Lee County Community Development

APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Land Material Supply

Request: ☐ Rezoning from: AG-2 To: IL
☐ Variance included? x☐ **NO** ☐ **YES**[1]
for:
☐ Special Exception included? x☐ **NO** ☐ **YES**[1]
for:
☐ Bonus Density included? x☐ **NO** ☐ **YES**[2]
for: _____ Bonus Units

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

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Michael Roeder
Address: 1625 Hendry St.
City, State, Zip: Ft. Myers, FL 33901
Phone Number: 239-980-7513 E-mail: mroeder@knott-law.com

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

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

x ☐ 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: Loreto Perez Rodriguez and Geidys Martinez Perez de Corcho, a/k/a Geidy Martinez Perez De Cocho
Address: 17425 Allen Town Rd.
City, State, Zip: Ft. Myers, FL 33967
Phone Number: 239-243-5857 Email: lperez239@yahoo.com

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

B. Disclosure of Interest [34-202(a)(2)]:
x 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. **[34-202(a)(7)]**
2. Date property was acquired by present owner(s): 12/8/2015

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
06-46-25-00-00012.0010

B. Street Address of Property: 16451 Old US 41

C. Legal Description (must submit) [34-202(a)(5)]:
x 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)]:
x 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. x List of surrounding property owners. **[34-202(a)(9)]**
☐
2. x Map of surrounding property owners. **[34-202(a)(9)]**
3. x 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: AG-2

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(b)] N/A**

F. Use(s) of Property:
1. Current uses of property are: Landscape Supply
2. Intended uses of property are: Landscape Supply

G. Future Land Use Classification (Lee Plan):
Industrial Development .61 Acres 100 % of Total

		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	153	Feet		
2.	Depth (average if irregular parcel):	173	Feet		
3.	Total area:	.61	Acres or square feet		
4.	Frontage on road or street:	153	Feet on	Old US 41	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.

- **x** 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; Lee Plan Policy 25.1.1]**
- ☐ 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
ACTION REQUESTED

A. Reason(s) for Request: Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement 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. **[34-202(b)(3)]**

PART 5
ADDITIONAL REQUIREMENTS

A. Potable Water: Will the project be connected to potable water and central sewer as part of any development of the property?

- ☐ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- x ☐ **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)] There is central water available but no faucets on site. Sewage is provided with a porta-potty.**

B. 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)]**

C. Flood Hazard:

- x 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)

D. Excavations/Blasting:

- x 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).

E. Mobile Home Park: [34-202(b)(4)]

x Not Applicable

☐

x ☐ 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).

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

- [x] 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 6 **SUBMITTAL REQUIREMENT CHECKLIST**		
Two copies required for submittal ***Clearly label your attachments as noted in bold below***		
x☐	Completed application for Public Hearing [34-202(a)(1)]	
x☐	Filing Fee - [34-201(d)]	
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]	
x☐	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]	
☐	**Additional Agents** [34-202(a)(4)]	
☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]	
x☐	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]	
x☐	**Legal description (must submit one)** [34-202(a)(5)]	
	x	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.)
x☐	**Boundary Survey** (not required if platted lot) [34-202(a)(6)]	
x☐	**Property Owners list** (if applicable) [34-202(a)(8)]	
x☐	**Property Owners map** (if applicable) [34-202(a)(8)]	
☐	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]	
x☐	**STRAP Numbers** (if additional sheet is required) [34-203(a)(5)]	
x☐	**List of Surrounding Property Owners** [34-202(a)(9)]	
x☐	**Map of Surrounding Property Owners** [34-202(a)(9)]	
x☐	**Mailing labels** [34-202(a)(9)]	
☐	List of **Zoning Resolutions** and Approvals	
☐	Summary of **Public Informational Session** (if applicable)	
☐	**Waivers** from Application Submission Requirements [34-201(c)]	
x☐	**Reason(s) for Request** [34-202(b)(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)]	
☐	**Agricultural Use** Affidavit (if applicable) [34-202(a)(12)]	
☐	Information Regarding **Proposed Blasting** (if applicable)	
☐	Mobile Home **Dislocated Owners** Information (if applicable) [34-202(b)(4)]	
☐	**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, Michael E. Roeder (name), as Authorized Representative of Loreto Perez Rodriguez and Geidys Martinez Perez de Corcho (owner/title) of 16451 Old US 41, Fort Myers FL 33912 (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.

