APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: McGregor Sound

Request: Rezone from: RS-1 To: RPD

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

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

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

Summary of Project:

Rezone a 3.7± acres from Single Family Residential (RS-1) to a Residential Planned Development (RPD)
To allow for the development of up to 7 single -family residential units.

PART 1
APPLICANT/AGENT INFORMATION

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

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

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

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

PART 2
PROPERTY OWNERSHIP

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

Name: Kamco FLH Partners 28. LLC
Address: 801 Thomas Ave
City, State, Zip: Rockville, MD
Phone Number: _____ Email: _____

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): June, 2, 2022 + Dec 23, 2024

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
10-45-24-00-00015.0000 10-45-24-00-00017.0000

B. Street Address of Property: 11550 + 11560 McGregor Blvd

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

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

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

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

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

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

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

E. Current Zoning of Property: Single-Family Zoning RS-1

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

F. Use(s) of Property:

1. Current uses of property are: Residential
2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

Suburban	3.7±	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 195± Feet
2. Depth (average if irregular parcel): 815± Feet
3. Total area: 3.7± Acres or square feet
4. Frontage on road or street: 195± Feet on McGregor Blvd Street
   2nd Frontage on road or street: _____ Feet on _____ Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**3.70**	**Acres**
1.	Submerged land subject to tidal influence			_____	Acres
2.	**a.** Preserved freshwater wetlands	_____	Acres		
	b. Impacted wetlands	_____	Acres		
	c. Preserved saltwater wetlands	_____	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			_____	Acres
3.	R-O-W providing access to non-residential uses			_____	Acres
4.	Non-residential use areas (1) (2)			_____	Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			_____	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**3.70**	**Acres**

D. Gross residential acres (by Land Use Category)

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

4.	**a.**	Suburban – upland	3.70	Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	c.	Suburban – impacted wetlands		Acres
5.	**a.**	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	**a.**	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	**a.**	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	**a.**	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	**a.**	Wetlands		Acres
11.	**a.**	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	**a.**	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	**a.**	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**3.70**	**Acres**

Notes:

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

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

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

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

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

A. Future Land Use Category: **Suburban**

		Lee Plan Table 1(a) Max. standard density				Units
1.	**Standard Units**					
	a. Total upland acres (from Part 4, D.)	3.50	x	6	equals	21
	b. Total preserved freshwater wetlands acres (from Part 4, D.)		x		equals	
	c. Total impacted wetlands acres (from Part 4, D.)		x		equals	
	d. **Total Allowed Standard Units** (1)					**21**
2.	**Bonus Units [2-143]**					
	a. Site-built Affordable Housing					
	b. Transferrable Dwelling Units					
	c. Sub-total					
3.	**Total Permitted Units** (1)					**21**

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		0
2.	General Office		0
3.	Retail		0
4.	Other: _____		0
5.	**TOTAL FLOOR AREA**		**0**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		0
2.	Not Under Roof		0
3.	**TOTAL FLOOR AREA**		**0**

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		0

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		0
2.	Independent Living Units		0
3.	**TOTAL BEDS/UNITS**		**0**

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		0
2.	426-725 sq. ft.		0
3.	725 < sq. ft.		0
4.	**TOTAL UNITS**		**0**

PART 7
ACTION REQUESTED

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

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
Please see the Boundary Survey and Environmental Report

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
Please see attached environmental Report

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

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

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

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

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

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

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

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

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

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

3. Expected life of the facility:
Not Applicable

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

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

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

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

2. Current water table conditions:
Not Applicable

3. Proposed rate of application:
Not Applicable

4. Back-up system capacity:
Not Applicable

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

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

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

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

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

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

G. Flood Hazard:

☐ Not applicable

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

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

H. Excavations/Blasting:

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

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

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

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

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

☒ Not Applicable

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

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

☒ Not Applicable

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

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

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

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

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

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

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

AFFIDAVIT OF AUTHORIZATION

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

I, Matthew Yetman, (name), as Manager (owner/title) of Kamco FLH Partners 28, LLC which is wholly owned by Ghaffarian Enterprises, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Signature

2/10/2026
Date

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

STATE OF Maryland
COUNTY OF Carroll

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of February, 2026, by Matthew Yetman (name of person providing oath or affirmation), who is personally known to me or who has produced Self (type of identification) as identification.

STAMP/SEAL

Wanda Holbrook
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES 05-08-2029

ADDITIONAL AGENTS

Company Name:	Quattrone & Associates, Inc.		
Contact Person:	Sharon Hrabak		
Address:	4301 Veronica Shoemaker Blvd.		
City, State, Zip:	Ft. Myers, FL 33916		
Phone Number:	239-936-5222	Email:	Permits@qainc.net

Company Name:	Hans Wilson Marine Engineers & Environmental Consultants		
Contact Person:	Hans Wilson		
Address:	1938 Hill Ave		
City, State, Zip:	Ft. Myers, FL 33901		
Phone Number:	239-334-6870	Email:	hans@hanswilson.com

Company Name:	Bear PawsEnvironmental Consulting		
Contact Person:	Barrett "Bear" Stejskal		
Address:	1599 Covington Circle East		
City, State, Zip:	Fort Myers, FL		
Phone Number:	239-340-0678	Email:	bearpaws.env.consulting@gmail.com

Company Name:	Harris-Jorgensen		
Contact Person:	Forrest Harris		
Address:	3048 Del Prado Blvd., S. Unit 100		
City, State, Zip:	Cape Coral, FL 33904		
Phone Number:	239-257-2624	Email:	hjinc@comcast.ne

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

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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Matthew Yetman, as Manager of Kamco FLH Partners 28, LLC which is wholly owned by Ghaffarian Enterprises, LLC. who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 11550+11560 McGregor Blvd, and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

Matthew Yetman, LLC Manager
Print Name

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

STATE OF Maryland
COUNTY OF Carroll

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on February 10,2026 (date) by Matthew Yetman (name of person providing oath or affirmation), who is personally known to me or who has produced Self (type of identification) as identification.

STAMP/SEAL

Wanda Holbrook
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES 05-08-2029

Signature of Notary Public

Quattrone & Associates, Inc.

REQUEST STATEMENT

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

OUR REQUEST

The applicant, Kamco FLH Partners 28, LLC is requesting to rezone 3.70±acres from a Residential (RS-1) to a Residential Planned Development (RPD) to allow a maximum of seven (7) single family lots. The project proposes a private internal road with one connection to McGregor Blvd. The minimum lots size will be 7,500 square feet and the maximum building height will be 35 feet

PROPERTY HISTORY

The properties were originally developed with single-family dwelling units and associated accessory structures. Records indicate that both single-family dwellings have a minimum year built of 1954. For the parcel located at 11550 McGregor Blvd, a demolition permit (DEM2012-00171) was approved in 2012 for the removal of a detached garage.

LOCATION AND SURROUNDING USES

The subject site is in section 10, Township 45South, Range 24 East, Lee County Florida, on the west side of McGregor Blvd. near the intersection of McGregor Blvd. and Winkler Rd. The subject properties are located within the South Fort Myers Planning Community and fall within the Suburban future land use category.



Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES

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NORTH	Suburban	RS-1	Vacant
SOUTH	Suburban	RS-1	Single Family Residence
EAST	Suburban	RS-1	McGregor Blvd
WEST			Caloosahatchee River

The property abuts vacant land to the north and a developed single-family residence to the south; both are zoned RS-1 (Residential). To the east is McGregor Boulevard, beyond which is an array of single-family homes also zoned RS-1. The Caloosahatchee River lies to the west.

LEE PLAN COMPLIANCE

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ord. No. 9430, 16-07, 17-13)

The designation permits residential land use, and the proposed density is within the standard density range. The requested rezoning is consistent with policies 1.1.5 and 1.5.1.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

POLICY 2.1.1: Most residential, commercial, and industrial development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories. (Ord. No. 25-10

The subject property is located within an existing developed area of Lee County, near existing services and communities. The request promotes development in a contiguous and compact growth pattern, providing infill redevelopment. The requested rezoning to RPD is consistent with Objective 2.1 and Policy 2.1.1

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

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, fire and police protection,

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

The subject property has access to McGregor Blvd, a state maintained arterial roadway. The site has access to both central sewer and water lines and is in close proximity to a fire and EMS station. The proposed residential uses are compatible with surrounding uses, which consist of single-family dwelling units. The proposed development standards will result in lots and setbacks typical of those found in the surrounding area. The requested rezoning to RPD is consistent with Objective 2.2 and Policy 2.2.1

POLICY 2.2.2: The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

STANDARD 4.1.1: WATER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

STANDARD 4.1.2: SEWER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

The development will be served by Lee County Utilities providing potable water and sanitary sewer. A letter of availability has been provided with this application demonstrating that Lee County Utilities has sufficient capacity to service the proposed development, The requested rezoning is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS. 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), II-17 December 2025 Future Land Use the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

Please refer to the submitted Environmental Assessment & Protected Species Report provided with the application.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed-Use Overlay. (Ord. No. 00-22, 21-09)

The proposed development consists of single-family detached dwelling units and accessory uses, like the surrounding area. The requested rezoning will not result in the encroachment of uses that are potentially destructive to the character and integrity of the existing residential environment of the surrounding area. The requested rezoning is consistent with Policy 5.1.1.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or

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hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The proposed development will be designed and constructed in accordance with all applicable State and local permitting requirements. Roadways and structures will be constructed at appropriate elevations to minimize the risk of flooding. The subject property is not located within an Airport Noise Zone and there are no known soil conditions or environmental limitations which would impact the development of the site The requested rezoning is consistent with Policy 5.1.2.

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. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The proposed residential uses are compatible with the existing single-family development in the surrounding area, and the proposed rezoning will therefore maintain and protect the character and integrity of existing residential environment. The requested rezoning is consistent with Policy 5.1.5.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. (Ord. No. 94-30, 00-22)

Recreational areas will be designed to be easily accessible by the proposed dwelling units via the pedestrian paths within the subdivision, in accordance with this policy. The requested rezoning is consistent with Policy 5.1.7.

POLICY 5.2.6: For sites located within the Coastal High Hazard Area, proposed redevelopment must: 1. Have sufficient elevation to address a storm surge from a land falling category 5 hurricane; 2. Be constructed to withstand winds of 200 mph in accordance with the Florida Building Code; 3. Utilize impact protection for all exterior openings in accordance with the Florida Building Code; 4. Be equipped with emergency power and potable water supplies to last up to five days; 5. Be protected with adequate ventilation, sanitary facilities, and first aid medical equipment; and, 6. Be designed to minimize light pollution, sky glow and light trespass beyond the property lines by using appropriate light fixtures and other light management techniques to reduce the impact on wildlife such as sea turtles and migrating birds. Techniques may include: utilizing fully shielded, full cut off luminaries; down style canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Department of Community Development. 7. Up-lighting is prohibited. Mercury vapor and metal halide lamps are also prohibited. 8. Glass windows and doors must be treated to achieve an industry-approved, inside-to-outside light transmittance value of 45% or less.

The proposed 7-unit single-family PD development complies with Policy 5.2.6 and will meet FEMA and Florida Building Code standards at the time of building permitting, including elevated construction, 200 mph wind resistance, and impact protection. The project will also provide emergency preparedness features and incorporate wildlife-friendly lighting to

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minimize environmental impacts. Overall, the development ensures resilience, safety, and consistency with Coastal High Hazard Area requirements.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater. (Ord. No. 07-12, 18-28)
The proposed site's surface water management system is designed to protect and enhance groundwater resources. Stormwater will be captured in underground chambers and discharged to the existing drainage along McGregor Boulevard, with all connections subject to FDOT drainage permitting at the time of development. This approach ensures water quality, supports natural aquifer recharge, and provides flood protection for existing and future development, while minimizing impacts to surrounding natural areas.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 0306, 18-28, 19-02)
The surface water management system will be designed to utilize Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water. (Ord. No. 17-19)
Separate well is proposed for the proposed development to be used for irrigating the common areas meeting the SFWMD water use permit criteria. Each lot owner is responsible for their own irrigation source.

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations. (Ord. No. 00-22)
The proposed rezoning to Residential Planned Development (RPD) for seven single-family lots will comply with all applicable Lee County Land Development Code provisions and federal and state regulations governing floodplain management. Development will be designed to ensure that floodplain functions are protected and that any site improvements meet required elevation, drainage, and stormwater standards. The project will not adversely impact floodplain storage or conveyance.

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin. (Ord. No. 00-22, 18-28)

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The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards. A Surface water management plan has been included in this application.

POLICY 61.3.11: Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants. (Ord. No. 00-22)
The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight. (Ord. No. 00-22)
The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards.

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit. (Ord. No. 0709)
We are proposing sidewalk connections Existing sidewalk along McGregor Blvd will remain and will have pedestrian connections to our site.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)
The proposed residential development are located on uplands within the Coastal High Hazard Area. The only exception is a proposed dock extending into the Caloosahatchee River, which will be separately permitted through the U.S. Army Corps of Engineers. As such, the project maintains consistency with the policy by limiting development to uplands while ensuring the dock is reviewed and approved through the appropriate regulatory process.

POLICY 101.4.2: Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance) and vertical seawalls along artificial canals will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement. (Ord. No. 00-22, 18-28)

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)
The proposed drainage system will be designed, constructed, and maintained in accordance with all applicable County and State standards. While the proposed system utilizes underground chambers rather than open retention or detention ponds, it will be engineered to provide effective stormwater management and minimize nutrient loading and pollution. The design ensures that surface water and groundwater quality are preserved or improved, in compliance with the intent of the policy to protect freshwater and estuarine systems.

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POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)

The water management system for this development will be designed in accordance with all applicable County and State standards. While no lakes are proposed on-site, the stormwater system utilizes underground chambers that are engineered to capture, store, and manage runoff. The system is designed to maintain or improve existing surface water flows and groundwater levels, ensuring that hydrologic conditions are preserved or enhanced.

OBJECTIVE 128.4: MARINE FACILITIES SITING CRITERIA. The County will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts. (Ord. No. 00-22, 07-09)

POLICY 128.4.1: Proposed boat access facilities (and expansion of existing facilities) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:

- *Aquatic Preserve (DEP) -Not Applicable*
- *Outstanding Florida Waters (DEP)-Not Applicable*
- *Class I Waters (DEP)-Not Applicable*
- *Marine and Estuarine Sanctuaries (NOAA)-Not Applicable*
- *Manatee Sanctuaries or Critical Manatee Habitats (DEP, USFWS, USACE)* **Yes, West Indian Manatee**
- *Approved or conditionally approved shellfish harvesting areas (DEP) -Not Applicable*
- *Federal navigation channel setbacks (USCG, USACE) Not Applicable*
- *Bridge/road right-of-way easement (County DOT, State DOT) -Not Applicable*
- *Other Endangered/Threatened Species Habitat (USFWS, DEP, USACE) Extra caution and consideration will be given prior to authorizing use of areas with high environmental values. (Ord. No. 00-22, 07-09) -Not Applicable*

The proposed boat access facility is located within the West Indian Manatee Critical Habitat.

POLICY 128.4.7: Boat access facilities, including multi-slip docking facilities and boat ramps which would disturb or destroy wetlands or grassbeds must demonstrate a pressing need for the proposed facility and must provide for continued use by the general public. (Ord. No. 07-09)

The proposed boating access facility will be used by multiple single-family homes for water access. The proposed dock consolidates boat access into a single, controlled facility, reducing dispersed shoreline impacts and improving safety and environmental management. The dock length and configuration are designed to reach navigable water (-4' MLW per the Lee County Manatee Protection Plan requirements). No seagrasses have been observed in this area of the river. A follow up study during seagrass growing season (June 1 – September 30) will be completed but there was no evidence, like rhizomes, noted during our benthic survey.

POLICY 128.4.8: Boat access facilities should be located in areas of maximum physical advantage (e.g. adequate water depth). Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as new dredging is discouraged. (Ord. No. 07-09)

The proposed multi-slip dock is located in an area with sufficient existing water depths. providing access to marked channels in the river, principally the Intracoastal Waterway. The dock length and configuration are limited to the minimum necessary to reach adequate water depth and to provide reasonable access for the subdivision. The dock alignment utilizes naturally occurring deep-water conditions, allowing safe vessel access without the need for dredging.

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POLICY 128.4.9: Boat access facility locations should minimize natural shoreline disruption. (Ord. No. 07-09)
The are no proposed impacts to any natural shorelines associated with this project

POLICY 135.9.5: New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character. (Ord. No. 00-22)
The development proposes single-family development consisting of 7 single family detached dwelling units is compatible in an area where existing established single-family home exist.

DECISION-MAKING COMPLIANCE

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

a) Complies with the Lee Plan;

The request is consistent with the policies and regulations set forth by the Suburban Future land use designation. Please refer to the analysis of the project's compliance with the Lee Plan.

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

The request is consistent with all the applicable sections of the Lee County Land Development Code except where a deviation has been requested, and demonstrates the protection of public health, safety, and welfare. Please refer to the Schedule of Deviations and Justifications for more details.

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

The proposed project request is consistent with the surrounding development pattern of single family residential in the immediate area and along McGregor Blvd. The proposed RPD property development regulations are compatible with the surrounding residential development. The proposed rezoning represents a continuation of the development patterns within the surrounding area.

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

One (1) vehicular access point to the property is provided along McGregor Blvd. via right in/right-out. The Traffic Impact Study included in this submittal demonstrates that the proposed access is sufficient to support the proposed density.

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

The estimated trip generation of the RPD on the surrounding roadway network will not pose any adverse impacts to the existing flow of traffic.

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

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An environmental study prepared by Bearpaws Environmental Consulting conducted on the subject property has confirmed the absence of environmentally critical or sensitive areas on site. The examination, inclusive of a review of the FLUCCS map in the enclosed Environmental Assessment, demonstrates that the proposed request will not have any adverse impact on natural resources, as none were identified on site. Specifically, no evidence was found of Florida Bonneted Bats inhabitation on the property, and no other species listed as endangered or threatened by either the FWS or the FWC were observed on site. Additionally, no wetlands were identified on site, and the site is shown to consist of Mixed Upland Forest, Herbaceous and Disturbed Land.

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

The project will receive connection and full service for sanitary sewer and potable water services from LCU. Existing and available public infrastructure and services exist to support the proposed 7 single-family dwelling units

Conclusion

The proposed RPD will allow for the Property to be developed in accordance with market demand to serve future residents of Lee County. The RPD meets the intent of a residential planned development as outlined in LDC Section 34-931 and complies with the Suburban FLU category. The RPD will result in the development of 7 single-family residential dwelling units that align with the infill development strategy, in harmony with the prevailing suburban development pattern in the vicinity. The RPD also protects the surrounding existing single-family residential development from encroachment of less compatible development at a higher density, which could have a negative impact on the existing conditions on this section of McGregor Blvd. As proposed, the RPD will have no negative impacts on public health, safety, or welfare. The Applicant respectfully requests a recommendation of approval for this rezone petition

Quattrone & Associates, Inc.

SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

FLORIDA LIFESTYLE SUBDIVISON
RPD REZONING
±3.70 ACRES
STRAP#: 04-46-25-L3-00003.0020
Fort Myers, FL 33912

PROJECT SUMMARY

Future Land Use	Suburban
Existing Zoning/Requested Zoning	RS-1 to RPD
Development Program	Residential Planned Development (RPD)
Fire District	Iona-McGregor Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:	
Min. Lot Size	7,500 square feet
Min. Lot Depth	100 feet
Min. Lot Width	75 feet
Maximum Height	35 feet / 2 stories
Maximum Lot Coverage	40%
Minimum Setbacks:	
Street, public	25 feet
Street, private	20 feet
Side	7.5 feet
Rear	20 feet
Water body	25 feet
Accessory Structures (side & rear)	5 feet
Buffers	15.0-foot Type 'D' Buffer - McGregor *(Type 'D' Buffers to have min. 7.5' of planting area)*

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SCHEDULE OF USES

Accessory Uses and Structures
Boat Dockage
Dwelling Unit:
- Live-Work
- Single-Family

Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation: Water Retention.
Excess Spoil Removal
Fences, Walls
Fishing Pier
Home Occupation-No outside help
Models:
- Model Home

Parking Lot:
- Accessory

Recreational Facilities:
- Personal
- Private-On-Site

Residential Accessory Uses
Signs (in accordance with chapter 30)

Quattrone & Associates, Inc.

LIST OF DEVIATIONS AND JUSTIFICATION

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

Street Design & Construction Standards

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

JUSTIFICATION: The dead-end roads and/or accessway or any phased road or accessway will be designed to allow vehicles and emergency vehicles to turn around using a hammer head road configuration which are typically approved by fire departments. The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare.
Please see attached letter of no objection provided by Iona McGragro Fire Department.

