



APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Metro Industrial

Special Exception for:

- ☒ Use (LCLDC section number and description): 34-908 Freight and Cargo Handling Establishment, Fabricated Metal Products, Group II, Transportation Equipment, group I,
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☐ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** Quattrone & Associates, Inc
Address: 4301 Veronica Shoemaker Blvd.
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222 **E-mail:** permits@qainc.net
- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
☐ Application is County initiated. Attach BOCC authorization.
- C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**
1. Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ **Email:** _____
- 2. [Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

PART 2 PROPERTY OWNERSHIP

- A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]**
Name: Bellino Management, LLC
Address: 13099 S. Cleveland Ave # 410
City, State, Zip: Fort Myers, FL 339074
Phone Number: _____ **Email:** _____
- B. Disclosure of Interest [34-202(a)(2)]**
☒ Attach [Disclosure of Interest](#) Form.

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

- ☒ Not Applicable
- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

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

PART 4 ACTION REQUESTED

- A. Request Statement:** Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. [34-202(b)(5)(a)]
1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
 2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
 3. The request will be compatible with existing and planned uses.
 4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
 5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
 6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.
- B. Traffic Impact Statement (TIS):** Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. [34-202(b)(5)(b)]
- C. Site Plan:** Attach a site plan showing: [34-202(b)(5)(c)]
1. The location and current use of all existing structures on the site.
 2. All proposed structures and uses to be developed on the site.
 3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
 4. Other information specific to the type of application or which may be required by the Director.
- D. Additional Information:** Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code [34-202(b)(5)(d)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

B. Flood Hazard:

- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

C. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

D. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application". **[34-202(a)(12)]****E. Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

I. Wireless Communication Facilities: [34-1441 et. seq.]

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. **[34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11. Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than 1/4" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. [34-1954(a)(2)]

PART 6
SUBMITTAL REQUIREMENT CHECKLIST

Two copies required for submittal
Clearly label your attachments as noted in bold below

☒	Completed application for Public Hearing [34-202(a)(1)]
☒	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☒	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(1)]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(2); 34-373(a)(4)a.]
☐	Property Owners list (if applicable) [34-202(a)(5)]
☐	Property Owners map (if applicable) [34-202(a)(5)]
☒	Confirmation of Ownership/Title Certification [34-202(a)(3)]
☐	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
☒	List of Surrounding Property Owners [34-202(a)(6)]
☒	Map of Surrounding Property Owners [34-202(a)(7)]
☒	Mailing labels [34-202(a)(9)]
☐	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements [34-201(c)]
☒	Request Statement [34-202(b)(5)(a)]
☒	Traffic Impact Statement (TIS) [34-202(b)(5)(b)]
☒	Site Plan [34-202(b)(5)(c)]
☐	Additional Information (if applicable) [34-202(b)(5)(d)]
☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Excavations/Blasting (if applicable)
☐	Tall Structures Permit (if applicable) [34-1108]
☐	Solar or Wind Energy Modifications (if applicable) [34-202(b)(5)(d)1.]
☐	Consumption on Premises (COP) (if applicable) [34-202(b)(5)(d)2.]
☐	Private Aircraft Landing Facilities (if applicable) [34-202(b)(5)(d)3.]
☐	Wireless Communication Facilities (if applicable) [34-1441 et. seq.]
☐	Model Homes (if applicable) [34-1954(a)(2) & (b)]

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

I, Michael Bellino (name), as Managing Member (owner/title) of Bellino Management, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

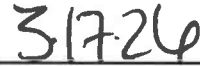
***Notes:**

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

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



Signature



Date

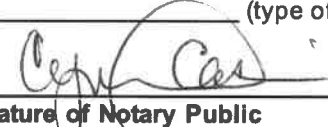
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of March, 2020, by Michael Bellino (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

CYNTHIA CASIANO
Notary Public, State of New York
No. 01CA6276123
Qualified in Queens County
Commission Expires Feb. 11, 2021

STAMP/SEAL


Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Michael Bellino, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 11803-819 Metro Pkwy and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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



Bellino Management, LLC- Michael Bellino-MBR
Property Owner

Michael Bellino

Print Name

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

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on March 17, 2026 (date) by Michael Bellino (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

CYNTHIA CASIANO
Notary Public, State of New York
No. 01CA0276123
Qualified in Queens County 29
Commission Expires Feb. 11, 29



Signature of Notary Public



REQUEST STATEMENT

Metro Industrial Special Exception for Fabricated Metal Products, Group II, Transportation Equipment, group I and Freight and Cargo Handling Establishment ± 7.39 ACRES Strap # 07-45-25-00-00004.0090 11803-819 Metro Pkwy, Fort Myers, FL 33966
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The applicant, Bellino Management LLC, is requesting a Special Exception to permit Freight and Cargo Handling Establishment and Manufacturing Fabricated Metal Products, Group II, Transportation Equipment, group I, within the IL (Light Industrial) zoning district on a ± 7.39 -acre parcel located east of Metro Parkway. The site, which is owned by Bellino Management LLC, is situated approximately 0.47 miles north of the intersection of Metro Parkway and Crystal Drive. Pursuant to Lee County Land Development Code Section 34-903, the proposed uses are allowed in the IL zoning district only through the approval of a Special Exception.

LDC 34-145(c) SPECIAL EXCEPTION CONSIDERATIONS

The Metro Industrial project complies with the rules and considerations appropriate to support the requested special exception. For special exceptions, the applicant must prove entitlement based on:

1. Is consistent with the goals, objectives, policies, and intent of the Lee Plan;
2. Will protect, conserve, or preserve environmental critical and sensitive areas and natural resources, where applicable;
3. Will be compatible with existing and planned uses;
4. Will not be injurious to the neighborhood or detrimental to the public welfare; and
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

A discussion of how the project complies with 34-145(c) Special Exception considerations and entitlement criteria will now follow.

I. Is consistent with the goals, objectives, policies, and intent of the Lee Plan.

POLICY 1.1.7: The Industrial Development future land use category are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and employees. This category is reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Retail, recreational, and service uses are as follows:

1. *Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,*



2. *Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use category of each Planning District. It is the*

County's policy to prevent encroachment of incompatible uses, such as residential, into areas designated Industrial Development. In order to provide adequate area in locations suitable for industrial uses and to meet the County's corresponding needs for job creation and economic development, the County will not support land use changes from Industrial Development to accommodate residential development. (Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 1014, 10-16, 10-20, 17-13, 21-09, 23-08)

- **RESPONSE: The intended Freight and Cargo Handling Establishment and Manufacturing of Fabricated Metal Products, Group II and Transportation Equipment, group I uses are appropriate within the industrial Development land use category and therefore the proposed request is consistent with Policy I.I.7.**

GOAL 2, OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22).*

- **RESPONSE: The subject parcel is located in an area already developed with industrial uses. The location is on Metro Pkwy, a state maintained arterial roadway. The Special Exception promotes contiguous and compact growth patterns**

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)*

- **RESPONSE: The subject property is located in a area already developed with Industrial Uses. The request will therefore promote and support compact and contiguous growth patterns in an area.**

GOAL 4, OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)*

STANDARD 4.1.1: WATER. *I 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*

STANDARD 4.1.2: SEWER. *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.*



- **RESPONSE:** Please see the enclosed Utility Service availability letter. The project is consistent with Objective 4.1 and Standards 4.1.1 and 4.1.2.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)*

- **RESPONSE:** The subject property is located within an area that is predominantly developed with industrial and commercial uses. The surrounding commercial activities are not walk-in retail establishments but instead primarily consist of commercial service providers and businesses related to the construction industry. As a result, both the existing use of the property and the proposed additional use are consistent with and compatible with the established character of the surrounding area.

The property is situated within an established industrial area. Furthermore, the only nearby residential use is located across Plantation Road and does not have direct accessibility to the subject property. Accordingly, the proposed Special Exception will not create or contribute to the encroachment of an inappropriate use into a residential area. Therefore, the application is consistent with Lee Plan Policy 5.1.5.

GOAL 7: INDUSTRIAL LAND USES. *To promote opportunities for well-planned industrial development at suitable locations within the County.*

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)*

- **RESPONSE:** This is in an already well-developed area with adequate facilities are in place.

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)

- **RESPONSE:** The proposed use does not travel through residential areas.

2. Will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.



- **RESPONSE:** The site does not contain wetlands, flow ways or other environmentally sensitive areas or significant natural resources.

3. Will be compatible with existing and planned uses.

- The proposed industrial uses will be compatible with the existing and planned uses in the surrounding area. The subject property does not abut any existing or proposed residential uses.

4. Will not be injurious to the neighborhood or detrimental to the public welfare.

- **RESPONSE:** The proposed use, if developed in accordance with the requirements of the Lee Plan and LDC, will not cause damage, hazard, nuisance or other detriment to persons or property.

5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

- **RESPONSE:** The subject property will be developed in compliance with any conditions imposed on the Special Exception and all other applicable requirements of the LDC.

LEE PLAN AND LDC CONSISTENCY SUMMARY

The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

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.

The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

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 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.

The request is 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.



The request will not adversely affect environmentally critical areas and natural resources.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE RUN N00°02'20"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 991.22 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°41'55"W, 908.85 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN S88°58'52"W, 975.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF METRO PARKWAY; THENCE RUN N00°49'51"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.04 FEET, TO A SOUTH LINE OF MID-METRO INDUSTRIAL PARK, RECORD IN PLAT BOOK 37, PAGES 70 AND 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N88°59'01"E, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 975.00 FEET, TO A WEST LINE OF SAID PLAT; THENCE RUN S00°49'51"E, ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 7.39 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER, SECTION 07, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING N00°02'20"E, PER FLORIDA GRID, WEST ZONE.