Michael Roeder
Signature

3/5/26
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 5th day of March, 2026, by Michael E. Roeder (name of person providing oath or affirmation), who is **personally known to me** or who has produced _____ (type of identification) as identification.

Melanie C. Legare
Signature of Notary Public

STAMP/SEAL

Notary Public State of Florida
Melanie C. Legare
My Commission HH 728851
Expires 11/3/2029

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Michael E. Roeder, 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 16451 Old US 41, Fort Myers FL 33912 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

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

Property Owner

Michael E. Roeder
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on March 5, 2026 (date) by Michael E. Roeder (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Melanie C. Legare
My Commission HH 728851
Expires 11/3/2029

Signature of Notary Public

REZ2026-00007 Lee County DigEplan Original Application Dated 03-23-2026

Land Material Supply

Reason for Request

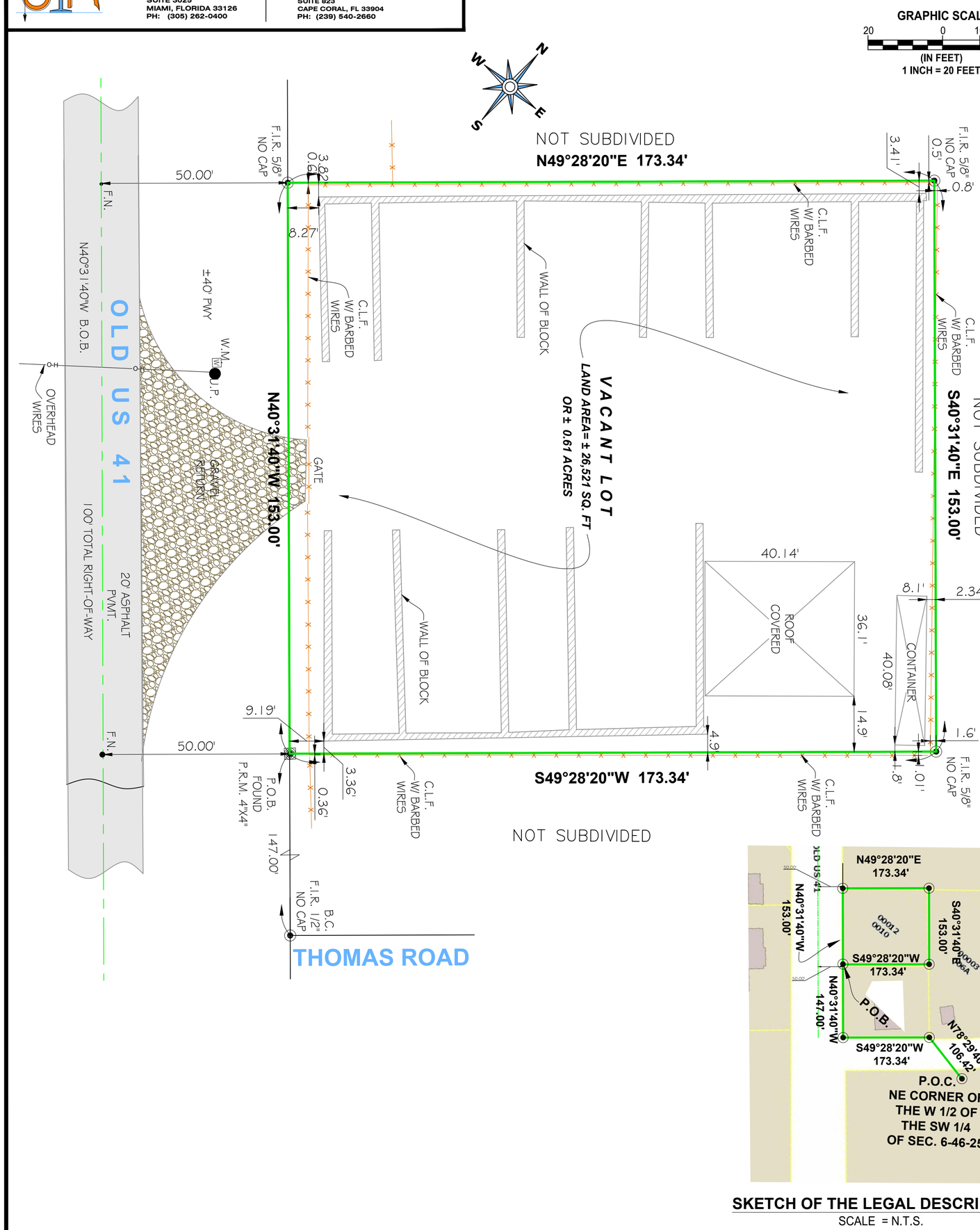
This is a request to rezone the .61 acre parcel located at 16451 Old US 41 from AG-2 to IL (light industrial). The parcel has been the base of operations for Land Material Supply for the past ten years. This portion of Old US 41 is a *defacto* industrial park with all of the properties zoned IL but for this one. The Lee Plan designation is Industrial Development which means that the current AG-2 is inconsistent with the Lee Plan. All of the surrounding properties have uses that are of a light industrial character, and there are no sensitive environmental features on the property. The only way to make this property and business consistent with the Lee Plan and zoning regulations is to rezone the property to IL.