Site Design Standards

DEVIATION 2
Relief from LDC Section 10-416(d)(6) which requires 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 lineal feet or a 30-foot wide Type F buffer with the hedge planted a minimum of 20 feet from the abutting property where a roads located less than 125 feet from an existing residential subdivision or residential lots to allow a berm and fence combination 7.5 feet from the property line with a continuous hedge between the fence and the abutting residential property to the north.

JUSTIFICATION: Due to the site's constraints, including size and configuration of the property, the internal roadway must be located along the property line to the adjacent north single family vacant lot. This alignment is necessary to accommodate access, emergency services, and overall site functionality, and limits the ability to meet the full 25-foot buffer setback requirement.

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The height of the berm and fence combination meets the 8-foot height requirement, and the planted 7.5-foot setback provides an effective visual barrier. The proposed buffer meets the intent of the Code and will protect the adjoining residential parcel from potential impacts associated with the proximity of the roadway, including noise, headlights and visual intrusion.

Connection Separation

DEVIATION 3
Relief from LDC §10-285(a) Connection Separation. Table 1 which requires a minimum connection separation distance of 440 feet along arterial roadways to allow a connection separation distance of 117± feet from the proposed RPD access point to the intersection of McGregor Blvd and Winkler Rd.

JUSTIFICATION: Due to the constrained space between the property's frontage on McGregor Blvd. is classified as a state maintained arterial roadway with a speed limit of 40 mph along this segment of the ROW. Staff have met with FDOT regarding the right-in/ right-out access. Please see attached meeting notes.

Dock and Shoreline Structures

DEVIATION 4
Relief from LDC Sec §26-71(b) Length of docks. Requires that No dock, including mooring area, may be permitted or constructed in a natural or artificial waterbody to exceed any of the following lengths: To allow 497' from the MHW.

JUSTIFICATION: The proposed extension is necessary to reach the -4.0-foot mean low water contour, consistent with the requirements of the Lee County Manatee Protection Plan, and to provide safe and functional water access without dredging or other environmental disturbance.

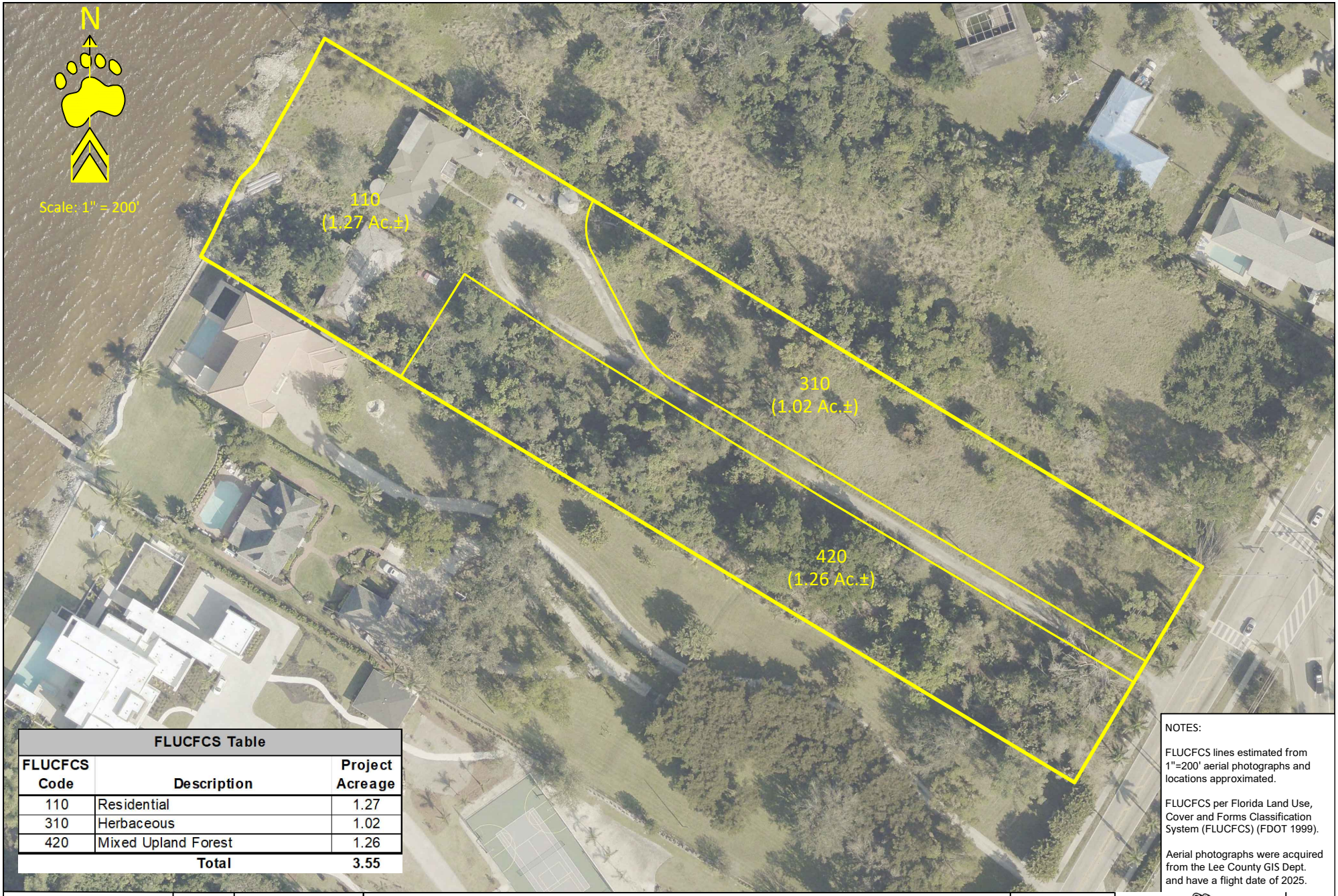
Quattrone & Associates, Inc.

LIST OF ZONING RESOLUTIONS

FLORIDA LIFESTYLE SUBDIVISON
RPD REZONING
±3.70 ACRES
STRAP: 10-45-24-00-00015.0000+10-45-24-00-00017.0000
11550 + 11560 McGregor Blvd., Fort Myers, FL 33919

SP-88-51,

BZA-87-222, 87-11-13



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
110	Residential	1.27
310	Herbaceous	1.02
420	Mixed Upland Forest	1.26
	Total	3.55

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 2025.

Revisions	Date:

Drawn By: BWS Date: 2/21/26

Job Number

S/T/R 10/45S/24E

McGregor Sound - 11550 & 11560 McGregor Boulevard

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 200'

County: Lee

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

Page -

Exhibit -

Original Application Dated 05-14-2026

DOI2026-00017 Lee County DigEplan

NOTE: MEAN HIGH WATER LOCATION PROCEDURE:
THE MEAN HIGH WATER AS SHOWN AND DEPICTED HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION AS PROVIDED BY LETTER FROM LAMAR EVANS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 10/15/2021, (MEAN HIGH WATER= 0.13' NAVD 1988), AND EXTENDING TO SUBJECT PARCEL. MEAN HIGH WATER, LOCATION DEPICTED ADJACENT TO SUBJECT PARCEL LOCATED BY ANGLE, DISTANCE AND VERTICAL MEASUREMENT BY TRIAL AND ERROR AND LOCATED BY STATION AND OFFSET FROM "WITNESS LINE" SHOWN HEREON.

BOUNDARY SURVEY OF:

A PORTION OF LAND LYING IN GOVERNMENT LOT 2, AND THE N.E. 1/4 OF S.W. 1/4 OF SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

15 0 15 30 45
SCALE IN FEET

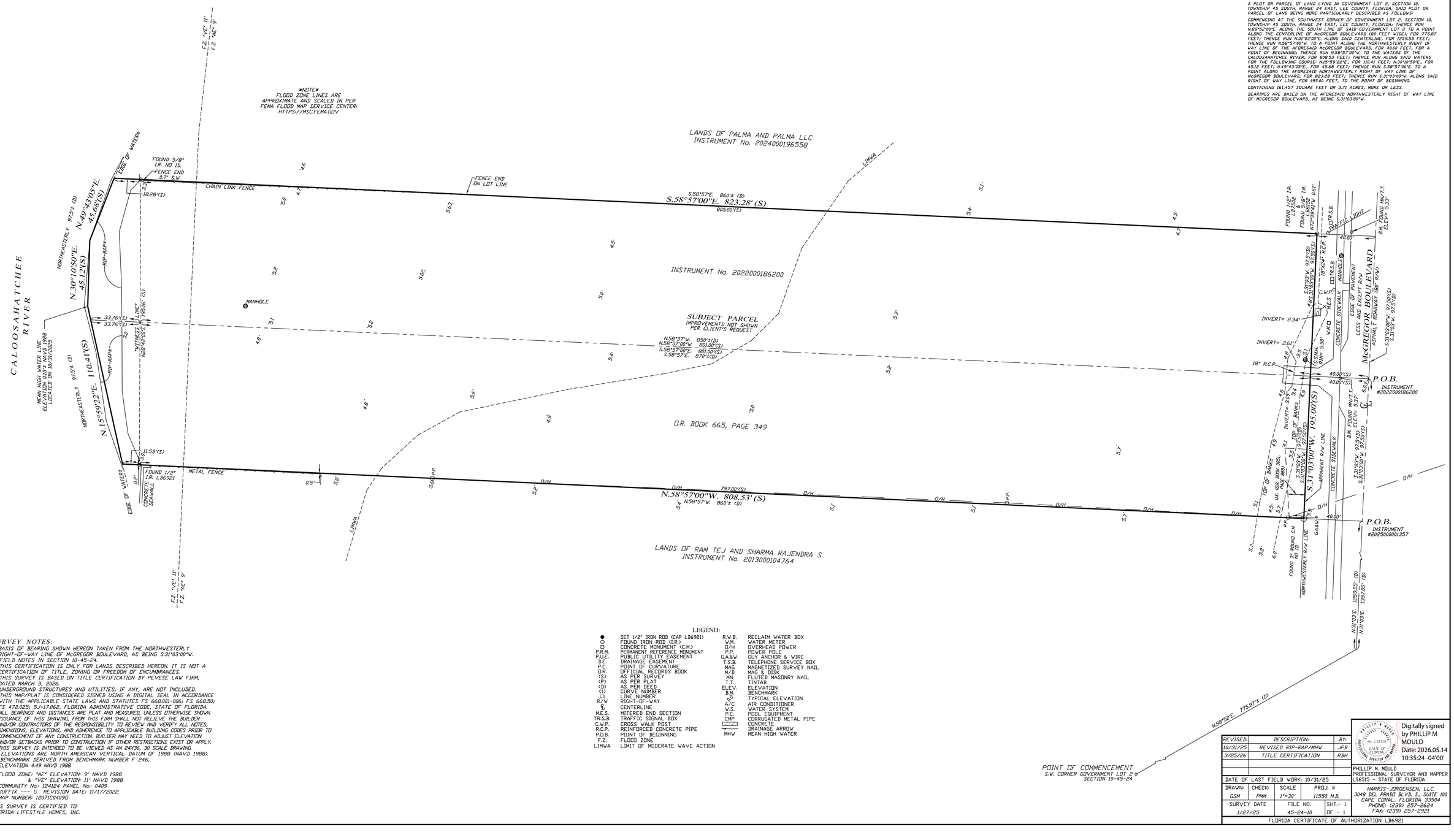
DESCRIPTION: (PER TITLE CERTIFICATION)

A PLOT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.88°52'01"E. ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 TO A POINT ALONG THE CENTERLINE OF McGREGOR BOULEVARD (80 FEET WIDE), FOR 775.87 FEET; THENCE RUN N.31°03'00"E. ALONG SAID CENTERLINE, FOR 1259.55 FEET; THENCE RUN N.58°57'00"W. TO A POINT ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID McGREGOR BOULEVARD, FOR 40.00 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.58°57'00"W. TO THE WATERS OF THE CALOOSAHATCHEE RIVER, FOR 808.53 FEET; THENCE RUN ALONG SAID WATERS FOR THE FOLLOWING COURSES: N.15°59'22"E., FOR 110.41 FEET; N.30°10'50"E., FOR 45.12 FEET; N.49°43'05"E., FOR 45.68 FEET; THENCE RUN S.58°57'00"E. TO A POINT ALONG THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF McGREGOR BOULEVARD, FOR 823.28 FEET; THENCE RUN S.31°03'00"W. ALONG SAID RIGHT OF WAY LINE, FOR 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 161,457 SQUARE FEET OR 3.71 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.



LEGEND:

●	SET 1/2" IRON ROD (CAP LB6921)	R.W.B.	RECLAIM WATER BOX
O	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	O/H	OVERHEAD POWER
P.R.M.	PERMANENT REFERENCE MONUMENT	P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT	G.A.&W.	GUY ANCHOR & WIRE
D.E.	DRAINAGE EASEMENT	T.S.B.	TELEPHONE SERVICE BOX
P.C.	POINT OF CURVATURE	MAG	MAGNETIZED SURVEY NAIL
O.R.	OFFICIAL RECORDS BOOK	M/D	MAG & DISK
(S)	AS PER SURVEY	MN	FLUTED MASONRY NAIL
(P)	AS PER PLAT	T.T.	TINTAB
(D)	AS PER DEED	ELEV.	ELEVATION
(C)	CURVE NUMBER	B.M.	BENCHMARK
L1	LINE NUMBER	◇	TYPICAL ELEVATION
R/W	RIGHT-OF-WAY	A/C	AIR CONDITIONER
℄	CENTERLINE	W.S.	WATER SYSTEM
M.E.S.	MITERED END SECTION	P.E.	POOL EQUIPMENT
TR.S.B.	TRAFFIC SIGNAL BOX	CMP	CORRUGATED METAL PIPE
C.W.P.	CROSS WALK POST	▭▭	CONCRETE
R.C.P.	REINFORCED CONCRETE PIPE	⟶	DRAINAGE ARROW
P.O.B.	POINT OF BEGINNING	MHW	MEAN HIGH WATER
F.Z.	FLOOD ZONE		
LIMWA	LIMIT OF MODERATE WAVE ACTION		

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.
2. FIELD NOTES IN SECTION 10-45-24.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION BY PEVESE LAW FIRM, DATED MARCH 3, 2026.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 30 SCALE DRAWING.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
11. BENCHMARK DERIVED FROM BENCHMARK NUMBER F 246, ELEVATION 4.49 NAVD 1988

FLOOD ZONE: "AE" ELEVATION: 9' NAVD 1988
& "VE" ELEVATION: 11' NAVD 1988
COMMUNITY No.: 124124 PANEL No.: 0419
SUFFIX --- G REVISION DATE: 11/17/2022
MAP NUMBER: 12071C0409G

THIS SURVEY IS CERTIFIED TO:
FLORIDA LIFESTYLE HOMES, INC.

REVISED:	DESCRIPTION:	BY:
10/31/25	REVISED RIP-RAP/MHW	JPB
3/25/26	TITLE CERTIFICATION	RBH

DATE OF LAST FIELD WORK: 10/31/25

DRAWN:	CHECK:	SCALE	PROJ. #
GSM	PMM	1"=30'	11550 M.B.
SURVEY DATE		FILE NO.	SHT.- 1 OF - 1
1/27/25		45-24-10	

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

PHILLIP M. MOULD
No. LS6515
STATE OF FLORIDA
SURVEYOR AND MAPPER

Digitally signed by PHILLIP M MOULD
Date: 2026.05.14 10:35:24 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.
2. FIELD NOTES IN SECTION 10-45-24.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
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6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 80 SCALE DRAWING.

40 0 40 80 120
SCALE IN FEET

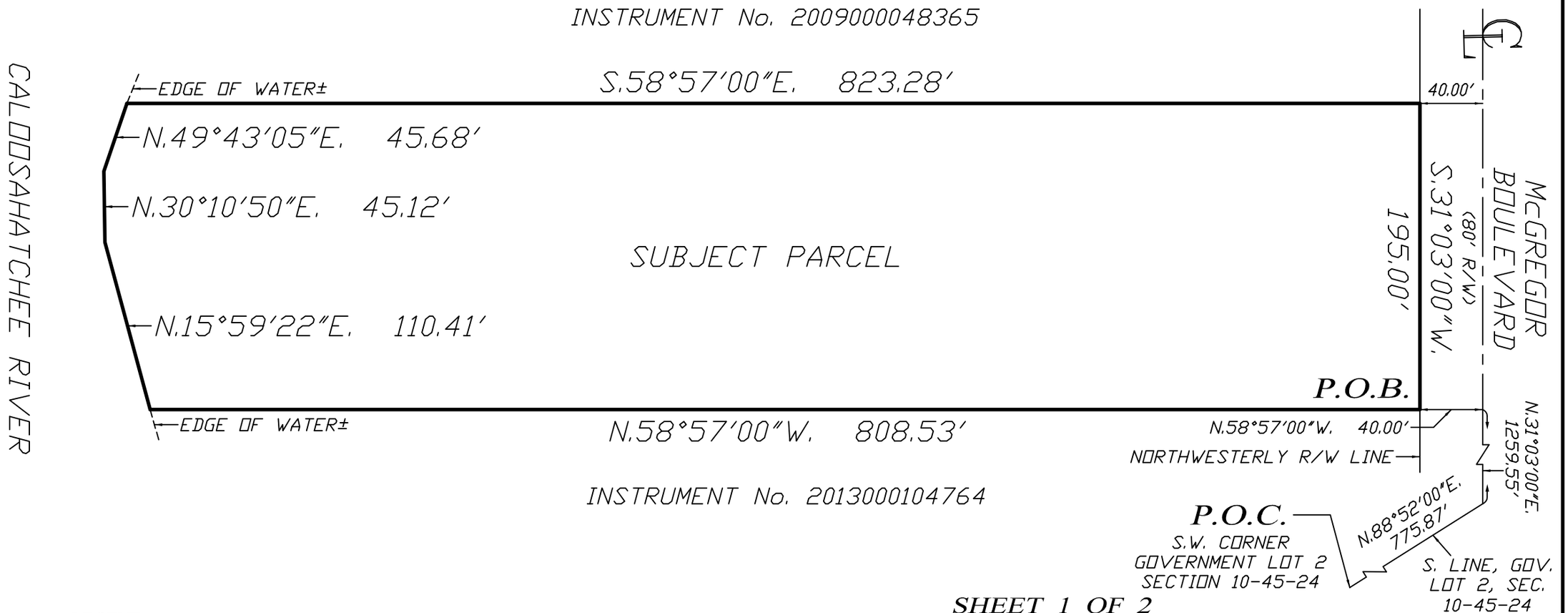
SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)

A PORTION OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



LEGEND:

R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
GOV.	GOVERNMENT
SEC.	SECTION

SHEET 1 OF 2

DRAWN:	CHECK:	SCALE	PROJ. #
RBH	PMM	1"=80'	11550 M.B.
SKETCH DATE	FILE NO.	SHT.- 1	
3/25/26	45-24-10	OF - 2	

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921
FLORIDA CERTIFICATE OF AUTHORIZATION LB 6921

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

(PROPOSED)

A PORTION OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

DESCRIPTION:

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BEARINGS ARE BASED ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF MCGREGOR BOULEVARD, AS BEING S.31°03'00"W.

PHILLIP M MOULD LICENSE NUMBER No. LS6515 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by 6b92530c-6b80-40fa-a12d-6d75fb1320cd
Date: 2026.03.25 14:41:49 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER,
STATE OF FLORIDA, LS 6515
MARCH 25, 2026

11550 M.B.

PAVESE LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: CharlesMann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION
McGregor Sound

Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD
Development Order Number: TBD

Effective Date of Title Certification: March 3, 2026

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above-described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Kamco FLH Partners 28, LLC, a Florida limited liability company by virtue of that certain Warranty Deed recorded in Official Records Instrument No. 2022000186200 and by virtue of that certain Personal Representatives Deed recorded in Official Records Instrument No. 2025000001353, all of the Public Records of Lee County, Florida.

The following are all of those persons or entities holding a mortgage secured by the property:

None.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Grant of Perpetual Utility Easement recorded in Official Records Book 3051, Page 888, Public Records of Lee County, Florida.

