



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

June 26, 2026

Mr. Peter Blackwell, Planner
Zoning Section
Lee County Department of Community Development
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

RE: First Auto Credit Dealership
REZ2026-00001
Haley Ward Project Number 2012344.002(25-11)

Dear Mr. Blackwell:

Enclosed herewith for your review and approval are our response letter and various attachments for the above referenced project. Moreover, the following are chronological responses to the various staff comments as listed in your "Consolidated Review Comments" dated June 22nd, 2026:

Reviewer Paige Carroll

Environmental Review:

Comment 1. After further review the use of car dealership triggers LDC Section 34-1352. The LDC Section requires a 25-foot buffer along right of ways external to the development. Please demonstrate compliance with LDC Section 34-1352(g)(1) to the north and south property lines.

Response 1. See the attached Landscape Exhibit reflecting the required 25' buffer along the southern property line and 15' buffer along the northern property line. However, an administrative deviation for the northern buffer will be pursued after the rezoning case is approved.

Comment 2. Please demonstrate compliance with LDC Section 10-425(a) for 10% open space.

Response 2. See the attached Landscape Exhibit reflecting the open space calculations.

Comment 3. If the applicant cannot meet the buffer requirements in LDC Section 34-1352 then an administrative deviation (ADD) will be required per LDC Section 34-1354.

Response 3. Acknowledged. See Response 1. Above.





Reviewer Richard Burns

Legal Review:

Comment 1. The boundary survey has inconsistent calls between the metes and bounds description and the calls listed on the survey sketch. Please include the deed calls on the survey sketch.

Response 1. See the attached revised Boundary Survey reflecting the above requirement.

Comment 2. The document is titled Survey Plat not Boundary Survey. Note 11 does indicate the document is a boundary survey. The preferred title for the document is Boundary Survey.

Response 2. See the attached revised Boundary Survey being titled as required.

We trust the information provided herewith is complete to consider the case sufficient. However, if you should have any questions regarding any of the above, please do not hesitate to call me.

Very truly yours,

HALEY WARD, INC.

Ahmad R. Kareh, P.E., M.S.C.E.
Senior Vice President & Regional Manager
ARK/js
Enclosures

