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April 29, 2026

Lee County
Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Record Number: DCI2026-00005
Record Type: Planned Development
Address: 11735 PLANTATION RD, FORT MYERS, FL 33966
Project Name: New Life Church Expansion Community Facilities Planned Development
Record Description: Request to rezone 18.13± acres from Agricultural (AG-2) to Community Facilities Planned Development (CFPD).

GENERAL COMMENTS:

Development Services Review

1. Pursuant to LDC Sec. [10-329(d)(1)a.3.], no excavations will be allowed within 50 feet of any private property line under separate ownership unless granted an administrative deviation in accordance with Section 10-104. The setback for an excavation from a private property line may not be less than 25 feet. The proposed MCP indicates a setback from the proposed lake to the abutting northern properties of 25 feet which will require deviation approval. Additionally, the setback distance from the proposed lake to the abutting eastern property is not shown. If less than 50 feet, a deviation with appropriate justification will be required.
Response: Lake has been adjusted to provide the 50' setback for the Northern and Eastern property line.

2. INFORMATIONAL COMMENT: For all lakes deeper than 12 feet, a Deep Lake Management Plan must be submitted and approved prior to development order issuance in accordance with LDC Sec. [10-329(d)(3)].
Response: Acknowledged.

3. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.
Response: Acknowledged.

DOT Review

TIS

1. Include a graphic demonstrating the internal site queuing on the MCP during peak hour drop-off/pick-up times to ensure there is no traffic spillover into the public ROW. It is unclear how the project will ensure that entering trips will be metered to adhere to the peak queuing analyses provided.
Response: A graphic illustrating the simulation with 350 students and a 7:30 a.m. start time is provided on the following exhibit. With school starting at 7:30 a.m., the peak queueing would occur around 7:20 a.m. The time during the simulation period can be seen in the lower left corner of the graphic, indicating 7:21:28 a.m. Note the longest queues are for vehicles seeking to exit the site, and no queues for entering traffic. There is ample queueing space on-site to accommodate both the drop-off and site exit queueing.

The drop-off "performance" parameters were derived from observations at a Tampa elementary school where the drop-off operation was operated by students. There was no attempt to set any speed records for processing cars while the operation was being recorded. It's the parents/drivers who dictate the performance of the system, and it is reasonable to assume parents at this proposed school will perform in a similar way. Assuming that the average time it takes for students to exit the cars does not change, the key variable affecting system capacity is the number of drop-off spaces provided (or, the length of the drop-off area). The submitted simulation was based on a seven-space drop-off area, based on an estimated 190-foot long drop-off area, and traffic demands as reflected in observed arrival patterns (e.g. 74 percent of drop-offs arrive in the 30 minutes preceding school start time). Thus, no "metering" of arrivals was assumed, nor would we want to meter incoming traffic – the objective is to keep that traffic off of Plantation Rd. If this drop-off zone length proves inadequate, then additional drop-off zone length should be provided.

2. Show turning movements at the separate driveways as a peak hour assignment.
Response: Traffic volumes were loaded into the microsimulation model in 15-minute intervals, so rather than creating a dozen graphics with 15-minute volumes, the reviewer is directed to Appendix E of the traffic study where the 15-minute volumes at each access point are shown in tabular form.

3. Since internal traffic queuing (on-site) is not formally reflected and may require a re-balancing of in-bound trips across both driveways.
Response: The site access pattern reflected separation of traffic. All traffic arriving from the south made their right-turn in entrance at the southern driveway. All vehicles arriving from the north made their left-turn in entrance at the northern driveway. In the model, traffic seeking to exit northward have a route to exit the site at the southern driveway, but the model did not assign any vehicles via that route.

Informational note: If the SB left turn movements at the southerly access point meet turn lane warrants for the peak hour, it may be necessary to assess in the traffic study if either of the following may be necessary:

a) SB left turn lane on Plantation Road (requiring adjustment of the NB left turn lane); or
Response: Acknowledged.

b) A conditional restriction limiting the southerly access point to RI/RO.
Response: Acknowledged.

If determined to be necessary, the prescribed driveway treatment can be implemented during the Development Order submittal.
Response: Acknowledged.

Environmental Review

1. Please revise environmental assessment report Table 1 to depict the correct overall acreage.
Response: Acknowledged, the table on the environmental assessment report has been revised.

2. Please demonstrate compliance with LDC Section 10-416 (d)(11)(b) for the 15-foot Type D buffer along Plantation Rd where the existing 5-foot sidewalk is. No more than 20% of the buffer width may be impervious. Please revise.
Response: Deviation has been requested for this section of code since the existing sidewalk covers more than 20% of the type D buffer. Impervious increased to 35% of the allowable width.

3. Please note required buffer plantings must be placed outside closest to residential homes of the Type C buffer with a wall.
Response: Acknowledged buffer plantings to be placed outside of the wall boundary facing adjacent residential homes.

4. Please demonstrate compliance with LDC Section 10-416 (d)(6) for the buffer to northwest where the parking lot is abutting the RPD.
Response: LDC Buffering Adjacent Property 10-416(d) requires that buffering and screening applies to all new development and that existing landscapes that do not comply with the provisions of this section must be brought into conformity to the maximum extent possible. Conformity to the *"maximum extent possible"* standard is conditioned to when the vehicular use area is altered or expanded. Referring to the attached survey exhibit, the attached tree survey exhibit and the submitted MCP, the subject northwest driveway that abuts Plantation Preserve has a 23.8-ft north boundary setback to the edge of pavement. The reconstruction of the existing driveway is not desirable nor financially feasible since the MCP does not call for the alteration and redevelopment of the sites northern driveway and its Plantation Road access connection. Hence the Application requests the following Deviation.

5. The MCP depicts existing overhead powerlines, please depict the easement on the MCP and demonstrate how the required buffer plantings will be met.
Response: The existing power poles are past the P/L within the Plantation Rd R/W therefore no easement is required, the buffer plantings not to be affected since there will be adequate planting area.

6. Please depict a 50-foot-wide right of way buffer with fence for tree preservation along Penzance Blvd to comply with 10-415(b)(1)(4). Please revise.
Response: Please see revised MCP showing a hatched 50' buffer area along Penzance Blvd and the undulating 8' high wall.

7. Please demonstrate compliance with LDC Section 10-416(c)(1) for internal parking landscaping.
Response: Site development to comply with this section of code.

8. The MCP depicts a 15-foot Type C buffer along the east, at the southeast corner the MCP depicts a 25-foot Type C buffer. Please clarify if this is an enhanced buffer.
Response: The subject southeast 25-ft buffer corresponds to a parking lot and thus is a 10-416(d)(6) type buffer with five trees and 18 shrubs per 100 linear feet and an 8-ft solid wall.

Master Concept Plan and Request Narrative

Depict all easements on the Master Concept Plan to be consistent with the survey.
Response: All easements have been added to the MCP reflecting the survey.

Provide details in the existing conditions portion of the narrative to explain if the existing barbed wire fence will be removed.
Response: Please see the revised 1 March Request Statement, page 7. The revisions are underlined.

Revise the Request Narrative and Protected Species Survey to indicate the amount of fill that will be required to improve the site. Demonstrate how the existing native trees proposed to be protected and the existing building will be transitioned to the proposed building expansion grade. Tree preservation areas require full canopy dripline protection.
Response: Please see the revised 1 March Request Statement, Goal 4 narrative page 16. The revisions are underlined. The estimated amount of site fill is 42,994 CY. Native tree preservation will be ensured by incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge. In so doing, no compacted fill will be placed in or on top of the tree root system.

Revise the Master Concept Plan to include only the required information per LDC Section 34-373. Currently, there are notes on the MCP that must be removed.
Response: Acknowledged, this has been corrected.

The TIS is based on 100 students in attendance. See Place of Worship and Religious Facility definitions in LDC Section 34-2 and revise Schedule of Uses accordingly.
Response: See the revised 1 March Schedule of Uses. Place of Worship has been deleted from the use schedule.

Revise the proposed eight-foot wall location to be set back the required width of the buffer. Fences and walls must be set back to allow the required buffer vegetation to be located between the property line and the proposed wall or fence.
Response: The proposed undulating wall is to be placed behind the existing indigenous trees incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge.

Provide a tree survey depicting the location of all heritage trees (20-inch diameter breast height), depict which trees will be preserved and which will be removed, and demonstrate how the preserved trees will be protected from encroachment of fill or excavation.

Response: Please see the revised tree survey, the preserved trees will be protected by providing incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge.

Building Positions and Lighting

The Request Narrative states that the buildings are being proposed to shield noise and lights from the sports fields. Please provide an exhibit depicting the building heights and location, lighting height and location.
Response: The application request and Request Statement has been revised to eliminate the sports field outdoor lighting and amplified speakers. The multi-use sports field shall be limited for daytime use only. Consequently no exhibit is needed.

Provide details of the various light fixtures proposed for the parking, religious facility, and sport courts. LDC Section 34-625(4)(d) states that vegetation screens may not be employed to serve as the means for controlling glare. Glare must be controlled through the use of cutoff fixtures, shields and baffles, and appropriate fixture height, wattage, aiming angle, and fixture placement. Revise the narrative and provide an exhibit to depict these details to demonstrate compatibility and strengthen the Lee Plan analysis.
Response: The application request and Request Statement has been revised to eliminate the sports field outdoor lighting and amplified speakers. The multi-use sports field shall be limited for daytime use only. Consequently no sports field details are needed. The request to provide details of the various light fixtures proposed for the parking and religious facility is premature in that this is zoning application and not a Development Order application. The Applicant will comply with LDC34-625(e) in that, at the time of DO, the Applicant will provide parking lot and building lighting details and photometrics. For the purpose of the PD application, the Applicant acknowledges that the project shall conform to 34-625 Outdoor Lighting Standards. The project will be designed to comply with 34-625(a) ("*curtail and reverse the degradation of the nighttime visual environment by minimizing light pollution, glare, and light trespass through regulation of the form and use of outdoor lighting*"). The project will conform to 34-625(d)(1) Illuminance Standards for Low Activity Church Parking (a minimum 0.3 Initial Actual Foot-candles at a 4:1 Initial Uniformity Average). Lamp standards shall conform to 34-625(d)(2) (*Lamp types and colors must be in harmony with the adjacent community, any special circumstances existing on the site, and with surrounding installations. Lamp types must be consistent with the task and setting and should not create a mix of colors*). Luminaire design shall conform to LDC 34-625(d)(3) and Luminaire mount standards shall conform to LDC 34-625(d)(4).

Indicate if the lights will be on a timer and hours of operation (prohibited access during certain hours).
Response: The application request and Request Statement has been revised to eliminate the sports field outdoor lighting and amplified speakers. The multi-use sports field shall be limited for daytime use only. Consequently no sports field hours of operation details are needed. Timers and hours of operation information for the religious facility is unknown at this time. The Applicant will comply with LDC34-625(e) in that, at the time of DO, the Applicant will provide parking lot and building lighting details, photometrics and if required, hours of operation and timers.

The analysis for Lee Plan Goal 4 must be revised to explain the location of the outdoor sport courts, positioning and design of lighting and speakers. Explain how the photometrics will meet the LDC.
Response: The application request and Request Statement has been revised to eliminate the sports field outdoor lighting and amplified speakers. The multi-use sports field shall be limited for daytime use only. Consequently no additional information is needed.

LeeTran Review

LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO.
Response: Acknowledged.

Legal Review

LDC § 34-202(a). Submittal requirements for applications requiring public hearing.
(7) Certification of title and encumbrances. - The certification submitted is not a title opinion prepared by a licensed Florida attorney (no greater than 90 days old at the time of the initial application submittal), a certification of title/title certification prepared by a title abstractor or company (no greater than 90 days old at the time of the initial application submittal), or a title insurance policy with appropriate schedules (no greater than five years old at the time of the initial zoning case submittal) and an affidavit of no change covering the period of time between issuance of the policy and the application date and is not an excepted form of certification of title and encumbrances. The ownership and encumbrances report is not one of the accepted forms of title certification. The document is also current through May 27, 2010. Please provide current title certification in one of the forms listed in LDC § 34-202(a)(7).
Response: Please see the provided title certification.

Sec. 34-202(a). Submittal requirements for applications requiring public hearing. (6) Boundary Survey.
The boundary survey is not based on an accepted form of title certification. When new title certification is provided, the boundary survey should be revised to reflect the new title certification.
Response: Acknowledged, boundary survey has been revised to reflect the new title certification.

The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner.
Response: Acknowledged, this has been corrected.

The boundary survey needs to include a metes and bounds description of the perimeter of the subject property. If a different legal description is provided for the title certification, both should appear on the boundary survey.
Response: Acknowledged, this has been added.

The boundary survey is missing a easement located at the northwest corner of the property recorded in O BK 3828 / PG 3368.
Response: Acknowledged, this has been added.

Natural Resources Review

Pursuant to 34-373(b)(1)a-e, provide a written description of the surface water management plan.
Response: The stormwater management plan for this site is to provide the attenuation and water quality standards within a dry retention system prior to discharging into a lake (wet retention system). A control structure will be placed on the lake for a controlled discharge during storm events, this discharge runoff will be routed through a closed system that will tie into the existing control structure. The discharge has been modeled to keep the controlled flow within the allowable discharge rate per the South Florida Water Management District.

Pursuant to Lee Plan Policy 126.1.4, how will offsite flows be maintained or improved.
Response: Offsite flows will be maintained by providing a berm around the perimeter of the site and having a controlled structure keep the discharge rate at an allowable rate.

Pursuant to 10-328, identify the location of the drainage and access easements.
Response: There are no drainage or access easements proposed in this MCP.

Identify the location of the outfall and analyze the potential for any offsite impacts.
Response: The outfall structure will commence at the lake and be routed by a closed system to the previous control structure. The existing control structure will be modified to discontinue the previously approved stormwater routing so that the only discharge is coming from the lake at a controlled rate. The site development permit will provide further details of the stormwater system.

Pursuant to LDC 10-417 and Lee Plan Policy 61.1.6, identify the irrigation source.
Response: There is an existing irrigation well pump, irrigation source to remain as is.

Planning Review

Several areas of your request statement reference both a Lee Plan policy and a section of the Land Development Code. Please revise your request so that each analysis addresses only one specific provision at a time.

Response: Please see the revised 1 March Request Statement.

Zoning Review

Schedule of Uses

Revise the Schedule of Uses to remove the uses that are not compatible with the surrounding land uses. For instance, Essential Service Facilities include landfills, recycling plants, etc.

Response: See the revised 1 March Schedule of Uses. Essential Service Facilities 2 and 3 have been deleted from the use schedule. Essential Service Facilities Group 1 are include so as to permit lift stations, communications and electric services and solar panels.

Remove Parks Group I and II from the Schedule of Uses. These uses are for government entities.

Response: : **See the revised 1 March Schedule of Uses. Parks Group I and III has been deleted from the use schedule.**

Recreational Facilities, Commercial Groups III, IV, and V all pertain to recreational facilities operated as a business and open to the public for a fee. Please advise if the recreational facilities being proposed are accessory to the Religious Facilities use (serving more than 100 students) or if this is a commercial business. Please see LDC Section 34-622 for definitions and descriptions of uses.

Response: The request is for Recreation Facilities, Private On-site, Groups III, IV & V that are non-commercial uses. The requested uses are accessory to the principal Religious Facilities use and are not open to the general public on a commercial basis.

Please provide more information as to why a caretaker's residence, assistant living facility and day care. Provide additional information regarding traffic to support the day care, hours of operation, and location of these uses on the MCP.

Response: The three identified uses are CFPD permitted uses by right. The Applicant has included the subject uses in order to obtain a more comprehensive set of uses. There is no immediate desire or business plan to actually develop the site to support a caretakers residence, ALF and/or a day care. Therefore the MCP stands on its own and does not need to be modified to identify the location of these uses.

Please see LDC Section 34-2 for the definitions of Place of Worship and Religious Facility. Indicate why both uses are being proposed for the expansion.

Response: See the revised 1 March Schedule of Uses. Place of Worship has been deleted from the use schedule.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Jhonny M. Foronda
Permitting Manager
Email: Jforonda@qainc.net

Attachments:

- ***Master Concept Plan***
- ***Title Certification***
- ***Tree Survey***
- ***Queuing Exhibit***
- ***Life Church – Deviation Schedule #2***
- ***Life Church – CFPD Use Schedule #2***
- ***Life Church – Use Schedule #2***
- ***Revised Env. Assessment Report & Exhibit***

- ***Survey***

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April 1, 2026

To: Lee County Department of Community Development

From: Greg Stuart, MAURP

Project: Request Statement [34-373(a)(5)] _
The New Life Church Expansion Community Facilities Planned Development

Request: Rezone 18.13 ac. +/- From AG-2 to CFPD to Support A Religious Facility Campus

Address: 11735 Plantation Road, Fort Myers, FL Strap #07-45-25-08-00000.009A

On behalf of the owner/applicant, New Covenant Fellowship Ministry, and consistent LDC Hearing Examiner Findings Criteria 34-145(d)(4)(a)(1&2), the following factual evidence is provided in support of the AG-2 to CFPD zoning request. The CFPD zoning request is to support the Applicant's goal of long term place of worship expansion that includes the development of a private school with accessory athletic facilities. The accessory outdoor multi-use sports field shall be for daytime use only. Requested CFPD primary uses include Place of Worship, Non-commercial School (private), Private Onsite Recreation Facilities (accessory; non-profit), and Administrative Offices. The total requested intensity is 140,000 sf. The parcels existing use is a 32,084 sf Place of Worship. The property is designated as a Future Central Urban Land Use.

The CPD application is informed by and meets the Hearing Examiner Findings Criteria 34-145(d)(4)(a)(1&2) and complies with MCP Design Standards 34-411. The application is further informed by LDC 34-2051 Religious Facilities. Located along Plantation Road and directly opposite of the Mid-Metro Industrial Park, the property adjoins the Plantation Preserve RPD to the north, a Penzance Road church parcel to the southwest and two AG-2 residential homesites to the southeast, and two AG-2 residential homesites to the east. The site is not recorded within a plated subdivision, has had a number of Limited Development Orders and Development Orders issued (LDO2023-00522, LDO2012-00277, LDO2010-00114, LDO2010-00022, DOS2010-00022, and DOS200100161) and is within the AH Flood Zone (16-ft base elevation). The rectangular shaped 18.13 ac site primarily consists of 211H Hydric Improved Pasture (8.8 ac +/-), followed by the 5.7 ac. +/- Church Site and 3.25 ac +/- of 420 E4 of scattered & isolated Mixed Upland forests.

