



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

August 11, 2026

Anthony Rodriguez, AICP
Zoning Manager
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: Application for a Conventional Rezoning – Park Motel
1.93-acres at 2020 N. Tamiami Trail, North Fort Myers
Lee County S35-T43S-R24E

Dear Mr. Rodriguez,

Attached herewith is a completed application and associated support material for a Conventional Rezoning request. The site is currently developed as the Park Motel. The Applicant intends to expand the motel use and is seeking to rezone the 1.93-acre property located at 2020 N. Tamiami Trail, North Fort Myers from RM-2 (multi-family residential) to CT (tourist commercial). The subject property is located in the North Fort Myers planning community and has a future land use classification of Central Urban. Please see the Narrative of Request and Exhibits for additional information.

Please find attached the following items in relation to this application:

1. One (1) copy of the completed Application for Conventional Rezoning – Public Hearing;
2. One (1) copy of the notarized Affidavit of Authorization Form;
3. One (1) copy of the Additional Agents Form;
4. One (1) copy of the notarized Disclosure of Interest Form;
5. One (1) copy of the notarized Authorization to Represent Affidavit;
6. One (1) copy of the Certified Sketch and Legal Description;
7. One (1) copy of the Boundary Survey; without title work
8. One (1) copy of the Confirmation of Ownership/Opinion of Title;
9. One (1) copy of the List and Map of surrounding property owners with one set of mailing labels;
10. One (1) copy of the Summary of Public Informational Session;
11. One (1) copy of the Area Location Map, Exhibit A;

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12. One (1) copy of the Future Land Use Map, Exhibit B;
13. One (1) copy of the Surrounding Zoning Map, Exhibit C;
14. One (1) copy of the Request Statement, including Lee Plan Compliance Narrative;
15. One (1) copy of the Letter of Availability from Lee County Utilities (LCU);
16. One (1) copy of the Letter of Availability from Florida Governmental Utility Authority (FGUA); and
17. One (1) copy of the Warranty Deed.

Your time and attention to this matter is greatly appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to contact this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner



APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Park Motel

Request: ☒ Rezoning from: RM-2 To: CT
☐ Variance included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Special Exception included? ☒ **NO** ☐ **YES**¹ for: _____
☐ Bonus Density included? ☒ **NO** ☐ **YES**² for: _____ Bonus Units
¹ If **YES**, submit applicable application and fee
² If **YES**, submit additional fee required by LDC 2-147(A)(3)

PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** Nirav Bhakta, MDB Hospitality & Management, LLC
 Address: 2020 N Tamiami Trl
 City, State, Zip: North Fort Myers, FL 33903
 Phone Number: 239-309-6868 E-mail: Niravbhakta9@gmail.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: TDM Consulting, Inc.
 Contact Person: Veronica Martin
 Address: 1520 Royal Palm Square Blvd, Suite 100
 City, State, Zip: Fort Myers, FL 33919
 Phone Number: 239-433-4231 Email: vmartin@tdmconsulting.com
2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

PART 2 PROPERTY OWNERSHIP

- A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]**
Name: Same as Applicant
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ Email: _____

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

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

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

C. Multiple parcels: NA

- ☐ 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. [34-202(a)(7)]
 2. Date property was acquired by present owner(s): May 24, 2024

**PART 3
PROPERTY INFORMATION**

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

35-43-24-00-00003.0000

B. Street Address of Property: 2020 N. Tamiami Trl, North Fort Myers, FL 33903

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: RM-2

na Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(b)]

F. Use(s) of Property:

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

G. Future Land Use Classification (Lee Plan):

<u>Central Urban</u>	<u>1.93</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

- | | | |
|---|----------------|---------------------------------------|
| 1. Width (average if irregular parcel): | <u>227 avg</u> | Feet |
| 2. Depth (average if irregular parcel): | <u>320 avg</u> | Feet |
| 3. Total area: | <u>1.93</u> | Acres or square feet |
| 4. Frontage on road or street: | <u>248</u> | Feet on <u>N Tamiami Trail</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; Lee Plan Policy 25.1.1]
 - ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
 - ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
 - ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
 - ☐ 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 ACTION REQUESTED

- A. Reason(s) for Request:** Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement 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. [34-202(b)(3)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- B. 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)]
- C. 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 AE-EL14 and AE-EL15.3 NAVD (MSL)
- D. 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).
- E. Mobile Home Park: [34-202(b)(4)]**
- ☒ 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).

F. 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 6 SUBMITTAL REQUIREMENT CHECKLIST	
<i>Two copies required for submittal Clearly label your attachments as noted in bold below</i>	
☒	Completed application for Public Hearing [34-202(a)(1)]
☒	Filing Fee - [34-201(d)]
NA	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☒	Additional Agents [34-202(a)(4)]
NA	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(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.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(6)]
NA	Property Owners list (if applicable) [34-202(a)(8)]
NA	Property Owners map (if applicable) [34-202(a)(8)]
☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
☒	STRAP Numbers (if additional sheet is required) [34-203(a)(5)]
NA	List of Surrounding Property Owners [34-202(a)(9)]
☒	Map of Surrounding Property Owners [34-202(a)(9)]
☒	Mailing labels [34-202(a)(9)]
☒	List of Zoning Resolutions and Approvals
☒	Summary of Public Informational Session (if applicable)
NA	Waivers from Application Submission Requirements [34-201(c)]
☒	Reason(s) for Request [34-202(b)(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)]
NA	Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
NA	Information Regarding Proposed Blasting (if applicable)
NA	Mobile Home Dislocated Owners Information (if applicable) [34-202(b)(4)]
NA	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, Nirav Bhakta (name), as Manager (owner/title) of MDB Hospitality & Management, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Nirav Bhakta

Signature

03/03/2026

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 3rd day of March, 2026, by Nirav Bhakta (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.



Tami J. Dull
Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Nirav Bhakta, 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 2020 N. Tamiami Trail, North Fort Myers, FL and is the subject of an
Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
NONE	

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.

Bhakt
 Property Owner
 Anantkumar Bhakta
 Print Name

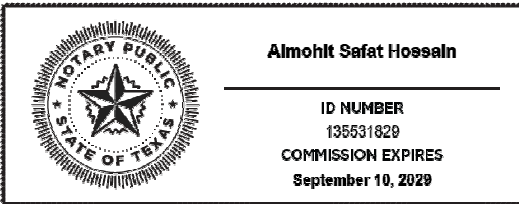
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

Am STATE OF ~~FLORIDA~~ Texas
 COUNTY OF ~~LEE~~ Dallas

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, on 03/03/2026 (date) by Anantkumar Bhakta (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVER LICENSE (type of identification) as identification.

STAMP/SEAL

Almohit S. Hossein
 Signature of Notary Public



Electronically signed and notarized online using the Proof platform.

ADDITIONAL AGENTS

Company Name:	Harris-Jorgensen, LLC		
Contact Person:	Phillip M. Mould, P.S.M.		
Address:	3048 Del Prado Blvd. S, Suite 100		
City, State, Zip:	Cape Coral, FL 33904		
Phone Number:	239-257-2624	Email:	hjinc@comcast.net

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

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

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Phone Number:		Email:	



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Park Motel
Narrative of Request/Lee Plan Compliance

Narrative of Request

The Applicant, MDB Hospitality & Management, LLC, is requesting to rezone the 1.93-acre property from RM-2 (Multi-Family Residential) to CT (Tourist Commercial) with the intention of expanding and redeveloping the existing Park Motel. LDC Table 714 - Use Regulations Table only permits Hotels/Motels in the RM-2 zoning district if “Existing Only” and in accordance with LDC Section 34-1801 et seq. The Park Motel was built prior to the Property Development Regulations for Hotels/Motels set forth in LDC Sec. 34-1802. Deviations from the Land Development Code will be necessary at time of local Development Order for the expansion/redevelopment to address existing site conditions. Since the site cannot comply with the requirements of the RM-2 zoning district, the property must be rezoned to a zoning district that permits Hotels/Motels and also allows for deviations, as necessary.

