81 A44 RM2" ELEVATION=45.37
BENCHMARK: SET 5/8" I.R. TRAV PT. "LB 6690" ELEVATION=15.50
BENCHMARK: NAIL AND DISK TRAV PT. "LB 6690" ELEVATION=17.40
FOUND NAIL AND DISK "LB 7917"
CORNER NOT FOUND
SECTION 3
SECTION 10
TOWNSHIP 44 SOUTH
RANGE 25 EAST
QUARTER SECTION LINE
PRESERVATION AREA NO. 3 FT. MYERS VILLAGE I-#2
LEHIGH COMMERCE CENTER (PLAT BOOK 63, PAGES 98-99)
18' DRAINAGE EASEMENT
45' DRAINAGE EASEMENT
EAST RIGHT-OF-WAY
6' CHAIN LINK FENCE
PAVEMENT
TOP OF BANK
DITCH
EDGE OF PAVEMENT
NORTHBOUND LANES
SOUTHBOUND LANES
MEDIAN
GRASS
CURB
FIELD INLET
24" RCP
30"X48" R.C.P.
18" I.P.
SOUTH LINE SOUTHEAST QUARTER SECTION 3
NORTH RIGHT-OF-WAY LINE TICE STREET
6' HIGH PLASTIC FENCE
CONCRETE SEAWALL
LAKE
ASPHALT BIKE PATH
25' WIDE BIKE PATH EASEMENT (O.R. 3041, PAGE 769)
HATCHED AREA INDICATES LESS AND EXCEPT PORTION OF EXHIBIT A
RIGHT-OF-WAY LINE AND ACCOMMODATION AREA (O.R. 1774, PAGE 2869) (LEE COUNTY RIGHT-OF-WAY)
DRAINAGE EASEMENT (O.R. 1774, PAGE 2869) (O.R. 1774, PAGE 2879) (O.R. 1849, PAGE 4436) (ITEM 4)
OVERHEAD LINES AND WOOD POLES ARE MEANDER PROPERTY LINE
FENCE CORNER 0.2' WEST 0.6' SOUTH
FENCE CORNER 2.6' WEST 1.6' SOUTH
FENCE CORNER 1.8' WEST 2.6' SOUTH
FENCE CORNER 2.4' WEST 6.7' SOUTH
FENCE CORNER 2.7' WEST 21.6' NORTH
FENCE CORNER 1.6' WEST 0.3' SOUTH
FENCE CORNER 0.2' WEST 0.2' NORTH
END OF 6' CHAIN LINK FENCE
TENT CORNER
EAST LINE SOUTHEAST QUARTER SECTION 3
GWA
WPP
SMH
ICV
WV
FH
MES
CPP
FOH
LAKE
TOP OF BANK
JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY INK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT
POINT OF BEGINNING PARCEL 1
POINT OF COMMENCEMENT
BENCHMARK: NAIL AND DISK TRAV PT. "LB 6690" ELEVATION=17.40
SOUTH LINE SOUTHEAST QUARTER SECTION 3
TICE STREET
DITCH
EDGE OF PAVEMENT
TOP OF BANK
115.4'
60'
40'
20'
45'
FOUND 5/8" I.R. LB 7917 AT P.I. OF CURVE
FOUND 1" I.P. LB 856 0.27' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.15' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 1.92' EAST 0.12' NORTH
FOUND 1" I.P. LB 856 0.16' EAST 0.03' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.33' EAST 0.19' NORTH
FOUND 1" I.P. LB 856 0.29' WEST 0.12' NORTH
FOUND 1" I.P. LB 856 0.44' EAST 0.44' NORTH
FOUND 1" I.P. LB 856 0.40' WEST 0.11' SOUTH
FOUND 1" I.P. LB 856 0.17' EAST 0.10' NORTH
FOUND 1" I.P. LB 856 0.71' EAST 0.10' NORTH
FOUND 1" I.P. LB 856 0.73' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.27' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.15' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

STATE ROAD 93 (I-75)
(SECTION 12075-2404)
TICE STREET GRADE SEPARATION

TICE STREET

SEE SHEET 3 OF 3 FOR DETAIL

DETAIL "A"

DETAIL "B"

SECTION 23
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE/I-75

DATE
12-23-2025

REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 2 OF 3

CAD FILE: 25011604-SRO.DWG

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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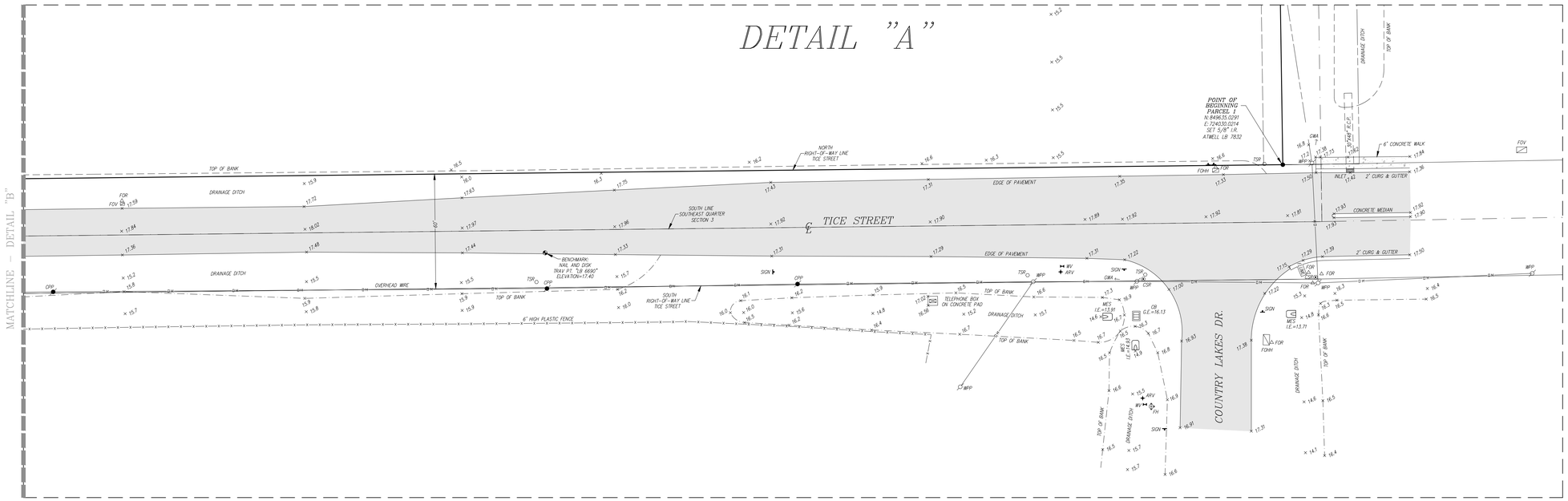
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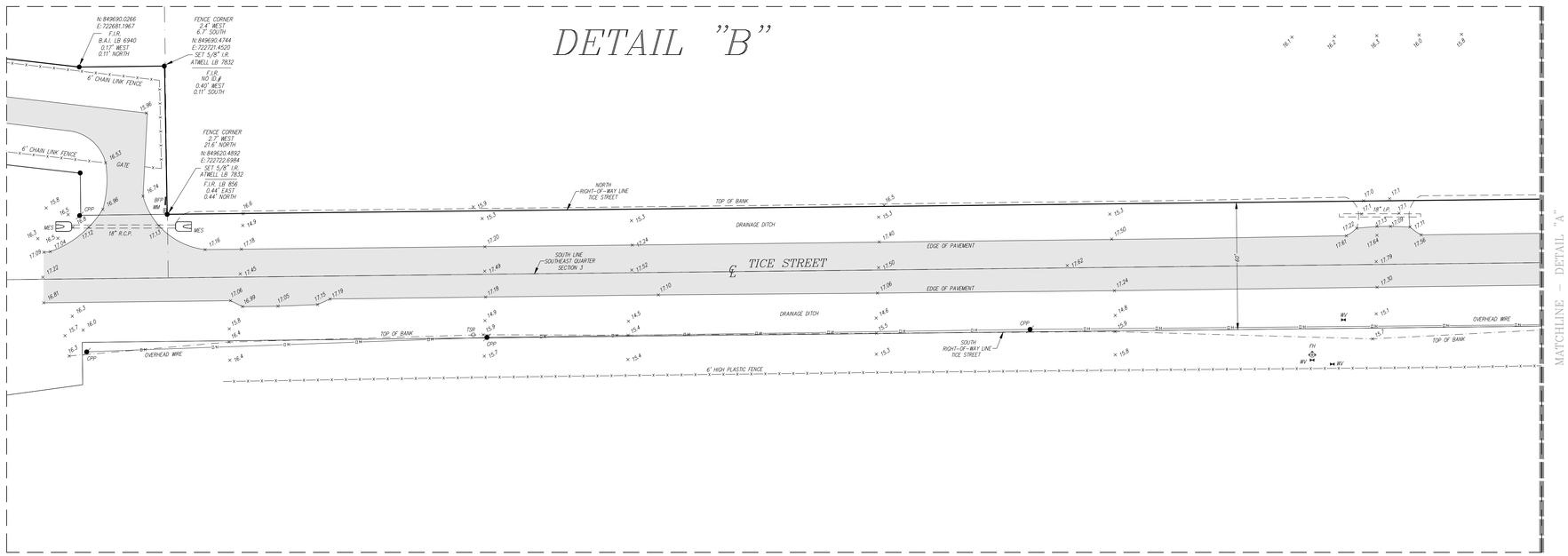
NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

DETAIL "A"



DETAIL "B"



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SHEET NO.
SHEET 3 OF 3

CAD FILE: 25011604-SRV.DWG

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

LEGEND
(UNLESS OTHERWISE NOTED)

P.G.	INDICATES PAGE
I.R.	INDICATES IRON ROD
I.P.	INDICATES IRON PIPE
℄	INDICATES CENTERLINE
(C)	INDICATES CALCULATED
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
WM	INDICATES WATER METER
ICV	INDICATES CONTROL VALVE
(M)	INDICATES FIELD MEASURED
GWA	INDICATES GUY WIRE ANCHOR
FOR	INDICATES FIBER OPTIC RISER
SMH	INDICATES SANITARY MANHOLE
WPP	INDICATES WOOD POWER POLE
LB	INDICATES LICENSED BUSINESS
ARV	INDICATES AIR RELEASE VALVE
LS	INDICATES LICENSED SURVEYOR
MES	INDICATES MITERED END SECTION
BFP	INDICATES BACKFLOW PREVENTER
F.I.R.	INDICATES FOUND 5/8" IRON ROD,
FOHH	INDICATES FIBER OPTIC HANDHOLE
ID #	INDICATES IDENTIFICATION NUMBER
CPP	INDICATES CONCRETE POWER POLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
TSR	INDICATES TELEPHONE SERVICE RISER
RCP	INDICATES REINFORCED CONCRETE PIPE
L1	INDICATES LINE DATA (SEE LINE TABLE)
C1	INDICATES CURVE DATA (SEE CURVE DATA)
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
(L)	INDICATES BEARING AND/OR DISTANCE EXHIBIT A (SEE LEGAL DESCRIPTION)
(D)	INDICATES BEARING AND/OR DISTANCE PER LEGAL DESCRIPTION PER O.R. 1710, PAGE 122
(SRD)	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS
N:855129.7391 E:721396.4939	INDICATES "STATE PLANE COORDINATES" FLORIDA WEST ZONE NAD 1983/90 (CORS)

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

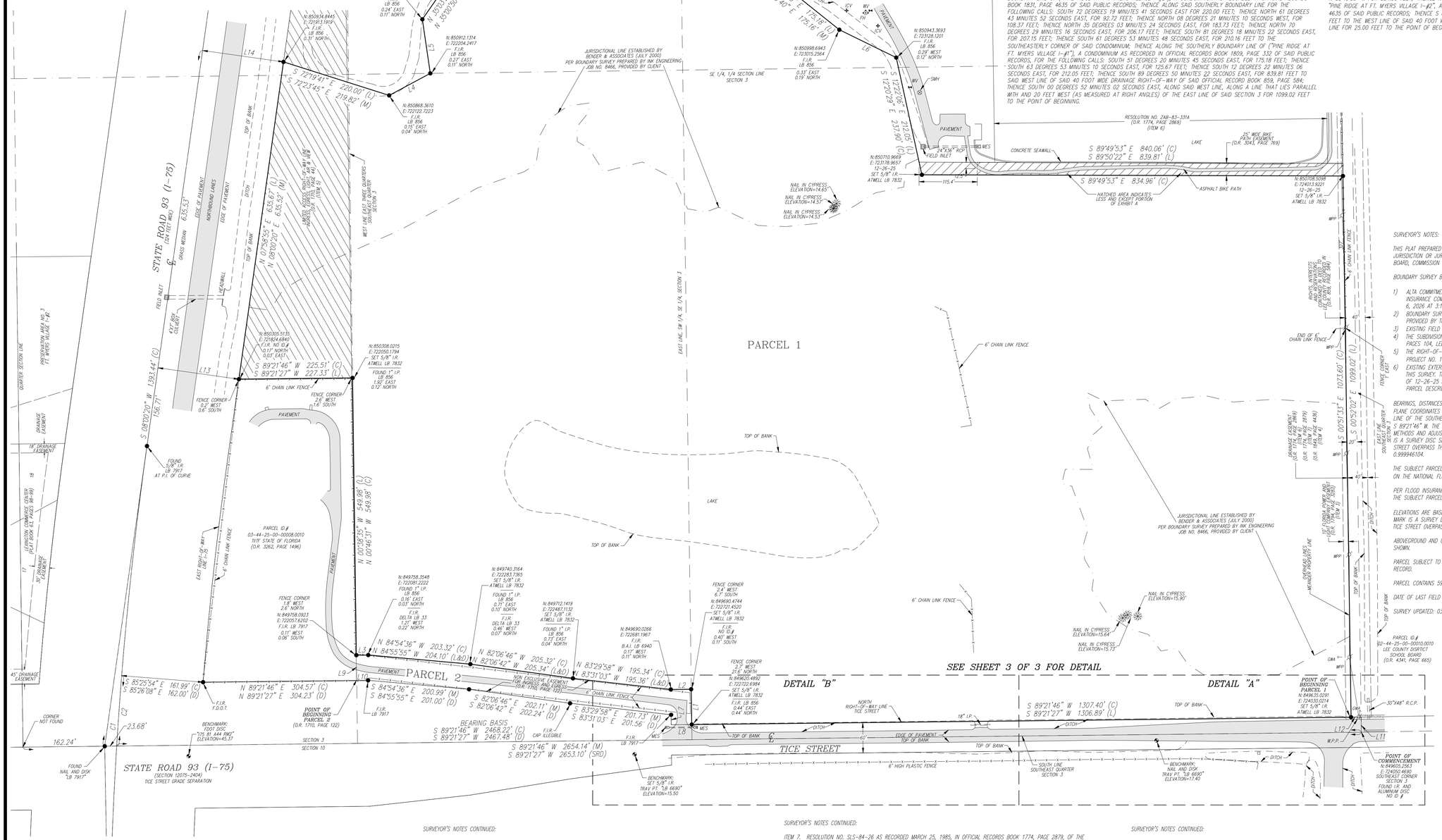
0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1 (L)	N 00°43'05" W	70.00'
L1 (C)	N 01°01'13" W	70.00'
L1 (D)	N 01°01'52" W	70.00'
L2 (C)	S 89°21'46" W	40.26'
L2 (L&D)	S 89°21'27" W	40.26'
L3 (L)	S 89°21'27" W	23.09'
L3 (C)	S 89°21'46" W	23.60'
L4 (L)	N 61°43'52" E	92.72'
L4 (M)	N 61°46'02" E	92.53'
L5 (L)	N 08°21'10" W	108.37'
L5 (M)	N 08°20'46" W	108.34'
L6 (L)	S 63°53'10" E	125.67'
L6 (M)	S 63°53'10" E	125.69'
L7 (C)	S 00°38'14" E	19.75'
L7 (D)	S 00°38'13" E	20.00'
L8 (C)	N 89°21'46" E	40.73'
L8 (D)	N 89°21'27" E	40.73'
L9 (C)	S 00°46'31" E	50.16'
L9 (D)	S 00°53'56" E	50.00'
L10 (C)	N 89°21'46" E	22.63'
L10 (D)	N 89°21'27" E	22.91'
L11 (L)	N 00°52'02" W	30.00'
L11 (C)	N 00°51'33" W	30.00'
L12	S 89°21'27" W	20.00'
L13	N 81°59'40" W	161.99'
L14	N 81°59'40" W	161.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	7639.03'	09°00'00"	1199.93'	1198.70'	N 03°30'20" E
C1 (SRD)	7639.44'	09°00'00"	1199.99'	1198.76'	N 03°30'01" E
C2 (C)	7639.03'	01°03'00"	140.00'	140.00'	N 04°02'36" E
C2 (D)	7639.44'	01°03'04"	140.17'	140.17'	N 04°02'19" E


PARCEL 1
PARCEL 2
STATE ROAD 93 (I-75)
TICE STREET
SEE SHEET 3 OF 3 FOR DETAIL
DETAIL "A"
DETAIL "B"
POINT OF BEGINNING PARCEL 1
POINT OF BEGINNING PARCEL 2
POINT OF COMMENCEMENT
BEARING BASIS
S 89°21'46" W 2468.22' (C)
S 89°21'27" W 2467.48' (D)
S 89°21'46" W 2654.14' (M)
S 89°21'27" W 2653.10' (SRD)
S 89°49'53" E 834.96' (C)
S 89°50'22" E 839.81' (L)
S 89°21'46" W 1307.40' (C)
S 89°21'27" W 1306.89' (L)
S 89°21'46" W 1393.44' (C)
S 89°21'27" W 1394.77' (L)
S 89°21'46" W 225.51' (C)
S 89°21'27" W 227.33' (L)
S 00°38'35" W 549.98' (C)
S 00°46'31" W 549.98' (C)
S 00°53'56" E 1099.02' (L)
S 00°52'02" E 1099.02' (L)
S 00°51'33" E 1073.60' (L)
N 84°54'36" W 203.32' (C)
N 84°55'55" W 204.10' (L&D)
N 82°06'46" W 205.32' (C)
N 82°06'42" W 205.34' (L&D)
N 83°29'58" W 195.34' (C)
N 83°31'03" W 195.36' (L&D)
S 84°54'36" E 200.99' (M)
S 84°55'55" E 201.00' (D)
S 82°06'46" E 202.11' (M)
S 82°06'42" E 202.24' (D)
S 83°29'58" E 201.73' (M)
S 83°31'03" E 201.56' (D)
S 89°21'46" W 225.51' (C)
S 89°21'27" W 227.33' (L)
S 08°20'20" W 156.71'
N 08°20'20" E 156.77'
S 01°58'55" E 635.67' (L)
N 01°58'55" W 635.67' (L)
S 08°10'20" E 635.32' (M)
N 08°10'20" W 635.32' (M)
S 72°19'41" E 220.00' (L)
S 72°23'45" E 219.82' (M)
S 72°19'41" E 217.05' (L)
S 72°23'45" E 217.90' (C)
S 61°53'48" E 210.16' (L)
S 61°52'29" E 210.13' (M)
S 51°20'45" E 175.18' (L)
S 51°19'40" E 175.16' (M)
N 70°29'16" E 206.17' (L)
N 70°32'39" E 206.33' (M)
S 81°18'22" E 207.15' (L)
S 81°18'21" E 207.09' (M)
N 35°10'24" E 183.72' (L)
N 35°10'50" E 183.71' (M)
S 25°25'54" E 161.99' (C)
S 25°26'08" E 162.00' (D)
N 89°21'46" W 304.57' (C)
N 89°21'27" W 304.23' (D)
S 89°49'53" E 834.96' (C)
162.24'
23.68'
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
C1
C2
PARCEL ID # 03-44-25-09-00000.000CE PINE RIDGE AT FT. MYERS VILLAGE I-#2 (O.R. 1831, PAGE 4635)
PARCEL ID # 03-44-25-09-00000.000CE PINE RIDGE AT FT. MYERS VILLAGE I-#1 (O.R. 1809, PAGE 332)
PARCEL ID # 03-44-25-00-00008.0010 TIITF STATE OF FLORIDA (O.R. 3062, PAGE 1496)
PARCEL ID # 02-44-25-00-00010.0010 LEE COUNTY DISTRICT SCHOOL BOARD (O.R. 4341, PAGE 665)
N:851238.5078 E:722488.4697 F.I.R. 0.14' EAST NO ID # 0.27' NORTH
N:851108.1480 E:722878.4995 SET 5/8" I.R. ATWELL LB 7832 F.I.R. CAP ILLEGIBLE 0.78' EAST 0.15' SOUTH
N:851207.2034 E:722693.1819 F.I.R. NO ID # 0.37' EAST 0.23' SOUTH
N:851169.7834 E:722293.9213 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:851019.3260 E:722188.5157 F.I.R. LB 856 0.24' EAST 0.11' NORTH
N:850934.8445 E:721911.1919 F.I.R. LB 856 0.31' NORTH
N:850912.1314 E:722204.2417 F.I.R. LB 856 0.27' EAST 0.11' NORTH
N:850868.3610 E:722122.7223 F.I.R. LB 856 0.15' EAST 0.04' NORTH
N:850325.5135 E:721834.6840 F.I.R. NO ID # 0.17' NORTH 0.01' EAST
N:850308.0215 E:722050.1794 SET 5/8" I.R. ATWELL LB 7832
FOUND 1" I.P. LB 856 1.92' EAST 0.12' NORTH
N:849758.3548 E:722081.2222 FOUND 1" I.P. LB 856 0.16' EAST 0.03' NORTH F.I.R. DELTA LB 33 1.21' WEST 0.22' NORTH
N:849758.0923 E:722057.6202 F.I.R. LB 7917 0.11' WEST 0.06' SOUTH
N:849740.3164 E:722283.7365 SET 5/8" I.R. ATWELL LB 7832 FOUND 1" I.P. LB 856 0.71' EAST 0.10' NORTH F.I.R. DELTA LB 33 0.46' WEST 0.07' NORTH
N:849712.1419 E:722487.1132 SET 5/8" I.R. ATWELL LB 7832 FOUND 1" I.P. LB 856 0.73' EAST 0.04' NORTH
N:849690.0266 E:722681.1967 F.I.R. B.A.L. LB 6940 0.17' WEST 0.11' NORTH
N:849620.4744 E:722721.4320 SET 5/8" I.R. ATWELL LB 7832 F.I.R. NO ID # 0.40' WEST 0.11' SOUTH
N:849620.4892 E:722722.6984 SET 5/8" I.R. ATWELL LB 7832 F.I.R. LB 856 0.44' EAST 0.44' NORTH
N:850998.6943 E:723315.2564 F.I.R. LB 856 0.33' EAST 0.19' NORTH
N:850710.9669 E:723178.9657 12-26-25 SET 5/8" I.R. ATWELL LB 7832
N:850708.5098 E:724013.9221 12-26-25 SET 5/8" I.R. ATWELL LB 7832
N:849605.2563 E:724255.4690 SOUTHEAST CORNER SECTION 3 FOUND I.R. AND ALUMINUM DISC NO ID #
N:849650.0291 E:724030.0214 SET 5/8" I.R. ATWELL LB 7832
N:85093.3693 E:723128.1201 F.I.R. LB 856 0.29' WEST 0.12' NORTH
JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY INK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT
RESOLUTION NO. 74B-83-331A (O.R. 1774, PAGE 2869) (ITEM 6)
NON EXCLUSIVE EASTERLY 60' INGRESS AND EGRESS EASEMENT (O.R. 1710, PAGE 122)
SE 1/4, 1/4 SECTION LINE SECTION 3
EAST LINE, SW 1/4, SE 1/4, SECTION 3
WEST LINE EAST THREE QUARTERS SOUTHEAST QUARTER SECTION 3
UNITED STATES GOVT. MONUMENT FOUND 4" BRASS DISK STAMPED "1/4 S3 T44S R25E 1978"
NAIL IN CYPRESS ELEVATION=14.65
NAIL IN CYPRESS ELEVATION=14.57
NAIL IN CYPRESS ELEVATION=14.53
NAIL IN CYPRESS ELEVATION=15.90
NAIL IN CYPRESS ELEVATION=15.64
NAIL IN CYPRESS ELEVATION=15.73
BENCHMARK: FOOT DISC "175 81 A44 RM2" ELEVATION=45.37
BENCHMARK: SET 5/8" I.R. TRAV PT. "LB 6690" ELEVATION=15.50
BENCHMARK: NAIL AND DISK TRAV PT. "LB 6690" ELEVATION=17.40
FOUND NAIL AND DISK "LB 7917"
CORNER NOT FOUND
SECTION 3
SECTION 10
TOWNSHIP 44 SOUTH
RANGE 25 EAST
QUARTER SECTION LINE
PRESERVATION AREA NO. 3 FT. MYERS VILLAGE I-#2
LEHIGH COMMERCE CENTER (PLAT BOOK 63, PAGES 98-99)
18' DRAINAGE EASEMENT
45' DRAINAGE EASEMENT
EAST RIGHT-OF-WAY
6' CHAIN LINK FENCE
PAVEMENT
TOP OF BANK
DITCH
EDGE OF PAVEMENT
NORTHBOUND LANES
SOUTHBOUND LANES
MEDIAN
GRASS
CURB
FIELD INLET
24" RCP
30"X48" R.C.P.
18" I.P.
SOUTH LINE SOUTHEAST QUARTER SECTION 3
NORTH RIGHT-OF-WAY LINE TICE STREET
6' HIGH PLASTIC FENCE
CONCRETE SEAWALL
LAKE
ASPHALT BIKE PATH
25' WIDE BIKE PATH EASEMENT (O.R. 3041, PAGE 769)
HATCHED AREA INDICATES LESS AND EXCEPT PORTION OF EXHIBIT A
RIGHT-OF-WAY LINE AND ACCOMMODATION AREA (O.R. 1774, PAGE 2869) (LEE COUNTY RIGHT-OF-WAY)
DRAINAGE EASEMENT (O.R. 1774, PAGE 2869) (O.R. 1774, PAGE 2879) (O.R. 1849, PAGE 4436) (ITEM 4)
OVERHEAD LINES AND WOOD POLES ARE MEANDER PROPERTY LINE
FENCE CORNER 0.2' WEST 0.6' SOUTH
FENCE CORNER 2.6' WEST 1.6' SOUTH
FENCE CORNER 1.8' WEST 2.6' SOUTH
FENCE CORNER 2.4' WEST 6.7' SOUTH
FENCE CORNER 2.7' WEST 21.6' NORTH
FENCE CORNER 1.6' WEST 0.3' SOUTH
FENCE CORNER 0.2' WEST 0.2' NORTH
END OF 6' CHAIN LINK FENCE
TENT CORNER
EAST LINE SOUTHEAST QUARTER SECTION 3
GWA
WPP
SMH
ICV
WV
FH
MES
CPP
FOH
LAKE
TOP OF BANK
JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY INK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT
POINT OF BEGINNING PARCEL 1
POINT OF COMMENCEMENT
BENCHMARK: NAIL AND DISK TRAV PT. "LB 6690" ELEVATION=17.40
SOUTH LINE SOUTHEAST QUARTER SECTION 3
TICE STREET
DITCH
EDGE OF PAVEMENT
TOP OF BANK
115.4'
60'
40'
20'
45'
FOUND 5/8" I.R. LB 7917 AT P.I. OF CURVE
FOUND 1" I.P. LB 856 0.27' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.15' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 1.92' EAST 0.12' NORTH
FOUND 1" I.P. LB 856 0.16' EAST 0.03' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.33' EAST 0.19' NORTH
FOUND 1" I.P. LB 856 0.29' WEST 0.12' NORTH
FOUND 1" I.P. LB 856 0.44' EAST 0.44' NORTH
FOUND 1" I.P. LB 856 0.40' WEST 0.11' SOUTH
FOUND 1" I.P. LB 856 0.17' EAST 0.10' NORTH
FOUND 1" I.P. LB 856 0.71' EAST 0.10' NORTH
FOUND 1" I.P. LB 856 0.73' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.27' EAST 0.11' NORTH
FOUND 1" I.P. LB 856 0.15' EAST 0.04' NORTH
FOUND 1" I.P. LB 856 0.24' EAST 0.11

