



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

September 9, 2026

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

Record Number: SEZ2026-00014

Record Type: Special Exception

Address: 11803 METRO PKWY, FORT MYERS, FL 33966

Project Name: Metro Industrial

Record Description: Request to permit the uses Freight and Cargo Handling Establishment, Manufacturing Fabricated Metal Products, Group II, and Transportation Equipment, Group I in the IL zoning district on 7.39-acres.

GENERAL COMMENTS:

Development Services Review

Are any site improvements proposed as part of this request?

Response: No site improvements are proposed with this application.

Please provide an update on the status of LDO2025-00574 which is issued on this site.

Response: Please see attached CC

DOT Review

TIS

The TIS memorandum is unclear how the subject land uses were developed:

LUC 030 – Intermodal Truck Terminal - It does not seem to be the actual use of the site based on site review; the land use is an inappropriately high trip generator related to IL zoning, and the site is not configured as a truck terminal.

Response: Please see the revised traffic statement

LUC 943 - The land use code does not seem appropriate for the proposed use - a key requirement of the use to be representative of the proposed uses is centralized cashing (refer to ITE LUC 943 description).

If the proposed use(s) are automotive-centric, please describe in more detail why LUC 943 is selected instead of LUC 942 (or other, similar land use codes).

Response: We used LUC 30 to find the closest to freight and cargo, and LUC 943 so they would generate the highest trips. We changed the trips to uses that are already allowed with the current zoning for comparison. Please see revised traffic statement

DOT:

Consistency with Lee Plan Map 3-D requires a sidewalk to be shown on Metro Parkway. Please revise MCP or request deviation from the sidewalk requirement, with supporting justification.

Response: We understand the comment regarding Map 3-D and the sidewalk requirement. However, the subject property is a well-established developed site that has been in existence since approximately 1983/ 1990. The current Special Exception application proposes only to authorize additional use within the existing development. No new structures, expansion, redevelopment, site improvements, or modifications to the existing access are proposed.

2. The access driveway onto Metro Parkway is subject to the Florida Department of Transportation (FDOT) approval if additional project related traffic impact are possible under the proposed land use(s). State FDOT permit and/or construction agreement will be required if access connection is to be revised.

Response: The proposed project is not anticipated to generate additional traffic beyond the traffic generation previously approved of the site. Furthermore, the existing turn lane serving access onto Metro Parkway is already established. Therefore, no additional project-related traffic impacts are anticipated at this access connection. Since no modifications to the existing access connection or turn lane are proposed, an FDOT permit and/or construction agreement is not anticipated to be required. However, if in the future site changes are proposed then at time of DO it will be reevaluated

Environmental Review

Environmental:

1. Please clarify if the applicant is complying with LDC Section 10-415(a) for 20% open space requirement for properties in an industrial zoning district.

Response: The subject property is an existing, established IL-zoned light industrial development. The current Special Exception request is limited to allowing the proposed additional use within the existing development. No new buildings, expansion of the existing development, additional impervious area, or other site improvements are proposed as part of this request.

2. Please clarify if the applicant is complying with LDC Section 10-416(d)(3) and 10-416(d)(4) which requires a 15-foot Type D right of way buffer along Metro Parkway.

Response: The subject property is an existing, established development along Metro Parkway. No new development, building expansion, parking expansion, additional impervious area, or other physical site improvements are proposed in conjunction with the Special Exception request.

Legal Review

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

Please correct the effective date year on the title certification.

Response: Please see the corrected title certification

LDC §34-202(a)(6) Boundary Survey.

The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other opposing corner.

Response: Please see the revised survey.

§10-154(1) Legal description and sketch to accompany legal description.

The highlighted bearings in the legal description do not match the highlighted bearings in the sketch.

Response: Please see the revised legal sketch and description

Natural Resources

The applicant appears to be proposing uses which have the potential to lower water quality. Pursuant to LDC 14-473, please identify the uses for which the applicant will provide water quality monitoring.

Response: The Previously approved WMD permit under Permit #36-00874-S Application #950403-5 includes water quality for an industrial site. No new construction is being proposed which changes water quality over the previous permit.

The applicant is proposing new uses but did not provide a copy of the stormwater management permit. Provide an analysis of Goal 125 and the associated policies.

