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July 7, 2026

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

Record Number: DCI2026-00014
Record Type: Planned Development
Address: 0 TICE STREET DEVELOPMENT, FORT MYERS, FL
Project Name: Tice Industrial Park
Record Description: Rezone 59.85 acres from Multi-Family Residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD).

GENERAL COMMENTS:

Development Services Review

[10-291(3)] More Than One Means of Ingress/Egress. Commercial or industrial development of more than ten (10) acres must provide more than one means of ingress or egress for the development.
Response: Please see revised MCP showing an additional ingress and egress.

[10-256(2)c.3.] Sidewalks on both sides of all internal streets are required for all new nonresidential developments and must extend from intersection to intersection. Staff acknowledge receipt of Deviation #3 from LDC Section 10-256. The narrative states that the proposed site plan ensures that each lot will have direct frontage on a sidewalk, however, Lot 9 does not appear to have direct frontage on a sidewalk. Please address.
Response: Please see revised MCP showing sidewalk along Lot 10 (formerly lot 9).

[10-296(k)(1)] Cul-de-Sacs. Dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround for vehicles and constructed in compliance with the LCLDC.
Response: Please see attached letter of no objection from Tice fire department.

[34-373(a)(6)(b)] Please show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots. It is not clear from the narrative or property development regulations if the parcels will be subdivided. If so, please provide the internal street rights-of-way or easements on the MCP.
Response: Please see revised MCP showing the general location of all points of vehicular ingress and egress

Please confirm that the proposed lake meets the setback requirements in LDC Section [10-329(d)(1)a.1.-3.]
Response: Please see the revised Master Concept Plan and added deviation request to allow reduce setbacks.

DOT Review

TIS
1. General: It is recommended that the TIS be checked for consistency with LDC Sec. 10-286. - Traffic Impact Statements and Admin Code 13-17 prior to resubmittal.
Response: Please see the updated TIS

2. LOS analysis: The report references "Table 1A" to demonstrate that Level of Service (LOS) thresholds will not be exceeded on Tice Street. No TIS analysis has been provided, Table 1A does not exist in the study or its appendices.
Response: Please see the updated TIS

3. Background Growth is unverified: The study asserts that a "minimum 2% growth rate" was applied to roadway links, but it provides no data source or calculations in the appendix showing the baseline volumes, historical growth, or how they were extrapolated. The data shown on Exhibit T-02 are not representative of Concurrency Report traffic volumes on Tice Street and represent close to a 10% growth rate if these are intended to show peak hour (K100) traffic volumes, which is unlikely to be reasonable. Therefore, the conclusions regarding future 2036 traffic capacity are considered unsubstantiated.
Response: Please see the updated TIS

4. Distribution: Traffic distribution shown on T-01 (50% each direction on Tice St.) is unsubstantiated. It's unclear why half of all industrial trips entering/exiting this project would distribute east to Staley Rd.
Response: Please see the updated TIS

5. Assignment: Directional traffic assignment and project turning movements at the project access are not provided in the report. Exhibit T-02 is unclear on intent; no project traffic is shown.
Response: Please see the updated TIS

DOT
1. Consistency with Lee Plan Maps 3D & 4E: The application must provide both a designated bike lane and a sidewalk along the project frontage to be consistent with Lee Plan Maps 3D and 4E. The requirement can alternatively be fulfilled by constructing an 8-foot-wide multi-use pathway along the Tice Street frontage, provided that any portion encroaching beyond the existing Tice Road right-of-way is dedicated to the County via access easement or right-of-way conveyance.
Response: Please see the deviation request to construct an 8" shared path and revised MCP depicting the shared path.

2. Access: An exhibit with access spacing dimensions must be included in either the MCP or the TIS to demonstrate consistency with LDC Sec. 10-285 Access Spacing.
Response: Access dimensions have been added to the MCP, please see the revised MCP.

Environmental Review

Demonstrate compliance with the open space and indigenous open space requirements per LDC Section 10-415 in the Request Narrative and on the MCP.
Response: The proposed development complies with LDC Section 10-415 through the provision, preservation, and documentation of both required open space and indigenous open space as shown on the Master Concept Plan (MCP) and supporting Open Space Exhibit. The applicant is proposing to use the northern most wetland, which is not part of the drainage system for either water quality or quantity attenuation to meet the indigenous requirements for the project. The wetland in the SE corner of the site will be used for water quantity storage but is not part of meeting the indigenous requirement.

Indicate how the 15-foot-wide Tice Street right-of-way buffer is being enhanced above and beyond what LDC Section 10-416(d) requires.
Response: Please see the revised MCP, the applicant is proposing an enhanced 20-foot-wide Type D right-of-way buffer along Tice Street in lieu of the required 15-foot-wide Type D ROW buffer pursuant to LDC Section 10-416(d). The proposed buffer exceeds the minimum code requirements by providing 7 trees per 100 linear feet and a double-row hedge, whereas the LDC requires 5 trees per 100 linear feet and a double-row hedge.

LDC Section 10-421(a)(5) does not allow required landscaping within drainage, utility, street or right-of-way easements. The west buffer abutting I-75 appears to be in a right-of-way that according to quit claim deed was acquired for state highway purposes. Provide more information regarding the quit claim deed and how it affects the 15-foot-wide buffer requirement. The buffer must be relocated to the east of the FDOT easement because LDC 10-421(a)(5) prohibits deviations or variances.
Response: Please see attached email from FDOT regarding the quit claim deed. "*The primary purpose of the limited access right of way language in the deed is to restrict access to and from I-75. Other than that, I don't see any restrictions in the deed that would prevent the uses you are proposing for the property.*"

Revise the MCP to indicate if the water management tract is a preserve or lake. Indicate why it is labeled differently than the proposed lake.
Response: Please see revised MCP with corrected labeling. As stated above, the wetland to the north will be used for open space and indigenous. The wetland to the south is not required to meet Lee County indigenous requirement but will be preserved and used for the water management system as currently being permitted through SFWMD.

Revise the wetland tract and water management hatching to be different, if applicable.
Response: Please see revised MCP hatching has been updated

Revise the MCP to provide the indigenous open space acreage for each preserve and total indigenous being provided.
Response: Please see revised MCP with the added acreage labeled

The north property line requires a Type C or F buffer. Revise the MCP to meet LDC Section 10-416(d). If the preserve area is being used to meet the buffer, please provide a deviation.
Response: Please see the deviation requests to allow wetland to serve as a natural buffer.

Provide a restoration management plan for both wetland preserves (FLUCCS 621E3).

Response: Please see the attached Indigenous Management Plan for the Indigenous preserve as well as the updated MCP

The surface water management plan indicates that Basin 2 (southeast wetland) will be rehydrated and maintain the hydroperiods. Demonstrate how the stormwater levels will be controlled to provide and maintain the indigenous species. The restoration/preserve management plan must include this information to tie into the design of the plant species utilized for the restoration.
Response: Basin 2 (Southeast Wetland) is no longer proposed as a wetland preserve or restoration area and will instead serve as an SFWMD stormwater management facility. Therefore, maintaining hydroperiods and water levels for indigenous wetland species is not a project objective, and the restoration/preserve management plan does not apply to this basin.

LeeTran Review

LeeTran has reviewed the proposed development and determined that it has no impact to transit, based on Lee County Transit LDC section 10-441.
Response: Acknowledged

Legal Review

The legal descriptions included in the Title opinion, boundary survey, and legal description and accompanying sketch do not match the legal description provided by the title insurance policy. The Policy description includes a 25-foot strip of land which is labeled as 25' bike path on the boundary survey.
Response: Please see the attached Title Opinion with correct Legal description

Please explain the discrepancy between the two legal descriptions. The legal description from the title policy has a closure gap of only. 0.01 feet while the closure gap on the other legal descriptions is about a foot.
Response: Please see the revised legal descriptions

Natural Resources Review

Pursuant to LDC 14-476, identify those uses for which the applicant will provide water quality monitoring data at the time of development order approval. Staff have Identified uses proposed by the applicant that have the potential to lower existing water quality below state and federal standards.
Response: Acknowledged and we will rely on staff to identify those uses that they think will require water quality monitoring. However, for the most part, all proposed uses are light industrial and shouldn't warrant additional monitoring at time of DO.

The applicant appears to be proposing to outfall onto a county right of way, approval for this discharge will be required in accordance with LDC 10-330 before development order issuance.
Response: Acknowledged

Pursuant to LDC 10-329(d), no excavations will be allowed within 50 feet or any private property line under separate ownership unless granted a deviation. The setback may not be less than 25 feet.
Response: Please see the request deviation to reduce setbacks.

Pursuant to LDC 10-324, open drainage ways within 100 feet of school sites shall not be permitted unless specifically approved by the Board.
Response: Except for the dry pretreatment areas, the applicant is not proposing open drainage ways. However, it should be noted that there is already a ditch between the project and the school which is deeper than the applicant proposed dry detention areas and the school is protected by a 6' high chain-link fence between our site and the school. We are not opposed to staff adding the condition that they must fix the existing school fence and/or construct a fence to separate the project from the school. Accordingly, the intent of LDC Sec. 10-324 is satisfied, as no new open drainage channel is being constructed and the existing drainageway remains under Lee County jurisdiction and maintenance.

Provide a revised complete analysis of Lee Plan section 4.1.1 and provide an analysis of Lee Plan policy 4.1.2.
Response: Please see the revised request statement.

Provide an analysis of Lee Plan Policy 60.1.2; the previous zoning approval appears to have protected the entire extent of the hydrologic system through a conservation easement.
Response: The current zoning is RM-8 and to the best of our knowledge there were no conditions in that zoning requiring preservation of all wetlands. Based on discussions with SFWMD, they are not opposed to the proposed wetland impacts since the wetlands are such low quality. Please see revised request statement.

Provide a revised analysis of Lee Plan Policy 60.4.1 and 60.4.2. The applicant appears to be impacting portions of the natural hydrologic system preserved from the previous zoning approval.
Response: Refer to the above response and please see revised request statement.

Identify the proposed irrigation source.
Response: The proposed irrigation source will be onsite wells permitted through SFWMD and Lee County.

Any proposed outfall into a surface water or conveyance not owned or controlled by the applicant requires authorization from the entity who retains ownership.
Response: Acknowledged

<u>Zoning Review</u>

Prior to resubmitting, the applicant must pay the balance as this application is a major planned development and has a per acre balance due on record. Balance must be paid prior to resubmittal in response to RAI.
Response: Remaining balance has been paid.

Revise the Request Narrative, Lee Plan Analysis, and all supporting maps and documents referencing the Future Land Use Category to include the Wetlands Future Land Use Category in addition to the Central Urban Future Land Use Category.
Response: The narrative has been revised to address the future land use of wetland

All developments in the Wetlands Future Land Use Category must be consistent with Goal 124. Demonstrate compliance with Goal 124 by providing a Formal Jurisdictional Wetland Determination issued by the State of Florida and explain how any impacts to State wetlands will be mitigated to allow the impacted wetland area to be developed with the uses proposed.

Response: The SFWMD ERP permit has been submitted. This process will include the mapping of the existing wetlands. The Jurisdictional Wetland site inspection has been conducted, and wetland lines have been confirmed. The JD will be completed as part of the ERP permit and will be provided when complete.

Provide the Property Development Regulations and Schedule of Uses as separate documents.
Response: Please see attached the Property Development Regulations and Schedule of Uses have been separated

The Schedule of Uses must be reviewed and revised to comply with the allowable uses in the Industrial Planned Development zoning district per LDC Section 34-934.
Response: The Schedule of uses has been revised to take out heavy Industrial type uses.

The applicant has noted that the use "Chemical and Allied Products" is "EO". Clarify what this means as it is not an allowable use per LDC Section 34-934.
Response: Chemical and Allied Products have been removed from the Sch. of uses

The Request Narrative indicates that the proposed IPD is focused on Light Industrial, but the Schedule of Uses does not focus on Light Industrial Uses. The Manufacturing section includes high intensity fabrication and manufacturing that is not compatible with the surrounding land uses and consistent with the Caloosahatchee Shores Community Plan. The Schedule of Uses also includes commercial uses such as Bait and Tackle Shops, Food Truck Parks, Public Warehouse, Mini Warehouse, etc. Revise the Request Narrative and analyze how these uses meet the Lee Plan and will not affect the surrounding land uses per the LDC rezoning criteria. Remove the focus of Light Industrial and include information regarding the design being geared to industrial and commercial.
Response: The request statement and the schedule of use have been revised.

If Recreational Facilities proposed in the Schedule of Uses are not shown on the MCP but are in the Schedule of Uses, additional zoning actions must be submitted if the use is pursued per LDC Section 34-934(NOTE 3). Shredding and Composting and the majority of the manufacturing uses are too intense and must be removed from the Schedule of Uses. These are not considered Light Industrial.
Response: Recreational Facilities and Shredding and Composting have been taken off the schedule of uses

Revise the Property Development Regulations to be in compliance with LDC Section 34-2443. Some of the manufacturing uses require anywhere from a 660-foot to 100-foot setback from the planned development perimeter. The current planned development perimeter setbacks do not comply with the setbacks required for these uses. Revise.
Response: The uses that require 660- and 300-foot separation have been removed from the sch. of uses. The uses that require 100-foot have been restricted to the lots that meet the required distance

The TIS indicates that the property is 60.33 acres and the supporting documents state 59.85 acres. Revise for consistency including the open space and indigenous open space calculation if the site is 60.33 acres.
Response: Please see the revised TIS, to show the accurate acreage of 59.85

The TIS analyzed the traffic based on General Light Industrial. The Schedule of Uses includes commercial uses such as Food Truck Park, Display Sale of Vehicles, Rental and Leasing, Healthcare Facilities, etc. Revise the TIS to be consistent with the Schedule of Uses once revised per other staff comments.
Response: Please see the revised TIS

Revise the MCP to provide an open space summary stating the requirement of 20 percent open space per LDC Section 10-415(a) and the amount of open space being provided through preservation and each lot.
Response: Please see the updated MCP with the open space summary

Revise the MCP to provide an indigenous open space summary stating the amount of indigenous open space required and the amount provided.
Response: Please see the updated MCP with the open space summary.

Revise the MCP to label the wetland tract and the stormwater management track as indigenous open space preserve. Currently the MCP depicts the same hatching for the wetland tract and the stormwater management track, which it appears these areas are the indigenous open space tracts. Please clarify.
Response: Please see the updated MCP

Revise the MCP to depict dry detentions verses wet detentions. Please note that dry detention areas must be landscaped per LDC Section 33-1494.
Response: Please see the updated MCP

Revise the MCP to depict a sinuous lake per Lee Plan Policy 61.3.12.
Response: Please see the updated MCP

Deviation 1 is being requested from LDC Section 10-415(b) to allow ten percent open space per lot. Provide an open space summary table providing the amount of open space being provided from each preservation area (itemize each area) and ten percent per each lot. The applicant must provide 20 percent open space for a large industrial development per LDC Section 10-415(a). Half of the open space must be provided as indigenous open space. The site is 59.85 (or 60.33?) and requires 20 percent open space = 11.97 acres of total open space. Half of the required open space must be provided as indigenous open space which would be 5.99 acres of indigenous open space. If the applicant can demonstrate compliance with code by meeting the majority of the open space from the indigenous preserve areas, then a deviation is not necessary. However, it is not clear where the indigenous open space is located, what the acreage is, and how much open space will be provided per lot. Revise deviation request to provide this information.
Response: Please see the attached open space exhibit

Deviation 2 states that the applicant is requesting palm trees instead of canopy trees in order to be in compliance with the utility manual setbacks. Provide a cross section of each roadway or a typical cross section (if the same throughout) depicting the entire road section, location of sidewalk, trees, and tracts. Demonstrate how the alternative is equal or better than the LDC. This deviation is consistently being requested which means that the applicant is not designing the roadway system to meet the code. Demonstrate compliance with the variance criteria per the Lee Plan Policy 21.1.2.
Response: Deviation #2 has been removed from the request.

Please revise Deviation 3 request and justification to indicate if one side of the street will meet code and the other side will meet everything but the 6-foot pedestrian facility (sidewalk).
Response: Deviation justification has been revised

Provide a cross section of the entire roadway depicting Deviation 3.
Response: Please see the cross sections included in the request

Provide a Letter of No Objection from the Fire Marshall for the applicable fire district allowing the hammerhead turnarounds.

Response: Please see attached LONO from Tice Fire Department

If it is determined through the Open Space Tabulation that the applicant is meeting the open space and indigenous open space requirements per LDC Section 10-415, then Deviation 1 is not required. Please renumber the Deviations and Justifications and revise Deviation markers on the MCP.
Response: Open space deviation has been removed and MCP has been revised

Submit the Community Review Meeting documents as required per LDC Section 33-1482(b).
Response:

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

Sincerely,
Quattrone & Associates, Inc.

Al Quattrone, P.E.
President

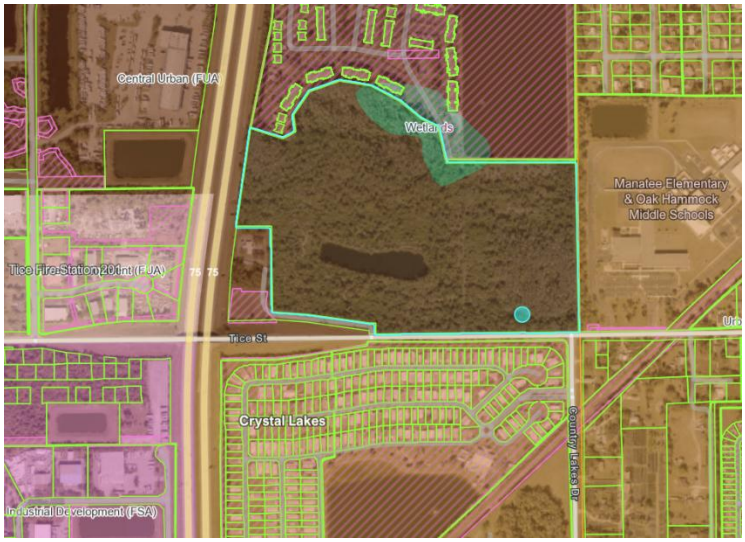
Email: Sharon@qainc.net and Al@qainc.net

Attachments:

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

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



The applicant is requesting a rezoning from Multi-Family Residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD) to allow up to 450,000 square feet of industrial and commercial uses within a master planned flex-space development. The project is intended to accommodate a mix of warehouse, contractor bays, office-warehouse flex space, light assembly, storage, service-oriented industrial operations, and supporting commercial use permitted within the IPD Schedule of Uses.

The Schedule of Uses includes industrial and commercial uses commonly integrated within modern flex-space developments, including warehouse-related commercial activities, mini-warehouse facilities, food truck parks, and similar support use. These uses are intended to serve tenants and the surrounding community while remaining compatible with adjacent properties through required buffering, landscaping, lighting controls, access management, and site design standards.

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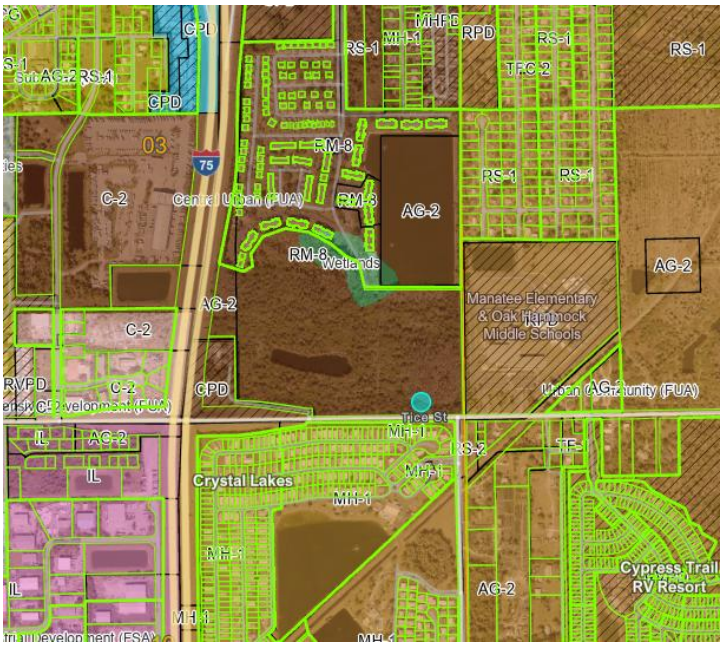
The proposed IPD is consistent with the Lee Plan and the Caloosahatchee Shores Community Plan by providing employment-generating uses and redevelopment opportunities while incorporating site design and operational controls intended to minimize impacts on surrounding land uses. All approved uses and square footage allocations within the IPD will be deducted from the maximum allowable 450,000 square feet on a one-to-one basis.

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

Table 1: Inventory of Surrounding Lands

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

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



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REZONING JUSTIFICATION

The proposed rezoning requests will allow the Property to be developed as an Industrial Planned Development ("IPD") accommodating a mix of industrial and commercial uses responsive to current market demand and employment needs within the Central Urban area. The proposed Schedule of Uses includes manufacturing, warehousing, distribution, contractor services, storage, and supporting commercial uses intended to serve businesses, employees, and the surrounding community.