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

DCI2026-00017 Lee County DigEplan Original Application Dated 05-14-2026

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____

Charles Mann
Partner

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

(PROPOSED)

A PORTION OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

DESCRIPTION:

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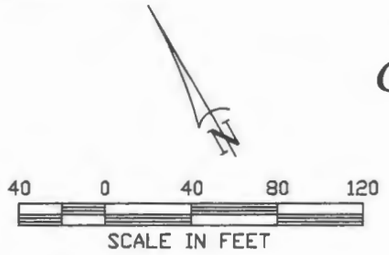
BEARINGS ARE BASED ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF MCGREGOR BOULEVARD, AS BEING S.31°03'00"W.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER,
STATE OF FLORIDA, LS 6515
MARCH 25, 2026

11550 M.B.

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.
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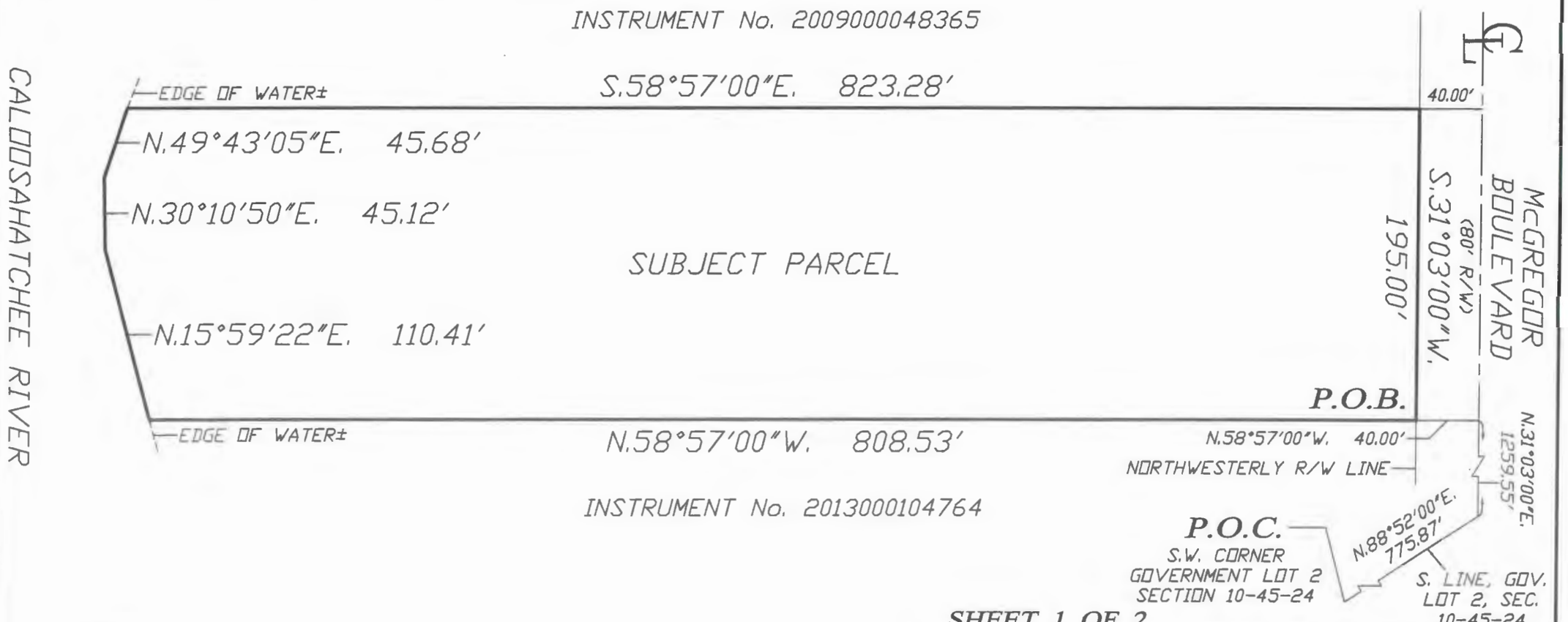
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A PORTION OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



SHEET 1 OF 2

LEGEND:

R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
GOV.	GOVERNMENT
SEC.	SECTION

DRAWN:	CHECK:	SCALE	PROJ. #
RBH	PMM	1"=80'	11550 M.B.
SKETCH DATE	FILE NO.		SHT.- 1 OF - 2
3/25/26	45-24-10		

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921
FLORIDA CERTIFICATE OF AUTHORIZATION LB 6921

Quattrone & Associates, Inc.

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

There are no existing or historic flowways on the property.

Quattrone & Associates, Inc.

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

There are no rare and unique habitats on the property.

Sharon Hrabak

From: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Sent: Wednesday, January 28, 2026 11:17 AM
To: Sharon Hrabak
Subject: RE: Lifestyle Homes Subdivision
Attachments: Template_102.pdf

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

EXTERNAL SENDER

In response to your request of January 28, 2026, a search of the Florida Master Site File inventory shows no previously recorded cultural resources listed for the subject properties located at 11550 and 11560 McGregor Boulevard in Fort Myers, Florida

EMAN M. VOVSI, PHD. (HE/HIM/HIS)
RECORDS SPECIALIST – FLORIDA DEPARTMENT OF STATE
BUREAU OF HISTORIC PRESERVATION - FLORIDA MASTER SITE FILE – TALLAHASSEE, FL 32399-0250 –
PHONE: 850.245.6377 – E-MAIL: EMAN.VOVSI@DOS.FL.GOV

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

Kind regards,

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Wednesday, January 28, 2026 11:01 AM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Subject: Lifestyle Homes Subdivision

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Ms. Vovsi,

We are in the process of proposing a residential planned development for the two parcels located at 11550 and 11550 McGregor Boulevard in Fort Myers, Florida. As part of this effort, we need to determine whether the site has any historical and/or archaeological sensitivity. Is this something you can assist us with?

Thank you,

Sharon Hrabak

Quattrone & Associates, Inc.

4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@qainc.net | www.qainc.net

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map OnDemand Topo

7.5-MINUTE TOPO QUADRANGLE
FLORIDA - CUSTOM EXTENT
7.5-MINUTE TOPO



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83).
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 17R

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

UTM GRID AND 2026 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

QUADRANGLE LOCATION

Fort Myers NW | Fort Myers
Fort Myers SW | Fort Myers SE

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

7.5-MINUTE TOPO, FL
2026

Lee County
Southwest Florida

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County Attorney

Donna Marie Collins
County Hearing Examiner

February 4, 2026 Via E-Mail

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33634

RE: **Potable Water and Wastewater Availability**
McGregor Sound
11550 McGregor Blvd, Fort Myers, FL 33919
STRAP # 10-45-24-00-00015.0000

To whom this may concern:

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

Your firm has indicated that this project will consist of a residential subdivision with seven units with an estimated flow demand of approximately 1,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer,
239-533-8531

DCI2026-00017 Lee County DigEplan Original Application Dated 05-14-2026

McGREGOR SOUND – 3.55± ACRES

ENVIRONMENTAL ASSESSMENT & SPECIES SURVEY REPORT

Lee County STRAP #'s: 10-45-24-00-00015.0000 & 10-45-24-00-00017.0000

February 2026

Prepared For:

Florida Lifestyle Homes, Inc.
c/o: Rhonda Severance
14311 Metropolis Ave, Ste #101
Fort Myers, FL 33912
Phone: (239) 454-9154
Email: Rhonda@flhfl.com

Prepared By:

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

Introduction

An environmental assessment and species survey was conducted on the McGregor Sound property on February 17, 2026. The 3.55± acre site is located in Section 10, Township 45S, and Range 24E, of Lee County, Florida. More specifically, the site is located at 11550 and 11560 McGregor Boulevard, 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 it that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any Florida bonneted bat (*Eumops floridanus*) cavity trees, as well as any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of commercial developments, single-family residential, and undeveloped vacant land. The survey was conducted in the mid-afternoon; the temperatures were in the low 80's, with light breezes, and partly 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 the majority 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 in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Species Survey Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced

with the County's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from the County's parcel data and is assumed to be approximately 3.55± 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 Immokalee Sand-Urban Land Complex (NRCS #36; non-hydric) soils. 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. There were no"other surface water" communities and no wetlands, identified 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 110 Residential – 1.27± Acres

This community is comprised of two residential homesites with parking, driveway, and accessory structures. This area occupies approximately 1.27± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 310 Herbaceous – 1.02± Acres

This upland community occupied 1.02± acres of the site. The canopy is mostly open with widely scattered live oak (*Quercus virginiana*), mango (*Mangifera indica*), royal poinciana (*Delonix regia*), and carrotwood (*Cupaniopsis anacardioides*). The sub-canopy is also mostly open with cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), mango (*Mangifera indica*), royal poinciana (*Delonix regia*), and carrotwood (*Cupaniopsis anacardioides*). The groundcover is dominated by St. Augustine grass (*Stenotaphrum secundatum*), with false buttonweed (*Spermacoce verticillata*), siam weed (*Chromolaena odorata*), ragweed (*Ambrosia trifida*), Caesar

weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), with other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.),* poison ivy (*Toxicodendron radicans*), and grapevine (*Vitis rotundifolia)*. This community should be considered uplands by regulatory agencies.

FLUCFCS 420 Mixed Upland Forest – 1.26± Acres

This upland community occupied approximately 1.26± acres of the site. The canopy contains laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), royal poinciana (*Delonix regia*), and carrotwood (*Cupaniopsis anacardioides*). The sub-canopy contains cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and scattered Brazilian pepper (*Schinus terebinthifolius*). The groundcover was open with Caesar weed (*Urena lobata*), and hairy beggar-ticks (*Bidens alba*) with various opportunistic weedy species. This community should be considered uplands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
110	Residential	Upland	1.27± Ac.
310	Herbaceous	Upland	1.02± Ac.
420	Mixed Upland Forest	Upland	1.26± Ac.
Total			**3.55± Ac.**

Species Survey Results

During our field survey for protected species on the property, there were no protected species or signs thereof observed. There were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl identified (*Athene cunicularia floridana*) burrows. There were no other protected species or signs thereof observed; there were no nest-like structures or tree cavities noted while conducting the protected species survey on-site.

There were minimal non-listed species identified while conducting the protected species survey, among those were mourning dove (*Zenaida macroura*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP do 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 consider 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, onsite 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 nearby busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage are approximate.

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 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.

Table 2: Listed Species by Habitat with Current Status

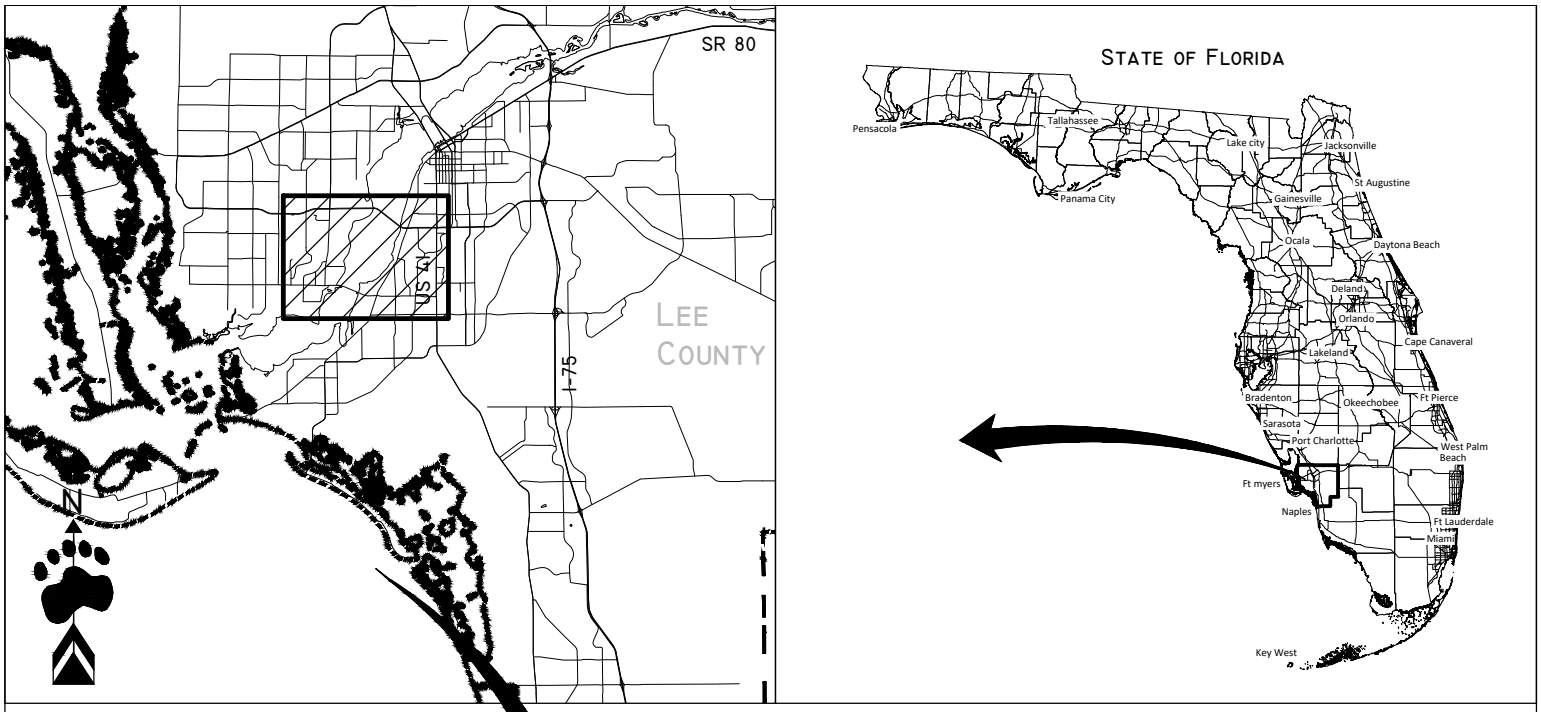
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
110	Residential	Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T
		Burrowing owl	*Athene cunicularia floridana*	--	--	--	T	T
310	Herbaceous	Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T
		Burrowing owl	*Athene cunicularia floridana*	--	--	--	T	T
420	Mixed Upland Forest	Eastern indigo snake	*Drymarchon corais couperi*	--	--	--	T	T
		Hand adder's tongue fern	*Ophioglossum palmatum*	--	--	E	--	--
		Simpson's stopper	*Myrcianthes fragrans var. simpsonii*	--	--	T	--	--
		Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T

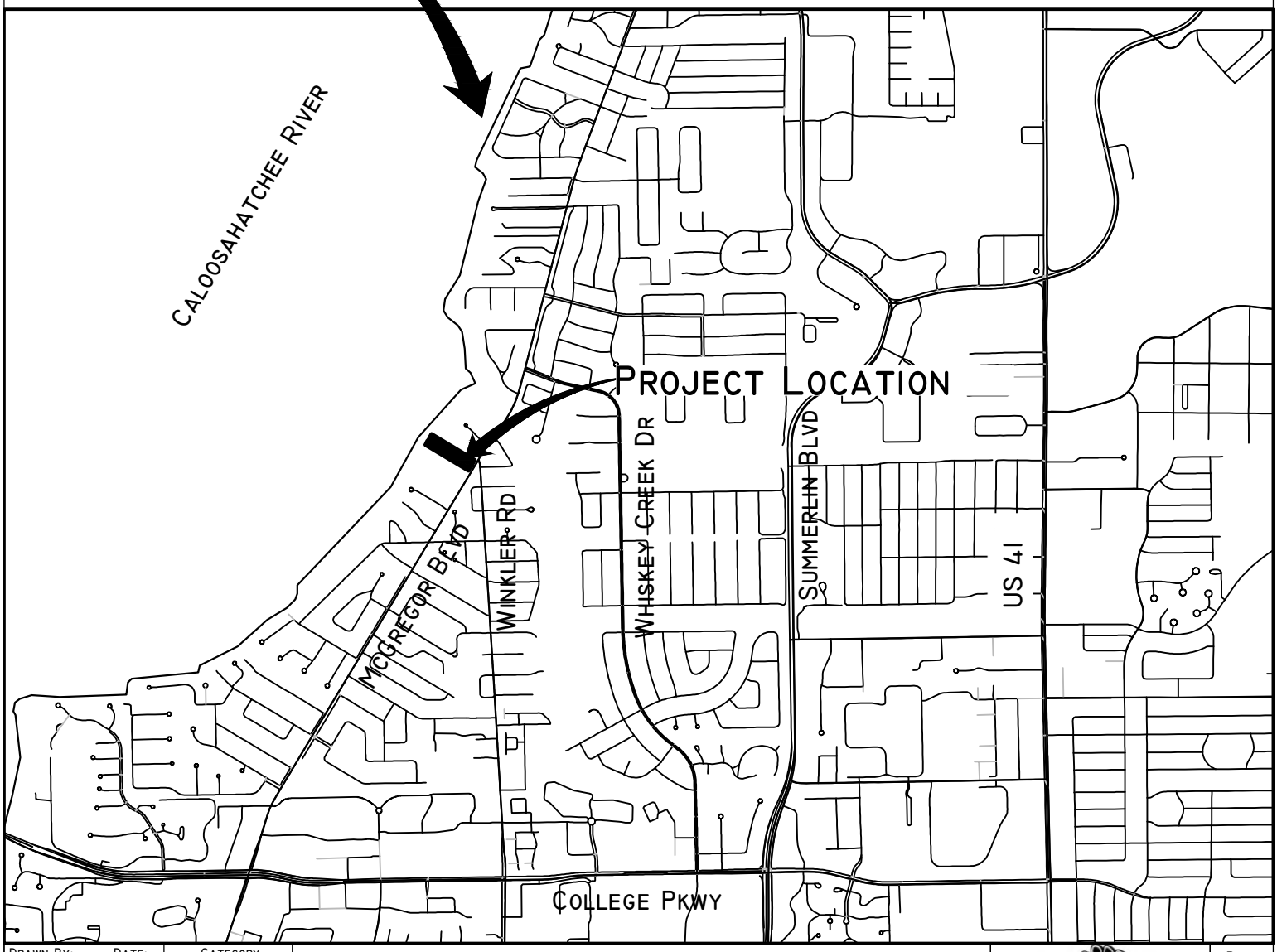
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map





DRAWN BY: BWS	DATE: 3/3/24	CATEGORY: LOCATION	
JOB NUMBER:		SCALE: NTS	
S/T/R: 10/45S/24E		COUNTY: LEE	

McGregor Sound - 11550 & 11560 McGregor Boulevard

Location Map

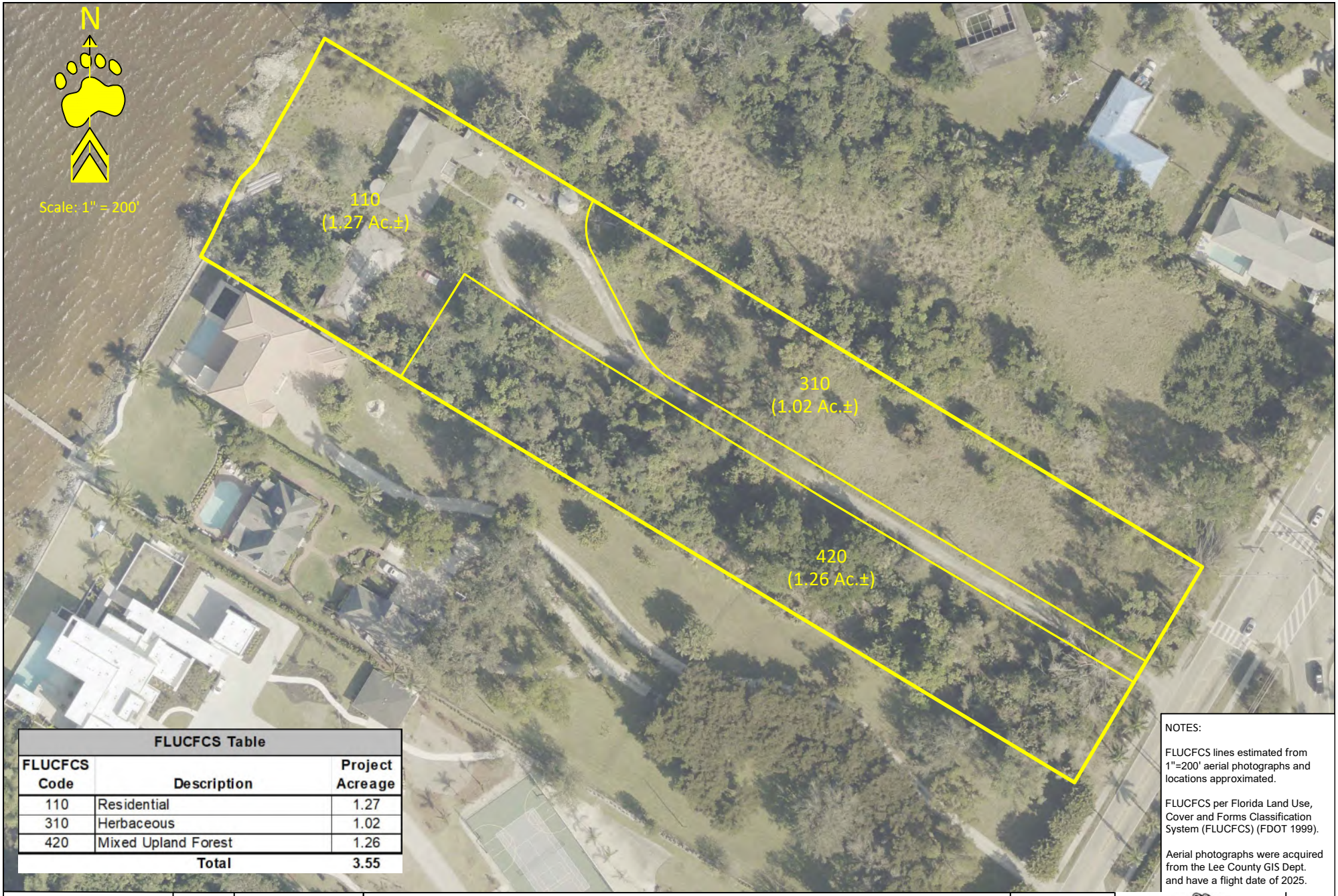
BEARPAWS ENVIRONMENTAL CONSULTING
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
110	Residential	1.27
310	Herbaceous	1.02
420	Mixed Upland Forest	1.26
	Total	3.55

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 2025.