Response: A Permit has been previously approved during the initial construction of the site under Permit #36-00874-S Application #950403-5. Please find attached

Zoning Review

Please provide greater analysis of Part 4 A. 3 (compatibility with existing and planned uses) by listing the uses on all sides of the subject property.

Response: Please see update MCP

Please provide a greater analysis of Part 4. A.4 through a listing of uses surrounding the subject property.

Response: Please see update MCP

Per Part 3 E, please provide a list of previous zoning actions on the subject property.

Response: Please see the attached "List of Zong Action"

Please revise the request statement required by Part 4.A of the application to state if the proposed uses will require new or additional buildings.

Response: "The proposed Special Exception will not require the construction of any new or additional buildings, and no alterations to the existing site are proposed as part of this request" has been added to the request statement. Please see revised request statement,

Planning Review

Include an analysis of the Lee Plan Policy 7.1.3 as it pertains to the request

Response. Please see update Requests statement addressing policy 7.1.3

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

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Zoning Manager
Email: permits@qainc.net
Attachments:



REQUEST STATEMENT

Metro Industrial Special Exception for Fabricated Metal Products, Group II, Transportation Equipment, group I and Freight and Cargo Handling Establishment ± 7.39 ACRES Strap # 07-45-25-00-00004.0090 11803-819 Metro Pkwy, Fort Myers, FL 33966
--

The applicant, Bellino Management LLC, is requesting a Special Exception to permit Freight and Cargo Handling Establishment and Manufacturing Fabricated Metal Products, Group II, Transportation Equipment, group I, within the IL (Light Industrial) zoning district on a ± 7.39 -acre parcel located east of Metro Parkway. The site, which is owned by Bellino Management LLC, is situated approximately 0.47 miles north of the intersection of Metro Parkway and Crystal Drive. Pursuant to Lee County Land Development Code Section 34-903, the proposed uses are allowed in the IL zoning district only through the approval of a Special Exception. The proposed Special Exception will not require the construction of any new or additional buildings, and no alterations to the existing site are proposed as part of this request.

LDC 34-145(c) SPECIAL EXCEPTION CONSIDERATIONS

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

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

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

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

POLICY I.1.7: The Industrial Development future land use category are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and employees. This category is reserved mainly for industrial uses which includes uses such as manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, and, if specifically related to adjoining industrial uses, training facilities and office uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Retail, recreational, and service uses are as follows:

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



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

County's policy to prevent encroachment of incompatible uses, such as residential, into areas designated Industrial Development. In order to provide adequate area in locations suitable for industrial uses and to meet the County's corresponding needs for job creation and economic development, the County will not support land use changes from Industrial Development to accommodate residential development. (Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20, 17-13, 21-09, 23-08)

- **RESPONSE:** The intended Freight and Cargo Handling Establishment and Manufacturing of Fabricated Metal Products, Group II and Transportation Equipment, group I uses are appropriate within the industrial Development land use category and therefore the proposed request is consistent with Policy 1.1.7.

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

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

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

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

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

STANDARD 4.1.1: WATER. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system*

