



April 29, 2026

Allyson L Hall
Development Services Plan Reviewer
Lee County Department of Community Development

RE: Response to 1st Round Comments

CPD Rezone
DCI2026-00012
Lee Blvd Medical Center Rezone

Dear Allyson L Hall:

The following is our response to staff's 1st review comments for the above referenced project:

Development Services Review

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

Response: Acknowledged.

INFORMATIONAL COMMENT: At time of development order, please provide a draft Parking Lot Interconnection Cross Access Easement, along with the legal description & sketch of the easement area, for legal sufficiency review by the County Attorney's Office for future redevelopment of sites to the east and west.

Response: Acknowledged.

There is an arrow pointing to a "PROPOSED 5' WIDE SIDEWALK" along the west side of the site that appears to label the cross access easement area. Please clarify.

Response: Acknowledged. Please see the attached revised Master Conceptual Site Plan showing that the callout for the proposed sidewalk has been revised to point to the correct feature.

DOT Review

1. A deviation request is necessary to request access spacing less than 440' from Brian Ave N.

Response: Acknowledged. Please see the attached deviation request for the driveway separation.

2. If warrants are met for a right turn lane into the site, the access point should be moved to the easterly portion of the site to accommodate turn lane width and a turn lane design included on the site plan.

Response: Please see the attached Traffic Impact Study (TIS) report, which demonstrates that a right-turn lane is not required.

TIS Review

It is recommended that preliminary turn lane analysis be completed for the site.

Response: Please see the attached Traffic Impact Study (TIS) report, which includes the requested turn lane analysis.

Environmental

1. Please revise MCP to depict a 15-foot Type D right of way buffer along Lee Blvd. MCP shows a 10-foot buffer and Landscape Buffer table calls out 15 feet.

Response: Please see the attached revised Master Conceptual Site Plan showing the correct landscape buffer type.

2. Please label blue area behind the proposed building.

Response: Please see the attached revised Master Conceptual Site Plan identifying the blue highlighted area as the proposed dry detention area.

3. Please note LDC Section 10-416(a)(3) for general tree requirements. One tree must be provided per 3,500 feet of development area.

Response: Acknowledged. Please see the attached revised Master Conceptual Site Plan, which includes the requested note.

4. Please note that if the blue area is dry detention or drainage area it can be planted per LDC Section 10-416(a)(5).

Response: Acknowledged. Please see the note on the attached revised Master Conceptual Site Plan.

5. Please depict building perimeter plantings on three sides of the proposed building to demonstrate compliance with LDC Section 10-416(b).

Response: Please see the attached revised Master Conceptual Site Plan showing the proposed perimeter plantings around the building.

6. Please demonstrate compliance with LDC Section 10-416(c) for internal landscaping of parking areas.

Response: Please see the attached revised Master Conceptual Plan showing the proposed internal landscaping for the parking area.

7. Please provide more information on the proposed enhanced landscaping for the requested 10-foot buffers.

Response: Please see the attached PDF containing the deviation request for the landscape buffer. The document provides additional information regarding the proposed enhanced landscaping.

8. Additional comments may follow pending applicants responses.

Response: Acknowledged.

LeeTran Review

LeeTran has reviewed the proposed development and determined that it is located within one-quarter mile of a fixed-route corridor and the closest bus stop is # 10842. In this case, the existing sidewalk meets the 8' by 30' pad requirement. If this becomes a DO or LDO type D, the developer must install a single inverted U bicycle storage rack on a small pad adjacent to the bus stop sign and sidewalk. These improvements are required under Lee County Transit LDC Sec. 10-442(a)(1) and 10-296(4)(a), but will be reassessed during the DO/LDO review.

Response: Acknowledged.

Legal Review

LDC §34-202(a)(7) Title Certification.

The submitted Commitment of Title Insurance is not an accepted form. The certification of title must be in one of the following forms: i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. ii. Title

insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.

Response: Acknowledged. Title certification is forthcoming.

Natural Resources Review

The applicant did not provide letters of availability. Provide an analysis of Lee Plan Standards 4.1.1 and 4.1.2.

Response: Please see the attached Letter of Availability from FGUA.

Objective 25.10, Natural Resources requires preservation, protection, and when possible, enhancement of ecological values and natural beauty, the applicant has requested a deviation to landscaping. Demonstrate compliance with Lee Plan Objective 25.10 Natural Resources.

Response: Please see the attached PDF containing the deviation request and justification for the proposed landscape buffers.

Pursuant to Lee Plan Policy 61.1.6 Identify the irrigation water source.

Response: Please see the attached revised Project Narrative, which addresses Lee Plan Policy 61.1.6.

Zoning Review

Pursuant to LDC Sect 34-373(a)(5), please provide a request statement/narrative analyzing all criteria for planned developments. LDC Sect 34-145 lists the criteria required for rezones and Planned Developments. Please revise the request to reflect analysis of ALL criteria.

Response: Acknowledged. Please see the attached revised Project Narrative, which describes how the proposed project is consistent with the rezoning criteria set forth in LDC Section 34-145.

LDC Sect 34-145(a) is for compliance with Lee Plan. Within your narrative criteria analysis, please provide the Lee Plan analysis on the following: Policy 1.1.3, Objective 2.1, Policy 2.1.2, Objective 2.2, Policy 2.2.1, Policy 5.1.5, Goal 6, Objective 6.1, Policy 6.1.1(criteria 1-7), Policy 6.1.4 and 6.1.5, Objective 17, Policy 17.3, Goal 25 and all applicable objectives and policies for the Lehigh Acres Community, Goal 61, and Policy 61.1.6.

Response: Please see the attached Project Narrative, which addresses each of the referenced policies and explains how the proposed project is consistent with them.

Pursuant to LDC Sect 34-373(a)(6), the MCP needs to be a graphic illustration of all applicable listed criteria in this section. Further, remove any “existing”, “preliminary”, “proposed” and “notes” verbiage or sections. Also remove any reference to LDC sections (i.e. the parking table, etc.). The MCP is to depict how the planned development will look, as substantial compliance with this document will be required at time of development order.

Response: Acknowledged.

The MCP is labeled “Option #1”. Is there another option staff should be reviewing? If no, please remove the “Option” language to avoid future development confusion.

Response: Acknowledged. We have removed the word "options" from the site plan.

Please label what the blue section on the MCP depicts.

Response: Please see the attached revised Master Conceptual Plan, which identifies the blue highlighted area as the proposed dry detention area.

LDC Sect 34-373(a)(8) depicts the requirements for a Schedule of Uses and must be provided with the submittal.

Response: Please see the attached PDF labeled “ Scheduled of uses & property development.”

LDC Sect 34-373(a)(9) requires a Schedule of Deviations and Justifications, and these requests must be keyed to the MCP.

Response: Please refer to the revised master conceptual site plan showing the requested deviations.

LDC Sect 34-373(a)(10) requires Property Development Regulations for the Planned Development.

Response: Please see the attached PDF labeled "Schedule of Uses & Property Development.

LDC Sect 34-373(b) requires a Surface Water Management Plan be provided.

Response: Please see the attached PDF labeled "Stormwater Management Plan."

Provide proof of a Public Information Meeting, pursuant to 33-1401 for the Lehigh Acres Planning Community.

Response: Please see the attached PDF containing the LAZR RB approval. Also attached is the advertisement that was published by East Lee News for the meeting.

Provide Letter of Availability for Potable Water and Central Sewer pursuant to LDC Sec 34-202 from the appropriate utility provider.

Response: Please see the attached PDF containing the FGUA Letter of Availability for the utilities.

Staff reserves the right to review and comment further on the details of this application, as this is an incomplete submittal.

Response: Acknowledged.

Please contact our office if you have any questions.

Sincerely,

Andres Boral, PE, MBA

Florida License Number: 80373

Boral Engineering & Design, Inc.

andres@boralengineering.com



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Lee Blvd Medical Office

Request: Rezone from: RS-1 To: CPD

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

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

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

Summary of Project:

Located on 3905 Lee Blvd in Lehigh Acres, proposing a 1-story medical office with associated parking, Drainage and other associated development improvements. The proposed building is approximately 4,358 square feet.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Andres Boral, P.E, MBA

Address: 711 5th Avenue South, Suite #209

City, State, Zip: Naples, FL, 34102

Phone Number: 239-692-0509

E-mail Address: andres@boralengineering.com

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)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

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: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

☐ Attach [Disclosure of Interest](#) Form.

- C. Multiple parcels:**

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

☐ Property owners map. [34-202(a)(8)]

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

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): _____

PART 3
PROPERTY INFORMATION

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

27-44-26-L3-04044.0030

- B. Street Address of Property:** 3905 Lee Blvd, Lehigh Acres, FL 33971

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

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

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

AND

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

☐ A Boundary survey, tied to the state plane coordinate system.