Revisions	Date:

Drawn By: BWS Date: 2/21/26

Job Number

S/T/R 10/45S/24E

McGregor Sound - 11550 & 11560 McGregor Boulevard

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 200'

County: Lee

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

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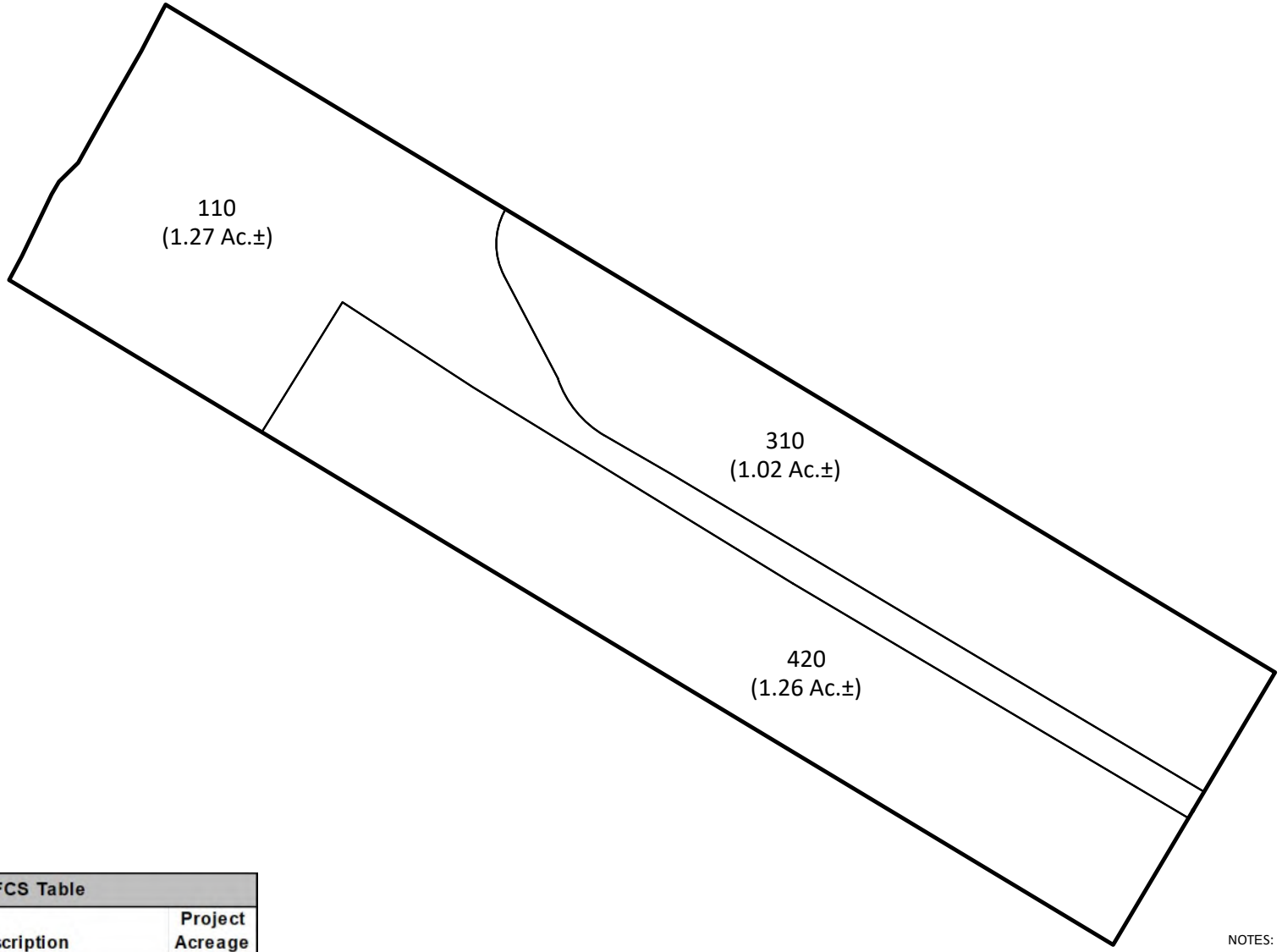
Exhibit -

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 200'



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
110	Residential	1.27
310	Herbaceous	1.02
420	Mixed Upland Forest	1.26
	Total	3.55

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:	Date:
		BWS	2/21/26
		Job Number	
		S/T/R	
		10/45S/24E	

McGregor Sound - 11550 & 11560 McGregor Boulevard

FLUCFCS Map

Category	Scale:	County
FLUCFCS	1" = 200'	Lee

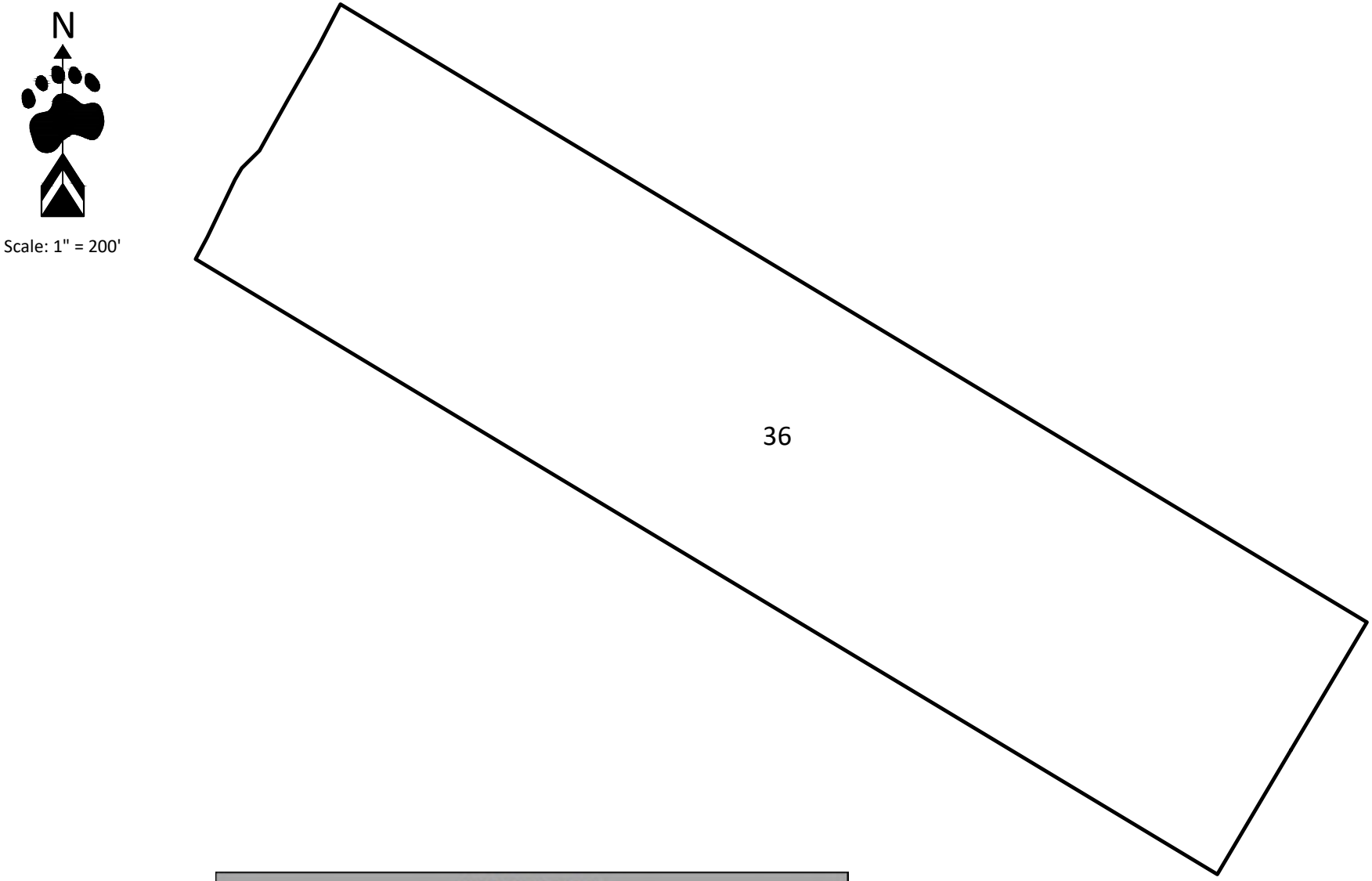
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1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

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Exhibit -

EXHIBIT D

NRCS Soils Map



NRCS Soils Table		
Soils No.	Name	Hydric
36	Immokalee Sand-Urban Land Complex, 0 To 2 Percent Slopes	No

NOTES

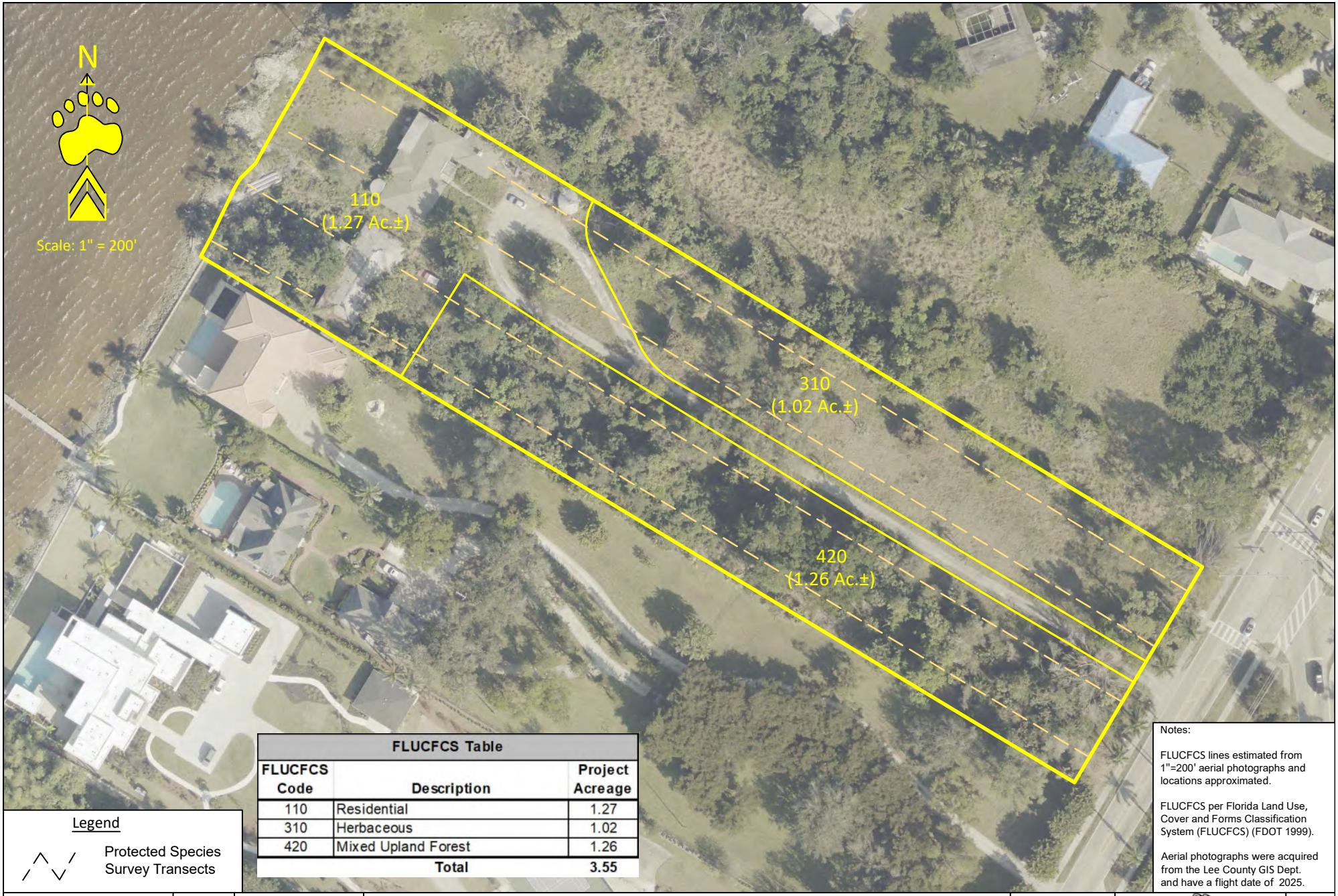
Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:			
		BWS	2/21/26	McGregor Sound - 11550 & 11560 McGregor Boulevard Soils Map	Category: Soils	Page: -
		Job Number			Scale: 1" = 200'	Exhibit: -
		S/T/R: 10/45S/24E			County: Lee	

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

EXHIBIT E

Protected Species Survey Map



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
110	Residential	1.27
310	Herbaceous	1.02
420	Mixed Upland Forest	1.26
	Total	3.55

Legend

Protected Species Survey Transects

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 2025.

Revisions	Date:

Drawn By: BWS Date: 2/21/26

Job Number

S/T/R 10/45S/24E

McGregor Sound - 11550 & 11560 McGregor Boulevard

Aerial PSS Map

Category: PSS

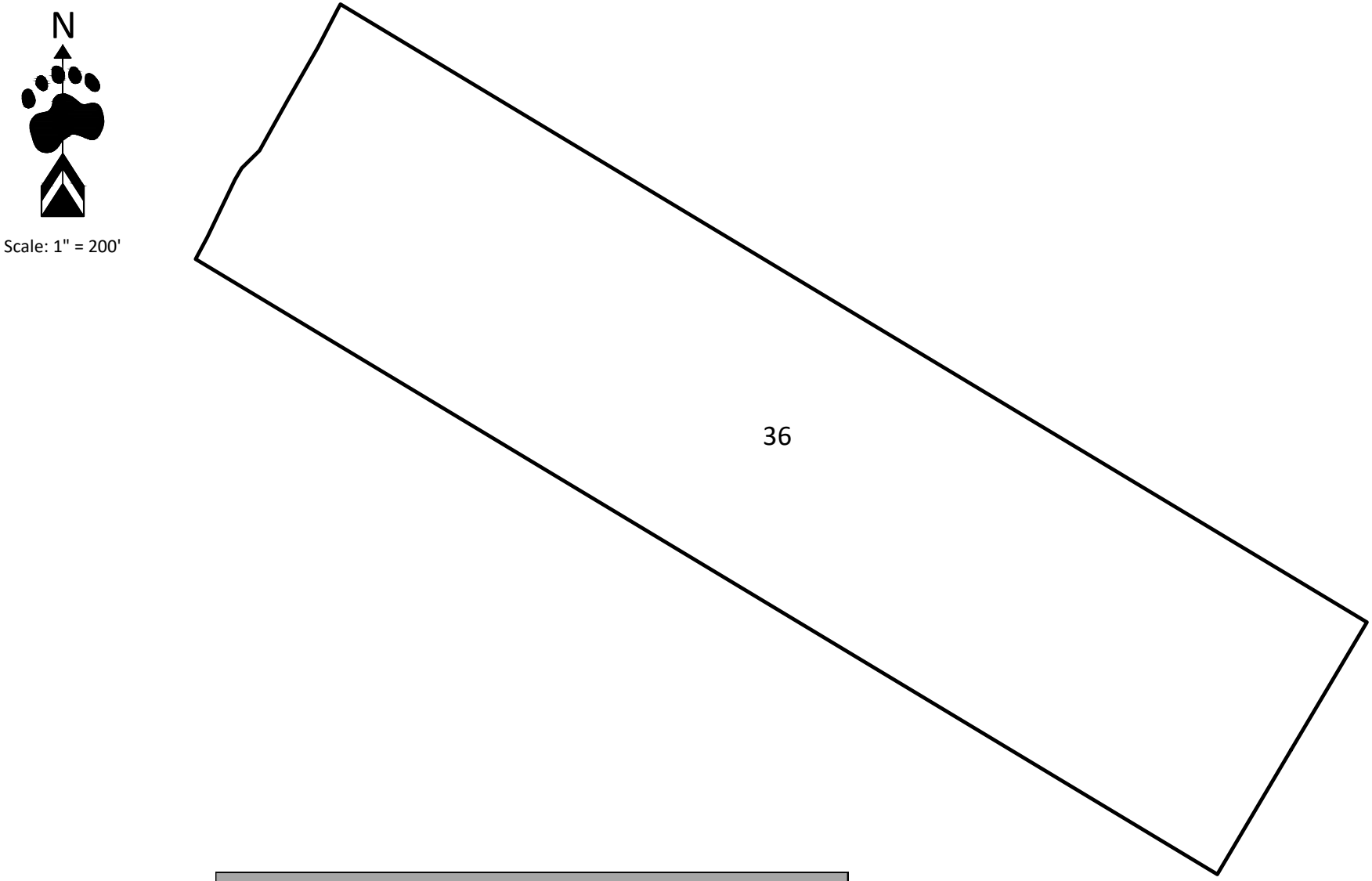
Scale: 1" = 200'

County: Lee

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

Page -

Exhibit -



NRCS Soils Table		
Soils No.	Name	Hydric
36	Immokalee Sand-Urban Land Complex, 0 To 2 Percent Slopes	No

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:			
		BWS	2/21/26	McGregor Sound - 11550 & 11560 McGregor Boulevard Soils Map	Category: Soils	Page: -
		Job Number			Scale: 1" = 200'	Exhibit: -
		S/T/R: 10/45S/24E			County: Lee	

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

Quattrone & Associates, Inc.

SURFACE WATER MANAGEMENT SYSTEM

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

The following narrative demonstrates compliance with LDC34-373(b)1 and LeePlan Policy 125.1.4.

LDC 34-373(b)1 states:

(b)(1) A written description of the surface water management plan that includes:

a. *The runoff characteristics if the property in its existing state:*

The subject property currently consists of uplands, disturbed land that previously was developed with two single family homes. The topography of the site generally falls towards the existing adjacent McGregor Blvd drainage system.

b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

The proposed development will use an underground stormwater chamber system to collect, store, and slowly release runoff. Stormwater will be directed through inlets and pipes into the chamber system, where it will be held and treated before being discharged.

Discharge will be controlled to match pre-development conditions and will outfall into McGregor Blvd drainage system. The design will ensure that drainage from adjacent properties continues to flow as it does today, without obstruction or negative impacts.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

Stormwater retention and treatment will be provided through the underground chamber system, which is designed to address both water quality and peak rate attenuation. Long-term operation and maintenance of the stormwater management system will be ensured through a recorded homeowners' association (HOA) or equivalent legal maintenance entity responsible for continued compliance and system upkeep.

d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate:

Quattrone & Associates, Inc.

As discussed above in *a)*, the subject property does not feature wetlands or native vegetative upland areas to preserve. Due to the proximity to the river the wet season water table is estimated to be approximately at elevation 2.0 NAVD.

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The site is located in a Coastal Flood area. The proposed homes will be constructed to the elevation requirements of the Flood Zone for the project area per the Florida Building Code.

Lee Plan Policy 125.1.4 states:

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. (Ord. No. 00-22, 18-28)

The proposed development is designed to maintain or improve pre-development water quality through the use of a closed drainage system with subsurface stormwater chambers. These chambers provide treatment to remove pollutants from runoff before discharge, consistent with state and federal water quality standards. Where required, water quality monitoring will be implemented to verify system performance and ensure compliance with Policy 125.1.4.