LAND USE & PROPOSED DEVELOPMENT STANDARD TABLE

Site Area: 18.13 ac
Future Land Use: Central Urban
Existing/Proposed Zoning: AG-2/Community Facilities Planned Development
Zoning Request: CFPD for Religious Facility Campus w./Onsite Recreational Facilities, Groups III and V; total intensity @ 140,000 sf
Phasing: To Be Determined
Flood Zone: X
Utilities: LCU

Development Standards:
Min. Lot Area _ 2 ac.
Min. Lot Width _ 100-ft
Min. Lot Depth _ 100-ft
Height _ 45-ft
Building Coverage _ 40%
Front Yard/Road Setback _ 25-ft
Side Yard Setback _ Min. 20-ft
Side Yard Setback Bldg. A _ 75-ft
Rear Yard Setback _ 20-ft
Water Body Setback _ 25-ft
Rear Yard Setback Bldg. 1 _ 130-ft
Rear Yard Setback Bldg. 2 _ 90-ft
Parking & Circulation Setback _ 25-ft.
General Open Space Required 30% _ 5.43 ac.
Open Space Provided _
- Drainage Lake - 1.36 ac.
- Dry Detention Basin - 0.63 ac.
- Onsite Recreation - 1.62 ac.
- Buffers/Other - 2.1 ac.

Total Provided Open Space - 5.71 ac.
Native Open _
See MCP For Tree Preservation
- Existing Native Tree Area - 0.93 ac.
- Proposed Native Tree Preservation - 0.57 ac/61%

Parking _ As per LDC Division 26 & 34-2052 (a, b & c).



LIFE CHURCH SITE AIR PHOTO EXHIBIT

CFPD Use Schedule

Administrative Offices
Assisted Living Facilities
Caretakers Residence
Cultural Facilities
Day Care Center, Child, Adult
Entrance gates and gatehouse
Essential Services
Essential Service Facilities, Groups 1
Excavation, Water Retention
Fences, Walls
Parking Lot, Accessory
Recreation Facilities, Non-commercial and Accessory to Religious Facilities use to include Private On-site, Groups III, IV & V
Religious Facilities
Schools, Non-commercial Other

Signs
Temporary Uses

Project Request:

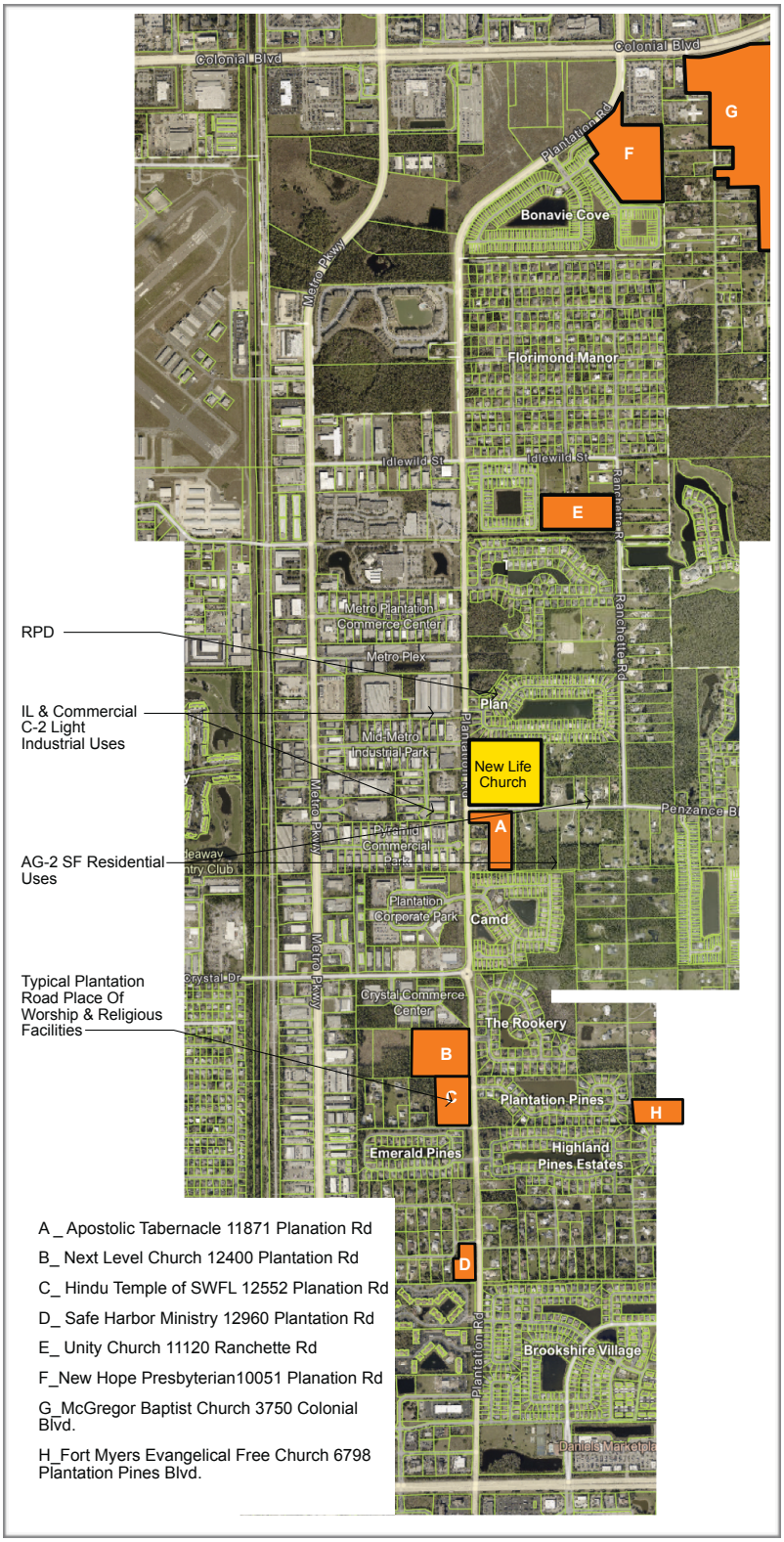
The application requests a Community Facility Planned Development (CFPD) rezoning from AG-2 zoning. The owner/applicant is requesting a CFPD in order to obtain primary uses by right for Place of Worship, Non-commercial School private, Non-commercial private Onsite Recreation Facilities, and Administrative Offices.. The current AG-2 zoning district allows for Place of Worship but is limited to a maximum 100 students and does not permit the other uses. The request's MCP phasing is undetermined at this point in the entitlement process. The application requests 1 deviation, to reduce the site's northwest border area 25-ft buffer and wall requirement to a Type C 15-ft buffer with wall standard. The total requested intensity is 140,000 sf. For descriptive analytical purposes it is envisioned that the proposed future sanctuary will be up to 1,160 seats along with a K through Eight school.

Site Location:

The subject property is classified as a Future Central Urban Land Use, is located within the South Fort Myers Planning District and within the North Ten Mile Canal Watershed. The site is located approximately mid-point along Plantation Road between Daniels Parkway and Colonial Blvd. Given its Plantation Road location the site is central to the following eight places of worship and religious facilities. Hence the location for a religious facility is normative (see the Plantation Road Community Churches and Religious Facilities Map Exhibit):

A _ Apostolic Tabernacle 11871 Planation Rd
B_ Next Level Church 12400 Plantation Rd
C_ Hindu Temple of SWFL 12552 Planation Rd
D_ Safe Harbor Ministry 12960 Plantation Rd
E_ Unity Church 11120 Ranchette Rd
F_New Hope Presbyterian10051 Planation Rd
G_McGregor Baptist Church 3750 Colonial Blvd.
H_Fort Myers Evangelical Free Church 6798 Plantation Pines Blvd.

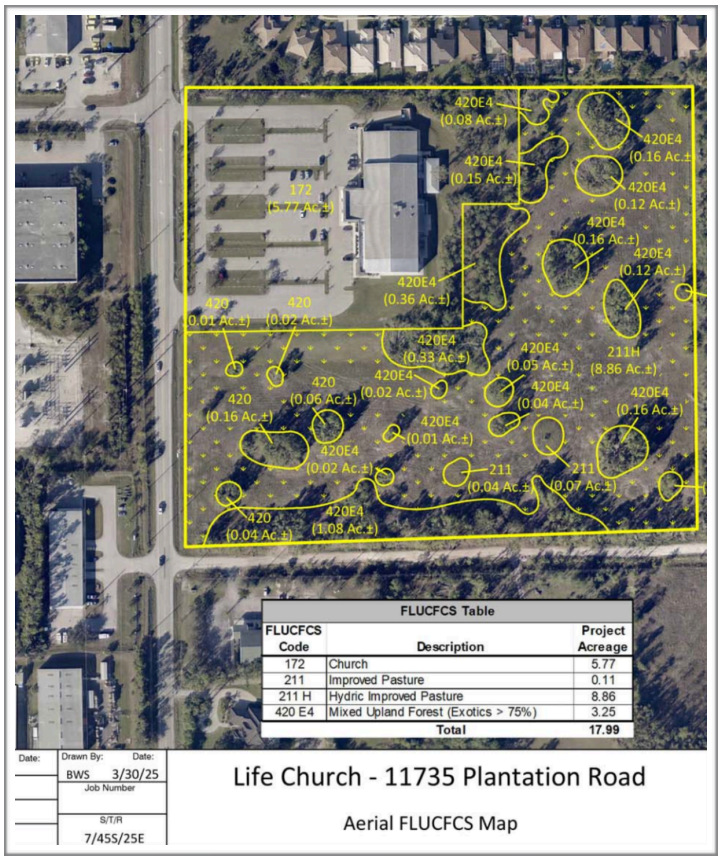
The site adjoins four AG-2 single family estate homesites to the south and east, one AG-2 church site to the southwest, sixteen small lot single-family RPD homesite to the north (Plantation Preserve RPD) and 4 light industrial parcels to the west. Further to the north and south one finds other Residential Planned Developments including The Willows, Camden Square, and The Rookery. Adjacent to the west side of Plantation Road one finds a large number of light industrial and commercial uses located between Idlewild Street to Emerald Pines.



PLANTATION ROAD COMMUNITY CHURCHES AND RELIGIOUS FACILITIES MAP EXHIBIT

Site Character and Existing Conditions:

The subject property character is classified as mostly open and disturbed, with 32% of the site developed for the New Life Church, and 48% of the site being disturbed non-native hydric open pasture. Canopy and mid-level native vegetation are largely absent within this FLUCCS Hydric pasture 211H (8.86 ac.). The pasture area contains a scattering of Brazilian pepper, Primrose willow and Wax myrtle. Ground cover in these areas include Bahia grass, spadeleaf, camper weed and asiatic pennywort. Some Hydric Pine flatwoods (FLUCCS 625-E4) is found within the north central site area. There is no standing water on the site. Native tree vegetation on the site is scattered, with most located along the south site boundary and immediately east of the church. Within these areas one finds a high degree of exotic infestation including Melaleuca, Earleaf acacia, and Broomsedge. Scattered onsite native trees include Slash pine, Laurel oak, Live oak and Cabbage palm. Scattered native ground cover includes Saw palmetto and Coco plum. The site has an average elevation of 15.23-ft with a seasonal high water table elevation of 12.8-ft NAVD. Portions of the site boundary have an existing barbed wire fence. The barbed wire fence will be removed as part of the first phase project Development Order.



FLUCCS MAP EXHIBIT

Lee Plan Consistency

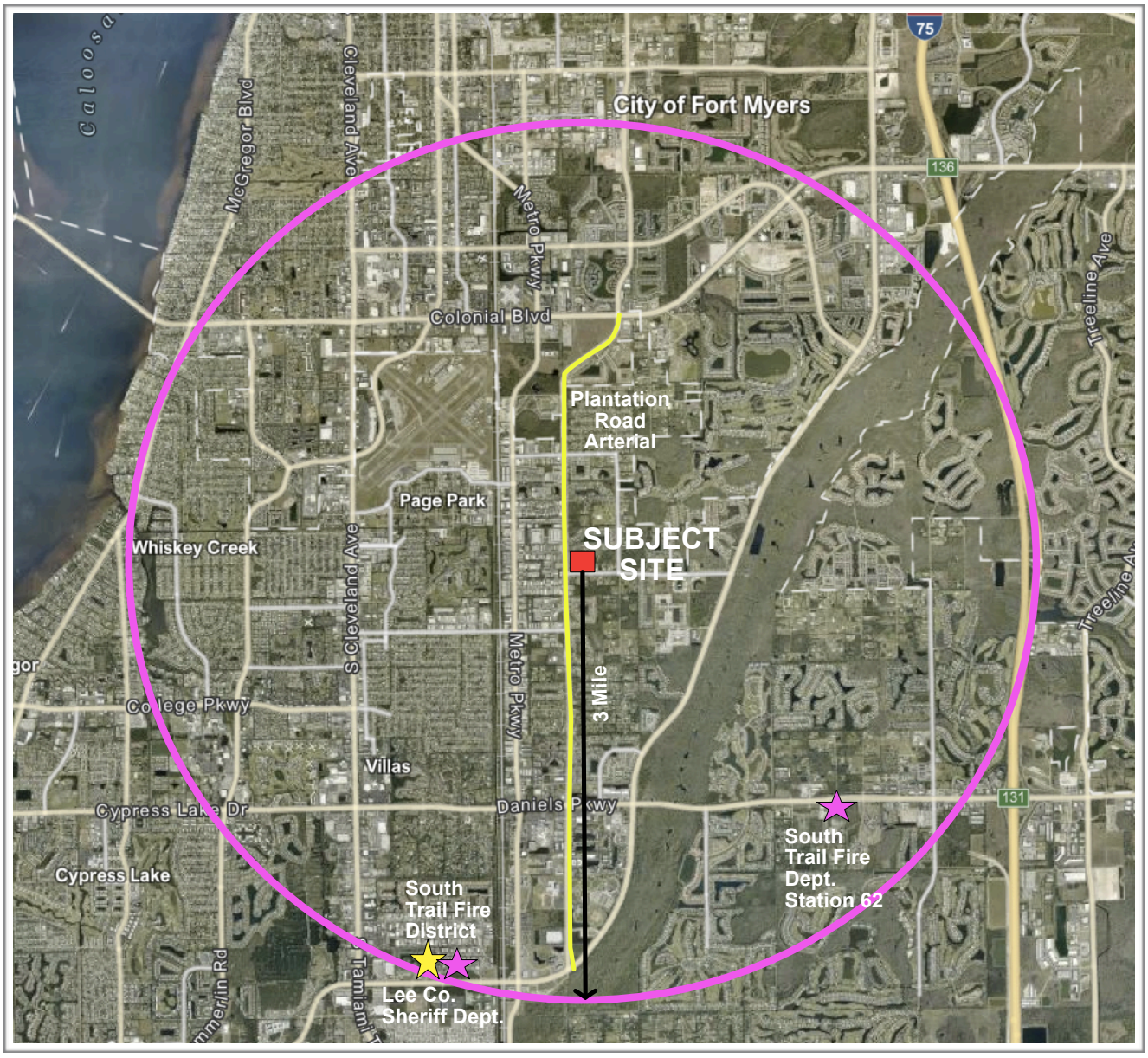
As identified below, the rezoning request complies with 34-145(d)(4) and is consistent with the Lee Plan. The request is consistent with the following primary Lee Plan Goals, Objectives and Policies.

- **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 quasi-public, 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."*

  RESPONSE: The 18.13 acre parcel is central to the Plantation Road Light Industrial/ Commercial and Residential/Institutional two-lane arterial road. Plantation Road is County maintained with a 45 MPH posting. The parcel has available to it the full range of services and utilities (see LCU Service Availability letter and the the Public Services and Roads Map exhibit). The parcel has direct access to Plantation Road and indirect access to Daniels Parkway, Colonial Blvd and Metro Parkway via Plantation Road and Crystal Road. The New Life Church will not have any access onto the private and unimproved Penzance Road located along the south site boundary. The existing Place of Worship rezoning and expansion into a Religious Facility represents a quasi-public institutional use project that supports, advances and is consistent with the Central Urban Future Land Use policy.

- **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"*

  RESPONSE: The existing Place of Worship rezoning and expansion for a Religious Facility promotes contagious urban growth, compact neighborhood and good community form. This is because the site is surrounded by urbanized Light Industrial/ Commercial uses, adjoins large lot and small lot residential homesites and is adjacent to a place of worship use. The 18.13 acre parcel is central to the highly urbanized Daniels Parkway/Colonial Parkway commercial mixed use corridors to the north and south. It is central to the highly urbanized US 41/Metro Parkway/Six Mile Cypress Parkway commercial mixed use corridors to the east and west (see the Public Services and Roads Map). The project is an infill development and, as such, is consistent with Objective 2.1. The parcel has available to it the full range of services and utilities. The project is consistent with Objective 2.1 and complies with 34-145(d)(4)(a.2)(a).



PUBLIC SERVICES AND ROADS MAP EXHIBIT

- **POLICY 2.2.1 DEVELOPMENT LOCATION** *"Rezoning and DRI 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 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."*

RESPONSE: The existing church site rezoning and expansion into a Religious Facility promotes contagious urban development, compact neighborhood and good community form. Surrounded by adjoining Light Industrial/Commercial uses, large lot and small lot residential uses and a place of worship use, the project is an infill project that is consistent with a positive 2.2.1 finding. The 18.13 acre parcel is central to the highly urbanized Daniels Parkway/Colonial Parkway commercial mixed use corridors to the north and south, and to the highly urbanized US 41/Metro Parkway/Six Mile Cypress Parkway commercial mixed use corridors to the east and west (see the Public Services and Roads Map Exhibit). The parcel has available to it the full range of services and utilities. The project is consistent with Policy 2.2.1 and complies with 34-145(d)(4)(a.2)(a).