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GRAPHIC SCALE 1" = 100'

STATE ROAD 93 (I-75)
(SECTION 12075-2404)
TICE STREET GRADE SEPARATION

TICE STREET

SEE SHEET 3 OF 3 FOR DETAIL

DETAIL "A"

DETAIL "B"

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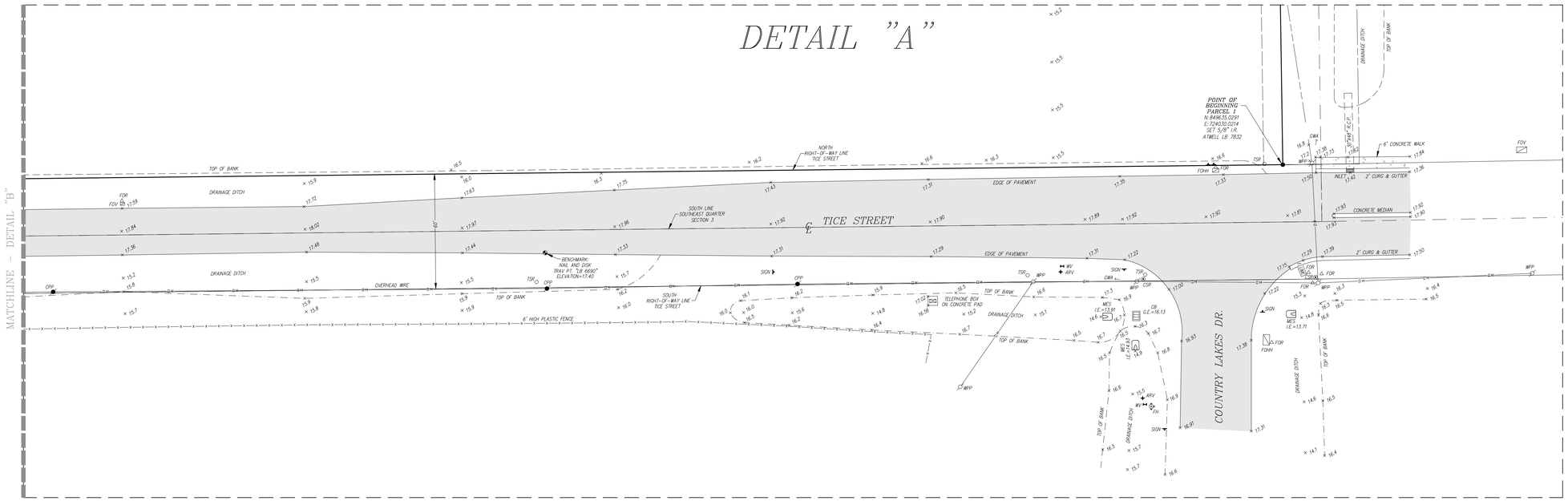
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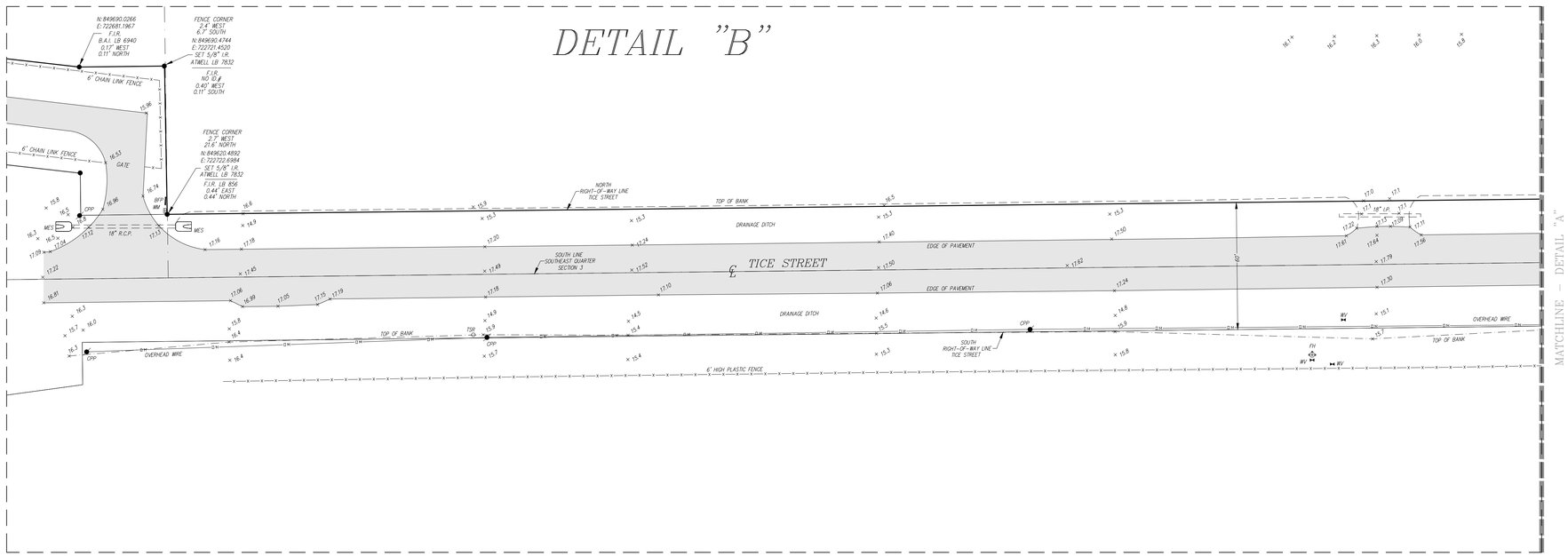
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QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE AND I-75

DATE
12-23-2025

REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 3 OF 3

CAD FILE: 25011604-SRV.DWG

THE LAW OFFICE OF
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Andrea Holloway
Paul Krasker
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Jeffrey Hochfelsen

FROM THE DESK OF PAUL A. KRASKER
Direct Line: (561) 515-2929
Email: pkrasker@kraskerlaw.com

Of Counsel:
Andrea C. D'Addario
Eleanor B. Halperin

April 6, 2026

Lee County Board of County Commissioners
2115 Second St #207
Fort Myers, FL 33901

Re: Opinion of Title for the real property located at 5281 Tice St, Fort Myers, FL 33905, having a tax identification number of 03-44-25-L3-00008.0000; the real property located at an undetermined address, having a tax identification number of 08-45-27-00-00004.0000; both being more particulary described in **Exhibit "A"** attached hereto and made a part hereof (the "Property")

To Whom It May Concern:

I am an attorney licensed and eligible to practice law in the State of Florida and I have examined the Quarles & Brady, LLP Owner's Policy prepared and issued by Old Republic National Title Insurance Company dated January 6, 2026 and having Policy Number OYFL-08506103, covering the period through January 6, 2026 @ 3:13 p.m. (the "Policy") attached hereto as **Exhibit "B"**.

Based upon the Policy and the Warranty Deed recorded January 6, 2026 as instrument number 2026000002668 of the Public Records of Lee County, Florida, I am of the opinion that as of April 6, 2026, good and marketable fee simple title to the Property is vested in Tice Street Development, LLC, a Florida limited liability company, subject only to those exeptions listed in Exhibit B of the Policy.

Lastly, there are no back taxes due and the 2025 real property taxes are showing as paid.

This Opinion of Title is provided to satisfy the requirements of Florida Statutes Section 177.041 and Lee County Land Administrative Code AC-13-19.

Should you have any questions and/or concerns, please do not hesitate to contact me. Thank you.

Sincerely,

Paul A. Krasker, P.A.

Enclosure

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS ; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 81°18'21" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
www.atwell-group.com

(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 59.85 ACRES MORE OR LESS.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS I75 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED: 03-10-2026.

_____

ALLEN M. VOSE III
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

ATWELL
866.850.4200 www.atwell-group.com
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832

SKETCH OF DESCRIPTION

OF

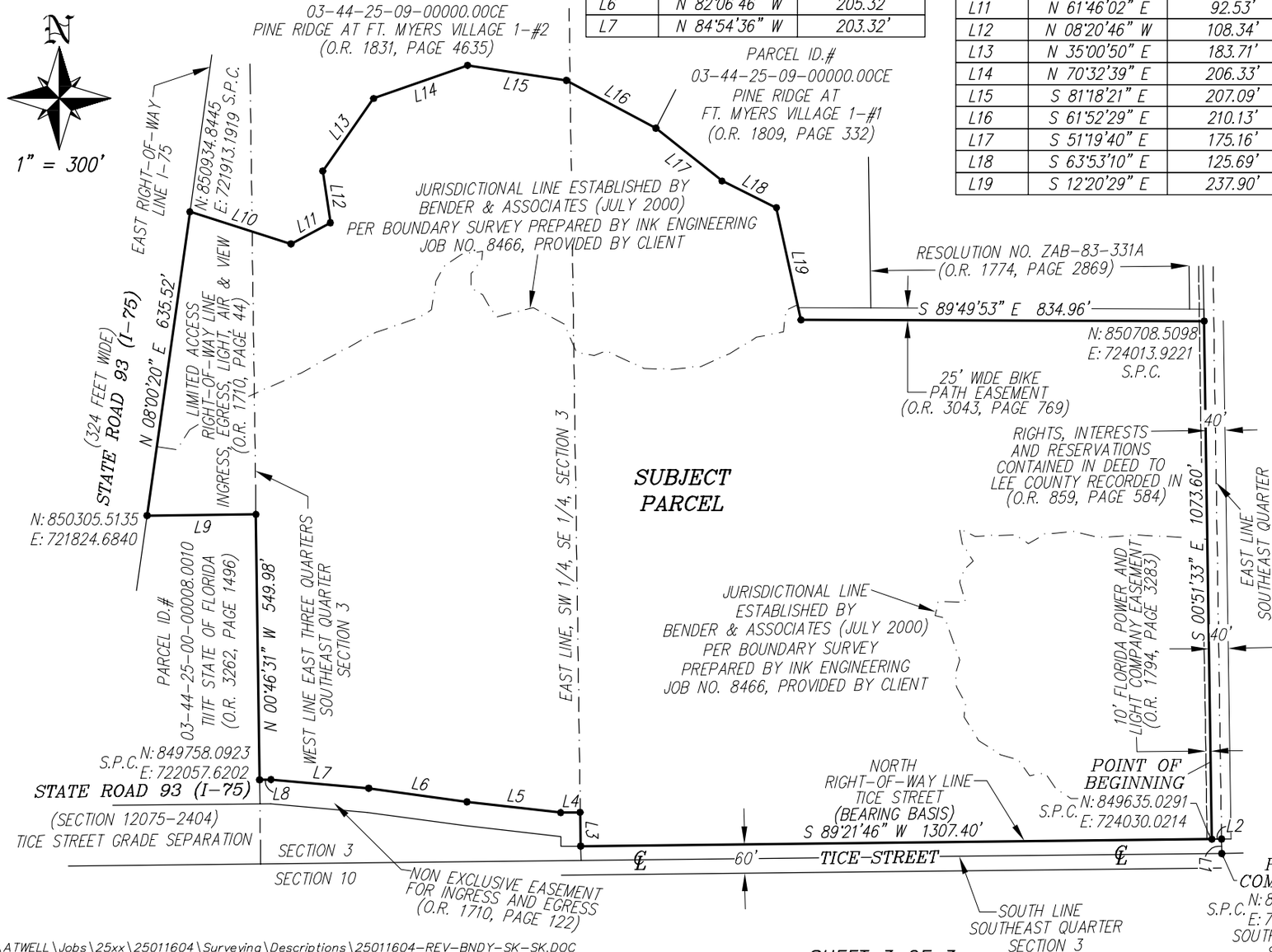
A TRACT OR PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'33" W	30.00'
L2	S 89°21'46" W	20.00'
L3	N 01°01'13" W	70.00'
L4	S 89°21'46" W	40.26'
L5	N 83°29'58" W	195.34'
L6	N 82°06'46" W	205.32'
L7	N 84°54'36" W	203.32'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 89°21'46" W	23.60'
L9	S 89°21'46" W	225.51'
L10	S 72°23'45" E	219.82'
L11	N 61°46'02" E	92.53'
L12	N 08°20'46" W	108.34'
L13	N 35°00'50" E	183.71'
L14	N 70°32'39" E	206.33'
L15	S 81°18'21" E	207.09'
L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'



LEGEND:

℄	INDICATES CENTERLINE
D.B.	INDICATES DEED BOOK
I.N.	INDICATES INSTRUMENT NUMBER
O.R.	INDICATES OFFICIAL RECORDS BOOK
S.P.C.	INDICATES STATE PLANE COORDINATE
L1	INDICATES LINE 1 OF THE LINE TABLE
CORS	INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS 175 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

ALLEN M. VOSE III
LICENSE NUMBER 7191
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SEE SHEET 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191

- SKETCH PREPARED: 03-10-2026
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DWG

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026
Docusign Envelope ID: 6302098C-BFBE-44CD-AD94-AEEEF871F1B6

ALTA OWNER'S POLICY OF TITLE INSURANCE with FLORIDA MODIFICATIONS

Policy Number **OYFL-08506103** **File Number: 182803.00002**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
   b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

Policy Issuer:
QUARLES & BRADY, LLP
1395 PANTHER LANE, #300
NAPLES, FL 34109
PHONE: (239) 434-4910

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest Kurt Lewis Secretary

Signed by:
Amanda K. Barritt
3BDBFBBCFCC848D...
Authorized Officer or Agent

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026
Docusign Envelope ID: 6302098C-BFBE-44CD-AD94-AEEEF871F1B6

3. Unmarketable Title.
4. No right of access to and from the Land..
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
    a. the occupancy, use, or enjoyment of the Land;
    b. the character, dimensions, or location of an improvement on the Land;
    c. the subdivision of the Land; or
    d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
    a. of the exercise described in an Enforcement Notice; or
    b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
        ii. voidable transfer under the Uniform Voidable Transactions Act; or
    b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
        i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
        ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

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

EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
        i. the occupancy, use, or enjoyment of the Land;
        ii. the character, dimensions, or location of any improvement on the Land;
        iii. the subdivision of land; or
        iv. environmental remediation or protection.
    b. any governmental forfeiture, police, regulatory, or national security power.
    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

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Docusign Envelope ID: 6302098C-BFBE-44CD-AD94-AEEEF871F1B6

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
    a. created, suffered, assumed, or agreed to by the Insured Claimant;
    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    c. resulting in no loss or damage to the Insured Claimant;
    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    a. fraudulent conveyance or fraudulent transfer;
    b. voidable transfer under the Uniform Voidable Transactions Act; or
    c. preferential transfer:
        i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
        ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

a. "Affiliate": An Entity:
    i. that is wholly owned by the Insured;
    ii. that wholly owns the Insured; or
    iii. if that Entity and the Insured are both wholly owned by the same person or entity.

b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.

c. "Date of Policy": The Date of Policy stated in Schedule A.

d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
    i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
    ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
    iii. asserts a right to enforce a PACA-PSA Trust.

f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.

g. "Insured":
    i. (a) The Insured named in Item 1 of Schedule A;
    (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
(1) an Affiliate;
(2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
(3) a spouse who receives the Title because of a dissolution of marriage;
(4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
(5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

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

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

a. retains an estate or interest in the Land;
b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

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

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

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

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

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

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ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,

   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

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

d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.

15. SEVERABILITY

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

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

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b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent:	Quarles & Brady, LLP
Issuing Office:	1395 Panther Lane, #300 Naples, FL 34109
Issuing Office File Number:	182803.00002
ORT File No.:	25118214
Property Address:	5281 Tice St, Fort Myers, FL 33905

SCHEDULE A
Owners Policy

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
Send all Notices to: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

Policy Number: **OYFL-08506103**

Amount of Insurance:	$4,000,000.00
Date of Policy:	January 6, 2026 at 03:13 pm

1. **The Insured is:**

   Tice Street Development, LLC, a Florida limited liability company

2. **The estate or interest in the Land insured by this policy is:**

   Fee Simple and Easement interest

3. **The Title is vested in:**

   Tice Street Development, LLC, a Florida limited liability company

4. **The land is described as follows:**

   See Attached Legal Description

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SCHEDULE B

OWNERS POLICY

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

2. Lee County Ordinances 86-14, 86-38,11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes for improved land.

3. Easement granted to Florida Power & Light Company as recorded July 22, 1985 in Official Records Book 1794, Page 3283, of the Public Records of Lee County, Florida.

4. Notice of Development Order as recorded June 6, 1986 in Official Records Book 1849, Page 4436, of the Public Records of Lee County, Florida.

5. The property described in the deed recorded in Official Records Book 1710, Page 44 is without the rights of ingress, egress, light, air & view as reserved by the State of Florida and described in said deed.

6. Resolution No. ZAB-83-331A as recorded March 25, 1985 in Official Records Book 1774, Page 2869, of the Public Records of Lee County, Florida.

7. Resolution No. SLS-84-26 as recorded March 25, 1985 in Official Records Book 1774, Page 2879, of the Public Records of Lee County, Florida.

8. Intentionally Deleted.

9. Notice of Development Order as recorded April 23, 2009 in Official Records Instrument No. 2009000108445, of the Public Records of Lee County, Florida.

10. Notice of Environmental Resource or Surface Water Management Permit as recorded September 12, 2011 in Official Records Instrument No. 2011000200044, of the Public Records of Lee County, Florida.

11. Notice of Environmental Resource Permit as recorded August 31, 2020 in Official Records Instrument No. 2020000205125, of the Public Records of Lee County, Florida.

12. Intentionally Deleted.

13. Intentionally Deleted.

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14. Intentionally Deleted.