Sharon Hrabak

From: Barnhill, Dwayne <Dwayne.Barnhill@dot.state.fl.us>
Sent: Tuesday, February 17, 2026 1:55 PM
To: Harris, Erik; Frank Feeney; Cando, Jonathan; Sharon Hrabak; Shelly Stalnos; bill@flhfl.com; Rhonda@flhfl.com; Weng, Randy; Leona Martin; James, Caitlyn; Swann, Rob; Stroud, Megan; McCaughey, Erica; D1-Systems Planning
Cc: Strickland, Kim; Carroll, Dennis; Deemer, James; Etheridge, Kristen; Purvis, Kyle
Subject: RE: McGregor Sound-Florida Lifestyle Home

EXTERNAL SENDER

Please see attached standard guidelines and roadway checklist if your design changes. Please let me know if you have any questions.
***All pre-application meetings are non-binding. These meeting notes are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that were not addressed are acceptable to the Department. The permittee or representative is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

Provide Plans in **11”x17” PDF** format with the maximum scale 1” = 50’. (Please print a CHECK SET pdf with the “Actual” Option to check the Graphical Scales prior to Submittal). (Minimum text size = 0.06)

Specific Roadway Characteristics:

Design speed: 35 mph

- FDM 212-Turn Lane: at 35mph design speed the min. decel length for a turn lane will be 145' w/ curb and gutter (if applicable)
- FDM 214- driveway follow driveway profile: Fdm 214.4.3 (flush shoulder) (if applicable)
- FDM 215 roadway safety Clear Zone 14' travel 10' auxillary
- FDM 222 Sidewalk Cntxt class C3C 6’ min required (existing sidewalks)

Traffic separator guidelines:

DCI2026-00017 Lee County DigEplan Original Application Dated 05-14-2026

210.3.2.1 Channelization Islands

Islands must be large enough to command attention. Meet the following requirements when designing channelization islands:

(1) Curbed islands should have an area of 100 square feet or more, however, must not be less than:

  (a) 50 square feet for intersections within C4, C5, or C6 context classifications

  (b) 75 square feet for intersections within C1, C2, C2T, or C3 context classifications

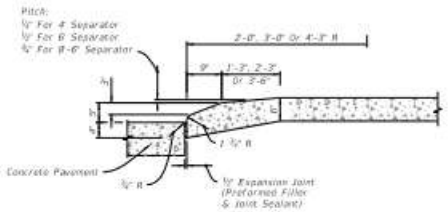
(2) Triangular islands should be at least 15 feet on a side, but not less than 12 feet after rounding of corners.

(3) Side dimensions of curbed islands should not exceed 100 feet on high-speed facilities (e.g., high-speed curbed roadway).

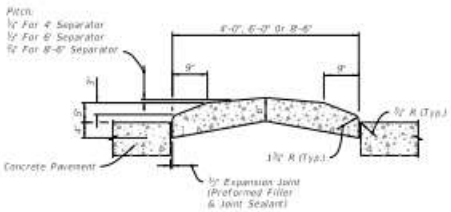
The approach and departure noses are rounded with radii of at least 3.5 feet. ***Figure 210.3.1*** illustrates a small island with a parallel offset. ***Figure 210.3.2*** illustrates a large island with a tapered offset.

Approach ends of the island should be offset from the edges of the traveled way in order to funnel drivers smoothly into the desired path. The amount that a curbed island is offset from the through-traffic lane is influenced by the type of edge treatment and other factors such as island contrast, length of taper or auxiliary pavement preceding the curbed island. If a bike lane is adjacent to an island curb, no offset is needed.

Typical separator design for concrete pavement

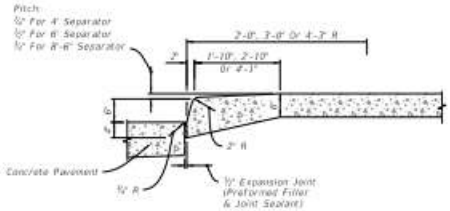


LONGITUDINAL SECTION (NOSE)

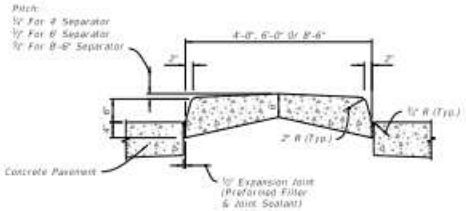


TRANSVERSE SECTION

TYPE II - CONCRETE TRAFFIC SEPARATOR



LONGITUDINAL SECTION (NOSE)



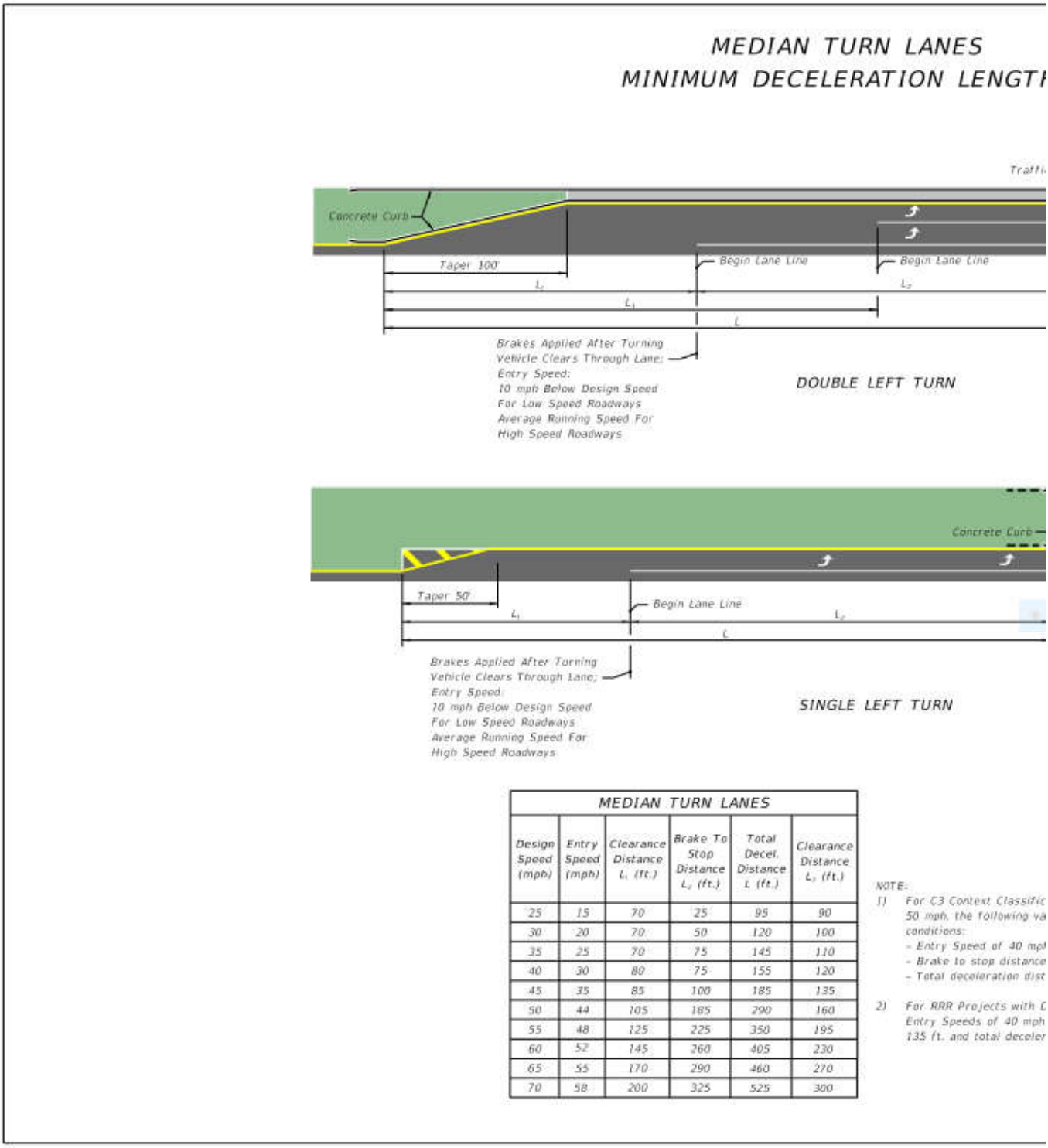
TRANSVERSE SECTION

TYPE V - CONCRETE TRAFFIC SEPARATOR

ROADWAY INSTALLATIONS - RIGID PAVEMEN

LAST REVISION 11/01/17	REVISION DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	TRAFFIC SEPARATORS	INDEX 520-020	SHEET 2 of

Typical turnlane design (if applicable)



MEDIAN TURN LANES

Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:
1) For C3 Context Classific 50 mph, the following va conditions:
- Entry Speed of 40 mpl
- Brake to stop distance
- Total deceleration dist

2) For RRR Projects with C Entry Speeds of 40 mph 135 ft. and total deceler

Typical driveway standards

Table 214.3.1 Driveway Dimensions

Element	Description	Connection Category		
		A	B	C and D
			2-Way	2-Way
Curbed Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	10' Min	10' Min	N/A
R	Radial Returns (Radius)	N/A	See Note 3	25' Min 50' Std 75' Max
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in ***Tables 201.4.2*** and ***201.4.3***		
Flush Shoulder Roadways				
W	Connection Width	12' Min 24' Max	24' Min 36' Max	24' Min 36' Max
F	Flare (Drop Curb)	N/A	N/A	N/A
R	Radial Returns (Radius)	15' Min 25' Std 50' Max	25' Min 50' Std 75' Max	25' Min 50' Std (Or 3-Centered Curves)
Y	Angle of Driveway	60°- 90°	60°- 90°	60°- 90°
S	Driveway Traffic Separator or Median	N/A	4'-22' Wide	4'-22' Wide
G	Setback	12' Min., All categories.		
C & D	Corner Clearance and Driveway Connection Spacing	See connection spacing in ***Tables 201.4.2*** and ***201.4.3***		

Notes:

(1) Connection Categories A, B, C, and D are defined in ***FDM 214.1.1***.
(2) 2-Way refers to one entry movement and one exit movement; i.e., not exclusive left or right-turn lanes on the connection.
(3) Small radii may be used in lieu of flares for curbed roadways in Connection Category B when approved by the Department.
(4) The Angle of Driveway for Connection Category A may be reduced with approval by the local Operations/Maintenance Engineer.
(5) Design criteria for channelization islands (I) is found in ***FDM 210.3***.

Radial Returns (Radius):

(6) Provide the minimum radius for low-speed roadways with the driveway design vehicle being a passenger car.
(7) Provide the standard radius for high-speed roadways or driveways with large design vehicles (e.g., SU-30).
(8) Consider providing the maximum radius or compound curve for high-speed roadways or driveways with large design vehicles (e.g., WB-62).

Design Speed within your area

PROJECT CONTROLS

CONTEXT CLASSIFICATION

( )	C1 : NATURAL	(X)	C3C : SUBURBAN COMM.
( )	C2 : RURAL	( )	C4 : URBAN GENERAL
( )	C2T : RURAL TOWN	( )	C5 : URBAN CENTER
( )	C3R : SUBURBAN RES.	( )	C6 : URBAN CORE
( )	N/A : L.A. FACILITY		

FUNCTIONAL CLASSIFICATION

( )	INTERSTATE	( )	MAJOR COLLECTOR
( )	FREEWAY/EXPWY.	( )	MINOR COLLECTOR
( )	PRINCIPAL ARTERIAL	( )	LOCAL
(X)	MINOR ARTERIAL		

HIGHWAY SYSTEM

(X) NATIONAL HIGHWAY SYSTEM
( ) STRATEGIC INTERMODAL SYSTEM
(X) STATE HIGHWAY SYSTEM
( ) OFF-STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

( ) 1 - FREEWAY
( ) 2 - RESTRICTIVE w/Service Roads
( ) 3 - RESTRICTIVE w/660 ft. Connection Spacing
( ) 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing
( ) 5 - RESTRICTIVE w/440 ft. Connection Spacing
(X) 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing
( ) 7 - BOTH MEDIAN TYPES

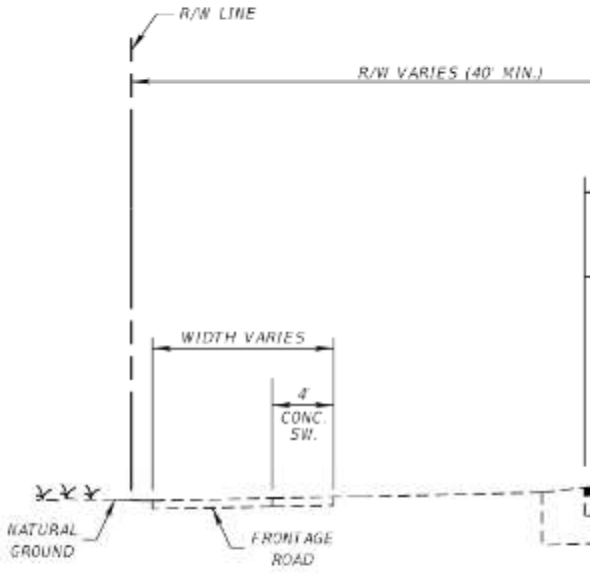
CRITERIA

( ) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
(X) RRR (ARTERIALS & COLLECTORS)

POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION:

DESIGN VARIATIONS:
NO BICYCLE FACILITIES/KEYHOLES
SHOULDER WIDTH

DESIGN EXCEPTIONS:
NONE



MP 4.4
MP 5

TRAFFIC DATA

CURRENT YEAR = 2020 AADT = 27,000
ESTIMATED OPENING YEAR = 2026 AADT = 29,700
ESTIMATED DESIGN YEAR = 2046 AADT = 39,100
K = 9.0% D = 52.8% T = 4.1% (24 HOUR)
DESIGN HOUR T = 2.1%
DESIGN SPEED = 35 MPH
POSTED SPEED = 35 MPH
TARGET SPEED = 35 MPH

Safety information to help with crash data among other resources.
[Safety Engineering (fdot.gov)]

Pre-Application Meeting Minutes – Roadway Design (See FDM, Standard Plans, and Standard Specifications)

The following roadway meeting minutes are based on the information provided at the Pre-Application Meeting and are written as if turn lanes will/may be constructed (or modified) in the State R/W. ***Specific*** requirements will be known once Access Management needs have been finalized. Design related guidance discussed during the meeting is subject to change based on new criteria, existing conditions, or District policy.

The Roadway Meeting Minutes are general in nature and are intended to provide a starting point for the EOR to begin to familiarize themselves with design standards from the FDOT Design Manual (FDM), Flexible Pavement Design Manual (FPDM), Manual of Uniform Traffic Control Devices (MUTCD), AASHTO (Policy on Geometric Design of Highways and Streets), D1 Policy, Standard Plans, FAC Rule 14-96, and State Specifications. These online documents are constantly changing, and it is recommended the EOR review the updated Standards. FDOT Roadway Design is markedly different from local roads and sub-division street design.

Pre-Apps are a cursory and non-binding meeting to give the Development Design Team, a brief on the expectations of the Permit submittal. Your Permit submittal will be compared to these online Standards and comments will be issued where your design does not meet the State Standards. Permit Plans with roadway design elements cannot be reviewed until all Access Management and Safety needs and concerns have been met/resolved.

Roadway design cannot be completed until all Access Management and Safety Offices reviews, concerns, and needs are addressed in the OSP Permit Submittal. (The attached comments are to give the EOR the specific elements that will/may be required).

It is the responsibility of the EOR to read, study, and understand the Plans Presentation, Design standards from the FDM (read/study FDM Chapters 201,210, 212, 214, 215, 222, 223, 224, 240, and the 900 series) and other applicable Standards in the Standard Plans. These documents are online and easy to access, and it is the EOR's responsibility to provide a design in the FDOT R/W, that meets the standards contained in these documents. (Tip: Read the entire chapter before making decisions).

The Applicant is strongly advised to review the current FDM, Standard Plans, and State Specifications prior to submitting Permit Construction Plans for review. Please note, turn lane lengths for DESIGN SPEEDS are minimums than may be increased based on-site specific circumstances and site conditions.

All work within the FDOT R/W must meet criteria shown in the current FDOT Design Manual (FDM), FDOT Standard Plans, and FDOT Standard Specifications for Road and Bridge Construction. Design values and design criteria from the FDM, which are not attained will require a Design Variation from the DISTRICT DESIGN ENGINEER (See FDM 122 Design Exceptions and Design Variations). Design values and design criteria from the AASHTO (Policy on Geometric Design of Highways and Streets) which are not attained will require a Design Exception from the STATE ENGINEER. However, this is not preferred by FDOT and may not be approved. Please note to review all crash data prior to attaining any design variation to validate that you have no none associated crashes for the design variation that you may want to get approved. If there are known crashes for the variation it may not be approved. The Department is under no obligation to approve any Design Variation/Exception submitted for review. A R/W donation may be required to mitigate the design impacts such that the proposed development meets the FDOT's Standards.

1. Provide Plans in **11"x17" PDF** format with the maximum scale 1" = 50'. (Please print a CHECK SET pdf with the "Actual" Option to check the Graphical Scales prior to Submittal). (Minimum text size = 0.06).

2. Provide notes for the governing Standard Plans, Specifications, and Florida Design Manual. Include location map and Index of Sheets. (See FDM 910 Key Sheet). Include all component plans into a single Permit Submittal.

3. Obtain/Develop Stationing (if available) for the State Baseline, side streets and, entrance/exits. (See FDM 915 Plan-Profiles).

- Baseline stationing can be obtained from FDOT Right of Way Maps available here: https://www.fdot.gov/geospatial/rowmap.shtm via interactive PDF or Google Earth.

4. Provide a Baseline Survey horizontal alignment stationing that meets FDM design standards within the State's R/W and includes the functional area of the intersection (See Figure 212.4.2 Functional Definition. Include Curve Geometry (if present), provide bearings, and station equations with names streets. Driveways will also show the horizontal alignment in the functional area just 50' back from the R/W, since this will affect the state roadway capacity and traffic.

5. (If Sidewalks required) Provide 1' graded area, on each side of the 5' sidewalk and inside the FDOT R/W, with cross slope grades no steeper than 1:6. Locate sidewalks as close to the R/W as possible, however only sidewalks outside of the roadway Clear Zone is allowed in New Construction. Back of Sidewalk Profiles required for new sidewalks not adjacent to curb and gutters.

6. See Chapter 226 Patterned Pavement and Architectural Pavers (if applicable).

7. High Speed (55 mph and greater, divided highways) (FC-5 Friction Course Notes – See current Flexible Pavement Design Manual (FPDM) Section 4.3) FC-5 is not to be placed in median crossovers, turn outs, or gore areas of multilane (if applicable).

8. Provide Station Equations for Entrance and side street intersections with Base Line (FDM 915).

9. Provide the street names for all local State, Federal, County, and municipal roadways. (FDM 915).

10. New Driveway – Show the dimensions (See Driveway Terminology FDM Fig. 214.1.1). (Include the distance from the edge of the travel lane to the 1st access point on the site; Throat distance).

11. Provide Audio Vibratory Treatment (AVT) or ground in rumble strips as shown in FDM 210.4.6 and Standard Plan 546-10 and 546-020. (Shall be used where there is no curb on the inside or outside).

12. Provide Pavement Cross Slopes as shown in FDM Fig. 211.2.1 Standard Pavement Cross Slopes.

13. Provide roadway profiles from the roadway Centerline to 50' or more beyond the R/W for all new roadway connections. Provide back of sidewalk profiles when not adjacent to curbs.

14. Provide cross sections at a 50' interval on even +50 Station roadway cross sections. Provide a cross section horizontal/vertical grids with labeling, exaggerated scales, and provide the existing and donated R/W with dimensions. (Proposed R/W is only when a donation is required).

15. The roadway construction in the State R/W will require a site specific TTC Plan that matches the complexity of the proposed construction and provides for safe passage of all Roadway users. (Policy; See Standard Plans 102-600 SPI, FDM 240 and the attached link for additional information). TTCP for this proposed Permit construction will need scaled plan graphics with stationing, TTCP Typical Sections, lane closures, lane widths, taper lengths, buffer space, device spacing(s), advance warning signs and with all equipment and necessary personnel for safe construction in the State R/W. Standard Plans can be used as a reference to the scaled TTC plans sheets detailing the proposed construction. Any differing condition, restrictions, or deviation from the Standard Plans requires scaled plans and site-specific details. Standard Plans with Phasing note ONLY, are not sufficient for this

construction. This site requires site specific details and scaled TTC Plans. (See F.A.C. 14-96.005(4)(d)9). Include measures for all Roadway Users during Construction in the State R/W (See Std. Plans 102-660 and 102-661).