While the Schedule of Uses includes certain fabrication and manufacturing uses, the development is intended to function as a planned industrial and commercial business park rather than a heavy industrial area. All uses will be subject to Land Development Code performance standards, including buffering, landscaping, setbacks, lighting, and operational controls designed to minimize impacts on surrounding properties and ensure compatibility with adjacent land uses.

The proximity to Interstate 75 and the arterial roadway network makes it appropriate for industrial and commercial activities requiring regional accessibility while limiting impacts on nearby residential neighborhoods. The surrounding area already contains a mix of residential, commercial, industrial, and service-related uses, making the proposed intensity and character of development compatible with the existing development pattern.

The proposed rezoning is consistent with the Lee Plan by supporting economic development, employment-generating uses, and efficient use of urban infrastructure within the Central Urban area. The IPD zoning also provides a coordinated site planning process to ensure the development will not adversely affect surrounding land uses and will remain compatible with the intent of the Caloosahatchee Shores Community Plan and applicable rezoning criteria.

LEE PLAN VISION

Goal 1: Future Land Use

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

Applicant Narrative: The subject property is located within the Central Urban FLU use that is characterized as the "urban core" of the County. The Central Urban FLU category's intention, as the applicant understands, is to be heavily settled and have, or will have, the greatest range and highest levels of public services to support a mix of uses.

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The proposed IPD rezoning is therefore consistent with the Central Urban designation, as light industrial development is an anticipated and allowable component of the urban core land use mix.

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

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

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat. (Ord. No. 94-30, 21-09)

Applicant Narrative: The wetlands has been considered as part of the overall development planning. The applicant understands that these areas are protected under state regulations and will address any potential impacts through the required permitting process with the South Florida Water Management District (SFWMD).

The project will be designed with the goal of avoiding wetlands impacts where possible and reducing them as much as practical. If impacts cannot be fully avoided, the applicant will provide mitigation in line with SFWMD requirements and Chapter 373, Florida Statutes.

Overall, this approach balances protection of natural resources with thoughtful development of property in a way that is consistent with the Central Urban Land Use designation. It also supports the intent of the Lee Plan by recognizing environmentally sensitive areas while allowing appropriate development to proceed on the remainder of the site.

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

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

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the

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acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

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

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

Goal 2: Growth Management

Objective 2.1: Development Location

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

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

Objective 2.2: Development Timing

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

Policy 2.2.1*: Rezonings and Development-of-Regional-Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

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

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

Goal 4: General Development Standards.

Objective 4.1: Water, Sewer, and Environmental Standards.

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

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).

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

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.

Applicant Narrative: **Sewer service is available at or near the proposed project through City of Fort Myers Central Water Reclamation Facility. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application**.

Goal 7: Industrial Land Uses

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Narrative: **To the north there is an 9.18-acre Indigenous preserve that separates the residential area that will serve as a natural buffer to eliminate visual light and noise pollution.**

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

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

GOAL 17: Community Planning

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

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

Applicant Narrative: The subject property lies within the Caloosahatchee Shores Planning Community. Although the Planning Community does not allow commercial

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uses at this location, the proposed development is not commercial in nature. The requested IPD zoning is intended to accommodate light industrial uses such as warehousing, contractor bays, flex space, and light assembly. These uses do not involve retail sales or customer-oriented commercial activity and generally generate lower levels of public traffic than commercial development. The proposed zoning therefore does not introduce prohibited commercial uses and is not inconsistent with the Planning Community provisions.

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

POLICY 60.1.1*: Require design of surface water management systems to protect or enhance the groundwater. (Ord. No. 07-12, 18-28)*
Applicant Narrative: A surface water management system is proposed which will provide water quality treatment before discharging into onsite wetlands.

POLICY 60.1.2: *Incorporate, utilize, and where practicable restore natural surface water flow ways and associated habitats. (Ord. No. 07-12)*

Applicant Narrative: The proposed IPD includes wetland preservation areas which will maintain existing flow ways and associated habitats to the maximum extent practicable.

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

POLICY 60.4.1*: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 03- 06, 18-28, 19-02)*
Applicant Narrative: The proposed IPD incorporates a surface water management system designed in accordance with all applicable Land Development Code standards and incorporates Best Management Practices that support water quality treatment, stormwater attenuation, and environmental stewardship. The project preserves 13.70± acres of existing wetlands and expands 2.94± acres of existing lake area, creating additional stormwater storage capacity and enhancing water quality functions.

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

Applicant Narrative: The proposed development incorporates existing wetland systems into the overall surface water management design through the preservation of 13.70± acres of wetlands and maintenance of historic hydrologic patterns. In addition, the project includes the expansion of approximately 2.94± acres of existing lake classified as Other Surface Waters, providing enhanced stormwater storage and water quality treatment. By incorporating preserved wetlands into the stormwater system, the

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project helps meet the goals of Policy 60.4.2 by protecting existing wetland areas while also enhancing their natural benefits. This includes improving water quality through natural filtration, reducing flooding by storing and slowing stormwater, supporting wildlife habitat, and ensuring the wetlands remain healthy over time through invasive species control and ongoing maintenance.

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

Applicant Narrative: The Applicant will obtain an Environmental Resource Permit from the South Florida Water Management District. The master drainage system and established conservation areas proposed in this amendment request, and which will be established through the ERP and subsequent development orders, are designed in compliance with this policy.

GOAL 77: Development Design Requirements.

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

Applicant Narrative: The project has been planned to meet Objective 77.3 by using an open space design that protects existing native vegetation, provides visual relief, and helps buffer nearby uses and roadways. The 59.85-acre site includes at least 11.97 acres of total open space (20%), with a minimum of 5.99 acres preserved as indigenous open space. These natural areas will remain largely undisturbed to protect existing plant communities and ecological functions. The remaining open space is placed throughout the site in a way that helps break up development, improves visual character, and reduces impacts to surrounding properties.

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

Applicant Narrative: About 5.99 acres of the northern wetland will be preserved as indigenous open space. This wetland already contains native vegetation and will be kept in its natural condition as the main preserved habitat on the site. Where native tree areas will also be included in the open space calculation to help protect existing natural features. Native shrubs may also be added in and around protected tree areas to support habitat quality and strengthen the overall natural environment.

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

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Applicant Narrative: The design is **preserving a large, contiguous wetland area as open space and ensuring that surrounding open space areas are designed with sufficient width to protect existing native vegetation and maintain long-term ecological function. The site plan avoids encroachment into the wetland system and locates all development, grading, and infrastructure outside of preserved areas, thereby minimizing edge impacts and supporting natural hydrologic and vegetative conditions.**

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

Applicant Narrative: Where possible, native vegetation and trees are incorporated along rights-of-way to create a more natural edge along roadways, provide buffering, and improve the overall appearance of the site from surrounding streets.

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

Applicant Narrative: **The project focuses on keeping open space in large, connected areas rather than small fragments. This includes a 14.56 acre of wetlands and 4.10 acres of lake maintenance area (about 18.66 acres total), which work together as a continuous natural system for habitat, drainage, and buffering.**

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

Applicant Narrative: **An open space exhibit is included with this application and delineated on the MCP to clearly show which parts of the site are being preserved as indigenous open space and tree protection areas.**

Furthermore, each industrial parcel will provide at least 10% open space, with the overall system strengthened by wetland, landscape, and lake areas. Together, these preserved spaces help meet County requirements while also supporting natural habitat, stormwater management, and creating a more visually buffered industrial development.

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Development Code Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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DECISION-MAKING COMPLIANCE

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

a) Complies with the Lee Plan;

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

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

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

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

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

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

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

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

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

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

The site contains 18.37 acres of isolated wetlands, consisting of 2.87 acres of exotic wetland hardwoods (FLUCCS 619) and 15.50 acres of cypress wetlands invaded

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

The previous owner, Habitat for Humanity, obtained an SFWMD permit in July 2025 (ERP No. 36-102498-P), during which SFWMD verified the wetland boundaries and assessed the wetland quality. The current applicant proposes to impact 4.4 acres of these wetlands. As part of the proposed development, the applicant will enhance the remaining 13.97 acres of wetlands through exotic vegetation removal and rehydration of the system by routing treated stormwater through the wetlands prior to discharge.

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

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

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

CONSISTENCY SUMMARY

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

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

There is no error or ambiguity that must be corrected.

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

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

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

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

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

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SCHEDULE OF USES

TICE INDUSTRIAL PARK
IPD REZONING
±60.33 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

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

Brewpub (Lots 3-10 Only)
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, Groups I and II
Bus Station/Depot
Caretaker's Residence
Cleaning & Maintenance Services
Cold Storage Warehouse & Processing Plant (Including Precooling)
Computer and Data Processing Services
Consumption on Premises
Permitted only when accessory to a food truck park, brewery (Lots 3-10 Only)
Contractors and Builders, Groups I, II, and III
Convenience food and beverage store
Day Care Center, Child
Day Care Center, Adult
Drive-through facility for any permitted use
Entrance Gates and Gatehouses
Emergency Operations Center
EMS Fire or Sheriff's Office
Essential Services
Essential Service Facilities, Groups I and II
Excavation: Water Retention
Farm Equipment, sale, storage, rental or service
Fences, Walls
Flea Market, Open
Food Truck Park
Freight or Cargo Handling Establishments
Gasoline Dispensing Systems, Special

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Laundry and Dry Cleaning, Group II
Maintenance Facility (Government)
Manufacturing of:
- Apparel Products
- Boats (Lots 2-13 Only)
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups II and III
- Food and Kindred Products, Groups II and III (Lots 2-13 Only)
- Furniture and Fixtures (Lots 2-13 Only)
- Leather and Leather Products, Group II(Lots 2-13 Only)
- Lumber and Wood Products, Groups, II, IV (Lots 2-13 Only)
- Machinery~~,~~ Groups I, II (Lots 2-13 Only)
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, Groups II, III (Lots 2-13 Only)
- Rubber and Plastic, Group I, II
- Stone, Clay, Glass and Concrete Products, Group I, III (Lots 2-13 Only)
- Textile Mill Products, Groups I and II
- Transportation Equipment, Group II (Lots 2-13 Only)

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

Personal Services, Groups, III
Photofinishing Laboratory(Lots 2-13 Only)
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Recycling Facility
Religious Facility
Rental or Leasing Establishment, Groups II, III and IV(Group IV- Lots 2-13 Only)
Repair Shops: Groups I, II, III, IV and V(Group V-Lots 2-13 Only)
Research and Development Laboratories Groups II and IV
Retail and Wholesale Sales, Ancillary to an Approved Use
Schools, Commercial
Self Service Fuel Pumps
- Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception

Signs (in accordance with chapter 30)
Social Services: Group II (Lots 2-13 Only)
Storage: Indoor and Open
Transportation Services, Groups II, III and IV
Truck Stop, Trucking Terminal

Quattrone & Associates, Inc.

Vehicle & Equipment Dealers: Groups III, IV and V
Warehouse, Hybrid, Mini warehouse, Private, and Public
Wholesale Establishments: Groups III and IV

Quattrone & Associates, Inc.

DEVELOPMENT PARAMETERS

TICE INDUSTRIAL PARK
IPD REZONING
±60.33 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

PROJECT SUMMARY

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

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

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

Quattrone & Associates, Inc.

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

Quattrone & Associates, Inc.

LIST OF DEVIATIONS AND JUSTIFICATION

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

Landscape Standards & Open Space

DEVIATION 1
Relief from LDC §10-416(d)(4) Buffer Types. Deviation from the requirement that the north property line requires a Type C or F buffer to allow the wetland to serve as the buffer.

JUSTIFICATION: The requested deviation is justified because the existing ±9.75-acre wetland along the north property line provides substantial visual separation, environmental protection, and buffering between the subject property and adjacent lands. The wetland functions as a natural buffer that exceeds the effectiveness of a standard Type C or Type F landscape buffer due to its width, existing native vegetation, and permanent preservation characteristics. Requiring installation of an additional buffer in this location would be unnecessary and would not provide any meaningful additional buffering benefit. Therefore, the intent of LDC §10-416(d)(4) is satisfied through the preservation of the existing wetland area.

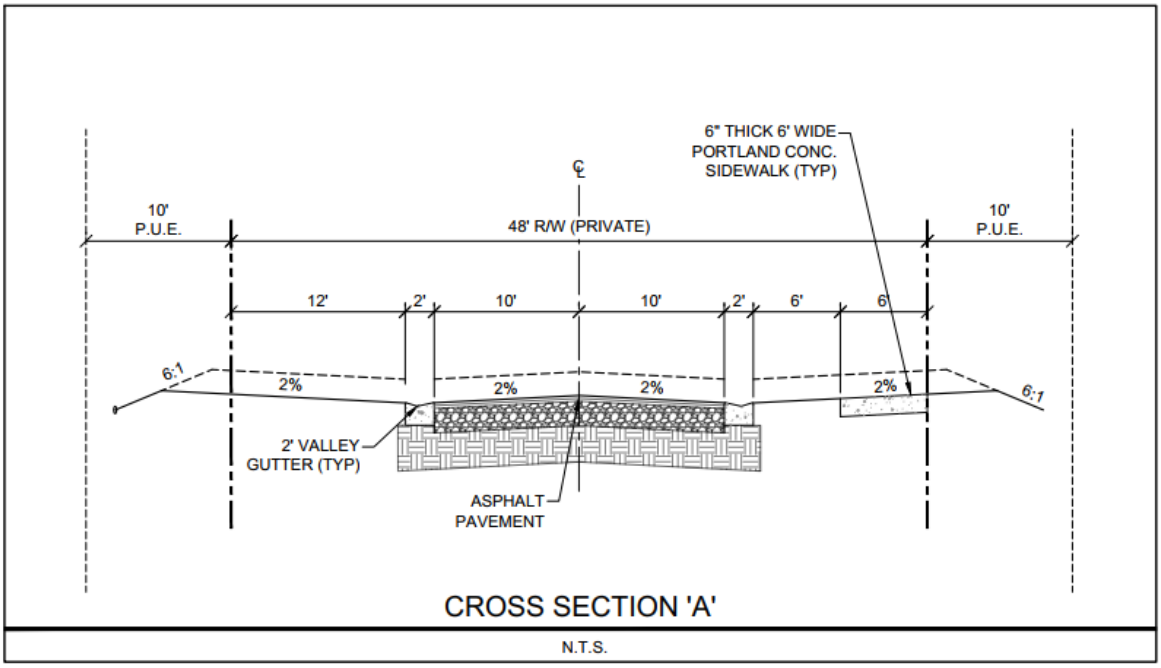
Street Design & Construction Standards

DEVIATION 2
Relief from LDC §10-256 Bikeways and Pedestrian Ways and §10-296(e)(1) Street Design and Construction Standards, Road Design, Urban Roadway; which requires new developments to construct required bikeway and pedestrian facilities and for Urban Local Streets in Industrial Development land use areas to have 20 feet of pavement (10' lane widths), 8-foot Planting Strip, and a 6 foot wide Pedestrian Facility (sidewalk) to allow internal row require a 6-foot wide pedestrian facility (sidewalk) only on one side of the right of way.

JUSTIFICATION: The proposed site plan will provide a 6-foot-wide sidewalk and required planting strip along one side of each internal roadway, while the opposite side will meet all applicable roadway design standards except for the required sidewalk. Each proposed lot and building will maintain direct frontage and pedestrian access to the sidewalk network through frontage sidewalks and interconnected pedestrian pathways. The proposed sidewalk system will provide adequate pedestrian accommodation and connectivity for the low pedestrian demand typically associated with warehouse, distribution, and light industrial uses. Sidewalks adjacent to the internal roadways will connect to sidewalks located in front of the proposed buildings, creating a continuous pedestrian network throughout the development.

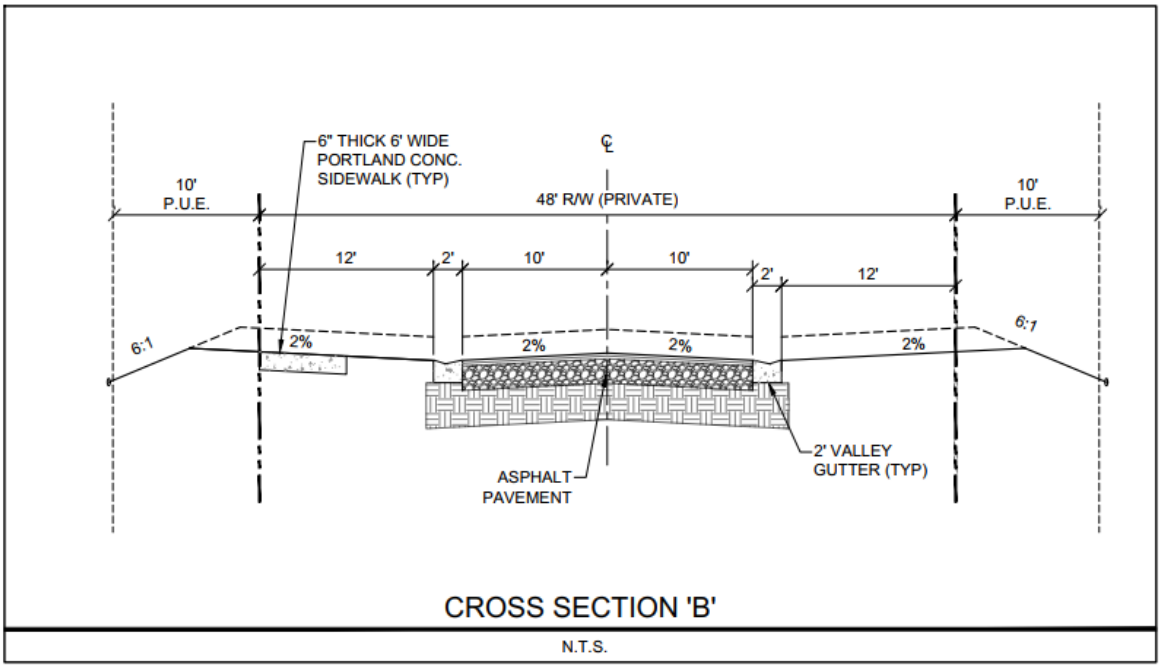
Quattrone & Associates, Inc.

The alternative design is not inconsistent with Lee Plan Goal 39 and Policy 39.2.1, as the development will continue to provide internal pedestrian interconnectivity through the sidewalk located on one side of the internal roadways and the interconnected sidewalks serving the proposed buildings and individual lots. The requested deviation reduces redundant pedestrian infrastructure while maintaining safe and functional pedestrian access throughout the industrial park.



CROSS SECTION 'A'

N.T.S.



CROSS SECTION 'B'

N.T.S.

Quattrone & Associates, Inc.

DEVIATION 3

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

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

DEVIATION 4

Relief from LDC § 10-296 (e)(1)i.3.iii. Table 6 which requires for Urban Major Collector Roads in the Central Urban Land use with Commercial zoning to provide 10-foot travel lanes, 5-foot bike lane, 8' planting strip and an 8-foot Pedestrian Facility to eliminate the 5-foot bike lane and the 8-foot planting strip and to provide the 10-foot travel lanes with an 8-foot multi-use path on the north side of Tice Street (applicants side of the road).

JUSTIFICATION: Due to the limited R/W width of Tice Street, when Lee County constructed the school to the east, they only provided a 6' sidewalk directly adjacent to the curbed traffic lane. Since the applicant is also constrained by the limited R/W width of Tice Street and being adjacent to Florida DOT Way along the western edge of the project, the applicant is proposing to follow a similar design as the school but increasing the multi-use path to 8'.