THIS MAP IS NOT VALID UNLESS ALL SHEETS ARE INCLUDED AND IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

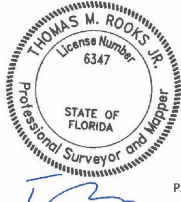
COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

ABBREVIATIONS

- INSTR. = INSTRUMENT
- L1 = LINE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET



Digitally signed
by Thomas M.
Rooks Jr.
Date: 2026.07.10
16:52:20 -04'00'

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

METRO PARKWAY
BOUNDARY

LOCATION:

S.W. QUARTER
S-07, T-45-S, R-25-5
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS
DEPEU

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:

BELLINO
MANAGEMENT,
LLC

PROJECT MANAGER: TMR

DRAWING BY: TAB

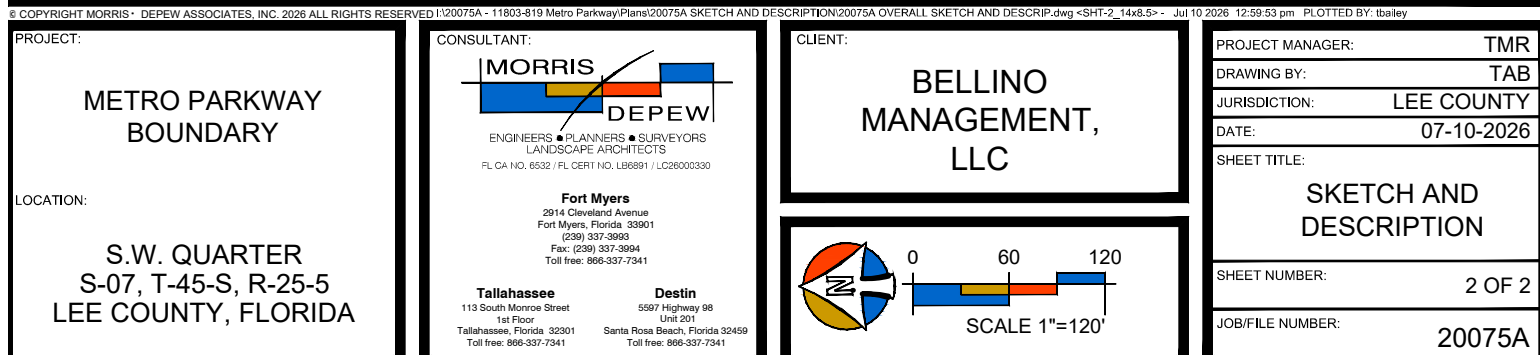
JURISDICTION: LEE COUNTY

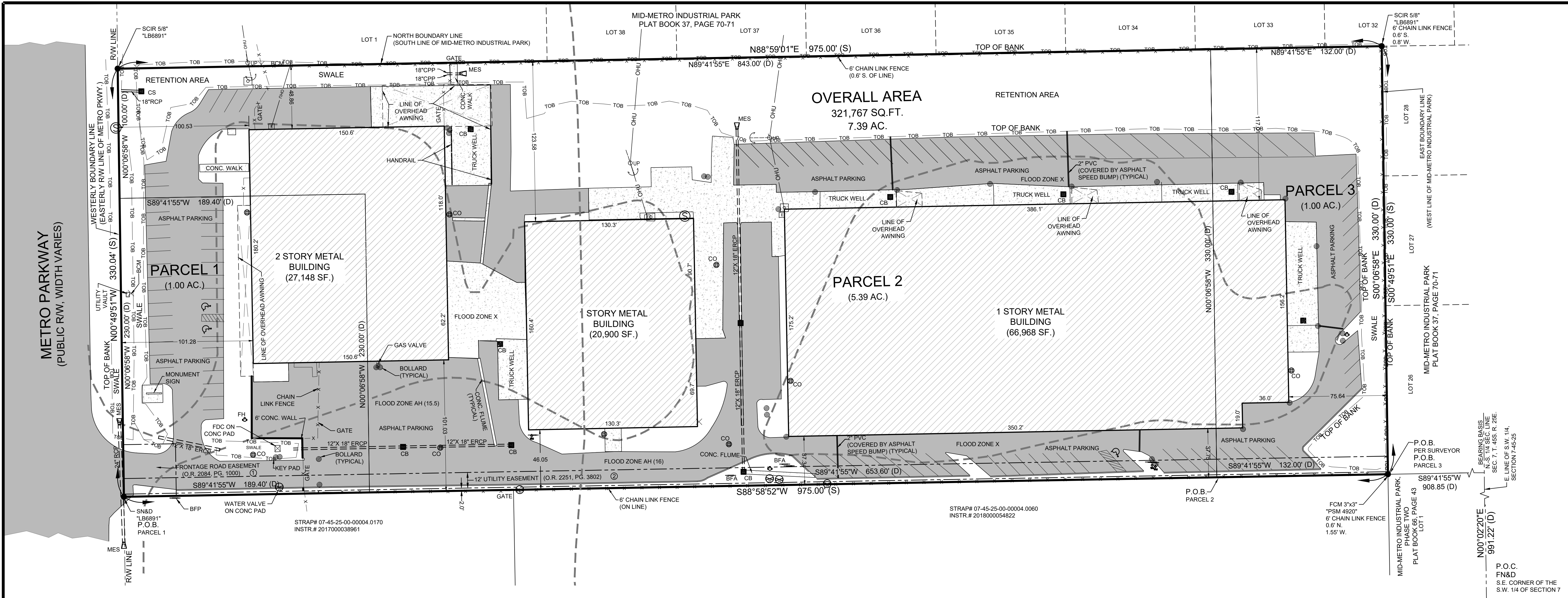
DATE: 07-10-2026

SHEET TITLE:
SKETCH AND
DESCRIPTION

SHEET NUMBER: 1 OF 2

JOB/FILE NUMBER: 20075A





EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY

- PER TITLE CERTIFICATION
- FRONTAGE ROAD EASEMENT GRANT GRANTED TO LEE COUNTY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2084, PAGE 1000, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
 - PERPETUAL UTILITY EASEMENT GRANT AND INDEMNITY AGREEMENT GRANTED TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 3802, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
 - GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT TO LEE COUNTY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024000100092, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

ABBREVIATIONS

- BCM = BURIED CABLE MARKER
BFA = BACK FLOW ASSEMBLY
BFP = BACK FLOW PREVENTER
BRG = BEARING
(C) = CALCULATED
C.A. = CENTRAL ANGLE
CBR = CABLE RISER
CHD = CHORD DISTANCE
CL = CENTERLINE
CONC. = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
CS = CONTROL STRUCTURE
(D) = DESCRIBED
D.E. = DRAINAGE EASEMENT
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
EOW = EDGE OF WATER
FCIR = FOUND CAPPED IRON ROD
FCM = FOUND CONCRETE MONUMENT
FDC = FIRE DEPARTMENT CONNECTION
FN&D = FOUND NAIL AND DISK
INST = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
L.C.U. = LEE COUNTY UTILITIES
L.M.E. = LAKE MAINTENANCE EASEMENT
MES = MITERED END SECTION
LP = LIGHT POLE
OHU = OVERHEAD UTILITY LINES
O.R. = OFFICIAL RECORDS
(P) = PLAT
P.U.E. = PUBLIC UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE
RW = RIGHT OF WAY
(S) = SURVEY
SCIR = SET CAPPED IRON ROD (LB6891)
SW = SIDEWALK
SWFL = SOUTH WEST FLORIDA
TR = TELEPHONE RISER
TOB = TOP OF BANK
WM = WATER METER
WCS = WATER CONTROL STRUCTURE
UP = UTILITY POLE
(6) = EASEMENTS LISTED IN TITLE CERTIFICATION

SYMBOLS

- ASPHALT PAVEMENT
- CONCRETE
- FLOOD ZONE LINE
- OVERHEAD LINE
FH - FIRE HYDRANT
IV - IRRIGATION VALVE
CB - CATCH BASIN
WM - WATER METER BOX
EM - ELECTRIC METER BOX
ESB - ELECTRIC SERVICE BOX
ET - ELECTRIC TRANSFORMER
TV - CABLE BOX
S - SANITARY SEWER MANHOLE
CO - CLEAN OUT
LP - UTILITY STUB-OUT

LEGAL DESCRIPTION:

PARCEL 1
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 0°02'20" E ALONG THE N-S 1/4 SECTION LINE FOR 991.22 FEET; THENCE S 89°41'55" W, PARALLEL TO AND 330 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 7 FOR 1883.85 FEET TO THE EAST RIGHT OF WAY LINE OF METRO PARKWAY AND THE POINT OF BEGINNING; THENCE N 0°06'58" W ALONG SAID RIGHT OF WAY FOR 230.00 FEET; THENCE N 89°41'55" E FOR 189.40 FEET; THENCE S 0°06'58" E FOR 230.00 FEET; THENCE S 89°41'55" W FOR 189.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 0°02'20" E ALONG THE N-S 1/4 SECTION LINE FOR 991.22 FEET; THENCE S 89°41'55" W, PARALLEL TO AND 330 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 7 FOR 1883.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE S 89°41'55" W FOR 653.60 FEET; THENCE N 0°06'58" W FOR 230.00 FEET; THENCE S 89°41'55" W FOR 189.40 FEET TO THE EAST RIGHT OF WAY LINE OF METRO PARKWAY; THENCE N 0°06'58" W ALONG SAID RIGHT OF WAY LINE FOR 100 FEET; THENCE N 89°41'55" E FOR 843.00 FEET; THENCE S 0°06'58" E FOR 330 FEET TO THE POINT OF BEGINNING.

PARCEL 3
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 0°02'20" E ALONG THE N-S 1/4 SECTION LINE FOR 991.22 FEET; THENCE S 89°41'55" W, PARALLEL TO AND 330 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 7 FOR 1883.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE S 89°41'55" W FOR 132.00 FEET; THENCE N 0°06'58" W FOR 330 FEET; THENCE N 89°41'55" E FOR 132.00 FEET; THENCE S 0°06'58" E FOR 330 FEET TO THE POINT OF BEGINNING.