The subject property has a future land use classification of Central Urban and is located at 2020 N. Tamiami Trail in the Nort Fort Myers Planning Community Area. The purpose and intent of the CT District is *“to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and short-term or seasonal residents. The term “accommodations,” as used in this subsection, is intended to include housing, various amenities including recreational facilities, and local retail trade in goods and service, both general and specific to the locality or attractor or principal activities. Areas designated tourist commercial are expected to be located near or adjacent to an attractor of tourism such as gulf beach frontage, theme parks, major public or private parks and other recreational or scenic resources.”* The CT zoning district is appropriate for the proposed expansion and redevelopment of the Park Motel.

North Tamiami Trail is a major arterial road and a Commercial Corridor as identified in Section 33-1566 of the Land Development Code. The area surrounding the subject property consists of both commercial, residential, and public facilities uses. Urban Services are available and adequate to serve the site with the exception of sanitary sewer. The Applicant intends to connect to sanitary sewer as part of the expansion and redevelopment.

Land Development Code Compliance

The Applicant intends to comply with the rules and regulations of the Lee County Land Development Code and all other applicable local, state, and federal code requirements at time of Development Order permitting, unless deviations or variances are granted.

Lee Plan Compliance:

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.*

The proposed rezoning to Tourist Commercial (CT) is appropriate in the Central Urban future land use category. This area of the County is already heavily settled with commercial, residential, and public facility uses and public services are available and adequate to serve the site. The subject property is located along a major arterial road that is also a designated commercial corridor per Chapter 33, the North Fort Myers Community Plan. This is consistent with **Lee Plan Policy 1.1.3**.

Goal 2: Growth Management. *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies.*

Objective 2.1: Development Location *promotes continuous and compact growth patterns 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.*

Policy 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

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.*

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.*

Policy 2.2.1: *Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

Policy 2.2.2: *The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County’s growth beyond the 2045 planning*

Narrative of Request

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horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

- 1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and*
- 2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and*
- 3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).*

Urban services are available and adequate to service the proposed commercial development.

Fire:	North Fort Myers Fire District, Station 2, located at 1280 Barrett Rd, is approximately 2.0 miles to the west/south.
Police:	Lee County Sheriff's Office, located at 121 Pondella Rd, is approximately 1.8 miles to the south.
EMS:	Lee County EMS – Medic 7, located at 121 Pondella Rd, is approximately 1.8 miles to the south.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro.
Public Transit:	Lee Tran Route 590 services this segment of N. Tamiami Trail. The nearest bus stop is on the west side of Pine Island Road at the North Fort Myers Library.
Public Schools:	The property is within the Lee County School District Area 4.
Public Parks:	There are several public parks located near the subject property, including the North Fort Myers Community Park and Recreation Area and Judd Community Park, among others.

This area of the County has a future land use classification of Central Urban and is heavily settled with a wide range of urban services available. The site has frontage on N. Tamiami Trail, a county-maintained arterial roadway. Per Lee County Utilities (LCU), potable water lines are in operation adjacent to the property and LCU has sufficient capacity to serve the proposed expansion. Florida Governmental Utility Authority (FGUA) has also provided a letter of availability stating that wastewater disposal service is available to the site. **Lee Plan Table 1(b) Year 2045 Allocations** identifies 1,121 acres available in the Central Urban future land use category for commercial development in the North Fort Myers planning community area. Development of this property promotes compact and contiguous growth patterns in future urban areas where public facilities exist and are adequate to serve future developments. This rezoning request is consistent with **Lee Plan Goal 2, Objectives 2.1: Development Location and 2.2: Development Timing, and Policies 2.1.1, 2.1.2, 2.2.1 and 2.2.2.**

Narrative of Request

Page 4 of 9

Objective 4.1: Water, Sewer, and Environmental Standards. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

Standard 4.1.1: Water.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550).
2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.

Lee County Utilities (LCU) provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that developer funded system enhancements may be required. The existing motel is currently serviced by LCU for potable water; however, at time of local Development Order permitting, enhancements may be necessary to accommodate the expansion. As a conventional rezoning, the availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. This is consistent with **Lee Plan Standard 4.1.1: Water.**

Standard 4.1.2: Sewer.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.
3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

Florida Governmental Utility Authority (FGUA) provided a Letter of Availability stating that wastewater disposal service is generally available to the site; however, main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required. The Map attached to the Letter of Availability depicts a 3” sewer main adjacent to the subject property along N. Tamiami Trail. The existing motel is not connected to sanitary sewer; however, the applicant intends to connect to the existing lines at time of

Narrative of Request

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development order permitting to accommodate the expansion. This is consistent with **Lee Plan Standard 4.1.2: Sewer.**

STANDARD 4.1.3: Reuse.

- 1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*
- 2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.*
- 3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
- 4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.*

Florida Governmental Utility Authority (FGUA) provided a Letter of Availability stating that wastewater disposal service is generally available to the site; however, main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required. The Map attached to the Letter of Availability does not depict ReUse lines within the vicinity of the subject property; however, final determination will be conducted at time of Development Order permitting, consistent with Policy 61.1.6. This is consistent with **Lee Plan Standard 4.1.2: Sewer.**

Standard 4.1.4: Environmental Factors:

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

The Applicant will be required to submit an environmental assessment to determine any environmentally sensitive areas at time of Development Order Permitting. The Site Construction Plans will also be designed to ensure land uses and structures are well integrated and properly oriented as related to the natural features of the site. The Applicant will comply with the LDC and other applicable codes and regulations at that time. This is consistent with **Standard 4.1.4: Environmental Factors.**

Narrative of Request

Page 6 of 9

Objective 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

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 Chapter 10 of the Land Development Code 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 Land Development Code will continue to require appropriate buffers for new developments.*

The subject property is located on the east side of N. Tamiami Trail, a major arterial roadway, in the North Fort Myers Planning Community Area. North Tamiami Trail is a designated Commercial Corridor per LDC Sec. 33-1566. Existing uses surrounding the subject property include commercial, residential, and community facilities, including a mobile home park to the north (Buccaneer Estates), single-family residential to the east, the Wonderland Motel to the south, and the North Fort Myers Recreation Center and Library on the west side of N. Tamiami Trail. The subject property has been developed as a motel since 1950, prior to the Land Development Code. The Applicant intends to expand and redevelop the existing motel, which will include code required parking, buffers, open space, setbacks, etc. The requirements of the Land Development Code provide sufficient safeguards to protect any impacts to the nearby residential uses in the form of buffers, open space, lighting, architectural requirements, etc. This is consistent with **Lee Plan Objective 5.1 and Policy 5.1.5.**

Goal 6: Commercial Land Uses. *To permit orderly and well-planned commercial development at appropriate locations within the County.*

Objective 6.1: *Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

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

- 1. Traffic and access impacts (rezoning and development orders);*
- 2. Landscaping and detailed site planning (development orders);*
- 3. Screening and buffering (Planned Development rezoning and development orders);*
- 4. Availability and adequacy of services and facilities (rezoning and development orders);*
- 5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
- 6. Proximity to other similar centers (rezoning); and*
- 7. Environmental considerations (rezoning and development orders).*

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.*

Narrative of Request

Page 7 of 9

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.

Policy 6.1.6: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.