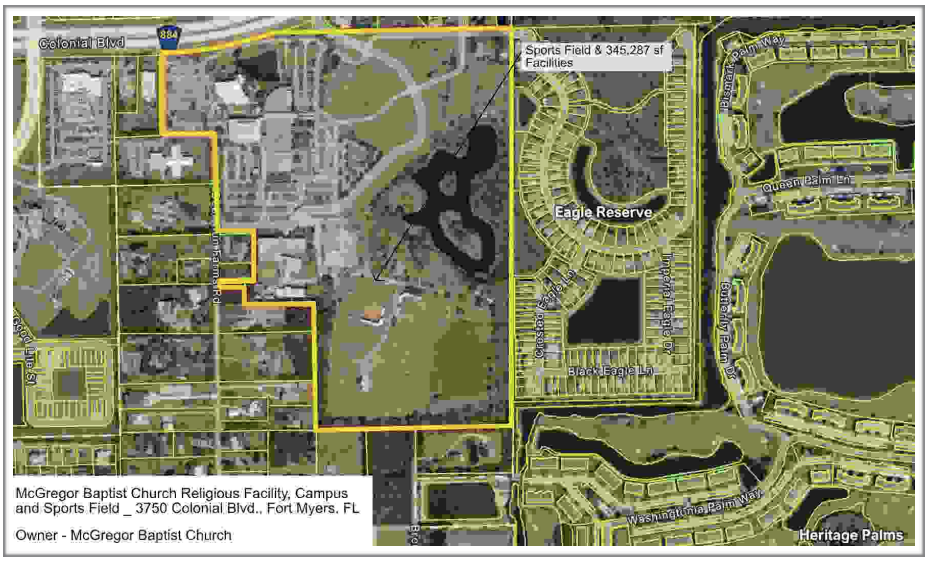
The CFPD is central to various Plantation Road churches and religious facilities (see Planation Road Community Churches and Religious Facilities Map Exhibit). Given the large number of neighborhood and community churches and religious facilities identified on the map exhibit and listed below, the CFPD has a suitable and usual Plantation and Penzance Road location that is compatible with the neighborhood and community consistent with 2.2.1 The Applicant's surrounding neighborhood Places of Worship and Religious Facilities include:

A _ Apostolic Tabernacle 11871 Planation Rd
B_ Next Level Church 12400 Plantation Rd
C_ Hindu Temple of SWFL 12552 Planation Rd
D_ Safe Harbor Ministry 12960 Plantation Rd
E_ Unity Church 11120 Ranchette Rd
F_New Hope Presbyterian10051 Planation Rd
G_McGregor Baptist Church 3750 Colonial Blvd.
H_Fort Myers Evangelical Free Church 6798 Plantation Pines Blvd.

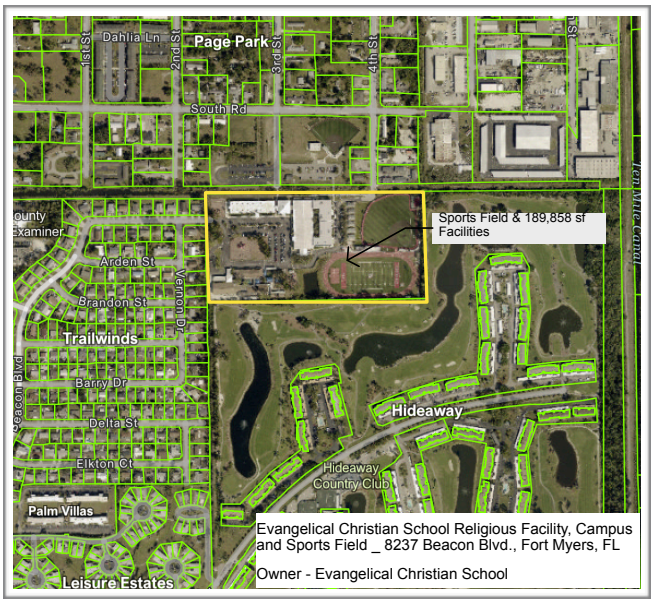
The requested Religious Facility's Private On-site Groups IV & V Recreation Facilities use, and Non-commercial School use, are normative permissible uses associated with pubic/quasi-public church, religious facility, education and park uses located throughout Lee County that are along arterial and collector roads with adjoining and/or adjacent residential uses (see pages 11-15). Typical examples of public and private recreation facilities (including Groups IV & V) and public and private schools proximate to residential neighborhoods include the following:

1. McGregor Baptist Church; 3750 Colonial Blvd.
2. Evangelical Christian School; 8237 Beacon Blvd.
3. Bishop Verot High School; 5598/5632 Sunrise Dr.
4. St Andrews Church; 1510 SE 27 St. & 2616 Del Prado Blvd.
5. Storm Football Complex; 2602 Chiquita Bvd.
6. Sam Fleishman Park; 1750 Matthew Dr.
7. Phillips Park; 2675 Sesame Dr.
8. Cape Coral Sports Complex; 1410 Sports Blvd.

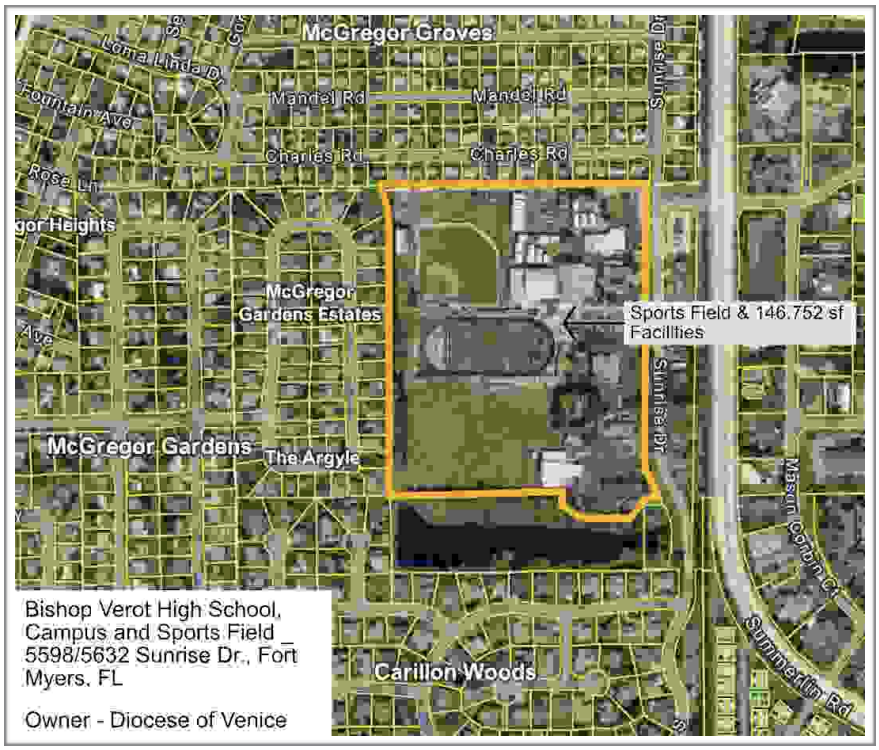
Throughout Lee County, one finds schools and recreational facilities next to residential neighborhoods. As such these types of uses will not present unique and extraordinary compatibility issues to the site's 5 proximate large lot AG-2 SF residential homesites. Potential impacts, be they school-related non-peak hour traffic, and/or non-frequent daytime use only sporting and special event noise and light generation, are normal and permissible due to lack of frequency, site access, spatial separation and limited duration. This fact is especially relevant given the MCP's design and performance standards. The CFPD MCP and Schedule of Use complies with the 2.2.1, 5.1.5, 135.9.5 and 135.9.6 compatibility requirements.



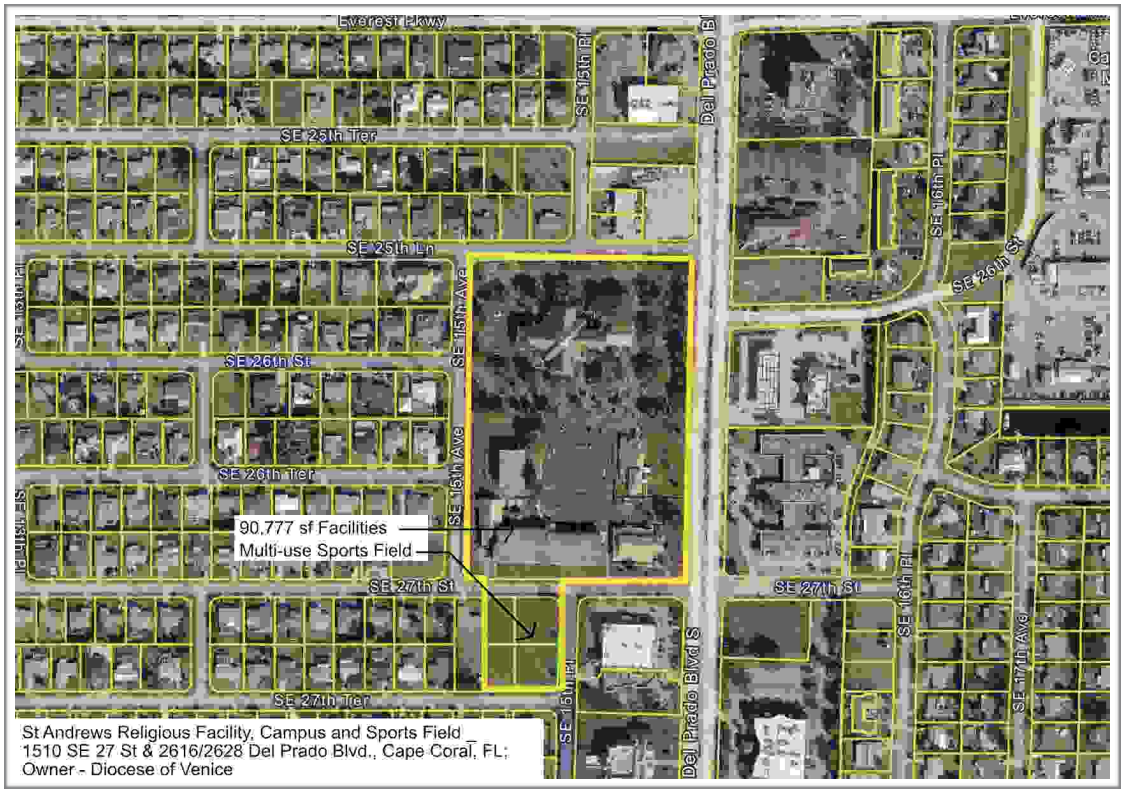
MCGREGOR BAPTIST CHURCH _ ADJOINING EAGLE RESERVE S./D. AND HERITAGE PALMS RPD



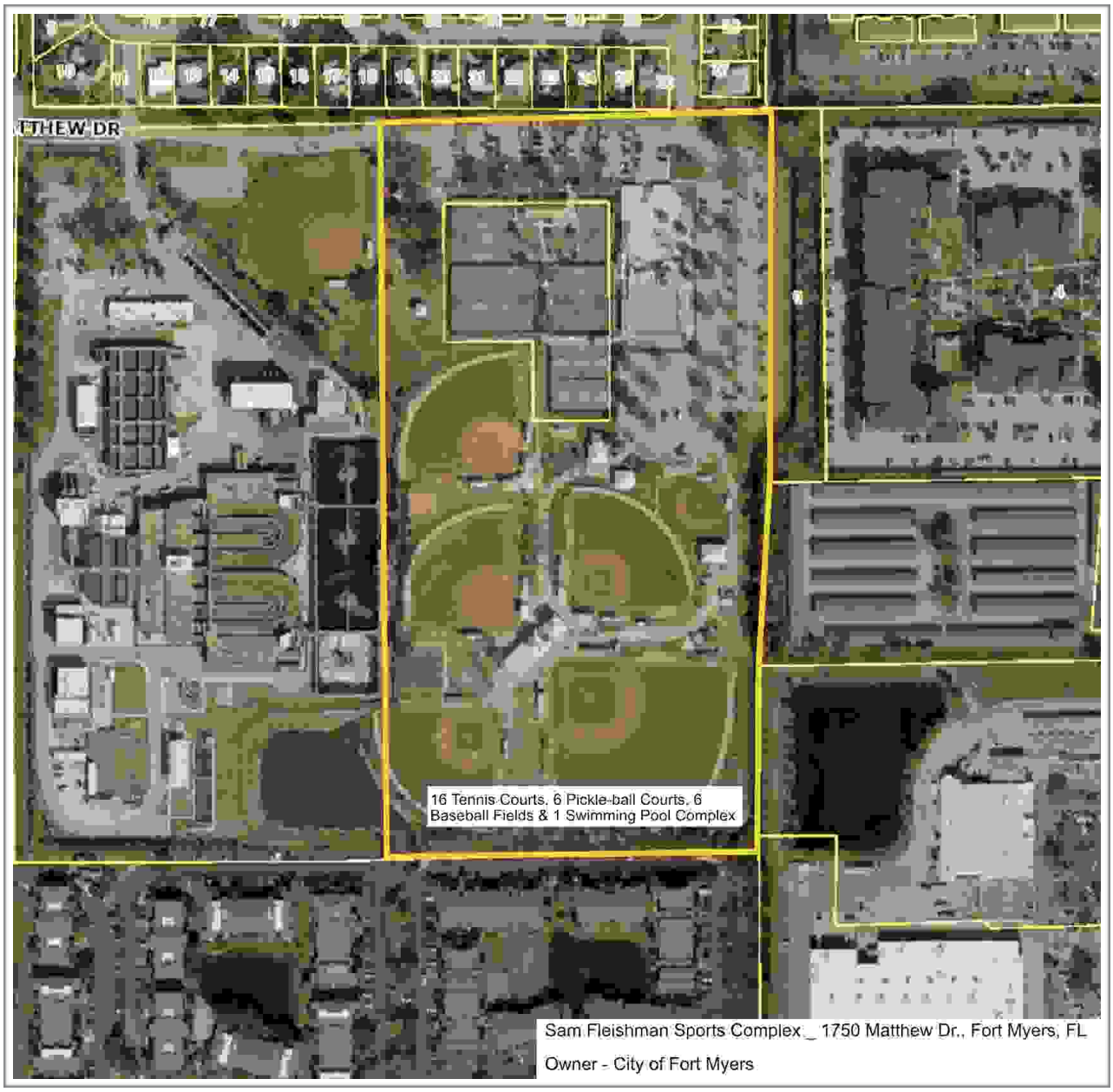
EVANGELICAL CHRISTIAN SCHOOL _ ADJOINING HIDEAWAY MF AND TRAILWINDS S/D



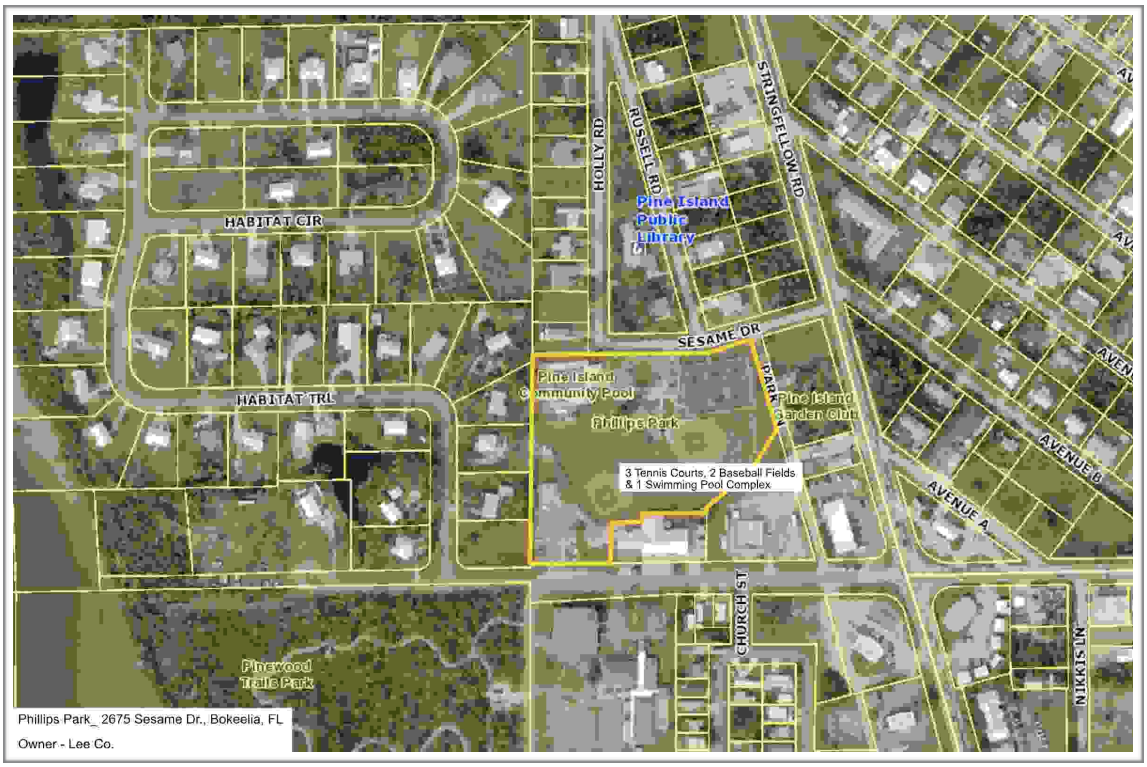
BISHOP VEROT HIGH SCHOOL _ ADJOINING MCGREGOR GARDENS S./D. AND THE ARGYLE S./D.



ST ANDREWS CHURCH _ ADJOINING CAPE CORAL UNIT 21 BLK 642 SF



SAM FLEISHMAN PARK _ ADJOINING GRAND CENTRAL MF AND THE LENNOX MF



PHILLIPS PARK _ ADJOINING NESTING OF PINE ISLAND S/D & PINE ISLAND CENTER S/D



CAPE CORAL SPORTS COMPLEX _ ADJOINING SANDOVAL AND CAPE CORAL UNIT 95 BLK 6024 SF



STORM FOOTBALL COMPLEX _ ADJOINING CAPE CORAL UNIT 71 BLK 4779 SF

- **POLICY 2.1.3**: *"All land use categories and Planning Districts permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations."*

  RESPONSE: The requested Religious Facility and it's recreation and education uses present compatible quasi-public facilities consistent with 2.1.3 location and use criteria.

- **POLICY 2.2.1:** Rezoning and DRI 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 schools, EMS, fi re and police protection, and other public facilities;

compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

RESPONSE: The applications Traffic Impact Statement and LCU Utility Service Availability letter document available roads, central sewer and water to service the CFPD. As per the 2024 Lee County Concurrency Report Table 2, Plantation Road, from Daniels Parkway to Idlewild Street, has an 860 peak hr trip capacity, a regulatory LOS standard set at E, a 2028 Forecast of 684 trips with a LOS D, with a 0.80 Vehicle Capacity forecast. Referring to the Pubic Services and Roads Map Exhibit, the CFPD has fire, EMS and policy services within three miles from the site. Available schools and parks are not relevant to this assessment. The project's uses and site design are compatible with surrounding land uses. Refer to the discussion under Policy 5.1.5, 135.9.5 and 135.9.6. The CFPD request is consistent with 2.2.1

- **GOAL 4 GENERAL DEVELOPMENT STANDARDS**_ "*Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources*."