OR

☒ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

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

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☐ One set of mailing labels. [34-202(a)(9)]

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

- E. Current Zoning of Property:** RS-1

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

- F. Use(s) of Property:**

1. Current uses of property are: Residential/Vacant

2. Intended uses of property are: Commercial offices.

G. Future Land Use Classification (Lee Plan):

Central Urban	<u>0.50</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>160</u>	Feet		
2. Depth (average if irregular parcel):	<u>136.13</u>	Feet		
3. Total area:	<u>21,780</u>	Acres or square feet		
4. Frontage on road or street:	<u>160</u>	Feet on	<u>Lee Blvd</u>	Street
2 nd Frontage on road or street:		Feet on		Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>0</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>0</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0.50</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>0</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland		<u>0</u>	Acres
b. Intensive Development – preserved freshwater wetlands		<u>0</u>	Acres
c. Intensive Development – impacted wetlands		<u>0</u>	Acres
2. a. Central Urban – upland		<u>0.50</u>	Acres
b. Central Urban – preserved freshwater wetlands		<u>0</u>	Acres
c. Central Urban – impacted wetlands		<u>0</u>	Acres
3. a. Urban Community or Suburban – upland		<u>0</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands		<u>0</u>	Acres
c. Urban Community or Suburban – impacted wetlands		<u>0</u>	Acres

4.	a.	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	a.	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	a.	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	a.	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	a.	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	a.	Wetlands	0	Acres
11.	a.	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	a.	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	a.	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres

TOTAL (should equal "C" above)

0.50 Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

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

Note:

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

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

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical	1-Story	4,358
	2. General Office	_____	_____
	3. Retail	_____	_____
	4. Other: _____	_____	_____
	5. TOTAL FLOOR AREA		4,358
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof	_____	_____
	2. Not Under Roof	_____	_____
	3. TOTAL FLOOR AREA		_____
C.	Mining	Depth	Total Acres
	1. Area to be excavated	_____	_____
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units	_____	_____
	2. Independent Living Units	_____	_____
	3. TOTAL BEDS/UNITS		_____
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.	_____	_____
	2. 426-725 sq. ft.	_____	_____
	3. 725 < sq. ft.	_____	_____
	4. TOTAL UNITS		_____

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
 See attached USGS Topo Map.
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
 N/A
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 N/A
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
 N/A
 2. Quality of the effluent:
 N/A

3. Expected life of the facility:
N/A
-

4. Who will operate and maintain the internal collection and treatment facilities:
N/A
-

5. Receiving bodies or other means of effluent disposal:
N/A
-

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

1. The location and approximate area of the spray fields:
N/A
-

2. Current water table conditions:
N/A
-

3. Proposed rate of application:
N/A
-

4. Back-up system capacity:
N/A
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

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

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

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

G. **Flood Hazard:**

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

H. **Excavations/Blasting:**

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

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

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

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

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

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

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

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

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

AFFIDAVIT OF AUTHORIZATION

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

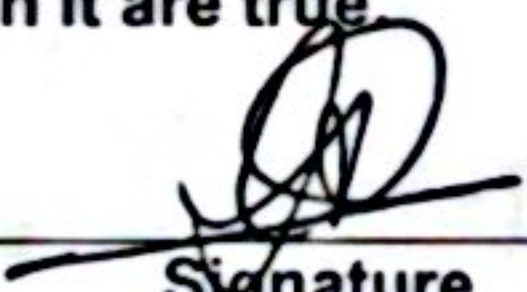
I, Yvonne Rana Rana (name), as Property Owner (owner/title) of _____ (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

02/25/21
Date

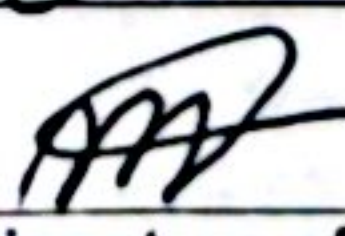
*******NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of February, 2026, by Madeline Cabrera (name of person providing oath or affirmation), who is personally known to me or who has produced FI DL (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

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

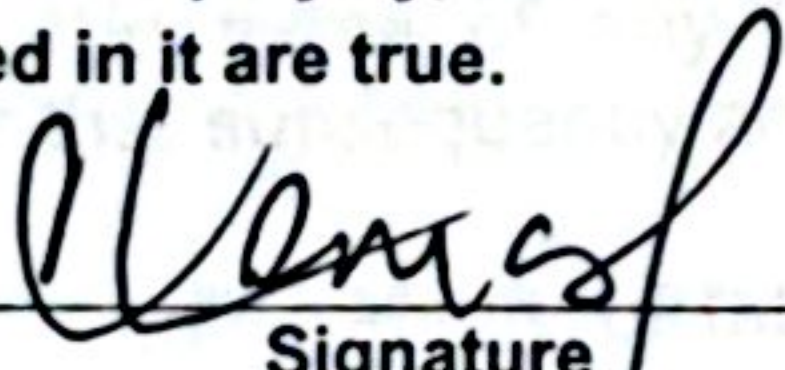
I, Claribel Lamas Ramos (name), as Property Owner (owner/title) of _____ (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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."
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- 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

02/25/2026
Date

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

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of February, 2026, by Madeline Cabrera (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL. (type of identification) as identification

STAMP/SEAL





Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Ivonne Ramos Ramos, 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 3905 Lee Blvd Lehigh Acres FL and is the subject of an Application for zoning action (hereinafter the "Property") 33971

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
<u>Ivonne Ramos Ramos</u> <u>227 NE 9th Ave Cape Coral FL 33909</u>	<u>50%</u>
<u>Claribel Lamo Ramos</u> <u>133 Warratuh Lehigh Acres FL 33974</u>	<u>50%</u>

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


Property Owner

Ivonne Ramo Ramo
Print Name

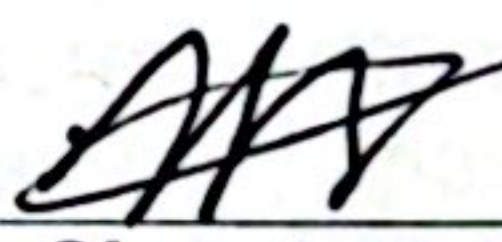
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 02/25/2026 (date) by Madeline Cabrera (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Claribel Luma Ramos 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 3905 Lee Blvd Lehigh Acres and is the subject of an Application for zoning action (hereinafter the "Property") FL 33971

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.]

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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
<u>Claribel Luma Ramos</u>	<u>50%</u>
<u>153 Waratah Lehigh Acres FL 33974</u>	
<u>Ivonne Ramos Ramos</u>	<u>50%</u>
<u>227 NE 9th Ave Cape Coral FL 33909</u>	

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.

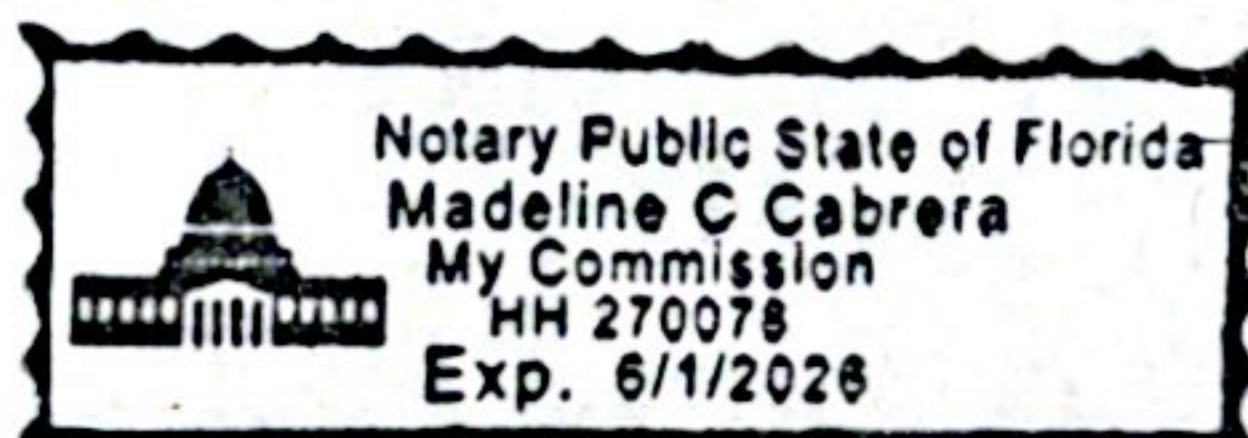
Kamp
Property Owner
Claribel Lama Ramos
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 02/25/2026 (date) by Madeline Cabrera (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



July 9th, 2026

Lee County
Planning & Zoning Department
1500 Monroe St
Fort Myers, Florida 33901

RE: Lee Blvd Medical Office CPD Rezone

I. REQUEST

The applicant is requesting approval to rezone the subject property located at 3905 Lee Boulevard, Lehigh Acres, Florida, from RS-1 to CPD to allow the development of a medical office. The proposed rezoning will permit a healthcare use that provides services to the surrounding community while remaining compatible with adjacent development.

The subject property has a Central Urban Future Land Use designation, which allows a mix of residential, commercial, and community-serving uses, including medical offices. The proposed rezoning to CPD is consistent with this designation and will allow the property to develop in a manner that aligns with the intent of the Lee Plan Comprehensive Plan.

II. PROPERTY INFORMATION & EXISTING CONDITIONS

The subject property is a sole parcel that is approximately 0.50 acres. Located on Lee Blvd going east towards Lehigh Acres. This is 1.22 miles west of sunshine blvd N.

This site is currently developed with existing day care. The client has applied for this with approval to be cleared.

III. SURROUNDING LAND USES

The site is currently zoned RS-1, and all the other surrounding properties are also zoned RS-1. All the other properties also contains existing residential properties. The entire frontage of the property is along Lee Blvd. Across the median that separates Lee Blvd, is also existing residential development. All the residential developments are single-family. The future land use for this area is central urban.

IV. PROPOSED DEVELOPMENT

With this rezone application, we are proposing to have this property rezoned to a CPUD. This would allow the proposed use of medical offices to be permitted, this will be a medical office that is more or less 4,358 square feet with associated parking and landscaping. This development will promote business growth within a community that is heavily residential. It will help with additional job opportunities and is consistent with central urban future land use.

V. INFRASTRUCTURE

The property is planned to be serviced with both water and sewer that is provided by FGUA. Please see the attached utility availability letter provided by FGUA that confirms the information. We will provide irrigation via the water line as per Lee County utility detail W-05.