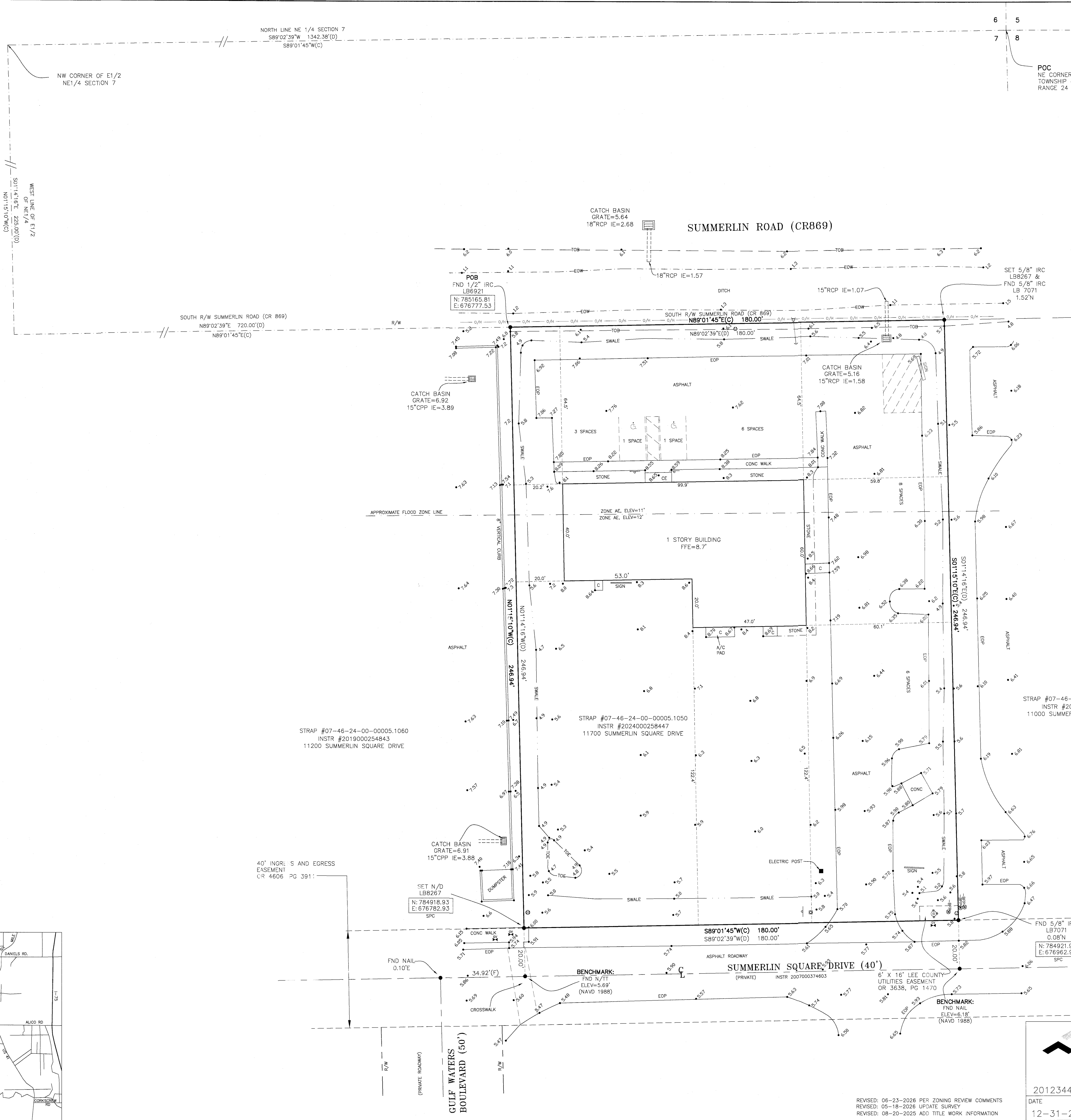
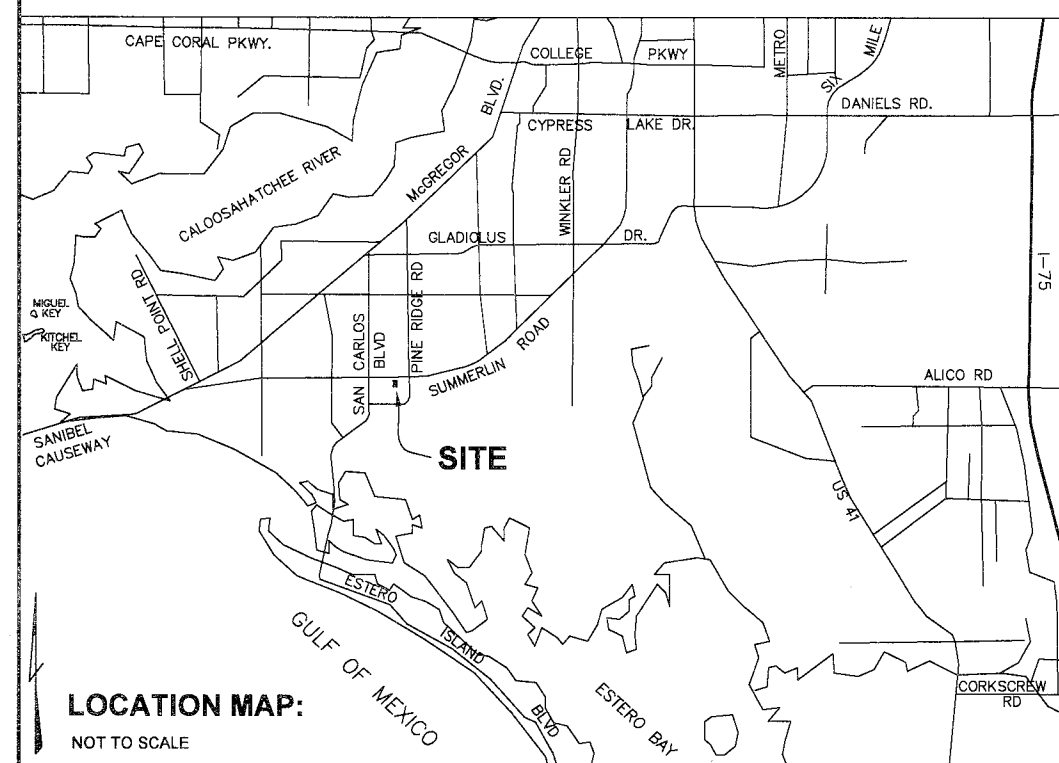
cc: Mr. David C. Likens, Managing Member
DK Florida Properties, LLC
w/enclosures