Note: All the recording information contained herein refers to the Public Records of Lee County, Florida, unless otherwise specified. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of said county, unless otherwise indicated.

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ORT File No. 25118214
Agent File No.: 182803.00002
Policy No.: OYFL-08506103

EXHIBIT "A"

A Parcel of land lying in Section 3, Township 44 South, Range 25 East, Lee County, Florida, being described as follows: From the point of commencement being the Southeast corner of said Section 3; thence North 00 deg 52'02" West, along the East line of said Section 3 for 30.00 feet to the Northerly right-of-way line of Tice Street (30 feet from centerline); thence South 89 deg 21'27" West, along said right-of-way line for 20.00 feet to the West line of a 40 foot wide drainage right-of-way as described in Official Records Book 859, Page 584 of the Public Records of Lee County, Florida, and the Point of Beginning.
From said Point of Beginning; thence continue South 89 deg 21'27" West, along said Northerly right-of-way of Tice Street for 1306.89 feet to the East line of the lands described in Official Records Book 1710, Page 122 of said Public Records; thence North 00 deg 43'05"West, along said East line, along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 3 for 70.00 feet to the Northerly line of said described lands; thence South 89 deg 21'27" West, along said Northerly line for 40.26 feet; thence North 83 deg 31'03" West, along said Northerly line for 195.36 feet; thence North 82 deg 06'42" West, along said Northerly line for 205.34 feet; thence North 84 deg 55'55" West, along said Northerly line for 204.10 feet; thence South 89 deg 21'27" West, along said Northerly line for 23.09 feet to the West line of the East 1/2 of the West 1/2 of the Southeast 1/4 of said Section 3; thence North 00 deg 38'35" West, along said West line for 549.98 feet to the South line of the lands described in Official Records Book 1710, Page 44 through 46 of said Public Records; thence South 89 deg 21'27" West, along said South line for 227.33 feet to the Easterly limited access right-of-way line of State Road Number 93 (I-75); thence North 07 deg 58'55" East, along said Easterly right-of-way line for 635.67 feet to the Southerly boundary line of ("Pine Ridge at Ft. Myers Village 1-#2"), a condominium as recorded in Official Records Book 1831, Page 4635 of said Public Records; thence along said Southerly boundary line for the following calls: South 72 deg 19'41" East for 220.00 feet; thence North 61 deg 43'52" East, for 92.72 feet; thence North 08 deg 21'10" West, for 108.37 feet; thence North 35 deg 03'24" East, for 183.73 feet; thence North 70 deg 29'16" East, for 206.17 feet; thence South 81 deg 18'22" East, for 207.15 feet; thence South 61 deg 53'48" East, for 210.16 feet to the Southeasterly corner of said condominium; thence along the Southerly boundary line of ("Pine Ridge at Ft. Myers Village I-#1"), a condominium as recorded in Official Records Book 1809, Page 332 of said Public Records, for the following calls: South 51 deg 20'45" East, for 175.18 feet; thence South 63 deg 53'10" East, for 125.67 feet; thence South 12 deg 22'06" East, for 212.05 feet; thence South 89 deg 50'22" East, for 839.81 feet to said West line of said 40 foot wide drainage right-of-way of said Official Record Book 859, Page 584; thence South 00 deg 52'02" East, along said West line, along a line that lies parallel with and 20 feet West (as measured at right angles) of the East line of said Section 3 for 1099.02 feet to the Point of Beginning.

Together with that certain Easement for ingress and egress as reserved in Deed recorded in Official Records Book 1710, Page 122, of the Public Records of Lee County, Florida, being described as follows:

That part of the South 1/2 of the Southeast 1/4 of Section 3, Township 44 South, Range 25 East, Lee County, Florida. Being described as follows:
Commence on the Southerly boundary of Section 3, Township 44 South, Range 25 East, at a point 2467.48 feet South 89°21'27" West of the Southeast corner of said Section 3, said point being on a curve concave to the Easterly having a radius of 7639.44 feet; thence from a tangent bearing of North 03°30'47" East run Northerly along said curve 140.17 feet through an angle of 01°03'04"; thence South 85°26'08" East 162.00 feet; thence North 89°21'27" East 304.23 feet to a point of beginning; continue thence North 89°21'27" East 22.91 feet; thence South 84°55'55" East 201.00 feet; thence South 82°06'42" East 202.24 feet; thence South 83°31'03" East 201.56 feet; thence South 0°38'33" East 20.00 feet; thence North 89°21'27" East 40.73 feet; thence North 01°01'32" West 70.00 feet; thence South 89°21'27" West 40.26 feet; thence North 83°31'03" West 195.36 feet; thence North 82°06'42" West 205.34 feet; thence North 84°55'55" West 204.10 feet; thence South 89'21'27" West 23.13 feet; thence South 0°53'56" East 50.00 feet to the point of beginning.

Less and Except:
A tract or parcel of land situated in the State of Florida, County of Lee, lying in the Southeast Quarter of Section 3, Township 44 South, Range 25 East, being further bound and described as follows:
Commencing at the Southeast corner of said Section 3; thence N 00°51'33" W along the East line of Section 3 for 30.00 feet to the North Right-of-Way line of Tice Street; thence S 89°21'46" W along said North Right-of-Way line for 20.00 feet to the West line of a drainage easement (40 feet wide) as described in Official Records Book 859 at page 584 of the

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Public Records of Lee County, Florida; thence N 00°51’33” W along said West line for 1073.60 feet to the Point of Beginning; thence N 89°49’53” W for 834.96 feet; thence N 12°20’29” W for 25.61 feet to the Southerly boundary line of "Pine Ridge at Ft. Myers Village I-#2", a Condominium as recorded in Official Records Book 1831, page 4635 of said Public Records; thence S 89°49’53” E along said Southerly boundary line for 840.06 feet to the West line of said 40 foot wide drainage easement; thence S 00°51’33” E along said West line for 25.00 feet to the Point of Beginning.

Bearing are based on the North Right-of-Way line of Tice Street as bearing S 89°21'46" W

Quattrone & Associates, Inc.

LIST OF DEVIATIONS AND JUSTIFICATION

TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

Landscape Standards & Open Space

DEVIATION 1
Relief from LDC §10-415(a) Open Space. Deviation from the requirement that all Large Industrial Developments must provide a minimum of 20% open space to allow the ±19 acres of Conservation Easement and Lake Tract parcels to be credited toward the open space as a whole and reduce the requirement to 10% industrial uses on individual parcels.

JUSTIFICATION: The Conservation Easement and Lake Tract are privately owned, not eminent domain. The overall parcel is ±59.85 acres and the Conservation Easement and Lake Tract account for ±19 acres which is 31.5% of the overall parcel.

Street Design & Construction Standards

DEVIATION 2
Relief from LDC §10-296(e)(1)d. Tree and Palm Spacing in Roadway Planting Areas (Street Trees). Deviate from the requirement that Street Trees must be planted on both sides of the road, that palm trees may only be substituted for a maximum of 50 percent of the required small trees, and that the trees must be spaced evenly along the frontage and not clustered, to allow the trees required per this section of the code to be planted on one side of the road, to allow 100 percent of the trees to be palm trees, and to allow the palm trees to be clustered.

JUSTIFICATION: The proposed deviation will prevent and/or minimize conflicts between the Street Trees and water mains. Most roadways have a parallel water main located on one side of the road that is typically placed midway between the curb and the right-of-way line. Both the Lee County Land Development Code and the Lee County Utilities Design Manual (Section 2.2E.5.d) require a separation of 10 feet for canopy trees and 5 feet for palm trees from all utility lines. The purpose of planting the trees on only one side of the road is to allow the trees to be placed on the side of the road that does not have the watermain. The purpose of allowing only palm trees is to further avoid conflicts with utility lines that may be present in the adjacent PUE and/or minimize conflicts when there are other utility lines installed in the right-of-way (i.e. force mains). The purpose of allowing the palm trees to be clustered is avoid potential line-of-sight conflicts that may occur if the trees are evenly spaced.

Quattrone & Associates, Inc.

DEVIATION 3

Relief from LDC §10-256 Bikeways and Pedestrian Ways and §10-296(e)(1) Street Design and Construction Standards, Road Design, Urban Roadway; which requires new developments to construct required bikeway and pedestrian facilities and for Urban Local Streets in Industrial Development land use areas to have 20 feet of pavement (10' lane widths), 8-foot Planting Strip, and a 6 foot wide Pedestrian Facility (sidewalk) to allow internal row require a 6-foot wide pedestrian facility (sidewalk) only on one side of the right of way.

JUSTIFICATION: The proposed site plan ensures that each lot will have direct frontage on a sidewalk, providing adequate pedestrian access throughout the development. The proposed single-side sidewalk will provide adequate pedestrian accommodation and connectivity for the low pedestrian demand associated with warehouse, distribution, and light industrial uses, in the development while maintaining consistency.

The alternative proposed is not inconsistent with Lee Plan Goal 39 and Policy 39.2.1 in that the industrial park still provides interconnectivity by still providing sidewalks on one side of the proposed roads and by having sidewalks in front of the proposed building that interconnect to the sidewalks adjacent to the proposed roads.

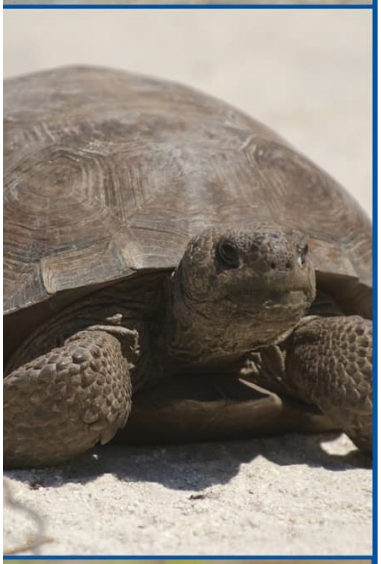
Quattrone & Associates, Inc.

DEVIATION 4

Relief from LDC §10-296(k)(1) Cul-de-Sacs. Deviation from the requirement that requires dead-end streets to be closed at one end by a circular turnaround for vehicles; to allow the internal roads and/or accessways to be constructed without cul-de-sacs.

JUSTIFICATION: The dead-end roads and/or accessway or any phased road or accessway will be designed to allow vehicles and emergency vehicles to turn around using a hammer head road configuration which are typically approved by fire departments and have been previously approved for other projects in the County. The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare.







TICE INDUSTRIAL PARK

Protected Species Survey

FORT MYERS, FLORIDA 33912
SECTION 03, TOWNSHIP 44, RANGE 25 EAST

Prepared For:

Earth Tech Enterprises
c/o Chris Gehrig
6180 Federal Court
Fort Myers, FL 33905

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

March 25, 2026

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4.0 EXISTING SITE CONDITIONS 4
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APPEDICIES

Appendix A Exhibits:
Location Map
Aerial Map
FLUCCS Map
Transect and Results Map
Bald Eagle Map
Crested Caracara Map
Florida Black Bear Map
Florida Bonneted Bat Map
Florida Panther Map

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1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted an assessment for protected species on the property referred to as Tice Environmental Park (Subject Property) prior to development. The assessment included a desktop review and field visit to evaluate the Subject Property for the potential presence and utilization of protected species based on the Florida Land Use, Cover and Forms Classification System (FLUCCS; FDOT, 1999). The field assessment occurred on March 23, 2026. A Protected Species Assessment was conducted in September 2019 by DexBender and did not identify any protected species on the property.

Under the Endangered Species Act of 1973, it is unlawful to "take" (harass, harm, capture, kill, etc.) a federally or state listed threatened or endangered species (16 U.S.C. 1531-1544). For the purposes of this report, protected species include federally and state listed threatened, endangered and special concern plant and animal species.

2.0 PROJECT LOCATION

The Subject Property consists of one parcel (STRAP # 03-44-25-L3-00008.0000) located in Lee County, Florida. The Subject property is located in the northeast quadrat of I-75 and Tice Street, approximately 0.90 miles south of Palm Beach Boulevard. According to the property boundary obtained from Earth Tech Enterprises, the Subject Property totals approximately 60.33 acres. See Appendix A for a Location Map and Aerial Map.

3.0 SPECIES SURVEY METHODS & MATERIALS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photographs available (Lee County 2025) and designated a FLUCCS code (see Appendix A for a FLUCCS Map). The resulting FLUCCS codes were cross-referenced with a list of protected plants and animal species obtained from the following publications:

- Florida's Official Endangered and Threatened Species List, October 2025 (FWC, 2025).
- Lee County Protected Species List, April 20, 1994 (LCAC, 1994).
- Notes on Florida's Endangered and Threatened Plants, 2010 (FDACS, 2010).

During the field visit, each FLUCCS community was searched for protected species or signs of protected species. A meandering strip census survey methodology was utilized as described by the ESSM. This was accomplished using a series of meandering pedestrian transects spaced approximately 25-feet apart to achieve approximately 80% overall coverage, throughout each vegetation community. If necessary, transect integrity was maintained using a handheld Global Positioning System (GPS) device in track mode. Signs or sightings of all species were recorded, and any associated nests, burrows, or tree cavities were flagged in the field and marked by GPS using a Trimble R1 GNSS Receiver for sub-meter accuracy.

Based on the habitat types identified on the Subject Property, particular attention was paid to the presence or assumed absence of protected species such as the Big Cypress fox squirrel (*Sciurus niger avicennia*) and gopher tortoise (*Gopherus polyphemus*).

4.0 EXISTING SITE CONDITIONS

The Subject Property is vacant and undeveloped and contains a variety of habitats including forested uplands and wetlands and a lake (Other Surface Waters [OSWs]). A linear utilities easement is found along the eastern property boundary, as well as a ditch running north to south just east of the property boundary. The property is fenced along the western and southern boundaries. Access to the site is via a gate accessing an unpaved/somewhat unmaintained trail in the south-eastern portion of the property along Tice Street. See Appendix A for an Aerial Map.

The Subject Property has the following surrounding land uses:

North: Residential/Lake
East: Educational
South: Residential
West: I-75/Commercial

Table 1 lists the FLUCCS communities identified on the Subject Property. The community descriptions correspond to the FLUCCS Map included in Appendix A. See the FLUCCS Handbook for definitions (FDOT, 1999). A significant factor in mapping vegetative associations and local habitats is the invasion of exotic and invasive plant species. The Florida Invasive Species Council (FISC) provides a list of Category I and II invasive exotic plant species (FISC, 2025). Category I species are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC, 2025). These Category I and II plant species such as melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolia*), Australian pine (*Casuarina equisetifolia*), and Caesarweed (*Urena lobata*), are collectively referred to as *exotics* in this report. Modifiers, or E- designators, are appended to the FLUCCS codes to indicate the approximate density of exotic vegetation in the canopy, mid-story and groundcover strata.

TABLE 1. FLUCCS COMMUNITIES WITHIN THE SUBJECT PROPERTY

FLUCCS CODE	DESCRIPTION	ACREAGE
411D-E3	Disturbed Pine Flatwoods (51-75% Exotics)	1.30
422	Brazilian pepper	26.40
427D-E4	Disturbed Live Oak (>75% Exotics)	9.28
619	Exotic Wetland Hardwoods	2.88
621-E3	Cypress (51-75% Exotics)	15.49
740	Disturbed Lands	2.12
742	Borrow Areas	2.86
	Site Total:	60.33

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics <76% of total cover

FLUCCS COMMUNITY DESCRIPTIONS

* = exotic species

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FLUCCS 411D-E3, Disturbed Pine Flatwoods (51-75% Exotics)
This community is found in the southwestern portion of the Subject Property. Canopy vegetation consists primarily of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and *Java plum (*Syzygium cumini*). Mid-story is virtually absent except along the southern boundary, which contains abundant earleaf acacia (*Acacia auriculiformis*). Groundcover consists primarily of greenbrier (*Smilax* spp.).

FLUCCS 422, Brazilian Pepper
This community is found throughout the majority of the southern portion of the Subject Property, and in the northeast portion, and is dominated almost entirely by *Brazilian pepper (*Schinus terebinthifolia*) at all strata.

FLUCCS 427D-E4, Disturbed Live Oak (>75% Exotics)
This community is found in the central portion of the Subject Property. Canopy vegetation consists primarily of live oak, laurel oak, cabbage palm, *earleaf acacia, and *Brazilian pepper, with lesser amounts slash pine, myrsine (*Myrsine cubana*), and *Java plum. Mid-story is largely absent. Groundcover consists of high levels of greenbrier with lesser amounts of cabbage palm.

FLUCCS 619, Exotic Wetland Hardwoods
This community is found in the northwestern and eastern-central portions of the Subject Property. Canopy consists of bald cypress (*Taxodium distichum*), laurel oak, cabbage palm, *Java plum, and *melaleuca (*Melaleuca quinquenervia*). Mid-story is minimal and consists of similar species. High levels of exotic vegetation are present. Groundcover consists of greenbrier.

FLUCCS 621-E3, Cypress (51-75% Exotics)
This community is found in the northern, northwestern, and southeastern portions of the Subject Property. Canopy consists of large bald cypress and *Brazilian pepper with minimal Carolina willow (*Salix caroliniana*) and laurel oak. Mid-story consists of pond apple (*Annona glabra*) with minimal buttonbush (*Cephalanthus occidentalis*). Groundcover consists of swamp fern (*Telmatoblechnum serrulatum*), minimal alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and abundant *aquatic soda apple (*Solanum tampicense*), with *American evergreen (*Syngonium podophyllum*) present in the northern communities.

FLUCCS 740, Disturbed Lands
This community is found in the north-eastern portion of the Subject Property and consists of cleared and filled areas containing *Brazilian pepper, *shrubby false buttonweed (*Spermacoce verticillata*), thoroughwort (*Eupatorium* spp.), *Caesarweed (*Urena lobata*), and a variety of grasses.

FLUCCS 742, Borrow Area
This community is found in the south-western portion of the Subject Property and consists of a man-made lake. Standing water was observed in the lake during the site visit. Multiple human encampments were observed around the lake during the field assessment.

5.0 RESULTS

Temperatures during the fieldwork for this survey were in the low 80's with clear skies. Approximately 11 man-hours were logged on the Subject Property during the field assessment (see Table 2).

TABLE 2. FIELD TIME SPENT ON THE SUBJECT PROPERTY					
DATE	START TIME	END TIME	# ECOLOGISTS	MAN HOURS	TASK
March 23, 2026	8:30 am	2:00 pm	2	11	Protected Species Survey Fieldwork

During the field visit, protected species observed included royal palm trees (*Roystonea regia*) and air plants (*Tillandsia* spp.). One unidentified structure constructed of palm fibers was observed approximately 15 feet high in a cabbage palm. No squirrels or other species were observed utilizing the nest during the field visit. See photo below and Appendix A for a Transect and Results Map.

All relevant species observed on the Subject Property are detailed in Table 3 and any protected species observed are specifically noted. Additional details for specific protected species are listed below.

TABLE 3. SPECIES OBSERVED ON THE SUBJECT PROPERTY			
COMMON NAME	SCIENTIFIC NAME	OBSERVATION	STATUS
BIRDS			
Black vulture	*Coragyps atratus*	Flying	MBTA
Blue jay	*Cyanocitta cristata*	Calling	MBTA
Cormorant	*Nannopterum auritum*	Swimming, hunting	MBTA
Great crested flycatcher	*Myiarchus crinitus*	Calling	MBTA
Northern mockingbird	*Mimus polyglottos*	Flying	MBTA
Red-bellied woodpecker	*Melanerpes carolinus*	Flying, calling, drumming	MBTA
MAMMALS			
Armadillo	*Dasypus novemcinctus*	Burrow	-
Eastern grey squirrel	*Sciurus carolinensis*	Direct visual, nest	-
Raccoon	*Procyon lotor*	Scat	-
REPTILES			
Brown anole	*Anolis sagrei*	Running	NN
PLANTS			
Cardinal air plant	*Tillandsia fasciculata*	Direct visual	SE
Giant air plant	*Tillandsia utriculata*	Direct visual	SE
Northern needleleaf	*Tillandsia balbisiana*	Direct visual	ST
Royal palm	*Roystonea regia*	Direct visual	ST

= Protected Species
NN = Non-native
CE = Commercially Exploited
SSC = Species of Special Concern
FE = Federally Endangered
FT = Federally Threatened
SE = State Endangered
ST = State Threatened
FT (S/A) = Federally Threatened Due to Similarity of Appearance
BGEPA = Protected under Bald and Golden Eagle Protection Act
MBTA = Protected under Migratory Bird Treaty Act

The Subject Property does have community types that additional protected species could potentially utilize. During permitting, the following protected species concerns may be raised by the agencies:

Bald Eagle (*Haliaeetus leucocephalus*)

While bald eagles are not federally or state listed as threatened or endangered, they are federally protected under the Bald and Golden Eagle Protection Act of 1940 (16 U.S.C. § 668) and the Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703–712), which prohibit the take (including killing, capturing, selling, trading, and transport) of eagles and protected migratory bird species, respectively. No bald eagle nests

were observed on the Subject Property. No additional FWC or Audubon Society-documented bald eagle nests have been documented within 660-feet of the Subject Property (see Appendix A for a Bald Eagle Map). 660 feet is the United States Fish and Wildlife Service's (USFWS) nest protection zone (USFWS, 2007). The closest documented bald eagle nest is approximately 1.25 miles south of the Subject Property (Audubon, 2026).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

The Big Cypress fox squirrel (BCFS) is listed as state threatened. The Subject Property contains potentially suitable roosting and foraging habitat for BCFS due to the availability of cypress stands and live oak forests. During the field assessment a palm fiber nest-like structure was observed in the western-central portion of the Subject Property. The structure was located approximately 15 feet high in a live cabbage palm tree, and constructed of palm fibers. BCFS nests are typically constructed of bromeliad and cypress bark and are located in cypress trees approximately 26 feet (8 meters) high (FWC, 2019). See Appendix A for a Transect and Results Map for the structure location. On April 11, 2026, approximately 4 hours of additional field time was spent observing the vicinity of the cabbage palm tree. Gray squirrels were observed in the area on two occasions and it's likely they were responsible for the structure in the cabbage palm. No BCFSs were observed during the field assessment.

Crested Caracara (*Carccara plancus audubonii*)

The crested caracara is listed as federally threatened. The Subject Property falls within the USFWS Consultation Area for crested caracara (USFWS, 2020), though it does not contain suitable roosting or foraging habitat due to the dense forested canopy and lack of pastures, agricultural fields and/or open land.

Florida Black Bear (*Ursus americanus floridanus*)

The Florida black bear is not a federally or state listed species, though is protected by rule 68A-4.009 in the Florida Administrative Code. The Subject Property falls within frequent black bear habitat (FWC, 2023) and contains suitable habitat. 110 black bear-related calls have been documented within a five-mile radius of the Subject Property between 1988 and 2023, to the north and south of the site (see Appendix A for Florida Black Bear Map), though no calls have been documented on the Subject Property. Black bear utilization on the Subject Property is unlikely due to the property being partially fenced and surrounded by roadways and development.