Policy 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The Applicant intends to expand and redevelop the existing Motel site. The existing Motel use is only permitted in the RM-2 zoning district as “Existing Only”. Expansion and redevelopment require rezoning to an appropriate commercial zoning district. The site is located along a county-maintained arterial roadway and urban services are available to service future commercial development. In addition, North Tamiami Trail is a designated Commercial Corridor per LDC Sec. 33-1566. Existing nearby uses include commercial, single-family residential, and community facilities, including a mobile home park to the north (Buccaneer Estates), single-family residential to the east, the Wonderland Motel to the south, and the North Fort Myers Recreation Center and Library on the west side of N. Tamiami Trail. The subject property has been developed as a motel since 1950, prior to the Land Development Code. The Applicant intends to expand and redevelop the existing motel, which will include code required parking, buffers, open space, setbacks, etc. In addition, the Applicant intends to connect to sanitary sewer as part of the redevelopment. The requirements of the Land Development Code provide sufficient safeguards to protect any impacts to the nearby residential uses in the form of buffers, open space, lighting, architectural requirements, etc. The requirements of the Land Development Code provide sufficient safeguards to protect any impacts of the future commercial development in the form of buffers, open space, lighting, architectural requirements, etc. Rezoning the site to the Tourist Commercial (CT) zoning district is consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.4, 6.1.5, 6.1.6 and 6.1.7.**

Policy 17.3.4: For required public information meetings, the applicant must provide the following:

- *Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- *Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- *At the meeting, a general overview of the text or map amendment and effect thereof.*
- *After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant’s response to any issues that were raised.*

Narrative of Request

Page 8 of 9

Policy 17.3.5: Additional public information meetings may be required as provided in the LDC.

A Public Information Meeting was held at the North Fort Myers Recreation Center on March 3, 2026. The public was generally supportive of the proposed expansion and redevelopment of an older property. The meeting summary provides additional information. This is consistent with **Lee Plan Policies 17.3.4 and 17.3.5.**

Goal 30: North Fort Myers Community Plan. Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.

Objective 30.2: Land Use Centers and Corridors. To encourage revitalization of designated Town Center overlay districts, road corridor overlay districts and redevelopment areas.

Policy 30.2.5: Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.

Policy 30.2.6: Development within the Town and Neighborhood Centers and the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay.

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay (North Tamiami Trail). The Park Motel has been in existence since 1950. Rezoning will permit the revitalization of an older development along a major corridor.

The site has a future land use classification of Central Urban, is located on an arterial roadway/commercial corridor, pedestrian facilities are located adjacent to the site, Lee Tran services North Tamiami Trail with multiple bus stops in proximity to the site, and urban services are available and adequate to service future development. Rezoning the subject property to Tourist Commercial (CT) for expansion and redevelopment improves the appearance of the commercial corridor by adding landscaping, buffers, open space, compliance with the North Fort Myers architectural requirements, stormwater drainage, and connections to sanitary sewer, etc. This is consistent with **Lee Plan Goal 30, Objective 30.2, and Policies 30.2.5, and 30.2.6.**

Policy 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

Narrative of Request

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Policy 61.2.4: Encourage surface water management plans that mimic the functions of natural systems.

Development of the property for commercial use will require a local Development Order. Drainage Plans will be required at that time, which will be reviewed for consistency with all applicable codes and regulations. This is consistent with **Lee Plan Policies 60.4.1 and 61.2.4.**

The applicant has proven entitlement to the rezoning as set forth in LDC Sec. 34-145(d)(4). The request:

- (a) Complies with the Lee Plan;
- (b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- (c) Is compatible with existing and planned uses in the surrounding area;
- (d) Will provide access sufficient to support the proposed development intensity;
- (e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- (f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- (g) Will be served by urban services.

AUTHORIZATION TO REPRESENT

Please be advised that VERONICA MARTIN, SENIOR PLANNER and DEAN MARTIN, P.E., of TDM Consulting, Inc., 1520 Royal Palm Square Blvd, Suite 100, Fort Myers, FL 33919, are hereby authorized to represent Nirav Bhakta, Manager of MDB Hospitality & Management, LLC, the Applicant and Property Owner, in all applications to Lee County and subsequent public hearings regarding the property at 2020 N. Tamiami Trail, North Fort Myers, Florida, STRAP Number 35-43-24-00-00003.0000.



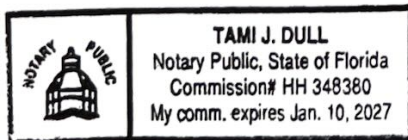
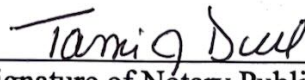
Nirav Bhakta, Manager

STATE OF FL

COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on March 3rd 2026 (date) by Nirav Bhakta (name of person providing oath or affirmation), who are personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