CERTIFICATION: PARCEL 1, PARCEL 2, AND PARCEL 3 ARE CONTIGUOUS TO EACH OTHER AND FORM ONE PARCEL OF LAND WITHOUT ANY GAPS OR GORES

LEGAL DESCRIPTION:

(PER SURVEYOR)
A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE RUN N00°02'20"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 991.22 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°41'55"W, 908.85 FEET, TO THE POINT OF BEGINNING; THENCE RUN S88°58'52"W, 975.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF METRO PARKWAY; THENCE RUN N00°49'51"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.04 FEET, TO A POINT ON THE SOUTH LINE OF MID-METRO INDUSTRIAL PARK, RECORDED IN PLAT BOOK 37, PAGES 70 AND 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N88°59'01"E, ALONG SOUTH LINE, A DISTANCE OF 975.00 FEET, TO A POINT ON THE WEST LINE OF SAID PLAT; THENCE RUN S00°49'51"E, ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.39 ACRES, MORE OR LESS.

SURVEY NOTES:

SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE CERTIFICATION, PROVIDED BY PAVESE LAW FIRM, WITH AN EFFECTIVE DATE OF APRIL 16, 2026, AT 8:00 AM
THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.
BEARINGS ARE BASED ON A NORTH-SOUTH QUARTER SECTION LINE (EAST LINE OF THE SOUTHWEST QUARTER) OF SECTION 7, AS BEARING N00°02'20"E.
THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.
THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION, FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 15, AND "AH" WITH A BASE FLOOD ELEVATION OF 16. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 12071C0428H, WITH AN EFFECTIVE DATE OF 11-17-2022.
THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C. IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
LAST DATE OF FIELD WORK PERFORMED ON 05-12-2026, IN FIELD BOOK 136 PAGE 73.
WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY IS NOT VALID.

CERTIFIED TO:

BELLINO MANAGEMENT, LLC.
MAYHUGH COMMERCIAL ADVISORS
PAVESE LAW FIRM



Digitally signed by Thomas M. Rooks Jr.
Date: 2026.07.10 16:50:05 -04'00'

PREPARED BY:

THOMAS M. ROOKS JR., P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

METRO PARKWAY
BOUNDARY SURVEY

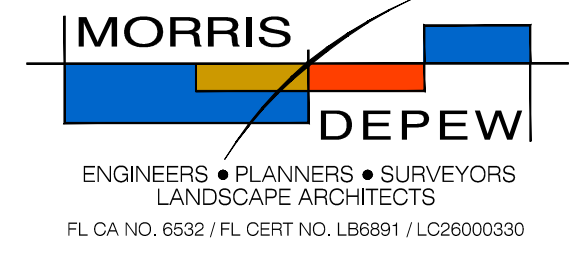
LOCATION:

11803-11819 METRO PARKWAY,
FORT MYERS, FL. 33966

CLIENT:

BELLINO
MANAGEMENT, LLC

CONSULTANT:



Fort Myers

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee

113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin

655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS

REVISIONS	DATE
CORRECT SCRIVENERS ERROR ON DEEDED LEGAL DESCRIPTION	2020-12-14
MISC. CLIENT COMMENTS	2021-01-05
REVISED CERTIFICATIONS	2021-12-03
UPDATED SURVEY	2026-06-18
UPDATED SURVEY	2026-07-10

PROJECT MANAGER:

TMR

DRAWING BY:

BMH

JURISDICTION:

LEE COUNTY

DATE:

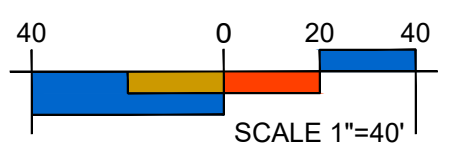
12/03/2021

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER:

1 OF 1



JOB/FILE NUMBER:

20075A

© COPYRIGHT MORRIS - DEPEW ASSOCIATES, INC. 2026 ALL RIGHTS RESERVED. 120075A - 11803-11819 Metro Parkway Plat 2026-07-10. BOUNDARY UPDATE dwg - 24x36 - Jul 10 2026 04:02:15 pm. PLOTTED BY: Bailey

PAVESE LAW FIRM

CHARLES BRYAN CAPPS
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6219
Email: CBC@Paveselaw.com

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

TITLE CERTIFICATION 11803/11811/11819 Metro Parkway

Pavese Law Firm (as Agent/Title Company)

Effective Date of Title Certification: April 16, 2026 at 8:00 AM

Certified To: Lee County Board of County Commissioners

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

Title to the property is vested in:

Bellino Management LLC, a New York limited liability company, by virtue of Quitclaim Deeds recorded November 8, 2021 in Official Records Instrument No. 2021000367462, and recorded March 31, 2022 in Official Records Instrument No. 2022000106306, of the Public Records of Lee County, Florida.

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

1. Mortgage Deed from Bellino Management, LLC, a New York limited liability company, to Sanibel Captiva Community Bank, recorded January 8, 2021, in Official Records Instrument No. 2021000008294, of the Public Records of Lee County, Florida.
2. Assignment of Note and Mortgage to Ameritas Life Insurance Corp., recorded March 3, 2022 in Official Records Instrument No. 2022000072928, of the Public Records of Lee County, Florida.
3. Amended and Restated Real Estate Mortgage, Security Agreement, Assignment of Rents and Financing Statement, from Bellino Management LLC, New York limited liability company, to Ameritas Life Insurance Corp., recorded March 3, 2022, in Official Records Instrument No. 2022000072930, of the Public Records of Lee County, Florida.
4. Assignment of Rents and Leases, from Bellino Management LLC, New York limited liability company, to Ameritas Life Insurance Corp., recorded March 3, 2022 in Official Records Instrument No. 2022000072931, of the Public Records of Lee County, Florida.

All property taxes for the year 2025 have been paid on the land described herein as of the effective date of this certification. Taxes for 2026 are not yet due and payable.

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

1. Frontage Road Easement Grant granted to Lee County by instrument recorded in Official Records Book 2084, Page 1000, of the Public Records of Lee County, Florida.
2. Perpetual Utility Easement Grant and Indemnity Agreement granted to Lee County Board of County Commissioners by instrument recorded in Official Records Book 2251, Page 3802, of the Public Records of Lee County, Florida.
3. Grant of Perpetual Public Utility Easement to Lee County recorded in Official Records Instrument No. 2024000100092, of the Public Records of Lee County, Florida.

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

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

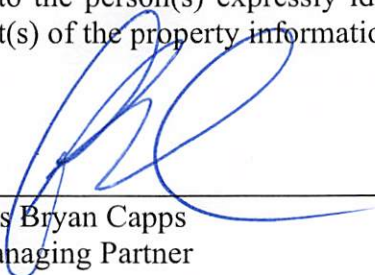
By: 
Charles Bryan Capps
Co-Managing Partner

Exhibit "A"

The Land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:
PARCEL 1

Commence at the Southeast corner of the SW 1/4 of Section 7, Township 45 South, Range 25 East, Lee County, Florida, thence run N 0°02'20" E along the N-S 1/4 Section line for 991.22 feet; thence S 89°41'55" W, parallel to and 330 feet North of the South line of the N 1/2 of the S 1/2 of the SW 1/4 of Section 7 for 1883.85 feet to the East right of way line of Metro Parkway and the Point of Beginning; thence N 0°06'58" W along said right of way for 230.00 feet; thence N 89°41'55" E for 189.40 feet; thence S 0°06'58" E for 230.00 feet; thence S 89°41'55" W for 189.40 feet to the Point of Beginning.

PARCEL 2

Commence at the Southeast corner of the SW 1/4 of Section 7, Township 45 South, Range 25 East, Lee County, Florida, thence run N 0°02'20" E along the N-S 1/4 Section line for 991.22 feet; thence S 89°41'55" W, and parallel to and 330 feet North of the South line of the N 1/2 of the S 1/2 of the SW 1/4 of Section 7 for 1040.85 feet to the Point of Beginning; thence continue along said line S 89°41'55" W for 653.60 feet; thence N 0°06'58" W for 230.00 feet; thence S 89°41'55" W for 189.40 feet to the East right of way line of Metro Parkway; thence N 0°06'58" W along said right of way line for 100 feet; thence N 89°41'55" E for 843.00 feet; thence S 0°06'58" E for 330 feet to the Point of Beginning.

PARCEL 3

Commence at the Southeast corner of the SW 1/4 of Section 7, Township 45 South, Range 25 East, Lee County, Florida, thence run N 0°02'20" E along the N-S 1/4 Section line for 991.22 feet; thence S 89°41'55" W, parallel to and 330 feet North of the South line of the N 1/2 of the S 1/2 of the SW 1/4 of Section 7 for 908.85 feet to the Point of Beginning; thence continue along said line S 89°41'55" W for 132.00 feet; thence N 0°06'58" W for 330 feet; thence N 89°41'55" E for 132.00 feet; thence S 0°06'58" E for 330 feet to the Point of Beginning.



Board of County Commissioners

Kevin Ruane
District One

March 24, 2026

Via E-Mail

Cecil L Pendergrass
District Two

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

David Mulicka
District Three

Brian Hamman
District Four

**RE: Potable Water and Wastewater Availability
Metro Industrial
11803-819 Metro Pkwy, Fort Myers, FL 33966
STRAP # 07-45-25-00-00004.0090**

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

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

Donna Marie Collins
County Hearing
Examiner

Your firm has indicated that this project will consist of an updated use with no additional industrial buildings with no additional estimated flow demand to the already provided gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

Sincerely,

Aixa Cruz

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



Engineers, Planners & Development Consultants

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

METRO INDUSTRIAL

SPECIAL EXCEPTION TRAFFIC STATEMENT

March 2026

PREPARED FOR:

Bellino Management, LLC
11803/811/819 Metro Pkwy
Fort Myers, FL 33966

PREPARED BY:

Carson Tucker, E.I.