Florida Bonneted Bat (*Eumops floridana*)

The Florida bonneted bat is listed as federally endangered. The Subject Property falls within the USFWS Florida Bonneted Bat Consultation Area and Assumed Presence Polygons, though does not fall within Critical Habitat (USFWS, 2024). See Appendix A for a Florida Bonneted Bat Map. Suitable roosting habitat exists on the Subject Property including forested wetlands and tree snags in forested uplands, though foraging opportunities are primarily limited to the lake on the Subject Property. During the field assessment, four slash pine tree snags that contained tree cavities were observed, primarily in the eastern portion of the Subject Property (see Appendix A for a Transect and Results Map for tree cavity locations). No guano or roost chatter was observed at any of the cavity trees. Cavity trees were flagged and labeled in the field.

Florida Panther (*Felis concolor coryi*)

The Florida panther is listed as federally endangered. The Subject Property falls outside the USFWS Primary, Secondary, and Dispersal Panther Habitat Zones (USFWS, 2023a). See Appendix A for a Florida Panther Map. No panther telemetry points were documented within a two-mile radius of the Subject Property between 2022 and 2025. See Appendix A for a Florida Panther Map. Panther utilization of the

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Subject Property is unlikely due to the surrounding development, proximity to major roadways, and distance from USFWS Panther Habitat Zones.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as state threatened. Gopher tortoises and their burrows, as well as a 25-foot radius around the burrow, are protected (FWC, 2024a). The Subject Property contains suitable habitat for gopher tortoise burrowing and foraging. During the field assessment, no gopher tortoises or tortoise burrows were observed on the Subject Property.

Listed Plants

Royal palm trees (*Roystonea regia*) are listed as state endangered. Royal palms were observed in the eastern and north-west portions of the Subject Property, although these are likely the result of horticultural debris dumping. Heritage trees were observed scattered throughout the wetland and upland forested communities. A vegetation removal permit through Lee County will be required prior to any clearing activities. Giant air plants (*Tillandsia utriculata*) and cardinal air plants (*Tillandsia fasciculata*) are listed as state endangered, and northern needleleaf air plants (*Tillandsia balbisiana*) are listed as state threatened. These three species were observed scattered throughout the Subject Property, primarily in the cypress stands. These plants may be considered for relocation, if feasible and practical. See Appendix A, Transect and Results Map for locations of listed plants.

Listed Wading Birds

While the lake on the Subject Property may provide suitable foraging habitat for protected wading birds, the Subject Property lacks suitable roosting habitat due to land predators being able to access potential roost trees. During the field assessment, no wading birds were observed on the Subject Property.

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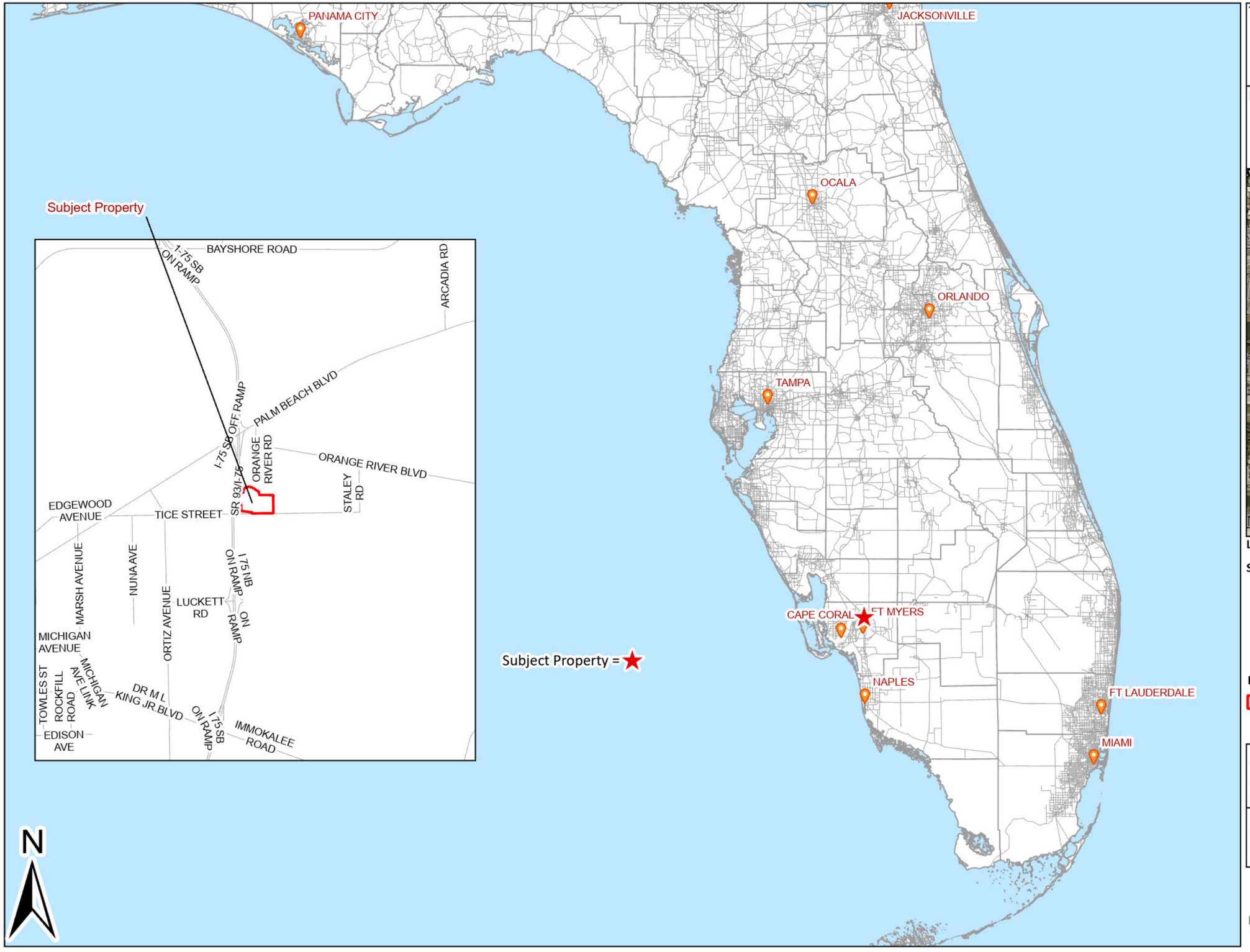
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APPENDIX A

EXHIBITS



TITLE:
Location Map

PROJECT:
Tice Industrial Park



Lee County, Florida

S: 03 **T:** 44 **R:** 25

Legend

Subject Property (60.33 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: Jessica Mee
DATE: 3/9/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

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TITLE:
Aerial Map

PROJECT:
Tice Industrial Park



Collier County, Florida

Legend

Subject Property (60.33 Ac)

Note:
1. 2025 Aerials obtained from Collier County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: JessicaMiller
DATE: 3/9/2026

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (26-50% Exotics)	1.30
422 - Brazillian Pepper	26.40
427D-E4 - Disturbed Live Oak (26-50% Exotics)	9.28
619 - Wetland Forested Mixed	2.88
621-E3 - Cypress (51-75% Exotics)	15.49
740 - Disturbed Lands	2.12
742 - Barrow Pit	2.86
Total Subject Property	**60.33**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- FLUCCS Limits

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 3/25/2026

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (26-50% Exotics)	1.30
422 - Brazillian Pepper	26.40
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621-E3 - Cypress (51-75% Exotics)	15.49
740 - Disturbed Lands	2.12
742 - Barrow Pit	2.86
Total Subject Property	**60.33**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (60.33 Ac)

FLUCCS Mapping

- 411D-E3
- 422
- 427D-E4
- 619
- 621-E3
- 740
- 742

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 3/25/2026

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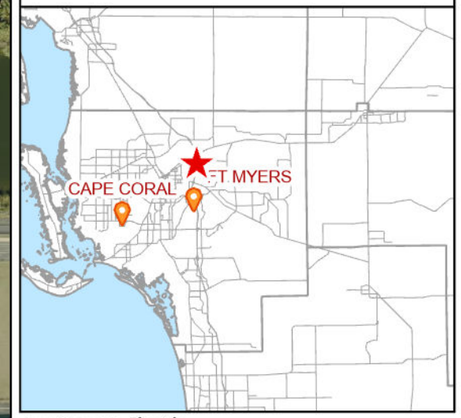
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411D-E3 - Disturbed Pine Flatwoods (26-50% Exotics)	1.30
422 - Brazillian Pepper	26.40
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619 - Wetland Forested Mixed	2.88
621-E3 - Cypress (51-75% Exotics)	15.49
740 - Disturbed Lands	2.12
742 - Barrow Pit	2.86
Total Subject Property	**60.33**

TITLE:

Transect & Results Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- FLUCCS Limits

Species Observations (March 2026)

- Nest of palm fibers in Cabbage Palm (1)
- Cavity Trees (4)

Plants

- Florida Royal Palm (Roystonea regia) (5)
- Northern Needleleaf (Tillandsia balbisiana) (1)
- Giant Airplant (Tillandsia fasciculata) (1)
- Approx Transects

Note:

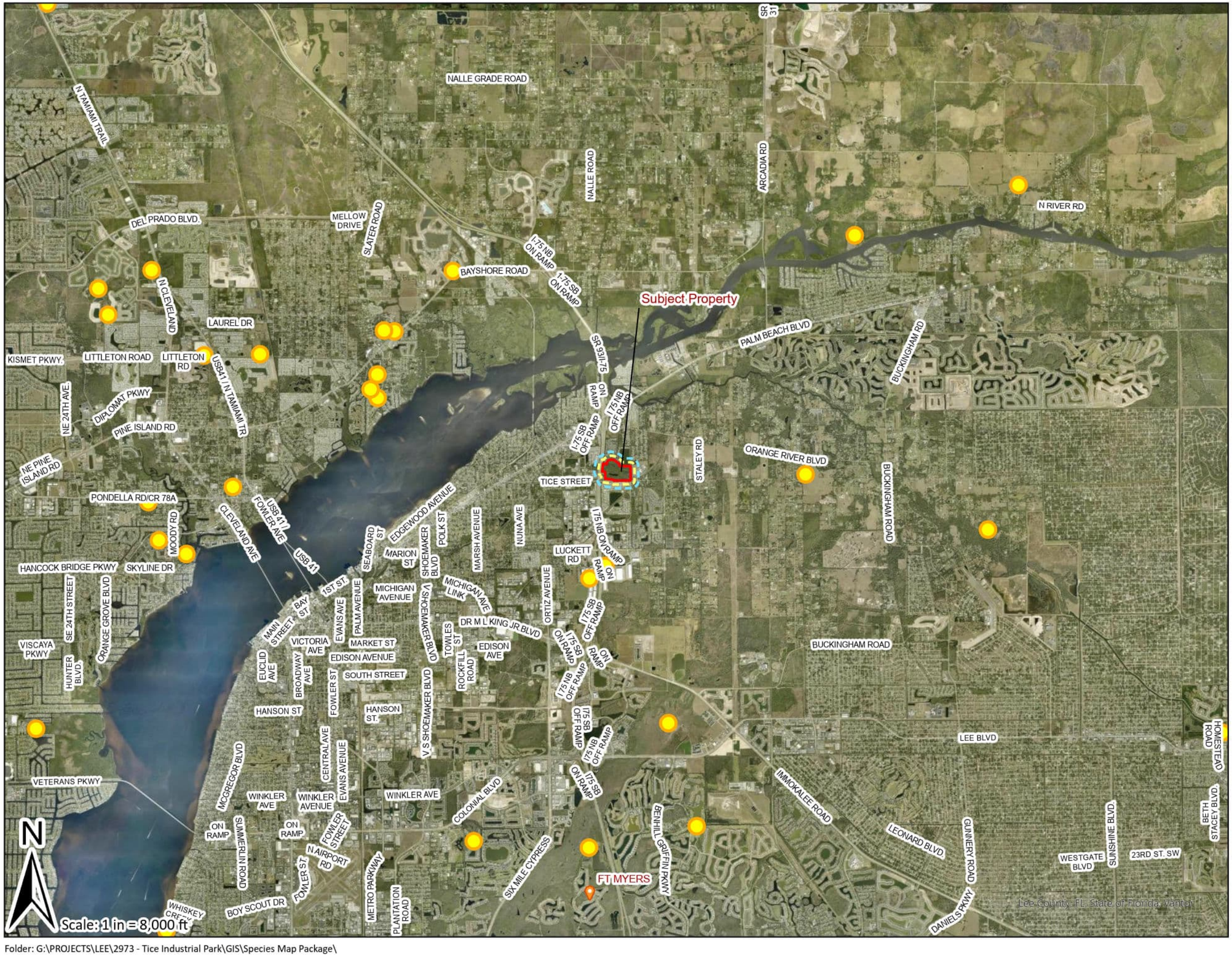
1. 2025 Aerials obtained from Lee County Property Appraiser.

2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 3/25/2026

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TITLE:

Bald Eagle Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- Bald Eagle Nests - Eagle Watch OCT2023
- 660' USFWS Protection Zone
- 330' USFWS Protection Zone

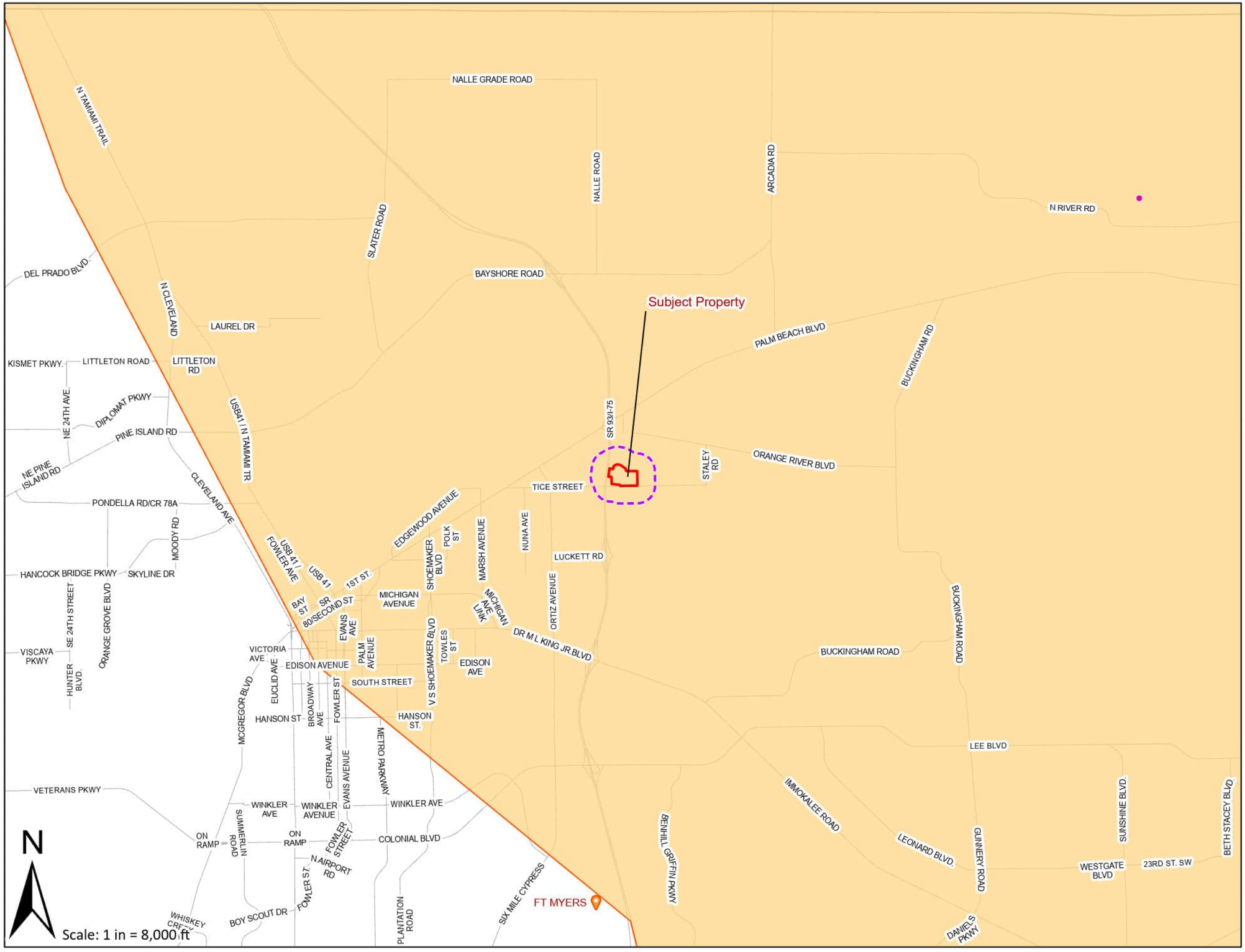
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: JessicaMiller
DATE: 3/24/2026

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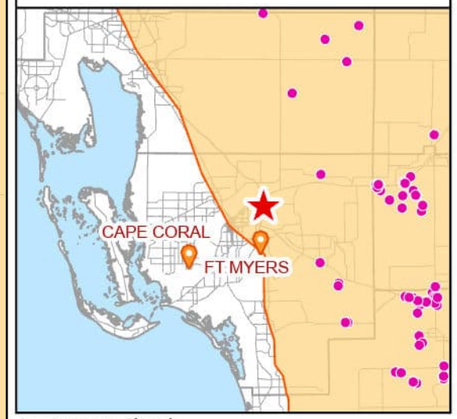


TITLE:

Crested Caracara Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- Crested Caracara USFWS Nest Points (1992-2025)
- Crested Caracara Consultation Area (USFWS)
- 1500 ft Buffer

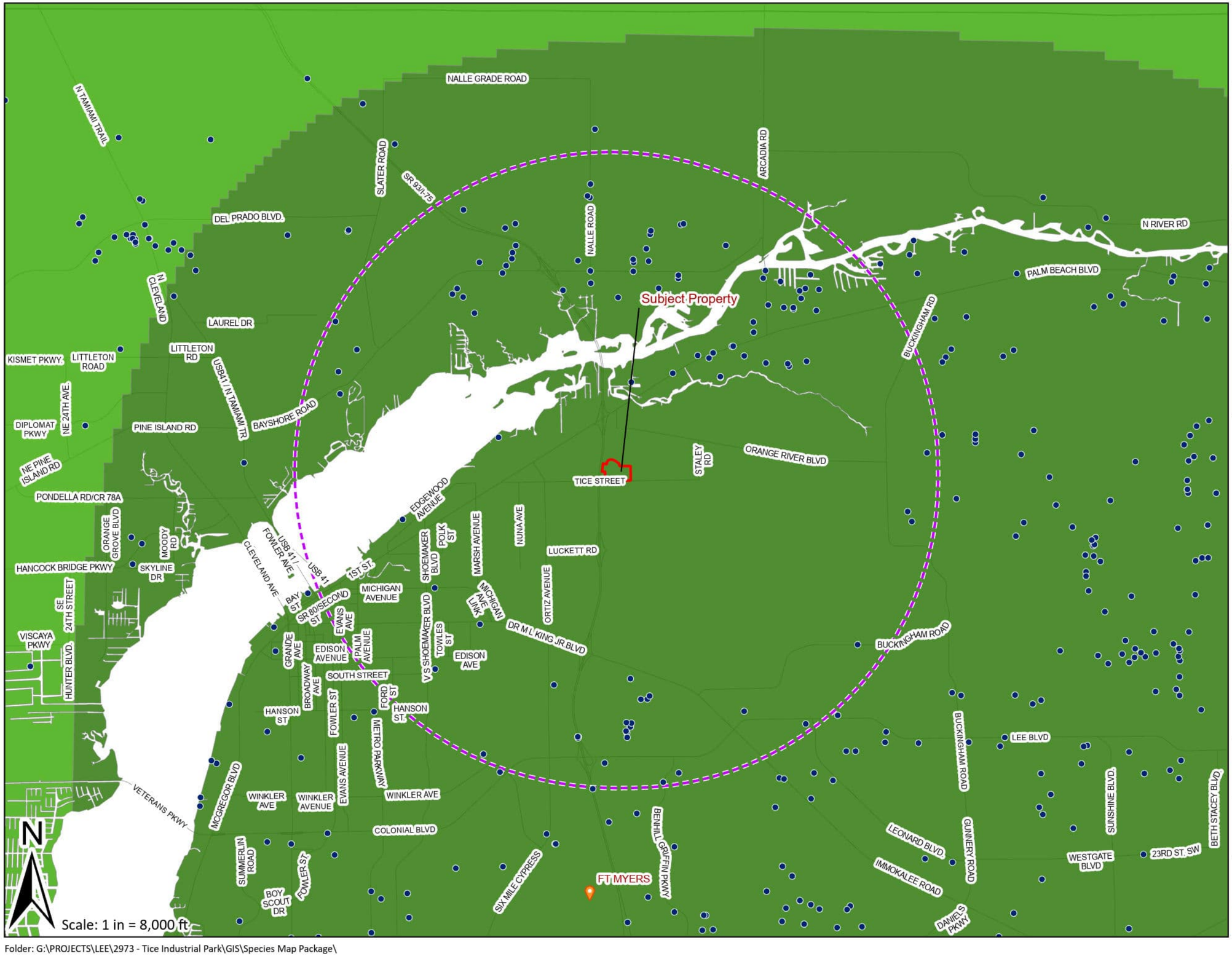
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: JessicaMiller
DATE: 3/24/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\

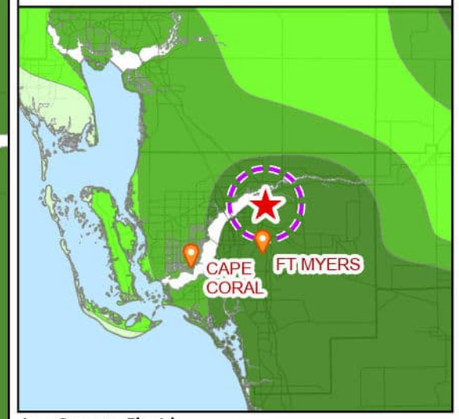


TITLE:

Florida Black Bear Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- 5 mile radius
- Black Bear Related Calls (FWC 1980-2025)

Black Bear Occurrence Range (FWC)