  RESPONSE _ The CFPD is designed to protect public health, safety and welfare considerations, and to provide for needed church expansion for congregation growth. The CFPD incorporates above code buffering native tree along Penzance Road (50-ft and not the standard 15-ft Type D), 90-ft to 200-ft building setbacks along the east and north boundary, and consolidates the requested multi-use athletic field (Non-commercial Recreation Facilities, Private On-site, Groups III & V) to the southwest site area next to the adjacent IL and COM uses, away from the three Penzance Road AG-2 homesites. The MCP design protects on site's very limited natural resources by preserving a central native tree cluster that will advance internal site buffering. The MCP design preserves approximately 51 mature native trees along Penance Road and, as such, advances external site buffering. Native tree preservation will be ensured by incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge. In so doing, no compacted fill will be placed in on top of the tree root system. Urban services are available. Sixty-one percent of the existing large native native pine and oak trees are identified for onsite preservation. The application is consistent with Goal 4 and complies with 34-145(d)(4)(a.1)(b).

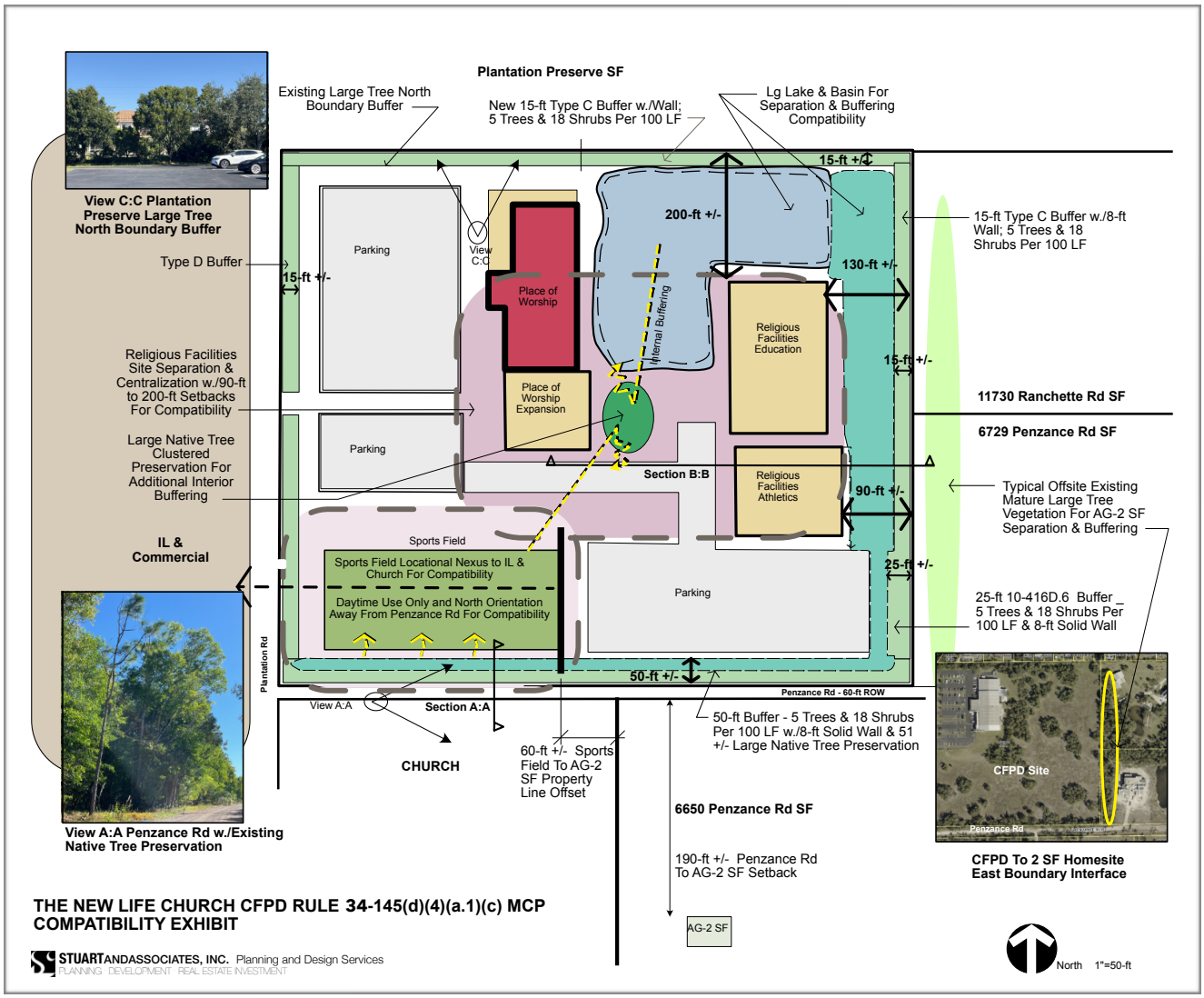
- **POLICY 5.1.5** _"*Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner.*" The site location and its Central Urban future land use are the basis for comprehensive plan consistency.

  RESPONSE _ Refer to the Plantation Road Neighborhood Map Exhibit, the CFPD Rule 34-145(d)(4)(a.1.c) MCP Compatibility Exhibit, the CFPD Rule 34-145(d)(4)(a.1.c) MCP

Compatibility Exhibit _ Site sections, and the MCP. To the west and southwest the site's sports field adjoins light industrial/commercial land uses and a place of worship land use. Hence a significant portion of the CFPD frontage cannot not present residential impacts and potential compatibility issues since it interfaces with industrial and commercial uses along Plantation Road. The MCP is designed to separate and consolidate the building facilities towards the center of the property by incorporating large 90-ft, 130-ft and 200-ft building setbacks. The 90-ft to 130-ft religious facility building setbacks advance compatibility with the two large lot AG-2 SF homes to the east. These two homes feature large west site setbacks that are dominated by mature native trees. These buildings provide for structure separation between the two homesites and sport field activities. All use related actives are internal to the subject buildings. These factors advance CFPD to AG-2 SF compatibility. The MCP limits site access to only Planation Road. The CFPD site access design protects Penzance Road, Ranchette Road and Plantation Preserve residential areas from encroachment of uses, such as and including traffic, noise and light generated impacts, that can be potentially destructive to the character and integrity of these areas. The CFPD is consistent with 5.1.5.

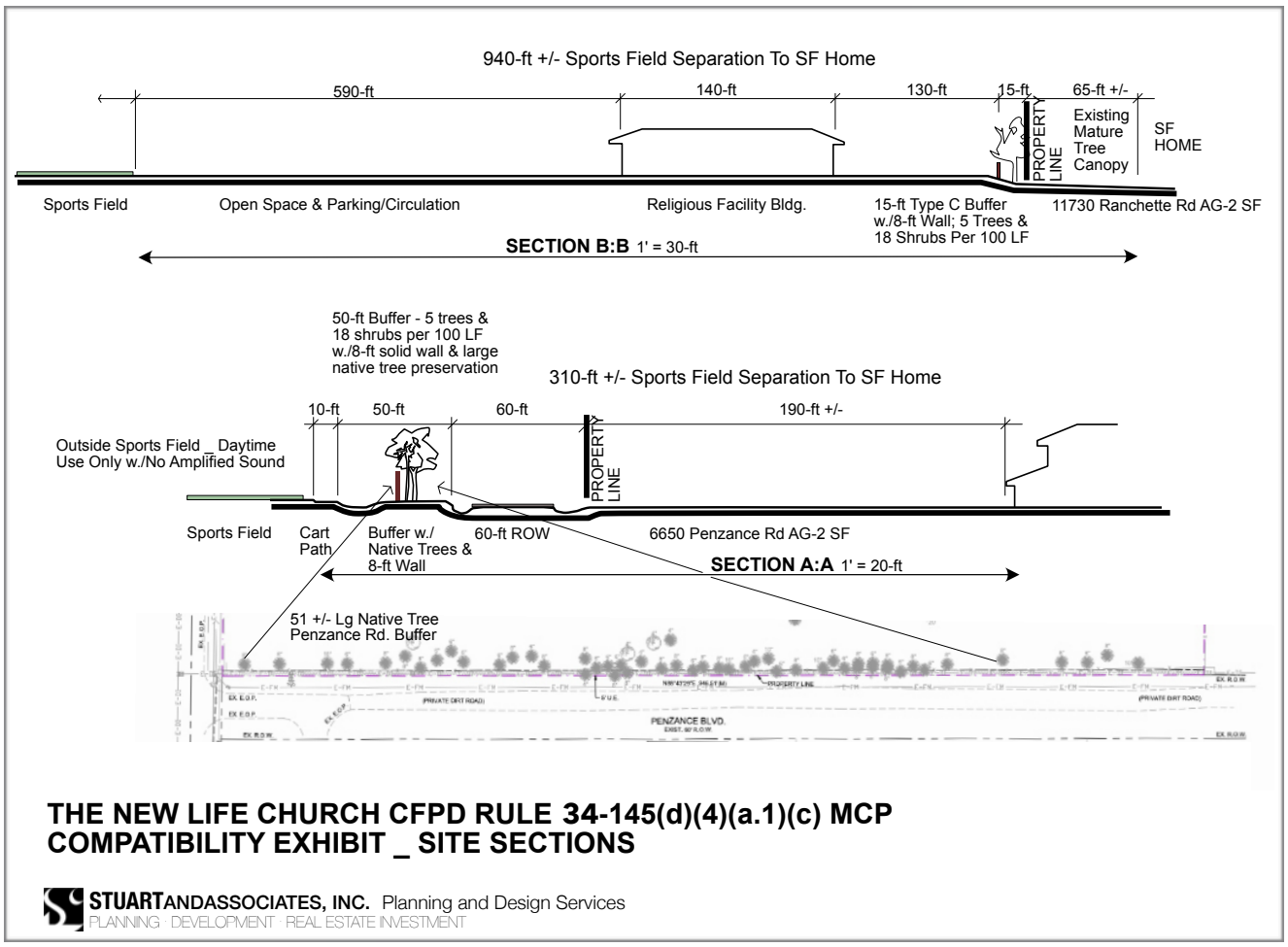
Along the southeast Penzance Road boundary area the requested athletic field and parking and circulation area incorporate an above code 50-ft Type ROW buffer (LDC @ Type D 15-f5) with 5 trees and 18 shrubs per100-LF and a solid 8-ft wall. The 50-ft buffer incorporates approximately 51 large existing native pine and oak trees. The CFPD Penzance Road buffer will serve to protect the two to three Penzance AG-2 homesites, of which the most proximate single family home is at 6650 Penzance Road. The MCP design incorporates a 60-ft athletic field offset from 6650 Penzance Road's west boundary. This design feature serves to protect the character and integrity of the subject AG-2 SF homesite through buffering, native tree preservation and design separation. It is noted that the 6650 Penzance Road is further separated by a 60-ft ROW and with the actual house setback from Penzance Road by 190-ft +/-. Total spatial separation is 310-ft (see CFPD Rule 34-145(d)(4)(a.1.c) MCP Compatibility Exhibit-Site Sections). These offsite geographic/spatial characteristics protect the character and integrity of 6650 Penzance Road. The CFPD multi-use sports field will be conditioned to day-time use only and without outdoor lighting and amplified speakers. The CFPD will comply with the Lee Co. Noise Ordinance and LDC 19-15 and LDC 34-625 Outdoor Lighting. Because of these facts and standards the zoning request is consistent with 5.1.5.

Along the site's east and north boundary area's the MCP incorporates a 15-ft Type C buffer that features 5 trees and 18 shrubs per 100-LF with an 8-ft solid wall. The 6729 Penzance Road AG-2 homesite's west boundary has a 90-ft CFPD building setback that includes the Type C buffer and the projects surface water management system. Total separation to the sports field is 940-ft (see CFPD Rule 34-145(d)(4)(a.1.c) MCP Compatibility Exhibit-Site Sections). The 11730 Ranchette Road AG-2 homesite's west boundary has a 130-ft CFPD building setback that includes the Type C buffer and the



CFPD MCP COMPATIBILITY EXHIBIT

projects surface water management system. Both 6729 Penzance Road and 11730 Ranchette Road homesite have large mature tree growth along their respective west site boundary areas. These offsite characteristics further serve to protect the character and integrity of the two east site AG-2 homesites. The north boundary's Plantation Preserve RPD homesite's have a 200-ft CFPD new building setback that includes a 15-ft Type C buffer with an 8-ft solid wall. The projects large lake surface water management system provides for significant spatial separation. The Plantation Preserve RPD will be completely separated from the requested CFPD's athletic field and associated parking and circulation area. The site design, spatial separation, building setbacks and Type C buffering will to protect the character and integrity of AG-2 and RPD SF homesites consistent with Policy 5.1.5.



MCP COMPATIBILITY EXHIBIT _ SITE SECTIONS

POLICY 135.9.5: *"New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character."*

RESPONSE _ Refer to the compatibility assessment identified in the Policy 5.1.5 evaluation, along with MCP map and section exhibits and the MCP. The CFPD is compatible with 135.9.5.

POLICY 135.9.6: *"Lee County will administer the planning, zoning, and development review process in such a manner that proposed land uses acceptably minimize adverse drainage,*

environmental, spatial, traffic, noise, and glare impacts, as specified in County development regulations, upon adjacent residential properties, while maximizing aesthetic qualities."

RESPONSE _ Refer to the compatibility assessment identified in the Policy 5.1.5 evaluation, along with MCP map and section exhibits and the MCP. The CFPD multi-use sports field will be conditioned to daytime use only with no outdoor lighting and amplified speakers.

FINDINGS & REVIEW CRITERIA FOR PLANNED DEVELOPMENTS)

- **34-145(d)(4)(a.1&2) Meets this Code and other applicable County regulations:**

  RESPONSE: The application complies with 34-145(d)(4)(a.1&2) and MCP Design Standards 34-411, The project provides significant facilities building separation, above code perimeter buffering, and appropriate placement of onsite buildings and recreational facilities away from offsite residential areas. The CFPD incorporates native tree preservation areas for site perimeter and interior site buffering. The estimated amount of site fill is 42,994 cyd. Consistent with LDC10-415(C)(5) native tree preservation will be ensured by incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge for slash pine, three quarter drip line for canopy trees, and six feet from the trunk of any native palm In so doing, no compacted fill will be placed in on top of the tree root system. Due to existing conditions, the CFPD requires two deviations, from a 25-ft buffer and wall to a 15-Type C buffer and wall, and the second to allow for increased sidewalk area impervious within the Plantation Road Type D buffer..

- **34-145(d)(4)(a.1)(c) Is compatible with existing and planned uses in the surrounding area:**

  RESPONSE: See the response to Policies 5.1.5, 135.9.5 and 135.9.6. Referring the MCP Compatibility Exhibit, and the MCP Compatibility Exhibit _ Site Sections, the project master plan presents a best fit site planning approach that separates and concentrates the requested religious facilities into the center of the site and away from adjoining RPD and AG-2 single family homesites. The sports field is located adjacent to light industrial and commercial areas along Plantation Rd., away from adjoining RPD and AG-2 single family homesites. It will be conditioned to daytime use only with no outdoor lighting and amplified speakers. This clustering and separation design approach, along with above code buffering and sports field performance standards, help to secure positive compatibility. Site access is directed onto Plantation Road and not on Penzance Road, and the Performance Standards and Conditions will advance surrounding neighborhood compatibility.

- **34-145(d)(4)(a.1)(d) Will provide access sufficient to support the proposed development intensity:**

  RESPONSE: Site access is directed onto Plantation Road by two driveway connections, away from Penzance Road. The CFPD meets County driveway connection separation standards. Planation Road has adequate traffic carrying capacity. Access is sufficient to support the CFPD.

- **34-145(d)(4)(a.1)(e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval:**

  RESPONSE: The project's transportation facility design, including site access, utilities, drainage, signage and other elements will be identified at the Development Order stage. As such the CFPD complies with 34-145(d)(4)(a.1)(e).

34-145(d)(4)(a.1)(f) Will not adversely affect environmentally critical or sensitive areas and natural resources:

RESPONSE: The CFPD will not affect LDC defined environmentally critical or sensitive areas. The site does not contain occupied protected habitat. The subject property character is classified as mostly open and disturbed, with 32% of the site developed for the New Life Church, and 48% of the site being disturbed hydric open pasture. Within this pasture area one finds a scattering of Brazilian pepper, Primrose willow and Wax myrtle. Ground cover in these areas include Bahia grass, spadeleaf, camper weed and asiatic pennywort. There is no standing water on the site. Native tree vegetation on the site is scattered, located along the south site boundary and immediately to the east of the existing church. Almost all of the existing on-site vegetation has a high degree of exotic infestation such as Melaleuca, Earleaf acacia, and Broomsedge. Scattered onsite native trees include Slash pine, Laurel oak, Live oak and Cabbage palm. Sixty-one percent of the existing large native native pine and oak trees are identified for onsite preservation.

34-145(d)(4)(a.1)(g) Will be served by urban services:

RESPONSE: As documented by Lee County Utilities the project will connect to central potable water and sanitary sewer. Referring to the Policy 2.2.1 evaluation and the Public Services and Roads Map Exhibit, the CFPD is served by urban services.

34-145(d)(4)(a.2)(c) _"If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation: 1) Enhances the achievement of the objectives of the planned development; and 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare."

RESPONSE: Please refer to the MCP; the project does not request code deviations.

The CFPD Master Plan Standards

The 18.13. acre CFPD zoning request relies on a master concept plan that logically conforms to both the site, and accepted professional land use practices and principles. The Master Concept Plan complies with 34-411 General standards.

34-411(a) *"All planned developments must be consistent with the provisions of the Lee Plan."*

RESPONSE: Refer to the Lee Plan Consistency narrative on pages 8 through 20. The CPD is consistent with the Lee Plan.

34-411(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).".*

RESPONSE: The application complies with 34-145(d)(4), 34-373, 34-341(2), and MCP Design Standards 34-411. The MCP is designed in accordance with the provisions of all applicable County development regulations.

34-411(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."*

RESPONSE: Refer to the Request Statement Policy 5.1.5, 135.9.5 and 135.0.6 evaluations. The CFPD incorporates above code buffering native tree along Penzance Road, incorporates a 90-ft to 200-ft building setbacks along the east and north boundary, and consolidates the requested athletic field (Recreation Facilities, Private On-site, Groups III & V) to the southwest site area next to the adjacent IL and COM uses and away from the two Penzance Road AG-2 homesites. The project minimizes potential sports field negative effects on surrounding uses by orientation, separation and daytime use only restrictions. The project does not access Penzance Road. The project meets and/or exceeds open space, drainage, pedestrian circulation, parking and other code standards.

34-411(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.*

RESPONSE: The project solely utilizes Plantation Road for site access. It does not introduce traffic onto Penzance Road..

34-411(e) *"If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system."*

RESPONSE: The CPD will comply with Public Transit rule 10-441 and 10-442.