Surface Water Management

DEVIATION 5

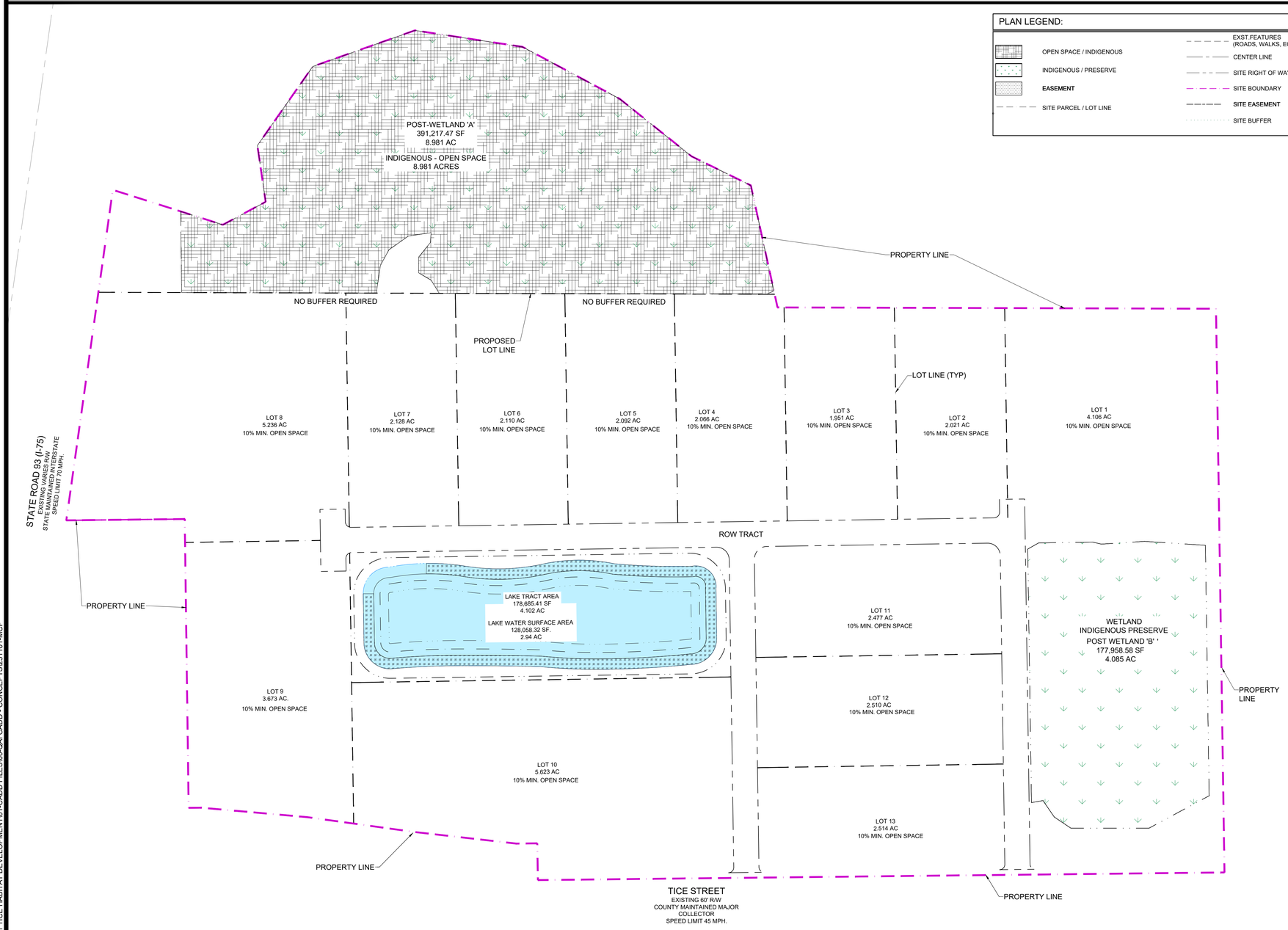
Relief from LDC §10-329(d)(1) a.3 Setbacks for Water Retention or Detention Excavations. Deviation from the requirement that no excavation will be allowed within 50 feet of any private property line under separate ownership; to allow a 25-foot setback.

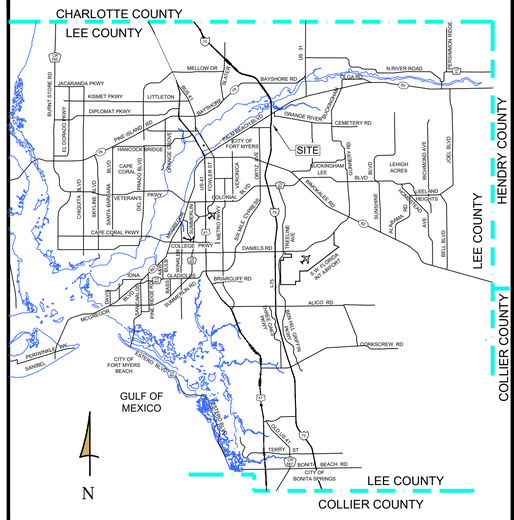
JUSTIFICATION: The applicant is proposing one lake in the general location of the existing lot which is internal to the project and not near any private property lines. The adjacent properties, which are currently under the same owership will be part of a master water management system under review with SFWMD application# 260424-63699 which will be provide existing drainage easements that extend beyond the west and south property line (See "Surface Water Management System"). The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare. The developer will provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation and/or other suitable methods as determined by the Director.

TICE INDUSTRIAL PARK

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

OPEN SPACE EXHIBIT





LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

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

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

PROJECT ACREAGE
59.849 ACRES

PROJECT OPEN SPACE		
TOTAL PROJECT ACREAGE	59.849	ACRES
TOTAL OPEN SPACE REQUIRED (MIN. 20%)	11.97	ACRES
OPEN SPACE PER LOT (MIN. 10%)	5.99	ACRES
OPEN SPACE PROVED IN PRESERVES	**13.65**	ACRES
INDIGENEOUS REQUIRED (10% MIN)	5.99	ACRES
INDIGENEOUS PROVIDED (WETLAND 'A')	9.56	ACRES
OPEN SPACE PROVIDED WITH 150% CREDIT	**14.34**	**ACRES**

N

0' 100' 200'

PLAN VIEW SCALE

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

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

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

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

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

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

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

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

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

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

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
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(1); THENCE S 63°53'10" E FOR 125.69 FEET

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

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

SAID PARCEL CONTAINING 59.85 ACRES MORE OR LESS.

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

DESCRIPTION PREPARED: 03-10-2026.

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

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

ATWELL
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10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832

SKETCH OF DESCRIPTION

OF

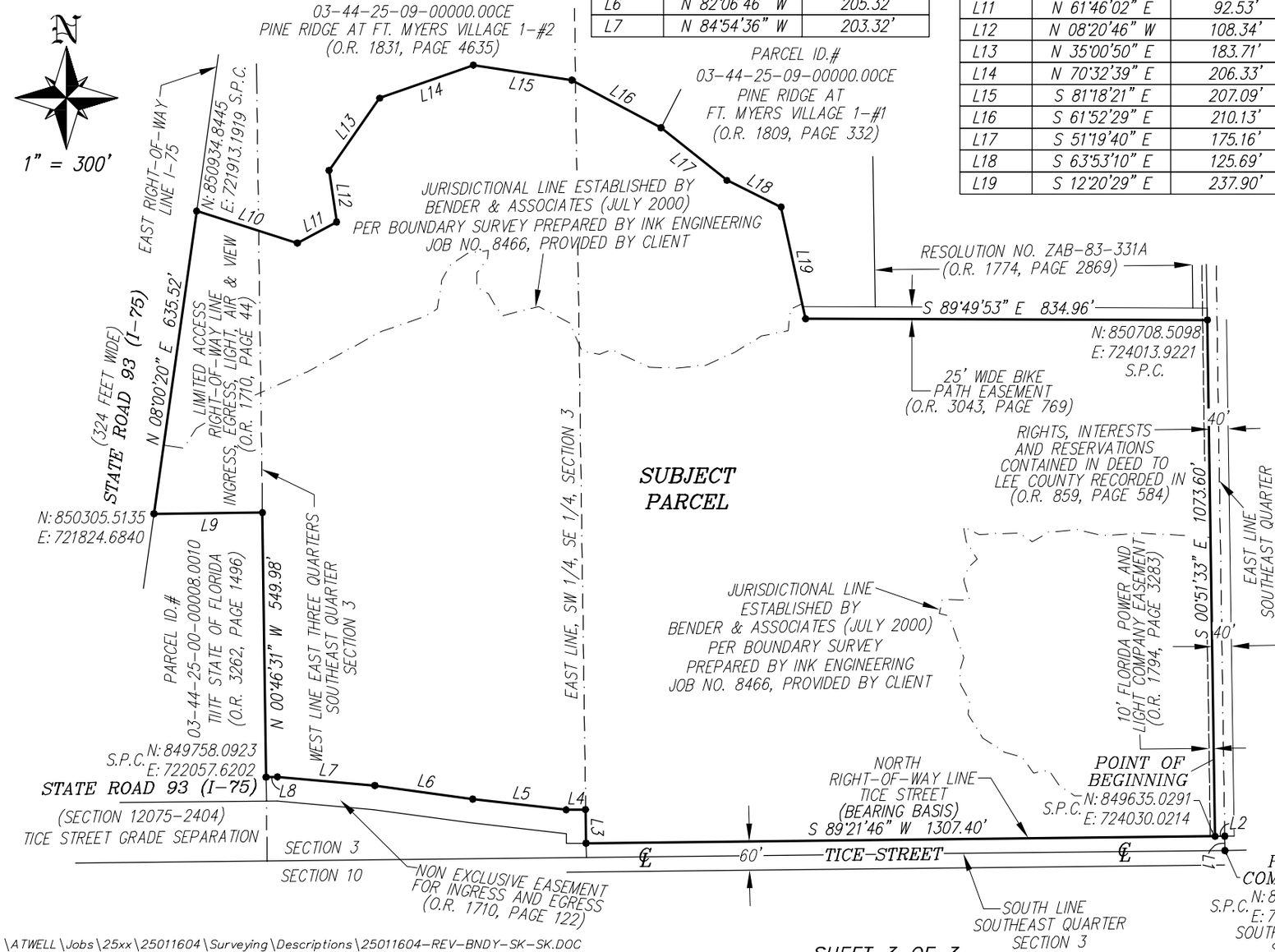
A TRACT OR PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'33" W	30.00'
L2	S 89°21'46" W	20.00'
L3	N 01°01'13" W	70.00'
L4	S 89°21'46" W	40.26'
L5	N 83°29'58" W	195.34'
L6	N 82°06'46" W	205.32'
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L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'



LEGEND:

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

NOTES:

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

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

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

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

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

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

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

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

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

THE LAW OFFICE OF
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Facsimile: (561) 515-3904

Counsel:
Kinley Engvalson
Andrea Holloway
Paul Krasker
Marshall Osofsky
Jeffrey Hochfelsen

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

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

May 19, 2026

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

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

To Whom It May Concern:

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

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

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

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

Sincerely,

Paul A. Krasker, P.A.

Enclosure

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

EXHIBIT "A"

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

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

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DESCRIPTION PREPARED: 03-10-2026.

_____

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

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

SKETCH OF DESCRIPTION

OF

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

LINE TABLE

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L14	N 70°32'39" E	206.33'
L15	S 81°18'21" E	207.09'
L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'

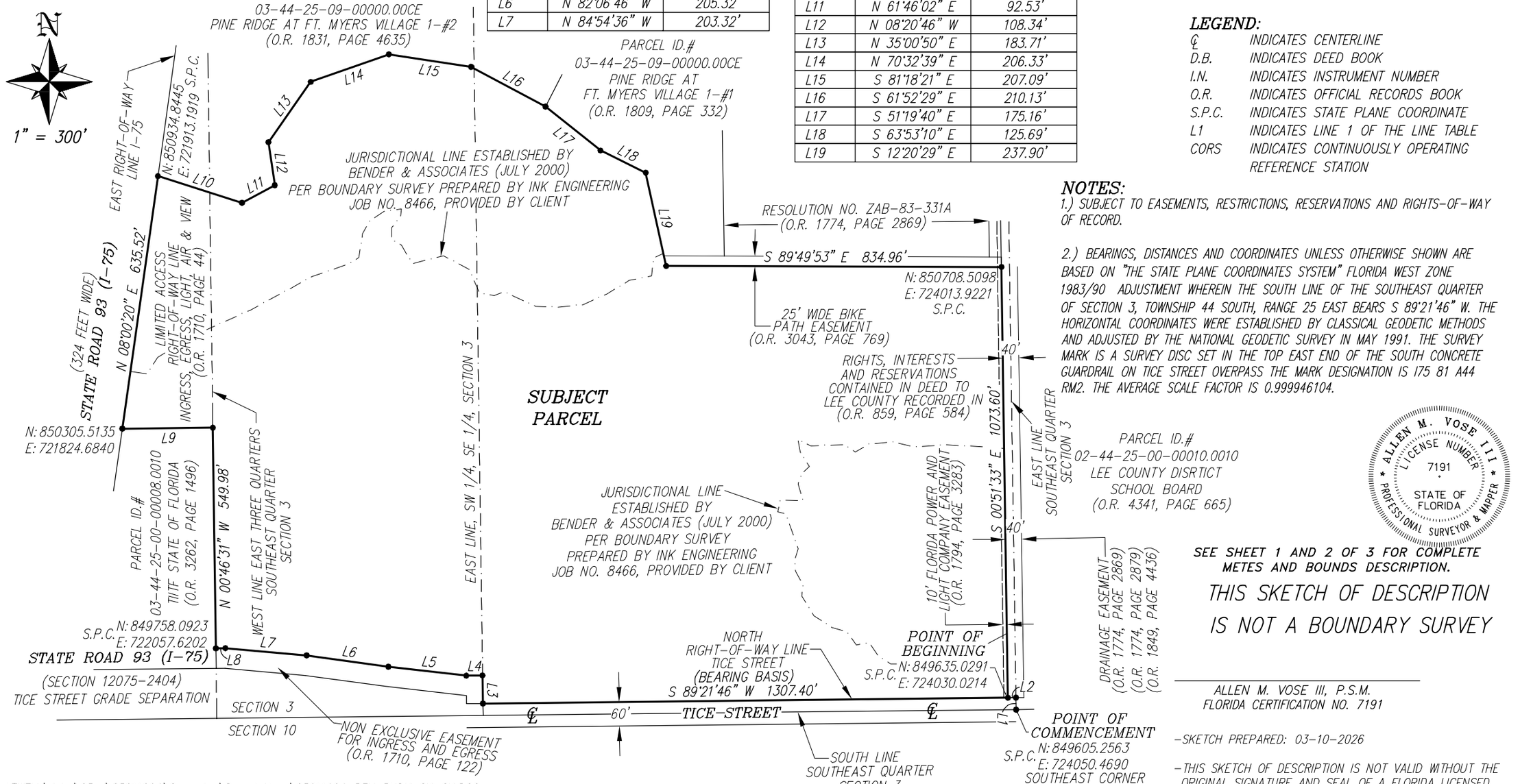
LEGEND:

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

NOTES:

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

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



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

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

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

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

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

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026
Docusign Envelope ID: 6302098C-BFBE-44CD-AD94-AEEEF871F1B6

EXHIBIT "B"

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

SCHEDULE B

OWNERS POLICY

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

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

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

8. Intentionally Deleted.

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

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

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

12. Intentionally Deleted.

13. Intentionally Deleted.

Al Quattrone

From: Bohde, Gregory <Gregory.Bohde@dot.state.fl.us>
Sent: Thursday, June 11, 2026 10:31 AM
To: Al Quattrone
Cc: Sharon Hrabak; Godwin, Julia; Quick, Cheryl
Subject: RE: Quitclaim Deed

EXTERNAL SENDER

Al,

The primary purpose of the limited access right of way language in the deed is to restrict access to and from I-75. Other than that, I don't see any restrictions in the deed that would prevent the uses you are proposing for the property. Let me know if I can be of further assistance.

Thank you,

Greg Bohde, CPM
Right of Way Manager
Florida Department of Transportation - District One
Ph (863) 519-2434
gregory.bohde@dot.state.fl.us

From: Al Quattrone <Al@qainc.net>
Sent: Thursday, June 11, 2026 9:57 AM
To: Bohde, Gregory <Gregory.Bohde@dot.state.fl.us>
Cc: Sharon Hrabak <Sharon@qainc.net>; Godwin, Julia <Julia.Godwin@dot.state.fl.us>; Quick, Cheryl <Cheryl.Quick@dot.state.fl.us>
Subject: RE: Quitclaim Deed

Greg

Yes, that is correct. In particular what we can do with the tract along I-75.

Thanks,
Al Quattrone, P.E.
239.936.5222 (o)
239.872.8429 (c)

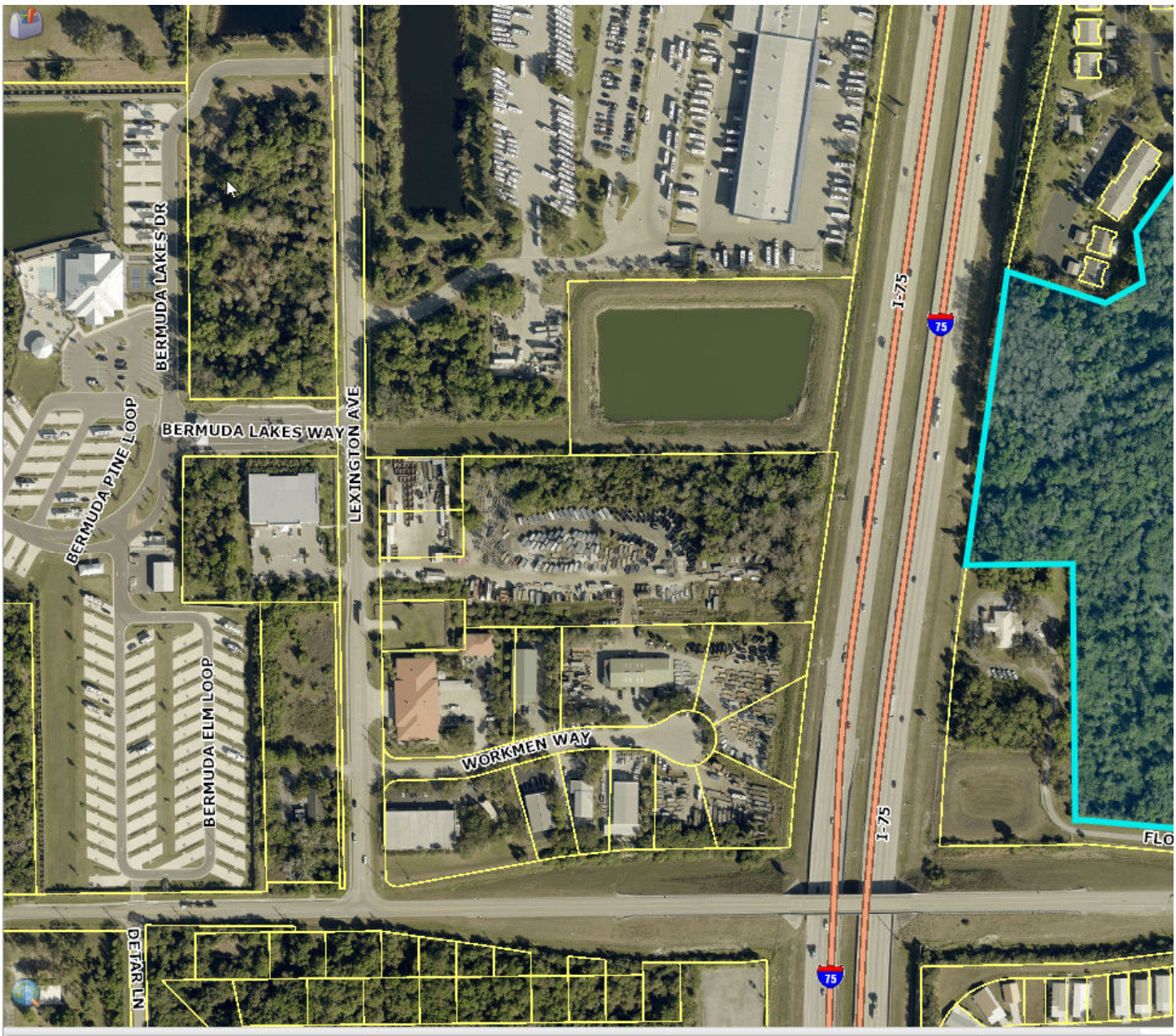
From: Bohde, Gregory <Gregory.Bohde@dot.state.fl.us>
Sent: Thursday, June 11, 2026 9:47 AM
To: Al Quattrone <Al@qainc.net>
Cc: Sharon Hrabak <Sharon@qainc.net>; Godwin, Julia <Julia.Godwin@dot.state.fl.us>; Quick, Cheryl

<Cheryl.Quick@dot.state.fl.us>
Subject: FW: Quitclaim Deed

EXTERNAL SENDER

Good morning Al,

Just to confirm, you are developing the parcel highlighted below and want to make sure there are no restrictions that were created from the attached quitclaim deed from FDOT. Is this accurate?



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Tra
03-44-25-L3-00008.0000	10638242	TICE STREET DEVELOPMENT LLC	TICE STREET DEVELOPMENT, FORT MY...	12-2025	

Thank you,

Greg Bohde, CPM

Right of Way Manager
Florida Department of Transportation - District One
Ph (863) 519-2434
gregory.bohde@dot.state.fl.us

From: Al Quattrone <Al@qainc.net>
Sent: Wednesday, June 10, 2026 3:01 PM
To: Bohde, Gregory <Gregory.Bohde@dot.state.fl.us>
Cc: Sharon Hrabak <Sharon@qainc.net>
Subject: Quitclaim Deed

EXTERNAL SENDER: Use caution with links and attachments.

Gregory

Thanks for getting back to me today. Attached are the quit claim deed and a copy of our site plan. Below is an aerial showing the parcel in question. It appears back in 1984 the owner at the time deeded to FDOT the land for the entrance (Florida DOT Way) and in exchange, FDOT deeded the land north of the building back to them.

An email or letter back from FDOT stating that we are allowed to use this area for landscaping, drainage, parking (pavement) and if possible, even buildings.