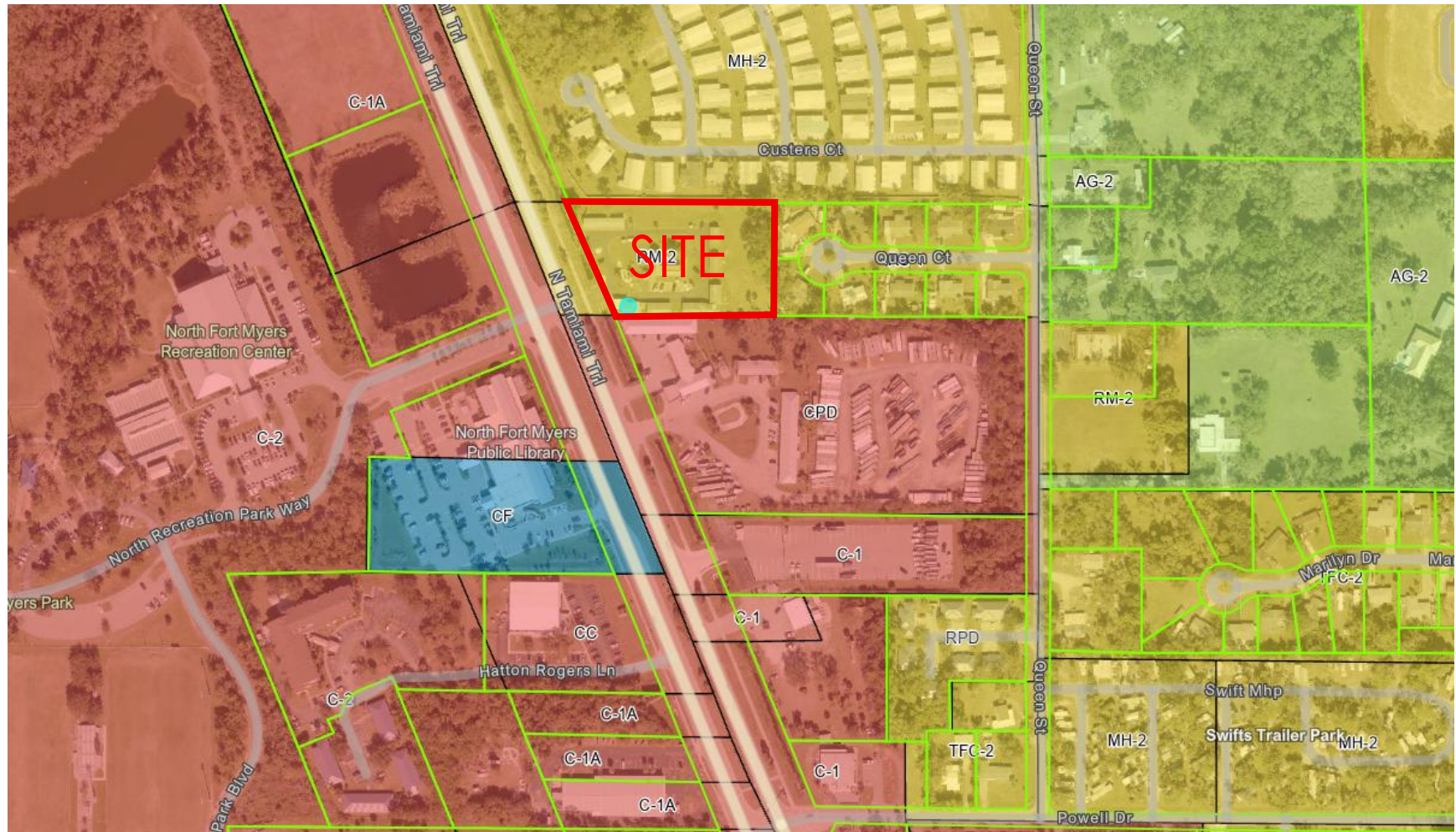


Signature of Notary Public

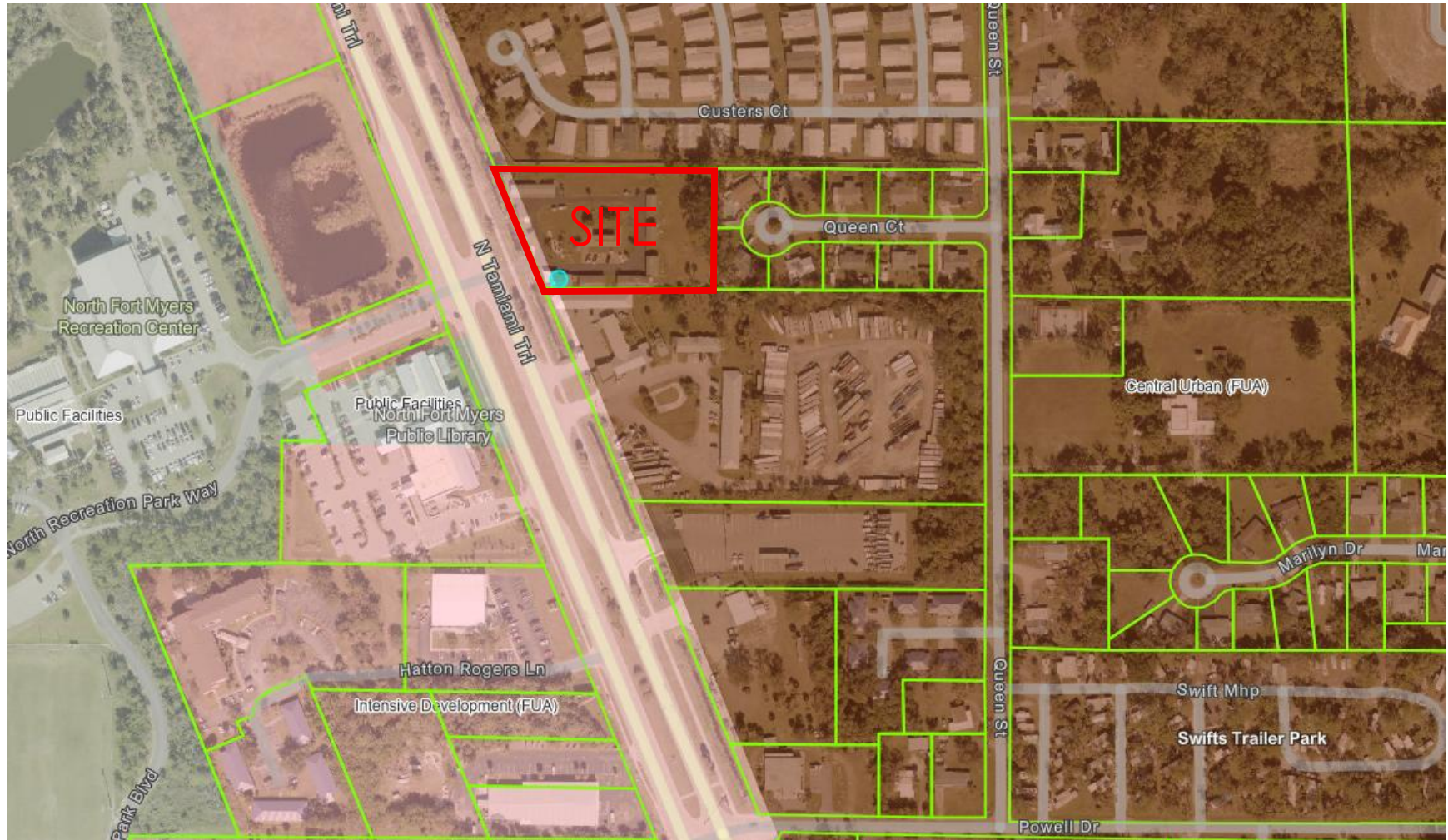
2020 N. TAMIAMI TRAIL, CONVENTIONAL REZONING
AREA LOCATION MAP
EXHIBIT A

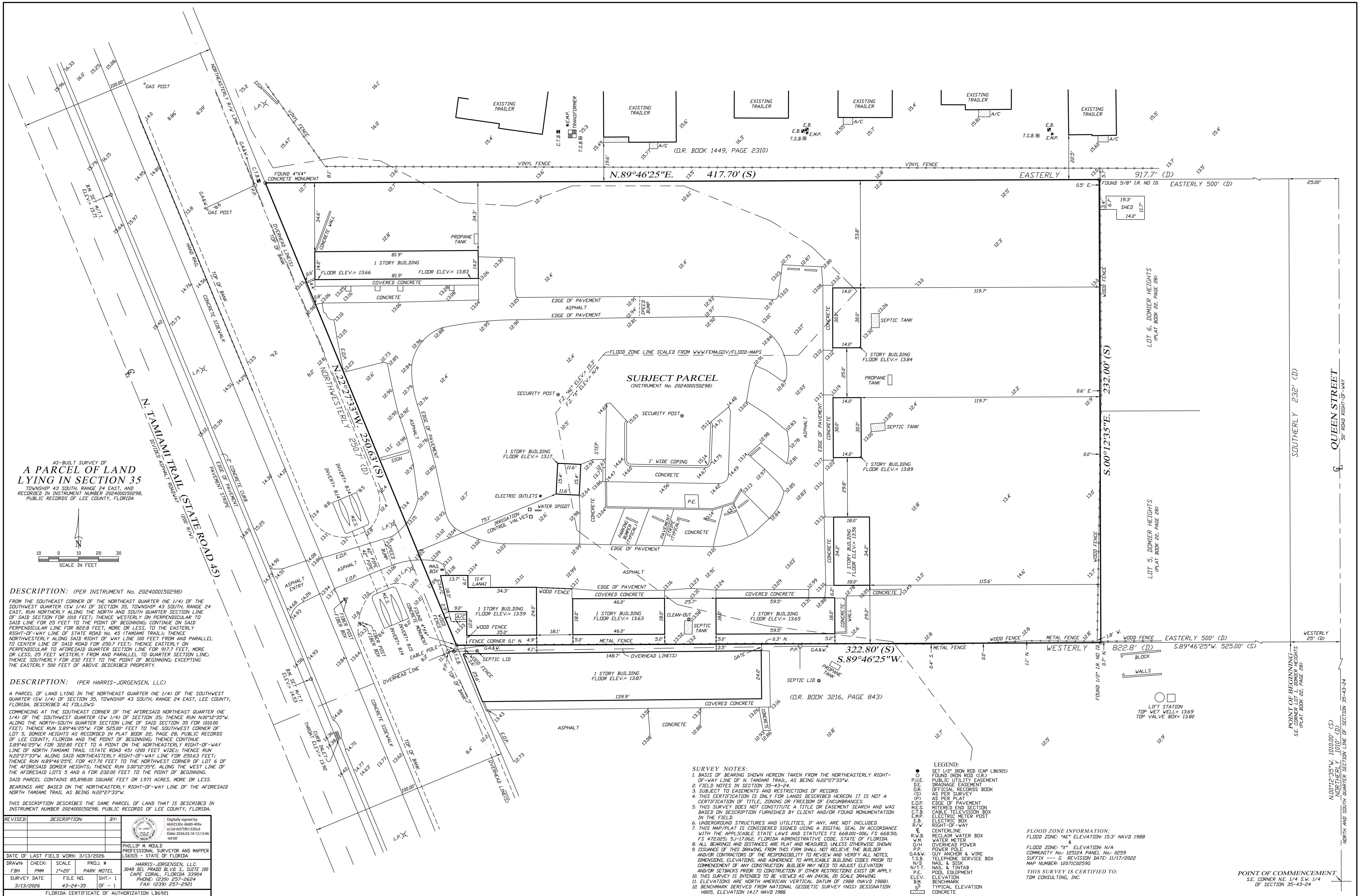


2020 N. TAMiami TRAIL, CONVENTIONAL REZONING SURROUNDING ZONING MAP EXHIBIT C



2020 N. TAMIAMI TRAIL, CONVENTIONAL REZONING
FUTURE LAND USE MAP
EXHIBIT B





THIS IS NOT A BOUNDARY SURVEY.