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

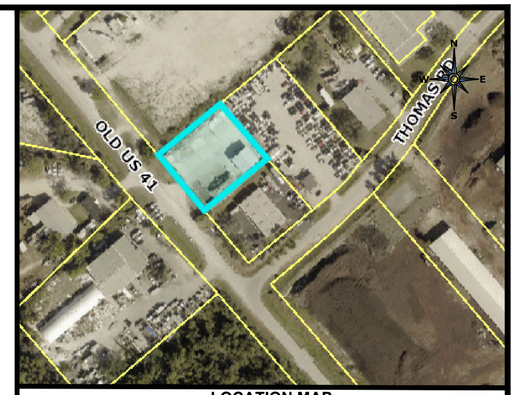
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY SURVEY



SKETCH OF THE LEGAL DESCRIPTION
SCALE = N.T.S.



LOCATION MAP
SCALE = N.T.S.

PROPERTY ADDRESS:
16451 OLD US 41, FORT MYERS, 33912

FOLIO NUMBER:
10262553

CERTIFICATION:
LORETO PEREZ RODRIGUEZ & GEIDY MARTINEZ PEREZ DE COCHO

LEGAL DESCRIPTION:
A TRACT OR PARCEL OF LAND LYING IN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID WEST ONE -HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) RUN N78°29'40"W FOR 106.42 FEET; THENCE RUN S49°28'20"W FOR 173.34 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF OLD TAMIAMI TRAIL (100 FEET WIDE); THENCE N40°31'40"W ALONG SAID NORTHEASTERLY LINE FOR 147 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N40°31'40"W ALONG SAID NORTHEASTERLY LINE FOR 153 FEET; THEN RUN N49°28'20"E FOR 173.34 FEET; THENCE RUN S40°31'40"E FOR 153 FEET; THENCE RUN S49°28'20"W FOR 173.34 FEET TO THE POINT OF BEGINNING.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	" AE "
BASE FLOOD ELEVATION:	11 FEET
COMMUNITY:	125124
PANEL:	0438
SUFFIX:	H
DATE OF FIRM:	11/17/2022