The project has direct access to Lee Blvd, a county-maintained arterial road. We are proposing a sidewalk access from our site to the existing sidewalk that is along Lee Blvd to promote inter connectivity.

VI. LEE PLAN COMPLIANCE

The following demonstrates that the companion Comprehensive Plan Amendment, and the proposed Commercial Planned Development, are consistent with the goals, objectives and policies of the Lee Plan.

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 quasipublic, 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)

The proposed rezoning is consistent with Lee Plan Policy 1.1.3 by permitting a 4,358-square-foot medical office within the Central Urban Future Land Use Category, where a mix of residential, commercial, and community-serving uses is encouraged. The project provides essential healthcare services, is compatible with the surrounding development along the Lee Boulevard corridor, and utilizes existing public infrastructure and services. As a result, the proposed CPD zoning supports orderly and efficient development consistent with the intent of Policy 1.1.3.

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)

The proposed rezoning is consistent with Lee Plan Objective 2.1 by promoting infill development within the established Lee Boulevard corridor in the Central Urban Future Land Use Category. The proposed 4,358-square-foot medical office will utilize existing transportation, utilities, and public services, supporting efficient land use and compact growth while minimizing the need for additional infrastructure. As a result, the project is consistent with the intent of Objective 2.1.

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ord. No. 00-22)

The proposed rezoning is consistent with Lee Plan Policy 2.1.2 by permitting a 4,358-square-foot medical office within the Central Urban Future Land Use Category, where community-serving commercial uses are encouraged. The project promotes infill development, utilizes existing public infrastructure, and provides essential healthcare services to the surrounding community. The development also complies with the applicable provisions of the Lee County Land Development Code, making the request consistent with the Future Land Use Map and the goals, objectives, and policies of the Lee Plan.

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)

The proposed rezoning is consistent with Lee Plan Objective 2.2 by directing development to an established urban area with adequate public infrastructure and services. Located within the Central Urban Future Land Use Category along Lee Boulevard, the proposed 4,358-square-foot medical office will utilize existing transportation, water, sanitary sewer, and emergency services. As an infill project, the development promotes orderly growth and will comply with Lee County's concurrency requirements and the applicable provisions of the Lee County Land Development Code.

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

The proposed rezoning is consistent with Lee Plan Policy 2.2.1 by utilizing existing public infrastructure, including transportation, water, sanitary sewer, and emergency services. The proposed 4,358-square-foot medical office is compatible with the surrounding mix of residential and commercial uses and will provide essential healthcare services to the community. The development will comply with the applicable provisions of the Lee County Land Development Code, supporting the public health, safety, and welfare.

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)

The proposed rezoning is consistent with Lee Plan Policy 5.1.5 by allowing a 4,358-square-foot medical office that is compatible with the surrounding development along the Lee Boulevard corridor. The project complies with the buffering, landscaping, setback, and screening requirements of the Lee County Land Development Code to minimize impacts on adjacent residential properties. As a low-intensity, community-serving use, the development provides an appropriate transition between land uses while protecting the character of nearby residential neighborhoods.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County. (Ord. No. 94-30)

The proposed rezoning is consistent with Lee Plan Goal 6 by allowing the development of a 4,358-square-foot medical office along the established Lee Boulevard commercial corridor within the Central Urban Future Land Use Category. The project provides an essential community service, utilizes existing public infrastructure, and complies with the applicable requirements of the Lee County Land Development Code for access, parking, landscaping, buffering, stormwater management, and utilities. As a result, the proposed development represents orderly and well-planned commercial growth consistent with the intent of Goal 6.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. Traffic and access impacts;

Access is provided from Lee Boulevard and complies with applicable access management requirements. Traffic generated by a medical office is compatible with the surrounding roadway network.

b. Screening and buffering;

The site includes required parking, landscaping, drainage, lighting, and other improvements in compliance with the LDC

c. Availability and adequacy of services and facilities;

Public water, sanitary sewer, transportation, fire protection, EMS, and other public services are available to support the development.

d. Impact on adjacent land uses and surrounding neighborhoods;

A one-story medical office is a low-intensity, community-serving use that is compatible with the surrounding development pattern.

e. ***Proximity to other similar centers;***

The site is located along the Lee Boulevard commercial corridor, where commercial and institutional uses already exist and serve the surrounding community.

f. ***Environmental considerations.***

The project will comply with all applicable stormwater, environmental, and development regulations during site plan approval.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ord. No. 94-30, 00-22)

The proposed rezoning is consistent with Lee Plan Policy 6.1.4 by allowing a 4,358-square-foot medical office that is compatible with the surrounding development along the Lee Boulevard corridor. Located within the Central Urban Future Land Use Category, the project is supported by existing public infrastructure and complies with the applicable buffering, landscaping, setback, and site design requirements of the Lee County Land Development Code. Adequate public facilities and services are available to support the proposed development, making the request consistent with the intent of Policy 6.1.4.

POLICY 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ord. No. 94-30, 00-22, 23-08)

The proposed rezoning is consistent with Lee Plan Policy 6.1.5 by providing a single access point to Lee Boulevard that supports safe and efficient ingress and egress while minimizing conflicts with through traffic. The development will comply with all applicable access management and roadway design standards, including driveway spacing and internal circulation, thereby protecting the safety and capacity of the surrounding transportation network.

GOAL 17: COMMUNITY PLANNING. Ensure a unified approach to community planning that complements and remains consistent with the County's overall goals, objectives, and policies. (Ord. No. 07-09, 18-18)

The proposed rezoning is consistent with Lee Plan Goal 17 by allowing the development of a 4,358-square-foot medical office within the Central Urban Future Land Use Category, where community-serving commercial uses are encouraged. The project promotes efficient land use by utilizing existing infrastructure, providing essential healthcare services, and complying with the applicable provisions of the Lee County Land Development Code. As a result, the proposed rezoning supports the County's comprehensive planning framework and the intent of Goal 17.

OBJECTIVE 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process. (Ord. No. 18-18).

The proposed rezoning is consistent with Lee Plan Objective 17.3 by complying with all applicable public participation requirements of the Lee County Land Development Code. The application will undergo public notice, advertised hearings, and review by the appropriate advisory boards and the Board of County Commissioners, providing the public with an opportunity to review and comment on the proposal. These procedures ensure transparency and informed decision-making consistent with the intent of Objective 17.3.

GOAL 25: LEHIGH ACRES COMMUNITY PLAN. Ensure that continued development and redevelopment converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed use activity centers and neighborhood nodes; and, adequate green space and recreational opportunities. (Ord. No. 10-16, 18-18)

The proposed rezoning is consistent with Lee Plan Goal 25 of the Lehigh Acres Community Plan by allowing the development of a 4,358-square-foot medical office that provides an essential community service along the established Lee Boulevard corridor. Located within the Central Urban Future Land Use Category, the project supports nearby residents with convenient access to healthcare while utilizing existing public infrastructure. The development complies with the applicable provisions of the Lee County Land Development Code, ensuring compatibility with surrounding development and consistency with the vision of the Lehigh Acres Community Plan.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving water

The proposed rezoning is consistent with Lee Plan Goal 61 by incorporating an on-site stormwater management system designed to meet all applicable County and state requirements for stormwater quantity and quality. The project will provide the required treatment and attenuation of runoff, minimize impacts to adjacent properties and receiving waters, and implement erosion and sediment control measures during construction to protect water quality.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water. (Ord. No. 17-19)

The proposed rezoning is consistent with Lee Plan Policy 61.1.6 by evaluating the availability of reclaimed water for landscape irrigation. If reclaimed water is available, it will be used as the primary irrigation source in accordance with County requirements. If unavailable, the applicant will utilize an approved alternative irrigation source consistent with applicable County regulations.

VI. COMPLIANCE WITH REZONING CRITERIA

The proposed development is in full compliance with the rezoning criteria set forth by LDC Section 34-145(d)(4)(a)(1), as referenced below.

a. Complies with the Lee Plan

The proposed rezoning is consistent with the Lee Plan, including the Future Land Use Map and the applicable goals, objectives, and policies governing the Central Urban Future Land Use Category. The proposed Commercial Planned Development (CPD) zoning will permit the development of a 4,358-square-foot, one-story medical office, a community-serving use that is compatible with the Central Urban designation. The proposal promotes infill development, efficient use of existing infrastructure, and orderly commercial growth consistent with the County's Comprehensive Plan.

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

The proposed development has been designed to comply with the applicable provisions of the Lee County Land Development Code. The site plan includes parking, landscaping, buffering, stormwater management, utilities, and other required improvements in accordance with County standards. Where administrative deviations have been requested, they have been supported by separate technical justifications demonstrating that the intent of the applicable regulations is satisfied while maintaining the public health, safety, and welfare.

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

The proposed medical office is compatible with the surrounding mix of residential, commercial, and institutional land uses along the Lee Boulevard corridor. As a one-story, low-intensity healthcare facility, the project will generate substantially fewer impacts than many other commercial uses permitted within the CPD zoning district. The site incorporates required buffering, landscaping, setbacks, and screening to provide an appropriate transition to adjacent properties while preserving the character of nearby residential development.

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

The project has direct access to Lee Boulevard, a principal arterial roadway designed to accommodate commercial traffic. Internal circulation, parking, and site access have been designed in accordance with the Lee County Land Development Code to safely accommodate the anticipated traffic generated by the proposed medical office. Any required access improvements will be completed during the development review process.

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

The transportation impacts associated with the proposed medical office are expected to be adequately addressed through the County's development review and concurrency processes. The project will comply with all applicable transportation requirements, access management standards, and conditions of approval established by Lee County, ensuring that the surrounding roadway network continues to operate safely and efficiently.