Thanks,
Al Quattrone, P.E.
239.936.5222 (o)
239.872.8429 (c)

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

Lee County
Southwest Florida

Community Development/Public Works

www.leegov.com/econnect

Permitting Information Line 239-533-8329

Project Name: Tice Industrial Park
Property Address: 0 TICE STREET DEVELOPMENT, FORT MYERS, FL
Contractor:
License #:

Receipt # 2982593
Date Paid: 4/17/2026 8:45:00AM

Method	Payer	Check #/Auth #	Amount Paid
Web Check	Lisa Quattrone	**45497280**	2,394.00

Case No.	Description	Amount Due	Amount Paid
DCI2026-00014	PD $40 per acre (Excludes Base Fee)	2,394.00	2,394.00

Total Permit Fees:	**2,394.00**	**2,394.00**
Convenience Fee:		**1.25**
Total Amount:		**2,395.25**

Receipt # 2981841
Date Paid: 4/15/2026 1:51:26PM

Method	Payer	Check #/Auth #	Amount Paid
Web Check	Lisa Quattrone	**44467739**	8,000.00

Case No.	Description	Amount Due	Amount Paid
DCI2026-00014	PD Base Fee Only	8,000.00	8,000.00

Total Permit Fees:	**8,000.00**	**8,000.00**
Convenience Fee:		**1.25**
Total Amount:		**8,001.25**



TICE INDUSTRIAL PARK

Indigenous Area Management Plan

SECTION 03, TOWNSHIP 44, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

Chris Gehring
6180 Federal Court
Fort Myers, FL 33905

Prepared By:

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

June 30, 2026

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

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SUCCESS CRITERIA (INDIGENOUS PRESERVE) 9

EXHIBITS

Figure 1 Site Location Map
Figure 2 Site Vicinity Map
Figure 3 Current Site Conditions and Proposed Development Areas
Figure 4 Indigenous Areas & Habitat Areas After Maintenance

APPENDICES

Appendix A Indigenous Preserve Location and Monitoring Map

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

INTRODUCTION

The goal of this plan is to enhance and maintain all onsite indigenous vegetation preserves (9.18 acres) and remaining habitat areas (4.97 acres) within the Tice Industrial Park property according to Lee County criteria.

PROPERTY LOCATION

The Subject Property consists of one parcel (STRAP #03-44-25-L3-00008.0000) and encompasses approximately 59.85 acres located in Lee County, Florida. It is situated in the northeast quadrant of Interstate 75 (I-75) and Tice Street, approximately 0.90 miles south of Palm Beach Boulevard (State Road 80). See Figure 1 for a Site Location Map.

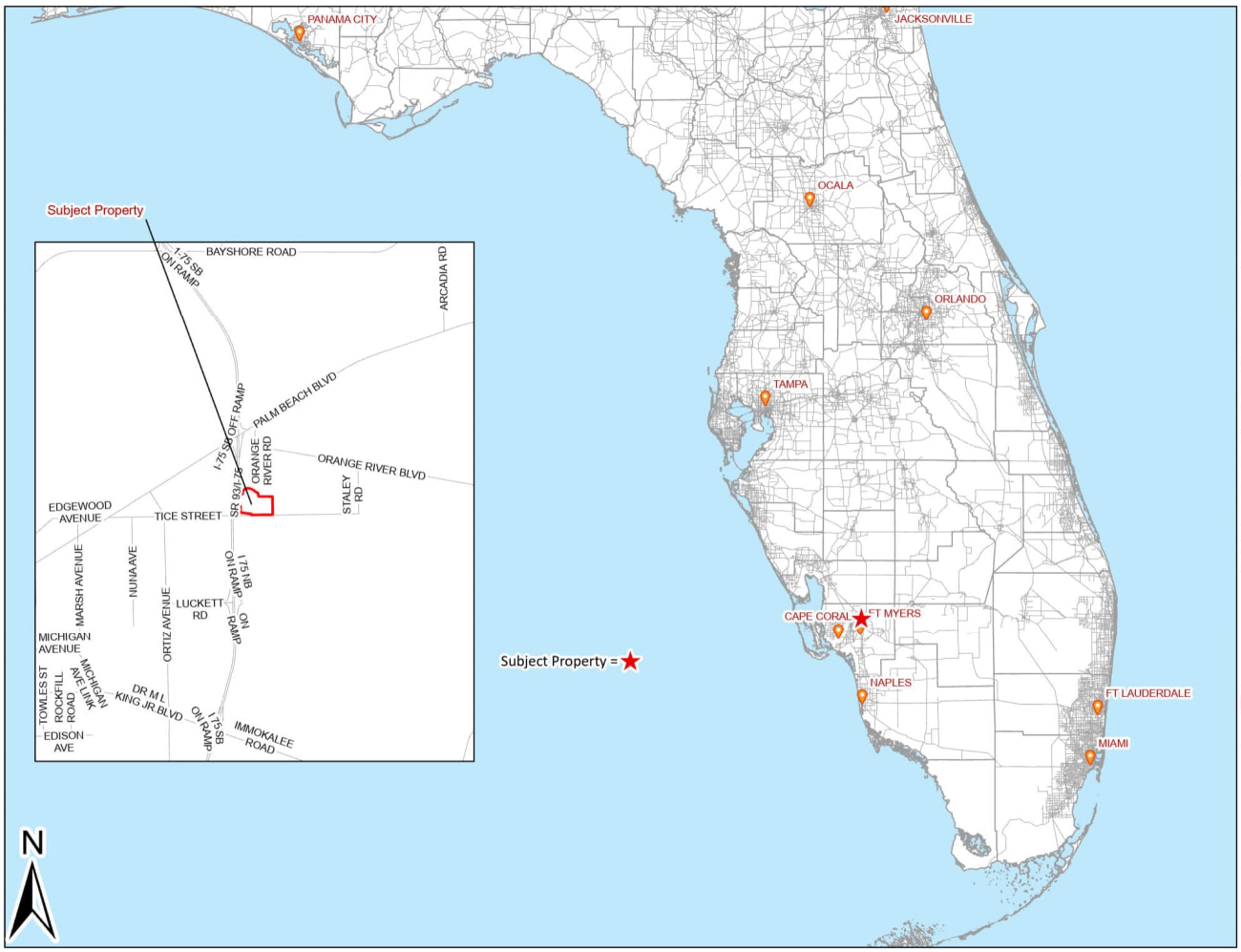


Figure 1. Site Location Map



Figure 2. Aerial Vicinity Map

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

TABLE 1. FLUCCS COMMUNITIES WITHIN THE SUBJECT PROPERTY

FLUCCS CODE	DESCRIPTION	ACREAGE
411D-E3	Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422	Brazilian pepper	26.05
427D-E4	Disturbed Live Oak (>75% Exotics)	9.50
619	Exotic Wetland Hardwoods	2.87
621-E3	Cypress (51-75% Exotics)	15.50
740	Disturbed Lands	1.79

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742	Borrow Pit	2.86
	Site Total:	59.85

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

FLUCCS COMMUNITY DESCRIPTIONS
* = exotic species

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

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

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

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

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

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

FLUCCS 742, Borrow Pit

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

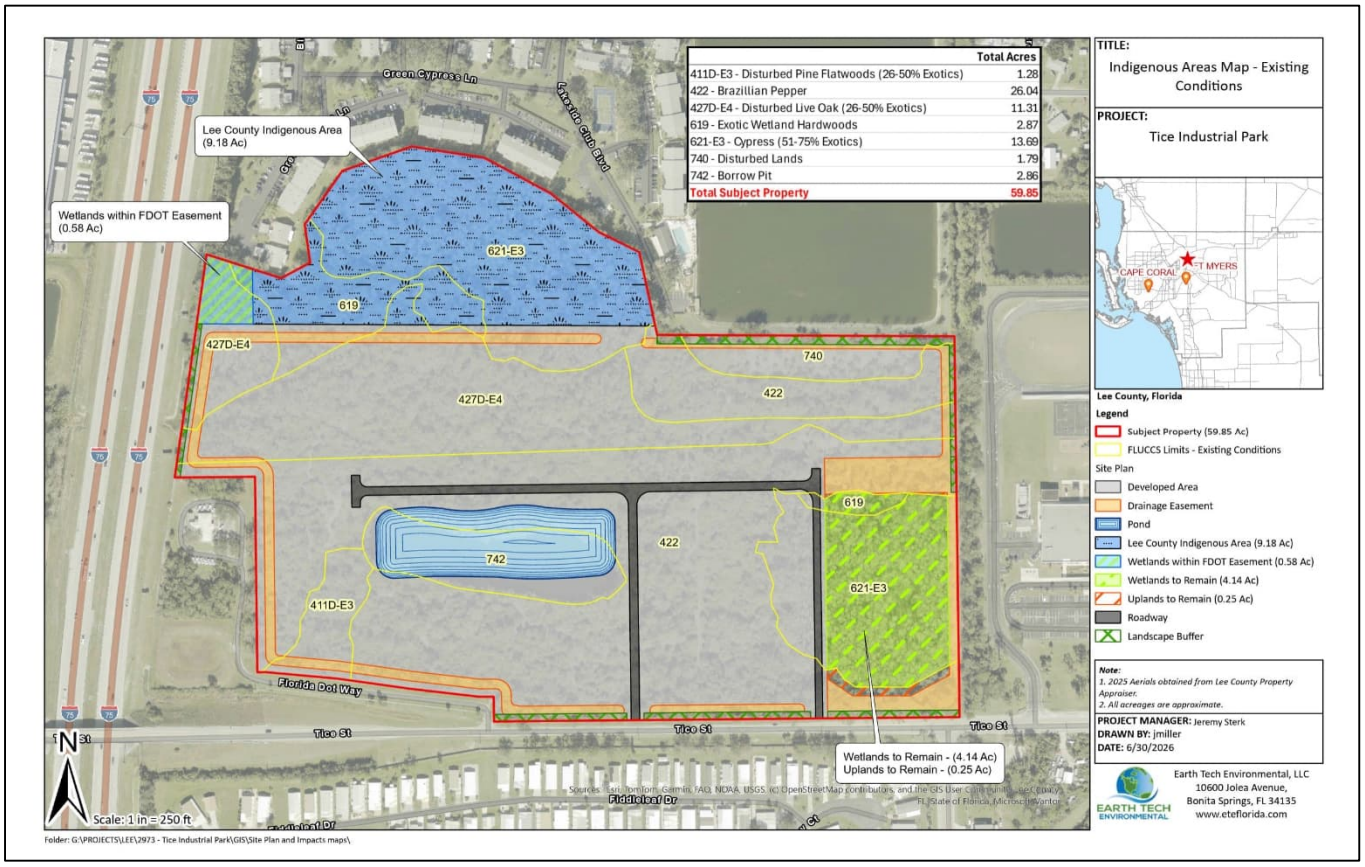


Figure 3. Current Site Conditions and Proposed Development Areas

EXOTIC REMOVAL AND MAINTENANCE
(INDIGENOUS AREAS\FDOT EASEMENT AREA\WETLANDS & UPLANDS TO REMAIN)

Initial Exotic Removal

All Category I and II invasive plant species as defined by the Florida Exotic Pest Plant Council will be controlled within the indigenous areas (9.18 acres) and remaining habitat areas (4.97 acres). Nuisance plants reaching a problematic, invasive level will also be controlled as appropriate for the habitat type and associated potential wildlife usage. Initial exotic eradication and maintenance control methods will consist of hand removal, cutting and stump treatment of all woody exotic species, foliar treatment of all saplings and/or herbaceous exotics species, and/or hand pulling. A licensed Florida Department of Agriculture and Consumer Services (FDACS) herbicide applicator will supervise activities. All tree stumps that are cut will be treated with a U.S. Environmental Protection Agency (EPA) approved herbicide and visual tracer dye. Treatment will occur immediately following any cutting to ensure maximal uptake of the herbicide. All treated woody vegetation will be removed from the indigenous area and other habitat areas. Figure 4 shows the habitat communities once exotic vegetation has been removed.

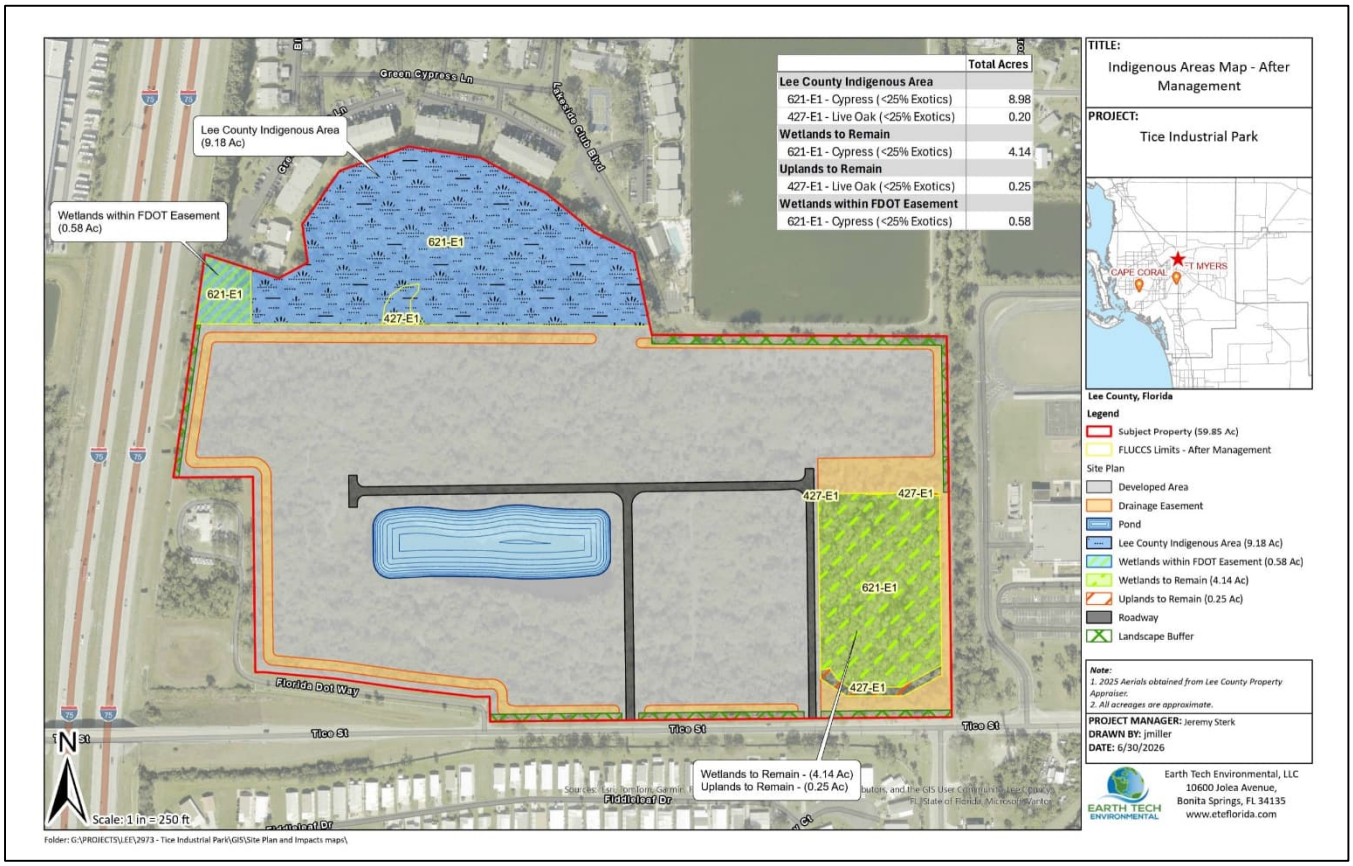


Figure 4. Indigenous Areas & Habitat Areas After Maintenance

Exotic Maintenance

A maintenance program will be implemented in the indigenous area (9.18 acres) and remaining habitat areas (4.97 acres) on a regular basis to ensure the integrity and viability of the management activities. The maintenance will be conducted in perpetuity to ensure that the total coverage of exotic and nuisance plant species (those species currently identified by the FLEPPC's list of invasive plant species and incorporated herein by reference) constitute no more than 2% total coverage between treatment events. The areas will be exotic-free shortly after an herbicidal treatment event.

In addition:

A. Periodic assessments of the site will be conducted no less than semi-annually to identify any potential infestations that will require the attention of the maintenance crew; and

B. Periodic maintenance will be performed on a quarterly, semi-annual or annual basis, as appropriate for the species in question, to treat any exotic or nuisance plant species. Treatment may consist of, but not be limited to:

   1. The use of EPA approved herbicides applied by state licensed pesticide applicators in accordance with the applicable material safety data sheets and label directions; and
   2. The manual removal and disposal of the nuisance or exotic plant species.

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

METHOD AND FREQUENCY OF PRUNING AND TRIMMING (INDIGENOUS PRESERVE, UPLAND AREAS ONLY)

No pruning or thinning of native vegetation within the indigenous preserve area is proposed at this time, however the upland indigenous areas will be evaluated on a regular basis to determine whether trimming would be beneficial for the goals of this plan or for wildlife habitat management. Trimming would be accomplished by hand using hand tools. Trimming would be restricted to less than 25 percent of an indigenous area within a given year. Cut material will remain onsite unless the volume of material would be harmful to native groundcover. Prior to any pruning or trimming taking place, vegetation removal permit will be required from Lee County Development Services.

TRASH MANAGEMENT (INDIGENOUS PRESERVE)

All trash will be removed from the indigenous preserve area on a semi-annual basis. Any trash observed in indigenous preserve area during monitoring events will be noted and the POA will be notified for removal.

PRESERVE SIGNAGE (INDIGENOUS PRESERVE)

Signage that identifies the indigenous area as A preserve will be placed around the interfaces between the development area and the preserve. The signs shall be no closer than ten feet from adjacent property lines, be limited to a maximum height of four feet and a maximum size of two square feet, stating: "Preserve Area." The locations of signs are shown on the Master Concept Plan provided by Quattrone Engineering.

PRESERVE MONITORING (INDIGENOUS PRESERVE)

The purpose of the monitoring program is to evaluate the degree of success and trends for the maintenance using established protocols and to evaluate and recommend changes to the maintenance program. The following monitoring events \ reports are required:

<u>Baseline Monitoring</u>

The goal of the baseline monitoring is to document the current condition of the preserve before any development takes place, and to facilitate the tracking of the maintenance program over time. The changes anticipated as a result of enhancement may include shifts in vegetation species composition and cover, increased wildlife utilization, etc. Therefore, it is important that the baseline monitoring be both repeatable in methodology and sufficiently broad in scope to adequately document these anticipated changes. Baseline monitoring is a one-time event and is completed prior to initiation of the exotic removal activities. Per requirements, proposed locations of panoramic photo stations have been established. An exhibit showing the location of panoramic photo stations is included in Appendix A.

<u>Time Zero Monitoring</u>

The goal of time zero monitoring is to accurately document the conditions within the preserve at the time exotic removal activities are completed. Time zero monitoring also provides a reference point to compare future monitoring reports.

<u>Annual Monitoring</u>

The 9.18 acre indigenous preserve area will be monitored annually for a period of five (5) years. All monitoring reports will include:

a. Provide fixed point photo-station panoramic photographs at selected locations.

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

b. Narrative report of exotics invasion and removal success.
c. Descriptions of any wildlife observations or wildlife usage.

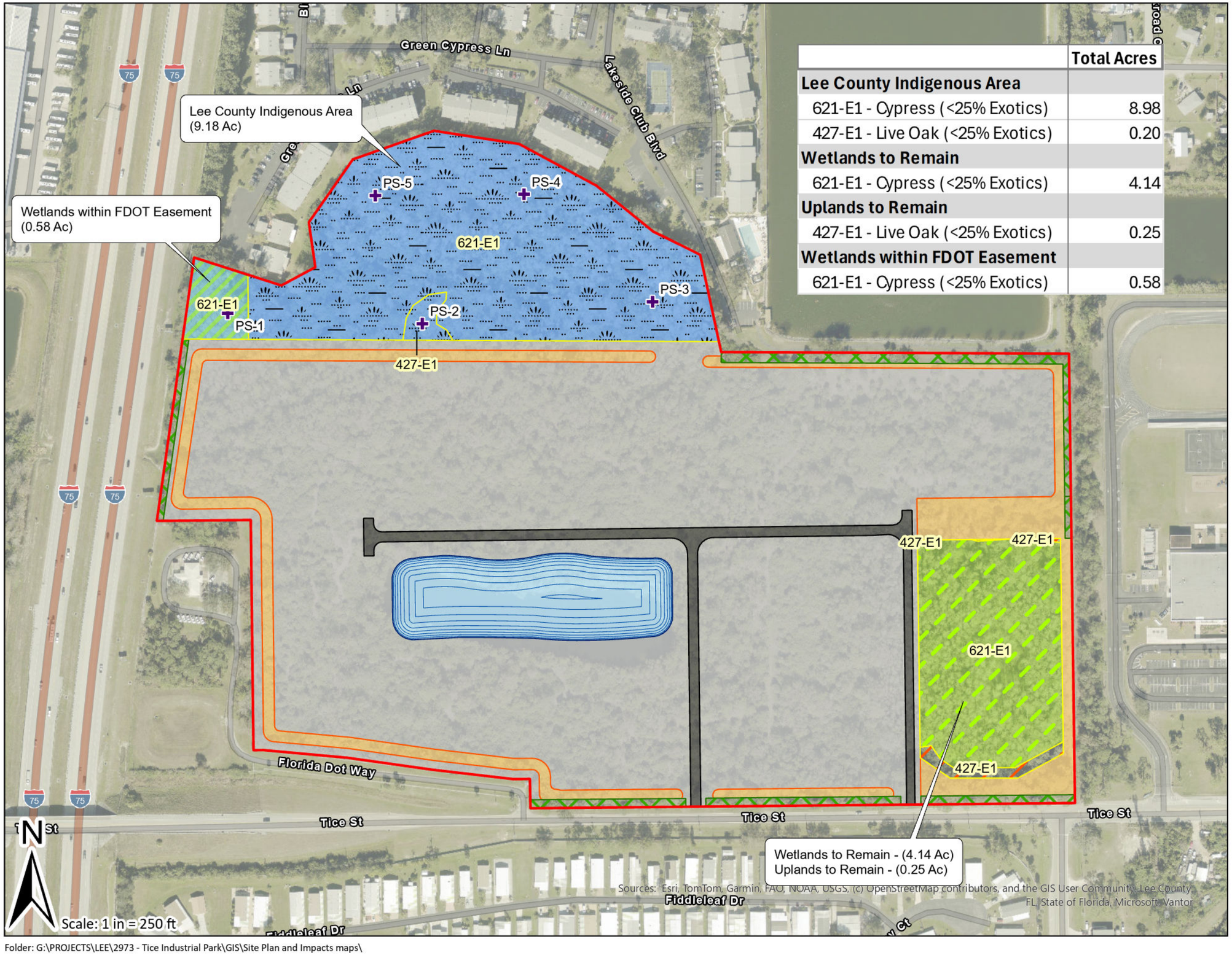
Reports will be submitted to Lee County for review after each event.