STANDARD 4.1.2: SEWER. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

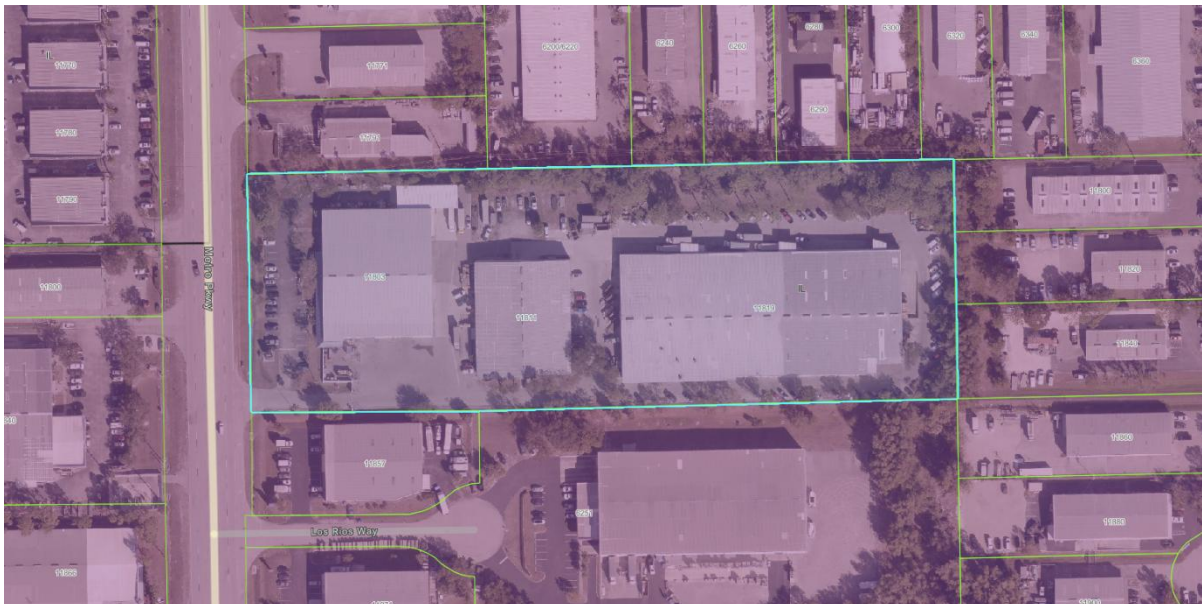


- **RESPONSE:** Please see the enclosed **Utility Service** availability letter. The project is consistent with **Objective 4.1** and **Standards 4.1.1** and **4.1.2**.

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

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

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





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

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

- **RESPONSE:** The site is located within a well-established industrial area and directly abuts an FDOT right-of-way, providing appropriate transportation access while minimizing the potential for industrial traffic to travel through residential neighborhoods. The site is also surrounded on all sides by similar industrial and compatible uses, further demonstrating land-use compatibility and minimizing potential conflicts with neighboring properties. The site is approximately ±938 feet from existing residential uses along Plantation, providing convenient access for commuter home-to-work trips while maintaining separation from residential areas. In addition, utilities are well established in the area and are readily available to support the proposed industrial use. These existing characteristics demonstrate that the site is appropriately located to address the transportation, utility, accessibility, and compatibility considerations

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

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

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

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

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

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

3. Will be compatible with existing and planned uses.

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

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



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

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

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

LEE PLAN AND LDC CONSISTENCY SUMMARY

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

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

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

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code and all other applicable rules and regulations.

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

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

The request is compatible with existing or planned uses in the surrounding area.

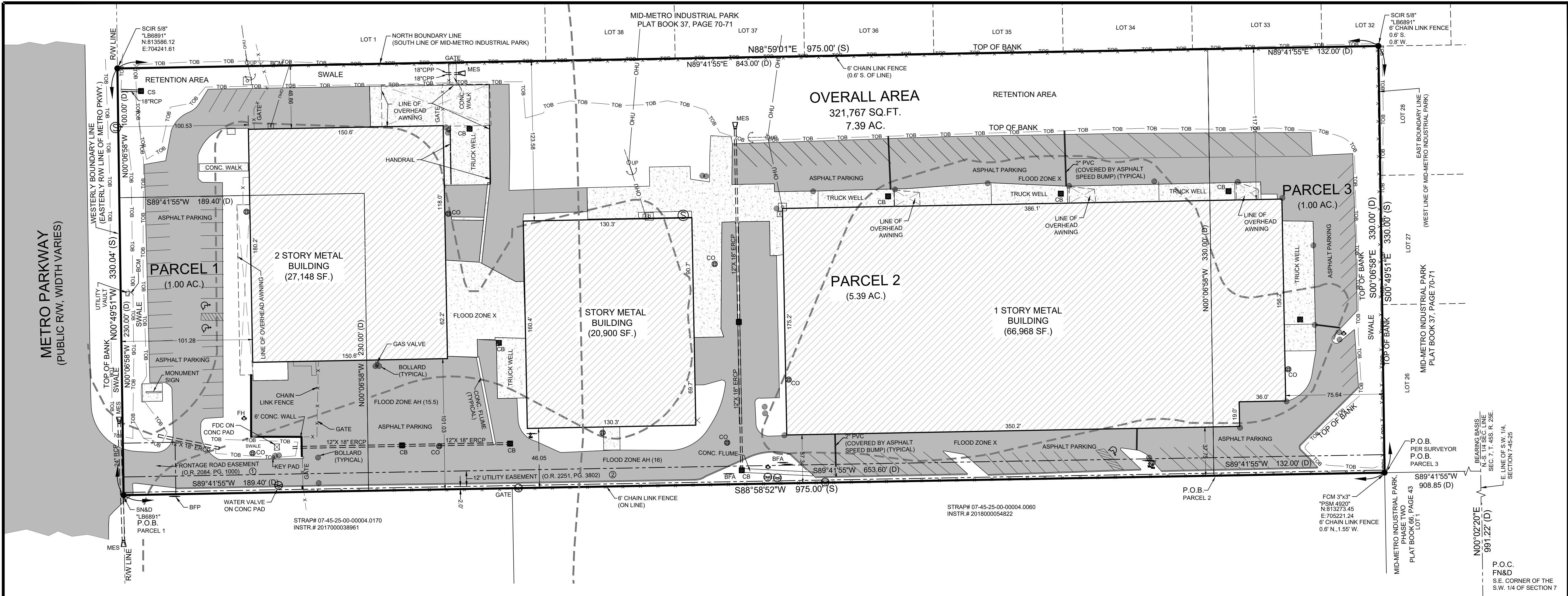
Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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