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

The proposed development will comply with all applicable federal, state, and local environmental regulations governing stormwater management, water quality, erosion control, and natural resource protection. The project includes stormwater management facilities designed to protect adjacent properties and receiving waters and is not expected to adversely affect environmentally critical or sensitive areas.

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

The subject property is located within the Central Urban Future Land Use Category and is served by existing public infrastructure and services, including transportation facilities, potable water, sanitary sewer, emergency medical services, fire protection, law enforcement, and other public utilities. These services are adequate to support the proposed development and are consistent with the Lee Plan's concurrency and public facility requirements.

The proposed development is in full compliance with the planned development criteria set forth by LDC Section 34-145(d)(4)(a)(2), as referenced below.

a. The proposed use or mix of uses is appropriate at the proposed location

The proposed Commercial Planned Development will permit a one-story medical office that provides an essential healthcare service within the established Lee Boulevard corridor. The site is located within the Central Urban Future Land Use Category, where community-serving commercial uses are encouraged. The proposed use is compatible with surrounding development and represents an appropriate transition between existing commercial and residential land uses.

b. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts of the proposed development

The proposed Planned Development incorporates site-specific development standards and will remain subject to all applicable conditions of approval established during the rezoning and development order review processes. These conditions ensure that the project addresses transportation, buffering, landscaping, utilities, stormwater management, environmental protection, and other public interest considerations while maintaining compatibility with surrounding properties.

c. Administrative Deviations**1. The requested deviation enhances the achievement of the objectives of the Planned Development.**

The requested administrative deviation allows the site to function efficiently while accommodating the physical characteristics of the property and maintaining the overall design objectives of the Planned Development. The deviation preserves safe site circulation and access without compromising the intent of the Lee County Land Development Code.

2. The requested deviation protects the public health, safety, and welfare.

The requested deviation has been evaluated through supporting technical documentation and has been designed to maintain safe access, adequate circulation, and compliance with applicable engineering standards. The deviation does not create adverse impacts to surrounding properties or the transportation network and continues to protect the public health, safety, and welfare.

VII. CONCLUSION

Based on the foregoing, the proposed rezoning is consistent with the goals, objectives, and policies of the Lee Plan and complies with the applicable provisions of the Lee County Land Development Code. The proposed medical office is a compatible, community-serving use that will provide essential healthcare services while utilizing existing public infrastructure and maintaining compatibility with surrounding development. Therefore, the applicant respectfully requests approval of the proposed rezoning from RS-1 to CPD.

Sincerely,

Andres Boral, PE, MBA
Boral Engineering & Design, Inc.
(P) 239-692-0509
711 5th Avenue South, Suite 209
Naples, FL 34102

LEGAL DESCRIPTION:

LEHIGH ACRES UNIT 4 BLK 44 PB 15 PG 76 LOTS 3 + 4

Title Certification is forth coming

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: Lee Blvd Medical Center
2. Street Address of Project: 3905 Lee Blvd, Lehigh Acres FL, 33971
3. Strap No. 27-44-26-L3-04044.0030
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
Zoning change.
5. Applicant Name / Title: Andres Boral, P.E, MBA
Address: 711 5th Ave South , Suite 209 Naples, FL 34102
Phone: 239-692-0509 Email: andres@boralengineering.com, hugo@boralengineering.com
6. Date of LAAPZRB meeting requested for presentation May 28th
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: Hugo Osorio with Boral Engineering
Address: 711 5th Ave South , Suite 209 Naples, FL 34102
Phone: 239-544-1237 Email: hugo@boralengineering.com
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
n/a
9. County staff Reviewer: Abby Hall, Mary Sue Groth
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes _____ No X Dates: _____
Application No.: n/a

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site:

The project is approximately 4 miles west of 601 east county lane.

12. Proposed Use:

Medical Office

13. Adjacent Zoning and Land Uses:

North: R.O.W - Lee Blvd

South: RS-1 - Existing residential

East: RS-1 - Existing residential

West: RS-1 - Existing residential

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built:

The proposed project located at 3905 Lee Boulevard consists of a rezoning request from RS-1 to CPUD to permit the development of a medical office use. The request is consistent with the intent of the Lee County Community Plan and the standards established within Chapter 33 of the Lee County Land Development Code, as the proposed use provides a compatible transitional commercial service for the surrounding area while supporting the continued growth and accessibility of professional medical services within the community.

15. Project Checklist submitted: _____ Yes ☒ No

16. Application Fee Submitted: Type 1 \$50.00 ☒ Type 2: \$150.00 _____

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: _____ Date: _____

Print Name: _____ Title: _____

ACTION TAKEN
☒ LAAPZRB

DATE
 5/28/26

DECISION
 Approved

Initials: *LB*

Attachments: _____



June 11, 2026

Lee County
Planning & Zoning Department
1500 Monroe St
Fort Myers, Florida 33901

RE: Deviation Request – Connection Separation.

On behalf of the applicant, this letter serves as a request for a deviation from the connection separation requirements contained in Lee County Land Development Code Section 10-285.

Section 10-285 requires a minimum connection separation distance of 440 feet between a driveway and the nearest intersection for a principal arterial roadway. For the proposed development located at 3905 Lee Boulevard in Lehigh Acres, the applicant respectfully requests approval of the proposed access configuration, which provides approximately 242 feet of separation between the edge of the proposed driveway and the intersection of Lee Boulevard and Brian Avenue North.

Although the proposed driveway does not meet the required 440-foot separation distance, the intersection in question is located on the opposite side of the raised median. The purpose of the connection separation requirement is to minimize vehicular conflicts and preserve safe traffic operations. In this case, the raised median physically separates opposing traffic movements, thereby eliminating direct crossing and weaving conflicts between vehicles utilizing the proposed driveway and those entering or exiting Brian Avenue North. As such, the safety and operational concerns that the separation requirement is intended to address are substantially mitigated.

Furthermore, the nearest intersection located on the same side of Lee Boulevard as the subject property is Bruce Avenue North, which is approximately 615 feet from the proposed driveway and exceeds the minimum spacing requirement. Therefore, traffic movements associated with the proposed access will not interfere with turning movements at a same-side intersection.

In addition, the accompanying traffic study demonstrates that the proposed medical office use will generate relatively low traffic volumes and will not adversely affect the operation of Lee Boulevard or nearby intersections. The limited number of trips generated by the site is not anticipated to create conflicts with motorists traveling eastbound and making left turns onto Brian Avenue North or with vehicles performing a U-turn to travel westbound on Lee Boulevard.

Finally, the proposed driveway has been located as far west as practicable while maintaining adequate internal circulation and site functionality. Relocating access to further west is not feasible due to the physical limitations of the site.

For these reasons, the applicant respectfully requests approval of this deviation. The proposed access arrangement maintains the intent of the access management standards, provides safe and efficient traffic operations, and will not adversely impact the public health, safety, or welfare. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Andres Boral, PE, MBA
Boral Engineering & Design, Inc.
(P) 239-692-0509
711 5th Avenue South, Suite 209
Naples, FL 34102



FGUA Operations Office

Accenture
9400 Southpark Center Loop, Suite
400, Orlando, FL 32819
(877) 552-3482 Toll Free
(407) 629-6900 Tel

March 13, 2026

Andres Boral, P.E, MBA
Boral Engineering
711 5th Ave South Suite #209
Naples, FL 34102
hugo@boralengineering.com

RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 26-052 LED
Parcel ID No.: 27-44-26-L3-04044.0030
3905 Lee Blvd, Lehigh Acres, FL 33971
Lee Blvd Medical Office

Dear Mr. Boral:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 4,358 SF medical/professional offices with an estimated potable water usage demand of 620 GPD and 620 GPD of wastewater disposal. Currently, FGUA facilities are able to accommodate these demands. Projects in the Lehigh Acres Service Area will be supplied on a first come, first served basis, which will be determined once the required impact fees have been paid. Additionally, during the design process, if existing conditions warrant, a hydraulic analysis will need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

FGUA Board of Directors

NATHAN BEALS, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / JOSEPH AMOAH, P.E., Pasco County / JOSH KRAMER, P.E., Marion County/ HEIDI PETITO, Flagler County/ COLIN GROFF, Nassau County



June 11, 2026

Lee County
Planning & Zoning Department
1500 Monroe St
Fort Myers, Florida 33901

RE: Deviation Request – Landscape Buffer Width

On behalf of the applicant, this letter serves as a request for a deviation from the landscape buffer requirements outlined in Lee County Land Development Code Section 33-1405(c)(3).

The referenced section requires that when a commercial use is adjacent to single-family or multi-family residential uses, a 25-foot-wide landscape buffer be provided consisting of seven trees, a double hedge row, and thirty-three groundcovers per one hundred linear feet.

For the proposed development located at 3905 Lee Boulevard in Lehigh Acres, the applicant respectfully requests approval to provide a 10-foot-wide landscape buffer along the property boundary adjacent to residential uses in lieu of the required 25-foot buffer.

Although the buffer width is proposed to be reduced, the project will incorporate enhanced landscaping exceeding the minimum planting requirements to ensure effective screening and compatibility with the adjacent residential properties. The landscape design will include a combination of trees, hedging, and groundcover plantings arranged to provide adequate visual screening and buffering between the proposed commercial use and the neighboring residential area. A typical 10-foot buffer would include 5 trees per 100 linear feet and a double row of hedges planted at 36 inches, with no wall. We would propose 6 trees per 100 linear feet with a double row of shrubs planted at 48 inches. This would provide a good middle ground that is not imposing to the adjacent residential uses while still providing a visually appealing buffer.