SUCCESS CRITERIA (INDIGENOUS PRESERVE)
The success criteria for the indigenous area on the property are as follows:

a) The area is maintained free of exotic plants, as defined by the Florida Exotic Pest Plant Council, with no more than 2% coverage at any one time.
b) All nuisance plant species constitute no more than 5% of the total plant coverage.
c) There is an 80% survival rate of the planted vegetation and at least 80% coverage of the planted area by indigenous native vegetation at the end of the third year of monitoring.
d) There is a continual increase in indigenous plant species composition throughout the five year monitoring period.

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

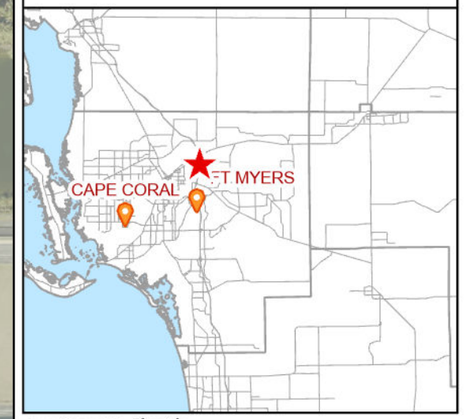
Appendix A
Indigenous Areas & Monitoring Map



	Total Acres
Lee County Indigenous Area	
621-E1 - Cypress (<25% Exotics)	8.98
427-E1 - Live Oak (<25% Exotics)	0.20
Wetlands to Remain	
621-E1 - Cypress (<25% Exotics)	4.14
Uplands to Remain	
427-E1 - Live Oak (<25% Exotics)	0.25
Wetlands within FDOT Easement	
621-E1 - Cypress (<25% Exotics)	0.58

TITLE:
Indigenous Areas Map - Preserve Monitoring

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits - After Management
- Panoramic Photo Stations (5)

Site Plan

- Developed Area
- Drainage Easement
- Pond
- Lee County Indigenous Area (9.18 Ac)
- Wetlands within FDOT Easement (0.58 Ac)
- Wetlands to Remain (4.14 Ac)
- Uplands to Remain (0.25 Ac)
- Roadway
- Landscape Buffer

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

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 6/30/2026

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

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Site Plan and Impacts maps\

Sharon Hrabak

From: Michael Runk <runk@ticefire.gov>
Sent: Wednesday, June 24, 2026 4:02 PM
To: Sharon Hrabak
Subject: Re: Tice Industrial Park

EXTERNAL SENDER

Good afternoon,

Tice Fire & Rescue District has No Objection for the proposed internal road design at Tice Industrial Park, located at 5281 Tice Street. We are satisfied with the proposed construction of a hammerhead turnaround in lieu of a cul-de-sac. Provided that is constructed as illustrated in the AutoTurnExhibit.v2 that has been furnished.

Respectfully,

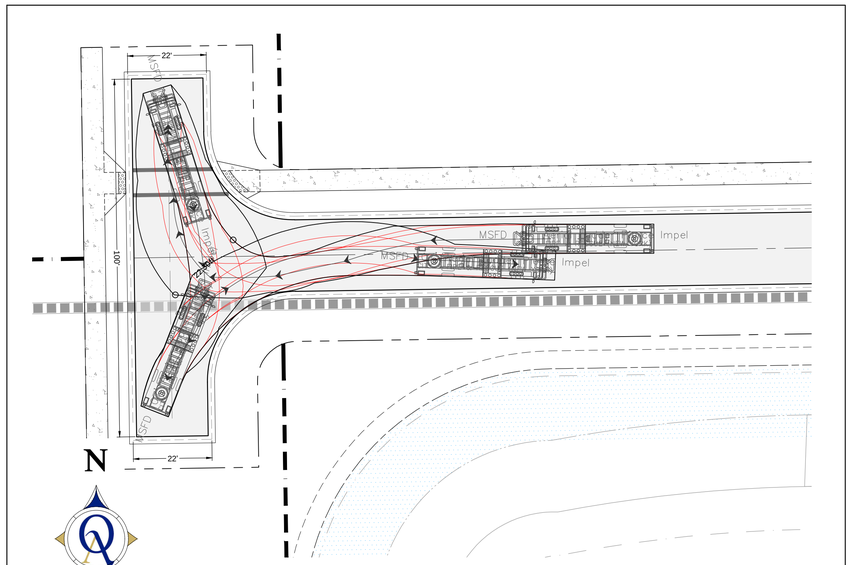
Michael Runk, Fire Chief

Tice Fire & Rescue District
9351 Workmen Way
Fort Myers, FL 33905
(239)694-2380 ext. 102
(239)788-7544 Cell
E-Mail: ***Runk@TiceFire.gov***
Web Site: ***WWW.TiceFire.com***

Email which is created or received by a Tice Fire Rescue District employee in connection with the transaction of official business of Tice Fire Rescue District is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws and regulations, unless exempted by law.

TICE INDUSTRIAL PARK

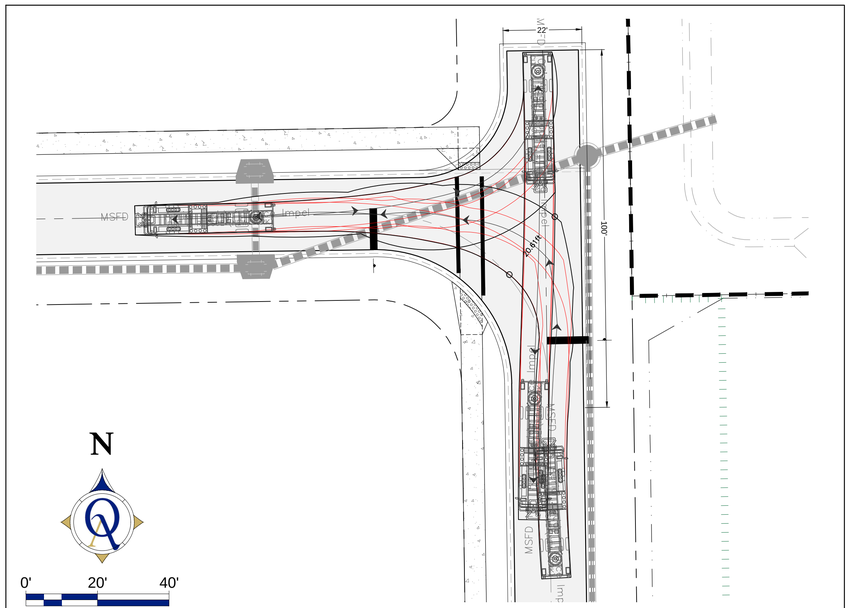
LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



PLAN VIEW SCALE

WEST HAMMER HEAD 3 POINT TURN EXHIBIT

N.T.S.

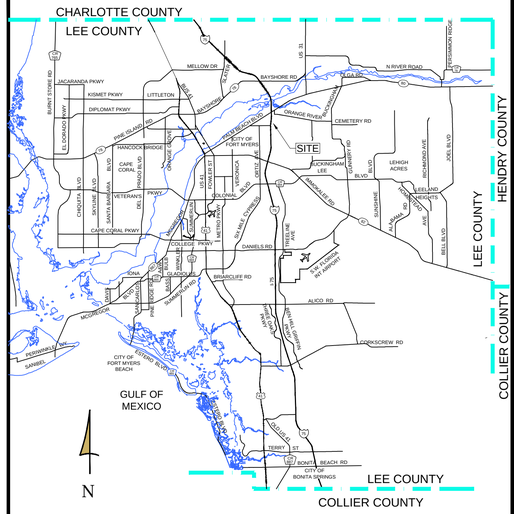


PLAN VIEW SCALE

EAST HAMMER HEAD 3 POINT TURN EXHIBIT

N.T.S.

AUTOTURN

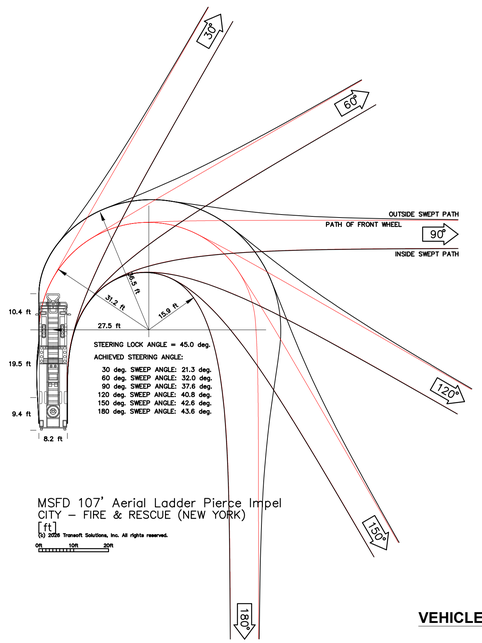


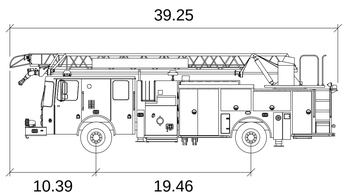
LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

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

PROJECT ACREAGE
59.849 ACRES





MSFD 107' Aerial Ladder Pierce Impel

	feet
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

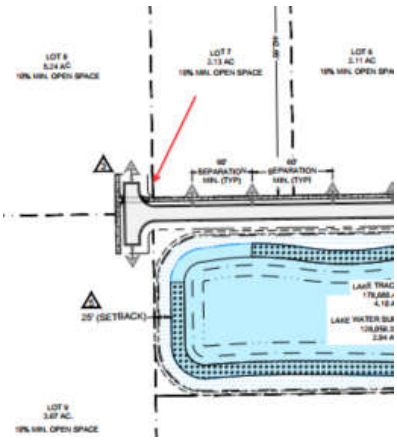
VEHICLE SPECIFICATIONS

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

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

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Wednesday, June 24, 2026 08:18
To: Michael Runk <runk@ticefire.gov>
Subject: Tice Industrial Park

Chief Runk.
We are requesting a Fire Department Letter of No Objection for the proposed internal road design at Tice Industrial Park, located at 5281 Tice Street.
In an effort to minimize costs for our client, we are proposing to construct a hammerhead turnaround in lieu of a cul-de-sac, as typically required for dead-end streets under the Lee County Land Development Code**.**
To proceed with this alternative design, we are seeking approval from the Fire Department. We appreciate your consideration and look forward to your response. Please see attached Master Concept Plan.



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

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

TICE INDUSTRIAL PARK

ZONING TRAFFIC STUDY

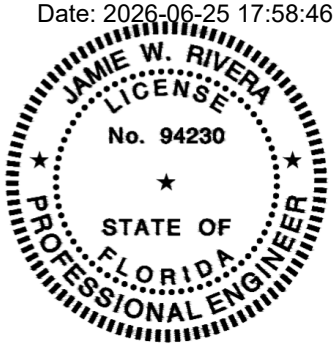
June 2026

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

PREPARED BY:
Carson Tucker, E.I.

ENGINEER OF RECORD:

Digitally signed by Jamie W Rivera
Date: 2026-06-25 17:58:46



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

QAI PROJECT #251101

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

Quattrone & Associates, Inc.

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- TRIP DISTRIBUTION EXHIBITS
- LOS ANALYSIS
- TRIP GENERATION ANALYSIS
- TRIP GENERATION GRAPHS
- TRAFFIC REPORT & DOCUMENTS
- TCDS DATA

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

The purpose of the Zoning Traffic Study is to analyze the potential traffic impacts and identify any improvements required as a result of rezoning. The applicant is requesting approval for an Industrial Planned Development (IPD) for a 59.85 ± acre site within the Fort Myers Shores Planning Community. The subject site is located within the Central Urban Future Land Use zone.

EXISTING CONDITIONS

OVERVIEW

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

ROADWAY INFORMATION

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

PROPOSED REZONING

The applicant is requesting to establish an IPD over the subject site to permit development up to 450,000 square feet of light industrial uses, a maximum of one lot for convenience store with gas, and a maximum of one lot for a food truck park.

The proposed rezoning is of a light industrial purpose, as outlined in the schedule of uses within the same submittal package of this report. For the purpose of trip calculations, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, was used. The land use code (LUC) which most accurately represents the proposed 400,000 square feet maximum industrial use is LUC 130 – Industrial Park. Per ITE, this land use typically consists of several facilities that are a mix of manufacturing, service, and warehousing. These uses within the Land Use Code are also assumed to have supplementary office space as necessary for administrative operations.

LUC – 821 Shopping Plaza (40-150k) will serve as a general representation of the commercial uses. Per ITE this land use typically consists of office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities, as well as retail merchandise facilities; many of which are intensive land uses. The term "plaza" acts only as a land use name for defining similar land uses (shopping center or strip retail plaza) by ranges of square footages. Shopping Plaza has been selected as its range (40-150k SF) includes the proposed maximum commercial development area of 50,000 square feet.

LUC 945 – Convenience Store/Gas Station – VFP (9-15) has been selected to represent the one lot maximum allowed convenience food and beverage store land use. The size of the land use was determined from multiple gas stations within Fort Myers, based on a 2-acre site, fueling positions, and building size. A

4,000 square feet convenience store/gas station with 9-15 fueling positions has been analyzed for trip estimation.

LUC 926 – Food Cart Pod has been selected to represent the one lot maximum for Food Truck Park uses. Per ITE, this land use code contains either food carts or food trucks congregated in an established location. The site was analyzed with an independent variable for the number of food trucks. For a 2-acre site that is built for the purpose of food trucks, this has been determined to be eight trucks. Backyard Social, located at 16371 Corporate Commerce Way, Fort Myers, Florida 33913, has a parcel area of 1.93 acres and has 8 dedicated positions for food trucks. For trip generation, ITE combines food trucks and food carts into one independent variable labeled "food carts". The 12th Edition of the Trip Generation Manual does not provide calculations for time periods other than the peak hour of adjacent street traffic, one hour between 5 and 6 p.m. It is assumed that the food trucks will not be open during morning hours. It is assumed that during lunch hours, the large majority of customers will originate internally to the overall IPD; thus, negligible traffic will be added to the surrounding roadway network during lunch hours. It is assumed that during the p.m. Peak Hour time period, most trips will originate external to the overall IPD as nearby communities enter the IPD to access the food truck park for dinner.

LUC 210 – Single Family Detached Housing will be used to calculate the maximum allowable trips of the existing zoning for a net trip comparison. The subject site is within the Central Urban Future Land Use Category and allows a maximum of 10 dwelling units per acre. The current RM-8 zoning allows single family detached housing, which has been proposed for a net trip comparison analysis of existing zoning to the proposed IPD.

Below are the land use codes utilized to calculate the estimated trips:

LUC 130 – Industrial Park	**400 (per 1,000 SF)**
LUC 821 – Shopping Plaza (40-150k)	**50 (per 1,000 SF)**
LUC 945 – Convenience Store/Gas Station – VFP (9-15)	**4 (per 1,000 SF)**
LUC 926 – Food Cart Pod	**8 (# of Food Carts)**
LUC 210 – Single Family Detached Housing	**603 (Dwelling Units)**

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

TRIP GENERATION

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

Table 1
Trip Generation - Existing Zoning

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

Table 2 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the proposed IPD. The average rate was used for LUC 945 and LUC 821 as ITE could not provide best fit equations, despite being within data ranges. LUC 130 and LUC 926 were analyzed with linear best fit equations as provided by ITE.

Table 2
Trip Generation - Proposed IPD

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
945 - Convenience Store/Gas Station - VFP (9-15)	97	97	194	100	100	200	1620
821 - Shopping Plaza (40-150k) - Supermarket - No	49	30	79	117	121	238	1620
130 - Industrial Park	140	42	182	50	128	178	1620
945 - Convenience Store/Gas Station	0	0	0	24	24	48	1620
TOTAL	**286**	**169**	**455**	**291**	**373**	**664**	**6480**

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

Table 3
Trip Generation - Net Trip Comparison

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
Total Proposed Trips	286	169	455	291	373	664	6480
210 - Single Family Detached Housing (-)	111	299	410	312	191	503	5132
NET TOTAL	**175**	**-130**	**45**	**-21**	**182**	**161**	**1348**

A red shaded cell in the "TOTAL" row indicates a net increase in trips. A green shaded cell indicates a net decrease in trips. As seen in **Table 3**, there is a net increase in entry trips during the Peak A.M. and Peak P.M. time periods. The net increase in trips is less than the 300-trip threshold for required area of influence and LOS analysis of all intersections and roadway links within the area of influence. A link level of service analysis has been provided for links within the area of influence (10% of LOS "C" service volumes).

TRIP DISTRIBUTION

The net trips tabulated in **Table 2** were assigned to the surrounding roadway network based on the anticipated routes the drivers will utilize to access the site. The anticipated trip distribution of the generated trips can be found in the **Trip Distribution Exhibits** attached to this report. Anticipated driveway distributions can also be found in the same exhibit. Net trips (Table 3) will be utilized for LOS analysis. Where trips are fewer than the existing zoning, no change is proposed to the existing traffic volumes. Full generated trip counts (Table 2) were utilized and distributed to determine the necessity and size of turn lanes in accordance with AC-11-4.

FUTURE TRAFFIC CONDITIONS

A horizon year of 2036 was selected for analysis to determine the future impact of the subject rezoned area at full build-out. Prior to level of service analyses, nearby roadways were analyzed to determine the project's area of influence at the full build-out year. If a link is determined to be within the area of influence, the trip distribution is continued to the adjacent roadway links until trips are less than 10% of LOS "C" of the analyzed roadway. Please refer to the attached **T-01** of the **Trip Distribution Exhibits** and **Table 1A** for the distributions and area of influence calculations, respectively.

Roadways determined to be within the area of influence were then analyzed for level of service conditions at the full build-out year. The existing traffic during the full build-out year was determined by analyzing previous years of traffic data for the subject roadways and calculating a Compound Annual Growth Rate (CAGR). Please refer to **Table 2A** for the TCDS traffic data and CAGR calculations of the roadways within the area of influence. Please note that traffic data for Luckett Road was provided. This traffic was applied to Country Lakes Drive for the purpose of performing the level of service analysis. The traffic count at Luckett Road, east of I-75 was determined to be the most accurate representation of traffic on Country Lake Drive, as most traffic on Luckett Road, East of I-75 will most likely utilize Country Lakes Drive for trips to and from Tice Street.

Generated project traffic has been distributed 60% east and 40% west. This distribution has been determined by analyzing existing traffic volume on Staley Road, Luckett Road (E. & W. of I-75), and Tice Street. Please see the **TCDS Data** appendix for the surrounding roadway AADTs and map showing the location of traffic counts. Please note the traffic count numbers shown on the map are not AADTs, they are traffic count volumes; AADT data utilized in this report can be seen in **Table 2A**. A significant flow of traffic occurs in the path of Orange River Boulevard to/from Staley Street and distributing to/from Tice Street, Country Lakes Drive and Luckett Road. This path has been maintained with the proposed distributions. A large amount of industrial trips are assumed to utilize Luckett Road to access or depart I-75 to and from the north and south.

PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

To determine the impact of the proposed IPD on the surrounding roadway network, the Level of Service of each roadway segment within the area of influence was analyzed. Level of Service thresholds were compared to the traffic volume at the build-out year to determine if the proposed IPD degrades the Level of Service for the subject roadways. Please refer to **Table 1A** for LOS thresholds of roadways analyzed for area of influence. Please refer to **Table 3A** for the determined LOS of the roadways within the area of influence. Tice Street and Country Lakes Drive are both functionally classified as major collectors; per the LOS standards for transportation *The Lee Plan Policy* 95.1.3, LOS "E" is the standard LOS for major collectors on County-maintained transportation facilities.