- Frequent
- Common
- Occasional
- Rare

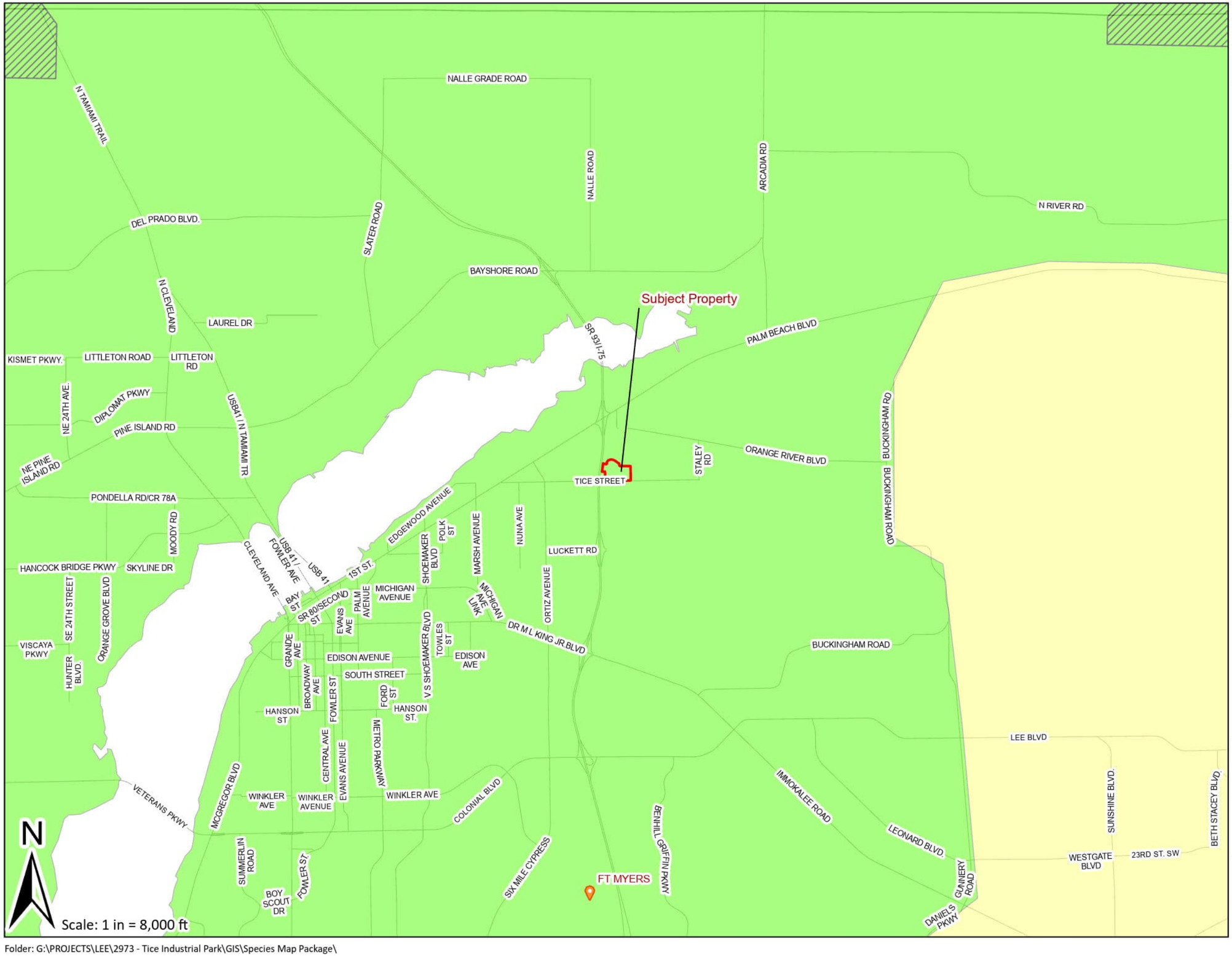
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: JessicaMiller
DATE: 3/24/2026

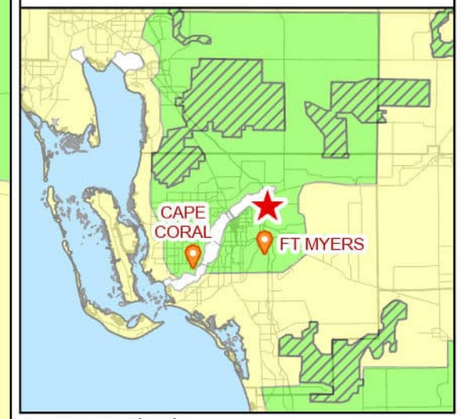
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www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\



TITLE:
Florida Bonneted Bat Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (60.33 Ac)

Florida Bonneted Bat Consultation Area 2024

2024 Florida Bonneted Bat Consultation Area

Florida Bonneted Bat Assumed Presence Polygons

Florida Bonneted Bat Critical Habitat

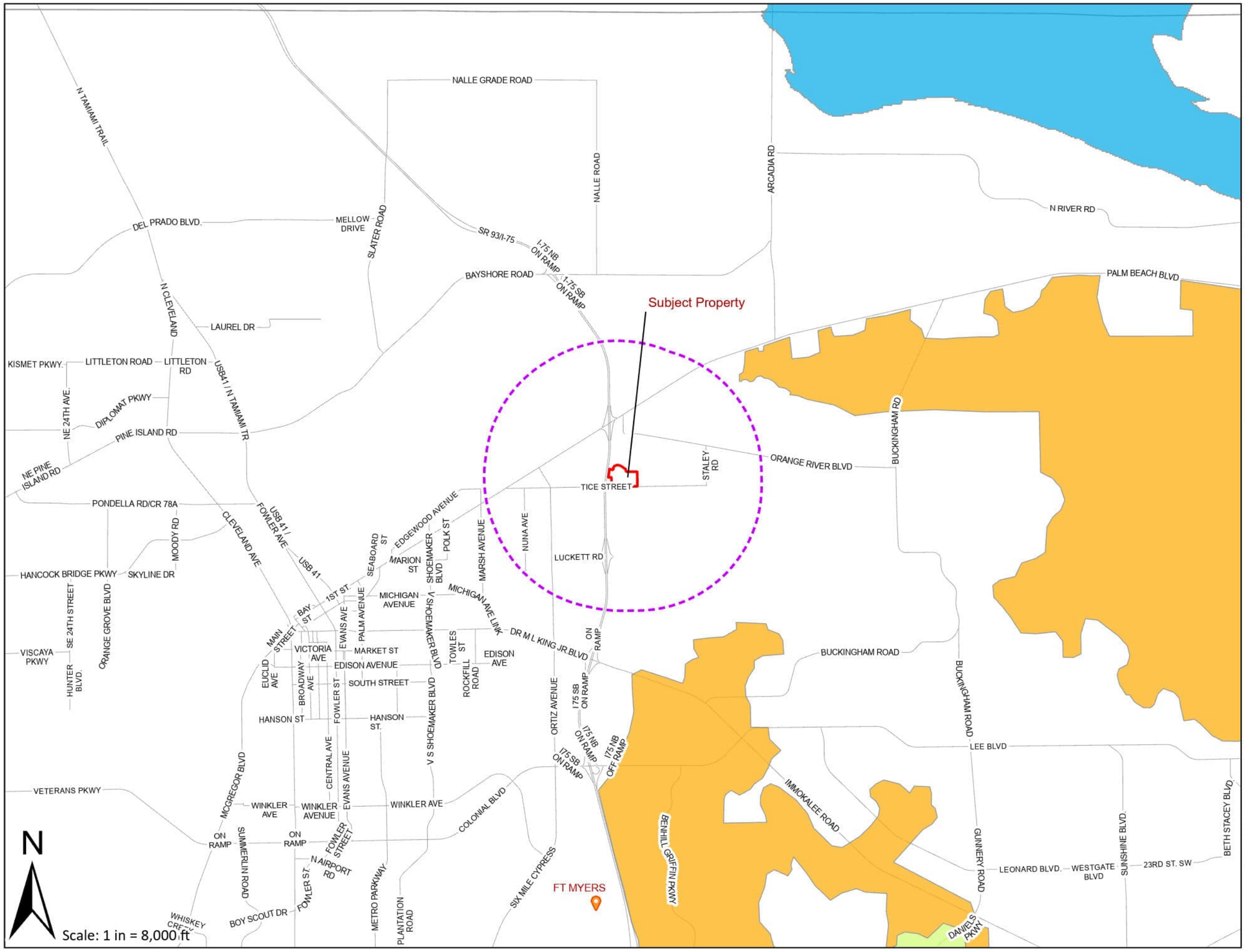
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: JessicaMiller
DATE: 3/24/2026

Earth Tech Environmental, LLC
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Bonita Springs, FL 34135
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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\

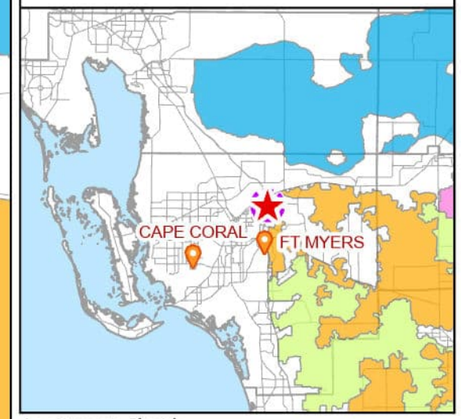


TITLE:

Florida Panther Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (60.33 Ac)
- FL Panther Telemetry Points (FWC Jan2022-Jan2025)
- 2 mile buffer

USFWS Panther Habitat Zones

- DISPERSAL HABITAT
- NORTH AREA
- PRIMARY PANTHER HABITAT
- SECONDARY PANTHER HABITAT

Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: JessicaMiller
DATE: 3/24/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

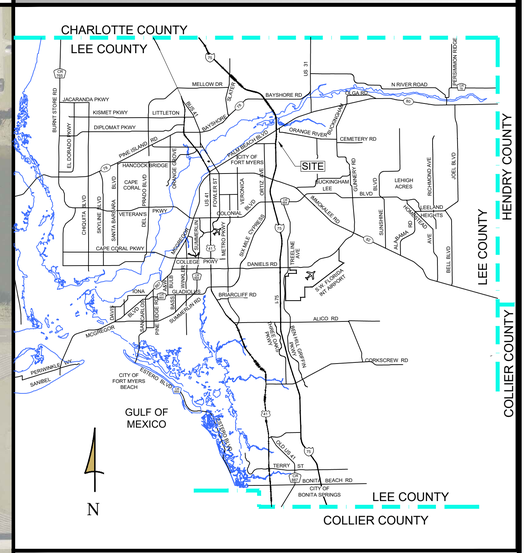
Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\

TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



FLUCCS MAP



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
60.33 ACRES

FLUCCS DESCRIPTION

411DE3	DISTURBED PINE FLATWOODS INVADED BY EXOTICS
422	BRAZILIAN PEPPER
427DE4	DISTURBED OAK IVADED BY EXOTICS
619	EXOTIC WETLANDS HARDWOODS
621E3	CYPRESS INVADE BY EXOTICS
740	DISTURBED LAND
742	BORROW AREAS

N

0' 100' 200'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

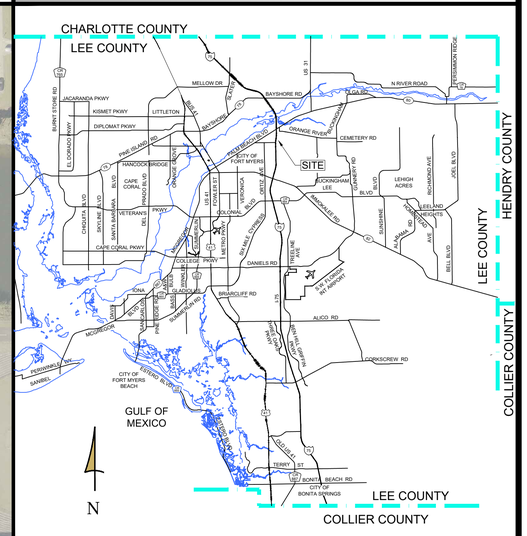
P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\251101-MCP 2

TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



SOILS MAP



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
59.849 ACRES

N

0' 100' 200'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

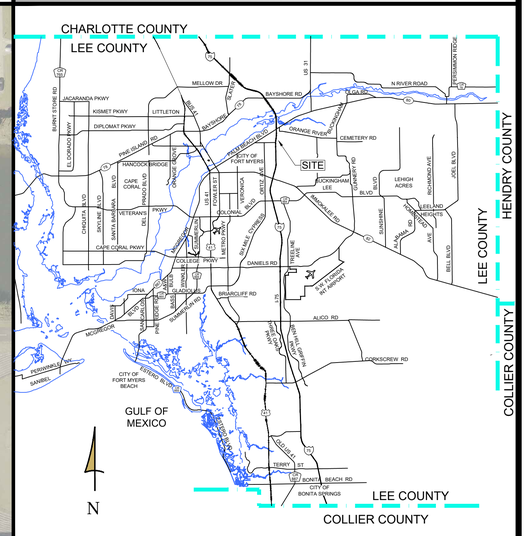
P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\251101-MCP 2

TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



SOILS MAP



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
59.849 ACRES

N

0' 100' 200'
PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\251101-MCP 2

Quattrone & Associates, Inc.

SURFACE WATER MANAGEMENT PLAN

TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-00008.0000
5281 Tice Street
Fort Myers, FL 33905

Existing Runoff Characteristics:

The project site is 59.85 acres of undeveloped land, consisting of 18.36 acres of over-drained wetlands, 2.86 acres of a surface water pond, and the remaining 38.63 acres of uplands with traversed vehicle dirt paths. The existing surface water runoff sheet flows into the existing lake and onsite wetlands, ultimately discharging into the Orange River via Lee County-maintained drainage conveyances.

Proposed Drainage System:

This zoning includes developing 50.77 acres of the project site for industrial use, preserving 13.65 acres of wetlands, and expanding the existing lake to 2.98 acres. The project will maintain historical flows by dividing the site into two water management basins to ensure the rehydration of the onsite wetlands. Basin 1 stormwater runoff will be pretreated in dry retention areas prior to discharging to the onsite wet detention lake for additional water quality treatment. The wet detention lake is designed to rehydrate the northern 9.77 acres of preserved wetlands and ultimately discharge into Orange River via a Lee County-owned drainage conveyance. The stormwater runoff within Basin 2 will similarly be pretreated in dry retention areas prior to discharging via a spillway into the preserved 4.40 acres of wetland along the eastern project boundary to rehydrate and provide additional water quality through the natural ecological system prior to discharging into a Lee County-maintained drainage conveyance outfalling to the Orange River. Additionally, the project is designed to attenuate the required South Florida Water Management District design storm for both basins. An equalizer conveyance will be established between the two basins to provide additional conveyance assurance as a benefit to the proposed stormwater management system and to rehydrate the existing wetlands.

The proposed project has considered off-site flows, and it has been determined that this project will not adversely impact adjacent parcels and will be able to continue the drainage conveyance along Tice Street.

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

March 2, 2026 Via E-Mail

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

RE: **Potable Water and Wastewater Availability**
Tice Industrial Park
Tice Street Development, Fort Myers FL
STRAP # 03-44-25-L3-00008.0000

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 12 industrial buildings of approximately 450,000 sq. ft., with an estimated flow demand of approximately 12,188 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers Central Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for rezoning purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

TICE INDUSTRIAL PARK

ZONING TRAFFIC STUDY

March 2026

PREPARED FOR:
Tice Street Development, LLC
6941 Sable Ridge Lane
Naples, FL 34109

PREPARED BY:
Carson Tucker, E.I.

ENGINEER OF RECORD:

This item has been digitally signed by Jamie W. Rivera on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copies.

JAMIE W. RIVERA LICENSE No. 94230 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jamie W Rivera
Date: 2026-04-13 09:38:21

QAI PROJECT #251101

Jamie W. Rivera, P.E.
FL. P.E. #94320

Quattrone & Associates, Inc.

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TRIP DISTRIBUTION EXHIBITS

TRIP GENERATION ANALYSIS

TRIP GENERATION GRAPHS

TRAFFIC REPORT & DOCUMENTS

Tice Industrial Park
STRAP#: 03-44-25-L3-00008.0000
Access Undetermined, Fort Myers FL 33912

The purpose of the Zoning Traffic Study is to analyze the potential traffic impacts and identify any improvements required as a result of rezoning. The applicant is requesting approval for an Industrial Planned Development (IPD) for a 60.33 ± acre site within the Fort Myers Shores Planning Community. The subject site is located within the Central Urban Future Land Use zone.

EXISTING CONDITIONS

OVERVIEW

The subject site is currently vacant and has portions zoned as multi-family residential (RM-8) and Agricultural (AG-2). The site is bordered to the north by multi-family land use under RM-8 and AG-2 zoning. To the east is the Hyde Point RPD, which is currently developed as the Manatee Elementary School and Oak Hammock Middle School. To the south is Tice Street Right-of-Way; opposite of site, across Tice Street, is Crystal Lakes Manufactured Homes Community, zoned as MH-1. To the west is I-75 Right-of-Way and the Florida DOT Test Lab CPD.

ROADWAY INFORMATION

Tice Street is a east/west two-lane undivided major collector owned and maintained by Lee County. Tice Street has a posted speed limit of 45 mph.

PROPOSED REZONING

The applicant is requesting to establish an IPD over the subject site to permit development up to 450,000 square feet of light industrial uses.

The proposed rezoning is of a light industrial purpose, as outlined in the schedule of uses within the same submittal package of this report. For the purpose of trip calculations, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, was used. The land use code (LUC) which most accurately represents the proposed IPD is LUC 110 – General Light Industrial. Per ITE, this land use is typically devoted to activities such as printing, material testing, assembly, fabrication, packaging, and processing materials. LUC 210 – Single Family Detached Housing will be used to calculate the maximum allowable trips of the existing zoning for a net trip comparison. The subject site is within the Central Urban Future Land Use Category and allows a maximum of 10 dwelling units per acre. The current RM-8 zoning allows for single family detached housing, which as been proposed for a net trip comparison analysis of existing zoning to the proposed IPD.

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

LUC 110 – General Light Industrial	**450 (per 1,000 SF)**
LUC 210 – Single Family Detached Housing	**603 (Dwelling Units)**

The Institute of Transportation Engineers LUC above was determined to have the best fitting description for the proposed activities of the development. Additional description and trip generation graphs of this LUC can be found in the **Trip Generation Graphs** appendix.

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the ITE report, titled *Trip Generation,* 12th Edition. **Table 1** tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the existing zoning at maximum allowable use. The best fit equation was used for all time periods.

Table 1
Trip Generation - Existing Zoning

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
210 - Single Family Detached Housing	111	299	410	312	191	503	5132

Table 2 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the proposed IPD. The average rate was used for all trip calculations as the independent variable exceeded the upper limit of the *Trip Generation Manual* data range.

Table 2
Trip Generation - Proposed IPD

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
110 - General Light Industrial	186	30	216	53	168	221	1620

Table 3 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trips in a net comparison of the existing and proposed zoning. The net trips tabulated below will be used for area of influence determination and LOS analysis, if required. No reductions to the trips are being proposed as internal capture and pass-by traffic is unlikely for the subject land uses.

Table 3
Trip Generation - Net Trip Comparison

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
110 - General Light Industrial (+)	186	30	216	53	168	221	1620
210 - Single Family Detached Housing (-)	111	299	410	312	191	503	5132
TOTAL	**75**	**-269**	**-194**	**-259**	**-23**	**-282**	**-3512**

A red shaded cell in the "TOTAL" row indicates a net increase in trips. A green shaded cell indicates a net decrease in trips. As seen in **Table 3**, there is a net increase in entry trips during the Peak A.M. time period. The net increase in trips is less than the 100-trip threshold for required area of influence and LOS analysis. For additional assurance, an LOS analysis of the nearby collector road, Tice Street, which the project access is located has been provided.

TRIP DISTRIBUTION

The net trips tabulated in **Table 3** were assigned to the surrounding roadway network based on the anticipated routes the drivers will utilize to access the site. The anticipated trip distribution of the generated trips can be found in the **Trip Distribution Exhibits** attached to this report. Anticipated driveway distributions can also be found in the same exhibit.

FUTURE TRAFFIC CONDITIONS

A horizon year of 2036 was selected for analysis to determine the future impact of the subject rezoned area at full build-out. A growth rate as applied to AADT volumes of the roadways within the IPD's area of influence to analyze roadway link LOS performance with and without generated traffic at time of build-out. A minimum growth rate of 2% is applied to roadway links which volumes grew less than 2% year after year; historical growth rates are otherwise used. Upon determination of roadway volumes at time of build-out (2036), the proposed IPD's generated trips are applied to the surrounding roadway network based on the distribution seen in **T-01** of the **Trip Distribution Exhibits** and **Table 1A**. The peak direction volume of each link with and without the proposed IPD at the build-out year can be found in **Table 1A** and visualized in **T-02**.

PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

To determine the impact of the proposed IPD on the surrounding roadway network, the Level of Service of each roadway segment within the area of influence was analyzed. Level of Service thresholds were compared to the traffic volume at the build-out year to determine if the proposed IPD degrades the Level of Service for the subject roadways. The LOS analysis as tabulated in **Table 1A** indicates that both segments of Tice St (east and west of the site) will not result in a degradation of the Level of Service as a result of rezoning from RM-8 to the proposed IPD.

Please note that this analysis was completed at maximum intensity in a conservative manner; the analysis of the surrounding roadway network should be continued as the IPD is developed. As aforementioned, all roadway links were analyzed with a minimum 2% growth rate; however, this does not account for periods of stagnation or recession in roadway volumes, which can be observed when referring to the Lee County TCDS for the surrounding roadway network.

Potential turn lane improvements at site accesses will be evaluated during the local Development Order process.

CONCLUSION

The proposed rezoning request for the property referred to as Tice Industrial Park IPD, located north of Tice Street and situated between Manatee Elementary School and I-75 in Lee County, Florida, includes 450,000 square feet of maximum allowable building area for light industrial uses. Trip generation was performed utilizing the 12th edition of *Trip Generation Manual* and applied to the surrounding network to determine Level of Service conditions at the build-out year of 2036. Growth rates and traffic volumes applied to the roadway segments are based on historical data provided by Lee County TCDS and extrapolated to 2036. As a conservative measure, a minimum growth rate of 2% is applied year-on-year if historical data suggests a slower growth rate. It was observed that multiple roadway segments in the area of influence experienced multiple year periods of stagnation or recession of volume.

Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic generated by the proposed Tice Industrial Park IPD. Further traffic analysis will be completed as individual lots within seek local development orders.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Lee County Traffic Study Guidelines for Planned Development Rezonings, AC-13-17*
- *Lee County TCDS*

Quattrone & Associates, Inc.

APPENDIX

Quattrone & Associates, Inc.

TRIP DISTRIBUTION EXHIBITS



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

TICE INDUSTRIAL PARK IPD

TRIP DISTRIBUTION EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-01
01 OF 02



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

TICE INDUSTRIAL PARK IPD

LOS ANALYSIS EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-02
02 OF 02

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
110 - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday	Average	810	810	1620
Data Source: Trip Generation Manual, 12th Ed					3.60	50%	50%	
110(1) - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	186	30	216
Data Source: Trip Generation Manual, 12th Ed					0.48	86%	14%	
110(2) - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	53	168	221
Data Source: Trip Generation Manual, 12th Ed					0.49	24%	76%	

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday	Best Fit (LIN)	2566	2566	5132
Data Source: Trip Generation Manual, 12th Ed					T = 8.07(X) + 265.45	50%	50%	
210(1) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	111	299	410
Data Source: Trip Generation Manual, 12th Ed					T = 0.67(X) + 5.59	27%	73%	
210(2) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	312	191	503
Data Source: Trip Generation Manual, 12th Ed					Ln(T) =0.92Ln(X) + 0.33	62%	38%	

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

Land Use: 110
General Light Industrial

Description

A general light industrial site is typically a single-tenant site devoted to light industrial activities, such as printing, material testing, assembly, fabrication, packaging, and processing materials.