The proposed landscaping will be designed to maintain the intent of the Land Development Code by providing sufficient screening, aesthetic enhancement, and compatibility with surrounding land uses, while allowing the site to be developed efficiently.

We respectfully request consideration and approval of this deviation. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Andres Boral, PE, MBA
Boral Engineering & Design, Inc.
(P) 239-692-0509
711 5th Avenue South, Suite 209
Naples, FL 34102

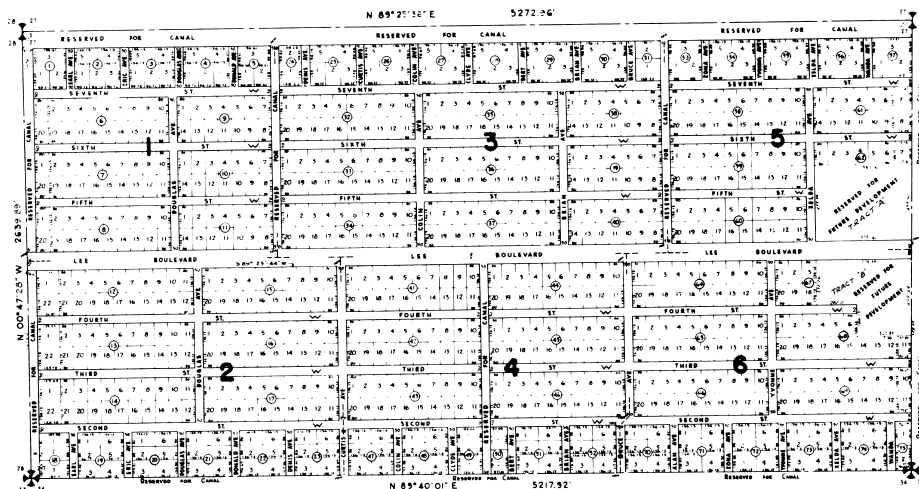
Petition to Vacate
Petition No:2003-00013
Description: 12ft wide public utility easement;
See CCMB
Date of Approval:05/13/03
Resolution No.03-05-24
CCMB:2003R Page:340
Recorded on:5/30/03 OR Book:3947
Page:1094-1097

VAC2004-00011 a twelve-foot wide public utility easement centered on the lot lines common to Lots 4 and 5, Block 66, Unit 6, Lehigh Acres, less and except the northerly six feet and southerly six feet thereof Plat Book 15 Page 77 Board Date/Item No. 04-13-04#7 Resolution No. 04-04-26 CCMB/Page No. 2004R/258 OR4270 Page 3070

PLAT BOOK 15, PAGE 77
VAC2006-00034 a 12-foot wide public utility easement between Lots 12 and 13, both in Block 32, Unit 3, Lehigh Acres Plat Book 15 Page 77 Approved 09/19/06 Resolution No. 06-09-38 CCMB/Page 2006R/652

VAC2004-00060 a 12-foot wide Public Utility Easement, centered on the common lot line between Lots 13 and 14, Block 38, Unit 3, Lehigh Acres, less and except the north six feet and the south six feet thereof. Plat Book 15 Page 77 Board Date/Item No. 01/25/05 5:00 #1 Resolution No. 05-01 60 CCMB/Page 2005R/55 OR4577/2028

PETITION TO VACATE: 2020-00019
DESCRIPTION: LOTS 8 AND 9, BLOCK 61, UNIT 5, SEC 27, T2N 44S, R26E, LEHIGH ACRES
PLAT BOOK AND PAGE: 15/77
DATE OF APPROVAL: 10/20/2020 - 9:30 AM PH3
RESOLUTION NO. 20-10-10
INSTRUMENT # 2020000264620



PLAT OF
SOUTH 1/2 SECTION 27
TOWNSHIP 44 SOUTH, RANGE 26 EAST
A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA

LEE COUNTY LAND & TITLE CO. DEVELOPERS

Scale: August 1958
Unit Boundary

SURVEYORS CERTIFICATE

I, the undersigned hereby certify that the plat as shown is a correct representation of the land platted and that permanent reference monuments have been placed as shown.

Florida Registered Land Surveyor No. 198

Petition to Vacate
Petition No:1999-00023
Description: 4 12ft wide public utility easements;
See CCMB
Date of Approval:03/14/2000
Resolution No:00-03-18
CCMB:2000R Page:135
Recorded on:3/23/2000 OR Book:3233 Page:4381-4384

Petition to Vacate
Petition No:84-7
Description:For vacation of easements
Date of Approval:06/06/84
CCMB:145 Page:94

NOTE:
All lots subject to a 6' Utility Easement, both sides from and back thereon. P.R.M.'s are 4" x 4" x 24" concrete. Set on corner P.R.M.'s are 6" x 6" x 30" concrete.

NOTE:
DIMENSIONS, BEARINGS, LOT AND LANE LINES ON DRAWING OF LATER DATE SHALL GOVERN.

SHEET 77 OF 101

Lee Co Comm Dev

1500 MONROE ST 4TH FLOOR , Fort Myers, FL 33901
(866) 290-5400

Credit Card Sale
Approved
July 17, 2026, 12:02 PM

Billed To
Andres Boral
711 5th Avenue South Suite 209
Naples, FL 34102

Shipped To

Order Summary

Sub Total	\$2,500.00
Service Fee	\$73.75
Amount	\$2,573.75
Visa Card	Ending in 4542

Transaction Details

Transaction ID	DCC0230E-9346-46D9-B659-A300AA952810
Location ID	400157
Auth Code	068182
Order ID	26EST-00000-67289

Andres Boral

Thank you for your approved payment to Lee Co Comm Dev

Items

Line Item

26EST-00000-67289(26TMP-067288)



July 16, 2026

MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

**PROJECT: LEE BLVD MEDICAL CENTER REZONE
DCI2026-00012**

SUBJECT: CPD - SCHEDULE OF USES & PROPERTY DEV. REGULATIONS

PROPOSED USES:

1. Medical Office
- 1st Floor: (4,358 sqft.)
Total Use Area: **4,358 sqft.**

Total Floor Area: **4,358 sqft.**

OPEN SPACE:

Required Open Space: 20% Minimum
(0.50 Ac x 20%) = 0.10 Acres

Provided Open Space: 0.15 Acres
(~0.15 Ac / Site Area) = **29.82% of Site**

PROPOSED BUILD HEIGHTS:

Prop. 1-Story Bldg Max. Height: **35'-0"** (above finished floor)

DEVELOPMENT REGULATIONS:

SITE ATTRIBUTE	MIN. LOT AREA (AC)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. ROAD SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)	MIN. WATER BODY SETBACK (FT)	MAX. HEIGHT (FT)	MAX. LOT COVERAGE (%)
COMMERCIAL	0.2	100	100	25	10	20	15	35	80

Sincerely,
Boral Engineering & Design, Inc.

Andres Boral, PE, MBA
Florida License Number: 80373

Name	Business	email
Jonathan Guerrero	Canon Sandora Civil Engineering, Inc.	Jonathan@cs-ce.com
Rodrigo Rivero	Canon Sandora Civil Engineering, Inc.	Rodrigo@CS-ce.com
Albert Martes-Rodriguez	Avalon Engineering	albert@avaloneng.com
Clairibel Lama	ref	Lamapinar39@gmail.com
Hugo Osorio	Boral Engineering	hugo@boralengineering.com
Bob Case	LIS Engineering	bobc@lis-e.com
Brent Addison	Atwell	baddison@atwell.com
Denise Eberle	PUBLIC	EEMSOUCH@NOL.com

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Minutes –May 28 2026 * 5:30 pm

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Call To Order: The meeting was called to order at 5:32 pm after a quorum was established by Inke

Roll Call: In attendance were Inke Schirmacher, Thomas Pfuner, Mohamed Yasin, Laurie Sternowski, Bill Walker for LAMSID,

Excused: Tami Baker, Derek Felder, Matt LAFD

Minutes: AI / Inke

Public Comments on non-agenda items: None

Approval of Agenda: Motion by Laurie, 2nd by Thomas, no further discussion, approved

Approval of Minutes: Motion by Laurie, 2nd by Thomas, no further discussion, approved

New Project Review:

- A. 25-136 Multi-Use Building - Shoppes at Lee Blvd -Lot 2-Approval of a Site Plan.
Presenter- Albert Martes-Rodriguez PE Sr Project MGR for Avalon Engineering
This project is similar to the previous approved Multi-Use Building on the plot. No comments from the board members.
Motion by Thomas, 2nd by Laurie, no further discussion, approved
- B. Cavelier Circle Duplex Development- Development Order –
Presented by Jonathan Guerrero, Project Engineer- Canon Sandora Civil Engineering, Inc
The documentation for the project was not complete and had inconsistencies. Because of gaps in the documentation and documents that had been submitted at meeting day. Elevations, floorplans and site plans where not showing the exact same constructions
Motion by Laurie, No 2nd Need additional information for Thomas to approve.
- C. Candlelight Circle Duplex Development - Development Order –
Presented by Jonathan Guerrero, Project Engineer- Canon Sandora Civil Engineering, Inc
The documentation for the project was not complete and had inconsistencies. Because of gaps in the documentation and documents that had been submitted at meeting day. Elevations, floorplans and site plans where not showing the exact same constructions
Motion by Laurie No 2nd Need additional information for Thomas to approve
- D. Cypress Construction- 2305 Joel Blvd- Site Approval for D.O.-
Presented by D. Brent Addison P.E. Atwell, LLC
The board members had questions about the usage of the building and if hazardous materials are stored in safe areas and containers. There would be no manufacturing on site. Only assembly of products.
A public comment was made by Denise Eberle about the community the property belongs to. She said the property would be in the outlines of Alva and should be presented to the Alva community for comments. It was established after the meeting by Lee County staff that the property does belong to Lehigh Acres for planning purposes.
Motion Laurie to approve with subsequent location verification by Lee county 2nd Mohamed no further discussion, Approved
- E. Lee Blvd Medical Center- 3905 Lee Blvd- Zoning Change-
Presented by Hugo Osorio – Boral Engineering
The bard members had no comments for the proposed changes.
Motion Laurie 2nd Thomas, no further discussion Approved