Per **Table 3A**, Tice Street is projected to operate at LOS "D" prior to full build-out traffic based on the latest AADT projected to the build-out year utilizing the calculated CAGR of the roadway. With the proposed project traffic, it is projected that Tice Street will operate at LOS "D" west of the site to Ortiz and from Country Lakes Drive to Staley Road. The link of Tice Street east of the site to Country Lakes Drive (60% distribution) will operate at LOS "E", which is an acceptable LOS per *The Lee Plan Policy* 95.1.3. No roadway improvements are required nor proposed as a result of the LOS analysis of Tice Street.

Country Lakes Drive from Tice Street to Luckett Road is the only other link within the proposed area of influence and thus analyzed for LOS status at the build-out year. Country Lakes Drive is projected to operate at LOS "F" at the build-out year, based on the latest AADT projected to 2036 and the calculated roadway CAGR applied. Therefore, Country Lakes Drive will operate at an unacceptable LOS during the build-out year of 2036, with or without the proposed project traffic. No roadway improvements are required nor proposed as a result of the LOS analysis of Country Lakes Drive, as the roadway will be failing to acceptably operate prior to the completion of the proposed project.

CONCLUSION

The proposed rezoning request for the property referred to as Tice Industrial Park IPD, located north of Tice Street and situated between Manatee Elementary School and I-75 in Lee County, Florida, includes 400,000 square-feet maximum industrial building area, 50,000 square-feet maximum commercial/retail use, a maximum of one lot utilized for convenience food and beverage, and a maximum of one lot utilized as a food truck park. Trip generation was performed utilizing the 12th edition of *Trip Generation Manual* and applied to the surrounding network to determine Level of Service conditions at the build-out year of 2036. Growth rates and traffic volumes applied to the roadway segments are based on historical data provided by Lee County TCDS and extrapolated to 2036.

The immediately east and west links of Tice Street were analyzed and determined to operate under acceptable LOS conditions per the Lee Plan. Country Lakes Drive from Tice Street to Luckett Road is the only other roadway within the area of influence; at time of the build-out year, Country Lakes Road will operate at an unacceptable LOS with or without the proposed project traffic.

Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic generated by the proposed Tice Industrial Park IPD. Further traffic analysis will be completed as individual lots within seek local development orders. Turn lane analyses will be completed at the IPD access points at time of individual lot development orders as well.

REFERENCES

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

Quattrone & Associates, Inc.

APPENDIX

Quattrone & Associates, Inc.

TRIP DISTRIBUTION EXHIBITS



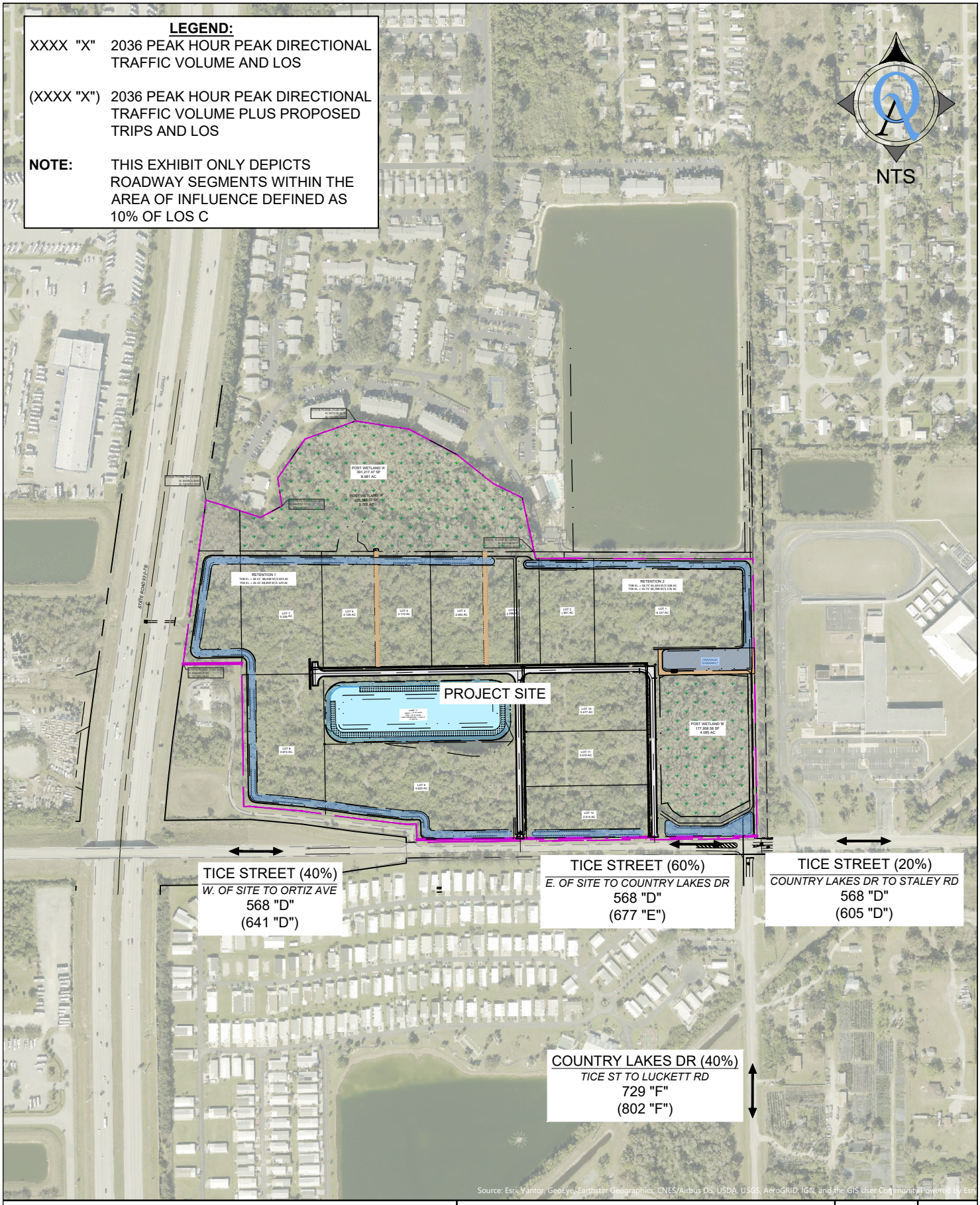
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

TICE INDUSTRIAL PARK IPD

TRIP DISTRIBUTION EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-01
01 OF 02



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

TICE INDUSTRIAL PARK IPD

LOS ANALYSIS EXHIBIT

TICE STREET DEVELOPMENT
FORT MYERS, FLORIDA 33905

SHEET
T-02
02 OF 02

Quattrone & Associates, Inc.

LOS ANALYSIS

TABLE 1A: PEAK HOUR DIRECTIONAL LEVEL OF SERVICE THRESHOLDS

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	175 VPH	IN= 175	OUT= -130
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	182 VPH	IN= -21	OUT= 182

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECTED TRAFFIC DISTRIBUTION	NEW PROJECT TRAFFIC AM PEAK	NEW PROJECT TRAFFIC PM PEAK	PROJECT/LOS C
Tice Street	W. of Site to Ortiz Ave	Collector; 1LN	-	-	310	660	740	40%	70	73	23.48%
	Ortiz Ave to SR 80	Collector; 1LN	-	-	310	660	740	15%	26	27	8.81%
	E. of Site to Country Lakes Dr	Collector; 1LN	-	-	310	660	740	60%	105	109	35.23%
	Country Lakes Dr to Staley Rd	Collector; 1LN	-	-	310	660	740	20%	35	36	11.74%
Country Lakes Dr	From Tice St to Luckett Rd	Collector; 1LN	-	-	310	660	740	40%	70	73	23.48%
Luckett Rd	From I-75 to Ortiz Ave	Arterial; 1LN	-	-	330	710	780	15%	26	27	8.27%
	From Country Lake Dr to I-75	Collector; 2LD	-	-	770	1,510	1,600	40%	70	73	9.45%
Ortiz Ave	Tice St to Luckett Rd	Arterial; 1LN	-	-	330	710	780	15%	26	27	8.27%
	Luckett Rd to SR 82	Arterial; 1LN	-	-	330	710	780	15%	26	27	8.27%
SR 80	Ortiz Ave to I-75	C3C; 3LD	-	-	2,360	2,680	-	25%	44	46	1.93%

* The Level of Service thresholds for County Roadways were obtained from the Lee County Generalized Peak Hour Directional Service Volume Table.
** The Level of Service thresholds for State Roadways were obtained from the FDOT Motor Vehicle Arterial Generalized Service Volume Tables.
*** Shown distributed traffic is the **NET** traffic (Proposed Trips - Existing Zoning Trips). The largest positive value for each time period is used for distribution.

TABLE 2A: ROADWAY AADT GROWTH RATES

$$CAGR = \left(\frac{ENDING\ VALUE}{BEGINNING\ VALUE}\right)^{\left(\frac{1}{\#\ OF\ YEARS}\right)} - 1$$

LOCATION ID 506
LOCATED ON LUCKETT RD
EAST OF I-75

Year	AADT	DHV-30	K %	D %	Growth (from Prev. Year)
2024	7,800	899	12	54	4.1%
2022	7,200	849	12	61	7.8%
2020	6,200	838	14	51	0.0%
2018	6,200	721	12	53	-2.3%
2016	6,500	695	11	51	-9.1%
2012	9,500	922	10	59	9.9%
2006	5,400				5.9%
2005	5,100				24.4%
2004	4,100				-4.7%
2003	4,300				22.9%
2002	3,500				BASE
CAGR					**3.7%**

LOCATION ID 416
LOCATED ON TICE ST
WEST OF I-75

Year	AADT	DHV-30	K %	D %	Growth (from Prev. Year)
2024	4,700	655	14	60	8.4%
2022	4,000	626	16		8.5%
2020	3,400	517	15		-5.4%
2018	3,800	527	14		4.2%
2016	3,500	455	13		8.3%
2014	2,986				5.2%
2012	2,700	284	11		-3.3%
2006	3,300				26.9%
2005	2,600				8.3%
2004	2,400				0.0%
2003	2,400				14.3%
2002	2,100				BASE
CAGR					**3.7%**

TABLE 3A: SHORT TERM AND HORIZON YEAR ANALYSIS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 175 VPH 175 OUT= -130
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 182 VPH -21 OUT= 182

Roadway	K Factor	D Factor
Tice Street	0.14	0.6
Country Lakes Drive	0.12	0.54

ROADWAY	SEGMENT	Location ID	BASE YR AADT	LATEST AADT	ANNUAL GROWTH RATE	PRESENT PK HR PK SEASON	2036 (Build-Out) PK HR PK SEASON VOLUME	2036 LOS	PROJECT TRAFFIC	AM TRAFFIC	PM TRAFFIC	2036 BACKGROUND+AM PROJECTED VOLUME	2036 BACKGROUND+AM PROJECTED LOS	2036 BACKGROUND+PM PROJECTED VOLUME	2036 BACKGROUND+PM PROJECTED LOS
Tice Street	W. of Site to Ortiz Ave	416	2,100	4,700	3.7%	395	568	D	40%	70	73	638	D	641	D
	E. of Site to Country Lakes Dr	416	2,100	4,700	3.7%	395	568	D	60%	105	109	673	E	677	E
	Country Lakes Dr to Staley Rd	416	2,100	4,700	3.7%	395	568	D	20%	35	36	603	D	605	D
Country Lakes Dr	From Tice St to Luckett Rd	506	3,500	7,800	3.7%	505	729	F	40%	70	73	799	F	802	F

* 2036 Peak Hour Peak Season values were calculated by multiplying the projected 2036 AADT by K-100 values and the D Factor provided by Lee County TCDS.

** Growth Rates were calculated utilizing the Lee County 2024 AADT Report (07/10/2024)

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

EXISTING ZONING TRIPS

VEHICLE TRIPS

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

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

PROPOSED A.M. PH TRIPS

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
945 - Convenience Store/Gas Station - VFP (9-15)	General	1000 Sq. Ft. GFA	4	Weekday, Peak Hour of Adjacent Street Traffic,	Average	97	97	194
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			One Hour Between 7 and 9 a.m.	48.60	50%	50%	
821 - Shopping Plaza (40-150k) - Supermarket - No	General	1000 Sq. Ft. GLA	50	Weekday, Peak Hour of Adjacent Street Traffic,	Average	49	30	79
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			One Hour Between 7 and 9 a.m.	1.59	62%	38%	
130 - Industrial Park	General	1000 Sq. Ft. GFA	400	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	140	42	182
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			One Hour Between 7 and 9 a.m.	T = 0.14(X) + 125.84	77%	23%	

	Entry	Exit	Total
AM	286	169	455

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

PROPOSED P.M. PH TRIPS

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry / Split%	Exit / Split%	Total
945 - Convenience Store/Gas Station - VFP (9-15)	General	1000 Sq. Ft. GFA	4	Weekday, Peak Hour of Adjacent Street	Average	100	100	200
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 4 and 6 p.m.	50.08	50%	50%	
821 - Shopping Plaza (40-150k) - Supermarket - No	General	1000 Sq. Ft. GLA	50	Weekday, Peak Hour of Adjacent Street	Average	117	121	238
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 4 and 6 p.m.	4.76	49%	51%	
130 - Industrial Park	General	1000 Sq. Ft. GFA	400	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	50	128	178
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 4 and 6 p.m.	T = 0.16(X) + 114.29	28%	72%	
926 - Food Cart Pod	General	Food Carts	8	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	24	24	48
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban			Traffic, One Hour Between 4 and 6 p.m.	T = 6.98(X) - 7.59	50%	50%	

	Entry	Exit	Total
PM	291	373	664

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

PROPOSED WEEKDAY TRIPS

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry / Split%	Exit / Split%	Total
945 - Convenience Store/Gas Station - VFP (9-15)	General Urban/Suburban	1000 Sq. Ft. GFA	4	Weekday	Average	1160	1160	2320
Data Source: Trip Generation Manual, 12th Ed					579.86	50%	50%	
821 - Shopping Plaza (40-150k) - Supermarket - No	General Urban/Suburban	1000 Sq. Ft. GLA	50	Weekday	Average	1634	1634	3268
Data Source: Trip Generation Manual, 12th Ed					65.38	50%	50%	
130 - Industrial Park	General Urban/Suburban	1000 Sq. Ft. GFA	400	Weekday	Best Fit (LIN)	812	812	1624
Data Source: Trip Generation Manual, 12th Ed					T = 2.04(X) + 808.48	50%	50%	

	Entry	Exit	Total
Weekday	**3606**	**3606**	**7212**

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and premade sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

Convenience store (Land Use 851) is a related use.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of four subcategories, based on the number of vehicle fueling positions (VFP) at the site: (1) between 2 and 8 VFP, (2) between 9 and 15 VFP, (3) between 16 and 24 VFP, and (4) more than 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of four other subcategories, based on the gross floor area (GFA) of the convenience store at the site: (1) between 2,000 and 4,000 square feet, (2) between 4,000 and 5,500 square feet, (3) between 5,500 and 10,000 square feet, and (4) greater than 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have subcategories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, Arkansas, California, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Ohio, Pennsylvania, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

340, 350, 355, 359, 385, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 1004, 1024, 1025, 1027, 1052, 1219, 1224, 1227, 1238, 1267

Convenience Store/Gas Station - VFP (9-15) (945)

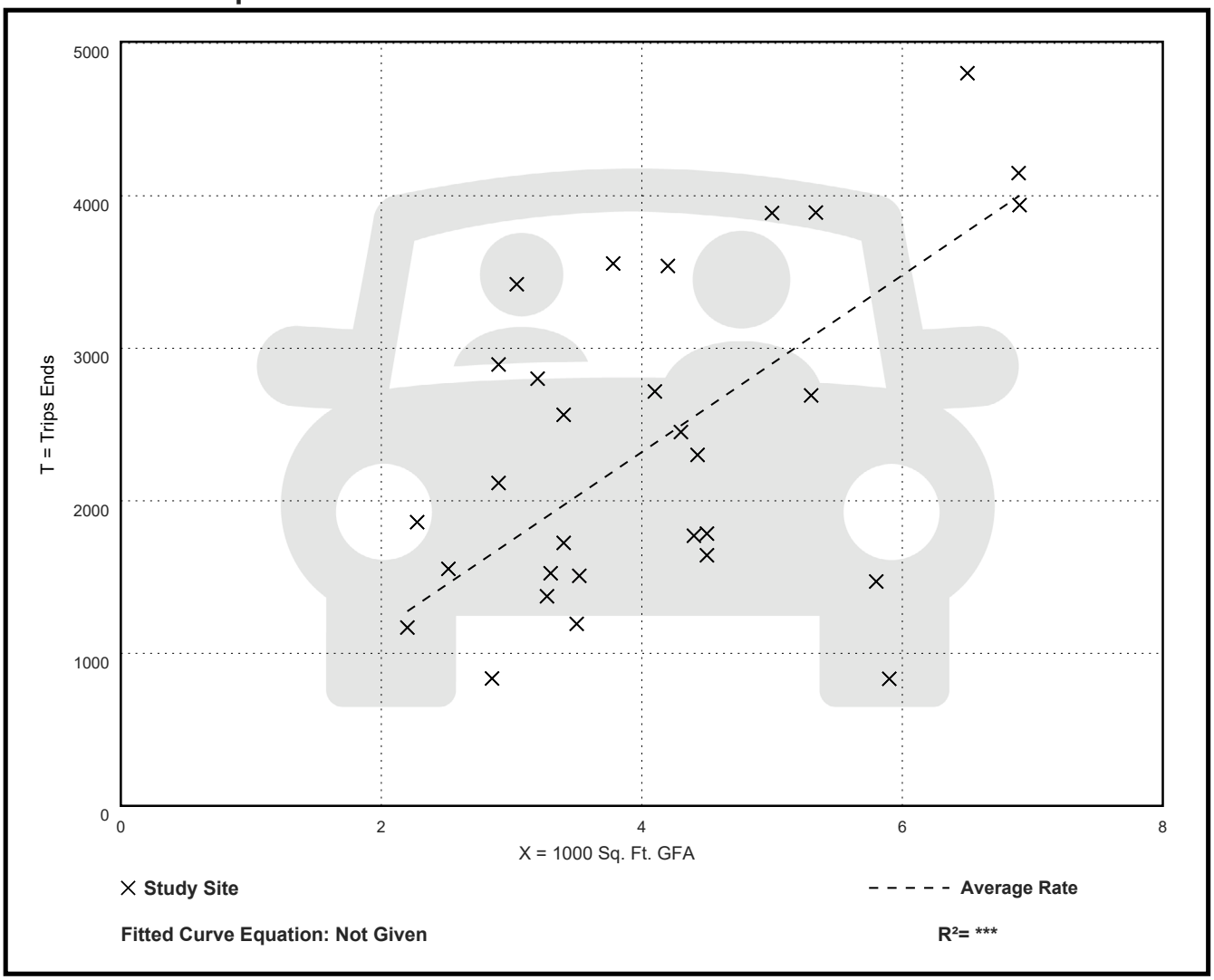
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
579.86	141.19 - 1125.00	228.16

Data Plot and Equation



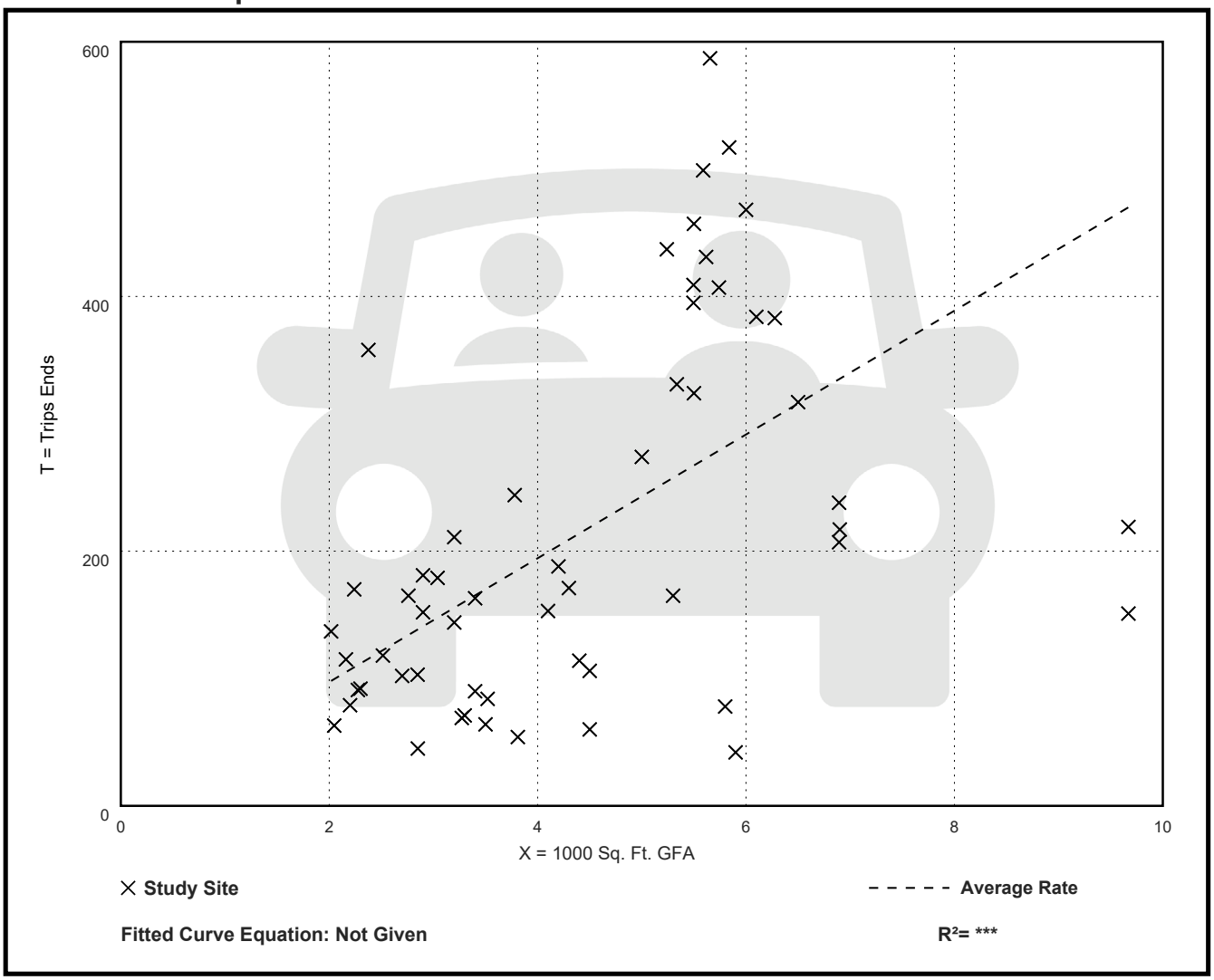
Convenience Store/Gas Station - VFP (9-15) (945)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 56
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
48.60	7.12 - 150.67	26.95