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
BLDG.	BUILDING
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.O.	CLEANOUT
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
FT.	FEET
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL.	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
R.R.	RAIL ROAD
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.I.P	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND
- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- EXISTING ELEVATION

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 03/20/2026
CARLOS D. IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 7604 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: *UPDATE BOUNDARY SURVEY - 03/20/2026*
REVISED ON: *BOUNDARY SURVEY - 12/02/2015*

DRAWN BY:	AMG
SURVEY DATE:	03/20/2026
SURVEY NO:	15-004695-2
SHEET:	1 OF 1

LB 7806 *SEAL*

REZ2026-00007 Lee County DigEplan Original Application Dated 03-23-2026

16451 Old US 41
Fort Myers FL

Land Material Supply

LEGAL DESCRIPTION

A tract or parcel of land lying in the West half (W1/2) of the Northwest quarter (NW 1/4) and the West half (W1/2) of the Southwest quarter (SW1/4), Section 6, Township 46 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows: From the Northeast corner of said West one-half (W1/2) of the Southwest quarter (SW1/4) run N 78°29'40" W for 106.42 feet; thence run S 49°28'20" W for 173.34 feet to an intersection with the Northeasterly line of Old Tamiami Trail (100 feet wide); thence N 40°31'40" W along said Northeasterly line for 147 feet to the Point of Beginning. From said Point of Beginning continue N 40°31'40" W along said northeasterly line for 153 feet; thence run N 49°28'20" E for 173.34 feet; thence run S 40°31'40" E for 153 feet; thence run S 49°28'20" W for 173.34 feet to the Point of Beginning.

Bearings hereinabove mentioned are derived from the centerline survey of State Road No. 45.

Knott · Ebelini · Hart
Attorneys At Law

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

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

www.knott-law.com

mebelini@knott-law.com

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

* Board Certified Civil Trial Lawyer
□ Board Certified Real Estate Lawyer
\+ Board Certified Business Litigation Lawyer
◊ Board Certified Construction Lawyer

Thomas B. Hart□
Of Counsel

James T. Humphrey
Retired

Michael E. Roeder, AICP
Director of Land Use

March 4, 2026

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

Re: 16451 Old US 41, Fort Myers FL 33912
STRAP No. 06-46-25-00-00012.0010

Dear Sir or Madam:

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

A tract or parcel of land lying in the West half (W1/2) of the Northwest quarter (NW 1/4) and the West half (W1/2) of the Southwest quarter (SW1/4), Section 6, Township 46 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows: From the Northeast corner of said West one-half (W1/2) of the Southwest quarter (SW1/4) run N 78°29'40" W for 106.42 feet; thence run S 49°28'20" W for 173.34 feet to an intersection with the Northeasterly line of Old Tamiami Trail (100 feet wide); thence N 40°31'40" W along said Northeasterly line for 147 feet to the Point of Beginning. From said Point of Beginning continue N 40°31'40" W along said northeasterly line for 153 feet; thence run N 49°28'20" E for 173.34 feet; thence run S 40°31'40" E for 153 feet; thence run S 49°28'20" W for 173.34 feet to the Point of Beginning.

Bearings hereinabove mentioned are derived from the centerline survey of State Road No. 45.

The effective date of this letter is February 25, 2026. Basing my opinion on the Public Records of Lee County, Florida, I have found as follows:

1. Owner of the Fee Title:

Loreto Perez Rodriguez and Geidys Martinez Perez De Corcho a/k/a Geidy Martinez Perez De Cocho, husband and wife