New Business

a) Feb Minutes

Motion by Laurie, 2nd by Thomas, no further discussion, approved

Old Business:

b) Board Member Comments

Thomas reminded the board that public comments are limited to 2 minutes. Inke will add additional remark for public at the next meeting

c)

Adjourn: Motion by Laurie, 2nd by Mohamed, no further discussion, approved. Meeting was adjourned at 6:37 pm

Next LAAPZRB Meeting on June 25, 2026 (if projects are submitted)
Project Submittal Deadline is June 15th, 2026 (if projects are submitted)

Rare/Unique Habitat Map not applicable at this time



July 16, 2026

July 16, 2026
MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

**PROJECT: LEE BLVD MEDICAL CENTER REZONE
DCI2026-00012**

SUBJECT: CPD – STORMWATER MANAGEMENT PLAN

(a) Existing Runoff Characteristics

The subject property is currently undeveloped, and stormwater runoff generally follows the existing site topography through overland sheet flow. Based on the existing grades, runoff is conveyed toward the existing drainage system adjacent to the property. There are no existing stormwater management facilities on the site. The proposed development will maintain positive drainage while ensuring that post-development runoff does not adversely impact adjacent properties.

(b) Proposed Drainage Concept

The proposed development will incorporate an on-site dry detention stormwater management system designed in accordance with the requirements of the Lee County Land Development Code and applicable state regulations. The parking area will be graded with an inverted crown to direct runoff toward a network of storm inlets and underground storm piping. Stormwater will be conveyed to the proposed detention basin, where both water quality treatment and attenuation will be provided prior to discharge. The detention system will discharge through an outfall control structure equipped with the appropriate control devices, including a bleeder as required by the final engineering design. The outfall structure will regulate post-development discharge rates before conveying treated stormwater into the City's existing stormwater system. Final sizing of the detention basin, control structure, bleeder, and outfall elevations will be determined during the Site Development Plan (SDP) phase through detailed engineering calculations.

(c) Retention Features

The proposed stormwater management system will include a dry detention area together with perimeter berms designed to retain stormwater on-site and prevent runoff from discharging onto adjacent properties. The perimeter berms will provide positive containment of stormwater while directing runoff into the proposed collection system. The stormwater management facilities, including the detention basin, outfall control structure, berms, and associated drainage infrastructure, will be privately owned and maintained by the property owner or successor in



interest through the legal maintenance mechanism established during the development approval process.

(d) Existing Natural Features

At this stage of the rezoning process, detailed grading and final engineering design have not been completed. Therefore, final existing and proposed site elevations and groundwater elevations have not yet been established. The final grading plan will be developed during the Site Development Plan (SDP) phase and will utilize the applicable Wet Season Water Table (WSWT) information to establish appropriate control elevations for the stormwater management system. The proposed development will preserve a substantial amount of landscaped open space throughout the site, which will assist with stormwater infiltration and percolation during storm events. The final drainage design will comply with all applicable Lee County Land Development Code requirements while maintaining positive drainage and protecting adjacent properties.

(e) Seasonal Inundation

The subject property is not expected to experience seasonal inundation. The proposed development will be designed in accordance with applicable Lee County flood protection and stormwater management requirements. The finished floor elevation of the proposed medical office will be established above the applicable 100-year storm elevation, and the stormwater management system will be designed to accommodate the required design storm events. These measures will minimize the potential for flood damage to the building while ensuring that post-development runoff is safely conveyed without adversely impacting adjacent properties or the City's stormwater system.

Soil Map—Lee County, Florida



Soil Map—Lee County, Florida

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
121	Malabar fine sand, high-Urban land complex, 0 to 2 percent slopes	0.0	4.7%
136	Valkaria fine sand-Urban land complex, 0 to 2 percent slopes	0.5	95.3%
Totals for Area of Interest		0.6	100.0%

Soil Map—Lee County, Florida



Soil Map—Lee County, Florida

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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Map Unit Legend

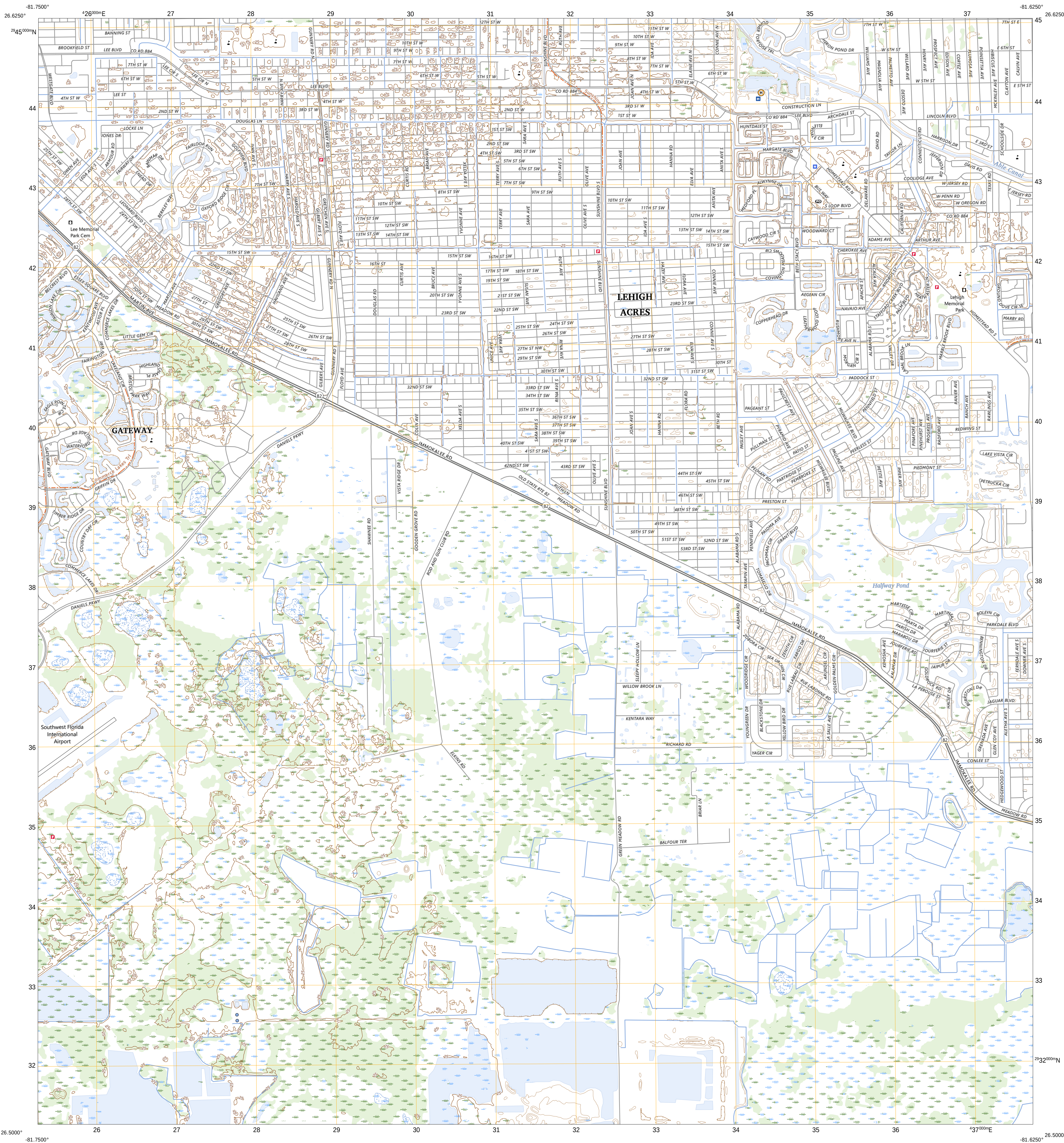
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136	Valkaria fine sand-Urban land complex, 0 to 2 percent slopes	0.5	95.3%
Totals for Area of Interest		0.6	100.0%



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

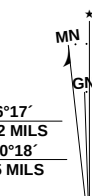


ALVA SW QUADRANGLE
FLORIDA - LEE COUNTY
7.5-MINUTE SERIES



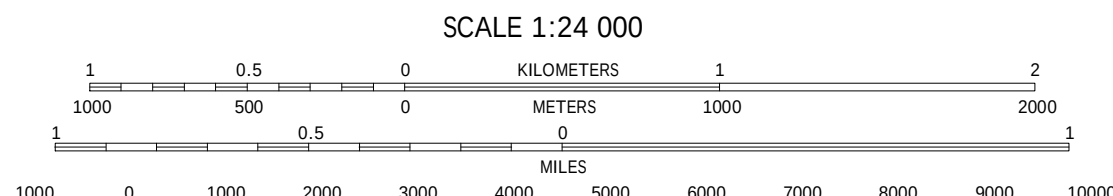
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
1:100,000 scale map
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery: NAIP, November 2019 - November 2019
Roads: U.S. Census Bureau, 2016
Names: GNS, 1979 - 2023
Hydrography: National Hydrography Dataset, 2003 - 2022
Contours: National Elevation Dataset, 2019
Boundaries: Multiple sources, see metadata file, 2021 - 2022
Public Land Survey System: BLM, 2020
Wetlands: National Wetlands Inventory, Not Available