34-411(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.*"

RESPONSE: The property is located outside the 100-year flood plane. As designed, the CFPD does not feature any surface water, flow-way and wetland onsite area. The CPD does not create traffic, flooding, noise, light, sound, dust or other nuisances (see Policy 5.1.5 evaluation).

34-411(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.*"

RESPONSE: The site does not contain occupied protected habitat. The CFPD will not affect LDC defined environmentally critical or sensitive areas. The subject property character is classified as mostly open and disturbed, with 32% of the site developed for the New Life Church, and 48% of the site being disturbed hydric open pasture. Within this pasture area one finds a scattering of Brazilian pepper, Primrose willow and Wax myrtle. Sixty-one percent of the existing large native native pine and oak trees are identified for onsite preservation. Native tree preservation will be ensured by incorporating a minimum 3 to 1 slope, from the proposed site fill to the toe of the slope that corresponds to the preserved tree outer drip line edge. In so doing, no compacted fill will be placed in on top of the tree root system.

34-411(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*."

RESPONSE: Refer to the MCP the CFPD is designed to separate and consolidate building and recreation facilities away from adjoining RPD and AG-2 SF uses. The MCP locates the sports field proximate to the adjacent Plantation Road arterial highway and its IL/COM uses, The MCP utilizes its lake open space and surface water management system open space to advance church to SF separation. Sixty-one percent of the existing large native native pine and oak trees are identified for onsite preservation. The project demonstrates a creative use of open space for the MCP design.

34-411(i) '*Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses. "*

RESPONSE: Refer to the Request Statements Policy 5.1.5, 135.9.5 and 135.0.6 evaluation. The CFPD incorporates above code buffering native tree along Penzance Road, incorporates a 90-ft to 200-ft building setbacks along the east and north boundary, and consolidates the requested athletic field (Recreation Facilities, Private On-site, Groups III & V) to the southwest site area next to the adjacent IL and COM uses and away from the two Penzance Road AG-2 homesites. The project minimizes potential sports field negative effects on surrounding uses by orientation, separation and daytime use only restrictions. The project does not access Penzance Road. The site design minimizes potential negative impacts on surround land uses.

34-411(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*."

RESPONSE: NA

34-411(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*."

RESPONSE: Refer to the Request Statements Policy 5.1.5, 135.9.5 and 135.9.6 evaluation. The CFPD incorporates above code buffering native tree along Penzance Road, incorporates a 90-ft to 200-ft building setbacks along the east and north boundary, and consolidates the requested athletic field (Recreation Facilities, Private On-site, Groups III & V) to the southwest site area next to the adjacent IL and COM uses and away from the two Penzance Road AG-2 homesites. The project minimizes potential sports field negative effects on surrounding uses by orientation, separation and daytime use only restrictions. The project does not access Penzance Road. The site design minimizes potential negative impacts on surround land uses.

(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.* "

RESPONSE: NA

34-411(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*."

RESPONSE: NA

34-411(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."

RESPONSE:NA

34-411(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, suffi cient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand*."

RESPONSE: The CPD will comply with all relevant LDC and Zoning Code rules and standards, including 10-296 Streets, Div. 25 Off-street Loading, and Div. 26 Parking.

34-411(p) '*Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged*."

RESPONSE: The CFPD's traffic control, signs, security, lighting, landscaping and architecture will be designed for a harmonious religious facility and campus development.

Findings and Conclusions

The planning and zoning land use findings presented herein demonstrate entitlement to the requested CFPD. The CFPD meets the Hearing Examiner Findings Criteria 34-145(d)(4)(a)(1&2) and complies with MCP Design Standards 34-411, The Request Statement confirms adherence to the Lee Plan and Land Development Code. The proposed mix of uses are appropriate, MCP design and design standards safeguard the pubic interest, and the CFPD meets or exceeds regulatory location and performance standards. The CPD is consistent with the intensity set forth in the Lee Plan and LDC, is compatible with existing and planned uses, has adequate services and infrastructure required to service the project, and will not adversely affect natural resources.

Greg Stuart, MAURP
GS/53004/21march26tuart_newlifechurch_requeststatement#2.pgs.
www.stuarturbandesign.com

SURVEY PLAT

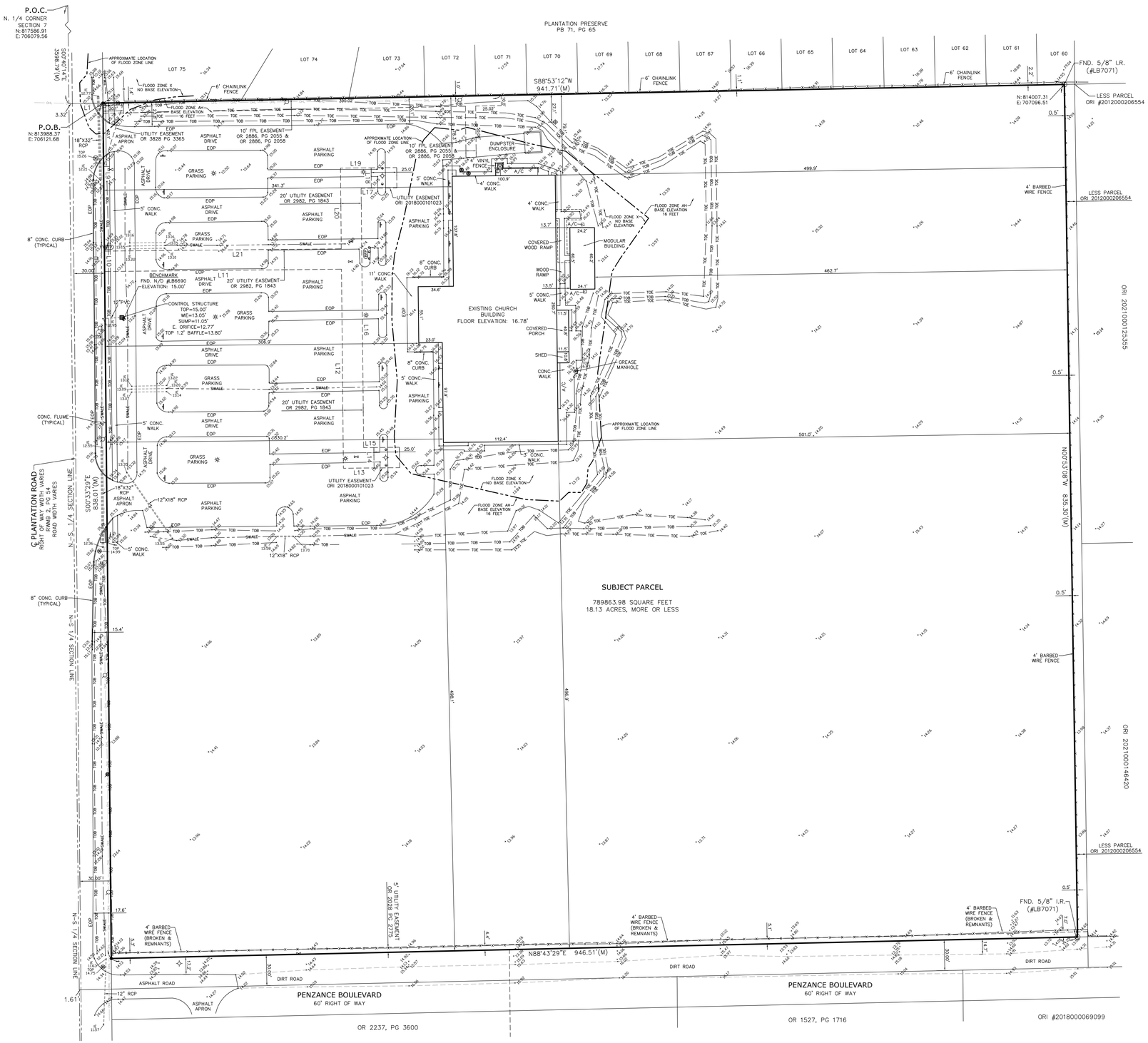
OF A PARCEL LYING IN
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

0 50 100 150

LEGEND

- BENCHMARK
- SET NAIL & DISK, #LB8450
- SET 5/8" IRON ROD, #LB8450
- FOUND NAIL & DISK, AS NOTED
- FOUND 5/8" IRON ROD, AS NOTED
- FOUND CONCRETE MONUMENT, AS NOTED
- UTILITY VALVE
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- TRAFFIC CONTROL SIGN
- WOOD POWER POLE
- CONCRETE POWER POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- FIRE HYDRANT
- BOLLARD
- WELL PUMP

LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
FND.	FOUND
EOP	EDGE OF PAVEMENT
FND.	IRON ROD
N/D	NAIL & DISK
C.M.	CONCRETE MONUMENT
I.D.	IDENTIFICATION
(M)	AS MEASURED
(D)	AS PER DEED
(C)	CALCULATED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ORI	OFFICIAL RECORDS INSTRUMENT
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
RWMB	RIGHT OF WAY MAP BOOK
PG	PAGE
CONC.	CONCRETE
IE	INVERT ELEVATION
TOB	TOP OF BANK
TOE	TOE OF SLOPE
OHL	OVERHEAD UTILITIES
RCP	REINFORCED CONCRETE PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
BFP	BACK FLOW PREVENTER
× 13.11	ELEVATION POINT



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N88°53'12"E	33.32'
L7(M)	N88°43'29"E	10.00'
L7(D)	S89°16'50"W	10.00'
L10(M)	S00°33'29"E	20.00'
L10(D)	S00°00'21"E	20.00'
L11(M)	N89°26'31"E	232.00'
L11(M)	N89°59'39"E	232.00'
L12(M)	S00°33'29"E	195.00'
L12(D)	S00°00'21"E	195.00'
L13(M)	N89°26'31"E	30.00'
L13(D)	N89°59'39"E	30.00'
L14(M)	N00°33'29"W	20.00'
L14(D)	N00°00'21"W	20.00'
L15(M)	S89°26'31"W	10.00'
L15(D)	S89°59'39"W	10.00'
L16(M)	N00°33'29"W	254.05'
L16(D)	N00°00'21"W	254.05'
L17(M)	N89°26'31"E	10.00'
L17(D)	N89°59'39"E	10.00'
L18(M)	N00°33'29"W	20.00'
L18(D)	N00°00'21"W	20.00'
L19(M)	S89°26'31"W	30.00'
L19(D)	S89°59'39"W	30.00'
L20(M)	S00°33'29"E	79.05'
L20(D)	S00°00'21"E	79.05'
L21(M)	S89°26'31"W	232.00'
L21(D)	S89°59'39"W	232.00'

DESCRIPTION

(AS PER OLD REPUBLIC TITLE CERTIFICATION FILE NO. 1718327, DATED 02/04/2026 @ 11:00 PM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2063, PAGE 4485, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE S.00°40'14"E. ALONG THE NORTH–SOUTH QUARTER SECTION LINE OF SAID SECTION 7 FOR 3598.79 FEET; THENCE N.88°53'12"E. FOR 33.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD, AS SHOWN IN RIGHT OF WAY MAP BOOK 2, PAGE 54, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S.00°33'29"E. ALONG SAID RIGHT OF WAY LINE FOR 838.01 FEET; THENCE N.88°43'29"E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF PENZANCE BOULEVARD, A 60.00 FOOT RIGHT OF WAY, FOR 946.51 FEET; THENCE N.00°53'08"W. ALONG THE WESTERLY LINE OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2012000206554, SAID PUBLIC RECORDS, FOR 835.30 FEET; THENCE S.88°53'12"W. ALONG THE SOUTHERLY BOUNDARY LINE OF PLANTATION PRESERVE, AS SHOWN IN PLAT BOOK 71, PAGE 65, SAID PUBLIC RECORDS FOR 941.71 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD, AND THE POINT OF BEGINNING.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD AS BEARING S.00°33'29"E.

NOTES

THIS PLAT WAS PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY.

THIS SURVEY PREPARED BASED ON THE DESCRIPTION AS SHOWN IN OLD REPUBLIC TITLE CERTIFICATION FILE NO. 1718327, DATED 02/04/2026 @ 11:00 PM, PROVIDED BY THE CLIENT, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, THE EAST RIGHT OF WAY LINE OF PLANTATION ROAD AS BEARING S.00°33'29"E.

THE RIGHT OF WAY FOR PLANTATION ROAD SHOWN BASED ON RIGHT OF WAY MAP BOOK 2, PAGE 54, LEE COUNTY PUBLIC RECORDS.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 FROM NATIONAL GEODETIC SURVEY BENCHMARK D416, ELEVATION 16.18 FEET.

PARCEL LIES IN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION 16 FEET, AND FLOOD ZONE X WITH NO BASE FLOOD ELEVATION, AS SHOWN. THIS INFORMATION TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 12071C0428H, EFFECTIVE DATE 11/17/2022.

COORDINATES AS SHOWN ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983.

UNDERGROUND IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL LINE OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

SAID PARCEL CONTAINS 789863.98 SQUARE FEET OR 18.13 ACRES, MORE OR LESS.

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 CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

Kenneth E. Trask
PL54684 State of Florida

Digitally signed by Kenneth E. Trask PL54684 State of Florida
Date: 2026.04.29 10:51:53 -04'00'

KENNETH E. TRASK — DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

KENNETH E. TRASK LICENSE NUMBER No. 4684 STATE OF FLORIDA SURVEYOR AND MAPPER

NOTICE:

UNLESS ELECTRONICALLY SIGNED AND SEALED, THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED 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.

NO.	DATE	REVISION DESCRIPTION	BY
1	4–27–26	REFERENCE NEW TITLE CERTIFICATION & COUNTY REVIEW COMMENTS	RT

PROPERTY ADDRESS:

11735 PLANTATION ROAD
FORT MYERS, FL 33966

STRAP: 07–45–25–08–00000.009A

K.E. Trask, P.A.
Land Surveyors
Florida Licensed Business No. LB8450
12345 Blasingim Road
Fort Myers, Florida 33966
(239) 980–1495

date	dwg	crd	scale	job#
4–27–26	23–23SR	23–23	1"=50'	23–23

TITLE CERTIFICATION / PLAT PROPERTY INFORMATION REPORT

Showing Information Required pursuant to Lee County Land Administrative Code AV 13-19

`

Issuer: Old Republic Title
Recipient: Henderson Franklin Starnes & Holt, P.A. and Lee County Board of County Commissioners

Old Republic Title File Number: 1718327 ***Agent's File Reference:*** RBA 45329-1

Provided For: Henderson Franklin Starnes & Holt, P.A. and Lee County Board of County Commissioners

Effective Date of Search: February 4, 2026 at 11:00 PM

Description of Real Property Situated in Lee ***County, Florida:***

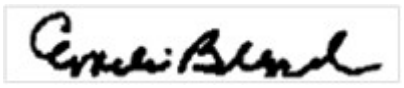
See Exhibit A

Record Title Vested in:

New Covenant Fellowship Ministries Inc., a Florida Corporation by Warranty Deeds and Quit Claim Deed recorded in O.R. Book 2063, Page 4485; O.R. Book 2068, Page 1489; O.R. Book 2497, Page 1809, O.R. Book 3085, Page 1866; Instrument Number 2012-206554, Public Records of Lee County, Florida.

Prepared Date: February 10, 2026

Old Republic National Title



Prepared by: Jo Anne Young, Senior Examiner
Email Address: jyoung@OldRepublicTitle.com

Cyndi Bolyard
Production Manager

TITLE CERTIFICATION / PLAT PROPERTY INFORMATION REPORT

Old Republic Title File Number: 1718327

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage to First Bank of Owasso, an Oklahoma banking corporation, mortgagee(s), recorded in Instrument Number 2016-46404, as modified by Instrument Number 2016-229534, Public Records of Lee County, Florida.
2. Assignment of Leases, Rents, and Profits filed March 4, 2016, in Instrument Number 2016-46405, as modified in Instrument Number 2016-229534, Public Records of Lee County, Florida.
3. Mortgage to First Bank of Owasso, an Oklahoma banking corporation, mortgagee(s), recorded in Instrument Number 2017-239360, Public Records of Lee County, Florida.

Other encumbrances affecting the title:

1. The subject land lies within the boundaries for mandatory garbage collection; Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281, amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida, and further amended by Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection, imposition of special assessments, and lien rights.
2. Covenants, conditions, restrictions and easements contained in that certain instrument recorded in O.R. Book 341, Page 443, filed in the Public Records of Lee County, Florida, as partially released by instrument recorded in O.R. Book 2063, Page 4483, Public Records of Lee County, Florida.
3. Easement recorded in O.R. Book 2028, Page 2775, Public Records of Lee County, Florida.
4. Easement recorded in O.R. Book 2886, Page 2055, Public Records of Lee County, Florida.
5. Easement recorded in O.R. Book 2886, Page 2058, Public Records of Lee County, Florida.
6. Easement recorded in O.R. Book 2982, Page 1843, Public Records of Lee County, Florida.
7. Notice of Development Order Approval recorded in O.R. Book 2990, Page 1755, Public Records of Lee County, Florida.
8. Perpetual Public Utility Easement Grant recorded in O.R. Book 3828, Page 3365, Public Records of Lee County, Florida.
9. Notice of Environmental Resource Or Surface Water Management Permit recorded in Instrument Number 2011-72210, Public Records of Lee County, Florida.
10. Notice of Lot Split Approval recorded in Instrument Number 2012-179881, Public Records of Lee County, Florida.
11. Notice of Development Order Approval recorded in Instrument Number 2014-168949, Public Records of Lee County, Florida.
12. Grant of Perpetual Public Utility Easement to Lee County recorded in Instrument Number 2018-101023, Public Records of Lee County, Florida.
13. General or special taxes and assessments required to be paid for the year(s) 2026.
14. Rights of the lessees under unrecorded leases.

This search is provided pursuant to the requirements of Lee County Land Administrative Code AV 13-19, for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1718327

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2063, PAGE 4485, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE S.00°40'14"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 7 FOR 3598.79 FEET; THENCE N.88°53'12"E. FOR 33.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD, AS SHOWN IN RIGHT OF WAY MAP BOOK 2, PAGE 54, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S.00°33'29"E. ALONG SAID RIGHT OF WAY LINE FOR 838.01 FEET; THENCE N.88°43'29"E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF PENZANCE BOULEVARD, A 60.00 FOOT RIGHT OF WAY, FOR 946.51 FEET; THENCE N.00°53'08"W. ALONG THE WESTERY LINE OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2012000206554, SAID PUBLIC RECORDS, FOR 835.30 FEET; THENCE S.88°53'12"W. ALONG THE SOUTHERLY BOUNDARY LINE OF PLANTATION PRESERVE, AS SHOWN IN PLAT BOOK 71, PAGE 65, SAID PUBLIC RECORDS FOR 941.71 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD, AND THE POINT OF BEGINNING.
BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE EASTERLY RIGHT OF WAY LINE OF PLANTATION ROAD AS BEARING S.00°33'29"E.