ENGINEER OF RECORD:

This item has been digitally signed by Alfred J. Quattrone 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 #260309



Alfred J. Quattrone, P.E.
FL. P.E. #52741



TABLE OF CONTENTS

PROPOSED SPECIAL EXCEPTION 3

REFERENCES 4

APPENDIX

TRIP GENERATION ANALYSIS

TRIP GENERATION GRAPHS





Metro Industrial

STRAP#: 07-45-25-00-00004.0090

11803-819 Metro Pkwy, Fort Myers, FL 33966

PROPOSED SPECIAL EXCEPTION

The applicant, Bellino Management LLC, is requesting a Special Exception to permit Freight and Cargo Handling Establishment and Manufacturing Fabricated Metal Products (Group II), and Transportation Equipment (Group I) within the IL (Light Industrial) zoning district on a ± 7.39 -acre parcel located east of Metro Parkway.

The purpose of this Special Exception Traffic Statement is to compare the proposed uses requiring a special exception to currently permitted uses in Light Industrial zoned districts by identifying similar uses as defined by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition. Multiple ITE land uses were analyzed to determine the most intense proposed use requiring a special exception. **LUC 030 – Intermodal Truck Terminal** yielded the most intense peak hour trip count of 232 total two-way trips during the peak hour time period. The independent variable used for trip generation remained constant for all land uses and is representative of the existing buildings' square footage. The existing square footage was determined to be 115,016 square feet per a survey performed by Morris-Depew Associates, Inc., dated November 16th, 2020.

Land Use	Peak AM		Peak PM	
	Entry	Exit	Entry	Exit
030 – Intermodal Truck Terminal	109	123	112	103
	232		215	

Several permitted uses have been identified and analyzed using the ITE manual for trip generation counts during the Peak A.M. and Peak P.M. peak hour time periods. The number of trips generated by these uses were compared to the proposed **LUC 030 – Intermodal Truck Terminal** to determine if the proposed special exception would be more traffic intensive than permitted uses. Multiple permitted uses were determined to be more intensive than the proposed special exception uses based on equivalent building square footage; thus, the surrounding roadway network will not be further impacted than already anticipated based on the permitted uses within the existing Light Industrial zoning district. The following table shows **LUC 943 – Automobile Parts and Service Center** due to its similarity to “Automobile repair and service” land use permitted under Light Industrial zoning per Lee County LDC §34-903.

Land Use	Peak AM		Peak PM	
	Entry	Exit	Entry	Exit
943 – Automobile Parts and Service Center	158	62	92	145
	220		237	



This permitted land use, among others located in LDC §34-903, has been determined to be more intensive for traffic generation than the proposed special exception land uses; thus, the surrounding roadway network will not be impacted beyond the anticipated impact of permitted Light Industrial uses.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*



APPENDIX





TRIP GENERATION ANALYSIS



VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
030 - Intermodal Truck Terminal	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	106	120	226
Data Source: Trip Generation Manual, 12th Ed					1.97	47%	53%	
030(1) - Intermodal Truck Terminal	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	112	103	215
Data Source: Trip Generation Manual, 12th Ed					1.87	52%	48%	

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
943 - Automobile Parts and Service Center Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday	Average 16.60	954 50%	954 50%	1908
943(1) - Automobile Parts and Service Center Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 1.91	158 72%	62 28%	220
943(2) - Automobile Parts and Service Center Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 2.06	92 39%	145 61%	237



TRIP GENERATION GRAPHS



Land Use: 030

Intermodal Truck Terminal

Description

An intermodal truck terminal is a facility where goods are transferred between trucks, between trucks and railroads, or between trucks and ports.

Additional Data

The sites were surveyed in the 1990s in Alberta (CAN).

Source Number

969

Intermodal Truck Terminal (030)

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: 2

Avg. 1000 Sq. Ft. GFA: 15

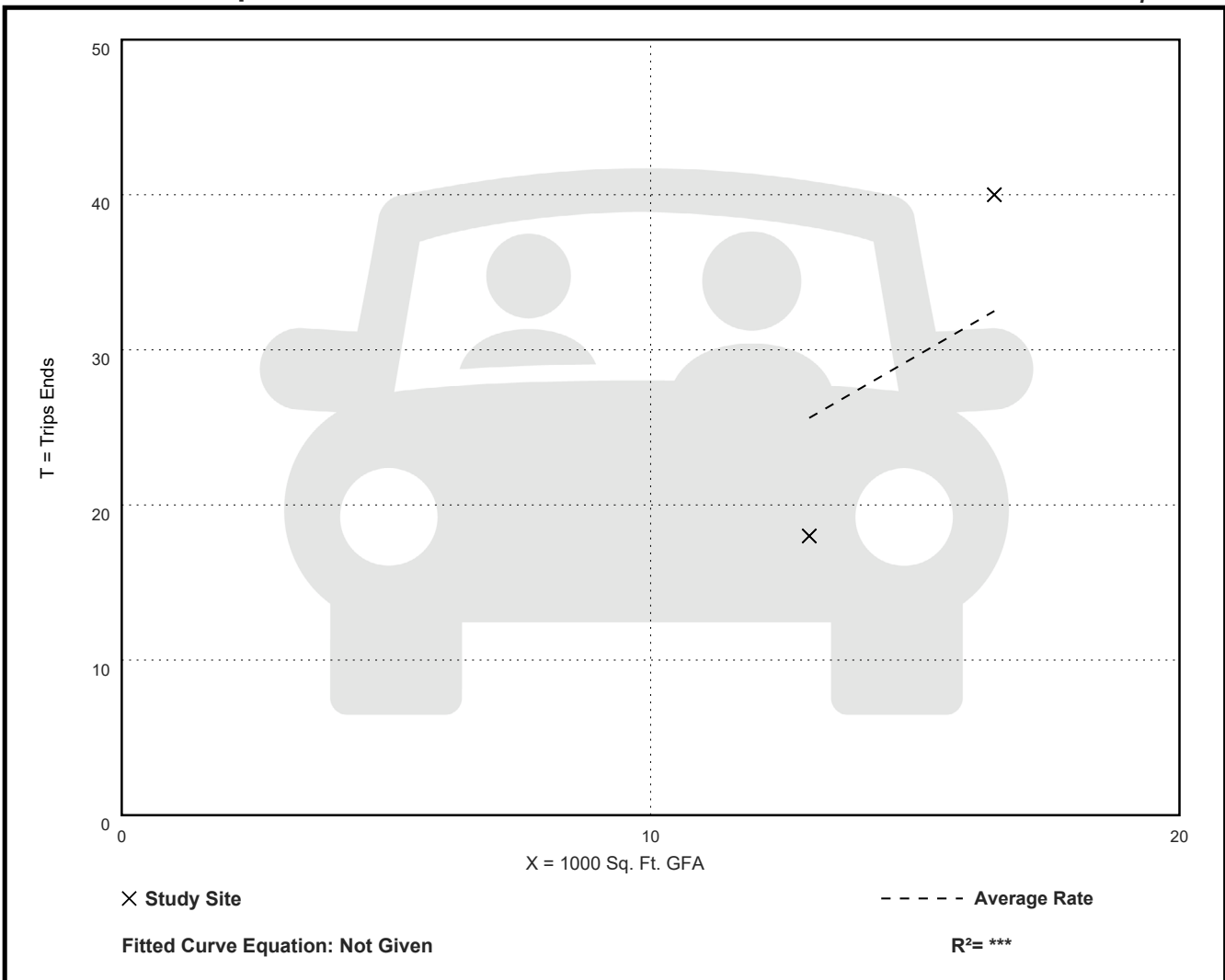
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.97	1.38 - 2.42	***

Data Plot and Equation

Caution – Small Sample Size



Intermodal Truck Terminal (030)