REZ2026-00007 Lee County DigEplan Original Application Dated 03-23-2026

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

NONE

3. All easements within the boundaries of the Property:

NONE

4. Other liens of record:

NONE

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

Very truly yours,

KNOTT EBELINI HART

Asher E. Knipe

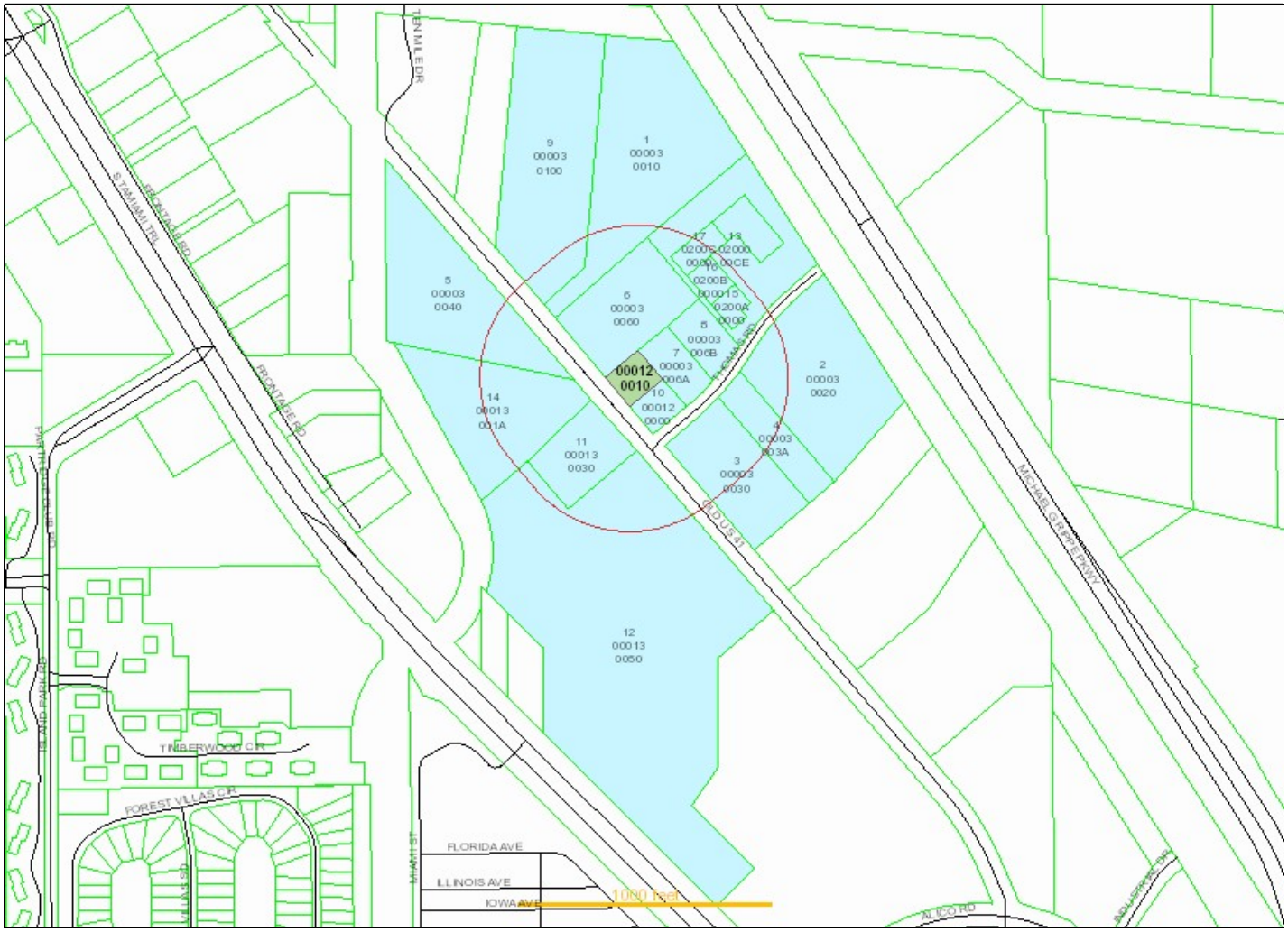
AEK/mcl
Cc: Client

Perez, Land Material Supply

16451 Old US 41

Water and Sanitary Sewer Availability

There is central water available on Old US 41 in front of this property, but this business does not connect to it because it has no sinks or toilets and does not need water. Most of the employees work offsite, and there is very little visitation by the general public. The limited need for sewer is provided by an onsite porta potty.