ABBREVIATIONS

(C) = CALCULATED
(D) = DEED
(F) = CALCULATED FROM FIELD MEASUREMENTS
(M) = MEASURED
(NR) = NON RADIAL
(P) = PLAT
(R) = RADIAL
A/C = AIR CONDITIONER
BM = BENCH MARK
CBS = CONCRETE BLOCK STRUCTURE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
COR = CORNER
CPP = CORRUGATED PLASTIC PIPE
DE = DRAINAGE EASEMENT
D/H = DRILL HOLE
ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
FOM = FOUND CONCRETE MONUMENT
FFE = FINISHED FLOOR ELEVATION
FIRC = FOUND IRON ROD WITH CAP
FND = FOUND
IE = INVERT ELEVATION
IR = IRON ROD
IRC = IRON ROD & CAP
INSTR = INSTRUMENT NUMBER
MHW = MEAN HIGH WATER LINE
N/D = NAIL & DISK
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
OR = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
SPC = STATE PLANE COORDINATES
TOB = TOP OF BANK
TOE = TOE OF SLOPE
UE = UTILITY EASEMENT

SYMBOLS

T = TRANSFORMER
C = CONCRETE PAD
B = BRICK PAD
YD = YARD DRAIN
WM = WATER METER
EB = ELECTRIC BOX
LP = LIGHT POLE
TR = TELEPHONE RISER
SC = SANITARY CLEANOUT
CB = CABLE TELEVISION BOX
SM = SANITARY MANHOLE
IV = IRRIGATION CONTROL VALVE
DI = DRAINAGE INLET
O/H = OVER HEAD LINES
WV = WATER VALVE
S = SIGN
FH = FIRE HYDRANT
HP = HANDICAP PARKING SPACE
GW = GUY WIRE
5.0' = EXISTING ELEVATION



BOUNDARY SURVEY

OF
A PARCEL OF LAND LYING IN
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

POC
NE CORNER SECTION 7,
TOWNSHIP 46 SOUTH,
RANGE 24 EAST



RECORD DESCRIPTION: (PER INSTRUMENT #2024000258447) AND PER OPINION OF TITLE

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST;
THENCE SOUTH 89°02'39" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION
7, FOR 1342.38 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST
QUARTER OF SAID SECTION 7; THENCE SOUTH 01°14'16" EAST ALONG THE WEST LINE OF THE
EAST HALF OF SAID NORTHEAST QUARTER FOR 225.00 FEET TO AN INTERSECTION WITH THE
SOUTH RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (C.R. 869); THENCE NORTH 89°02'39" EAST
ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 720.00 FEET TO THE POINT OF BEGINNING OF THE
HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89°02'39" EAST ALONG SAID
SOUTH RIGHT-OF-WAY LINE FOR 180.00 FEET; THENCE SOUTH 01°14'16" EAST FOR 246.94 FEET
TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 20.00 FEET NORTH OF AS MEASURED AT
RIGHT ANGLES TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1
IN OFFICIAL RECORDS BOOK 2053, PAGE 2878 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE SOUTH 89°02'39" WEST ALONG SAID PARALLEL LINE FOR 180.00 FEET; THENCE NORTH
01°14'16" WEST FOR 246.94 FEET TO THE POINT OF BEGINNING.

SITE LOCATION:
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

GENERAL SURVEY NOTES:

- SURVEY BASED ON AN OPINION OF TITLE PREPARED BY JOHNSON, SCHNEIDER & FERRELL, LLC,
DATED MAY 7, 2026, THE DESCRIPTION SHOWN HEREON, AND FOUND MONUMENTATION.
- BEARINGS ARE BASED ON STATE PLANE FLORIDA MERCATOR WEST ZONE AS SHOWN AND NOTED
HEREON HOLDING NGS CONTROL POINT "E-532" WITH THE NORTH RIGHT-OF-WAY LINE OF
SUMMERLIN SQUARE DRIVE AS BEARING N89°01'45"E.
- STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/2011
ADJUSTMENT, FLORIDA MERCATOR WEST ZONE AS SHOWN AND NOTED HEREON HOLDING NGS
CONTROL POINT "E-532".
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ROOF OVERHANGS NOT SHOWN UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM AND NGS BENCHMARK E-532.
- PARCEL LIES IN FLOOD ZONE AE, WITH BASE FLOOD ELEVATIONS OF 11' AND 12' (NAVD 1988)
AS SHOWN HEREON PER FLOOD INSURANCE RATE MAP NUMBER 12071C0556G, (COMMUNITY
NAME: LEE COUNTY AND COMMUNITY NUMBER 125124), INDEX DATE 11-17-2022, PANEL DATE
11-17-2022.
- THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE
FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING
REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID
FLOOD INFORMATION.
- IRON RODS "SET" ARE 5/8" X 18" REBAR WITH PLASTIC CAP BEARING CORPORATION NO.
LB8267.
- UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS
OTHERWISE NOTED.
- THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE
JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY,
BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL CONTAINS 1.02 ACRES (44,449 SQ. FT.), MORE OR LESS.
- PARCEL ADDRESS: 11170 SUMMERLIN SQUARE DRIVE, FORT MYERS, FLORIDA, 33931.
- PARCEL STRAP No.: 07-46-24-00-00005.1050
- DATE OF LAST FIELD WORK: 05-18-2026