UTM GRID AND 2023 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid 100,000 - m Square ID
MK
Grid Zone Designation 17R



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	

1 Fort Myers
2 Olga
3 Alva
4 Fort Myers SE
5 Alva SE
6 Estero
7 Corkscrew NW
8 Corkscrew

ROAD CLASSIFICATION

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

ALVA SW, FL
2024

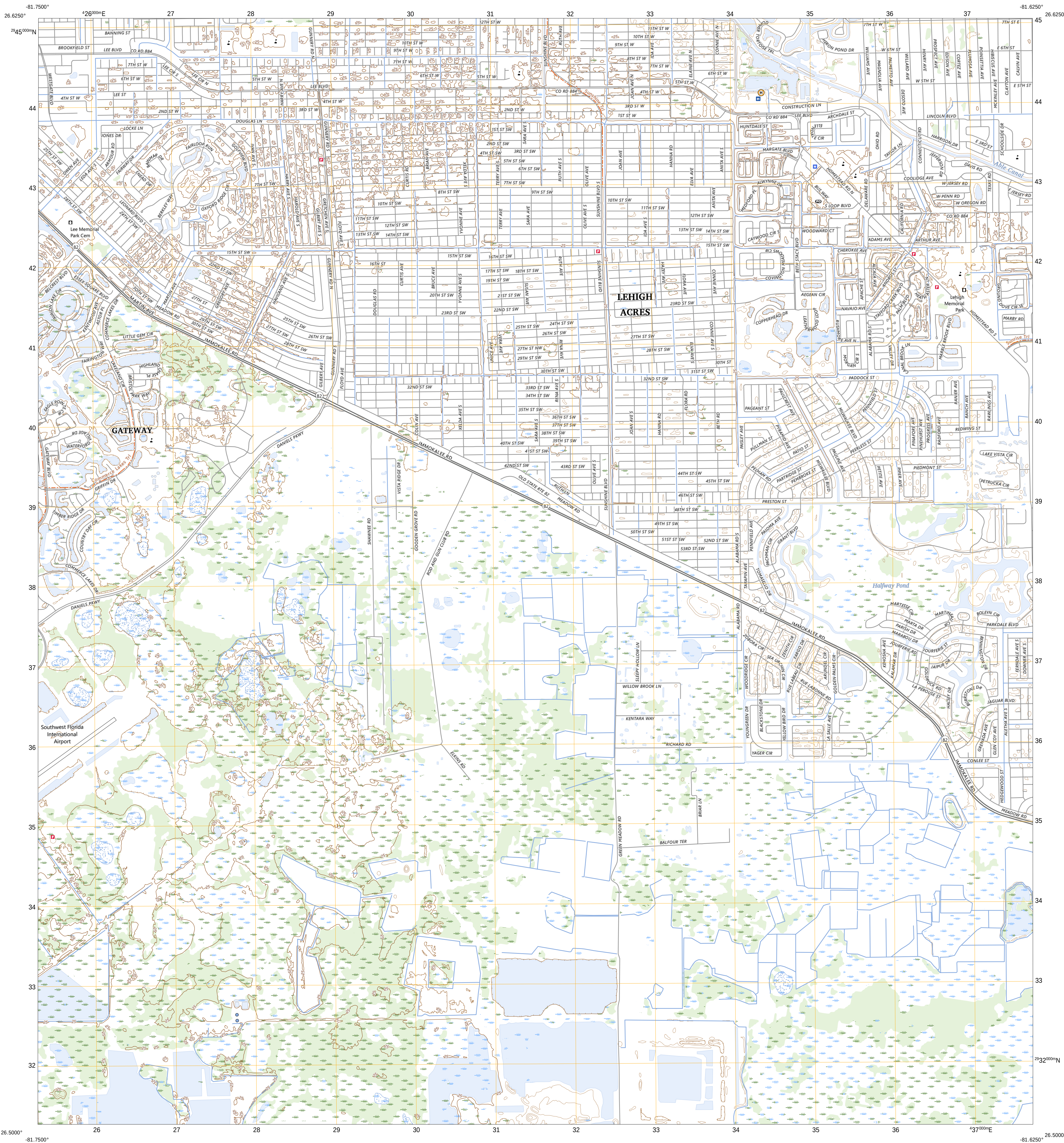




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

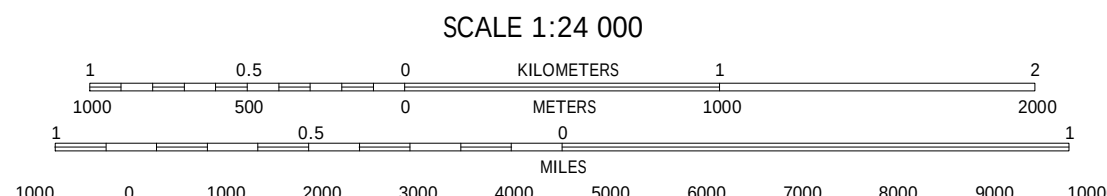
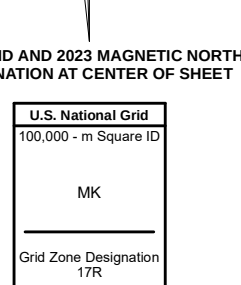
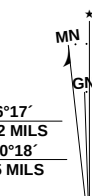


ALVA SW QUADRANGLE
FLORIDA - LEE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
1 000-meter grid/Universal Transverse Mercator, Zone 17R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, November 2019 - November 2019
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2003 - 2022
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources: see metadata file 2021 - 2022
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory Not Available



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
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1	2	3
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1 Fort Myers
2 Olga
3 Alva
4 Fort Myers SE
5 Alva SE
6 Estero
7 Corkscrew NW
8 Corkscrew

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

ALVA SW, FL
2024



LEE BLVD MEDICAL CENTER

Project Location:
3905 Lee Blvd
Lehigh Acres, Florida, 33971

TRAFFIC IMPACT STATEMENT

June 11, 2026

Prepared by:



Andres Boral, PE, MBA
Florida License Number: 80373
Boral Engineering & Design, Inc.
andres@boralengineering.com
(P) 239-692-0509
711 5th Avenue South, Ste. #209
Naples, FL 34102

PROJECT SCOPE

The subject property, 3905 Lee Blvd, is ±0.50 acres and zoned Residential(RS-1). A 4,358 sq-ft Medical Center is proposed for this property. One access connection is proposed onto Lee Blvd (Lee County Maintained 45 MPH Arterial Roadway).

TRAFFIC LINK & NEARBY BUSINESSES

Existing traffic is based on the 2024 Lee County Concurrency Report Appendix B: Transportation Traffic Counts established for Lee Blvd, between Gunnery Rd and Homestead Rd. Lee Blvd currently serves as the main access way to several existing businesses, residential home sites, and other local roadways.

PROJECT GENERATED TRAFFIC

Anticipated traffic generation for a Medical Center during the Weekdays will be evaluated using the Institute of Transportation Engineers (ITE), 12th Edition, Land Use Code (LUC 630) “Medical Walk-In Clinic”, with the independent variable being Gross Floor Area (GFA). The AM and PM weekday Peak Hour Trips were calculated using the Peak Hour of Adjacent Street Traffic.

LUC 630 – Medical Walk-In Clinic:

Proposed = 4,358 sqft
Units used as “X” = 4.4

Weekday Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.:

$T = 2.19(X) + 8.68 = \underline{18 \text{ Trips}}$ (Fitted Curve Equation)
Directional Distribution: 81% entering (15), 19% exiting (3)

Weekday Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.:

$T = 3.53(X) + 2.90 = \underline{18 \text{ Trips}}$ (Fitted Curve Equation)
Directional Distribution: 29% entering (5), 71% exiting (13)

Weekday, Daily Trips:

$T = 35.86(X) + 34.88 = \underline{193 \text{ Trips}}$ (Fitted Curve Equation)
Directional Distribution: 50% entering (96), 50% exiting (97)

Table 1. Trip Generation Summary

LUC 630 - Medical Walk-In Clinic	<u>Trip Ends</u>	<u>Entering Trips</u>	<u>Exiting Trips</u>
Weekday Peak Hour of Adj. Street, AM	18	15	3
Weekday Peak Hour of Adj. Street, PM	18	5	13
Weekday, Daily Average	193	96	97

ANTICIPATED TRAFFIC DISTRIBUTION

The project’s traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, along with current and future traffic patterns in the area. Lee Blvd, an arterial roadway oriented in the west/east direction, is the closest link adjacent to the site. It is anticipated that 50% of traffic will be traveling north to the site; and 50% of traffic will be traveling south.

TRIP DIRECTIONAL DISTRIBUTION

Lee Blvd 50% of vehicle trips from the **West**
 50% of vehicle trips from the **East**

LINK ANALYSIS – Lee Blvd

Based upon the 2024 Lee County Concurrency Report, the 2023 100th Highest Hour Directional volume along Lee Blvd, between Gunnery Rd and Homestead Rd is 1,944 V.P.H. The projected Peak Directional Traffic along Lee Blvd is 1,944 V.P.H. + (18 anticipated AM peak hour trips) = 1,962 V.P.H. Based upon the Lee County Generalized Directional Service Volumes, this value corresponds to a LOS “E” for this portion of Lee Blvd. Thus, no additional improvements to Lee Blvd are required.

ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR		
	FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾
LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68

CONCLUSIONS

This report concludes that the Lee Blvd Medical Center project is not expected to have a significant impact on the surrounding roadway network. It was verified that the roadway within the project's area of impact will have a surplus of capacity and the network will continue to operate at acceptable levels. According to the estimates hereon, it is not apparent that transportation deficiencies will occur or need to be mitigated outside of the proposed improvements shown on the Site Plan.

TURN LANE ANALYSIS (LEE BLVD)

Using the Lee County AC-11-4 Turn Lane Policy:

The posted speed limit along this segment of Lee Blvd is 45 MPH.

Arterial Street

1. Posted speed limit of the arterial street is equal to or greater than thirty-five (35) mph.
Warrant Met
2. Number of turning movements from the arterial street is equal to or greater than thirty (30) during either the A.M. or P.M. peak hour of the arterial street.
Warrant Not Met
3. Available Sight Distance of a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-I for the posted speed limit of the arterial street.
Warrant Not Met
4. Arterial Street has been designated as a controlled access facility by the BOCC.
Warrant Not Met
5. Traffic Control of the intersecting street or access point connection is a traffic signal.
Warrant Not Met

Summary:

Based on the analysis conducted in accordance with the Lee County AC-11-4 Turn Lane Policy, a right-turn deceleration lane is not warranted for the proposed project. Accordingly, the proposed development does not require the construction of a right-turn lane along Lee Boulevard.

RAMOS EDDY
501 BRIAN AVE
LEHIGH ACRES FL 33971

RAMOS EDDY
501 BRIAN AVE N
LEHIGH ACRES FL 33971

CANDAL EMILY +
3904 5TH ST W
LEHIGH ACRES FL 33971

AUGUSTE MAGDALA +
3906 5TH ST W
LEHIGH ACRES FL 33971

PRIME FAMILY TRUST
45-625 CITRUS AVE #A
INDIO CA 92201

AGUILAR JOHN MICHAEL +
3910 5TH ST W
LEHIGH ACRES FL 33971

PEREZ JESUS BRYAN CAVAZOS
3911 5TH ST W
LEHIGH ACRES FL 33971

DUNN ROBERT M II &
3905 5TH ST W
LEHIGH ACRES FL 33971

DORSEY YIZELL +
3903 5TH ST W
LEHIGH ACRES FL 33971

JAJ DONG HOMES INC
9950 VIA SAN MARCO
FORT MYERS FL 33905

PG MENDES LLC
7960 PRESERVE CIR #626
NAPLES FL 34119

PG MENDES LLC
7960 PRESERVE CIR #626
NAPLES FL 34119

FERONE GERARD R & DONNA M
3906 LEE BLVD
LEHIGH ACRES FL 33971

MONTES DE OCA ANAYS
4104 5TH ST W
LEHIGH ACRES FL 33971

YACINTHE PIERRE G +
12 WALNUT RD
INWOOD NY 11096

CARPENTER SARAH +
3810 5TH ST W
LEHIGH ACRES FL 33971

WEST AMY L +
3812 5TH ST W
LEHIGH ACRES FL 33971

LEE BLVD HOLDINGS LLC
15509 LAGUNA HILLS DR
FORT MYERS FL 33908

ENCINOSA MARIO JOSVANY +
7351 W POCAHONTAS AVE
TAMPA FL 33634

RIMMER PETER & SHIRLEY
3807 5TH ST W
LEHIGH ACRES FL 33971

RETURETA TAMUKI &
3806 LEE BLVD
LEHIGH ACRES FL 33971

FERNANDEZ LUIS JESUS GARCIA
3808 LEE BLVD
LEHIGH ACRES FL 33971

LEE BLVD HOLDINGS LLC
15509 LAGUNA HILLS DR
FORT MYERS FL 33908

DOMINQUEZ ROSELLO ARTURO
4001 4TH ST W
LEHIGH ACRES FL 33971

CRAWFORD CHARLES DAVID &
PO BOX 142
TOANO VA 23168

COTE JOSEPH P & ROBIN J
3907 LEE BLVD
LEHIGH ACRES FL 33971

PEARSEY CONSTANCE
3901 LEE BLVD
LEHIGH ACRES FL 33971

FLEMING BOBBY F & SHARON L
3815 LEE BLVD
LEHIGH ACRES FL 33971

GOLASKY ROBERT M
PO BOX 130
LEHIGH ACRES FL 33970

PARAVATI VITO & JOSEPHINE TR
2 PEEL PL
STATEN ISLAND NY 10306

401 BRUCE LLC
1511 FLYNN RD
N FORT MYERS FL 33903

SMITH PATRICIA M TR
10105 BOCA CIR
NAPLES FL 34104

SLOAN LAWANA +
3908 4TH ST W
LEHIGH ACRES FL 33971

GUTIERREZ JONATHAN
3910 4TH ST W
LEHIGH ACRES FL 33971

RAHMING FELICIA
3912 4TH ST W
LEHIGH ACRES FL 33971

ARIAS YOAN MICHEL GARCIA +
3914 4TH ST W
LEHIGH ACRES FL 33971

JOLY MARIE H +
3918 4TH ST W
LEHIGH ACRES FL 33971

LACROUTS RAYMOND PAUL
3919 W 4TH ST
LEHIGH ACRES FL 33971

ESPINOSA BADEL ALBERTO J &
3917 4TH ST W
LEHIGH ACRES FL 33971

FERRER MIGDALIA MORALES
3915 4TH ST W
LEHIGH ACRES FL 33971

JANANI JAVANSHIR
10956 MORTINGAL CT
POTOMAC MD 20854

JG INVESTMENTS & HOLDINGS 3911
4969 SEVILLE CT
CAPE CORAL FL 33904

FLORIDA HOLDING GN LLC
5451 LEE ST #4
LEHIGH ACRES FL 33971

PARK PLACE VENTURES LLC
8870 W OAKLAND PARK BLVD #101
FORT LAUDERDALE FL 33351

V Y K B INVESTMENTS INC
1911 GORDON AVE S
LEHIGH ACRES FL 33973

HAMMAN SHARON E
3903 4TH ST W
LEHIGH ACRES FL 33971

HOLDER STACY
3901 4TH ST W
LEHIGH ACRES FL 33971

JJ PARTNERS HOMES LLC
5570 LEE ST #8
LEHIGH ACRES FL 33971

HACIENDA MANAGEMENT SERVICES L
4675 CHEETHAM HILL BLVD
LOXAHATCHEE FL 33470

JUAREZ ANDREW
3906 3RD ST W
LEHIGH ACRES FL 33971

LEGENTUS DARLINE
3908 3RD ST W
LEHIGH ACRES FL 33971

CHAVARRIA FRANCISCA E &
3910 3RD ST W
LEHIGH ACRES FL 33971

HOME SFR BORROWER IV LLC
PO BOX 4090
SCOTTSDALE AZ 85261

AROCHO JONATHAN
3914 3RD ST W
LEHIGH ACRES FL 33971

MORALES ALEJANDRO JOSE &
3916 3RD ST W
LEHIGH ACRES FL 33971

MOLINA ALIETTE &
3912 5TH ST W
LEHIGH ACRES FL 33971

TEJADA GLADYS +
3917 5TH ST W
LEHIGH ACRES FL 33971

DURHAM GERALD H
TONI DURHAM MICHAEL
5050 SKYLARK CREEK CT
CUMMING GA 30028

PAYNE JOHN V JR & DONNA S
3913 5TH ST W
LEHIGH ACRES FL 33971

VALDES-ARIAS EDUARDO
3912 LEE BLVD
LEHIGH ACRES FL 33971

3918 LEE LLC
1140 LEE BLVD #110
LEHIGH ACRES FL 33936

3918 LEE LLC
1140 LEE BLVD #110
LEHIGH ACRES FL 33936

3918 LEE LLC
1140 LEE BLVD #110
LEHIGH ACRES FL 33936

DORTCH MELISSA D
3919 LEE BLVD
LEHIGH ACRES FL 33971

WILLY JEAN E
3917 LEE BLVD
LEHIGH ACRES FL 33971

QUEVEDO SHELLEY +
PO BOX 965
LEHIGH ACRES FL 33970

RAMIREZ YEBRAN ROBERTO ALVAREZ
2509 33RD ST W
LEHIGH ACRES FL 33971

GOMEZ MATEO JOSE JOAQUIN
2036 BENEDICT AVE #1
BRONX NY 10462

HOME SFR BORROWER LLC
PO BOX 4090
SCOTTSDALE AZ 85261

GARCIA GUSTAVO MORALES &
4004 4TH ST W
LEHIGH ACRES FL 33971

MORALES MARIA PAOLA AGAPITO &
4004 4TH ST W
LEHIGH ACRES FL 33971

CBAR ASSET COMPANY LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

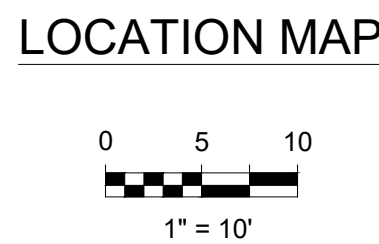
GOUIN RALPH ALEXANDER &
4005 4TH ST W
LEHIGH ACRES FL 33971

CITY HOMES CAPE CORAL LLC
7835 OSCEOLA POLK LINE RD
DAVENPORT FL 33896

ALONSO JANIEL L
3709 3RD ST W
LEHIGH ACRES FL 33971

ET-2 LP
4401 NORTHSIDE PARKWAY NW #250
ATLANTA GA 30327





DRY DETENTION OR DRAINAGE AREA IT CAN BE PLANTED PER LDC SECTION 10-416(A)(5).

[illegible]