DCI2026-00005 Lee County DigEplan Additional Info Dated 04-29-2026

March 1, 2026

Life Church CFPD Use Schedule

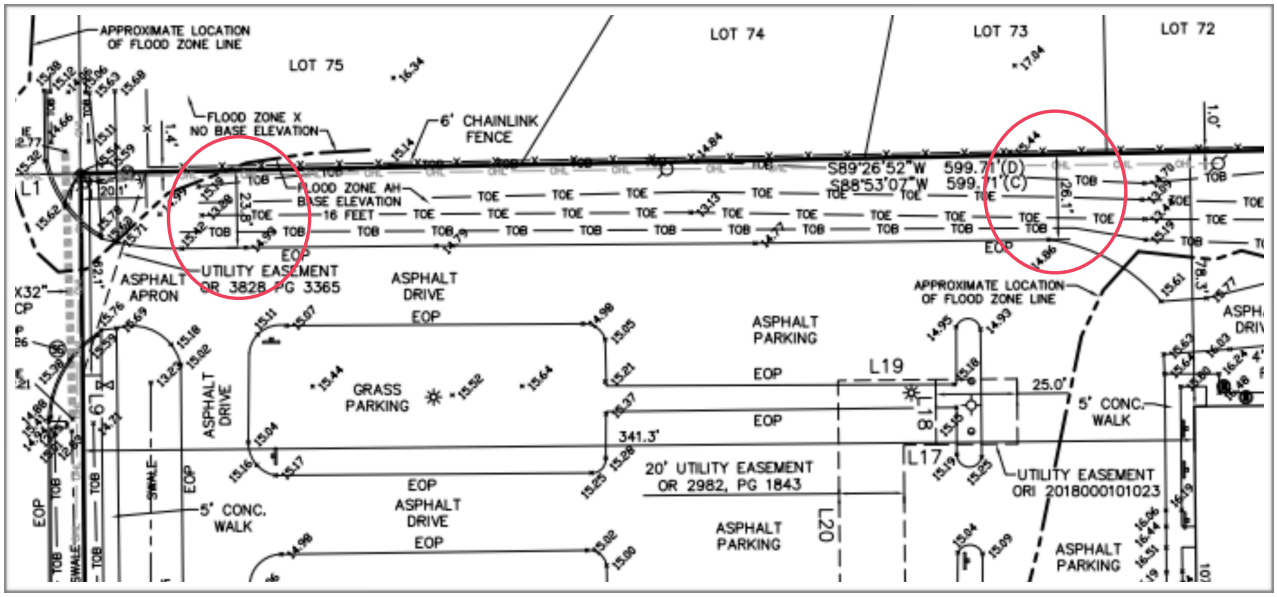
Administrative Offices
Assisted Living Facilities
Caretakers Residence
Cultural Facilities
Day Care Center, Child, Adult
Entrance gates and gatehouse
Essential Services
Essential Service Facilities, Groups 1
Excavation, Water Retention
Fences, Walls
Parking Lot, Accessory
Recreation Facilities Non-commercial and Accessory to Religious Facilities use to include Private On-site, Groups III, IV & V
Religious Facilities
Schools, Non-commercial Other
Signs
Temporary Uses

April 25, 2026

Life Church CFPD Deviation Schedule

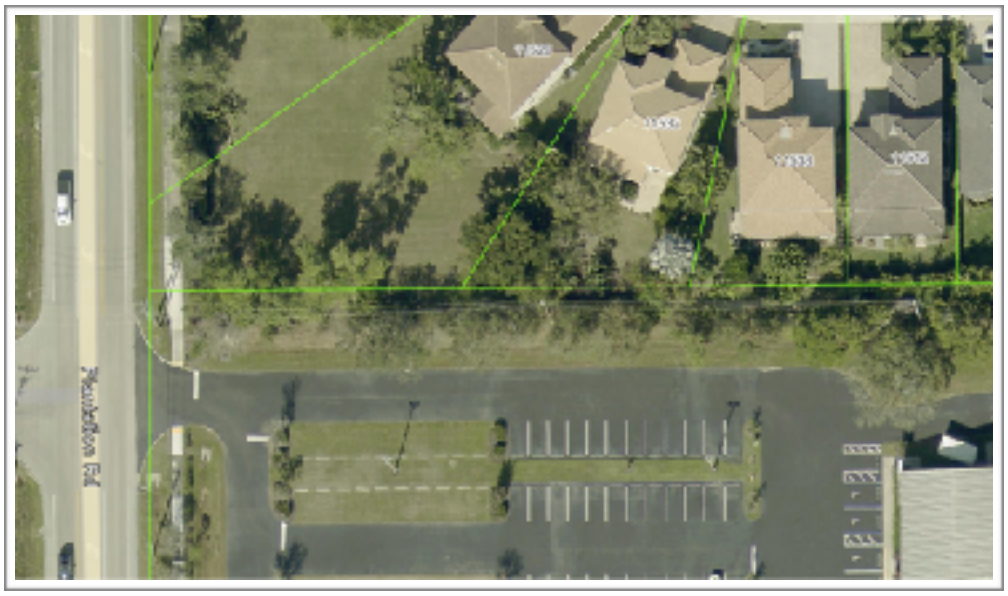
Deviation One _ A request for relief from 10-416(d)(6), that requires If roads, drives, or parking areas associated with a nonresidential use are located less than 125 feet from an existing single-family residential subdivision, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet or a 30-foot-wide type-F buffer with the hedge planted a minimum of 20 feet from the abutting property; to require a 15-ft Type C Buffer with five trees and 18 shrubs per 100 linear feet and an 8-ft solid wall.

The basis for the deviation is that the area between the north driveway edge of pavement and the site's northwest border is mostly less than 25-ft in width. Consequently the existing geometry makes it impossible to meet the 25-ft buffer width standard. The driveway was developed consistent with DOS970603200D. The CFPD master plan calls for the driveway and Plantation Road connection to remain in place. It is noted that the subject northwest buffer area has been in place for over 28 years and incorporates mature tree plantings (see photo). From a professional planning framework the existing separation and buffer is more than adequate to ensure institutional to residential compatibility. It is noted that there has been no documented noise, light and traffic related impacts stemming from the northwest driveway area. The requested 15-ft buffer separation represents the maximum extent possible. The Type C buffer with 8-ft wall advances the public purpose of enhanced buffering to ensure compatibility. The applicant benefits from the deviation by avoiding unwarranted onsite driveway demolition, parking lot reconfiguration and loss of parking spaces.



THE NW SITE DRIVEWAY SEGMENT

April 25, 2026

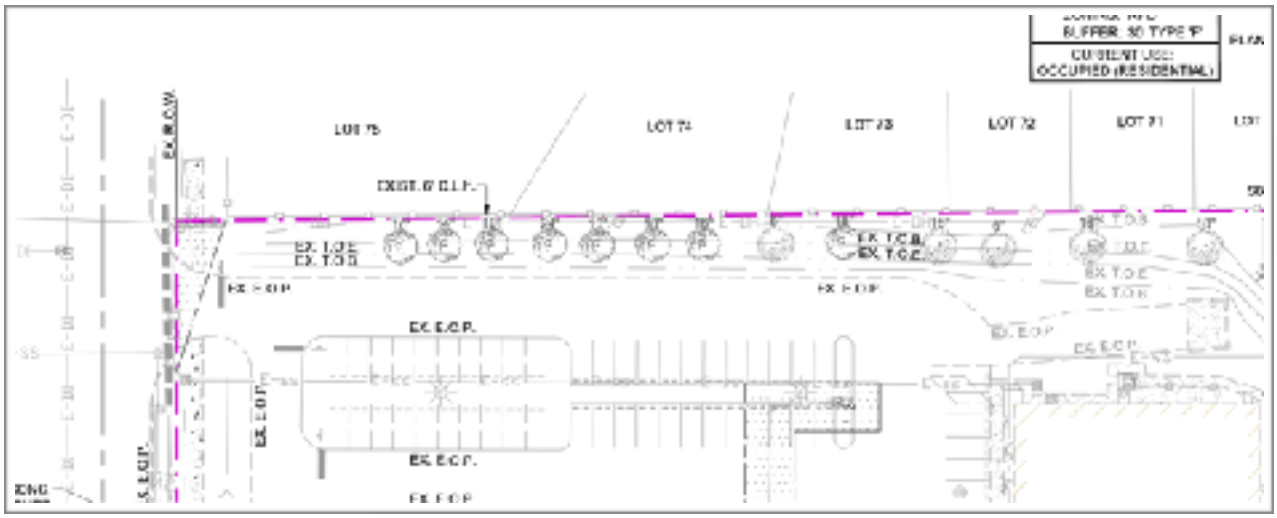


THE NW SITE DRIVEWAY SEGMENT TREES



THE NW SITE DRIVEWAY SEGMENT PLANTATION PRESERVE TREE BUFFER

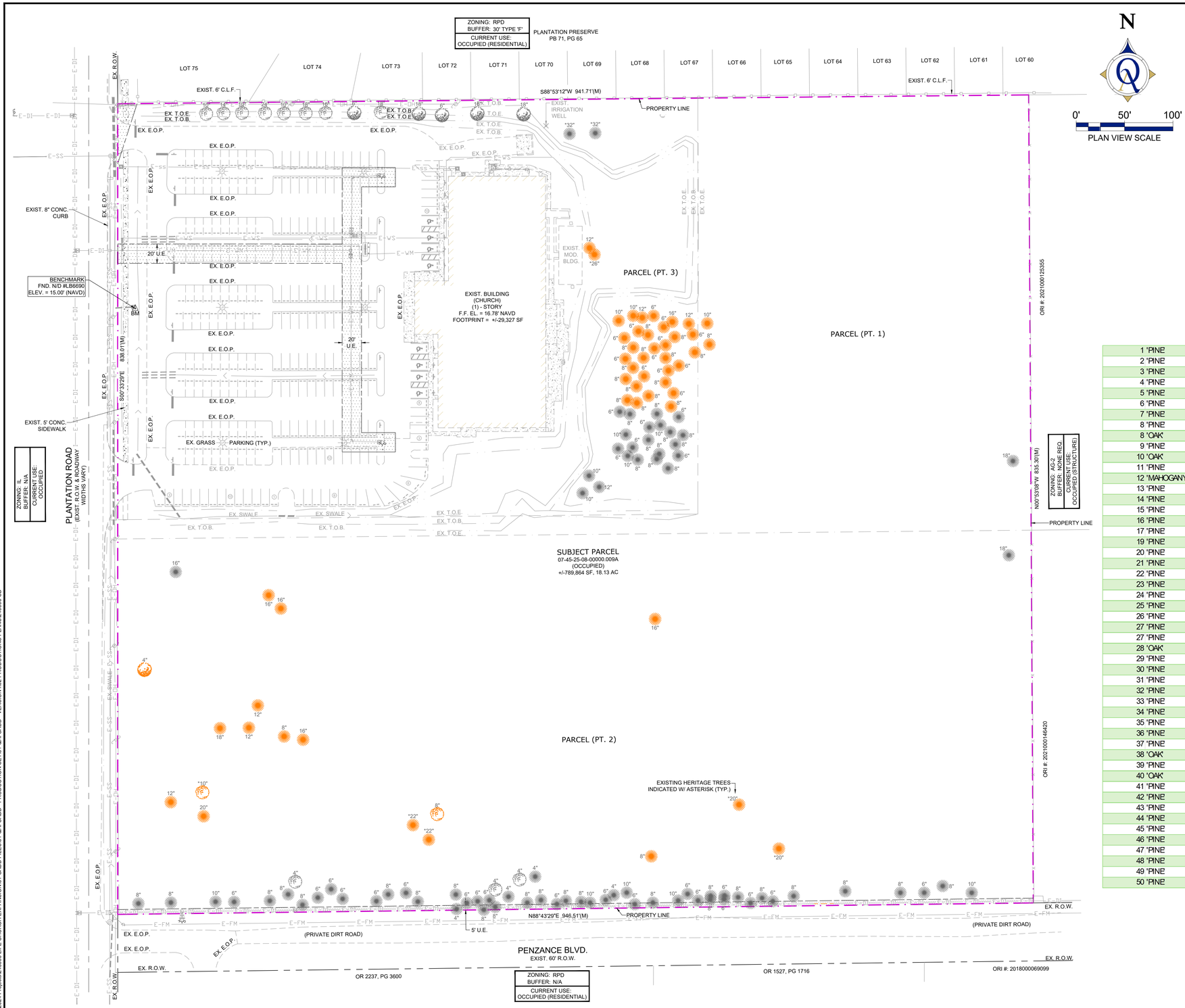
April 25, 2026



THE NW SITE DRIVEWAY SEGMENT PLANTATION PRESERVE TREE SURVEY

Deviation Two _ A request for relief from 10-416(d)(11)(b), that requires not more than 20 percent of the width of the buffer is impervious surface; to permit up to 35% of the buffer to be impervious.

The basis for the deviation is that the Plantation Road buffer area has an existing sidewalk that comprises approximately 33% of the required 15-ft Type D buffer (844-ft +/- effective road frontage with 5-ft sidewalk). The request is based on an existing condition that exceeds the 20% standard while incorporating an additional 2% impervious to grant engineering sidewalk design flexibility. The public benefits by still obtaining a non-impaired and standard Type D landscape plantings. The applicant benefits by not being required to modify a portion of the existing church parking and circulation system.



LEGEND FOR EXISTING CONDITION PLAN:

- EXST.FEATURES (ROADS, WALKS, ECT.)
- CENTER LINE
- SITE RIGHT OF WAY
- SITE BOUNDARY
- SITE EASEMENT
- SITE PARCEL / LOT LINE
- EXST. SEWER MANHOLE
- EXST. SEWER CLEAN-OUT
- EXST. WATER METER
- EXST. WATER BACKFLOW
- EXST. TOPO ELEV. (NAVD)
- PUBLISHED BENCH MARK
- EXST. GATE VALVE
- EXST. FIRE HYDRANT
- EXST. CONC. POWER POLE
- EXST. POWER POLE
- EXST. ANCHOR
- OVERHEAD POWER LINES
- EXST. TELEPHONE RISER
- EXST. FIRE DDCV BFP

- EXISTING MAHOGANY TREE W/ CALIPER SIZE (EX.: 4" SHOWN)
- EXISTING PINE TREE W/ CALIPER SIZE (EX.: 18" SHOWN)
- EXISTING OAK TREE W/ CALIPER SIZE (EX.: 10" SHOWN)

TYPICAL HATCH PATTERNS

- ASPHALT/CONCRETE OR OTHERS TO BE DEMOED
- EASEMENTS

TYPICAL ABBREVIATIONS

WLP	WOODEN LIGHT POLE	N/D	NAIL & DISC
CPP	CONCRETE POWER POLE		
GW	GUY WIRE		
OH	OVERHEAD UTILITIES		
CP	CONCRETE PAD		
WCS	WATER CONTROL STRUCTURE		

1 'PINE	16	51 'PINE	6	101 'PINE	6
2 'PINE	16	52 'PINE	8	102 'PINE	8
3 'PINE	16	53 'PINE	8	102 'PINE	8
4 'PINE	18	54 'PINE	10	103 'PINE	6
5 'PINE	12	55 'PINE	6	104 'PINE	8
6 'PINE	12	56 'PINE	6	105 'PINE	6
7 'PINE	8	57 'PINE	8	106 'PINE	6
8 'PINE	16	57 'PINE	8	107 'PINE	8
8 'OAK'	4	58 'PINE	6	108 'PINE	6
9 'PINE	12	58 'PINE	6	109 'PINE	6
10 'OAK'	10	59 'PINE	8	110 'PINE	8
11 'PINE	20	59 'PINE	8	111 'PINE	8
12 'MAHOGANY	4	60 'PINE	6	112 'PINE	10
13 'PINE	8	61 'PINE	8	113 'PINE	12
14 'PINE	8	62 'PINE	6	114 'PINE	6
15 'PINE	10	63 'PINE	20	115 'PINE	8
16 'PINE	6	64 'PINE	20	116 'PINE	16
17 'PINE	8	65 'PINE	8	117 'PINE	6
19 'PINE	8	66 'PINE	8	118 'PINE	8
20 'PINE	8	67 'PINE	8	119 'PINE	6
21 'PINE	6	68 'PINE	6	120 'PINE	6
22 'PINE	6	69 'PINE	10	122 'PINE	10
23 'PINE	6	70 'PINE	16	123 'PINE	10
24 'PINE	6	71 'PINE	10	124 'PINE	12
25 'PINE	8	72 'PINE	10	125 'PINE	6
26 'PINE	6	73 'PINE	12	126 'PINE	32
27 'PINE	8	74 'PINE	10	127 'PINE	32
27 'PINE	8	75 'PINE	8	128 'PINE	12
28 'OAK'	8	76 'PINE	6	129 'PINE	26
29 'PINE	22	77 'PINE	6	130 'PINE	18
30 'PINE	22	78 'PINE	10	131 'PINE	18
31 'PINE	8	79 'PINE	8	132 'OAK'	14
32 'PINE	4	80 'PINE	8	133 'OAK'	10
33 'PINE	6	81 'PINE	6	134 'OAK'	24
34 'PINE	6	82 'PINE	8	135 'OAK'	10
35 'PINE	8	83 'PINE	8	136 'OAK'	18
36 'PINE	6	84 'PINE	8	137 'OAK'	16
37 'PINE	8	85 'PINE	6	138 'OAK'	18
38 'OAK'	4	86 'PINE	10	139 'OAK'	18
39 'PINE	4	87 'PINE	8	140 'MAHOGANY	6
40 'OAK'	4	88 'PINE	8	141 'MAHOGANY	18
41 'PINE	8	89 'PINE	6	142 'MAHOGANY	6
42 'PINE	4	90 'PINE	8	143 'MAHOGANY	16
43 'PINE	8	91 'PINE	8	144 'MAHOGANY	18
44 'PINE	6	92 'PINE	8	145 'OAK'	10
45 'PINE	8	93 'PINE	6		
46 'PINE	8	94 'PINE	8		
47 'PINE	10	95 'PINE	8		
48 'PINE	6	96 'PINE	8		
49 'PINE	4	97 'PINE	8		
50 'PINE	10	98 'PINE	8		
		99 'PINE	6		
		100 'PINE	8		

DATE	REVISION	REV
1/26/26		

NEW LIFE CHURCH EXPANSION
EXISTING TREE SURVEY EXHIBIT

11735 PLANTATION ROAD
FORT MYERS, FLORIDA 33966

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

JHONNY M. FORONDA, P.E.
FL. REG #93974
VALID ONLY WITH STAMPED SEAL

SAVED BY: Jeff
SAVED ON: 4/23/26

SHEET
TS
01 OF 01

240606 - I

P:\2024 Projects\240606 LIFE CHURCH EXPANSION\01-CADD FILES\01-QA-CADD - PRODUCTION SET\01-QA CADD - VERSION 102-PRODUCTIONS PLANS\240606-SD

DCI2026-00005 Lee County DigEplan Additional Info Dated 04-29-2026

LIFE CHURCH – 11735 PLANTATION ROAD

ENVIRONMENTAL ASSESSMENT REPORT

Lee County STRAP #: 07-45-25-08-00000.009A

April 2025
Revised April 2026

Prepared For:

Life Church – Nick Nameth
c/o: Quattrone & Associates - Jhonny Foronda
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Phone: 239-936-5222
Email: jforonda@qainc.net

Prepared By:

BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment was conducted on the Life Church property, located at 11735 Plantation Road, on March 25, 2025. The 18.13± acre site is located in Section 7, Township 45S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately east of Plantation Road and north of Penzance Boulevard, and south of Idlewild Street, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted throughout the day; the temperatures were in the low-mid 80's, with light breezes, and partly cloudy to mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically, from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If most of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 18.13± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Cypress Lake fine sand – urban land complex (NRCS #102; hydric) and Pineda fine sand, limestone substratum – urban land complex (NRCS #147; hydric) soils. Both Cypress Lake fine sand – urban land complex and Pineda fine sand, limestone substratum – urban land complex soils are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 9.00± acres of wetlands during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

> *Uplands*
> *The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

FLUCFCS 172 Church – 5.77± Acres

This upland community type occupies approximately 5.77± acres of the site. This community contains a religious facility known as Life Church and includes the main building, an associated parking lot, various landscaping, and a surface water management system with dry detention behind the church building. This community would be considered uplands by regulatory agencies.