STRAP #07-46-24-00-00005.1040
INSTR #2010000124503
11000 SUMMERLIN SQUARE DRIVE

STRAP #07-46-24-00-00005.1060
INSTR #2019000254843
11200 SUMMERLIN SQUARE DRIVE

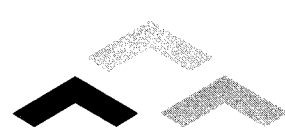
STRAP #07-46-24-00-00005.1050
INSTR #2024000258447
11700 SUMMERLIN SQUARE DRIVE

Robert L.
Carmelia, State of
Florida
Professional
Surveyor &
Mapper License
Number 6548

DN: cn=Robert L. Carmelia, State of
Florida Professional Surveyor &
Mapper License Number 6548,
o=Haley Ward Inc.(LB8267), Printed
copies of this document are not
considered signed and sealed and
the signature must be verified on
any electronic copies, ou=This item
has been digitally signed and sealed
by Robert L. Carmelia on the date
indicated here,
email=rcarmelia@haleyward.com,
c=US
Date: 2026.06.23 08:40:56 -04'00'

*NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
FOR THE FIRM HALEY WARD, INC. (LB8267)

ROBERT L. CARMELIA, P.S.M., NO. LS6548
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
- THIS CERTIFICATION IS ONLY FOR THE LANDS
DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING,
SETBACKS, OR FREEDOM OF ENCUMBRANCES.



HALEY WARD

Engineering | Environmental | Surveying

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919

PH (239) 481-1331

2012344.001SR.DWG

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB8267

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	AUTHOR	FILE NO. (S-T-R)
12-31-24	12344.001	RLC	1" = 20'	1 OF 1		07-46-24

REVISED: 06-23-2026 PER ZONING REVIEW COMMENTS
REVISED: 05-18-2026 UPDATE SURVEY
REVISED: 08-20-2025 ADD TITLE WORK INFORMATION

SITE AREAS DATA TABLE:

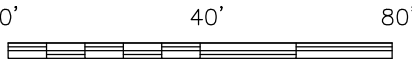
AREA NAME:	AREA (S.F.)	AREA (AC.)
BUILDING FOOTPRINT	= 4,937 S.F.	= 0.11 AC.
ASPHALT DRIVES & PARKING LOTS	= 12,916 S.F.	= 0.30 AC.
CONCRETE WALKS & PADS	= 794 S.F.	= 0.02 AC.
STONE	= 776 S.F.	= 0.02 AC.
SIGNS	= 12 S.F.	= 0.00 AC.
TOTAL IMPERVIOUS AREA	= 19,435 S.F.	= 0.45 AC.
TOTAL PERVIOUS AREA	= 25,014 S.F.	= 0.57 AC.
TOTAL IMPERVIOUS AREA	= 19,435 S.F.	= 0.45 AC.
TOTAL PARCEL AREA	= 44,449 S.F.	= 1.02 AC.

OPEN SPACE CALCULATIONS:

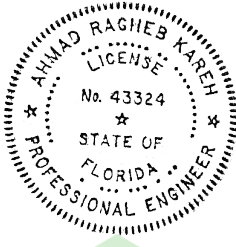
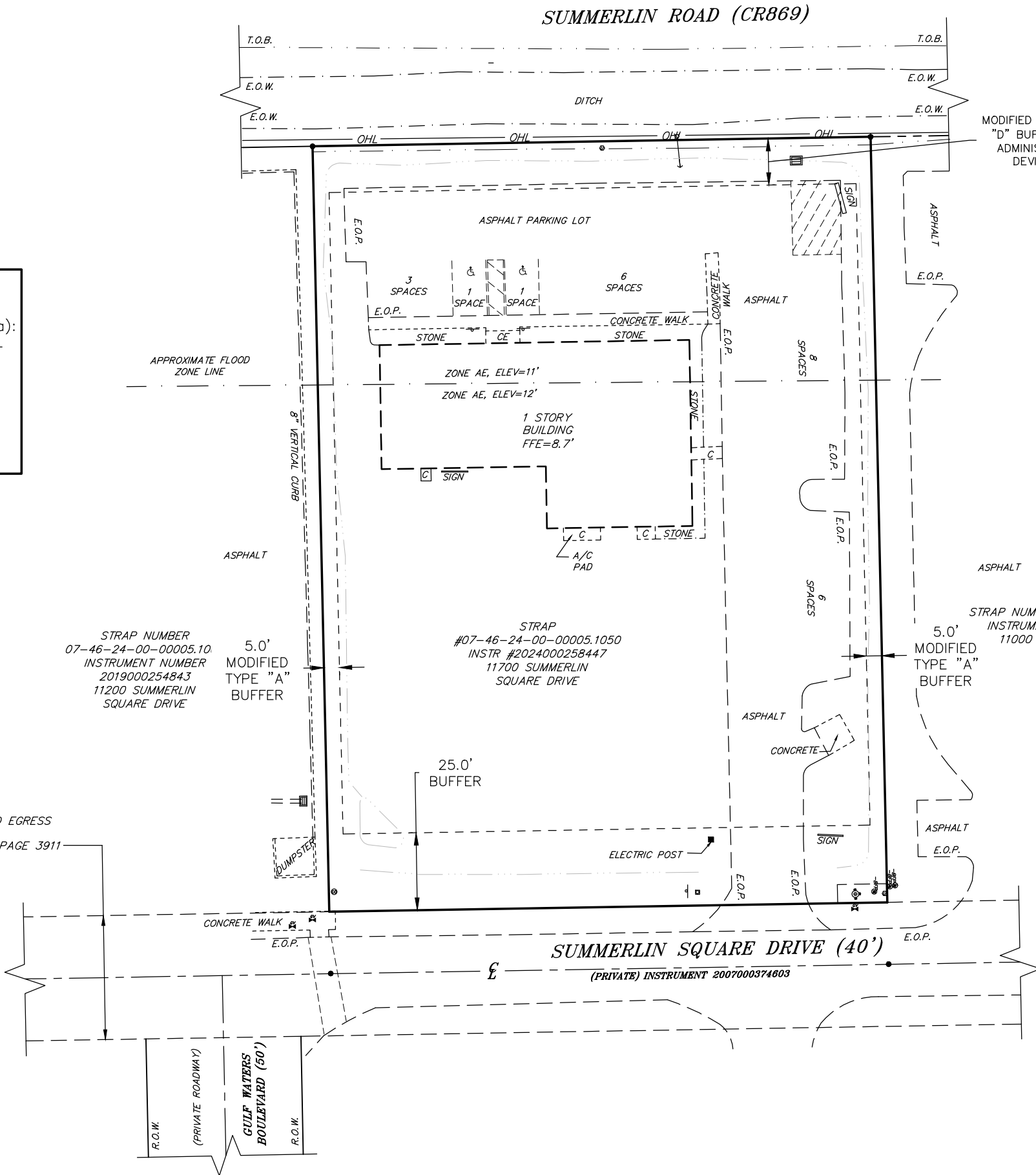
PER LEE COUNTY LAND DEVELOPMENT CODE, SECTION 10-415. (a):
OPEN SPACE, THE REQUIRED OPEN SPACE FOR SMALL COMMERCIAL
DEVELOPMENTS IS 20% OF THE DEVELOPMENT AREA

= 20% X 44,449 S.F.
= 8,890 S.F.

TOTAL OPEN SPACE PROVIDED
= 25,014 S.F.



SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES



MODIFIED 15.0' TYPE
"D" BUFFER WITH
ADMINISTRATIVE
DEVIATION

cn=Ahmad R. Kareh, State of
Florida, Professional Engineer,
License No. 43324, o=Haley
Ward Inc. (EB32664). Printed
copies of this document are not
considered signed and sealed
and the signature must be
verified on any electronic
copies., ou=This item has been
digitally signed and sealed by
Ahmad R. Kareh on the date
indicated here.,
email=akareh@haleyward.com,
c=US
2026.06.26 12:48:43 -04'00'

DK FLORIDA PROPERTIES, LLC
2313 EARLEN STREET
CAPE GIRARDEAU, MO 63701

FIRST AUTO CREDIT DEALERSHIP
SITE ADDRESS: 11700 SUMMERLIN SQUARE DRIVE, FORT MYERS BEACH, FL 33931
SECTION 07, T 46S, R 24E, LEE COUNTY, FLORIDA

HALEY WARD, INC.
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
PHONE: (239) 481-1331 | FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB6267
DRAFTING BY: A.G. DEL POZO | DESIGNED BY: A.G. DEL POZO | APPROVED BY: A.R. KAREH
PROJECT NO.: 2012344.002(25-11) | DATE: JUNE 23, 2026 | SCALE: 1" = 40'

LANDSCAPE
EXHIBIT

SHEET
1 OF 1

FILE:
07-46-24