List of Zoning Actions

HIS2015-09659

RESOL Z-73-33. FM AU TO IU W/STIP 150 FT RD ROW BE DEDICATED TO CO; IF NO DEV W/I ONE YR PROP REVERTS TO ORIG ZONING. HEAR #73-1-14. (AG-2 & IL, AS CONVERTED)



EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY

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

ABBREVIATIONS

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

SYMBOLS

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

LEGAL DESCRIPTION:

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

PARCEL 2
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 0°02'20" E ALONG THE N-S 1/4 SECTION LINE FOR 991.22 FEET; THENCE S 89°41'55" W, PARALLEL TO AND 330 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 7 FOR 1040.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE S 89°41'55" W FOR 653.60 FEET; THENCE N 0°06'58" W FOR 230.00 FEET; THENCE S 89°41'55" W FOR 189.40 FEET TO THE EAST RIGHT OF WAY LINE OF METRO PARKWAY; THENCE N 0°06'58" W ALONG SAID RIGHT OF WAY LINE FOR 100 FEET; THENCE N 89°41'55" E FOR 843.00 FEET; THENCE S 0°06'58" E FOR 330 FEET TO THE POINT OF BEGINNING.

PARCEL 3
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 0°02'20" E ALONG THE N-S 1/4 SECTION LINE FOR 991.22 FEET; THENCE S 89°41'55" W, PARALLEL TO AND 330 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 7 FOR 908.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE S 89°41'55" W FOR 132.00 FEET; THENCE N 0°06'58" W FOR 330 FEET; THENCE N 89°41'55" E FOR 132.00 FEET; THENCE S 0°06'58" E FOR 330 FEET TO THE POINT OF BEGINNING.

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

LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE RUN N00°02'20"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 891.22 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°41'55"W, 908.85 FEET, TO THE POINT OF BEGINNING; THENCE RUN S88°58'52"W, 975.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF METRO PARKWAY; THENCE RUN N00°49'51"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.04 FEET, TO A POINT ON THE SOUTH LINE OF MID-METRO INDUSTRIAL PARK, RECORDED IN PLAT BOOK 37, PAGES 70 AND 71, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N88°59'01"E, ALONG SOUTH LINE, A DISTANCE OF 975.00 FEET, TO A POINT ON THE WEST LINE OF SAID PLAT; THENCE RUN S00°49'51"E, ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.39 ACRES, MORE OR LESS.

SURVEY NOTES:

SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE CERTIFICATION, PROVIDED BY PAVESE LAW FIRM, WITH AN EFFECTIVE DATE OF APRIL 16, 2026, AT 8:00 AM

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

BEARINGS ARE BASED ON A NORTH-SOUTH QUARTER SECTION LINE (EAST LINE OF THE SOUTHWEST QUARTER) OF SECTION 7, AS BEARING N00°02'20"E.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION, FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 15, AND "AH" WITH A BASE FLOOD ELEVATION OF 16. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 12071C0428H, WITH AN EFFECTIVE DATE OF 11-17-2022.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C. IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

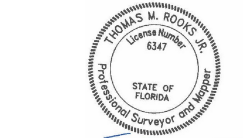
LAST DATE OF FIELD WORK PERFORMED ON 05-12-2026, IN FIELD BOOK 136 PAGE 73.

WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY IS NOT VALID.

CERTIFIED TO:

BELLINO MANAGEMENT, LLC.
MAYHUGH COMMERCIAL ADVISORS
PAVESE LAW FIRM

PREPARED BY:



Digitally signed by
Thomas M. Rooks Jr.
Date: 2026.08.14
10:52:52 -04'00'

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

PROJECT:
**METRO PARKWAY
BOUNDARY SURVEY**

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

CLIENT:
**BELLINO
MANAGEMENT, LLC**

CONSULTANT:
**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330
Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341
Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
CORRECT SCRIVENERS ERROR ON DEEDED LEGAL DESCRIPTION	2020-12-14
MISC. CLIENT COMMENTS	2021-01-05
REVISED CERTIFICATIONS	2021-12-03
UPDATED SURVEY	2026-06-18
UPDATED SURVEY	2026-07-10
REVISED PER COMMENTS	2026-08-13

PROJECT MANAGER: TMR
DRAWING BY: BMH
JURISDICTION: LEE COUNTY
DATE: 12/03/2021
SHEET TITLE:
BOUNDARY SURVEY
SHEET NUMBER: 1 OF 1
JOB/FILE NUMBER: 20075A

DESCRIPTION:

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

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

SAID PARCEL CONTAINS 7.39 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

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

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

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

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

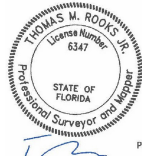
THIS IS NOT A SURVEY!

ABBREVIATIONS

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

REVISED:
2026-08-13: REVISED BEARING BASIS

PREPARED BY:



Digitally signed
by Thomas M.
Rooks Jr.
Date: 2026.08.14
10:59:10 -04'00'

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

PROJECT:

METRO PARKWAY
BOUNDARY

LOCATION:

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

CONSULTANT:

MORRIS
DEPEU

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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

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

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

CLIENT:

BELLINO
MANAGEMENT,
LLC

PROJECT MANAGER: TMR

DRAWING BY: TAB

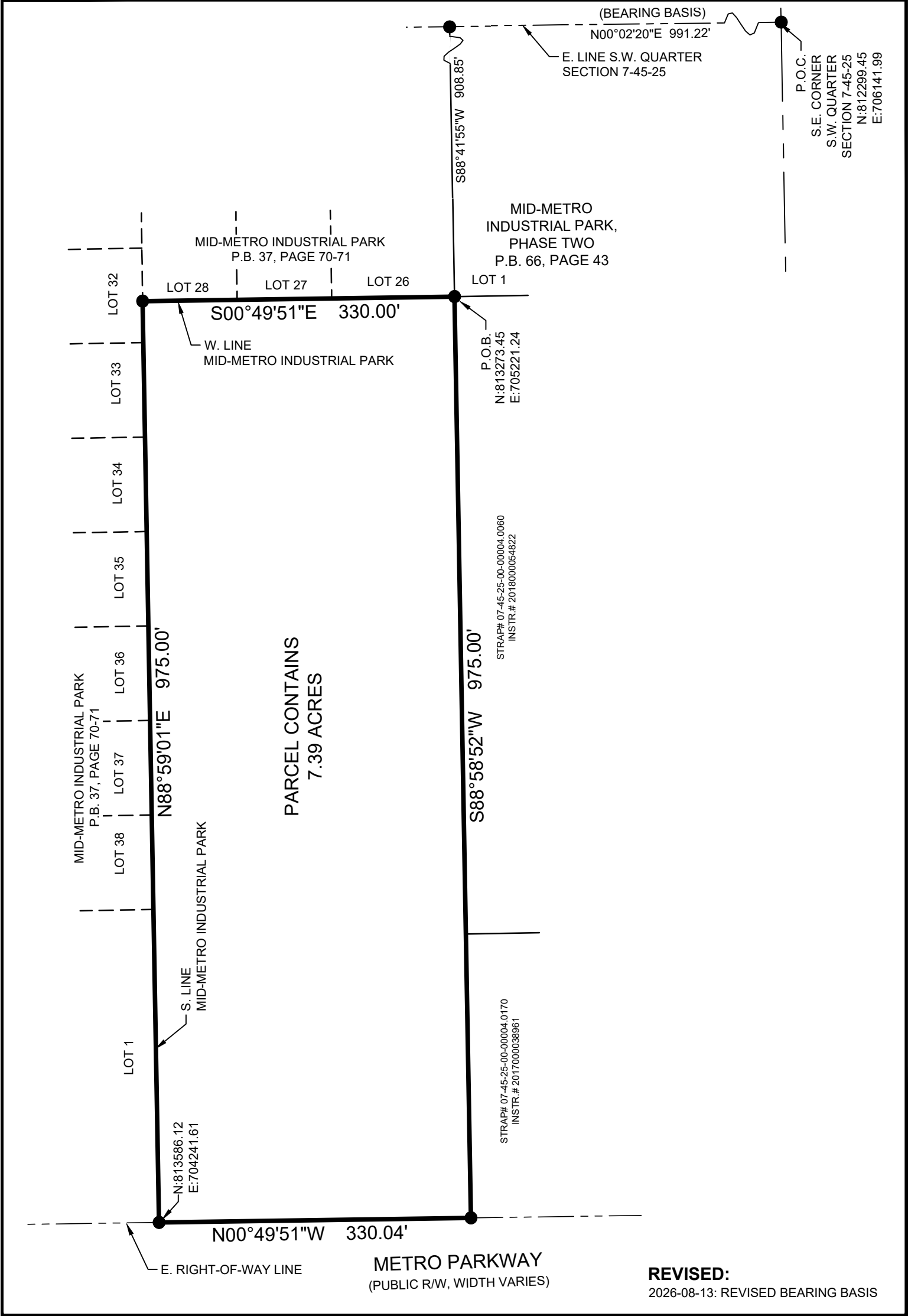
JURISDICTION: LEE COUNTY

DATE: 07-10-2026

SHEET TITLE:
SKETCH AND
DESCRIPTION

SHEET NUMBER: 1 OF 2

JOB/FILE NUMBER: 20075A



PROJECT:

METRO PARKWAY
BOUNDARY

LOCATION:

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

CONSULTANT:

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330

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

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

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

CLIENT:

BELLINO
MANAGEMENT,
LLC

SCALE 1"=120'

PROJECT MANAGER: TMR
DRAWING BY: TAB
JURISDICTION: LEE COUNTY
DATE: 07-10-2026
SHEET TITLE:
SKETCH AND
DESCRIPTION
SHEET NUMBER: 2 OF 2
JOB/FILE NUMBER: 20075A

PAVESE LAW FIRM

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

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

TITLE CERTIFICATION 11803/11811/11819 Metro Parkway

Pavese Law Firm (as Agent/Title Company)

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

Certified To: Lee County Board of County Commissioners

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

Title to the property is vested in:

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

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

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

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

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

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

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

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

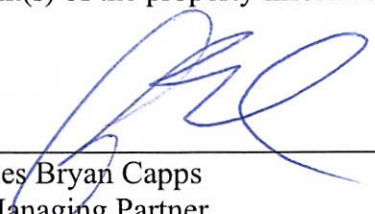
By: 
Charles Bryan Capps
Co-Managing Partner

Exhibit "A"

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

PARCEL 1

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

PARCEL 2

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

PARCEL 3

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



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane

District One

Cecil L. Pendergrass

District Two

David Mulicka

District Three

Brian Hamman

District Four

Trish Petrosky

District Five

Dave Harner, II

County Manager

Richard Wm. Wesch

County Attorney

Donna Marie Collins

County Hearing Examiner

August 19, 2026

Writer's Direct Dial Number:
239-823-4602DEVELOPMENT ORDER
CERTIFICATE OF COMPLIANCE

PROJECT NAME: Gemaire Canopy Extension

D.O. NUMBER: LDO2025-00574

BUILDING PERMIT: COM2025-01548

This Certificate of Compliance certifies that the above mentioned development, as determined by an on-site inspection performed by Lee County on 8/19/2026 is completed to the specifications of the approved development order plans and is hereby declared to be in substantial compliance with the Final Development Order.