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: 4

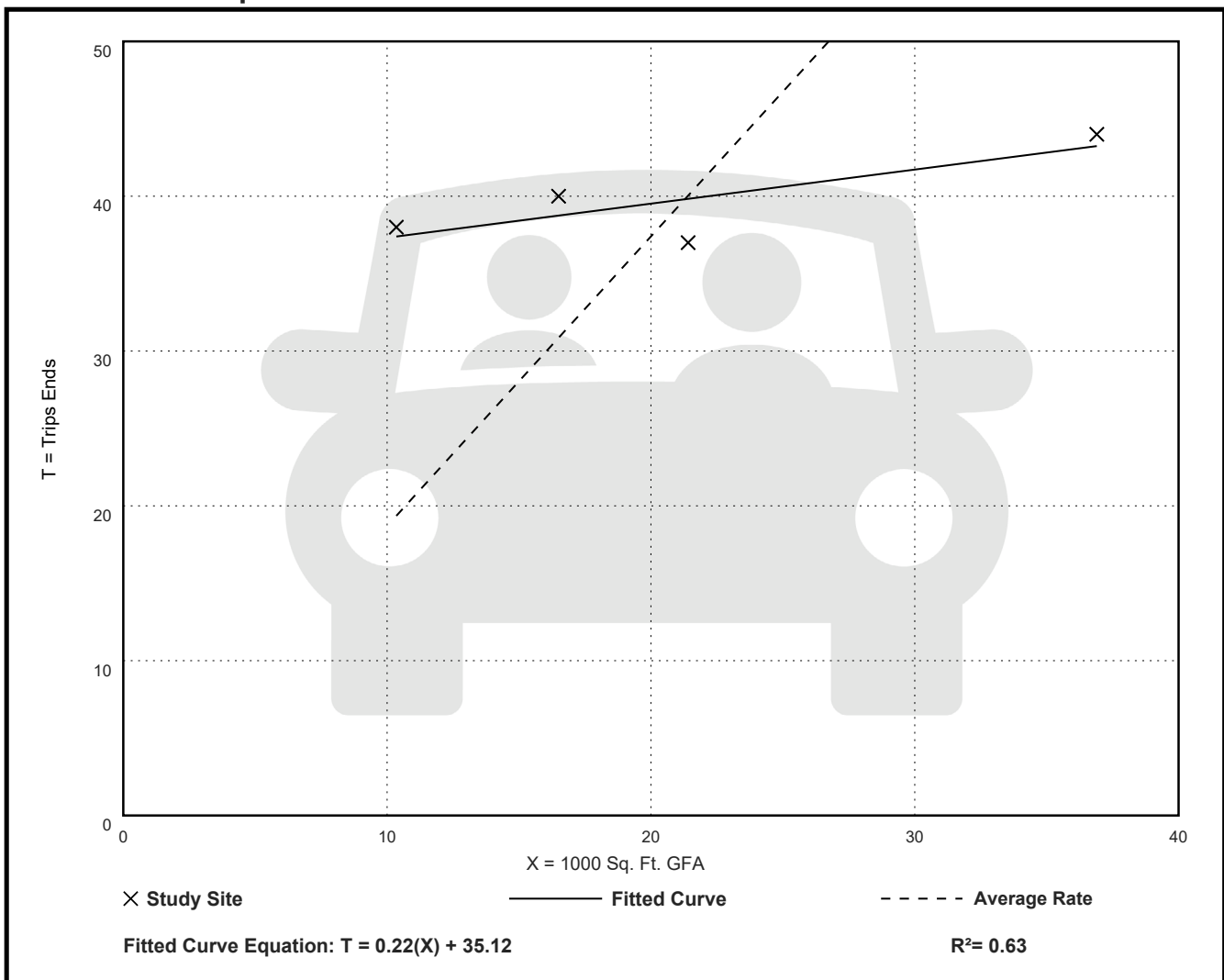
Avg. 1000 Sq. Ft. GFA: 21

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.87	1.19 - 3.67	0.94

Data Plot and Equation



Land Use: 943

Automobile Parts and Service Center

Description

An automobile parts and service center sells automobile parts for do-it-yourself maintenance and repair to retailers, and to repair facilities. An automobile parts and service center also provides a full array of on-site services for motor vehicles. A center typically has centralized cashiering and maintains long hours 7 days a week. An automobile parts and service center is sometimes placed as a separate parcel within a retail complex. Automobile parts sales (Land Use 843), tire store (Land Use 848), and tire superstore (Land Use 849) are related uses.

Additional Data

The sites were surveyed in the 2010s in Texas.

Source Numbers

886, 887, 888

Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

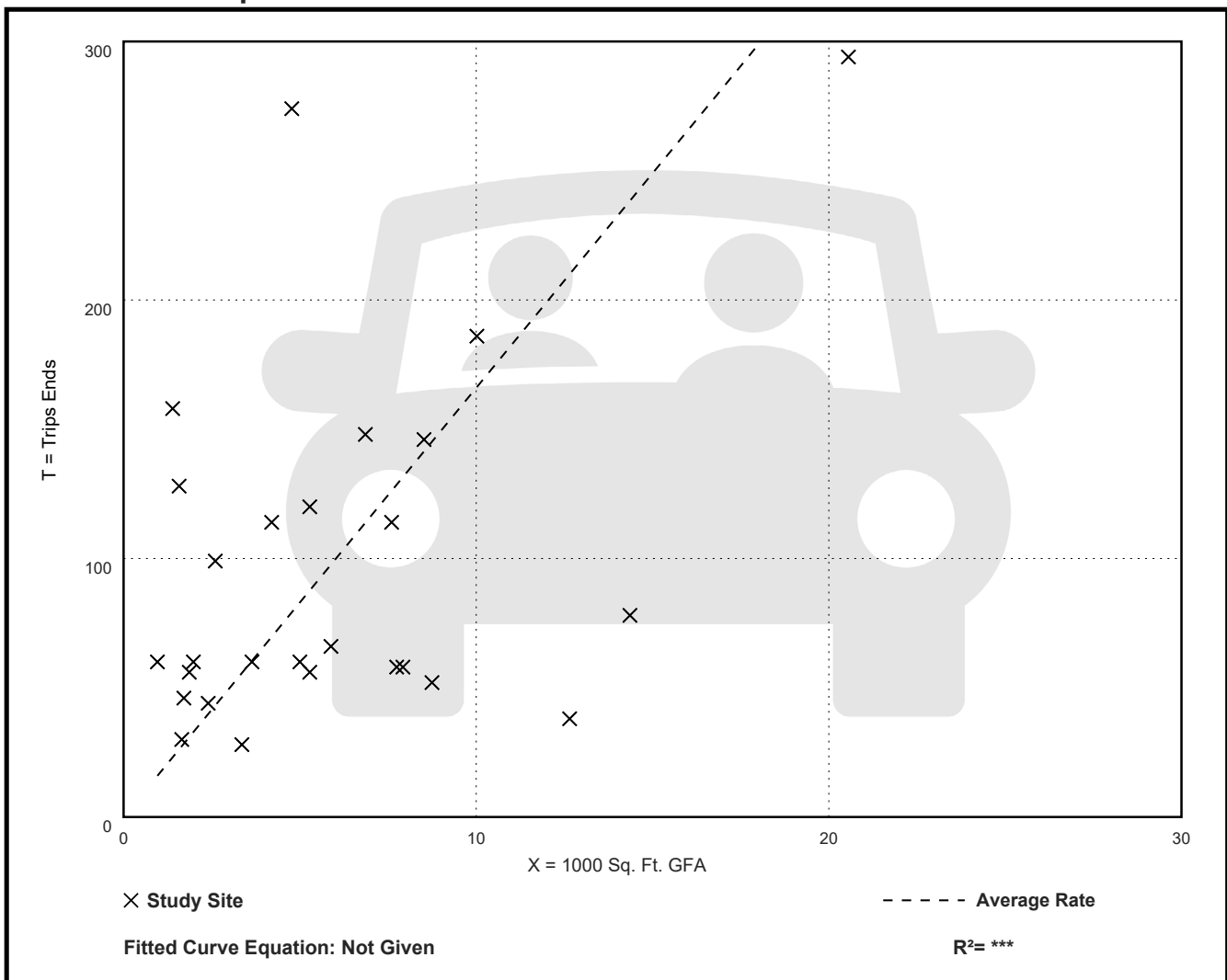
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.60	3.00 - 113.51	16.17

Data Plot and Equation



Automobile Parts and Service Center (943)

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: 26

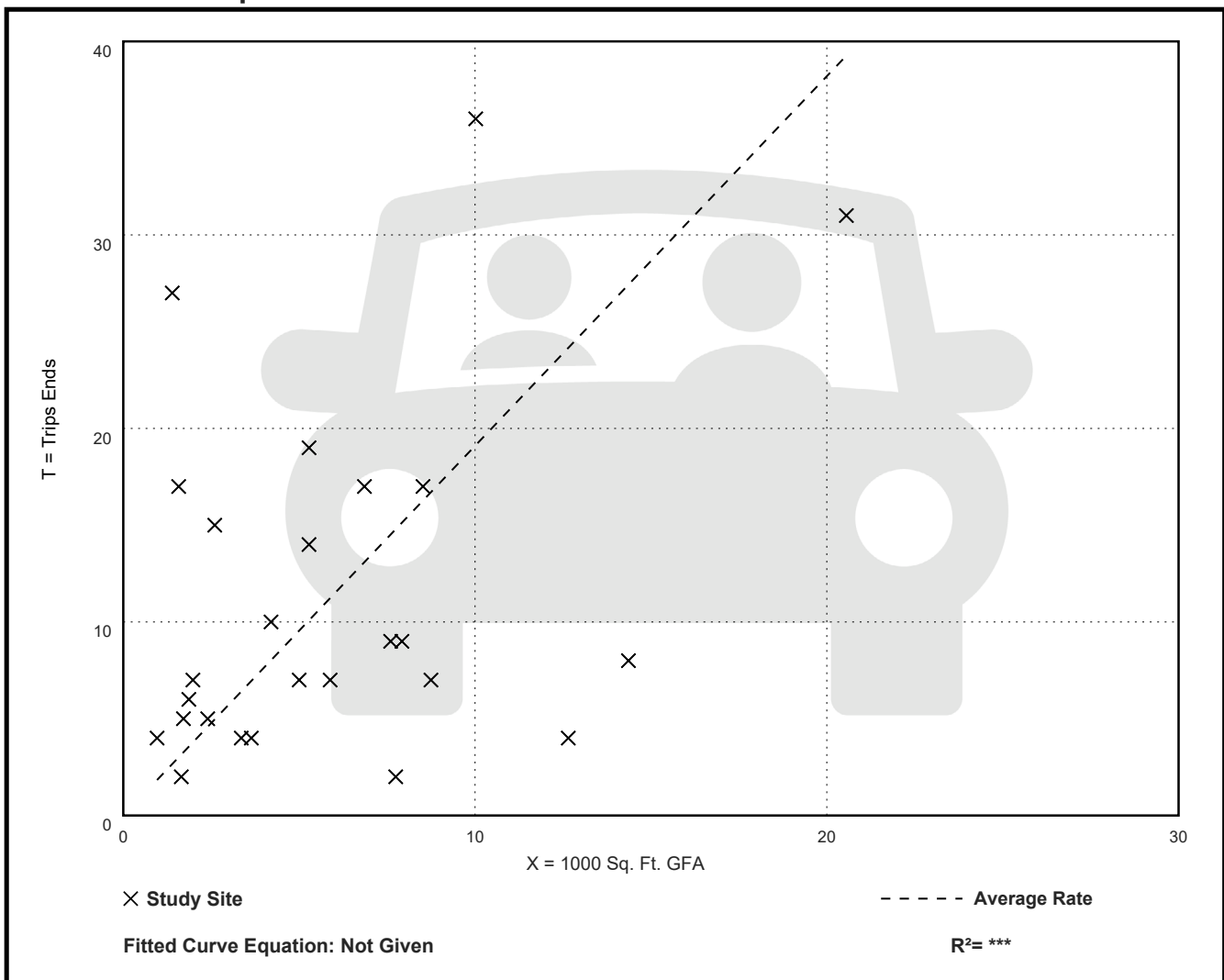
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