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

SKETCH TO ACCOMPANY DESCRIPTION
**A PARCEL OF LAND
LYING IN SECTION 35**
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(D.R. BOOK 1449, PAGE 2310)

N.89°46'25"E. 417.70'

SUBJECT PARCEL

S.00°12'35"E. 232.00'

500.00'

LOT 6

LOT 5

DOMIER HEIGHTS
(PLAT BOOK 22, PAGE 28)

WEST RIGHT-OF-WAY LINE
QUEEN STREET
50' ROAD RIGHT-OF-WAY

N.00°12'35"W. 1010.00'
NORTH AND SOUTH
QUARTER SECTION LINE
OF SECTION 35-43-24

500.00'

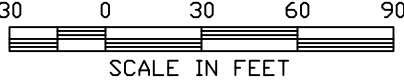
525.00'
S.89°46'25"W.

S.89°46'25"W. 322.80'

(D.R. BOOK 3216, PAGE 843)

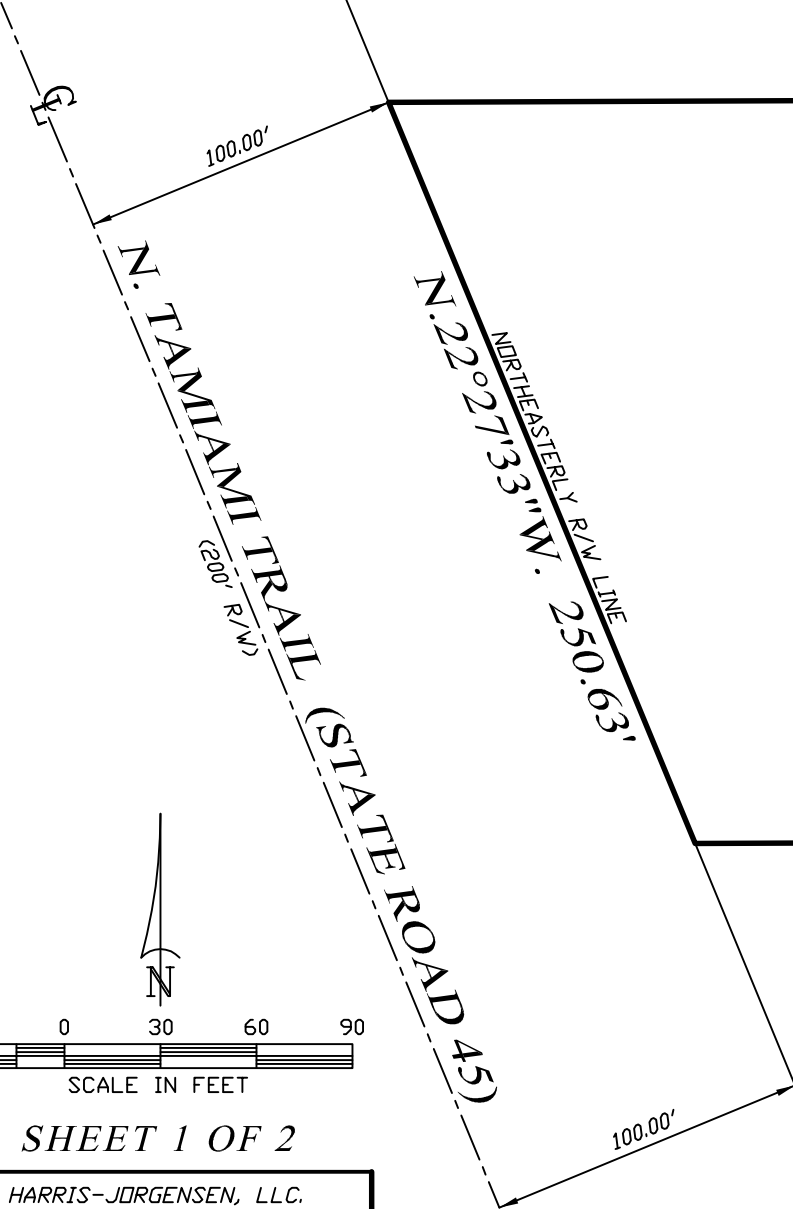
POINT OF BEGINNING
S.W. CORNER LOT 5, DOMIER HEIGHTS
(PLAT BOOK 22, PAGE 28)

POINT OF COMMENCEMENT
S.E. CORNER N.E. 1/4 S.W. 1/4
OF SECTION 35-43-24



SHEET 1 OF 2

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



DESCRIPTION TO ACCOMPANY SKETCH
**A PARCEL OF LAND
 LYING IN SECTION 35**
 TOWNSHIP 43 SOUTH, RANGE 24 EAST,
 LEE COUNTY, FLORIDA
EXHIBIT "A"

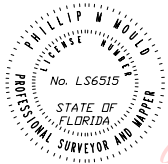
DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35; THENCE RUN N.00°12'35"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 FOR 1010.00 FEET; THENCE RUN S.89°46'25"W. FOR 525.00' FEET TO THE SOUTHWEST CORNER OF LOT 5, DOMIER HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°46'25"W. FOR 322.80 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH TAMIAMI TRAIL (STATE ROAD 45) (200 FEET WIDE); THENCE RUN N.22°27'33"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 250.63 FEET; THENCE RUN N.89°46'25"E. FOR 417.70 FEET TO THE NORTHWEST CORNER OF LOT 6 OF THE AFORESAID DOMIER HEIGHTS; THENCE RUN S.00°12'35"E. ALONG THE WEST LINE OF THE AFORESAID LOTS 5 AND 6 FOR 232.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85,898.00 SQUARE FEET OR 1.971 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID NORTH TAMIAMI TRAIL AS BEING N.22°27'33"W.



Digitally signed by
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 a12d-6d75fb1320cd
 Date: 2026.03.18 12:09:28
 -04'00'

PHILLIP M MOULD
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS6515
 MARCH 18, 2026

NOTE:

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



A PROFESSIONAL LIABILITY PARTNERSHIP
FEIN 59-2851736

CHARLES C. JONES II, P.A.
ANNETTE GIARDINA HABER, P.A.
HARVEY ROLLINGS
Of counsel
KIMBERLY C. FUENTES
ERIK C. STOCKS
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1633 SOUTHEAST 47TH TERRACE
CAPE CORAL, FLORIDA 33904
OR

POST OFFICE BOX 100767
CAPE CORAL, FL 33910

Telephone: (239) 542-0700

Facsimile: (239) 542-8627

WWW.JONESHABERLAW.COM

SENDER'S E-MAIL: Jones@joneshaberlaw.com

April 3, 2026

OPINION OF TITLE/ TITLE CERTIFICATION

TO: Lee County, a political subdivision of the State of Florida

IN RE: **MDB Hospitality & Management, LLC**
DO Submittal
Parcel No. 35-43-24-00-00003.0000

Representative:

We have examined the title to those certain premises in Lee County, Florida, more particularly described as follows:

A part of Section 35, Township 43 South, Range 24 East, in Lee County, Florida, being more particularly described as follows:

From the Southeast corner of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 35, Township 43 South, Range 24 East, run Northerly along the North and South quarter Section line of said Section for 1010 feet; thence Westerly on perpendicular to said line for 25 feet to the point of beginning; continue on said perpendicular line for 822.8 feet, more or less, to the Easterly right-of-way line of State Road No. 45(Tamiami Trail) thence Northwesterly along said right of way line 100 feet from and parallel to center line of said road for 250.7 feet; thence Easterly on perpendicular to aforesaid quarter section line for 917.7 feet, more or less, 25 feet Westerly from and parallel to quarter section line; thence Southerly for 232 feet to point of beginning;

Excepting the Easterly 500 feet of above described property.