Additional Data

The sites were surveyed in the 2000s and the 2010s in New Jersey, Oregon, and Texas.

Source Numbers

611, 874, 875, 912

General Light Industrial
(110)

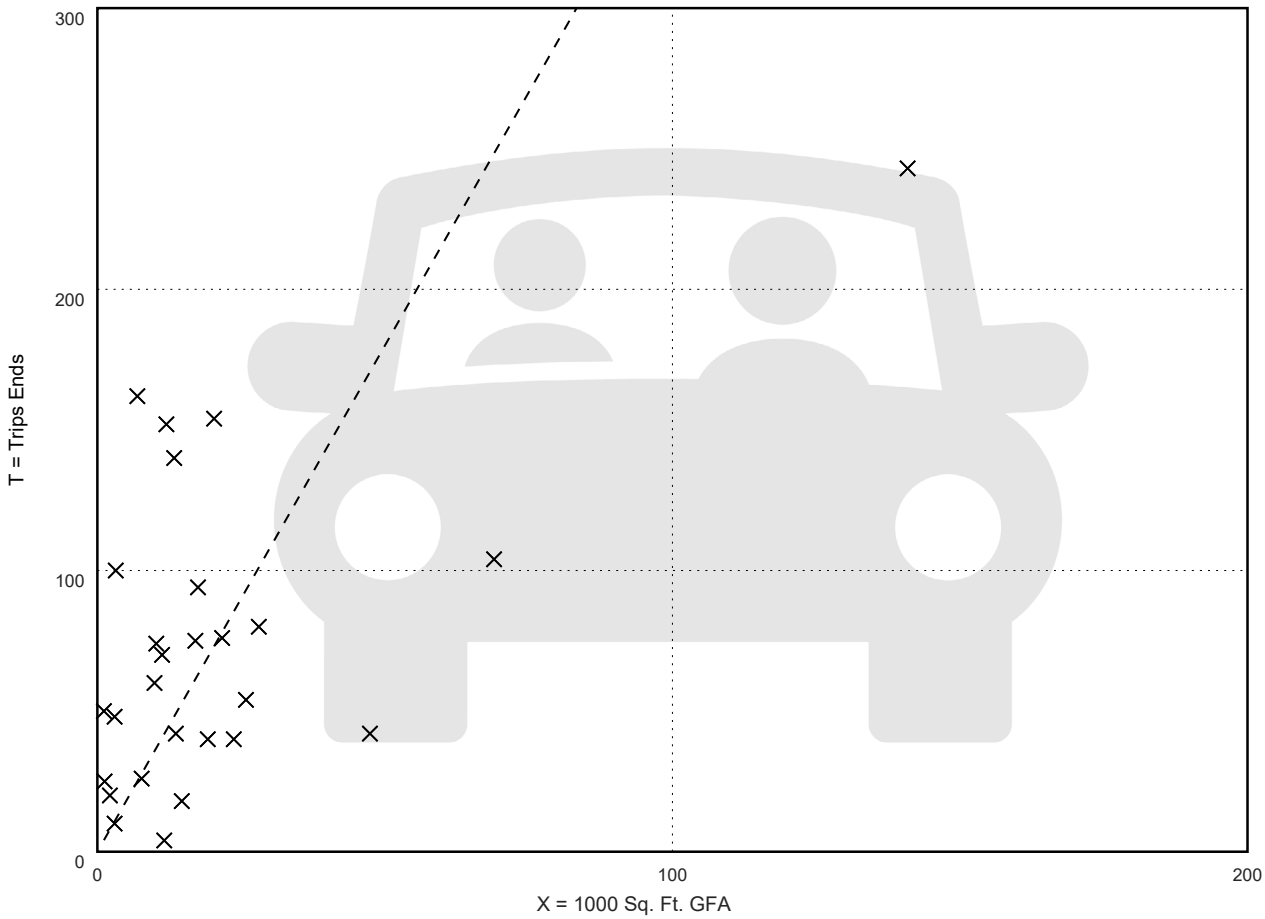
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.60	0.34 - 43.86	4.67

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

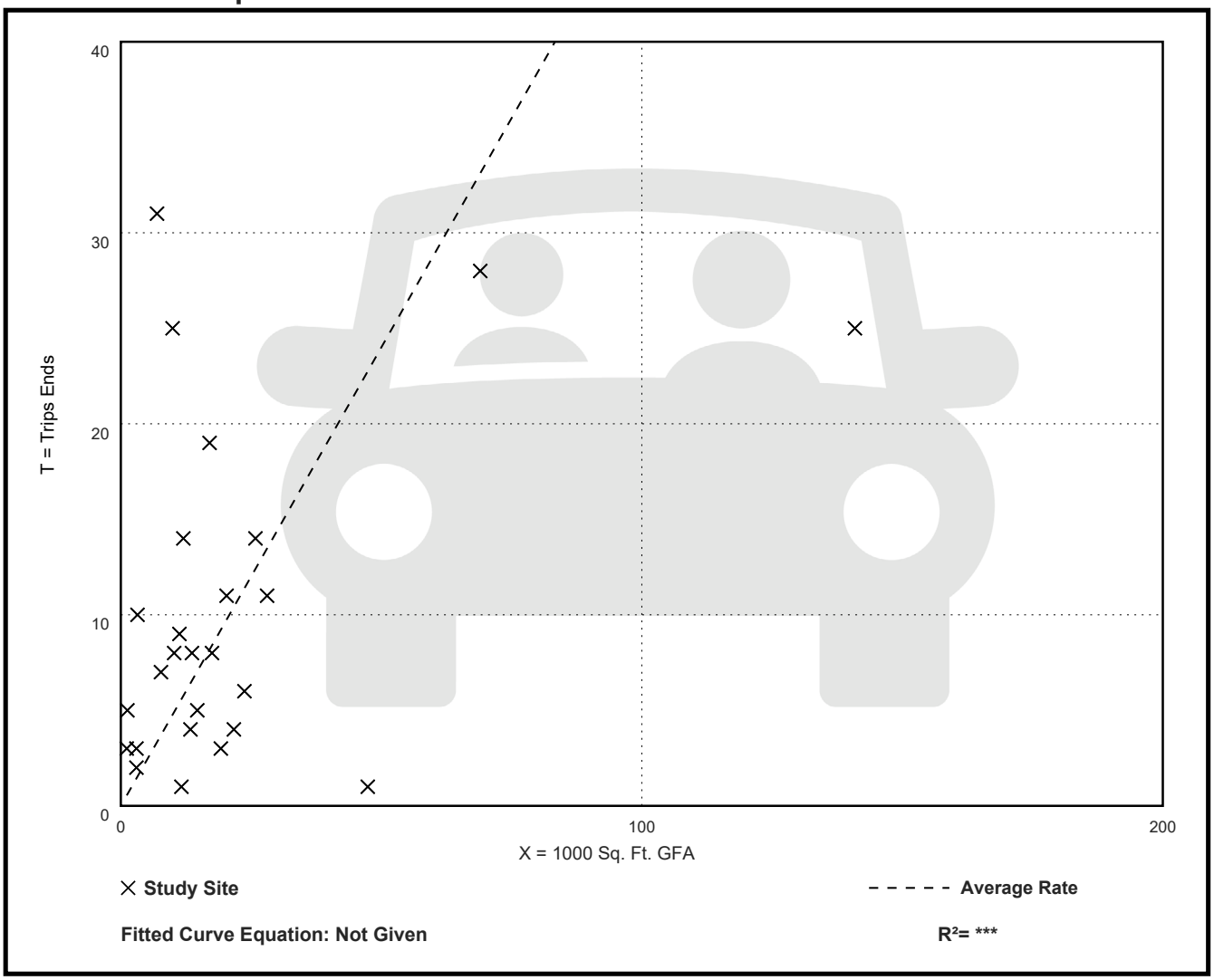
General Light Industrial
(110)

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: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

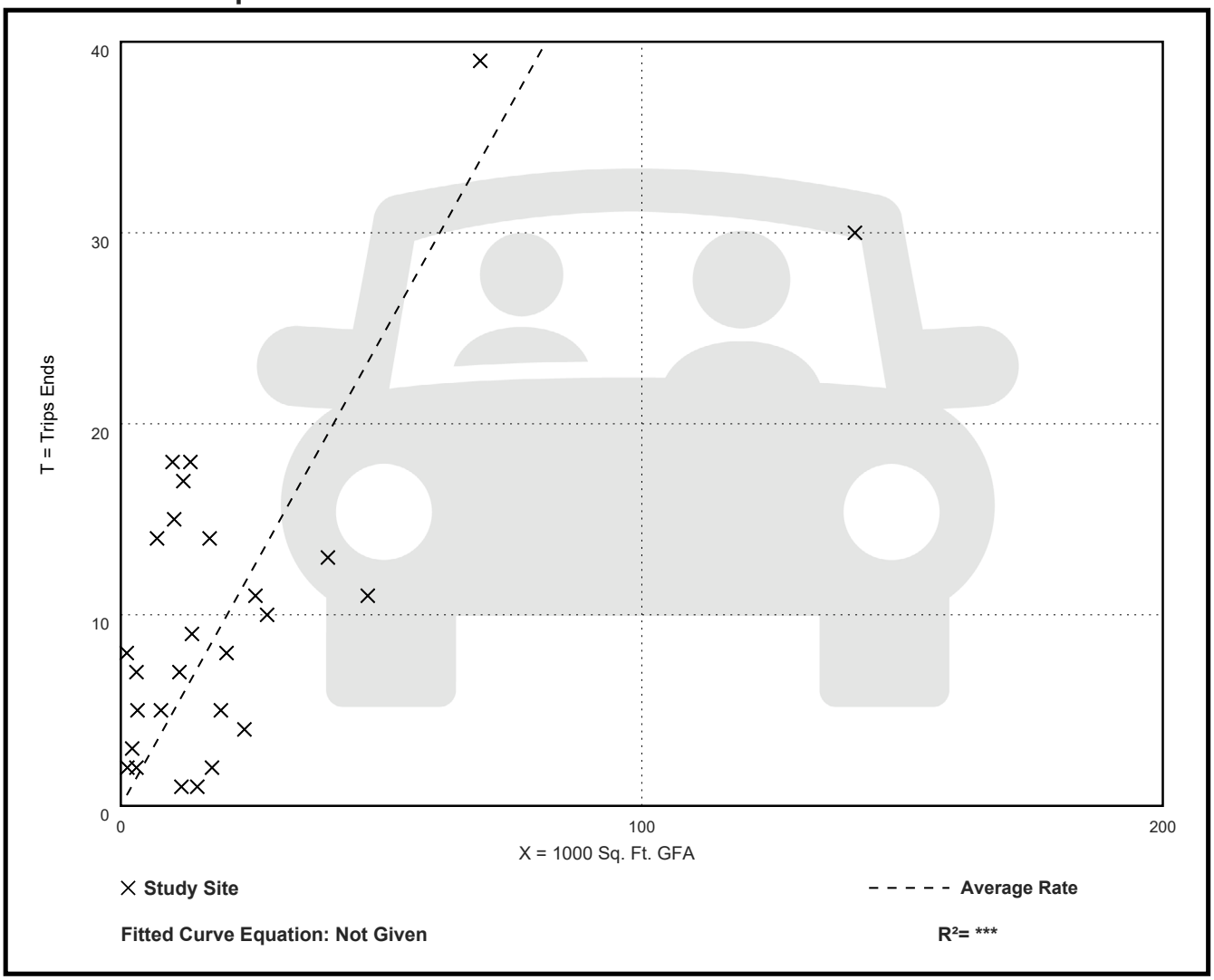
General Light Industrial
(110)

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: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

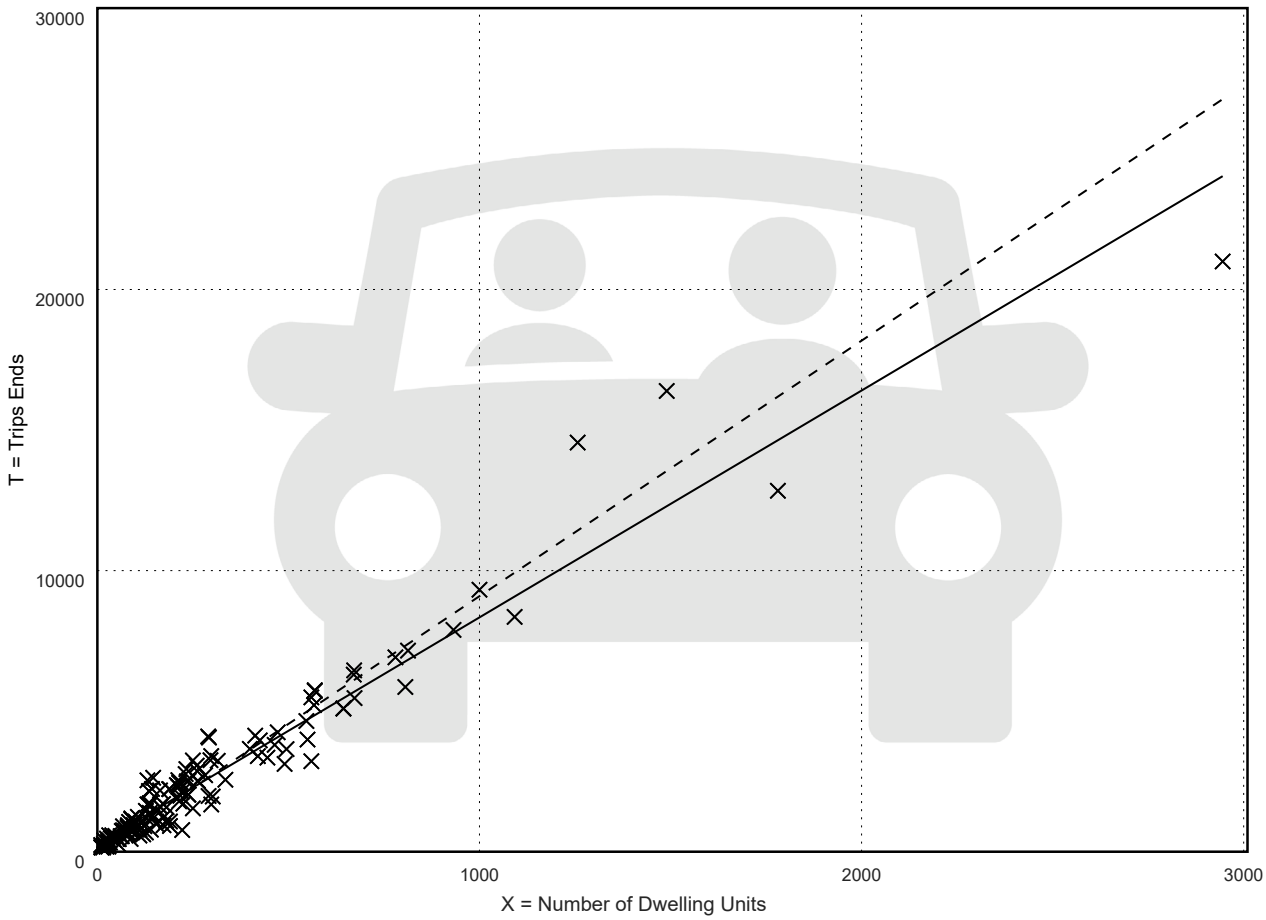
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

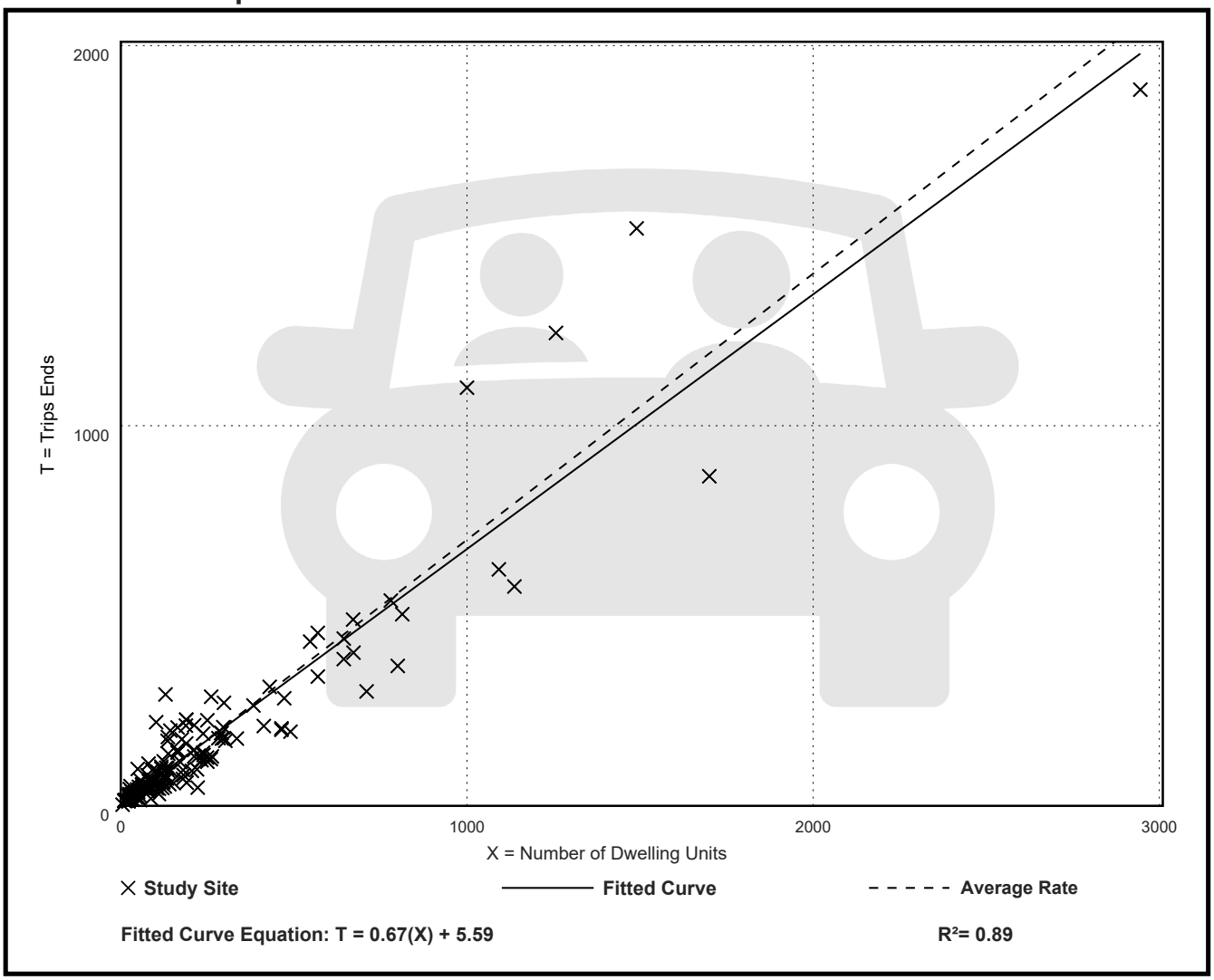
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
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Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



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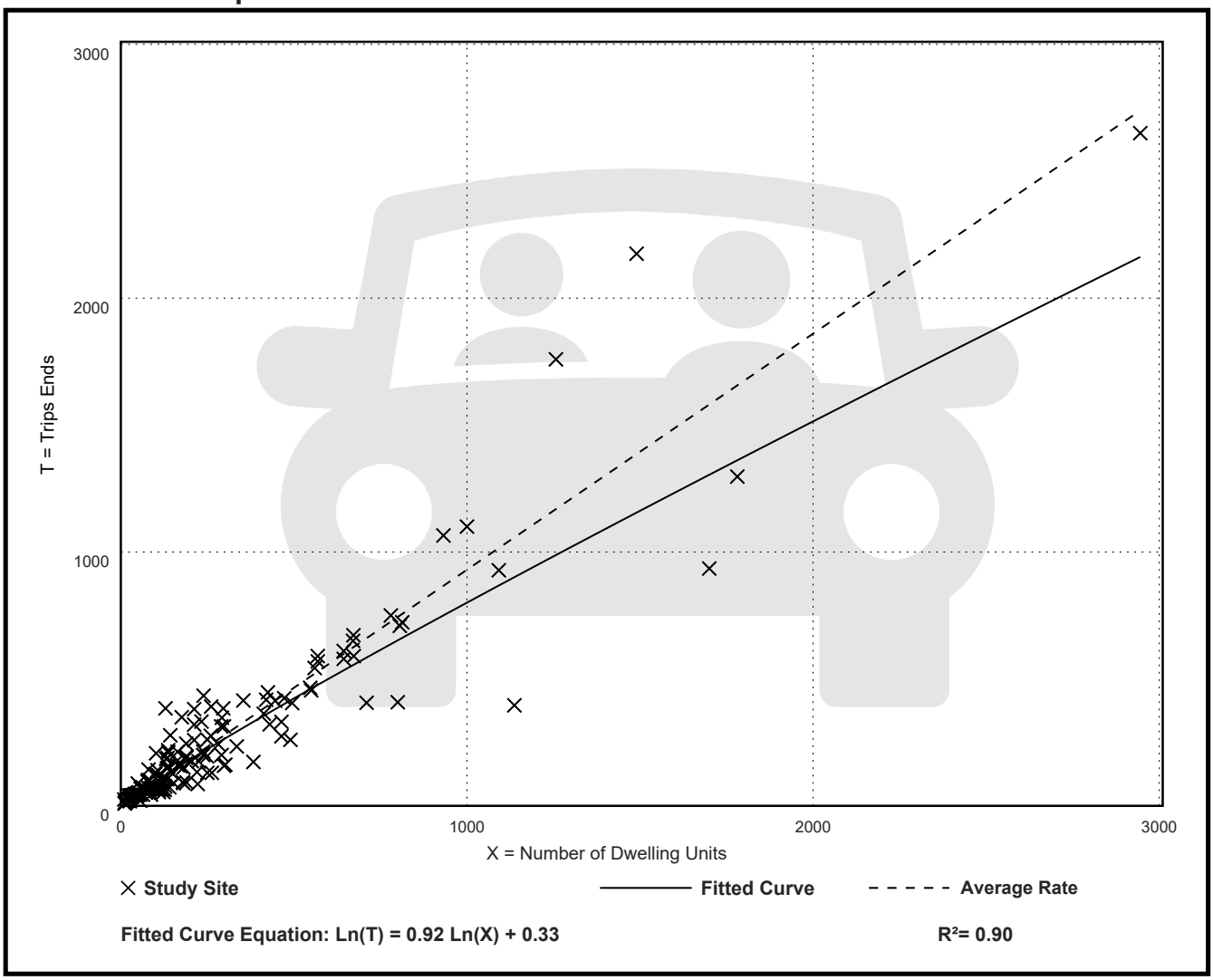
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On a:	**Weekday,**
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Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

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TRAFFIC REPORT & DOCUMENTS

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

TICE INDUSTRIAL PARK

ZONING TRAFFIC STUDY

March 2026

PREPARED FOR:
Tice Street Development, LLC
6941 Sable Ridge Lane
Naples, FL 34109

PREPARED BY:
Carson Tucker, E.I.