Automobile Parts and Service Center (943)

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

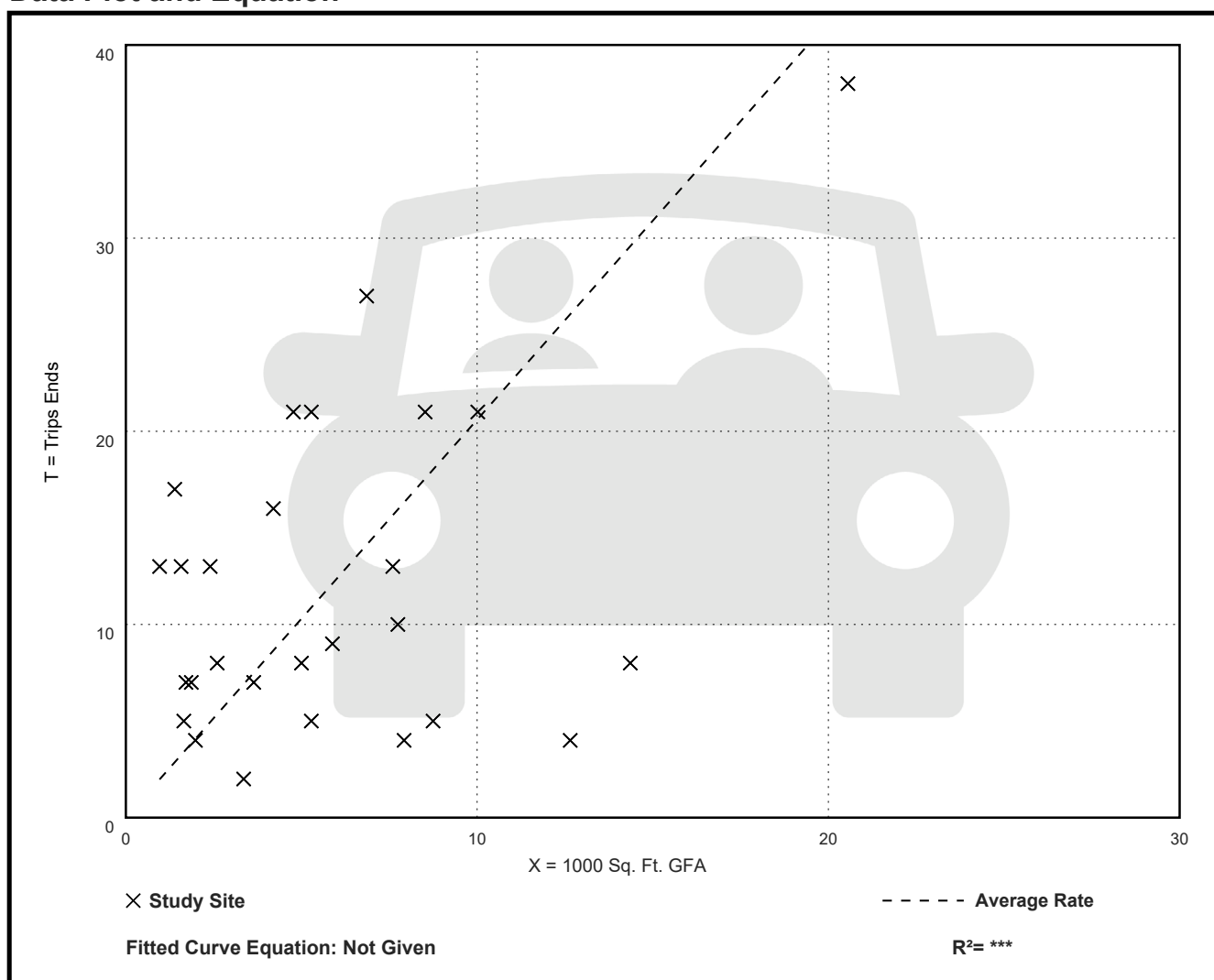
Avg. 1000 Sq. Ft. GFA: 6

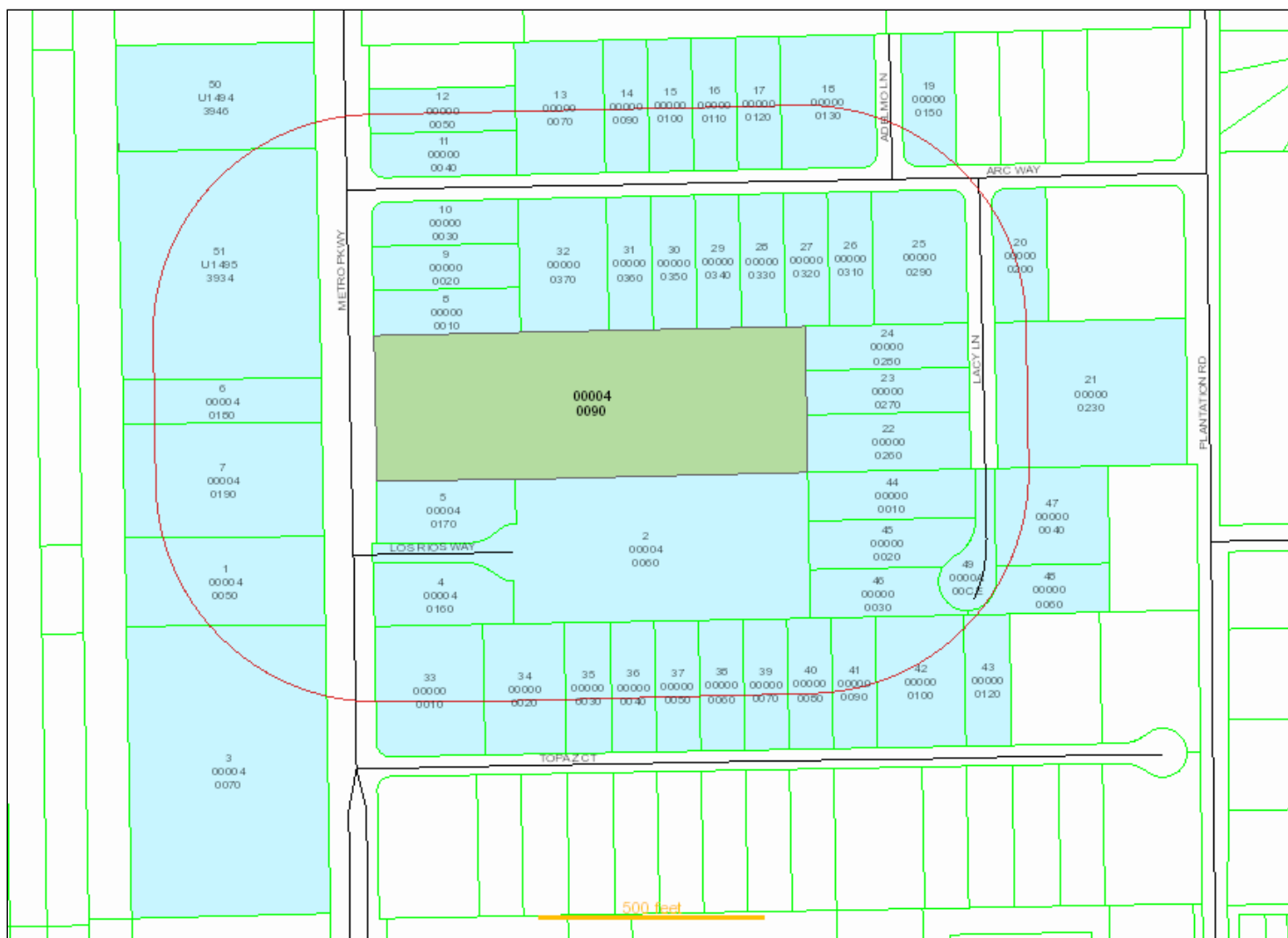
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation





Date of Report: March 17, 2026

Buffer Distance: feet

Parcels Affected: 51

Subject Parcel: **07-45-25-00-00004.0090**
[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)
To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
JMFG LLC 11866 METRO PKWY FORT MYERS FL 33966	07-45-25-00-00004.0050 11866 METRO PKWY FORT MYERS FL 33966	PARL IN S W 1/4 OF S W 1/4 SEC 7 TWP 45 R 25 DESC IN OR 1105 PG 1028	1
LOS RIOS FM LLC 29201 TELEGRAPH RD #410 SOUTHFIELD MI 48034	07-45-25-00-00004.0060 6251 LOS RIOS WAY FORT MYERS FL 33966	PARL IN N 1/2 OF S 1/2 OF SW1/4 DESC OR 3220 PG 275	2
MB5 REAL ESTATE LLC TOM MATTER 40528 US HIGHWAY 19 N TARPON SPRINGS FL 34689	07-45-25-00-00004.0070 11920 METRO PKWY FORT MYERS FL 33966	SW 1/4 OF SW 1/4 OF SW 1/4 LYING W OF CANAL RD DESC IN OR 1557 PG 1478	3
METRO 77 LLC 1667 TRIANGLE PALM TER NAPLES FL 34119	07-45-25-00-00004.0160 11871 METRO PKWY FORT MYERS FL 33966	PARL IN N 1/2 OF S 1/2 OF SW 1/4 DESC OR 3050 PG 3235	4
BAR-HF FARMS LLC 2730 ARDISIA LN NAPLES FL 34109	07-45-25-00-00004.0170 11857 METRO PKWY FORT MYERS FL 33966	PARL IN N 1/2 OF S 1/2 OF SW 1/4 DESC OR 3071 PG 1863	5
STRUBE PROPERTIES LLLP R STRUBE	07-45-25-00-00004.0180 11800 METRO PKWY	PARL IN W 1/2 OF SW 1/4 DES IN OR	6