For the purpose of such examination we have been furnished with Fidelity National Title Insurance Company's Title Search Report, which purports to cover a period of time from September 25, 1957 through March 27, 2026. We have also reviewed a search of the public records from that date up to April 3, 2026, at 11:00a.m.

We find the fee simple title to said described premises to be in:

MDB Hospitality & Management, LLC, a Florida limited liability company, by virtue of the Warranty Deed dated May 24, 2024, given by Ritaben A. Bhakta, in favor of MDB Hospitality & Management, LLC, a Florida limited liability company, as recorded on May 28, 2024, in Instrument No. 2024000150298, of the Public Records of Lee County, Florida.

subject, however, to the following liens, mortgages, restrictions and encumbrances:

1. Mortgages: NONE
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
4. Any right, title or interest in those certain oil, gas, and mineral interests. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.
5. Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
6. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

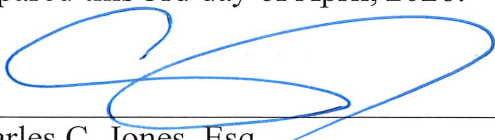
NOTE: All references to recorded documents herein are for the Public Records of Lee County, Florida, unless otherwise stated.

The title information contained herein is effective through April 3, 2026, at 11:00a.m.

This search is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only. Maximum liability for incorrect information is \$1,000.00.

Prepared this 3rd day of April, 2026.



Charles C. Jones, Esq.
Florida Bar No.: 11952

**FGUA Operations Office**

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

March 24, 2026

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Blvd, Ste 100,
Fort Myers, FL 33919
vmartin@tdmconsulting.com

RE: Wastewater and Reclaim Water Availability – LOA ID#: 26-043 NFMD
Parcel ID No.: 35-43-24-00-00003.0000
2020 N Tamiami Trail, North Fort Myers, FL
Park Motel

Dear Ms. Martin:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that 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 maximum 58 rooms motel with an estimated wastewater disposal demand of 5,800 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

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

Letter of Availability
Page 2 of 3

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Paul Arnett
Date: 2026.03.24 14:36:31 -04'00'

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt

FGUA Board of Directors

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Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Services Manager, and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Orlando, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

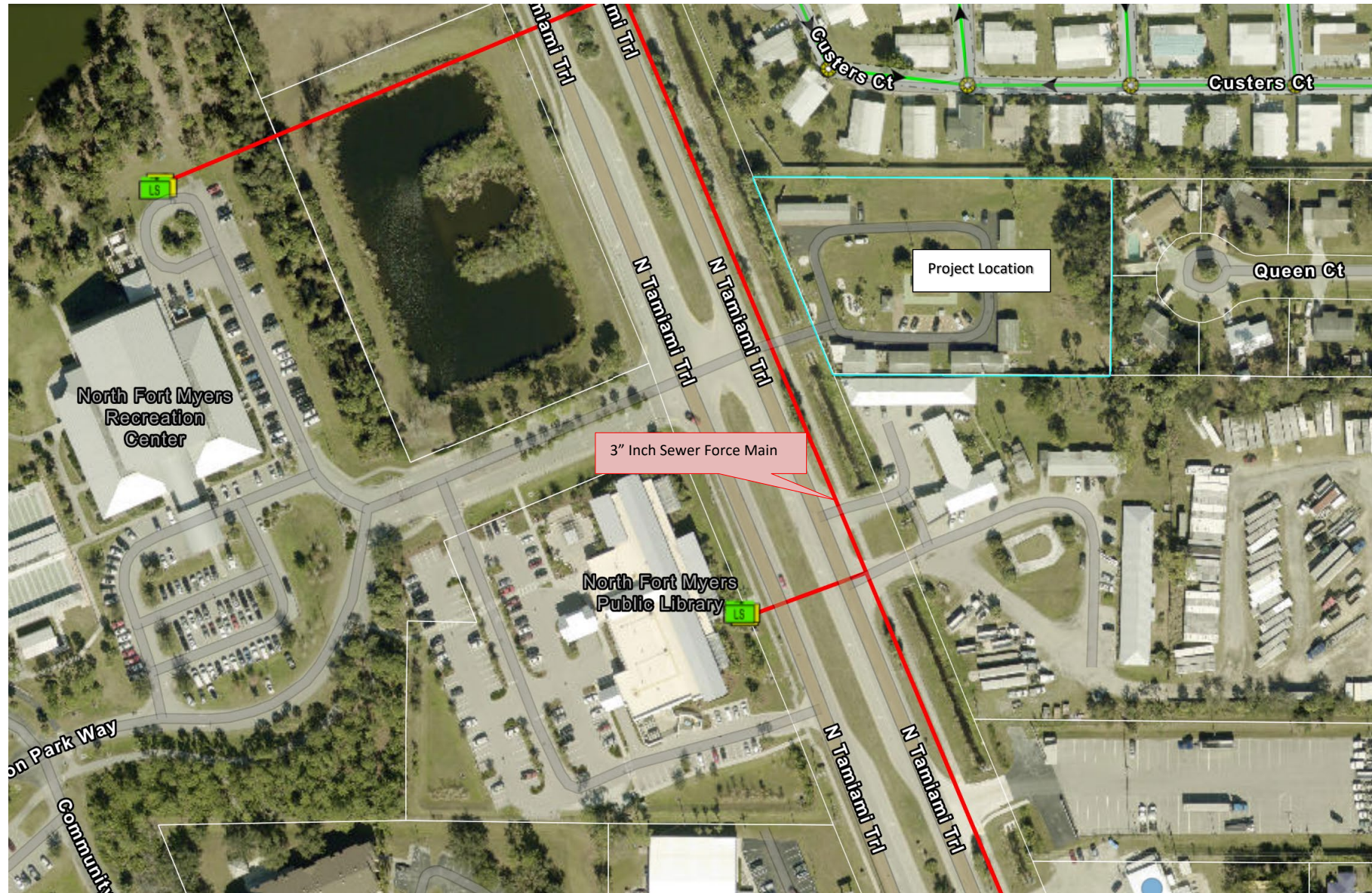
Please e-mail Development Services to request a meeting at devservices@fgua.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

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



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

FGUA Fee Statement
Letter of Availability and/or Locate Request

Property Address or PID: 2020 N Tamiami Trl, North Fort Myers, FLSystem: North Fort Myers 416

Development/Project Name: Park MotelDate: February 24, 2026

County: LeeLOA ID: 26-043 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

- 0 Letter of Utility Location Availability and Locate Map\$100.00
- 1 Utility Availability Map (Map Only)\$75.00
- 2 Letter of Utility Location Availability (Letter Only)\$25.00

FGUA	G/L Code	Fees	Total fees	Amount Paid	Balance Due
LOA Request	202098	\$100.00	\$100.00	100.00	-
Fees Due: \$-					
Payment History					
0	Date	Check Date	Check #	Payer Name	Amount
Letter and Locate Map	2/24/2026	2/19/2026	7641	TDM Consulting, Inc	\$100.00
1 Map Only					
2 Letter Only					



Board of County Commissioners

Kevin Ruane
District One

February 17, 2026

Via E-Mail

Cecil L Pendergrass
District Two

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919

David Mulicka
District Three

Brian Hamman
District Four

**RE: Potable Water Availability
Park Motel
2020 N Tamiami Trail, North Fort Myers, FL 33903
STRAP # 35-43-24-00-00003.0000**

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

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

Donna Marie Collins
County Hearing
Examiner

Your firm has indicated that this project will consist of a 58-unit Motel with an estimated flow demand of approximately 5,800 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

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

Sanitary sewer service is not within the Lee County Utilities Future Service Area as depicted on Map 4B.