Date of Report: March 05, 2026

Buffer Distance: 500 feet Rerun

Parcels Affected: 17

Subject Parcel: **06-46-25-00-00012.0010**

To change, add or remove subject parcels please change the parcel selection in GeoView

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
KELECK HOLDINGS LLC 16341 OLD US 41 S FORT MYERS FL 33912	**06-46-25-00-00003.0010** 16351 OLD US 41 FORT MYERS FL 33912	FR NW COR OF S 1/2 OF NW 1/4 SEC 6 RUN S 00 DEG 22 MIN 47 SEC E 385.99 FT TH	1
HPG KINGS HWY LLC 24211 HARBORVIEW RD PORT CHARLOTTE FL 33980	**06-46-25-00-00003.0020** 6290 THOMAS RD FORT MYERS FL 33912	FR NW COR OF S 1/2 OF NW 1/4 RUN S 00 DEG 22 MIN 47 SEC E 385.99 FT TH S 40	2
HPG KINGS HWY LLC 24211 HARBORVIEW RD PORT CHARLOTTE FL 33980	**06-46-25-00-00003.0030** 6230 THOMAS RD FORT MYERS FL 33912	PARL IN W 1/2 SEC 6 NE OF OLD US 41 PT LT 8 DESC IN OR 1853 PG 1338	3
HPG KINGS HWY LLC 24211 HARBORVIEW RD PORT CHARLOTTE FL 33980	**06-46-25-00-00003.003A** 6250 THOMAS RD FORT MYERS FL 33912	PARL IN W 1/2 SEC 6 NE OF OLD US 41 PT LT 8 DESC OR 1853 PG 1331	4
OLD US 41 VENTURE LLC 1S450 SUMMIT AVE #150 OAKBROOK TERRACE IL 60181	**06-46-25-00-00003.0040** 16340 OLD US 41 FORT MYERS FL 33912	PARL NW 1/4 OF SEC DESC OR 2070/3859 + OR 2115/3534	5
KELECK HOLDINGS LLC 16341 OLD US HWY 41 S FORT MYERS FL 33919	**06-46-25-00-00003.0060** 16401 OLD US 41 FORT MYERS FL 33912	PAR IN S1/2 OF NW1/4 SEC06 DESC OR 1218 PG 407 LESS PARL 3.006A + 3.006B	6