CENTRAL OFFICE UPDATES AND TEMPORARY TRAFFIC CONTROL (102-600 Series)

https://www.youtube.com/watch?v=fAOC-BHyYA8

16. Comments issued in OSP for Roadway Design, will be directly related to FDOT online standards or District Policy. Please review any comment not understood or agreed, and compare to the standards in the FDM, Standard Plans, FPDM, MUTCD, AASHTO, and State Specifications prior to requesting a meeting with the reviewer. Forward comment requests not understood after researching the topic in the FDOT online standards.

    These comments are not intended to be all inclusive of errors and omissions. It should not be assumed that any issues that are not addressed in these Meeting Minutes are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment and quality of their work.

Sincerely,
Dwayne Barnhill
District Roadway Permits Coordinator
Phone: (863)519-2276
Email: dwayne.barnhill@dot.state.fl.us

-----Original Appointment-----
From: Harris, Erik <Erik.Harris@dot.state.fl.us>
Sent: Thursday, February 5, 2026 4:15 PM
To: Harris, Erik; frank@qainc.net; Cando, Jonathan; Sharon@qainc.net; Shelly Stalnos; bill@flhfl.com; Rhonda@flhfl.com; Weng, Randy; Leona@qainc.net; James, Caitlyn; Barnhill, Dwayne; Swann, Rob; Stroud, Megan; McCaughey, Erica; D1-Systems Planning
Cc: Strickland, Kim; Carroll, Dennis; Deemer, James; Etheridge, Kristen; Purvis, Kyle
Subject: McGregor Sound-Florida Lifestyle Home
When: Tuesday, February 17, 2026 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

McGregor Sound-Florida Lifestyle Home

Trip calculations under 600, but there are outparcels possibly not accounted for.

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/25932837088901?p=7QIXXGPWXRA1qLB1Ij

Meeting ID: 259 328 370 889 01

Passcode: wx9L7fk2

Need help? | System reference

Dial in by phone

+1 850-739-5589,,239548312# United States, Tallahassee

Find a local number

Phone conference ID: 239 548 312#

Join on a video conferencing device

Tenant key: 11384774@t.plcm.vc

Video ID: 116 289 968 1

More info

For organizers: Meeting options | Reset dial-in PIN



Information that is submitted to the Florida Department of Transportation is open for personal inspection and copying by any person in accordance with Chapter 119, Florida Statutes (F.S.).

Org help | Privacy and security

Iona McGregor Fire District
6061 South Pointe Blvd., Fort Myers, FL 33919

February 5, 2026

Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916

Re: Fire Department Access

To whom it may concern,

We have reviewed the Master Concept Plan titled “250106-CONCEPT F” for the proposed residential Planned Community located at 11550 and 11560 McGregor Blvd, within the Iona McGregor Fire District.

Based on the information provided, the Iona McGregor Fire District has no objection to the proposed hammerhead turnaround as shown. We appreciate the effort made to accommodate fire apparatus access within a constrained site layout.

Please contact our office if additional coordination is needed.

Sincerely,

Jackielou Mozes
Fire Marshal

Phone: 239.433.0660 Fax: 239.425.9301 Web: ionafiredistrict.com/contact-us/

#001 IMFD, GENERAL LETTERHEAD FORM
Approved by: Chief Comer
Date: 12-28-23

FLORIDA LIFE STYLE SUBDIVISION

LOCATED IN SECTION 10, TOWNSHIP 45-S, RANGE 24-E, LEE COUNTY, FLORIDA

CONCEPT PLAN F

PROJECT SUMMARY:

ZONING/REZONING
RS-1

STRAP #'s
10-45-24-00-00015.0000
10-45-24-00-00017.0000

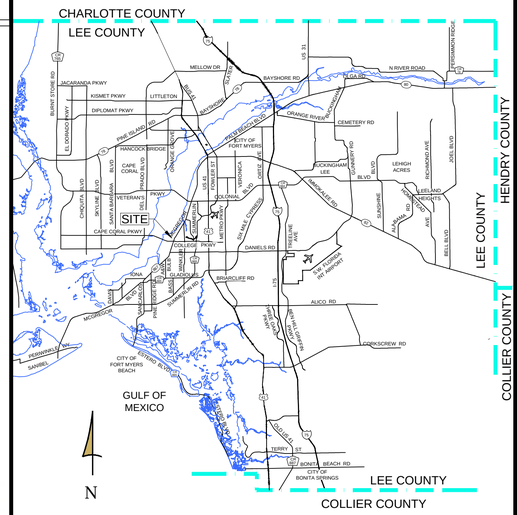
PROJECT ACREAGE
+/- 3.70 ACRES (161,436 SF)

PROJECT DENSITY
SEVEN (7) SINGLE FAMILY LOTS

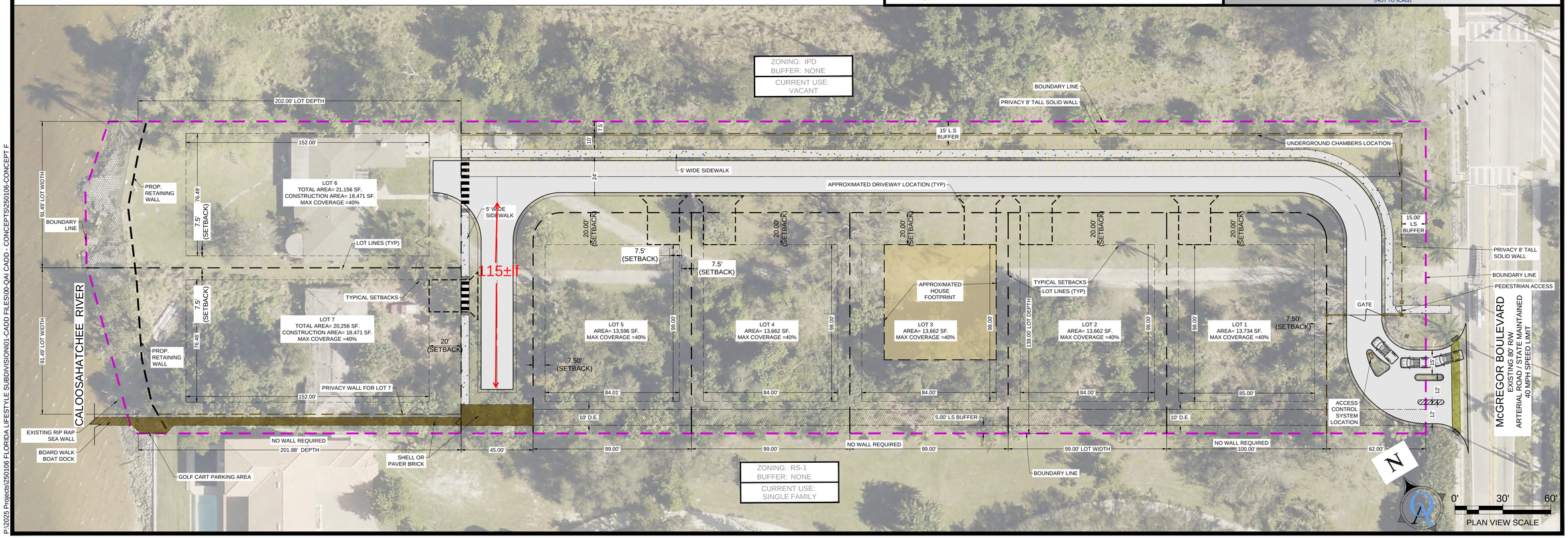
LOT SPECIFICATIONS
MIN. LOT FOOTAGE = 7,500 SF.
MIN. LOT WIDTH = 75'
MIN. LOT DEPTH = 100'
MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 35'

SETBACKS:
FRONT (ROAD) = 25'
REAR = 20'
WATER BODY = 25'
SIDE = 7.5'

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



LOCATION MAP
(NOT TO SCALE)



P:\2025 Projects\250106 FLORIDA LIFESTYLE SUBDIVISION\01-CADD FILES\00-QAI CADD - CONCEPTS\250106-CONCEPT F

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

McGregor Sounds RPD

Zoning Traffic Study

March 2026

Prepared For:
Kamco FLH Partners 28, LLC
801 Thompsom Ave
Rockville, MD 20852

Prepared By:
Carson Tucker, E.I.

Engineer of Record:

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

QAI Project #250106

Digitally signed by Francis J Feeney
Date: 2026-05-14 10:46:46

Francis J. Feeney, P.E.
FL. P.E. #64698

TABLE OF CONTENTS

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APPENDIX

TRIP DISTRIBUTION EXHIBITS

TRIP GENERATION ANALYSIS

TRIP GENERATION GRAPHS

ROADWAY VOLUME FORECAST

TRAFFIC DOCUMENTS & REPORT

Project Name
STRAP#: 10-45-24-00-00015.0000 & 00017.0000
11550 & 11560 McGregor Blvd, Fort Myers, FL 33919

The purpose of the Zoning Traffic Study (ZTS) is to analyze impacts of the proposed rezoning on the surrounding roadway network, utilizing the maximum land use allocations provided within the rezoning documents. Due to the nature of this report, the proceeding analysis within will abide by AC-13-17, *Traffic Study Guidelines for Planned Development Rezonings*, adopted April 15th, 1992.

EXISTING CONDITIONS

OVERVIEW

The subject sites are located on McGregor Boulevard, situated between McGregor Boulevard and the Caloosahatchee River, near the intersection of McGregor Boulevard and Winkler Road. Each site currently has a single-family home and shares a single driveway and access point on McGregor Boulevard.

ROADWAY INFORMATION

The segment of McGregor Boulevard which the subject sites access is a two-way, two-lane arterial roadway, maintained by the State of Florida. This segment of McGregor Boulevard has a posted speed limit of 40 mph. The Florida Department of Transportation (FDOT) has classified McGregor Boulevard as a C3C roadway.

PROPOSED REZONING

The proposed rezoning is to transition from RS-1 to Residential Planned Development (RPD). The rezoning proposes development of up to seven single-family residential units. The subject sites are within the Suburban Future Land Use as demarcated by the Lee Plan. The proposed access point will allow egress and ingress on McGregor Boulevard.

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

LUC 210 – Single-Family Detached Housing **7 (Dwelling Units)**

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

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the ITE report, titled *Trip Generation,* 12th Edition.

The proposed land use code with an intensity of seven dwellings units was within the data range of ITE for the A.M. peak hour time period; thus, the best fit method was used for vehicle trip calculation. The proposed land use code and proposed intensity was not within the data range for the P.M. peak hour and weekday time periods; thus, the average rate was used for vehicle trip calculations of these time periods.

Please see the following table for the proposed land use and the A.M. and P.M. peak hour and the weekday vehicle trip calculations:

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
210 – Single-Family Detached Housing	3	8	4	3	32	32

TRIP DISTRIBUTION

The trips from the previous section's table were assigned to the proposed site access point and distributed to the surrounding road network. The access point located on McGregor Boulevard allows for right ingress and right egress only. Left turn movements entering and exiting the site are not permitted at this location.

Exit and Entry trips during the A.M. and P.M. time periods have been distributed onto McGregor Boulevard such that all entry trips will enter from the north via a right turn movement and all exit trips will exit to the south via a right turn movement. Trip Distribution Exhibit T-01 visualizes the project distribution to the surrounding road network. Exhibits T-02 and T-03 demonstrate the A.M. and P.M. peak hour traffic at the site's access point for entries and exits, respectively. Please refer to the **Trip Distribution Exhibits** section attached to this report.

BACKGROUND AND FUTURE TRAFFIC

Background traffic for McGregor Boulevard has been determined by referring to the 2024 FDOT Historical AADT Report for the subject roadway link. The earliest and most recent traffic data were extracted and used for determining an annual growth rate for the subject roadway link. From 2009 to 2024, the annual growth rate yielded a negative value, thus a 2 percent growth rate was applied for conservative calculations. Trips were forecasted from 2024 to 2030 at a 2% growth rate for a peak directional volume of 819 background trips. With the additional trips from the proposed rezoning, the total peak directional volume will increase to 827 trips.

Please refer to the Roadway Volume Forecast appendix for a tabulated form of the above findings.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

McGregor Boulevard from College Parkway to Winkler Road will be analyzed for LOS impacts and the potential need for improvement.

As McGregor Boulevard is a state-maintained roadway, the FDOT Multimodal Quality/Level of Service Handbook (2023) has been referred to for LOS thresholds. FDOT has classified this segment of McGregor Boulevard as C3C; the associated LOS thresholds have been utilized for LOS analysis with the appropriate factors applied. The LOS table from the Q/LOS Handbook has been attached to this report within the **Traffic Documents and Report** section.

The table below tabulates the Directional Design Hourly Volume (DDHV) of the roadway utilizing the associated FDOT K Factor for 100th hour calculations.

Directional Design Hourly Volume (DDHV)								
McGregor Sounds RPD								
Eq. 2-4: *DDV = AADT x K*								
Eq. 2-5: DDHV = DHV x D								
Roadway	**Segment**	**Class**	**Year**	**AADT**	**K Factor**	**D Factor**	**DHV**	**DDHV**
McGregor Blvd	From College Pkwy to Winkler Rd	C3C	2024	15,600	9.00	53.90	1,404	**757**
The above data references the most recent (2024) FDOT Historical AADT Report.								

As seen in the previous table, the existing DDHV, or 100th Highest Hour Volume, is 757 trips. The table below tabulates the existing DDHV in addition to the peak hour, peak directional trips of the proposed rezoning at maximum intensity.

100TH HIGHEST HOUR LEVEL OF SERVICE (LOS) CALCULATION				
McGregor Blvd from College Pkwy to Winkler Rd				
PROJECT NAME:				**McGregor Sounds RPD**
ENGINEER:				QUATTRONE & ASSOCIATES, INC.
PROJECT LOCATION:				11550 & 11560 McGregor Blvd, Fort Myers, FL 33919
100th HOUR VEHICLES PER HOUR (V.P.H.) Year | Rate:			2024	**757**
LOS EXISTING =				**C**
100th HOUR V.P.H. FOR PROJECT =				8
NEW TRIP DISTRIBUTION % =	100%	**NEW TRIPS =**		8
100th HOUR V.P.H. ADJUSTED + NEW TRIPS =	757 + 8			**765**
LOS WITH PROJECT =				**D**
LOS TRIP THRESHOLD =	**McGregor Blvd from College Pkwy to Winkler Rd**		A	0
			B	0
			C	760
			D	1,070
			E	0

Table 1 *LOS Calculations & Analysis*

The proposed rezoning will have minimal impact on the nearest arterial roadway, McGregor Boulevard. In its existing state, McGregor Boulevard operates at LOS C conditions during peak hour times. With the

proposed rezoning, McGregor Boulevard will operate at LOS D during peak hour, peak directional conditions.

The following table tabulates the proposed vehicle trips as a percentage with respect to the LOS C capacity of the roadway links:

Peak Direction Project Traffic vs. 10% LOS C Link Volumes

SUTHERLIN NISSAN

Total AM Peak Hour Traffic= 11 VPH IN= 3 OUT= 8
Total PM Peak Hour Traffic= 7 VPH IN= 4 OUT= 3

Roadway	Segment	Roadway		LOS A Volume	LOS B Volume	LOS C Volume	LOS D Volume	LOS E Volume	% Project Traffic	Project Traffic	Project/ LOS C
McGregor Blvd	N. of Site	C3C	1LN	0	0	760	1,070	0	100%	4	0.53%
	S. of Site	C3C	1LN	0	0	760	1,070	0	100%	8	1.05%

*Level of Service thresholds for roadway segments were obtained from the 2023 FDOT Q/LOS Handbook

As seen in the previous table, under peak hour, peak direction conditions, the proposed redevelopment only utilizes 1.05% of the LOS C capacity of McGregor Boulevard. As required by AC-13-17, when distributed vehicle trips impact a roadway link within the study area by 10% or more of the LOS C capacity, buildout LOS of that link must be analyzed; however, McGregor Boulevard does not exceed 10% or more of the LOS C capacity as the most concentrated roadway for proposed vehicle trips. No further analysis regarding improvements and LOS are required for McGregor Boulevard and the surrounding roadway network.

CONCLUSION

The proposed rezoning changes the Level of Service for the link of McGregor Boulevard from College Parkway to Winkler Road; however, the peak hour, peak directional volume of the proposed trips only account for 1.05% of the directional LOS C capacity of the roadway, indicating minimal impact to the surrounding roadway network.

Therefore, it is concluded that the proposed rezoning from RS-1 to RPD will not have impacts which are significant to the surrounding roadway network, and no further analysis is needed for the proposed rezoning.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Traffic Study Guidelines for Planned Development Rezonings, AC-13-17.*
- *FDOT Q/LOS Handbook (2023) Generalized Service Volumes*
- *FDOT Historical AADT Report (2024)*

Quattrone & Associates, Inc.

APPENDIX

Quattrone & Associates, Inc.

TRIP DISTRIBUTION EXHIBITS



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

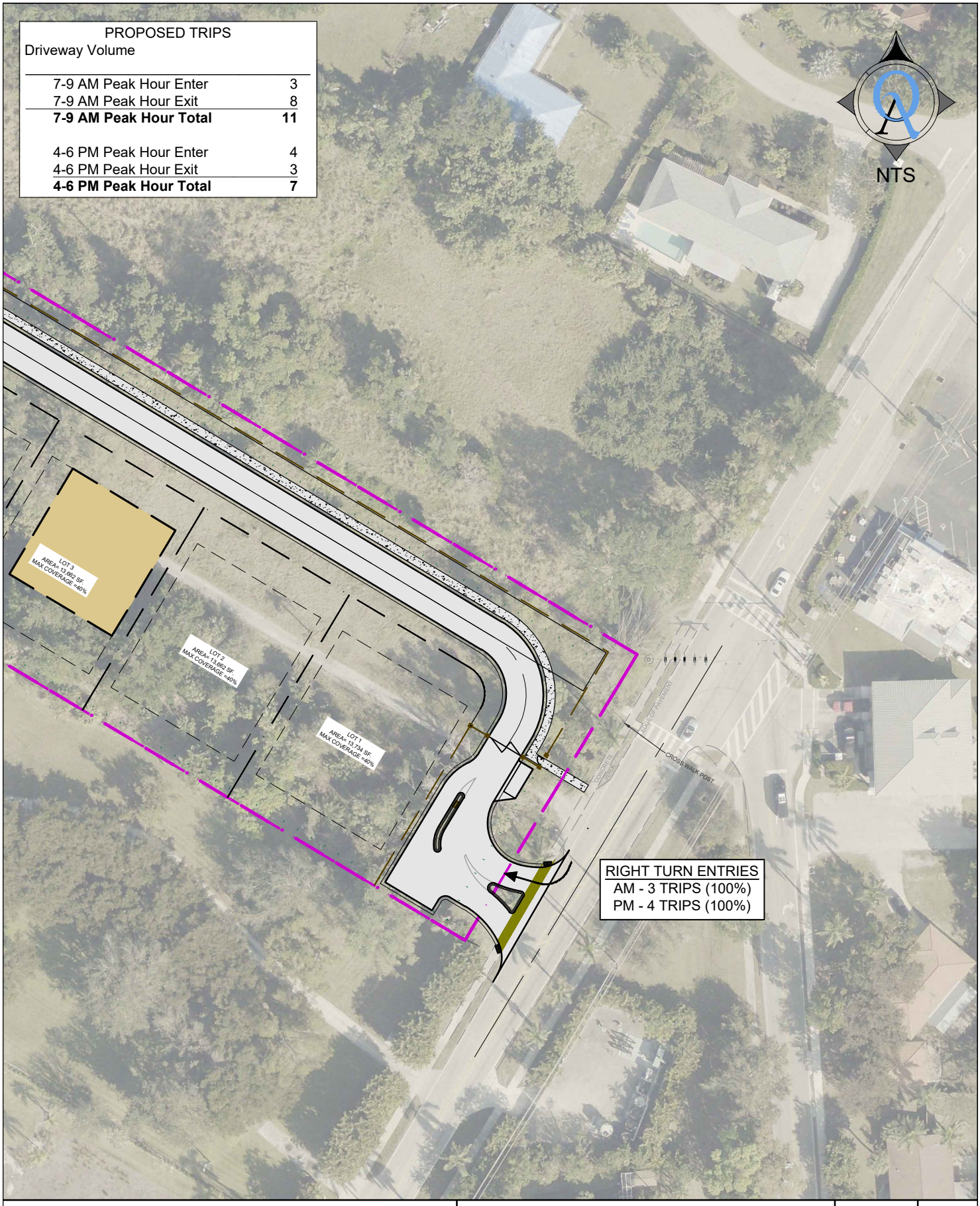
McGREGOR SOUNDS RPD

TIS DISTRIBUTION EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS , FLORIDA 33912