FLUCFCS 211 Improved Pasture – 0.11± Acres

This upland community type occupies approximately 0.11± acres. The canopy and sub-canopy is mostly open. The ground cover is dominated by bahia grass *(Paspalum notatum)* with rosy camphorweed (*Pluchea rosea*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod *(Euthamia caroliniana),* and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)* and grapevine (*Vitis rotundifolia).* This community would be considered uplands by regulatory agencies.

FLUCFCS 420 E4 Mixed Upland Forest (Exotics > 75%) – 3.25± Acres

This upland community type occupies approximately 3.25± acres of the property. The canopy contains slash pine (*Pinus elliottii*), melaleuca *(Melaleuca quinquenervia),* live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), earleaf acacia (*Acacia auriculiformis*), and java plum (*Syzygium cumini*) with widely scattered cypress (*Taxodium distichum*). The sub-canopy contains cabbage palm (*Sabal palmetto*) buckthorn (*Sideroxylon celastrinum*), wax myrtle *(Myrica cerifera)*, and myrsine (*Rapanea guinensis*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with coco plum *(Chrysobalanus icaco),* dog fennel (*Eupatorium capillifolium*), caesar weed (*Urena lobata*), false buttonweed *(Spermacoce verticillata),* and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), greenbriar (*Smilax sp.)*, and creeping oxeye *(Sphagneticola trilobata)*. This community would be considered uplands by the regulatory agencies. This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 211H Hydric Improved Pasture – 9.00± Acres

This wetland habitat type occupies approximately 9.00± acres. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), with scattered Brazilian pepper (*Schinus terebinthifolius*), primrose willow (*Ludwigia peruviana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia)*. The groundcover is dominated by bahia grass (*Paspalum notatum*), with spadeleaf (*Centella asiatica*), tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), dollarweed (*Hydrocotyle umbellata*), broomsedge (*Andropogon virginicus*), primrose willow (*Ludwigia peruviana*), yellow-eyed grass (*Xyris floridana*), torpedo grass (*Panicum repens),* spikerush (*Eleocharis interstincta*), white-top sedge (*Rhynchospora colorata*), water hyssop (*Bacopa monnieri*), smart weed (*Polygonum hydropiperoides*), asiatic pennywort (*Centella asiatica*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)* and peppervine (*Ampelopsis arborea*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands; therefore, this community would be considered wetlands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
172	Church	Upland	5.77± Ac.
211	Improved Pasture	Upland	0.11± Ac.
211H	Hydric Improved Pasture	Wetland	9.00± Ac.
420 E4	Mixed Upland Forest (Exotics > 75%)	Upland	3.25± Ac.
Total			**18.13± Ac.**

Potential Listed Species

A formal protected species survey has not been conducted on the site at this time; however, during the initial field survey, no protected species or signs thereof were observed. There were a few stick nests observed in some of the melaleuca (*Melaleuca quinquenervia*) trees, but they are believed to belong to that of the numerous eastern gray squirrels (*Sciurus carlinensis*) observed while on-site. There were several burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified, but not flagged in the field; there was no evidence indicating that gopher tortoise (*Gopherus polyphemus*) would be utilizing these burrows.

Some of the community descriptions, background information, and listed species information, included below, were obtained from previous reports and updated including the results from this preliminary site assessment. The list below includes species that are typically found on-site or potentially utilize the site for foraging.

Florida Bonneted Bat (*Eumops floridanus*)
The property is located within the USFWS consultation area for the Florida bonneted bat (*Eumops floridanus*) (FBB). The property does contain potential FBB roosting and foraging habitat. If impacts to FBB roosting or foraging habitat are proposed, consultation with the FWCC and/or the USFWS may be required. The FBB is a state and federally listed endangered species. There were no species observed during this preliminary assessment.

Florida Black Bear (*Ursus americanus floridanus*)
Black Bears inhabit thickets and vine-choked bays, swamps, and forests in Florida. These areas usually include dense cover that is considered nearly impenetrable. Suitable habitat on the project site includes forested uplands and wetlands on-site. These habitats are contiguous with similar suitable habitat that provides a corridor to Big Cypress. There were no species observed during this preliminary assessment.

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Big cypress Fox squirrels occur in open pinelands, cypress strands and coastal broadleaf tropical hammocks. It appears to be most abundant in mature pinelands having an open understory relatively free of brush and palmetto. The forested uplands, as well as shrub and forested wetland communities provide suitable habitat for this species. There were no species observed during this preliminary assessment.

Bald Eagle (*Haliaeetus leucocephalus*)
Bald Eagles are usually found near riparian habitats, nesting in the proximity of water bodies where they feed along the shore or over open water. Some pairs nest far from open water on tree islands, in marshes, or in dry prairies with small marshes and ponds. A few marginally suitable nesting areas are present on this property. Good feeding habitat is available within the larger borrow lakes. There were no species observed during this preliminary assessment.

Wading Birds
Little blue herons (*Egretta caerulea*), tri-colored herons (*Egretta tricolor*), snowy egrets (*Egretta thula*), black crowned night herons *(Nycticorax nycticorax*), great blue herons (*Ardea herodias*), white ibis (*Eudocimus albus*), as well as the unlisted herons and egrets, have similar biological requirements. They occur in shallow freshwater, brackish and saltwater habitats. Nesting is usually in colonies located in woody shrubs associated with aquatic habitats. Feeding takes place in mixed flocks in shallow marshes, on edges of swamps or ponds, in flooded ditches and/or along stream banks. Little blue herons, tri-colored herons, and snowy egrets were observed feeding in the hydric pasture areas, forested wetlands containing open water bodies, borrow areas, the hydric areas/ponds, and along the trail/roadside ditches. In addition, they were often observed perching in shrubs and trees surrounding the borrow areas. There was no evidence of nesting observed.

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, on-site or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. A formal protected species survey would be required in order to confirm the presence or absence of protected species.

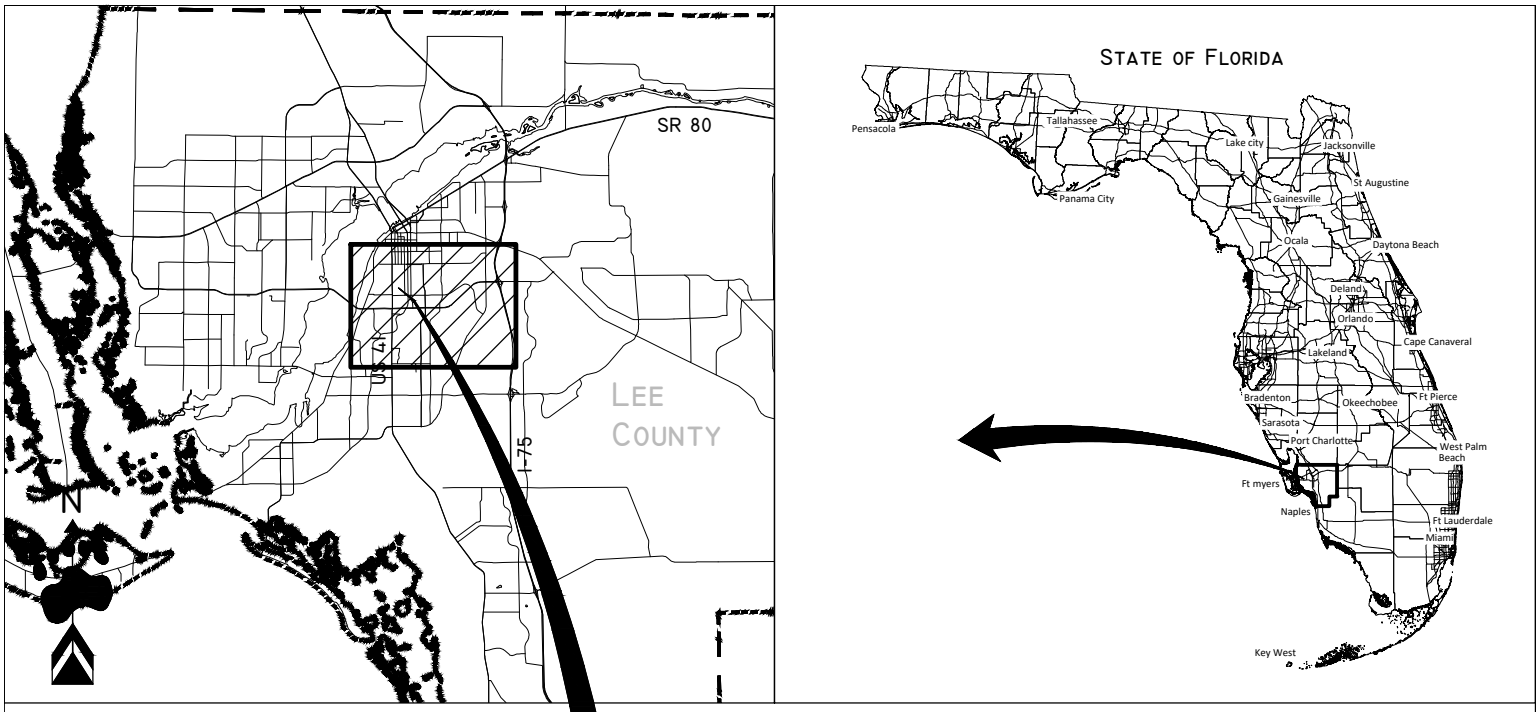
Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged, surveyed by professional land surveyor, and approved by the regulatory agencies.

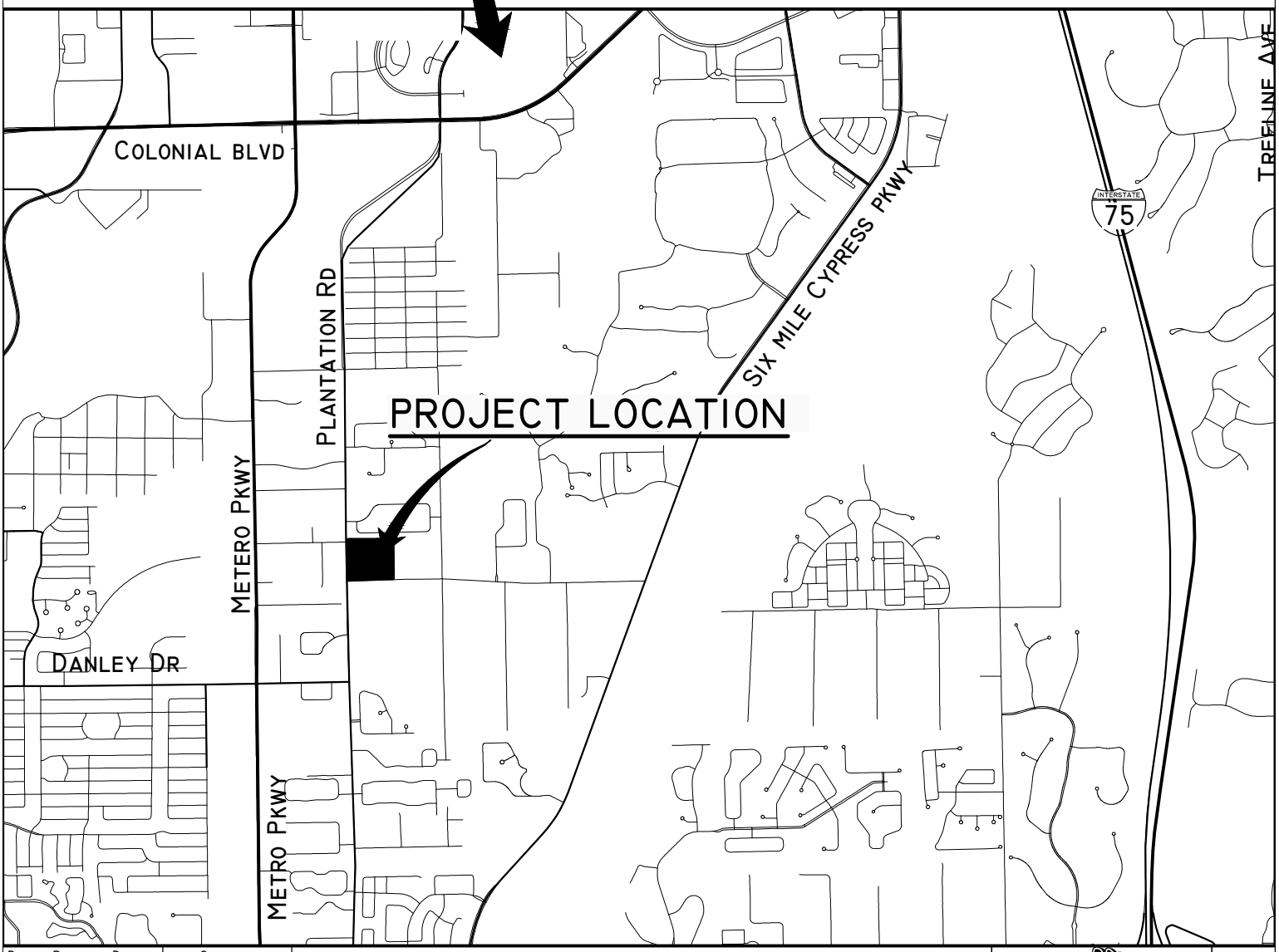
The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

EXHIBIT A

Project Location Map





DRAWN BY:	DATE:	CATEGORY
BWS	3/30/25	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
7/45S/25E		LEE

Life Church - 11735 Plantation Road

Location Map

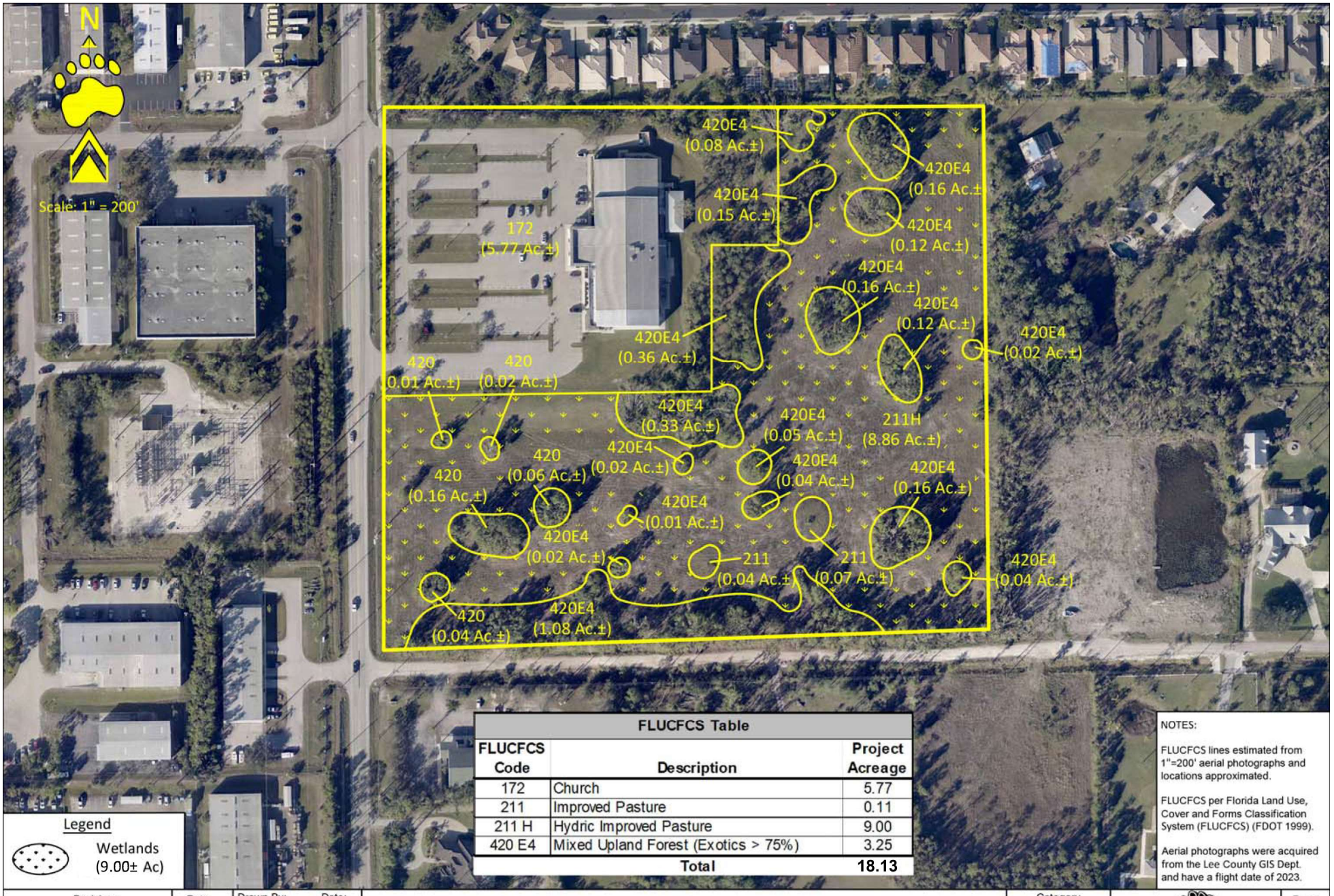
BEARPAWS ENVIRONMENTAL CONSULTING
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
172	Church	5.77
211	Improved Pasture	0.11
211 H	Hydric Improved Pasture	9.00
420 E4	Mixed Upland Forest (Exotics > 75%)	3.25
	Total	18.13