ENGINEER OF RECORD:

This item has been digitally signed by Jamie W. Rivera on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copies.

JAMIE W. RIVERA LICENSE No. 94230 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jamie W Rivera
Date: 2026-04-13 09:38:21

QAI PROJECT #251101

Jamie W. Rivera, P.E.
FL. P.E. #94320

Quattrone & Associates, Inc.

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APPENDIX

TRIP DISTRIBUTION EXHIBITS

TRIP GENERATION ANALYSIS

TRIP GENERATION GRAPHS

TRAFFIC REPORT & DOCUMENTS

Tice Industrial Park
STRAP#: 03-44-25-L3-00008.0000
Access Undetermined, Fort Myers FL 33912

The purpose of the Zoning Traffic Study is to analyze the potential traffic impacts and identify any improvements required as a result of rezoning. The applicant is requesting approval for an Industrial Planned Development (IPD) for a 60.33 ± acre site within the Fort Myers Shores Planning Community. The subject site is located within the Central Urban Future Land Use zone.

EXISTING CONDITIONS

OVERVIEW

The subject site is currently vacant and has portions zoned as multi-family residential (RM-8) and Agricultural (AG-2). The site is bordered to the north by multi-family land use under RM-8 and AG-2 zoning. To the east is the Hyde Point RPD, which is currently developed as the Manatee Elementary School and Oak Hammock Middle School. To the south is Tice Street Right-of-Way; opposite of site, across Tice Street, is Crystal Lakes Manufactured Homes Community, zoned as MH-1. To the west is I-75 Right-of-Way and the Florida DOT Test Lab CPD.

ROADWAY INFORMATION

Tice Street is a east/west two-lane undivided major collector owned and maintained by Lee County. Tice Street has a posted speed limit of 45 mph.

PROPOSED REZONING

The applicant is requesting to establish an IPD over the subject site to permit development up to 450,000 square feet of light industrial uses.

The proposed rezoning is of a light industrial purpose, as outlined in the schedule of uses within the same submittal package of this report. For the purpose of trip calculations, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, was used. The land use code (LUC) which most accurately represents the proposed IPD is LUC 110 – General Light Industrial. Per ITE, this land use is typically devoted to activities such as printing, material testing, assembly, fabrication, packaging, and processing materials. LUC 210 – Single Family Detached Housing will be used to calculate the maximum allowable trips of the existing zoning for a net trip comparison. The subject site is within the Central Urban Future Land Use Category and allows a maximum of 10 dwelling units per acre. The current RM-8 zoning allows for single family detached housing, which as been proposed for a net trip comparison analysis of existing zoning to the proposed IPD.

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

LUC 110 – General Light Industrial	**450 (per 1,000 SF)**
LUC 210 – Single Family Detached Housing	**603 (Dwelling Units)**

The Institute of Transportation Engineers LUC above was determined to have the best fitting description for the proposed activities of the development. Additional description and trip generation graphs of this LUC can be found in the **Trip Generation Graphs** appendix.

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the ITE report, titled *Trip Generation,* 12th Edition. **Table 1** tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the existing zoning at maximum allowable use. The best fit equation was used for all time periods.

Table 1
Trip Generation - Existing Zoning

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
210 - Single Family Detached Housing	111	299	410	312	191	503	5132

Table 2 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the proposed IPD. The average rate was used for all trip calculations as the independent variable exceeded the upper limit of the *Trip Generation Manual* data range.

Table 2
Trip Generation - Proposed IPD

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
110 - General Light Industrial	186	30	216	53	168	221	1620

Table 3 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trips in a net comparison of the existing and proposed zoning. The net trips tabulated below will be used for area of influence determination and LOS analysis, if required. No reductions to the trips are being proposed as internal capture and pass-by traffic is unlikely for the subject land uses.

Table 3
Trip Generation - Net Trip Comparison

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
110 - General Light Industrial (+)	186	30	216	53	168	221	1620
210 - Single Family Detached Housing (-)	111	299	410	312	191	503	5132
TOTAL	**75**	**-269**	**-194**	**-259**	**-23**	**-282**	**-3512**

A red shaded cell in the "TOTAL" row indicates a net increase in trips. A green shaded cell indicates a net decrease in trips. As seen in **Table 3**, there is a net increase in entry trips during the Peak A.M. time period. The net increase in trips is less than the 100-trip threshold for required area of influence and LOS analysis. For additional assurance, an LOS analysis of the nearby collector road, Tice Street, which the project access is located has been provided.

TRIP DISTRIBUTION

The net trips tabulated in **Table 3** were assigned to the surrounding roadway network based on the anticipated routes the drivers will utilize to access the site. The anticipated trip distribution of the generated trips can be found in the **Trip Distribution Exhibits** attached to this report. Anticipated driveway distributions can also be found in the same exhibit.

FUTURE TRAFFIC CONDITIONS

A horizon year of 2036 was selected for analysis to determine the future impact of the subject rezoned area at full build-out. A growth rate as applied to AADT volumes of the roadways within the IPD's area of influence to analyze roadway link LOS performance with and without generated traffic at time of build-out. A minimum growth rate of 2% is applied to roadway links which volumes grew less than 2% year after year; historical growth rates are otherwise used. Upon determination of roadway volumes at time of build-out (2036), the proposed IPD's generated trips are applied to the surrounding roadway network based on the distribution seen in **T-01** of the **Trip Distribution Exhibits** and **Table 1A**. The peak direction volume of each link with and without the proposed IPD at the build-out year can be found in **Table 1A** and visualized in **T-02**.

PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

To determine the impact of the proposed IPD on the surrounding roadway network, the Level of Service of each roadway segment within the area of influence was analyzed. Level of Service thresholds were compared to the traffic volume at the build-out year to determine if the proposed IPD degrades the Level of Service for the subject roadways. The LOS analysis as tabulated in **Table 1A** indicates that both segments of Tice St (east and west of the site) will not result in a degradation of the Level of Service as a result of rezoning from RM-8 to the proposed IPD.

Please note that this analysis was completed at maximum intensity in a conservative manner; the analysis of the surrounding roadway network should be continued as the IPD is developed. As aforementioned, all roadway links were analyzed with a minimum 2% growth rate; however, this does not account for periods of stagnation or recession in roadway volumes, which can be observed when referring to the Lee County TCDS for the surrounding roadway network.

Potential turn lane improvements at site accesses will be evaluated during the local Development Order process.

CONCLUSION

The proposed rezoning request for the property referred to as Tice Industrial Park IPD, located north of Tice Street and situated between Manatee Elementary School and I-75 in Lee County, Florida, includes 450,000 square feet of maximum allowable building area for light industrial uses. Trip generation was performed utilizing the 12th edition of *Trip Generation Manual* and applied to the surrounding network to determine Level of Service conditions at the build-out year of 2036. Growth rates and traffic volumes applied to the roadway segments are based on historical data provided by Lee County TCDS and extrapolated to 2036. As a conservative measure, a minimum growth rate of 2% is applied year-on-year if historical data suggests a slower growth rate. It was observed that multiple roadway segments in the area of influence experienced multiple year periods of stagnation or recession of volume.

Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic generated by the proposed Tice Industrial Park IPD. Further traffic analysis will be completed as individual lots within seek local development orders.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Lee County Traffic Study Guidelines for Planned Development Rezonings, AC-13-17*
- *Lee County TCDS*

Quattrone & Associates, Inc.

APPENDIX

Quattrone & Associates, Inc.

TRIP DISTRIBUTION EXHIBITS



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

TICE INDUSTRIAL PARK IPD

TRIP DISTRIBUTION EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-01
01 OF 02



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TICE INDUSTRIAL PARK IPD

LOS ANALYSIS EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-02
02 OF 02

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
110 - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday	Average	810	810	1620
Data Source: Trip Generation Manual, 12th Ed					3.60	50%	50%	
110(1) - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	186	30	216
Data Source: Trip Generation Manual, 12th Ed					0.48	86%	14%	
110(2) - General Light Industrial	General Urban/Suburban	1000 Sq. Ft. GFA	450	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	53	168	221
Data Source: Trip Generation Manual, 12th Ed					0.49	24%	76%	

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday	Best Fit (LIN)	2566	2566	5132
Data Source: Trip Generation Manual, 12th Ed					T = 8.07(X) + 265.45	50%	50%	
210(1) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	111	299	410
Data Source: Trip Generation Manual, 12th Ed					T = 0.67(X) + 5.59	27%	73%	
210(2) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	603	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	312	191	503
Data Source: Trip Generation Manual, 12th Ed					Ln(T) =0.92Ln(X) + 0.33	62%	38%	

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

Land Use: 110
General Light Industrial

Description

A general light industrial site is typically a single-tenant site devoted to light industrial activities, such as printing, material testing, assembly, fabrication, packaging, and processing materials.

Additional Data

The sites were surveyed in the 2000s and the 2010s in New Jersey, Oregon, and Texas.

Source Numbers

611, 874, 875, 912

General Light Industrial
(110)

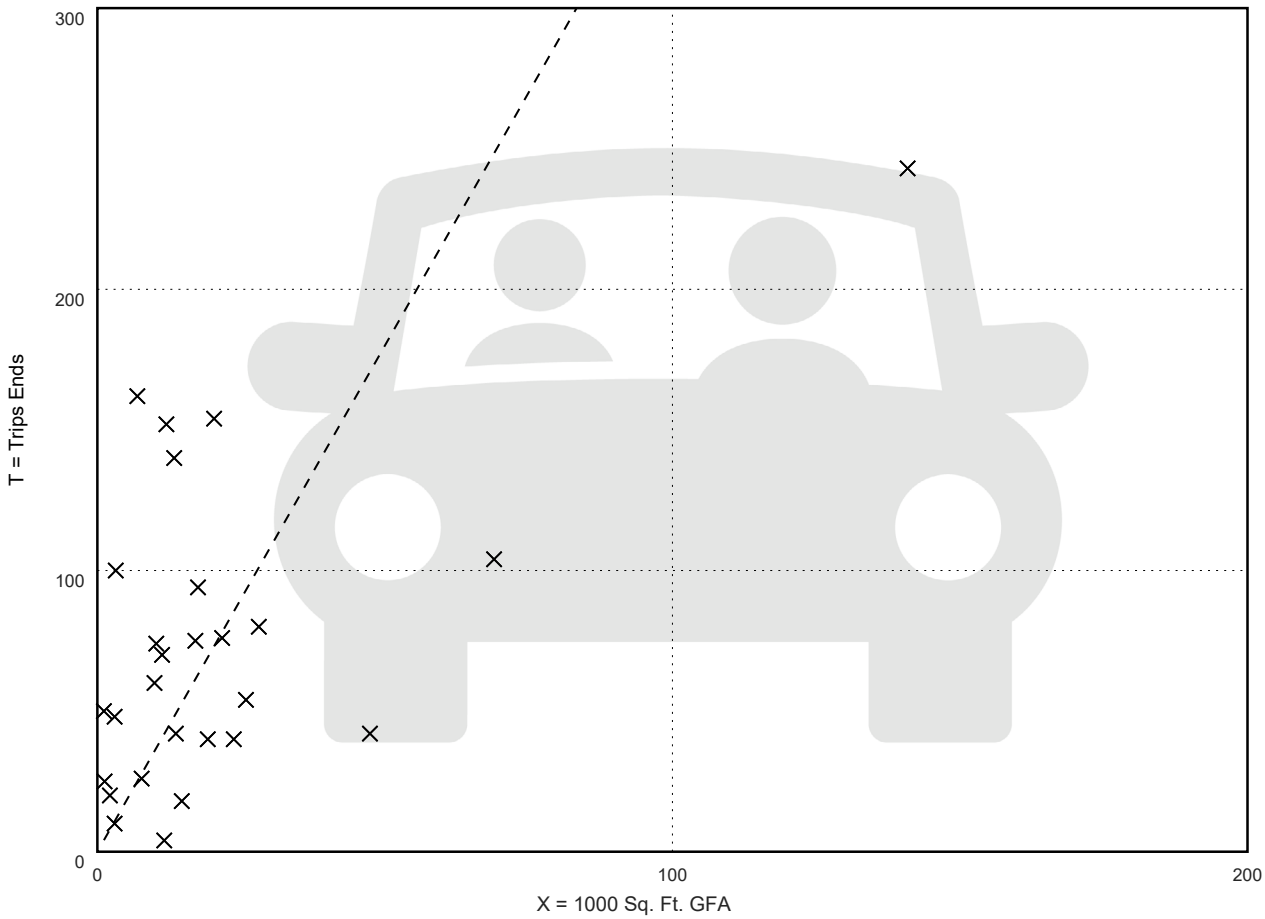
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.60	0.34 - 43.86	4.67

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

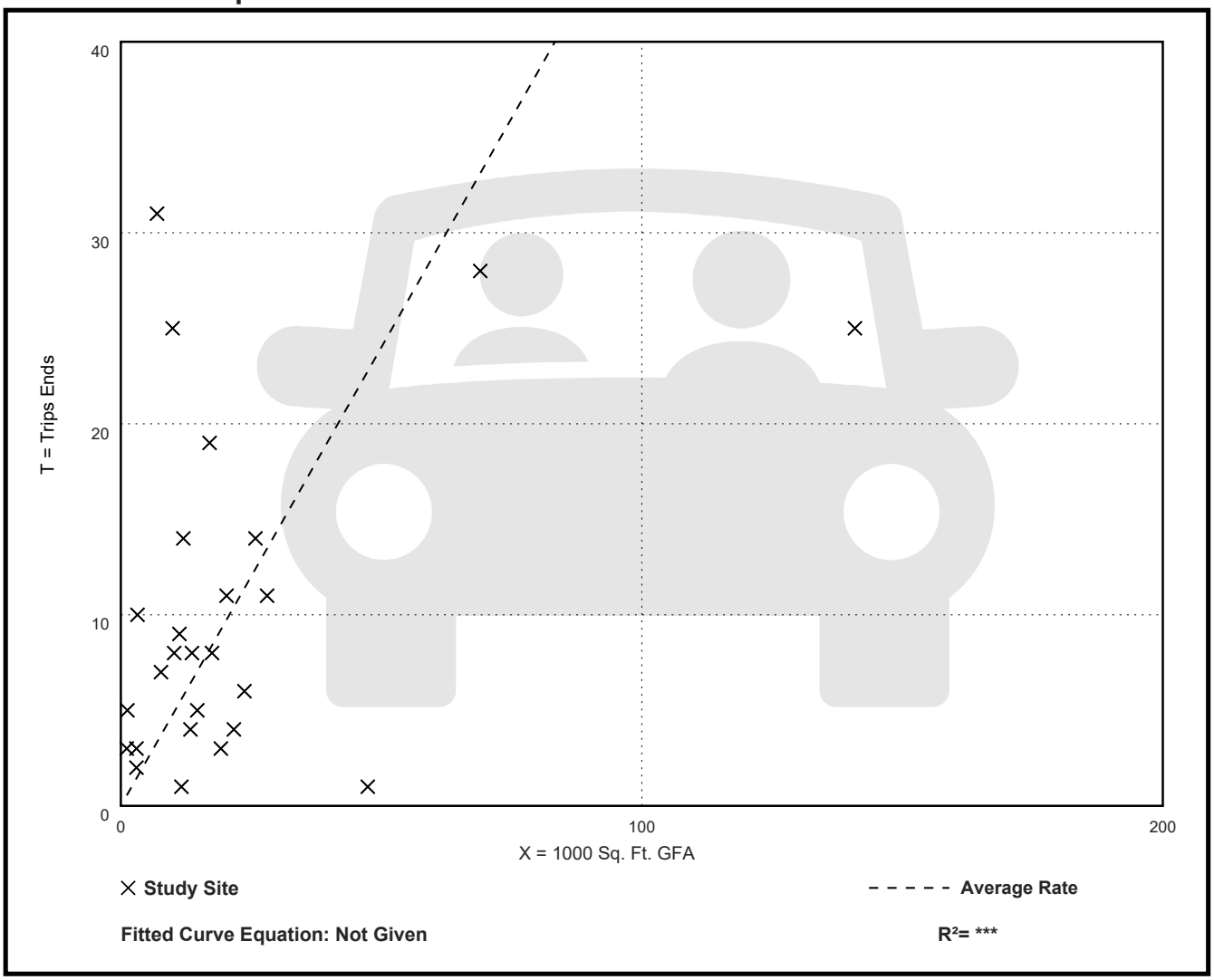
General Light Industrial
(110)

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: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

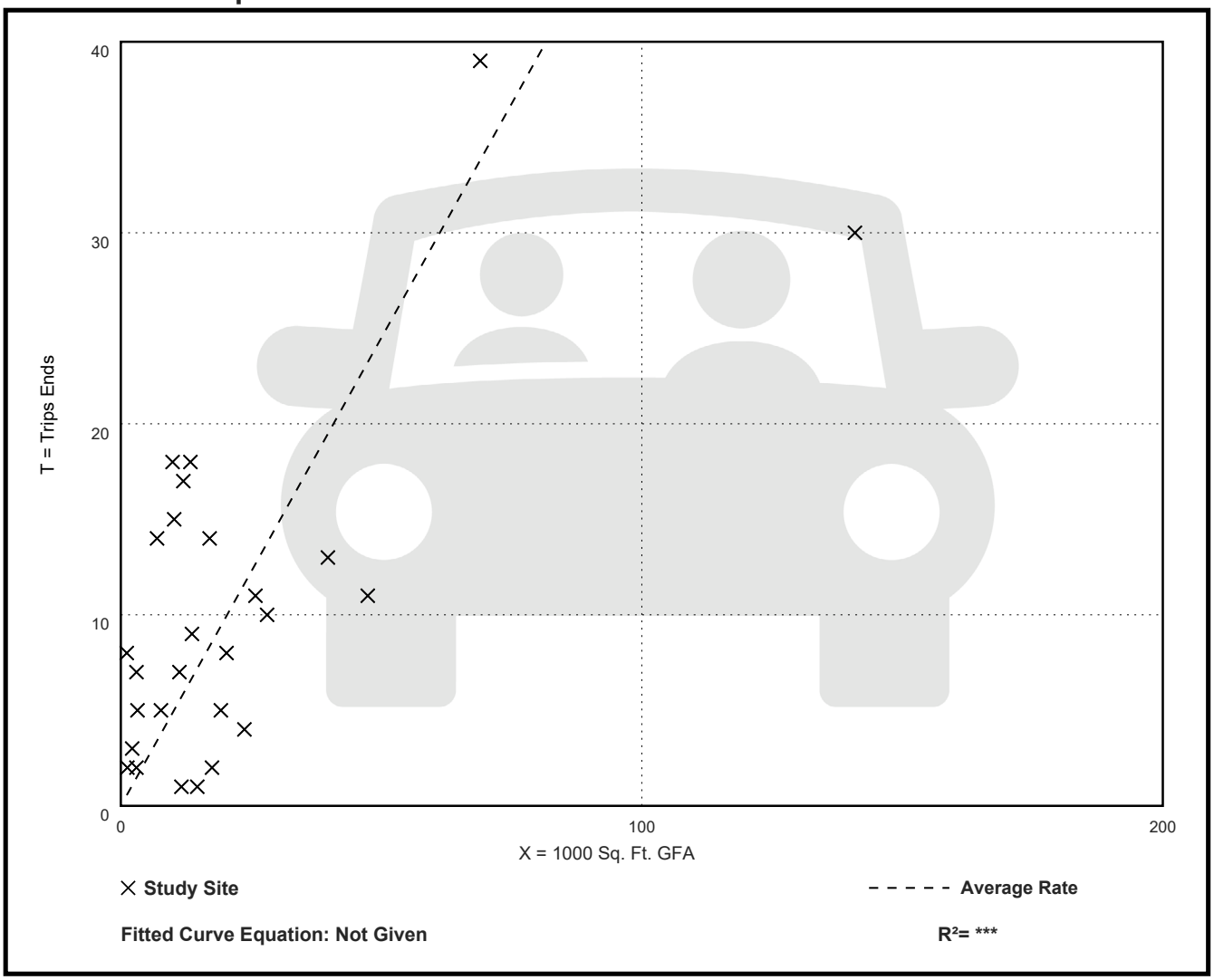
General Light Industrial
(110)

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: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

DCI2026-00014 Lee County DigEplan Original Application Dated 04-17-2026

Land Use: 210
Single-Family Detached Housing

Description

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Additional Data

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Single-Family Detached Housing
(210)

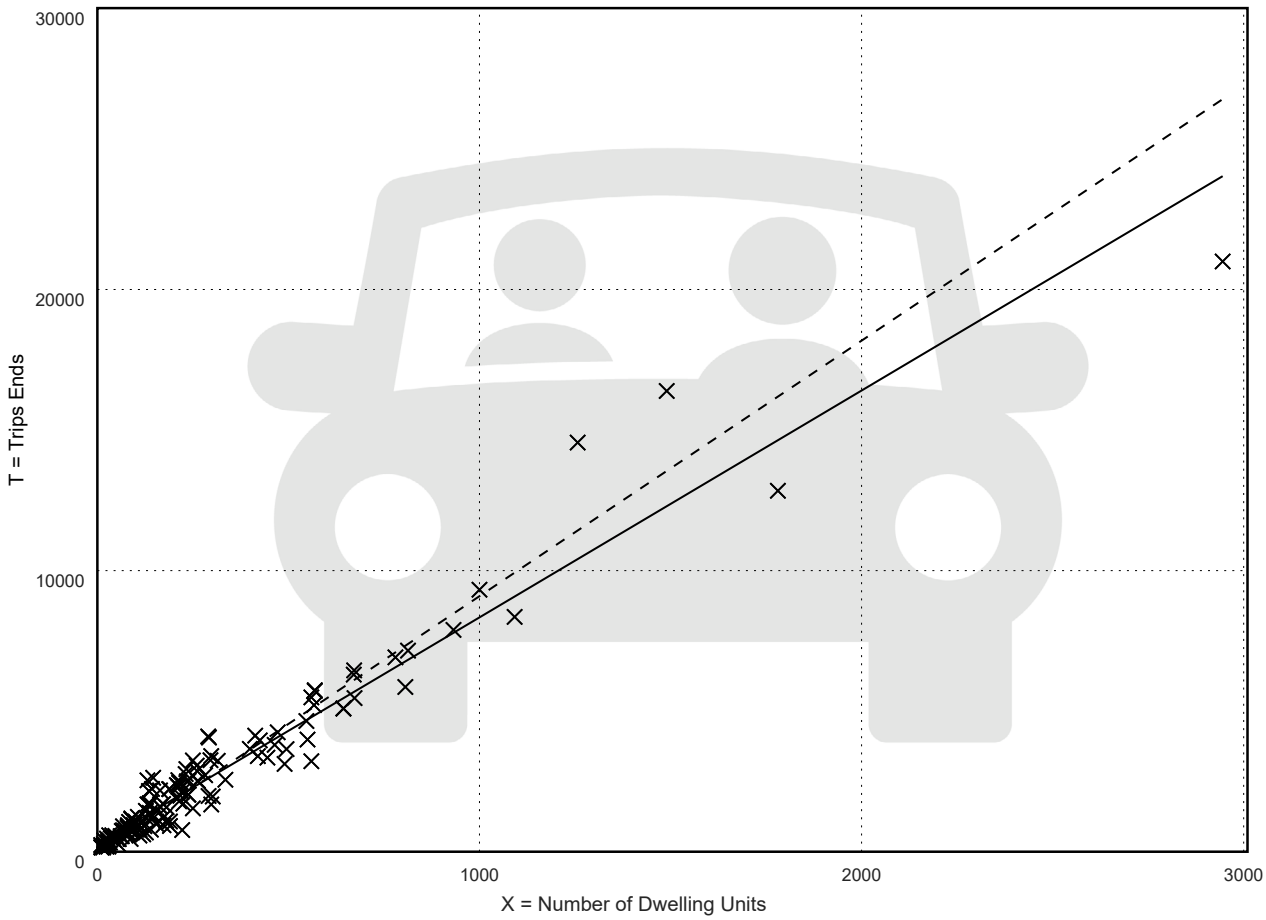
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Directional Distribution: 50% entering, 50% exiting