SHEET
T-01
01 OF 03

PROPOSED TRIPS Driveway Volume	
7-9 AM Peak Hour Enter	3
7-9 AM Peak Hour Exit	8
7-9 AM Peak Hour Total	**11**
4-6 PM Peak Hour Enter	4
4-6 PM Peak Hour Exit	3
4-6 PM Peak Hour Total	**7**



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

McGREGOR SOUNDS RPD

TIS ENTRIES EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919

SHEET
T-02
02 OF 03

PROPOSED TRIPS Driveway Volume	
7-9 AM Peak Hour Enter	3
7-9 AM Peak Hour Exit	8
7-9 AM Peak Hour Total	**11**
4-6 PM Peak Hour Enter	4
4-6 PM Peak Hour Exit	3
4-6 PM Peak Hour Total	**7**

NTS

LOT 3
AREA= 13,662 SF
MAX COVERAGE =40%

LOT 2
AREA= 13,662 SF
MAX COVERAGE =40%

LOT 1
AREA= 13,734 SF
MAX COVERAGE =40%

CONCRETE CURB

CROSS WALK POST

McGREGOR BOULEVARD
EXISTING 80' R/W
ARTERIAL ROAD / STATE MAINTAINED
40 MPH SPEED LIMIT

RIGHT TURN EXITS
AM - 8 TRIPS (100%)
PM - 3 TRIPS (100%)

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

McGREGOR SOUNDS RPD

TIS EXITS EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919

SHEET
T-03
03 OF 03

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

DCI2026-00017 Lee County DigEplan Original Application Dated 05-14-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210 - Single-Family Detached Housing	General	Dwelling Units	7	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	3	8	11
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 7 and 9 a.m.	T = 0.67(X) + 5.59	27%	73%	
210(1) - Single-Family Detached Housing	General	Dwelling Units	7	Weekday, Peak Hour of Adjacent Street	Best Fit (LOG)	5	3	8
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 4 and 6 p.m.	Ln(T) =0.92Ln(X) + 0.33	62%	38%	
210(2) - Single-Family Detached Housing	General	Dwelling Units	7	Weekday	Best Fit (LIN)	161	161	322
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				T = 8.07(X) + 265.45	50%	50%	

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

DCI2026-00017 Lee County DigEplan Original Application Dated 05-14-2026

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

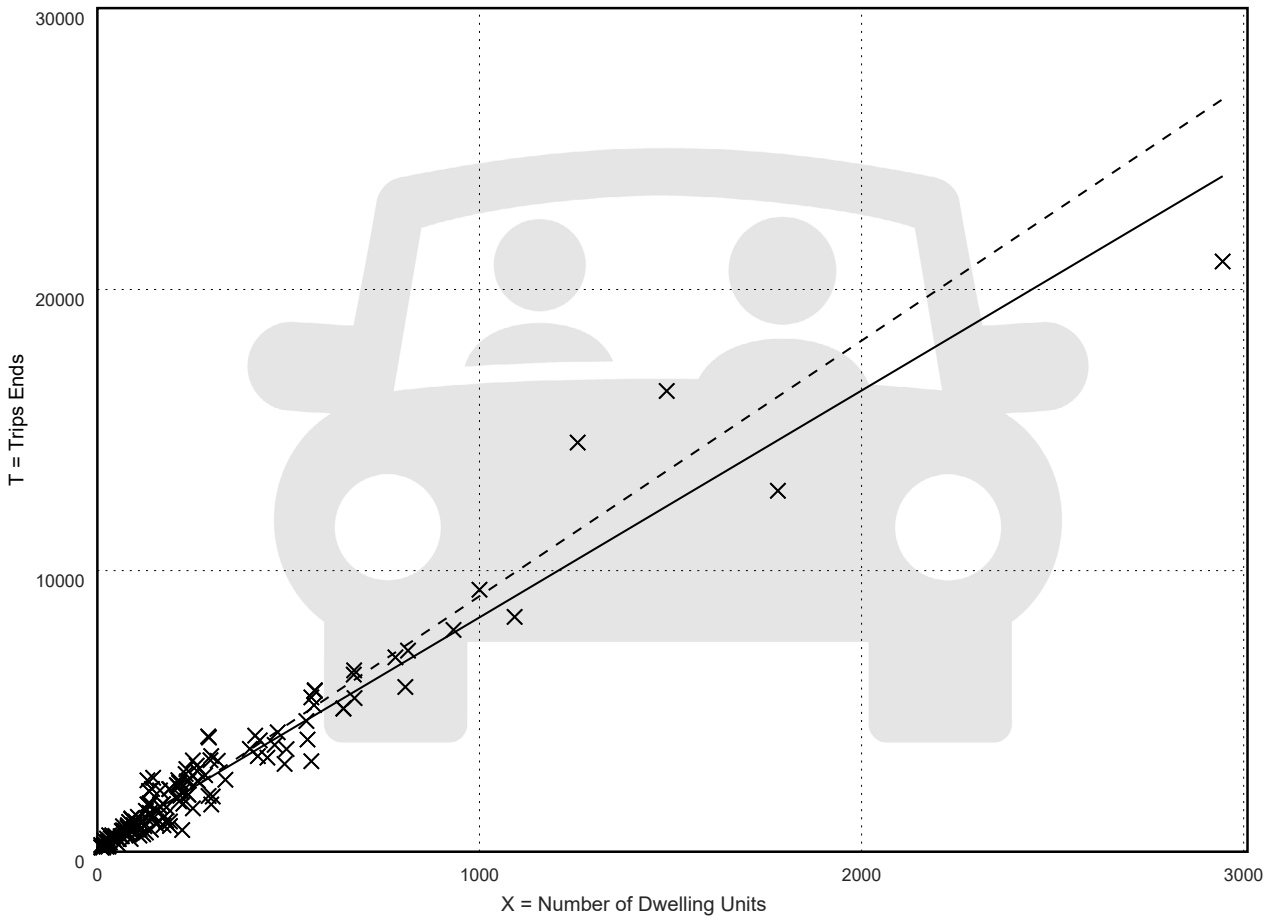
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

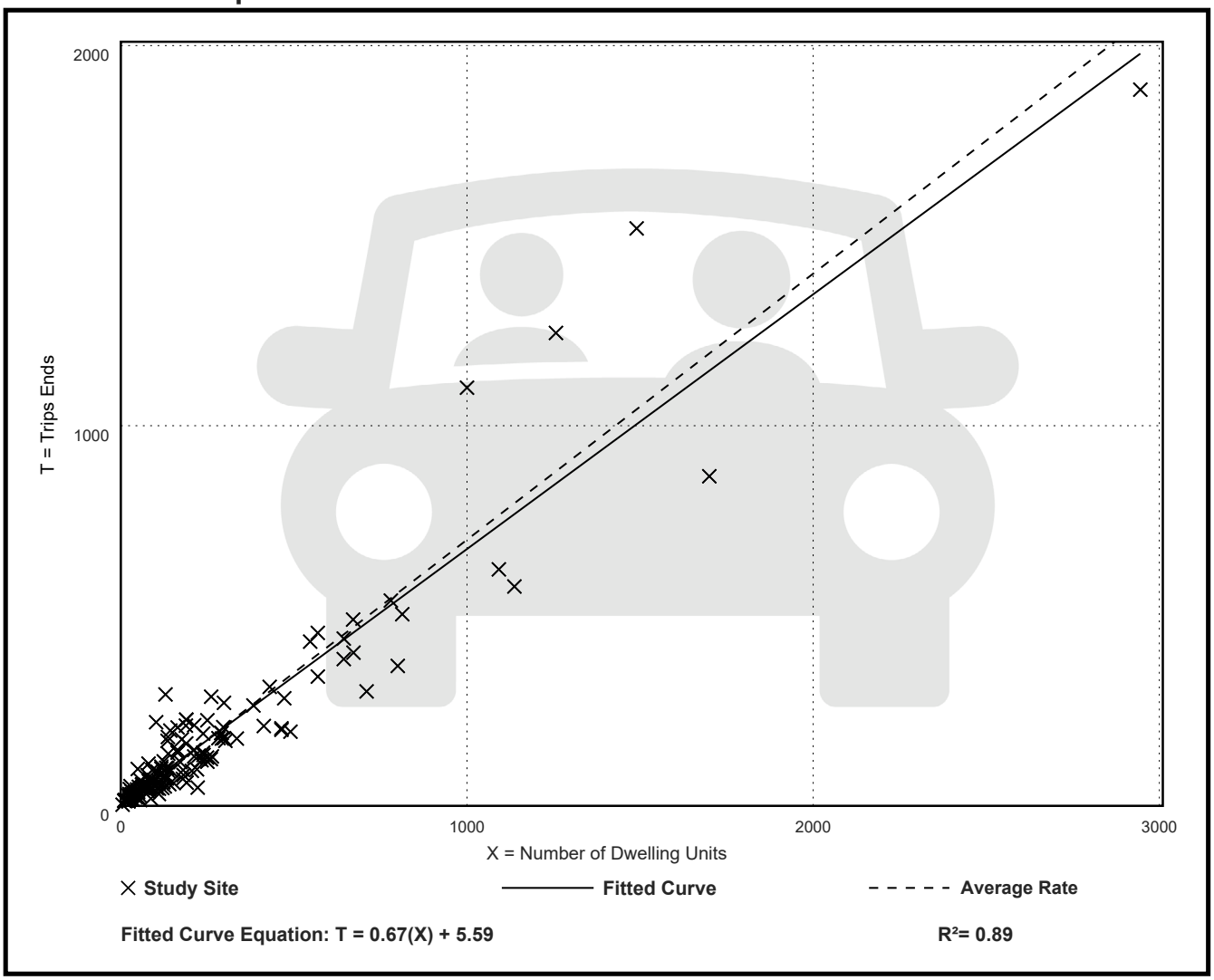
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

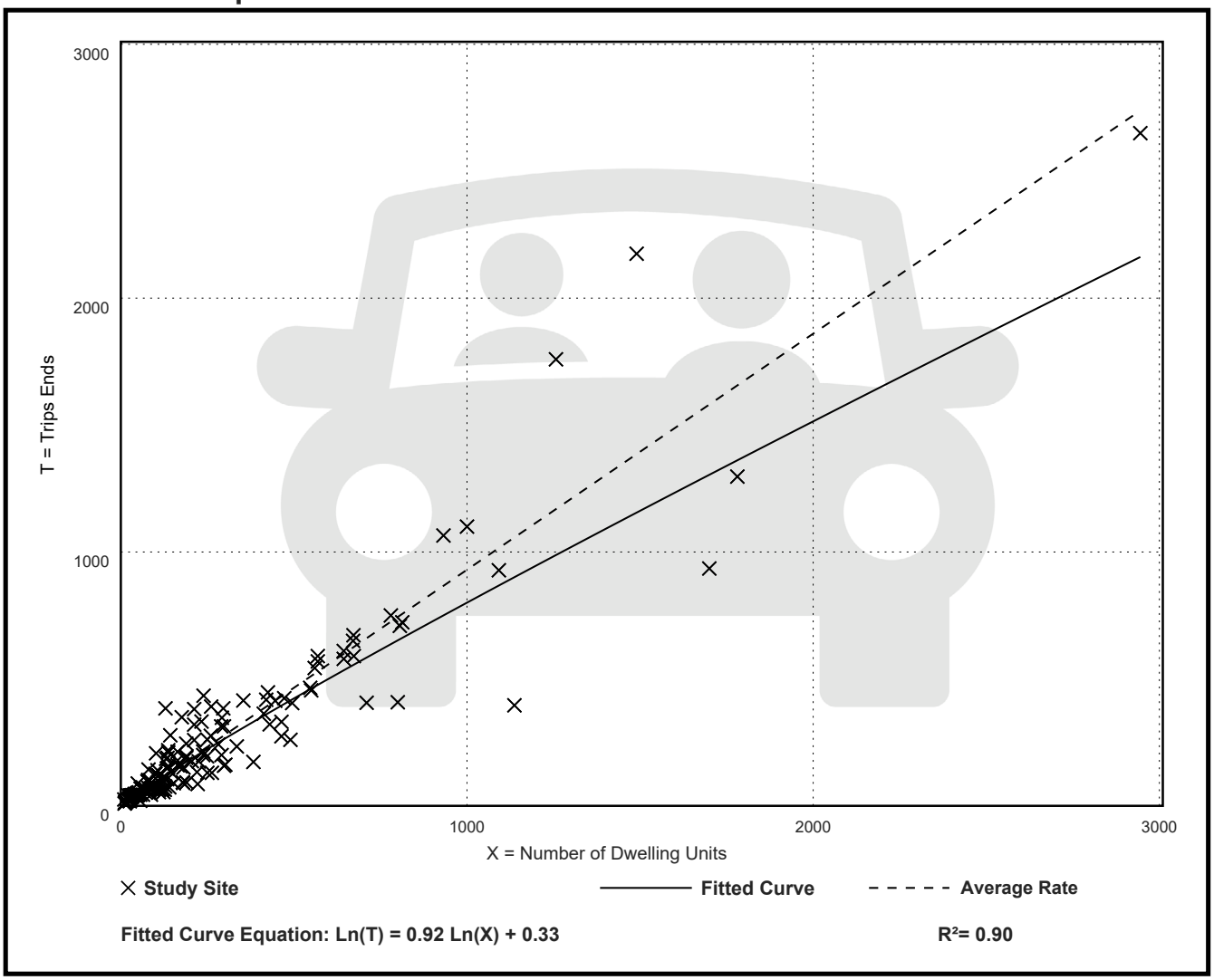
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

Quattrone & Associates, Inc.

ROADWAY VOLUME FORECAST

TABLE 2A: SHORT TERM AND HORIZON YEAR ANALYSIS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 11 VPH IN= 3 OUT= 8

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 7 VPH IN= 4 OUT= 3

Roadway	K Factor	D Factor
McGregor Boulevard	0.09	0.539

ROADWAY	SEGMENT	Location ID	2009 ADT	2024 ADT	YRS OF GROWTH	ANNUAL GROWTH RATE	PRESENT PK HR PK SEASON	2030 (Build-Out) PK HR PK SEASON VOLUME	2030 LOS	PROJECT TRAFFIC	AM TRAFFIC	PM TRAFFIC	2030 BACKGROUND+AM PROJECTED VOLUME	2030 BACKGROUND+AM PROJECTED LOS	2030 BACKGROUND+PM PROJECTED VOLUME	2030 BACKGROUND+PM PROJECTED LOS
McGregor Boulevard	N. of Site	451	16,600	15,600	15	2.00%	757	819	D	100%	3	4	822	D	823	D
	S. of Site	456	16,660	15,600	15	2.00%	757	819	D	100%	8	3	827	D	822	D

* 2024 Peak Hour Peak Season values were calculated using FDOT K and D factors multiplied by the current AADT Volume.

** Growth Rates were calculated utilizing the FDOT 2024 Historical AADT Report.

*** Where AADT data yields a growth rate below 2%, a 2% growth rate is applied for conservative LOS projections.

Quattrone & Associates, Inc.

TRAFFIC DOCUMENTS & REPORT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5001 - SR 867, N OF SHADDELEE LN/S OF WINKLER LC331

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	15600 F	N 7900	S 7700	9.00	53.90	6.00
2023	16000 C	N 8100	S 7900	9.00	53.80	6.00
2022	15200 F	N 7700	S 7500	9.00	53.70	5.20
2021	15200 C	N 7700	S 7500	9.00	53.10	5.20
2020	15300 C	N 7500	S 7800	9.00	52.80	4.40
2019	16500 C	N 8100	S 8400	9.00	53.30	4.10
2018	16400 C	N 8300	S 8100	9.00	53.30	4.70
2017	15900 C	N 8000	S 7900	9.00	53.20	4.30
2016	16200 C	N 8300	S 7900	9.00	55.90	3.00
2015	16000 C	N 8200	S 7800	9.00	54.40	3.60
2014	16800 F	N 8700	S 8100	9.00	54.90	3.30
2013	16800 C	N 8700	S 8100	9.00	55.20	3.30
2012	16300 C	N 8400	S 7900	9.00	55.50	3.80
2011	17900 F	N 9200	S 8700	9.00	54.70	2.80
2010	17500 C	N 9000	S 8500	9.40	55.43	2.80
2009	16600 C	N 8500	S 8100	9.68	55.28	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

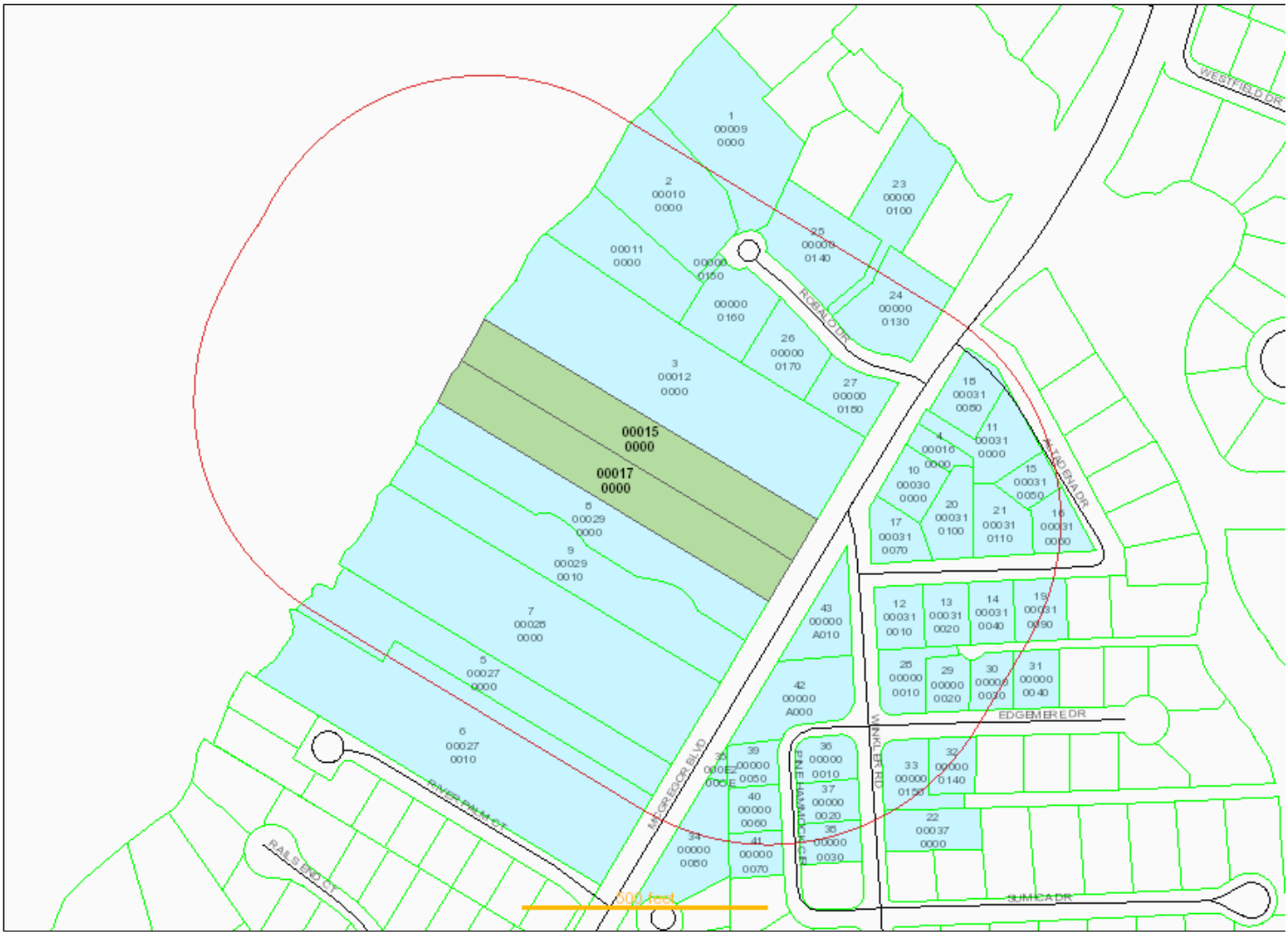
	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.