Legend

Wetlands (9.00± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Revisions	Date:	Drawn By:	Date:
		BWS	3/30/25
		Job Number	
		S/T/R	
		7/45S/25E	

Life Church - 11735 Plantation Road

Aerial FLUCFCS Map

Category	Page
FLUCFCS	-
Scale: 1" = 200'	Exhibit
County: Lee	-

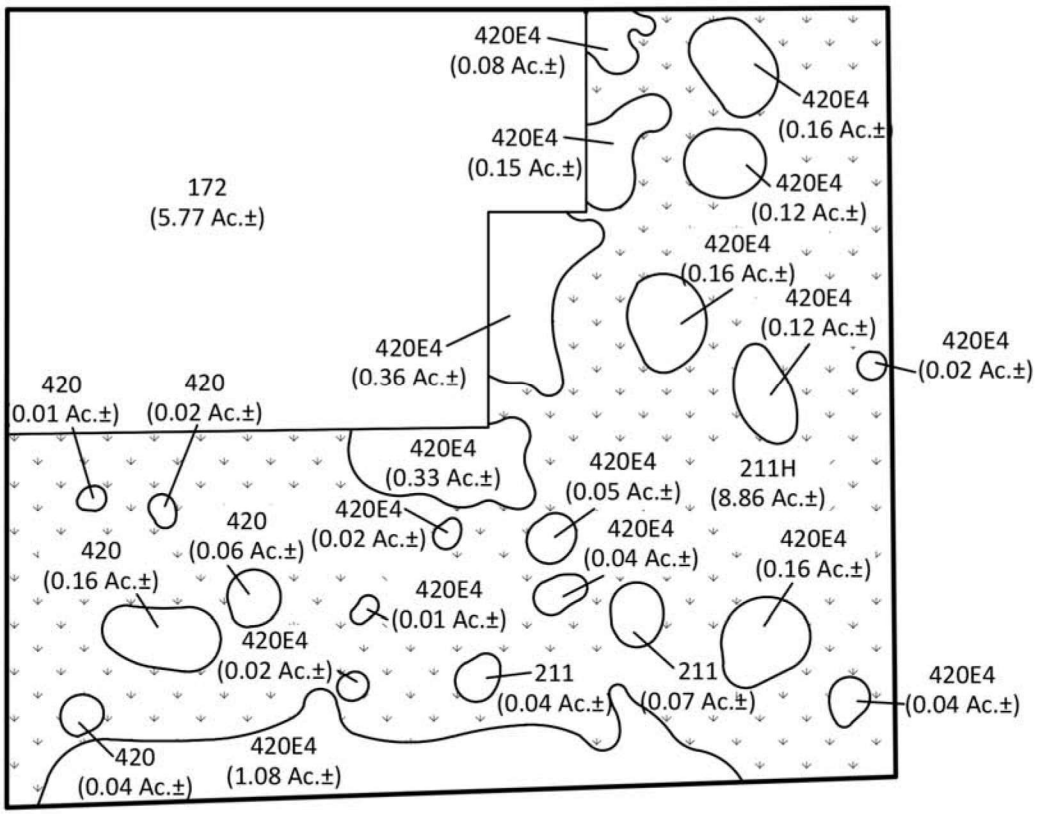
BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 200'



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
172	Church	5.77
211	Improved Pasture	0.11
211 H	Hydric Improved Pasture	9.00
420 E4	Mixed Upland Forest (Exotics > 75%)	3.25
	Total	18.13

Legend

Wetlands
(9.00± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By: BWS	Date: 3/30/25	Life Church - 11735 Plantation Road	Category: FLUCFCS	BEARPAWS ENVIRONMENTAL CONSULTING	Page: -
		Job Number		FLUCFCS Map	Scale: 1" = 200'		Exhibit: -
		S/T/R: 7/45S/25E			County: Lee		

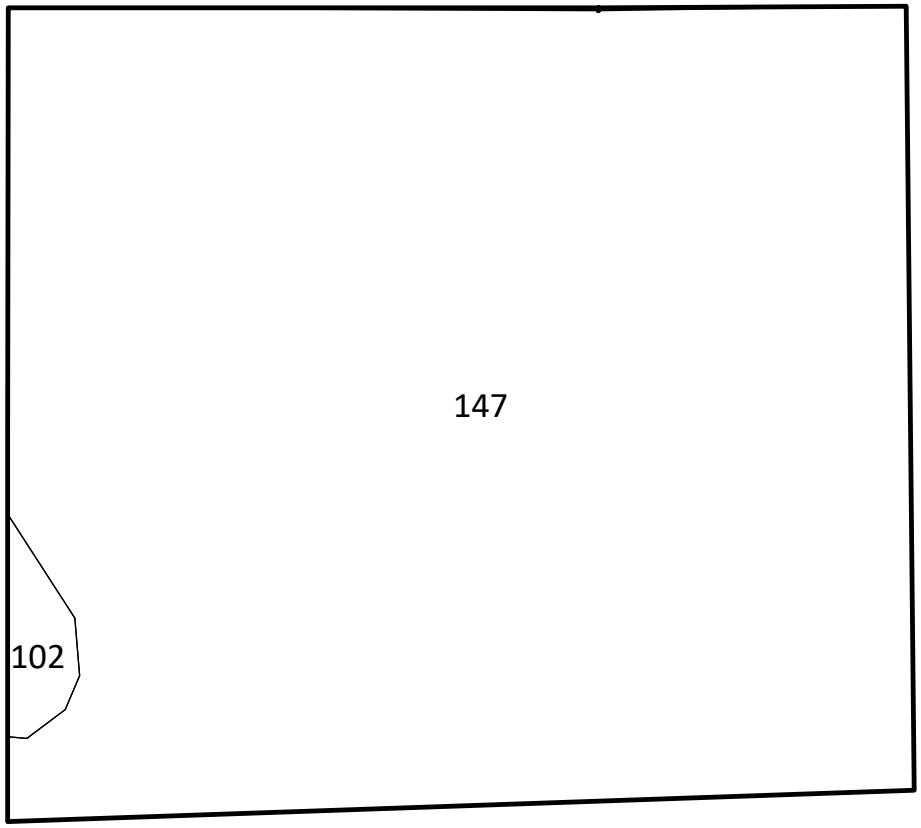
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 200'



NRCS Soils Table		
Soils No.	Name	Hydric
102	Cypress Lake Fine Sand-Urban Land Complex, 0 To 2 Percent Slopes	Yes
147	Pineda Fine Sand, Limestone Substratum-Urban Land Complex, 0 To 2 Percent Slopes	Yes

NOTES

Soils were acquired from LABINS and are from the NRCS.

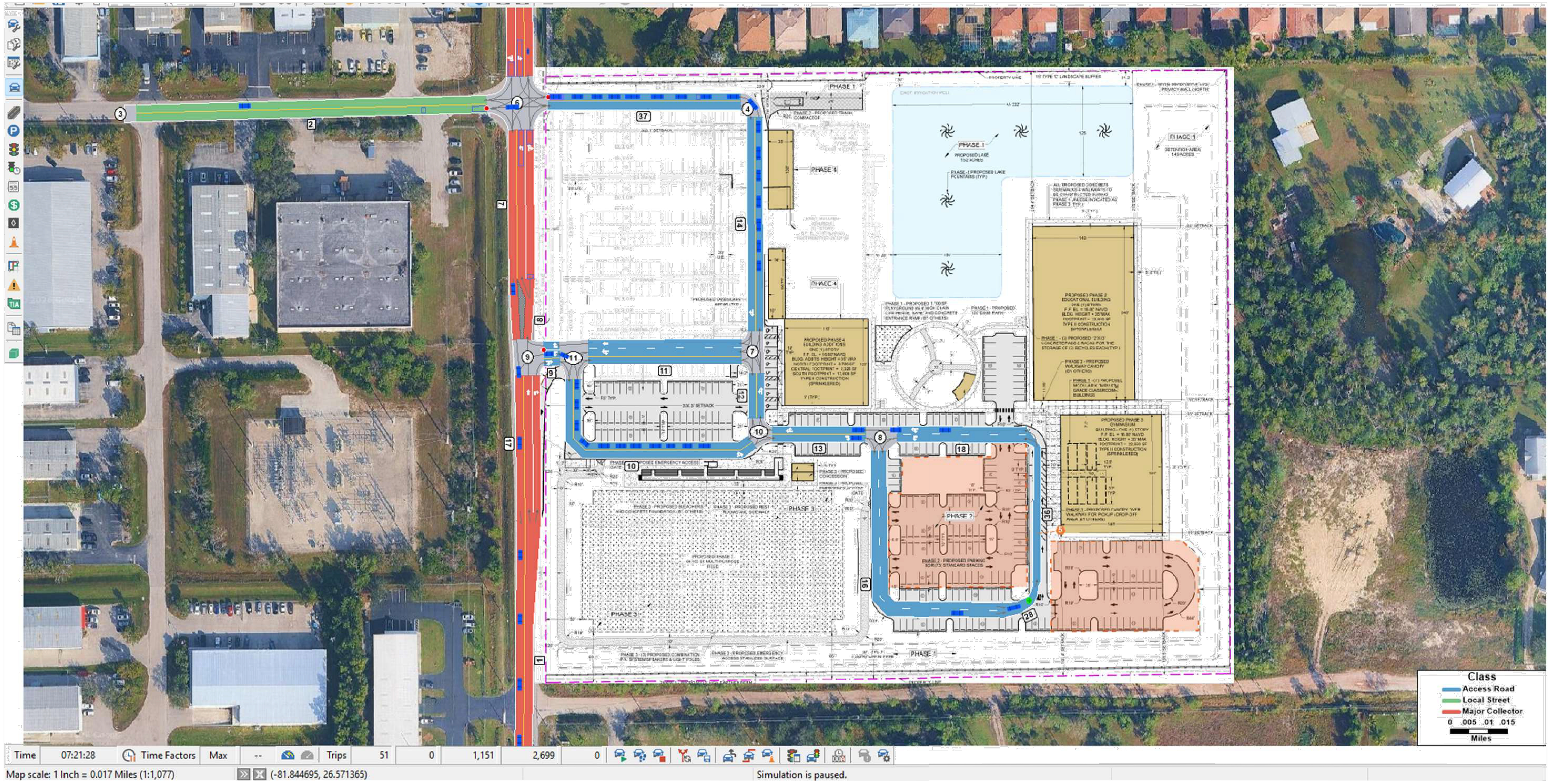
Revisions	Date:	Drawn By:	Date:
		BWS	3/30/25
		Job Number	
		S/T/R	
		7/45S/25E	

Life Church - 11735 Plantation Road

Soils Map

Category	Page
Soils	-
Scale: 1" = 200'	Exhibit
County: Lee	-

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QUEUING NOTES:

SCHOOL HAS A START TIME OF 7:30 AM WITH AN ANTICIPATED QUEUING START OF 7:00 AM. SIMULATION ILLUSTRATES PEAK QUEUING OCCURING AT 7:21 AM.

TWO (2) ±195' LANES PROVIDED FOR QUEUING LENGTH.

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REV	REVISION	DATE
R1	LIGHTING PLANS	00-LT

LIFE CHURCH EXPANSION
QUEUING EXHIBIT

11735 PLANTATION ROAD
FORT MYERS, FLORIDA 33966

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

JHONNY M. FORONDA, P.E.
FL. PE #93974
VALID ONLY WITH STAMPED SEAL

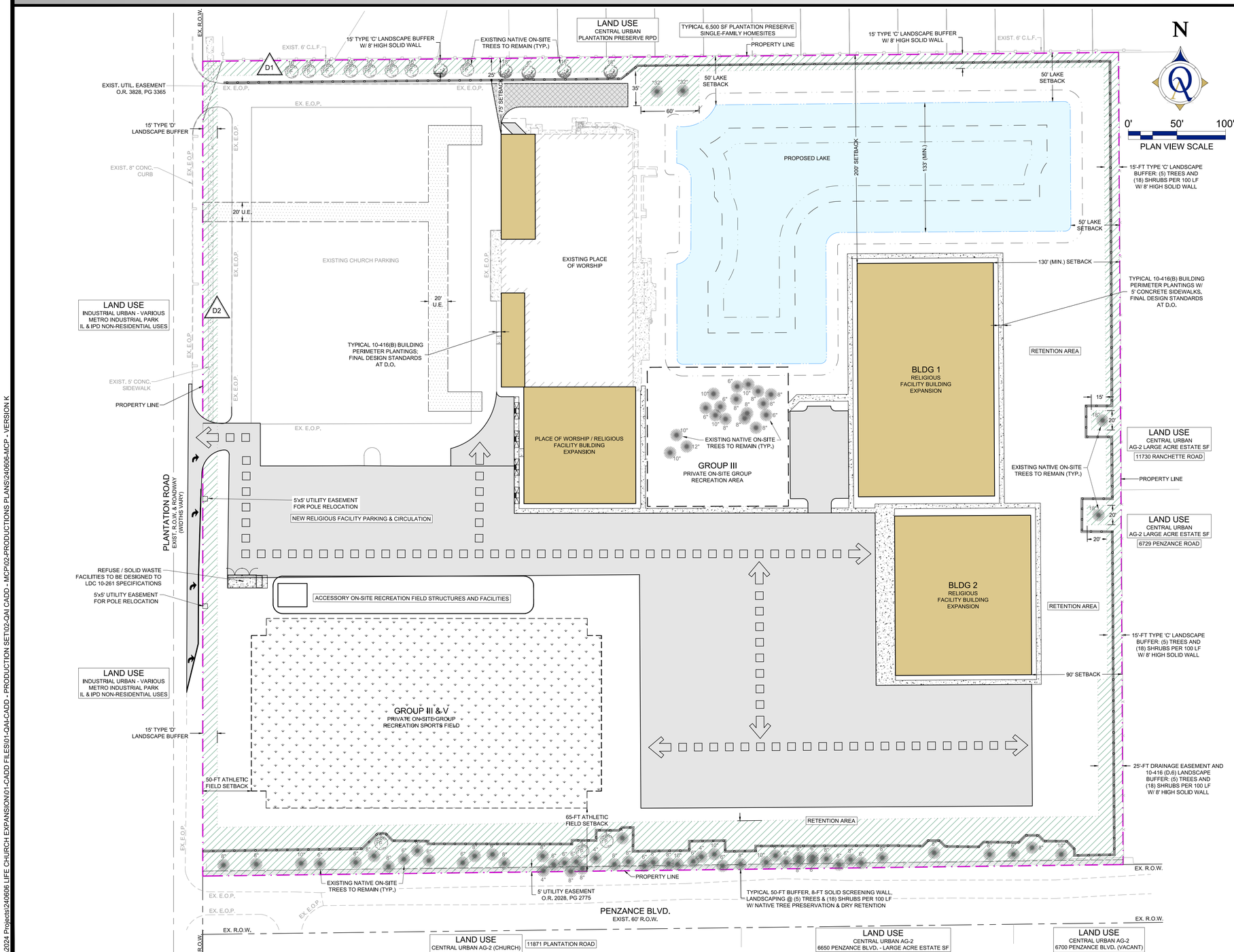
SAVED BY: Erick
SAVED ON: 4/29/26

SHEET
QE-O1
01 OF 01

NEW LIFE CHURCH CFPD

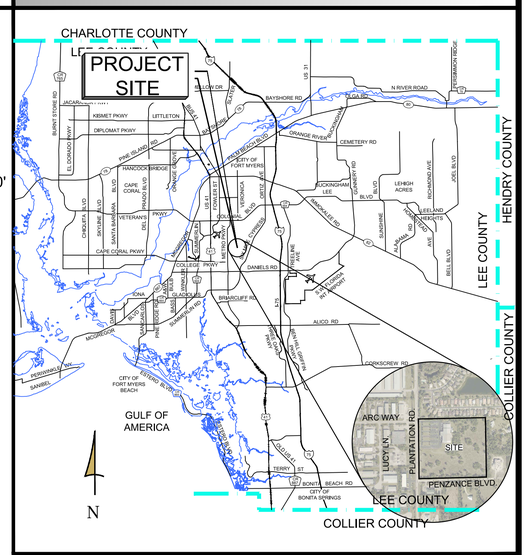
LOCATED IN SECTION 07, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

StuartandAssociates, Inc. 11860 Island Ave. Matlacha, FL, FL 33993
Greg@Stuarturbandesign.com www.stuarturbandesign.com (239) 677-6126



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MASTER CONCEPT PLAN



LOCATION MAP

(NOT TO SCALE)

PROJECT SUMMARY:

Site Area: 18.13 ac
Future Land Use: Central Urban
Existing/Proposed Zoning: AG-2/Community Facilities Planned Development
Zoning Request: CFPD for Religious Facility Campus w./Onsite Recreational Facilities, Groups III and V; total intensity @ 140,000 sf
Phasing: To Be Determined
Flood Zone: X
Utilities: LCU

Development Standards:
Min. Lot Area _ 2 ac.
Min. Lot Width _ 100-ft
Min. Lot Depth _ 100-ft
Height _ 45-ft
Building Coverage _ 40%
Front Yard/Road Setback _ 25-ft
Side Yard Setback _ Min. 20-ft
Side Yard Setback Bldg. A _ 75-ft
Rear Yard Setback _ 20-ft
Water Body Setback _ 25-ft
Rear Yard Setback Bldg. 1 _ 130-ft
Rear Yard Setback Bldg. 2 _ 90-ft
Parking & Circulation Setback _ 25-ft.
General Open Space Required 30% _ 5.43 ac.
Open Space Provided _
- Drainage Lake - 1.36 ac.
- Dry Detention Basin - 0.63 ac.
- Onsite Recreation - 1.62 ac.
- Buffers/Other - 2.1 ac.

Total Provided Open Space - 5.71 ac.
Native Open _
See MCP For Tree Preservation
- Existing Native Tree Area - 0.93 ac.
- Proposed Native Tree Preservation - 0.57 ac/61%

Parking _ As per LDC Division 26 & 34-2052 (a, b & c).

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