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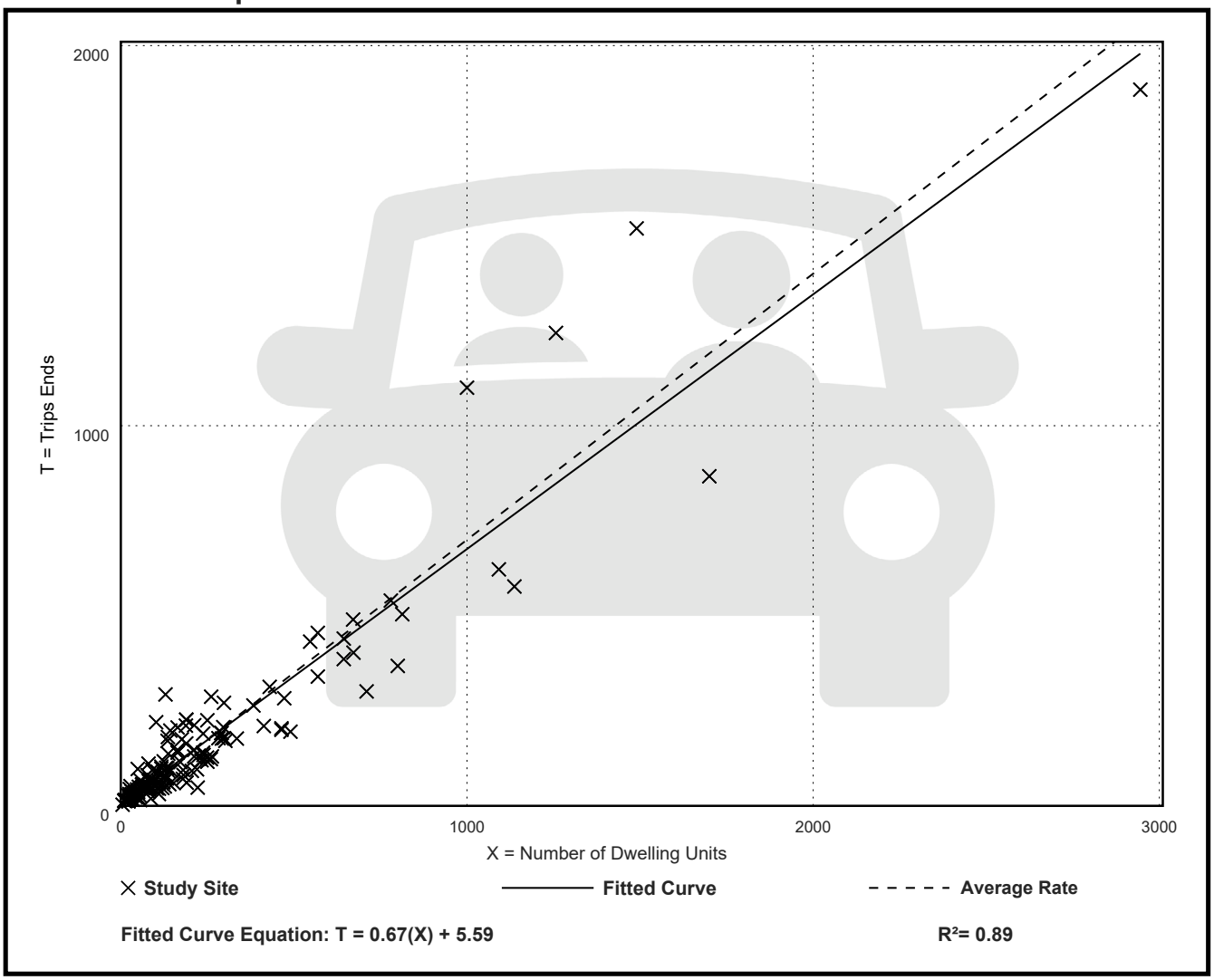
Single-Family Detached Housing
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Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

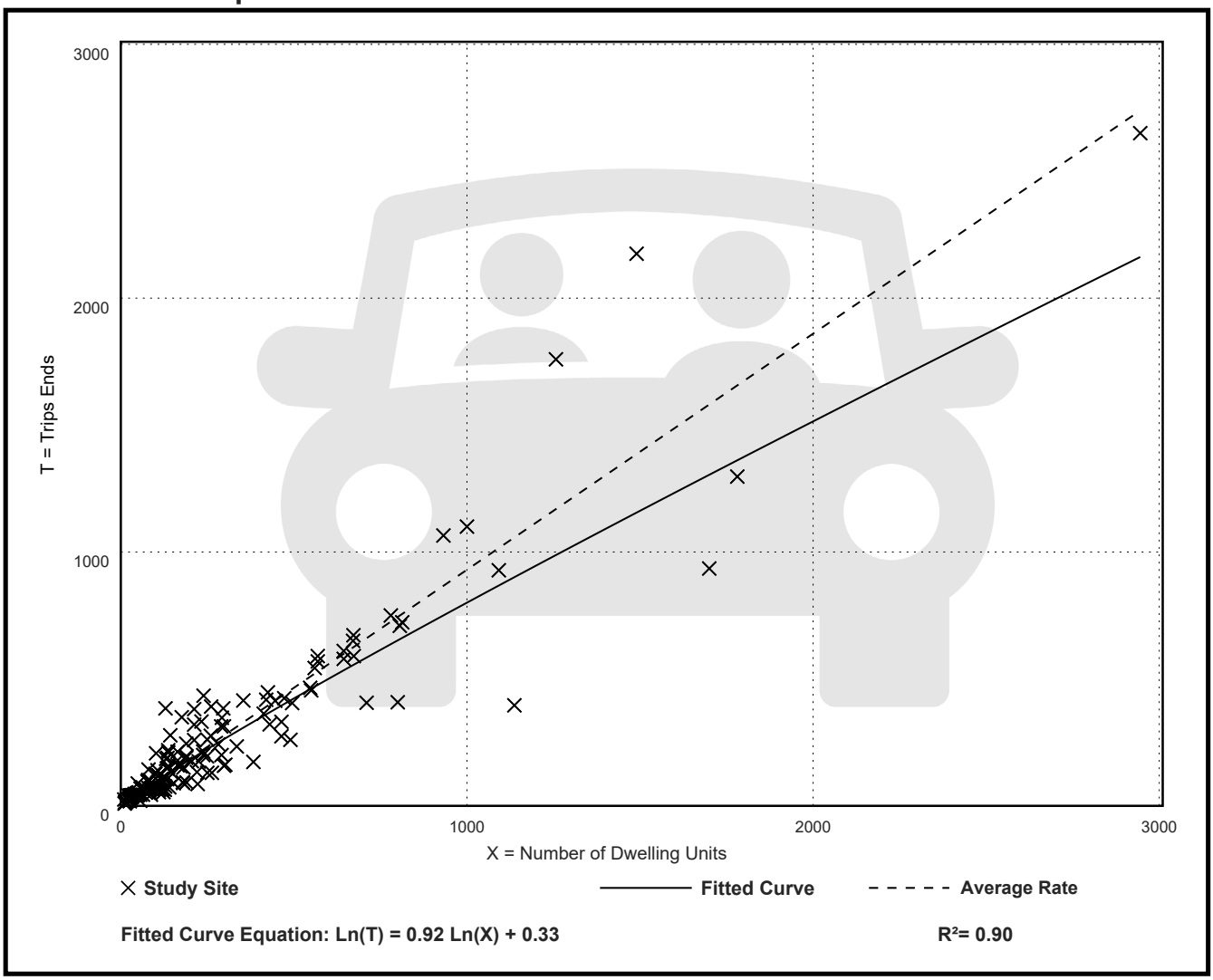
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

Quattrone & Associates, Inc.

TRAFFIC REPORT & DOCUMENTS

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
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2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

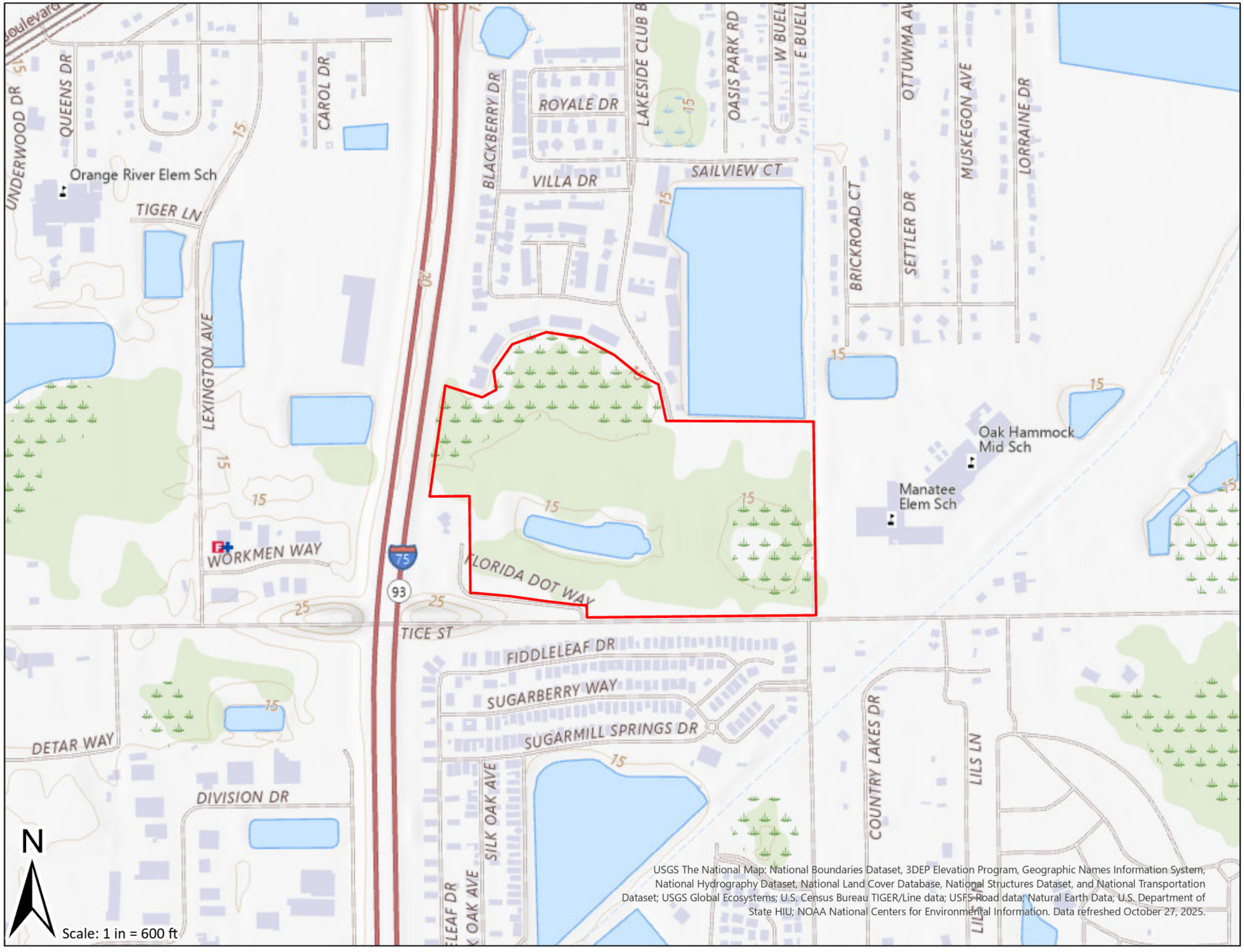
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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



TITLE:
USGS Quad Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (60.33 Ac)

Note:
1. USGS Quads obtained from Esri.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 3/30/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\

N

0' 100' 200'
PLAN VIEW SCALE

PROJECT BOUNDARY
END OF EXISTING BERM
EXISTING ASPHALT ROADWAY
PARCEL ID.# 03-44-25-09-00000.00CE (O.R. 1831, PAGE 4635) PINE RIDGE AT FORT MYERS VILLAGE 1-#2
PARCEL ID.# 03-44-25-09-00000.00CE (O.R. 1809, PAGE 332) PINE RIDGE AT FORT MYERS VILLAGE 1-#1
POST-WETLAND 'A'
416,624.81 SF
9.564 AC
< I-75 (SR 63) SB <
> I-75 (SR 63) NB >
EAST R/W LINE
IMPACTED WETLAND 'A-1'
76,675.32 SF
1.76 AC
IMPACTED WETLAND 'A-2'
47,195.9 SF
1.083 AC
LIMITED ACCESS RIGHT-OF-WAY LINE (INGRESS, EGRESS, LIGHT, AIR & VIEW (O.R. 1710, PAGE 44)
EXISTING ASPHALT BIKE PATH
PROJECT BOUNDARY
10' F.P.L. (O.R. 1794, PAGE 3283)
25' WIDE BIKE PATH EASEMENT (O.R. 3043, PAGE 769)
40' RIGHTS, INTERESTS AND RESERVATIONS CONTAINED IN DEED TO LEE COUNTY RECORDED IN (O.R. 859, PAGE 584)
EXISTING I-75 DITCH
END OF EXISTING BERM
EXISTING I-75 DITCH
IMPACTED WETLAND 'B-2'
562.99 SF
0.013 AC
TOP OF BANK
EX. LAKE 'OSW-1'
124,683.85 SF
2.862 AC
TOP OF BANK
PROJECT BOUNDARY
10' F.P.L. (O.R. 1794, PAGE 3283)
40' D.E. (O.R. 1774, PAGE 2869) (O.R. 1774, PAGE 2879) (O.R. 1849, PAGE 4436)
FDOT SITE
PROJECT BOUNDARY
IMPACTED WETLAND 'B-1'
68,205.93 SF
1.566 AC
POST WETLAND 'B'
177,958.58 SF
4.085 AC
IMPACTED WETLAND 'B-3'
12,661.5 SF
0.291 AC
MANATEE ELEMENTARY SCHOOL
OAK HAMMOCK MIDDLE SCHOOL
PARCEL ID.# 03-44-25-00-00008.0010 (O.R. 3262, PAGE 1496) TIITF STATE OF FLORIDA
EXISTING ASPHALT ROADWAY
PROJECT BOUNDARY
EXISTING CHAIN LINK FENCE
TICE ST. .
EXISTING 60' LC-DOT RIGHT-OF-WAY (INGRESS/EGRESS, DRAINAGE, UTILITY, & LEE COUNTY UTILITY EASEMENTS)
EXISTING 18" RCP W/ MES
EXISTING 18" DRAINAGE PIPE
PROJECT BOUNDARY
PARCEL ID.# 02-44-25-00-00010.0010 (O.R. 4341, PAGE 865) LEE COUNTY DISTRICT SCHOOL BOARD
EXISTING 30"x48" ERCP
END OF EXISTING 6' WIDE CONC. SIDEWALK & TYPE 'F' CURB
BENCHMARK
FDOT DISC " I75 81 A44 RM2"
ELEV. = 45.37' (NAVD)
BENCHMARK
SET 5/8" I.R.TRAV. PT. "LB 6690"
ELEV. = 15.50' (NAVD)
EXISTING ASPHALT ROADWAY
EXISTING FIRE HYDRANT
BENCHMARK
NAIL AND DISK TRAV. PT. "LB6690"
ELEV. = 17.40' (NAVD)
EXISTING POWER POLE W/ OVERHEAD LINES

FOR CONCEPTUAL USE

P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\01-QAI CADD - VERSION A\02-PRODUCTIONS PLANS\251101-SD

REV	REVISION	DATE

TICE INDUSTRIAL PARK
WETLAND IMPACT EXHIBIT
5281 TICE ST
LEE COUNTY, FLORIDA 33905

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

VALID ONLY WITH STAMPED SEAL

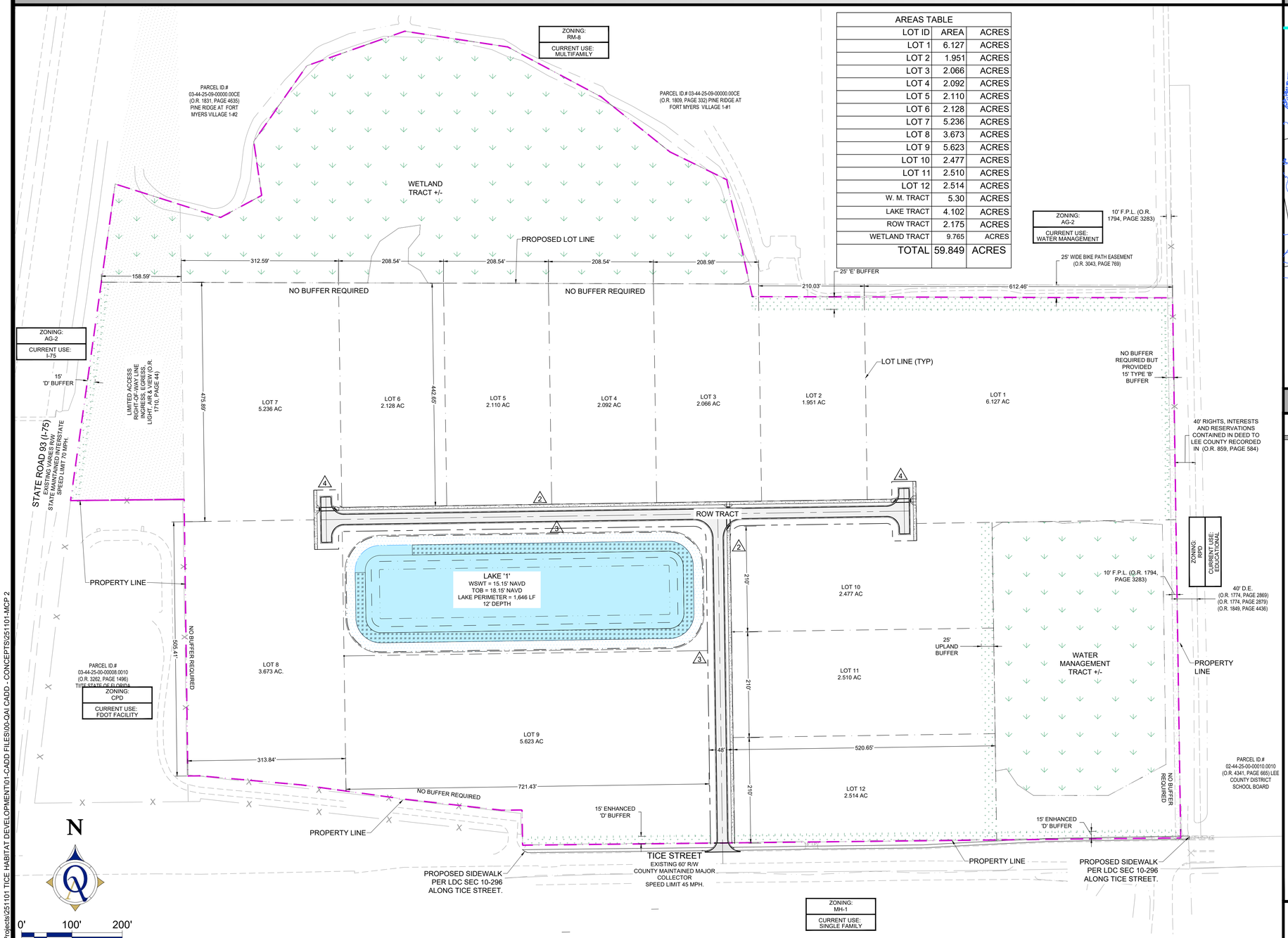
SAVED BY: Gary
SAVED ON: 4/9/26

SHEET
EY-01

251101 - A

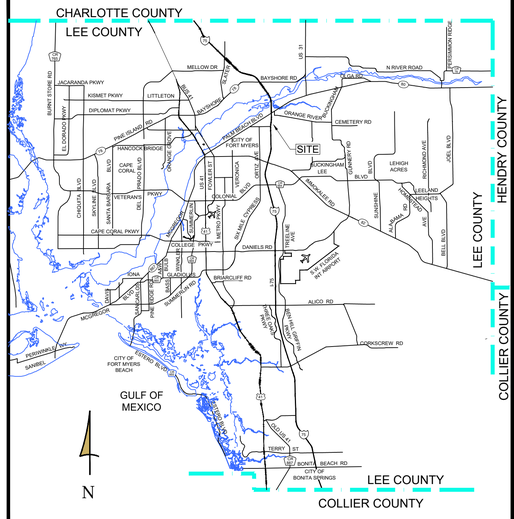
TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



AREAS TABLE		
LOT ID	AREA	ACRES
LOT 1	6.127	ACRES
LOT 2	1.951	ACRES
LOT 3	2.066	ACRES
LOT 4	2.092	ACRES
LOT 5	2.110	ACRES
LOT 6	2.128	ACRES
LOT 7	5.236	ACRES
LOT 8	3.673	ACRES
LOT 9	5.623	ACRES
LOT 10	2.477	ACRES
LOT 11	2.510	ACRES
LOT 12	2.514	ACRES
W. M. TRACT	5.30	ACRES
LAKE TRACT	4.102	ACRES
ROW TRACT	2.175	ACRES
WETLAND TRACT	9.765	ACRES
TOTAL	59.849	ACRES

MASTER CONCEPT PLAN



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
59.849 ACRES

PROJECT INTENSITY
MAX. BUILDING FLOOR AREA = 450,000 S.F.
INDUSTRIAL LOTS

OPEN SPACE
MINIMUM OPEN SPACE REQUIRED 10%

DEVIATION
#

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\251101-MCP 2