Reuse service is not available in this area.

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

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

Sincerely,

Aixa Cruz

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

Prepared by and return to:
Charles C. Jones, II, Esquire
Jones, Haber & Rollings
1633 S.E. 47th Terrace
Cape Coral, Florida 33904

PREPARED WITHOUT TITLE EXAMINATION

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of May, 2024 between **Ritaben A. Bhakta**, an individual, whose address is 1499 North Tamiami Trail, North Fort Myers, Florida 33903, grantor, and **MDB Hospitality & Management, LLC**, a Florida Limited Liability Company, whose post office address is 2020 North Tamiami Trail, North Fort Myers, Florida 33903, grantee,

(Whenever used herein the term “grantor” and “grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

From the Southeast corner of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 35, Township 43 South, Range 24 East, run Northerly along the North and South quarter Section line of said Section for 1010 feet; thence Westerly on perpendicular to said line for 25 feet to the point of beginning; continue on said perpendicular line for 822.8 feet, more or less, to the Easterly right-of-way line of State Road No. 45(Tamiami Trail); thence Northwesterly along said right of way line 100 feet from and parallel to center line of said road for 250.7 feet; thence Easterly on perpendicular to aforesaid quarter section line for 917.7 feet, more or less, 25 feet Westerly from and parallel to quarter section line; thence Southerly for 232 feet to point of beginning; Excepting the Easterly 500 feet of above described property.

*The interest being conveyed is not the homestead property of Grantor. *

Subject to easements, restrictions and reservations of record, taxes for the current year and all subsequent years,

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: A.P. Bhakta By: Ritaben A. Bhakta
Address: 1499 N TAMiami Trl
N FT MYERS, FL, 33903.

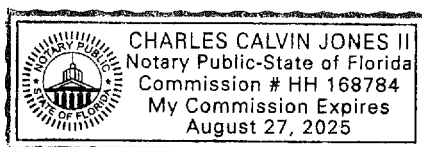
Witness Name: Charles Jones
Address: 1633 SE 47th Terrace
Cape Coral, Florida 33904

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of physical presence this 24th day of May, 2024 by **Ritaben A. Bhakta**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Charles Jones
My Commission Expires: _____



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

PARK MOTEL
 North Fort Myers Planning Community
 Public Information Meeting Summary

A Public Information Meeting was held at the North Fort Myers Recreation Center on March 3, 2026 at 6:00 p.m. The Notice of Meeting was published in the News-Press and one meeting sign was posted on the property, as required by the North Fort Myers Community Planning Panel. A copy of the News-Press Ad and Sign-in Sheet are included with this summary.

The presentation included the request to rezone the site from RM-2 to CT for the purpose of redeveloping and expanding the existing motel. It was explained that the Land Development Code only permits “Existing Only” motels in the RM-2 zoning district and in order to redevelop it, the site must be rezoned to a commercial district that permits motels by right.

- Address: 2020 N. Tamiami Trail, right across from the entrance to the library
- Site: 1.93 acres
- FLU: Central Urban
- Surrounding zoning and uses
- Max. # units: 56
- Max. height: 35 feet
- Utilities: potable water and sewer currently, but will connect to sanitary sewer as part of the redevelopment

Below is the majority of questions and comments from the North Fort Myers Design Review Panel and the public along with the teams responses.

Questions and Comments:

1. How many rooms does the motel have now?
TDM didn't know the answer to this question
2. How many rooms are proposed?
A maximum of 56 rooms per preliminary conceptual site plans.
3. What's the height of the building now and how high will the new buildings be?
2 stories now and a max of 35 feet when redeveloped
4. How many buildings are they demolishing and how many new ones are proposed?
The applicant intends to demo several buildings along the south property line and build new ones to replace them. The exact number and size hasn't been determined yet.
5. Why wasn't it zoned to permit motels?

Page 2 of 2

The motel has been in the same family for generations and was built prior to the LDC.

The North Fort Myers Community Planning Panel was supportive of the development and helped explain several concerns from the public regarding the use, density and drainage. The public is not supportive because they believe the development will create too much traffic and negatively impact the wetlands.

SIGN-IN SHEET

North Fort Myers Meeting, Tuesday, 3-3-2026

sign-in sheet

Veronica martin

Cindy Garvin Arteaga

EVAN BARNWELL

Mary Lyons

Bill O'Neil

Traci Furtek

News-Press.

Govt Public Notices

Originally published at news-press.com on 02/23/2026

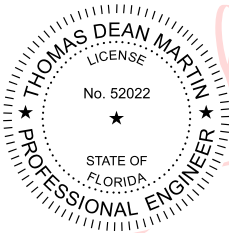
NOTICE OF MEETING

TDM Consulting, Inc. will be presenting a Conventional Rezoning Application at the North Fort Myers Design Review Panel meeting on Tuesday, March 3, 2026 at 6:00 p.m. The meeting will be held at the North Fort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The applicant, MDB Hospitality & Management, LLC, is requesting to rezone the property at 2020 N. Tamiami Trail, North Fort Myers from RM-2 to CT. For additional information, please contact Veronica Martin, Senior Planner with TDM Consulting, at 239-433-4231 or vmartin@tdmconsulting.com.