Date of Report: March 18, 2026

Buffer Distance: 500 feet Rerun

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

Parcels Affected: 46

Subject Parcels: **10-45-24-00-00015.0000, 10-45-24-00-00017.0000**

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
GADDIS JOHN P & RENEE A TR 904 ROBALO DR FORT MYERS FL 33919	**10-45-24-00-00009.0000** 904 ROBALO DR FORT MYERS FL 33919	PARL IN SE 1/4 OF NW 1/4 AS DESC OR 1472 PG 1275	1
PETERS MARLA J & MICHAEL J TR 914 ROBALO DR FORT MYERS FL 33919	**10-45-24-00-00010.0000** 914 ROBALO DR FORT MYERS FL 33919	PARL IN SW 1/4 OF NW 1/4 AS DESC OR 0710 PG 0432	2
PALMA & PALMA LLC 9150 PENZANCE BLVD FORT MYERS FL 33912	**10-45-24-00-00012.0000** 11480 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN S1/2 OF NW 1/4 SEC 10 TWP 45 R 24 AS DESC OR 0180 PG 0284	3
1148 MCGREGOR BLVD LLC 1148 MCGREGOR BLVD CAPE CORAL FL 33914	**10-45-24-00-00016.0000** 11451 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN SE 1/4 OF NW 1/4 DESC OR 1733 PG 3443 LESS PARL 31.0 + LESS OR 3638 PG 4203	4
GOROVOY MARK S & LYNDA LEE 13733 BRYNWOOD LN FORT MYERS FL 33912	**10-45-24-00-00027.0000** 11710 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SW 1/4 DESC DB 187 PG 66 LESS OR 1945 PG 50	5
GOROVOY MARK S & LYNDA LEE 13733 BRYNWOOD LN	**10-45-24-00-00027.0010** 11720 MCGREGOR BLVD	PARL IN NW 1/4 OF SW 1/4 SEC 10 PT OF GOVT LT 2	6

FORT MYERS FL 33912	FORT MYERS FL 33919	DESC IN OR 1945 PG 50	
DOSORETZ ARIE & 11660 MCGREGOR BLVD FORT MYERS FL 33919	**10-45-24-00-00028.0000** 11660/670 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NW 1/4 OF SW 1/4 AS DESC IN INST # 2018-141166	7
RAM TEJ & SHARMA RAJENDRA S 11600 MCGREGOR BLVD FORT MYERS FL 33919	**10-45-24-00-00029.0000** 11600 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN SEC 10 TWP 45 R 24 DESC IN OR 266 PG 525 LESS 29.001	8
KIESEL THOMAS F & RUTH E 11620 MCGREGOR BLVD FORT MYERS FL 33919	**10-45-24-00-00029.0010** 11620 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN SEC 10 TWP 45 R 24 DESC IN OR 1289 PG 22 + 2013000104762	9
1148 MCGREGOR BLVD LLC 1148 MCGREGOR BLVD CAPE CORAL FL 33914	**10-45-24-00-00030.0000** 11481 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 0206 PG 0229	10
SHRI HANUMAN LLC 6129 41ST ST E BRADENTON FL 34203	**10-45-24-00-00031.0000** 910 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 DESC OR 1759 PG 2292 LESS OR 2272 PG 0856	11
ANGJELKOSKI SPASE & DANIELA 6533 MONTEREY POINT #204 NAPLES FL 34105	**10-45-24-00-00031.0010** 5403 WINKLER RD FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1012 PG 0702	12
AKIN RICHARD 1220 WESTFIELD DR FORT MYERS FL 33919	**10-45-24-00-00031.0020** 943 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 0050 PG 0424	13
TARP ALTADENA LLC A 1220 WESTFIELD DR FORT MYERS FL 33919	**10-45-24-00-00031.0040** 939 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1376 PG 2350	14
MULVIHILL FRANKLIN S & 916 ALTADENA DR FORT MYERS FL 33919	**10-45-24-00-00031.0050** 916 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1141 PG 1903	15
LO CHEE MING 920 ALTADENA DR FORT MYERS FL 33919	**10-45-24-00-00031.0060** 920 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1062 PG 1436	16
IONA MCGREGOR FIRE PROTECTION 6061 SOUTH POINTE BLVD FORT MYERS FL 33919	**10-45-24-00-00031.0070** 5401 WINKLER RD FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1143 PG 1752	17
SHRI HANUMAN LLC 6129 41ST ST E BRADENTON FL 34203	**10-45-24-00-00031.0080** 11401 MCGREGOR BLVD FORT MYERS FL 33919	PARL IN S E 1/4 OF N W 1/4 SEC 10 TWP 45 R 24 DESC IN OR 1236 PG 270	18
KLARE DAVID TODD & JOANNE M 935 ALTADENA DR FORT MYERS FL 33919	**10-45-24-00-00031.0090** 935 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 AS DESC OR 1184 PG 0610 + E 10 FT WEST OF PARL AS DESC IN OR 3638 PG 4203	19
1148 MCGREGOR BLVD LLC 1148 MCGREGOR BLVD CAPE CORAL FL 33914	**10-45-24-00-00031.0100** 942 ALTADENA DR FORT MYERS FL 33919	PARL IN NE 1/4 OF SW 1/4 DESC OR 1463 PB 1491	20
MANINI ALICE E + 938 ALTADENA DR FORT MYERS FL 33919	**10-45-24-00-00031.0110** 938 ALTADENA DR FORT MYERS FL 33907	BEG 210 FT E OF WINKLER N OF ALTADENA DESC 2272 PG 0856	21
BUSCIGLIO JOANN 5445 WINKLER RD FORT MYERS FL 33919	**10-45-24-00-00037.0000** 5445 WINKLER RD FORT MYERS FL 33919	W 200 FT OF N 80 FT OF N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 E OF RD LESS 8 FT	22
EWERT ULRICH TR 935 ROBALO DR FORT MYERS FL 33919	**10-45-24-03-00000.0100** 935 ROBALO DR FORT MYERS FL 33919	WYOMI PLAT BOOK 9 PAGE 104 LOT 10 + PT LOT 11	23
CACIOPPO ROBERT & CARRIE 945 ROBALO DR FORT MYERS FL 33919	**10-45-24-03-00000.0130** 945 ROBALO DR FORT MYERS FL 33919	WYOMI PLAT BOOK 9 PAGE 104 LOT 13	24

GADDIS HOLDINGS LLC 904 ROBALO DR FORT MYERS FL 33919	**10-45-24-03-00000.0140** 925 ROBALO DR FORT MYERS FL 33919	WYOMI PLAT BOOK 9 PAGE 104 LOT 14	25
DAUBENSPECK CHLOE CHRISTINE & 413 EDISON ST BATON ROUGE LA 70806	**10-45-24-03-00000.0170** 934 ROBALO DR FORT MYERS FL 33919	WYOMI PLAT BOOK 9 PAGE 104 LOT 17	26
PERRONE ROSS T SR & LAURA C 944 ROBALO DR FORT MYERS FL 33919	**10-45-24-03-00000.0180** 944 ROBALO DR FORT MYERS FL 33919	WYOMI PLAT BOOK 9 PAGE 104 LOT 18	27
STIFFEL L GARY TR 8521 OAKSHADE CIR #424 FORT MYERS FL 33919	**10-45-24-09-00000.0010** 5425 WINKLER RD FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 1	28
BORDEN DERRICA D + 12231 VOYAGEUR CT INDIANAPOLIS IN 46236	**10-45-24-09-00000.0020** 1011 EDGEMERE DR FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 2	29
LESLEY TODD E & KAREN M 1019 EDGEMERE DR FORT MYERS FL 33919	**10-45-24-09-00000.0030** 1019 EDGEMERE DR FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 3	30
LONG ASHLEY E B 1027 EDGEMERE DR FORT MYERS FL 33919	**10-45-24-09-00000.0040** 1027 EDGEMERE DR FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 4	31
MOLENBURG TYLER S & 1010 EDGEMERE DR FORT MYERS FL 33919	**10-45-24-09-00000.0140** 1010 EDGEMERE DR FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 14	32
ISAAC DERRICK G & 1006 EDGEMERE DR FORT MYERS FL 33919	**10-45-24-09-00000.0150** 1006 EDGEMERE DR FORT MYERS FL 33919	EDGEMERE PARK PB 12 PG 132 LOT 15	33
TROFIN DORIN 11641 MEMORY LN FORT MYERS FL 33919	**10-45-24-40-00000.0080** 11641 MEMORY LN FORT MYERS FL 33919	KINGSBRIDGE S/D PB 40 PG 39 LOT 8	34
KINGSBRIDGE HOMEOWNER ASSN 11741 MEMORY LN FORT MYERS FL 33919	**10-45-24-40-000E2.00CE** KINGSBRIDGE C/E FORT MYERS FL 33919	KINGSBRIDGE PB 40 PG 39 E2 ESMT SIGN PURPOSES	35
PETERS KATHLEEN ANN TR 11641 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.0010** 11641 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 1	36
DONLAN PATRICK & JUDITH 11651 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.0020** 11651 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 2	37
HUNTER SUSAN K 11661 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.0030** 11661 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 3	38
SZUMLANSKI SHARON TR 811 SE 20TH PL CAPE CORAL FL 33990	**10-45-24-41-00000.0050** 11640 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 5	39
ROBERT G FOWLER TRUST + 11650 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.0060** 11650 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 6	40
AVILA DONNA L 11660 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.0070** 11660 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 LOT 7	41
BOYLE MARK A & LINDA K 11630 PINE HAMMOCK CIR FORT MYERS FL 33919	**10-45-24-41-00000.A000** 11630 PINE HAMMOCK CIR FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 SLY 1/2 OF TRACT A FUTURE DEV	42
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	**10-45-24-41-00000.A010** 11601 MCGREGOR BLVD FORT MYERS FL 33919	PINE HAMMOCK S/D PB 42 PG 4 NLY 1/2 OF TRACT A	43

GADDIS JOHN P & RENEE A TR
904 ROBALO DR
FORT MYERS FL 33919

PETERS MARLA J & MICHAEL J TR
914 ROBALO DR
FORT MYERS FL 33919

PALMA & PALMA LLC
9150 PENZANCE BLVD
FORT MYERS FL 33912

1148 MCGREGOR BLVD LLC
1148 MCGREGOR BLVD
CAPE CORAL FL 33914

GOROVOY MARK S & LYNDA LEE
13733 BRYNWOOD LN
FORT MYERS FL 33912

GOROVOY MARK S & LYNDA LEE
13733 BRYNWOOD LN
FORT MYERS FL 33912

DOSORETZ ARIE &
11660 MCGREGOR BLVD
FORT MYERS FL 33919

RAM TEJ & SHARMA RAJENDRA S
11600 MCGREGOR BLVD
FORT MYERS FL 33919

KIESEL THOMAS F & RUTH E
11620 MCGREGOR BLVD
FORT MYERS FL 33919

1148 MCGREGOR BLVD LLC
1148 MCGREGOR BLVD
CAPE CORAL FL 33914

SHRI HANUMAN LLC
6129 41ST ST E
BRADENTON FL 34203

ANGJELKOSKI SPASE & DANIELA
6533 MONTEREY POINT #204
NAPLES FL 34105

AKIN RICHARD
1220 WESTFIELD DR
FORT MYERS FL 33919

TARP ALTADENA LLC A
1220 WESTFIELD DR
FORT MYERS FL 33919

MULVIHILL FRANKLIN S &
916 ALTADENA DR
FORT MYERS FL 33919

LO CHEE MING
920 ALTADENA DR
FORT MYERS FL 33919

IONA MCGREGOR FIRE PROTECTION
6061 SOUTH POINTE BLVD
FORT MYERS FL 33919

SHRI HANUMAN LLC
6129 41ST ST E
BRADENTON FL 34203

KLARE DAVID TODD & JOANNE M
935 ALTADENA DR
FORT MYERS FL 33919

1148 MCGREGOR BLVD LLC
1148 MCGREGOR BLVD
CAPE CORAL FL 33914

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MANINI ALICE E +
938 ALTADENA DR
FORT MYERS FL 33919

BUSCIGLIO JOANN
5445 WINKLER RD
FORT MYERS FL 33919

EWERT ULRICH TR
935 ROBALO DR
FORT MYERS FL 33919

CACIOPPO ROBERT & CARRIE
945 ROBALO DR
FORT MYERS FL 33919

GADDIS HOLDINGS LLC
904 ROBALO DR
FORT MYERS FL 33919

DAUBENSPECK CHLOE CHRISTINE &
413 EDISON ST
BATON ROUGE LA 70806

PERRONE ROSS T SR & LAURA C
944 ROBALO DR
FORT MYERS FL 33919

STIFFEL L GARY TR
8521 OAKSHADE CIR #424
FORT MYERS FL 33919

BORDEN DERRICA D +
12231 VOYAGEUR CT
INDIANAPOLIS IN 46236

LESLEY TODD E & KAREN M
1019 EDGEMERE DR
FORT MYERS FL 33919

LONG ASHLEY E B
1027 EDGEMERE DR
FORT MYERS FL 33919

MOLENBURG TYLER S &
1010 EDGEMERE DR
FORT MYERS FL 33919

ISAAC DERRICK G &
1006 EDGEMERE DR
FORT MYERS FL 33919

TROFIN DORIN
11641 MEMORY LN
FORT MYERS FL 33919

KINGSBRIDGE HOMEOWNER ASSN
11741 MEMORY LN
FORT MYERS FL 33919

PETERS KATHLEEN ANN TR
11641 PINE HAMMOCK CIR
FORT MYERS FL 33919

DONLAN PATRICK & JUDITH
11651 PINE HAMMOCK CIR
FORT MYERS FL 33919

HUNTER SUSAN K
11661 PINE HAMMOCK CIR
FORT MYERS FL 33919

SZUMLANSKI SHARON TR
811 SE 20TH PL
CAPE CORAL FL 33990

ROBERT G FOWLER TRUST +
11650 PINE HAMMOCK CIR
FORT MYERS FL 33919

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AVILA DONNA L
11660 PINE HAMMOCK CIR
FORT MYERS FL 33919

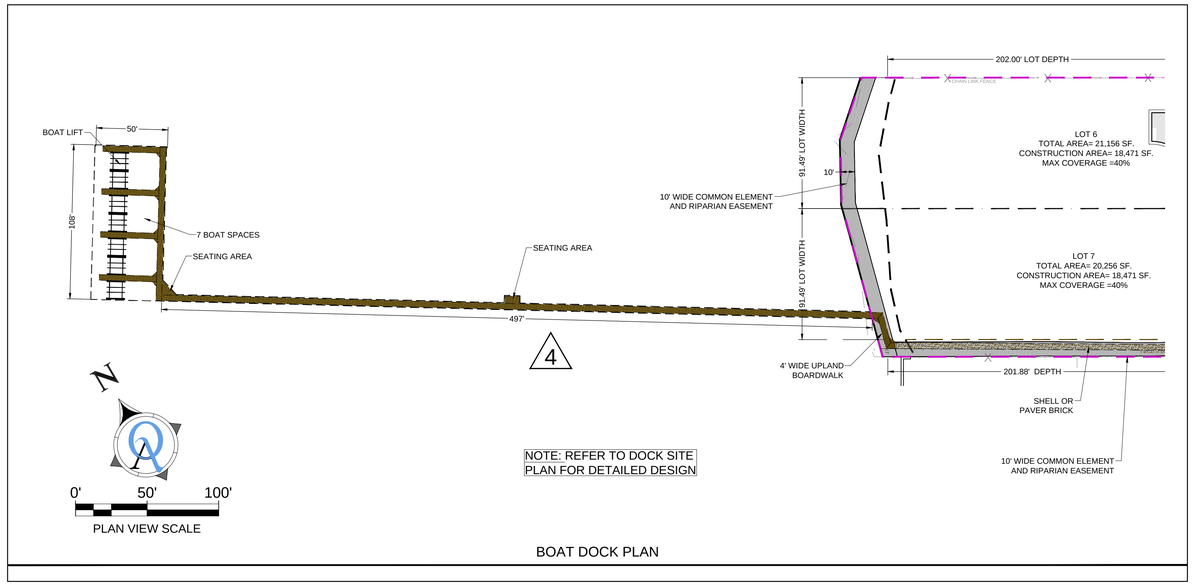
BOYLE MARK A & LINDA K
11630 PINE HAMMOCK CIR
FORT MYERS FL 33919

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

McGREGOR SOUND

LOCATED IN SECTION 10, TOWNSHIP 45-S, RANGE 24-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN



BOAT DOCK PLAN

PROJECT SUMMARY:

ZONING/REZONING
RS-1 -RPD

FLU
SUBURBAN

STRAP #'s
10-45-24-00-00015.0000
10-45-24-00-00017.0000

DEVIATIONS
⚠ #

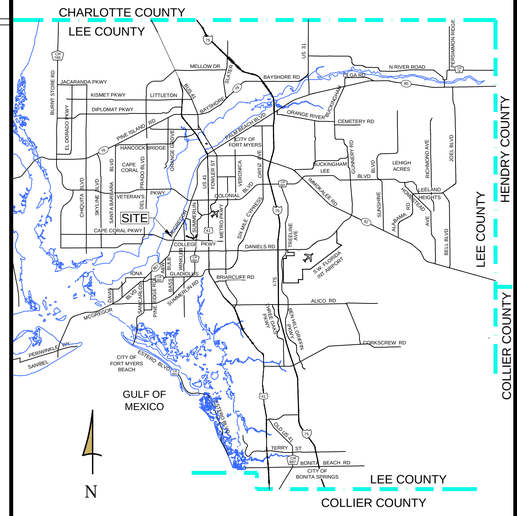
PROJECT ACREAGE
+/- 3.70 ACRES (161,436 SF)

PROJECT DENSITY
SEVEN (7) SINGLE FAMILY LOTS

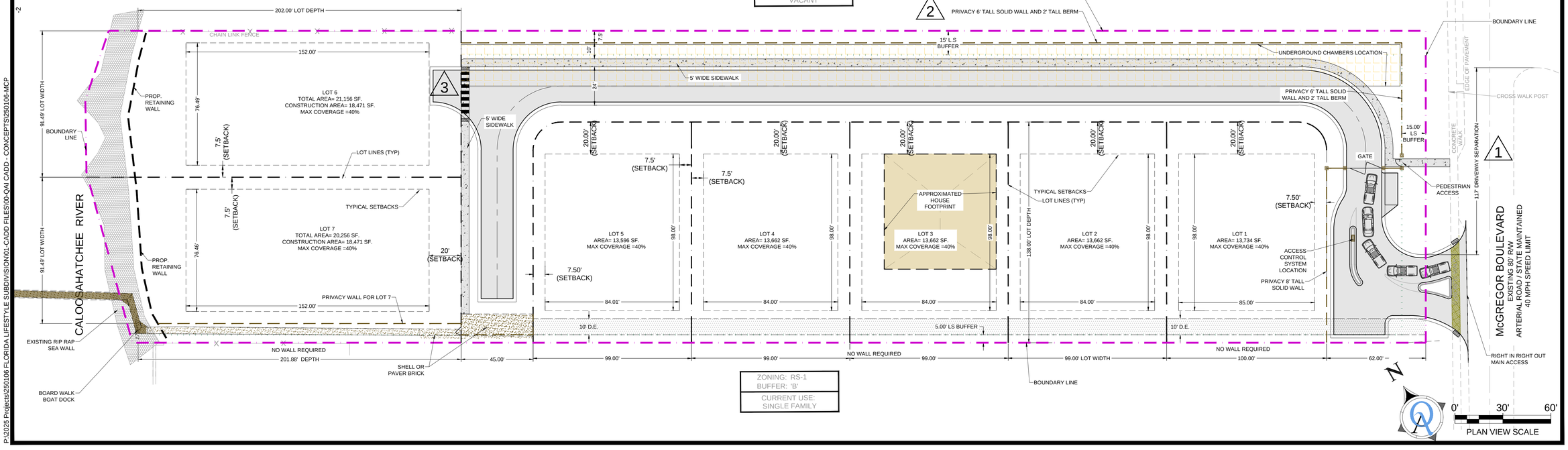
LOT SPECIFICATIONS
MIN. LOT FOOTAGE = 7,500 SF.
MIN. LOT WIDTH = 75'
MIN. LOT DEPTH = 100'
MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 35'

SETBACKS:
FRONT (ROAD) = 25'
REAR = 20'
WATER BODY = 25'
SIDE = 7.5'

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



LOCATION MAP
(NOT TO SCALE)



P:\2025 Projects\250106 FLORIDA LIFESTYLE SUBDIVISION\01-CADD FILES\00-QAI CADD - CONCEPTS\250106-MCP -2