Data Plot and Equation



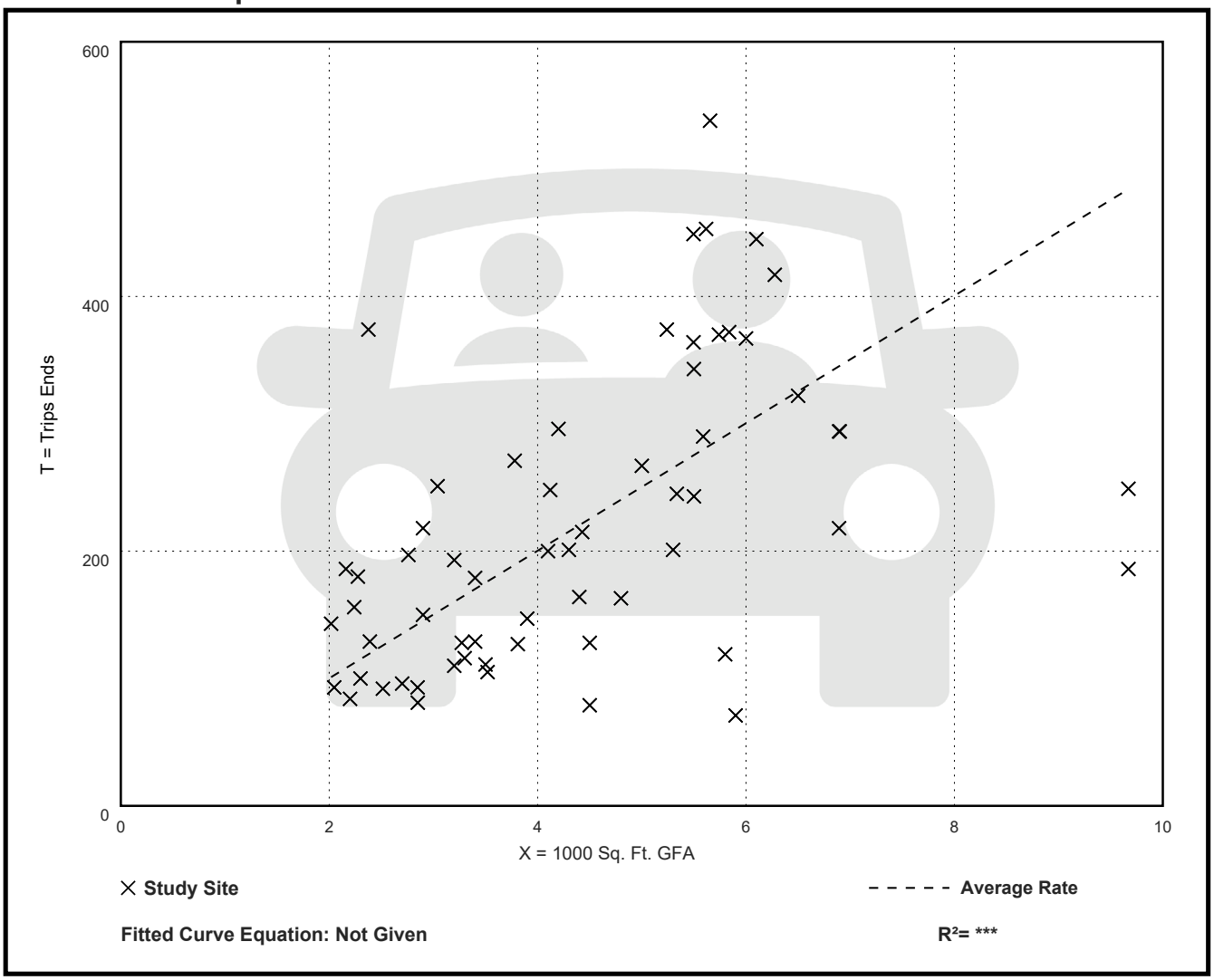
Convenience Store/Gas Station - VFP (9-15) (945)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 61
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.08	12.03 - 157.41	22.31

Data Plot and Equation



DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

Land Use: 821
Shopping Plaza (40-150k)

Description

A shopping plaza is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

A supermarket is often the major tenant of a shopping plaza, but many shopping centers are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Common tenants include office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000-square-foot GLA threshold value between a shopping plaza and a shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000-square-foot GFA threshold between a shopping plaza and a strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. All shopping plazas in the database with a supermarket as their anchor are larger than 40,000 square feet GLA.

Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has a measurable effect on-site trip generation. Therefore, data are presented for two subcategories for this land use: (1) sites with a supermarket anchor and (2) sites without a supermarket.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Illinois, Indiana, Iowa, Kentucky, Maine, Maryland, Massachusetts, Nevada, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Vermont, and Wisconsin.

Source Numbers

358, 390, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 974, 1004, 1009, 1025, 1069, 1219

Shopping Plaza (40-150k) - Supermarket - Yes (821)

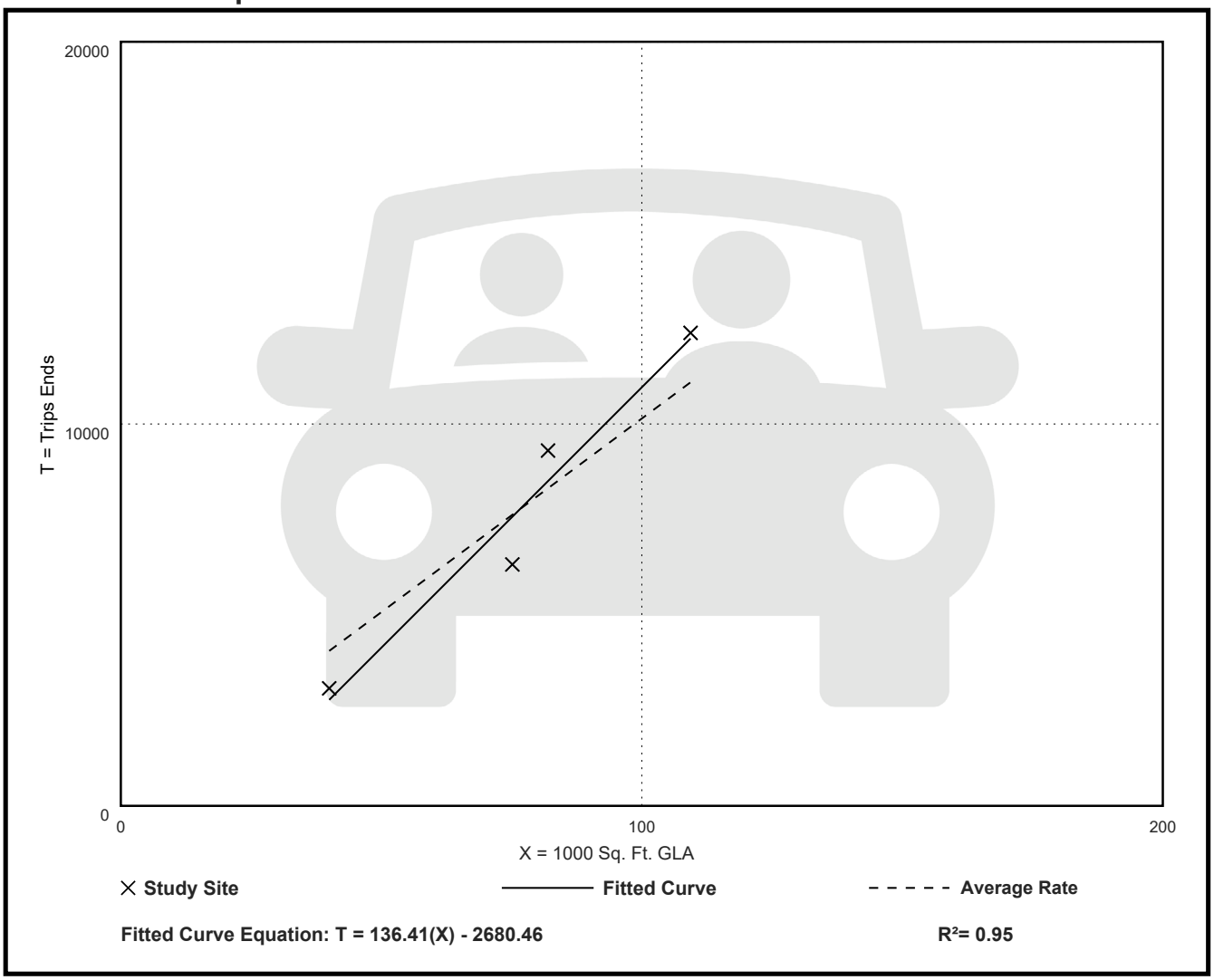
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 77
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
101.43	76.93 - 113.46	17.91

Data Plot and Equation



Fitted Curve Equation: T = 136.41(X) - 2680.46

R^2= 0.95

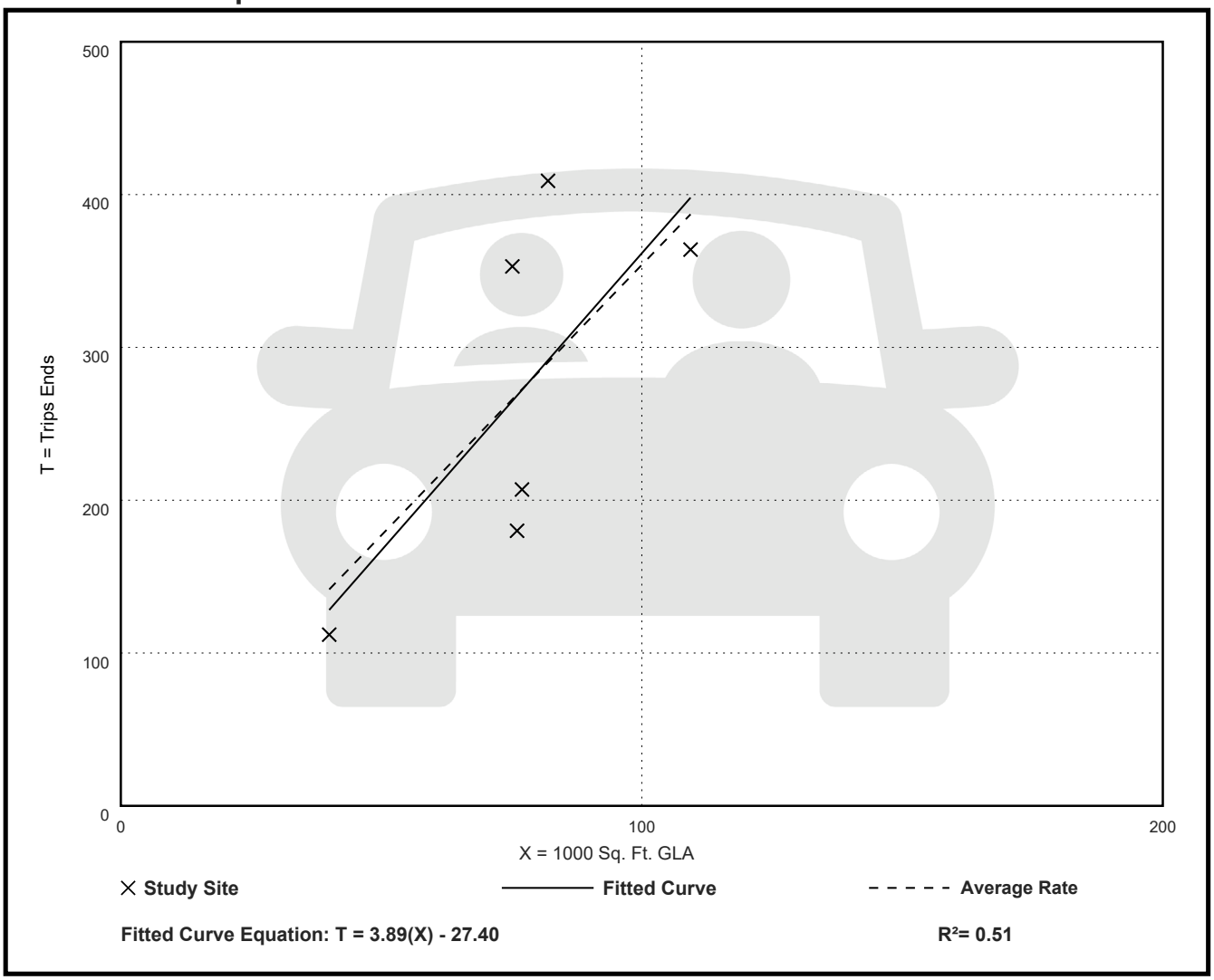
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
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:	6
Avg. 1000 Sq. Ft. GLA:	77
Directional Distribution:	60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.54	2.37 - 4.99	1.10

Data Plot and Equation



Fitted Curve Equation: T = 3.89(X) - 27.40

R^2= 0.51

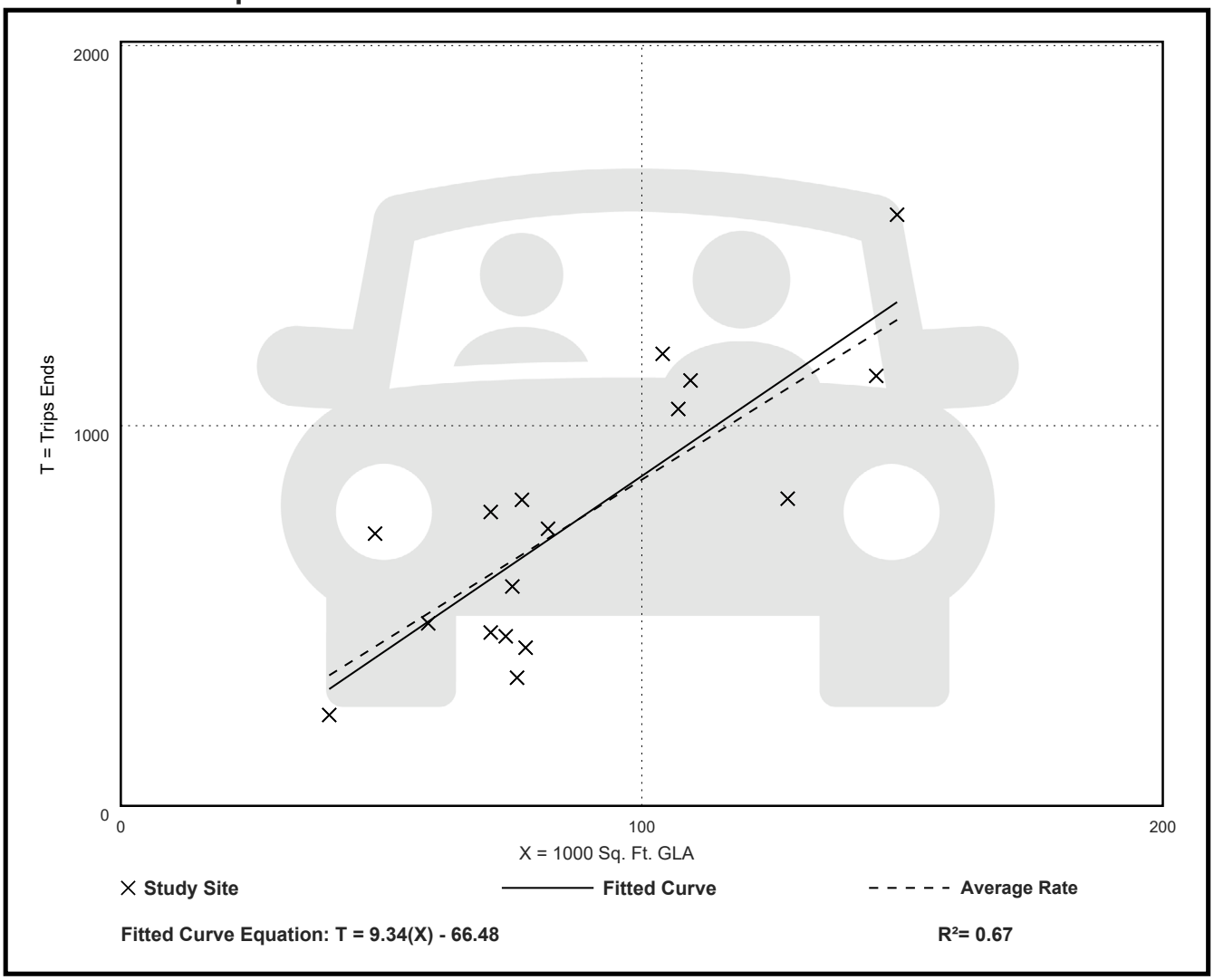
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
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:	17
Avg. 1000 Sq. Ft. GLA:	88
Directional Distribution:	49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
8.58	4.43 - 14.67	2.43

Data Plot and Equation



Fitted Curve Equation: T = 9.34(X) - 66.48

R^2= 0.67

DCI2026-00014 Lee County DigEplan Additional Info Dated 07-08-2026

Land Use: 130
Industrial Park

Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. Business park (Land Use 770) is a related use.

Additional Data

The sites were surveyed in the 2000s, 2010s, and the 2020s in Georgia, Massachusetts, Ontario (CAN), and Pennsylvania.