1ST STOP RECOVERY INC 6241 THOMAS RD FORT MYERS FL 33912	**06-46-25-00-00003.006A** 6241 THOMAS RD FORT MYERS FL 33912	PARL IN N 1/2 SEC 6 T46 R25 DESC OR 1517 PG 1768	7
PAUL MARK A TR 6251 THOMAS RD Fort Myers FL 33912	**06-46-25-00-00003.006B** 6251 THOMAS RD FORT MYERS FL 33912	FR NW COR OF S1/2 OF NW1/4 S386FT TH S40DE 1407FT TH N49DE318FT POB OR2748/1018	8
RICHARD T COWART TRUST + 1204 LOGAN LANE FORT MYERS FL 33919	**06-46-25-00-00003.0100** 16341 OLD US 41 FORT MYERS FL 33912	PARL IN S W 1/4 OF N W 1/4 SEC 6 TWP 46 R 25 DESC IN OR 1220 PG 607	9
16461 OLD US 41 LLC 15720 WILDFLOWER DR FORT MYERS FL 33912	**06-46-25-00-00012.0000** 16461 OLD US 41 FORT MYERS FL 33912	FR THE NE COR OF W 1/2 OF SW 1/4 RUN N 78 DEGREES 29 MIN 40 SEC W FOR 106.42 FT	10
WALTCO ENTERPRISES INC + 1943 MARAVILLA AVE FORT MYERS FL 33901	**06-46-25-00-00013.0030** 16450 OLD US 41 FORT MYERS FL 33912	PARL IN W 1/2 OF SW 1/4 DESC IN OR 1691 PG 0878	11
HOLES JARED F TR 2500 TAMIAMI TRL N #214 NAPLES FL 34103	**06-46-25-00-00013.0050** ACCESS UNDETERMINED FORT MYERS FL	PARL IN SW 1/4 SEC 6 DESC OR 1901 PG 2864	12
6291 THOMAS CONDOMINIUM ASSOC 6291 THOMAS RD FORT MYERS FL 33912	**06-46-25-L1-02000.00CE** 6291-6297 THOMAS RD FORT MYERS FL 33912	6291 THOMAS AS DESC IN INSTRUMENT 2022000263594 COMMON ELEMENT	13
JONES HERB JR TR 6500 GILMAN DR NORTH FORT MYERS FL 33917	**06-46-25-L4-00013.001A** 16420 OLD US 41 FORT MYERS FL 33912	PARL IN NW 1/4 AS DESC IN OR 2006 PG 2155 + PARL IN W 1/2 OF SW 1/4 DESC IN OR 1758 PG 648 LESS PARL 13.0050	14
INDIAN CREEK RANCH LLC + 1943 MARAVILLA AVE FORT MYERS FL 33901	**06-46-25-L1-0200A.0000** 6297 THOMAS RD FORT MYERS FL 33912	6291 THOMAS AS DESC IN INSTRUMENT 2022000263594 UNIT A	15
INDIAN CREEK RANCH LLC + 1943 MARAVILLA AVE FORT MYERS FL 33901	**06-46-25-L1-0200B.0000** 6295 THOMAS RD FORT MYERS FL 33912	6291 THOMAS AS DESC IN INSTRUMENT 2022000263594 UNIT B	16
INDIAN CREEK RANCH LLC + 1943 MARAVILLA AVE FORT MYERS FL 33901	**06-46-25-L1-0200C.0000** 6293 THOMAS RD FORT MYERS FL 33912	6291 THOMAS AS DESC IN INSTRUMENT 2022000263594 UNIT C	17

KELECK HOLDINGS LLC
16341 OLD US 41 S
FORT MYERS FL 33912

HPG KINGS HWY LLC
24211 HARBORVIEW RD
PORT CHARLOTTE FL 33980

HPG KINGS HWY LLC
24211 HARBORVIEW RD
PORT CHARLOTTE FL 33980

HPG KINGS HWY LLC
24211 HARBORVIEW RD
PORT CHARLOTTE FL 33980

OLD US 41 VENTURE LLC
1S450 SUMMIT AVE #150
OAKBROOK TERRACE IL 60181

KELECK HOLDINGS LLC
16341 OLD US HWY 41 S
FORT MYERS FL 33919

1ST STOP RECOVERY INC
6241 THOMAS RD
FORT MYERS FL 33912

PAUL MARK A TR
6251 THOMAS RD
Fort Myers FL 33912

RICHARD T COWART TRUST +
1204 LOGAN LANE
FORT MYERS FL 33919

16461 OLD US 41 LLC
15720 WILDFLOWER DR
FORT MYERS FL 33912

WALTCO ENTERPRISES INC +
1943 MARAVILLA AVE
FORT MYERS FL 33901

HOLES JARED F TR
2500 TAMIAMI TRL N #214
NAPLES FL 34103

6291 THOMAS CONDOMINIUM ASSOC
6291 THOMAS RD
FORT MYERS FL 33912

JONES HERB JR TR
6500 GILMAN DR
NORTH FORT MYERS FL 33917

INDIAN CREEK RANCH LLC +
1943 MARAVILLA AVE
FORT MYERS FL 33901

INDIAN CREEK RANCH LLC +
1943 MARAVILLA AVE
FORT MYERS FL 33901

INDIAN CREEK RANCH LLC +
1943 MARAVILLA AVE
FORT MYERS FL 33901