78 3RD ST WINTER GARDEN FL 34787	FORT MYERS FL 33966	3079 PG 1227	
EHCH LLC 11840 METRO PKWY FORT MYERS FL 33966	07-45-25-00-00004.0190 11840 METRO PKWY FORT MYERS FL 33966	PARL IN W 1/2 OF SW 1/4 DES IN OR 3079 PG 665	7
SAM 11791 METRO LLC 11791 METRO PKWY FORT MYERS FL 33966	07-45-25-03-00000.0010 11791 METRO PKWY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 1	8
CNG REAL ESTATE LLC 12141 NW 11 ST PLANTATION FL 33323	07-45-25-03-00000.0020 11771 METRO PKWY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 2	9
11751 METRO LLC 11751 METRO PKWY #2 FORT MYERS FL 33966	07-45-25-03-00000.0030 11751 METRO PKWY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 3	10
TANG ZONG XING & 11088 SPARKLEBERRY DR FORT MYERS FL 33913	07-45-25-03-00000.0040 11741 METRO PKWY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 4	11
CARLSON AL + 11721 METRO PKWY FORT MYERS FL 33966	07-45-25-03-00000.0050 11721 METRO PKWY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 5	12
COMMERCIAL PROPERTIES ASSOCIAT 26565 MILES RD #200 WARRENSVILLE HEIGHTS OH 44128	07-45-25-03-00000.0070 6201 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOTS 7 + 8	13
ANESTHESIA SERVICES PLUS INC 6241 ARC WAY FORT MYERS FL 33966	07-45-25-03-00000.0090 6241 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 9	14
LARRY R TURBEVILLE TRUST + 4504 WATERSCAPE LN FORT MYERS FL 33966	07-45-25-03-00000.0100 6261 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 10	15
ARC WAY PROPERTY HOLDINGS LLC 5441 SW 30TH AVE OCALA FL 34471	07-45-25-03-00000.0110 6281 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 11	16
GERKE ANDREW 6301 ARC WAY FORT MYERS FL 33966	07-45-25-03-00000.0120 6301 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 12	17
CONTE ENTERPRISES LTD 3900 NORTH 28TH TERR HOLLYWOOD FL 33020	07-45-25-03-00000.0130 6321/6341 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOTS 13 + 14	18
COOPER CRANE HOLDINGS LLC 2301 SW 57TH TER WEST PARK FL 33023	07-45-25-03-00000.0150 6371 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 15	19
ADRIDAN INTERNATIONAL LLP 2823 SW 35TH LN CAPE CORAL FL 33914	07-45-25-03-00000.0200 6410 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 20	20
FLORIDA POWER & LIGHT COMPANY PROPERTY TAX-PSX-JB 700 UNIVERSE BLVD JUNO BEACH FL 33408	07-45-25-03-00000.0230 11801 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOTS 23 THRU 25	21
BLACK DIAMOND COMMERCIAL PROPE 11840 LACY LN FORT MYERS FL 33966	07-45-25-03-00000.0260 11840 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 26	22
KELLY WRIGHT LLC 11711 OAKWOOD PRESERVE PL FORT MYERS FL 33913	07-45-25-03-00000.0270 11820 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 27	23
GULF COAST LACY LANE LLC 9001 PALOMINO OAKS DR	07-45-25-03-00000.0280 11800 LACY LN	MID-METRO INDUSTRIAL PK PB 37 PG 71	24

FORT MYERS FL 33912	FORT MYERS FL 33966	LOT 28	
DILLON JAMES M & 1961 TWIN SUN CIR WALLED LAKE MI 48390	07-45-25-03-00000.0290 6360 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOTS 29 + 30	25
ACTION PROPERTIES OF LEE COUNT 6340 ARC WAY FORT MYERS FL 33966	07-45-25-03-00000.0310 6340 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 31	26
BROWN + VIA HOLDINGS LLC 6320 ARC WAY FORT MYERS FL 33966	07-45-25-03-00000.0320 6320 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 32	27
FT MYERS ARC WAY L L C 6300 ARC WAY FORT MYERS FL 33966	07-45-25-03-00000.0330 6300 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 33	28
4TH GENERATION PROPERTIES LLC 8284 VICO CT SARASOTA FL 34240	07-45-25-03-00000.0340 6280 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 34	29
TANG ZONG XING 11088 SPARKLEBERRY DR FORT MYERS FL 33913	07-45-25-03-00000.0350 6260 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 35	30
HERD ENTERPRISES INC 3500 N 28TH TER HOLLYWOOD FL 33020	07-45-25-03-00000.0360 6240 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 36	31
ARC WAY 3 LLC 11000 METRO PKWAY #19 FORT MYERS FL 33966	07-45-25-03-00000.0370 6200/6220 ARC WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PB 37 PG 71 LOT 37 + 38	32
DISTRIBUTOR OPERATIONS INC 14221 DALLAS PKWY #1000 DALLAS TX 75254	07-45-25-07-00000.0010 11901 METRO PKWY FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 PORTION LOT 1 AS DESC IN OR 3745 PG 2548	33
6201 TOPAZ CT FORT MYERS LLC 6688 CONTON ST FORT MYERS FL 33966	07-45-25-07-00000.0020 6201 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 PORTION OF LOT 1 + LOT 2 AS DESC IN OR 3745 PG 2551	34
WILLARD J GRAFF + ASSOC LTD 9230 TRIANA TER #1 FORT MYERS FL 33912	07-45-25-07-00000.0030 6221 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 3	35
M & A 41 LLC 12326 S CLEVELAND AVE FORT MYERS FL 33907	07-45-25-07-00000.0040 6241 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 4	36
6261 TOPAZ COURT LLC 12940 KEDLESTON CIRCLE FORT MYERS FL 33912	07-45-25-07-00000.0050 6261 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 5	37
ALPC HOLDINGS LLC 13567 BRYNWOOD LN FORT MYERS FL 33912	07-45-25-07-00000.0060 6281 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 6	38
COLELLA LLC JULIA NELSON 18850 S RIVER RD ALVA FL 33920	07-45-25-07-00000.0070 6301 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 7	39
N&S 6321 HOLDINGS LLC 13523 PINE VILLA LN FORT MYERS FL 33966	07-45-25-07-00000.0080 6321 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 8	40
NOVA ELECTRICAL CONTRACTORS IN LIZARDO CASANOVA 6341 TOPAZ CT FORT MYERS FL 33966	07-45-25-07-00000.0090 6341 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 9	41
RUBY DANIELS WAREHOUSE LLC 213 MARINER CT	07-45-25-07-00000.0100 6361 TOPAZ CT	PYRAMID COMMERCIAL PARK PB 43 PG 84	42

NORTH PALM BEACH FL 33408	FORT MYERS FL 33966	LOTS 10 + 11	
CLADDAGH REALTY INC 1601 SE NIEMEYER CIR PORT SAINT LUCIE FL 34952	07-45-25-07-00000.0120 6401 TOPAZ CT FORT MYERS FL 33966	PYRAMID COMMERCIAL PARK PB 43 PG 84 LOT 12	43
RENT LACY LLC 12630 METRO PKWY #100 FORT MYERS FL 33966	07-45-25-09-00000.0010 11860 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PH TWO PB 66 PG 43 LOT 1	44
EJK LIMITED LIABILITY COMPANY 6284 PINE RIDGE CT FLUSHING MI 48433	07-45-25-09-00000.0020 11880 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PH TWO PB 66 PG 43 LOT 2	45
RVW HOLDINGS LLC JOHN A WILANDER 21210 N RIVER RD ALVA FL 33920	07-45-25-09-00000.0030 11900 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PH TWO PB 66 PG 43 LOT 3	46
MANNE PROPERTIES INC 204 N TALLYHO LN HENDERSONVILLE NC 28791	07-45-25-09-00000.0040 11861 LACY LN FORT MYERS FL 33966	MID-METRO IND PK PH TWO PB 66 PG 43 LOTS 4 + 5	47
HERMITAGE FINANCIAL LLC 143 NAPA RIDGE WAY NAPLES FL 34119	07-45-25-09-00000.0060 11901 LACY LN FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PH TWO PB 66 PG 43 LOT 6	48
A & W DEVELOPMENT INC MID-METRO OWNERS ASSN 12101 CRYSTAL CONDO RD FORT MYERS FL 33966	07-45-25-09-0000A.00CE RIGHT OF WAY FORT MYERS FL 33966	MID-METRO INDUSTRIAL PK PH TWO PB 66 PG 43 TRACT A	49
WMP TWO FL LLC PRIME LEGACY MANAGEMENT LLC 1333 3RD AVE S #507 NAPLES FL 34102	07-45-25-L4-U1494.3946 11700 METRO PKWY FORT MYERS FL 33966	COMM AT S LINE OF SW QTR + ELY ROW SEABOARD RR THEN N 1737.67 FT TO POB CONT N 244 FT THE E 450 FT THEN S 244 AND THE WEST 450 FT TO POB	50
G + M ESTATES USA INC 6892 LEEWARD WAY NAPLES FL 34109	07-45-25-L4-U1495.3934 11742-796 METRO PKWY FORT MYERS FL 33966	PARCEL OF LAND LYING IN THE W 1/2 OF W/2 OF SW 1/4 OF SEC 7 TWP 45 RNG 25 WEST OF METRO PKWY	51