Source Numbers

706, 747, 753, 937, 1032, 1070, 1228

Industrial Park
(130)

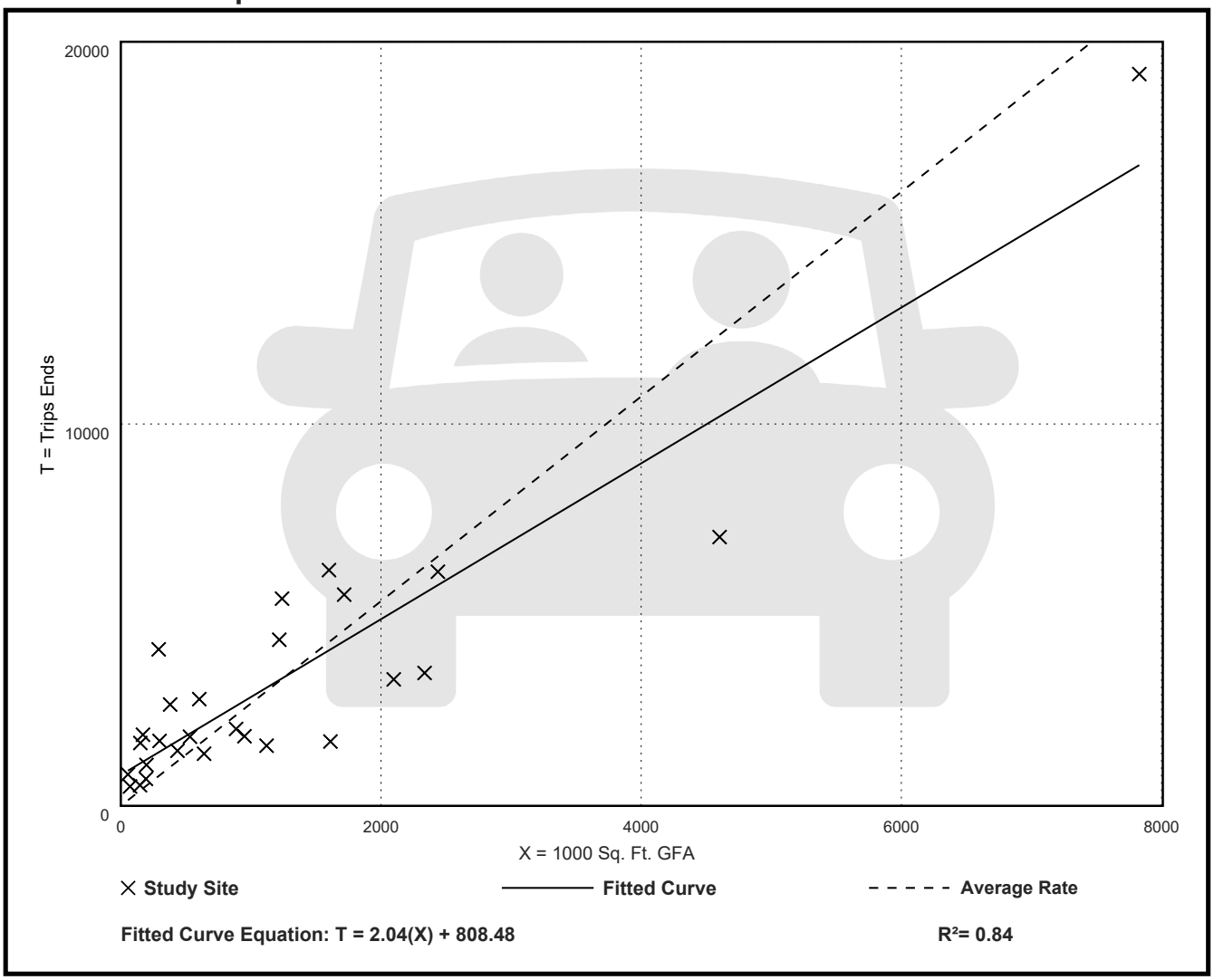
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 1252
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.68	1.05 - 14.98	1.84

Data Plot and Equation



Fitted Curve Equation: T = 2.04(X) + 808.48

R^2= 0.84

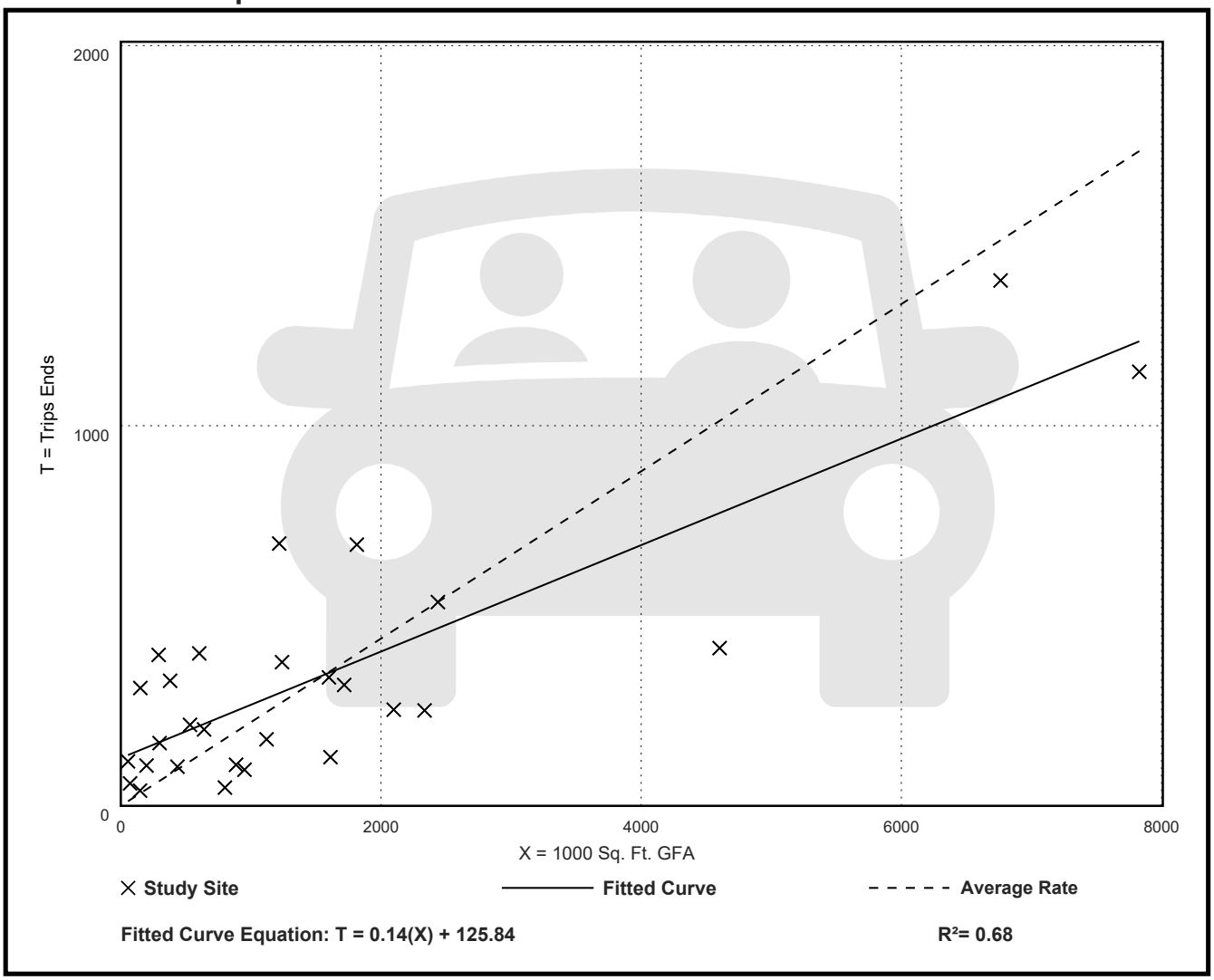
Industrial Park
(130)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 1529
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.22	0.06 - 2.13	0.22

Data Plot and Equation



Fitted Curve Equation: T = 0.14(X) + 125.84

R^2= 0.68

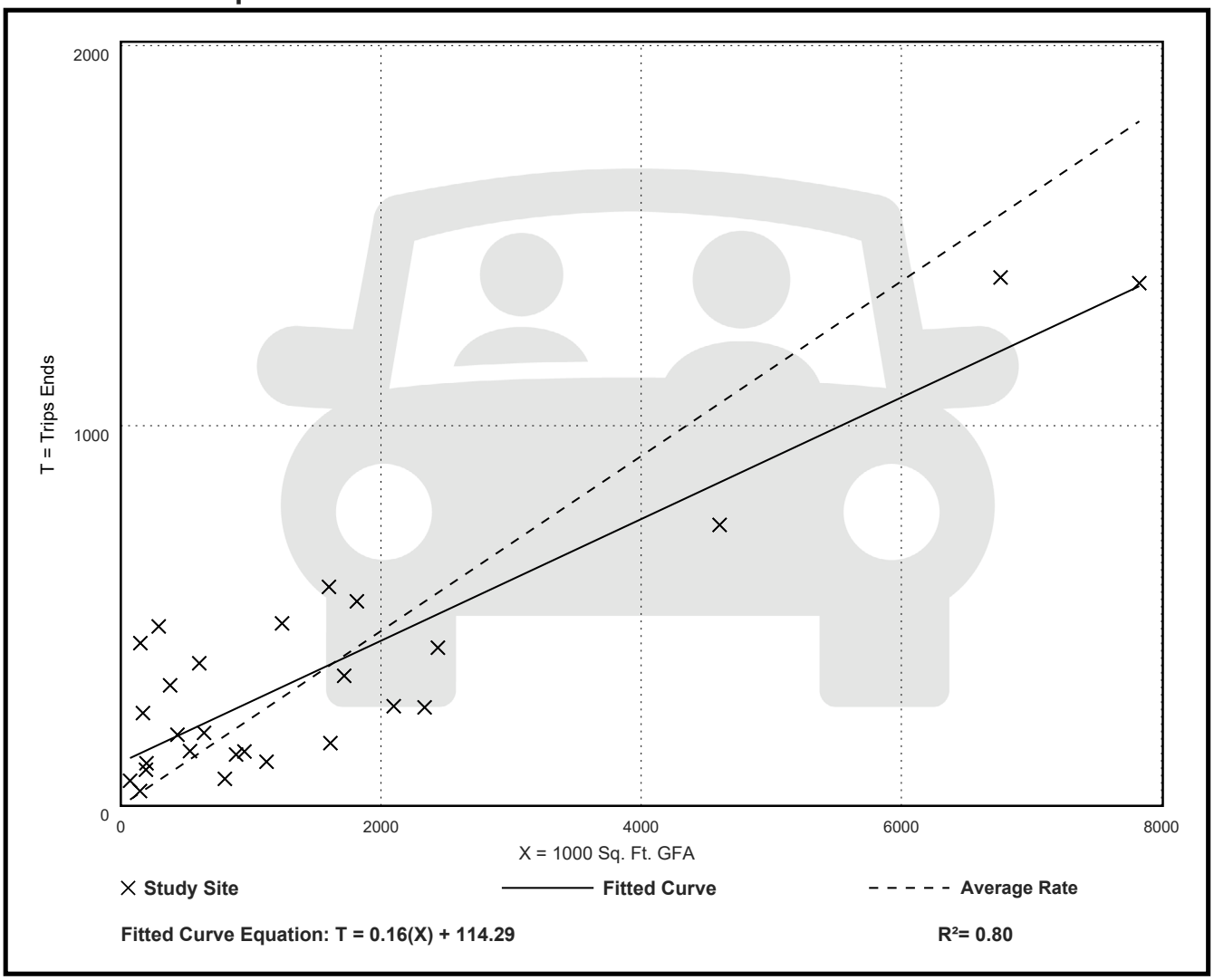
Industrial Park
(130)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 1541
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.23	0.09 - 2.85	0.25

Data Plot and Equation



Fitted Curve Equation: T = 0.16(X) + 114.29

R^2= 0.80

Quattrone & Associates, Inc.

TRAFFIC REPORT & DOCUMENTS

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	**

SR 80 SERVICE VOLUMES

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.

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

LUCKETT RD. (W./I-75)
ORTIZ AVE.

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

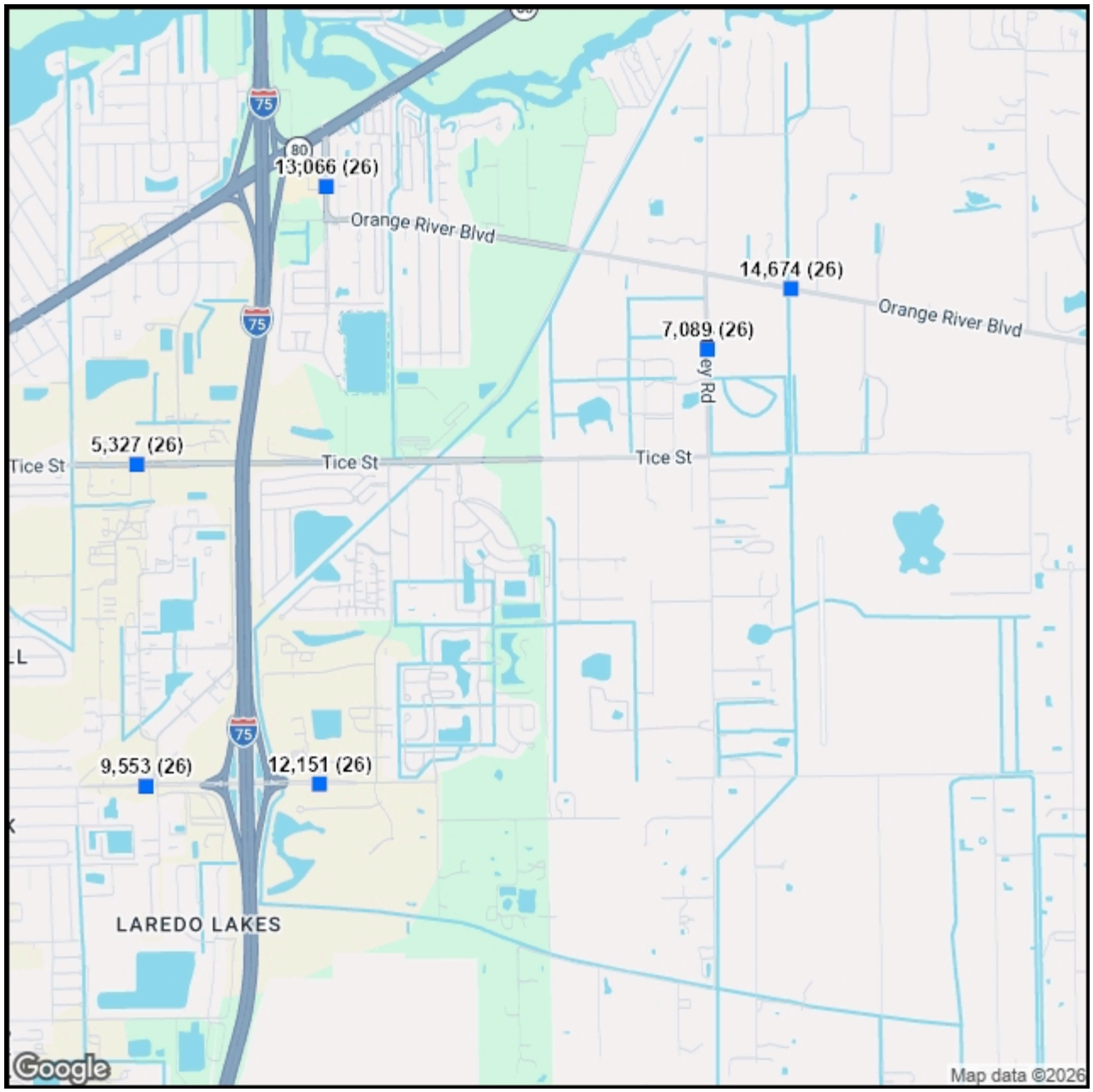
TICE ST.
COUNTRY LAKES DR.

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

LUCKETT RD. (E./I-75)

Quattrone & Associates, Inc.

TCDS DATA



0 3000 6000

Feet

N

TCDS Locations

- Short
- C Continuous
- W WIM
- Located Short
- C Located Continuous
- W Located WIM
- Inactive Location

LEE COUNTY

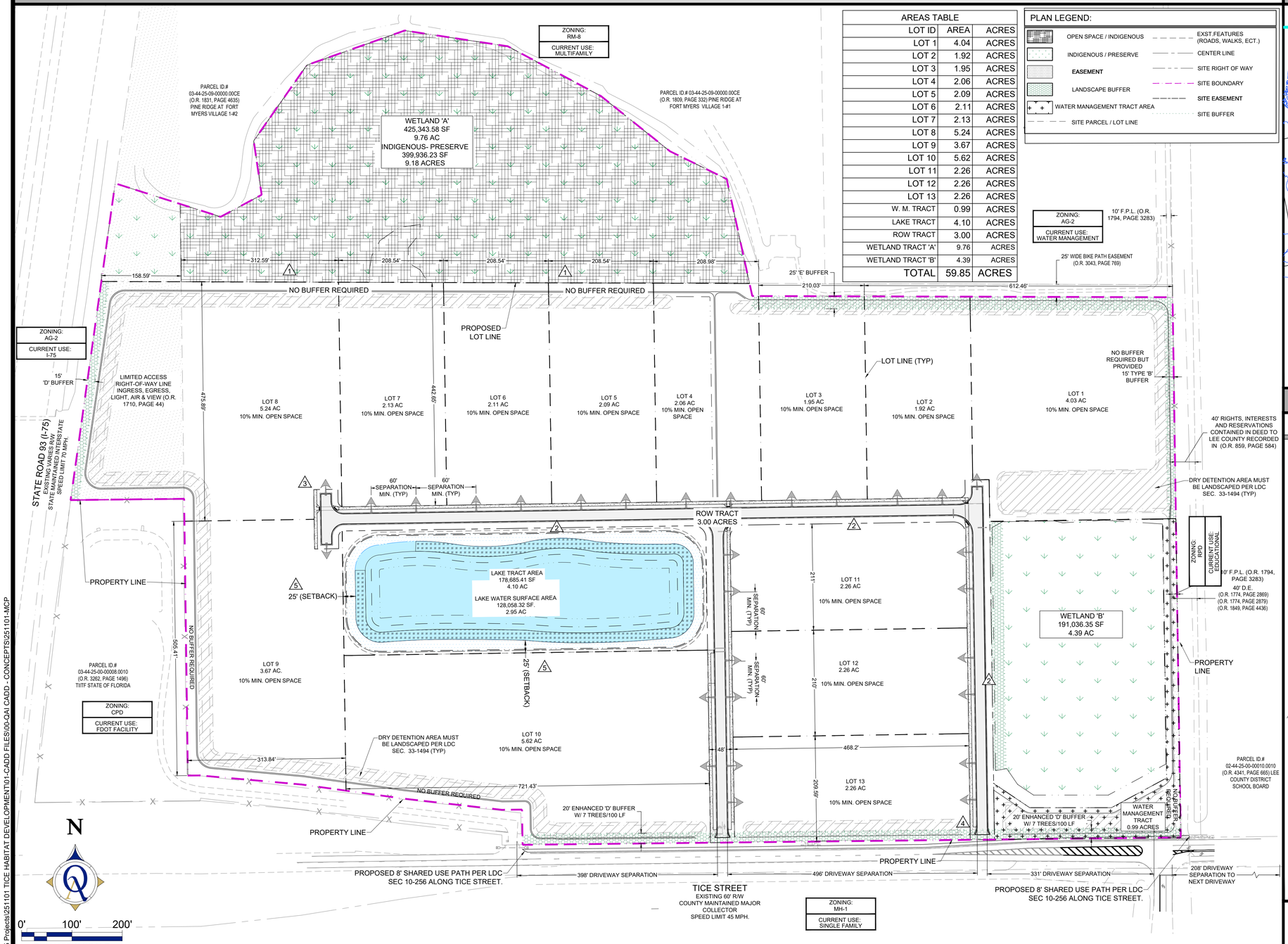
6/11/2026

SEE TABLE 2A FOR AADT COUNTS ON LUCKETT ROAD AND TICE STREET

TICE INDUSTRIAL PARK

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

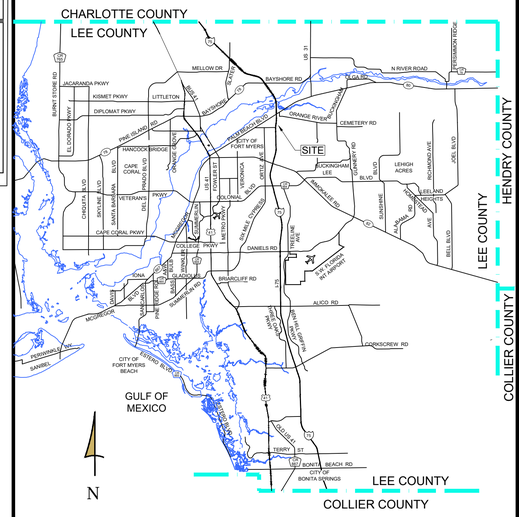
MASTER CONCEPT PLAN



AREAS TABLE		
LOT ID	AREA	ACRES
LOT 1	4.04	ACRES
LOT 2	1.92	ACRES
LOT 3	1.95	ACRES
LOT 4	2.06	ACRES
LOT 5	2.09	ACRES
LOT 6	2.11	ACRES
LOT 7	2.13	ACRES
LOT 8	5.24	ACRES
LOT 9	3.67	ACRES
LOT 10	5.62	ACRES
LOT 11	2.26	ACRES
LOT 12	2.26	ACRES
LOT 13	2.26	ACRES
W. M. TRACT	0.99	ACRES
LAKE TRACT	4.10	ACRES
ROW TRACT	3.00	ACRES
WETLAND TRACT 'A'	9.76	ACRES
WETLAND TRACT 'B'	4.39	ACRES
TOTAL	59.85	ACRES

PLAN LEGEND:

- OPEN SPACE / INDIGENOUS
- INDIGENOUS / PRESERVE
- EASEMENT
- LANDSCAPE BUFFER
- WATER MANAGEMENT TRACT AREA
- SITE PARCEL / LOT LINE
- EXST FEATURES (ROADS, WALKS, ECT.)
- CENTER LINE
- SITE RIGHT OF WAY
- SITE BOUNDARY
- SITE EASEMENT
- SITE BUFFER



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

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

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

PROJECT ACREAGE
59.849 ACRES

PROJECT INTENSITY
MAX. BUILDING FLOOR AREA = 450,000 S.F.
INDUSTRIAL LOTS

OPEN SPACE
THE SITE IS 59.85 ACRES AND REQUIRES 20% OPEN SPACE = 11.97 AC.
HALF OF THE REQ. OPEN SPACES MUST BE PROVIDED
AS INDIGENOUS-OPEN SPACE = 5.99 ACRES MIN.
REQUIRED= 5.99 ACRES
PROVIDED= 9.18 ACRES

DEVIATION
1

DRIVEWAY

LANDSCAPING ON DRY DETENTION NOTE (LDC SEC. 33-1494)
DRY DETENTION AREAS MUST BE PLANTED WITH SOUTHERN RED MAPLE, SOUTH FLORIDA SLASH PINE, LAUREL OAK AND OR CYPRESS TREES.
20' O/C SEPARATION AT MOMENT OF PLANTING, 6' TO 8' HEIGHT; 2" CALIPER, AND 3' SPREAD.

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

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