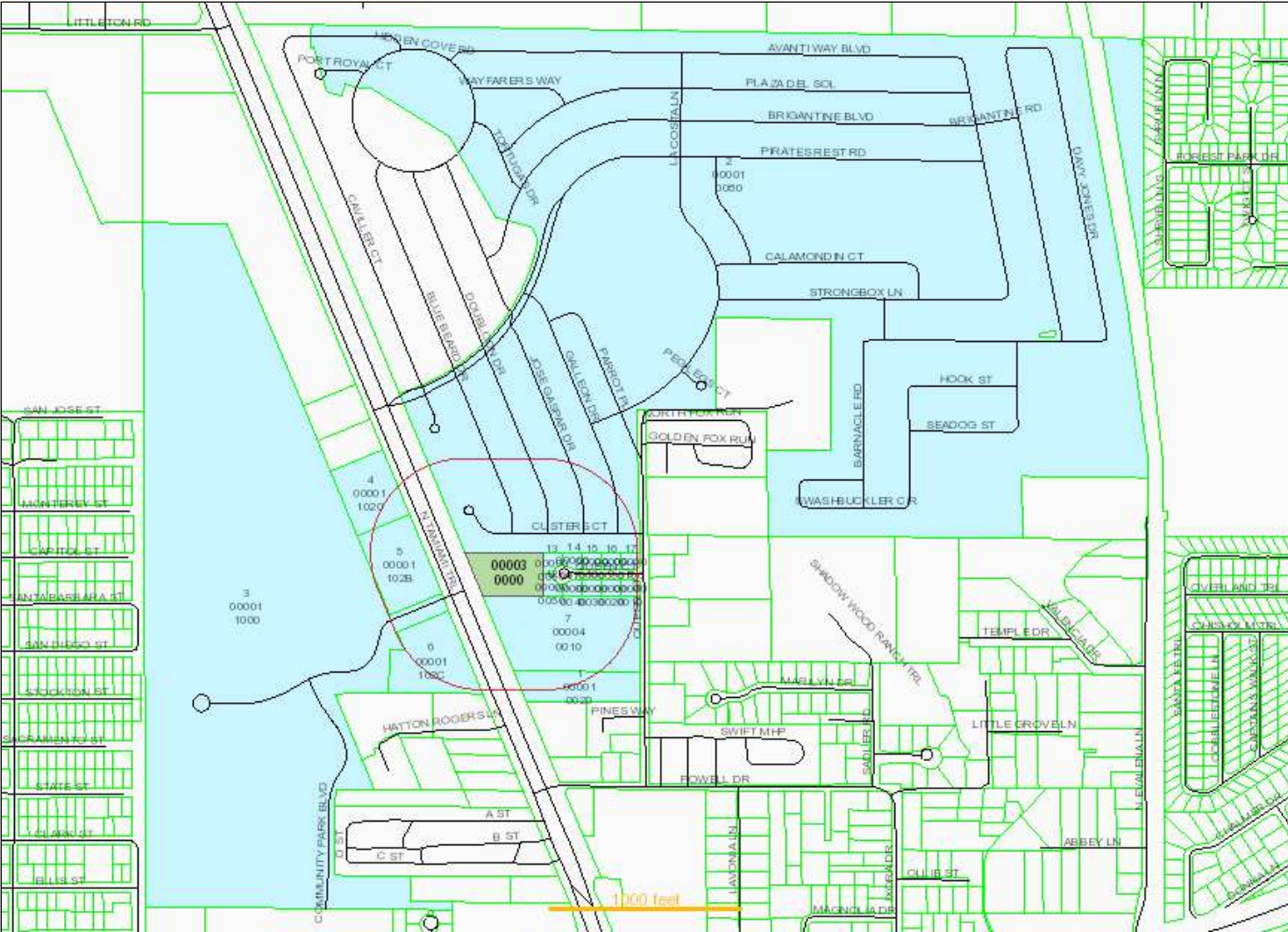
February 23 2026

LSAR0464667

NOT REQUIRED



Digitally signed
by Thomas D.
Martin
Date: 2025.12.15
12:44:44 -05'00'



Date of Report: February 16, 2026

Buffer Distance: 500 feet

Rerun

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

Parcels Affected: 17

Subject Parcel: 35-43-24-00-00003.0000

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

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C & B TRUCK WORLD LLC 1417 SW 9TH AVE CAPE CORAL FL 33991	35-43-24-00-00001.0020 1950 N TAMiami TrL NORTH FORT MYERS FL 33903	PARL IN S W 1/4 DESC IN OR 0992 PG 0344	1
MHC BUCCANEER ESTATES LLC KROLL PO BOX 2629 ADDISON TX 75001	35-43-24-00-00001.0080 2210 N TAMiami TrL NORTH FORT MYERS FL 33917	PARL IN SEC 35 AS DESC IN OR 1449 PG 2308 AKA BUCCANEER RENTAL PARK LESS INSTRUMENT 2025000197117	2
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	35-43-24-00-00001.1000 2000-2051 NORTH RECREATION PARK WAY NORTH FORT MYERS FL 33903	PARL IN W 1/2 SEC 35 T 43 R 24 DESC IN OR 1281 PG 1938 + OR 1118 PG 204 +LESS OR 1596 PG 493	3
CONNARD LAND COMPANY LLC 800 LAMBIANCE CIR #205 NAPLES FL 34108	35-43-24-00-00001.1020 2189 N TAMiami TrL NORTH FORT MYERS FL 33903	PARL LOC IN W 1/2 SEC DESC IN OR 1128/1691 + OR 4599 PG 2760 LESS OR 3819 PG 475	4
STATE OF FL DOT PO BOX 1249	35-43-24-00-00001.102B 2085 N TAMiami TrL	PARL IN S W 1/4 DESC OR 1646 PG 1648 + DESC IN	5

BARTOW FL 33831	NORTH FORT MYERS FL 33903	OR 1646 PG 1652 + OR 3819 PG 475	
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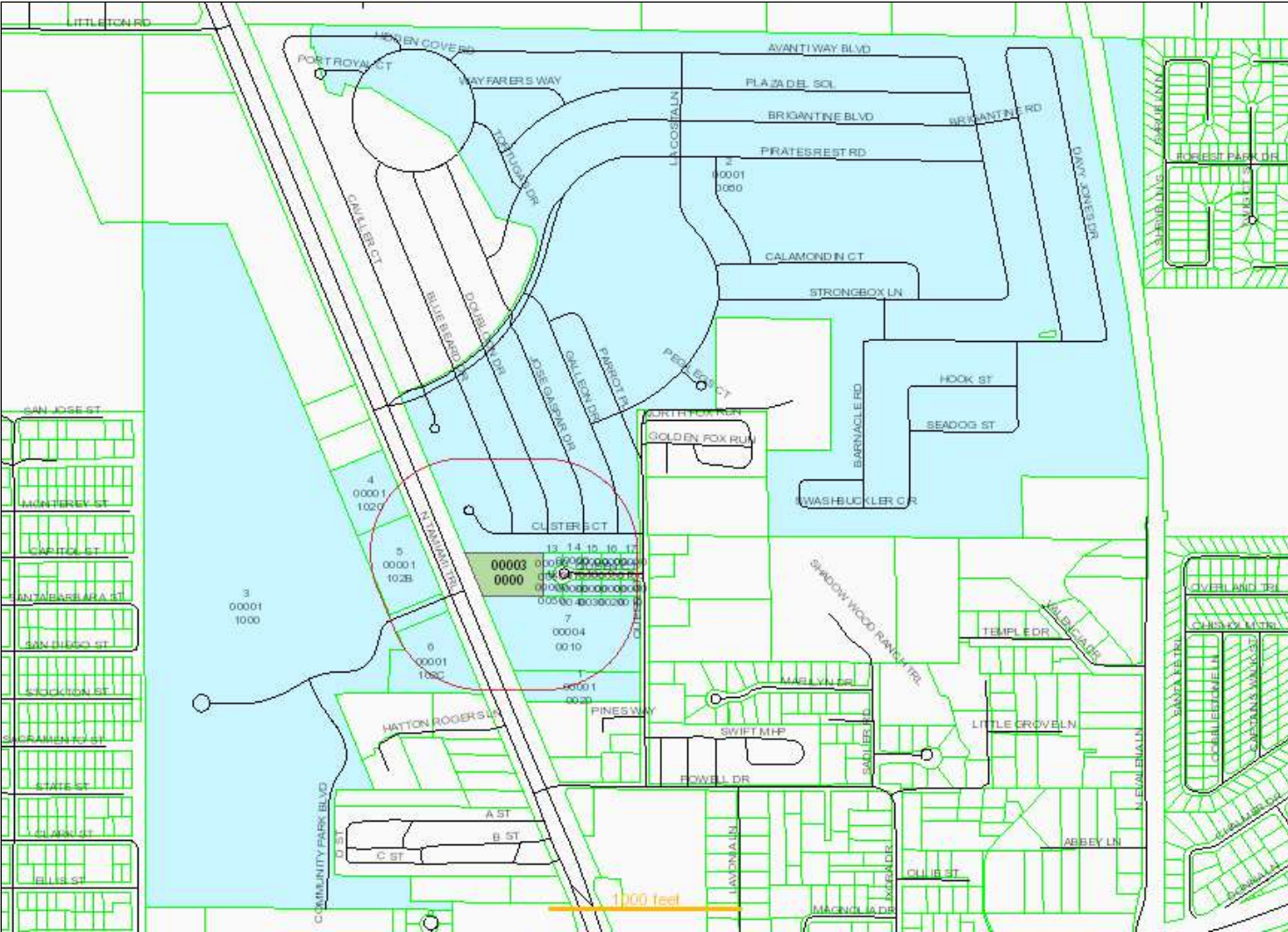
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