JMFG LLC
11866 METRO PKWY
FORT MYERS FL 33966

LOS RIOS FM LLC
29201 TELEGRAPH RD #410
SOUTHFIELD MI 48034

MB5 REAL ESTATE LLC
TOM MATTER
40528 US HIGHWAY 19 N
TARPON SPRINGS FL 34689

METRO 77 LLC
1667 TRIANGLE PALM TER
NAPLES FL 34119

BAR-HF FARMS LLC
2730 ARDISIA LN
NAPLES FL 34109

STRUBE PROPERTIES LLLP
R STRUBE
78 3RD ST
WINTER GARDEN FL 34787

EHCH LLC
11840 METRO PKWY
FORT MYERS FL 33966

SAM 11791 METRO LLC
11791 METRO PKWY
FORT MYERS FL 33966

CNG REAL ESTATE LLC
12141 NW 11 ST
PLANTATION FL 33323

11751 METRO LLC
11751 METRO PKWY #2
FORT MYERS FL 33966

TANG ZONG XING &
11088 SPARKLEBERRY DR
FORT MYERS FL 33913

CARLSON AL +
11721 METRO PKWY
FORT MYERS FL 33966

COMMERCIAL PROPERTIES ASSOCIAT
26565 MILES RD #200
WARRENSVILLE HEIGHTS OH 44128

ANESTHESIA SERVICES PLUS INC
6241 ARC WAY
FORT MYERS FL 33966

LARRY R TURBEVILLE TRUST +
4504 WATERSCAPE LN
FORT MYERS FL 33966

ARC WAY PROPERTY HOLDINGS LLC
5441 SW 30TH AVE
OCALA FL 34471

GERKE ANDREW
6301 ARC WAY
FORT MYERS FL 33966

CONTE ENTERPRISES LTD
3900 NORTH 28TH TERR
HOLLYWOOD FL 33020

COOPER CRANE HOLDINGS LLC
2301 SW 57TH TER
WEST PARK FL 33023

ADRIDAN INTERNATIONAL LLP
2823 SW 35TH LN
CAPE CORAL FL 33914

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

BLACK DIAMOND COMMERCIAL PROPE
11840 LACY LN
FORT MYERS FL 33966

KELLY WRIGHT LLC
11711 OAKWOOD PRESERVE PL
FORT MYERS FL 33913

GULF COAST LACY LANE LLC
9001 PALOMINO OAKS DR
FORT MYERS FL 33912

DILLON JAMES M &
1961 TWIN SUN CIR
WALLED LAKE MI 48390

ACTION PROPERTIES OF LEE COUNT
6340 ARC WAY
FORT MYERS FL 33966

BROWN + VIA HOLDINGS LLC
6320 ARC WAY
FORT MYERS FL 33966

FT MYERS ARC WAY L L C
6300 ARC WAY
FORT MYERS FL 33966

4TH GENERATION PROPERTIES LLC
8284 VICO CT
SARASOTA FL 34240

TANG ZONG XING
11088 SPARKLEBERRY DR
FORT MYERS FL 33913

HERD ENTERPRISES INC
3500 N 28TH TER
HOLLYWOOD FL 33020

ARC WAY 3 LLC
11000 METRO PKWAY #19
FORT MYERS FL 33966

DISTRIBUTOR OPERATIONS INC
14221 DALLAS PKWY #1000
DALLAS TX 75254

6201 TOPAZ CT FORT MYERS LLC
6688 CONTON ST
FORT MYERS FL 33966

WILLARD J GRAFF + ASSOC LTD
9230 TRIANA TER #1
FORT MYERS FL 33912

M & A 41 LLC
12326 S CLEVELAND AVE
FORT MYERS FL 33907

6261 TOPAZ COURT LLC
12940 KEDLESTON CIRCLE
FORT MYERS FL 33912

ALPC HOLDINGS LLC
13567 BRYNWOOD LN
FORT MYERS FL 33912

COLELLA LLC
JULIA NELSON
18850 S RIVER RD
ALVA FL 33920

N&S 6321 HOLDINGS LLC
13523 PINE VILLA LN
FORT MYERS FL 33966

NOVA ELECTRICAL CONTRACTORS IN
LIZARDO CASANOVA
6341 TOPAZ CT
FORT MYERS FL 33966

RUBY DANIELS WAREHOUSE LLC
213 MARINER CT
NORTH PALM BEACH FL 33408

CLADDAGH REALTY INC
1601 SE NIEMEYER CIR
PORT SAINT LUCIE FL 34952

RENT LACY LLC
12630 METRO PKWY #100
FORT MYERS FL 33966

EJK LIMITED LIABILITY COMPANY
6284 PINE RIDGE CT
FLUSHING MI 48433

RVW HOLDINGS LLC
JOHN A WILANDER
21210 N RIVER RD
ALVA FL 33920

MANNE PROPERTIES INC
204 N TALLYHO LN
HENDERSONVILLE NC 28791

HERMITAGE FINANCIAL LLC
143 NAPA RIDGE WAY
NAPLES FL 34119

A & W DEVELOPMENT INC
MID-METRO OWNERS ASSN
12101 CRYSTAL CONDO RD
FORT MYERS FL 33966

WMP TWO FL LLC
PRIME LEGACY MANAGEMENT LLC
1333 3RD AVE S #507
NAPLES FL 34102

G + M ESTATES USA INC
6892 LEEWARD WAY
NAPLES FL 34109

METRO INDUSTRIAL SPECIAL EXCEPTION

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

CONCEPT PLAN A

PROJECT SUMMARY:

ZONING/REZONING

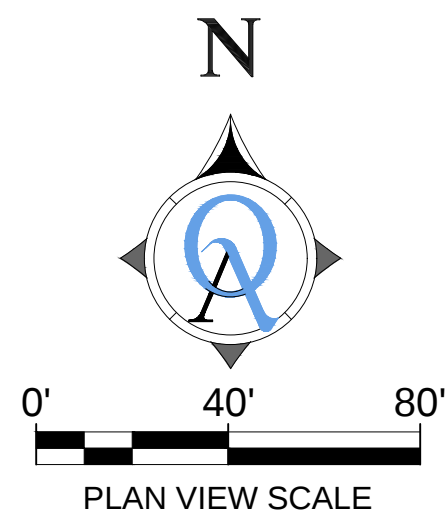
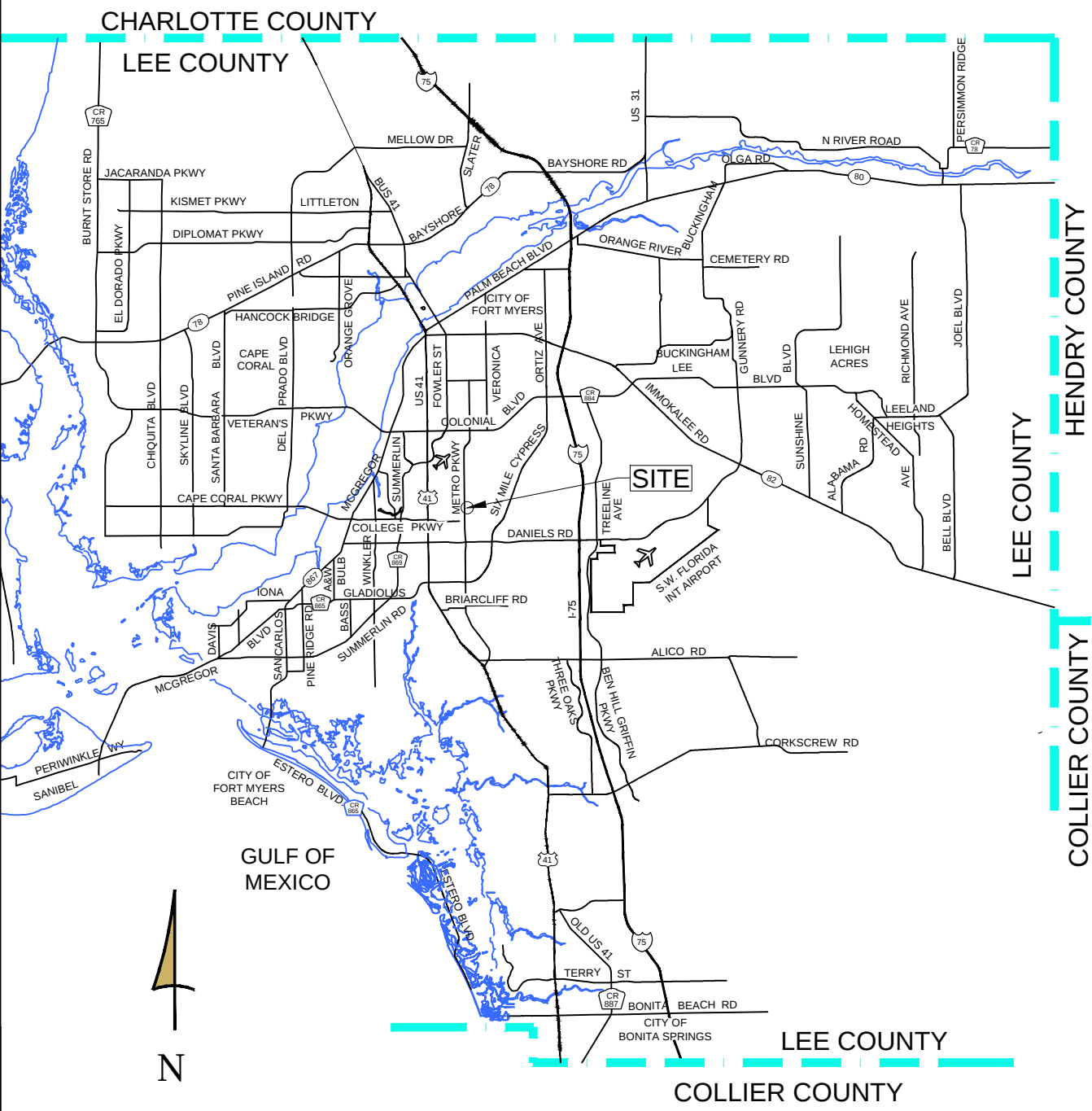
IL

STRAP #'s

07-45-25-00-00004.0090

PROJECT ACREAGE

7.39 ACRES (321,767 SF)



P:\2026 Projects\260309 METRO INDUSTRIAL SPECIAL EXCEPTION\01-CADD FILES\00-QAL CADD - CONCEPT\260309-CONCEPT A