This Certificate represents a final inspection. This Development Order is now complete.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services SectionElectronically signed on 8/19/2026 by
Blake Labelle

South Florida Water Management District

**BEG. PERMIT
NUMBER** 36-00874-S

APPLICATION NO.

950403-5



South Florida Water Management District

Fort Myers Service Center • 1342 Colonial Blvd., Suite 81, Fort Myers, FL 33907
(813) 278-SFWM • 1-800-248-1201 • Fax (813) 278-7310

CON 24-06

Regulation Department
Application No.: 950403-5

June 2, 1995

4-M Properties
11803 Metro Parkway
Fort Myers, FL 33911

Dear Permittee:

SUBJECT: Notice of Intent to Construct Works
Modification to Permit and
Stormwater Discharge Certification No.: 36-00874-S
Permittee: 4-M PROPERTIES
Project: FIRESERVICE INC
Location: LEE COUNTY, S7/T45S/R25E

This letter is to notify you of the District's agency action concerning your request of April 3, 1995, to modify the above referenced Permit and Stormwater Discharge Certification. This action is taken pursuant to Rule 40E-1.606 and Chapter 40E-40, Florida Administrative Code.

Based on the information provided, District rules have been adhered to and a modification to the above referenced Permit and Stormwater Discharge Certification is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing,
2. the attached 19 Standard Limiting Conditions, and
3. 7 Special Conditions, and
4. 4 Exhibit(s).

Should you object to these Conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

Governing Board:

Valerie Bryd, Chairman
Frank Williamson, Jr., Vice Chairman
William E. Graham

William Hammond
Betsy Krant
Richard A. Machek

Eugene K. Pettis
Nathaniel P. Reed
Miriam Singer

Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

District Headquarters • 3301 Gun Club Road, P.O. Box 24680, West Palm Beach, FL 33416-4680 • (407) 686-8800, FL WATS 1-800-432-2045

the reverse side?

SENDER:

- Complete Items 1 and/or additional services.
- Complete Items 3, and 4a
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date.

I also want to receive the following services (for an extra fee):

- ☐ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
Z 763 356 684

4b. Service Type

☐ Registered	☐ Insured
☒ Certified	☐ COD
☐ Express Mail	☐ Return Receipt for Merchandise

7. Date of Delivery
6595 Hall

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
Theresa...

6. Signature (Agent)
950403-5

PS Form 3811, December 1991 ★U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

Receipt for Certified Mail

4-M Properties
11803 Metro Parkway
Fort Myers, Fla. 33911

coverage Provided International Mail

\$110	110	101	321
-------	-----	-----	-----

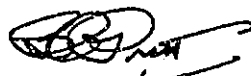
Z 763 356 684

4-M PROPERTIES
 Subject: Notice of Intent to Construct Works
 June 2, 1995
 Page 2

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee (and the persons listed in the attached distribution list) no later than 5:00 p.m. this 2nd day of June, 1995, in accordance with Section 120.60(3), Florida Statutes.

Sincerely,



Benjamin C. Pratt, P.E., P.L.S
 Area Manager
 Ft Myers Service Center

BCP/rt/

CERTIFIED MAIL NO. Z 763 356 684
 Enclosures

FORM 0537
10/87

South Florida Water Management District

GENERAL PERMIT

NOTICE OF RIGHTS

This Notice of Rights is intended to inform the recipient of the administrative and judicial review which may be available as mandated by section 120.60(3), Florida Statutes. Be advised that although this notice is intended to be comprehensive, the review procedures set forth herein have been the subject of judicial construction and interpretation which may affect the administrative or judicial review available. Recipients are therefore advised to become familiar with Chapters 120 and 373, Florida Statutes, and the judicial interpretation of the provisions of these chapters.

1. If a substantially affected person objects to the staff's recommendation, that person has the right to request an administrative hearing on the proposed agency action. The substantially affected person may request either a formal or an informal hearing, as set forth below. Failure to comply with the prescribed time periods shall constitute a waiver of the right to a hearing.
2. If a substantially affected person believes a genuine issue of material fact is in dispute, that person may request a formal hearing pursuant to section 120.57(1), Florida Statutes, by filing a petition not later than:
 - a. IF NOTICE OF THE APPLICATION WAS PUBLISHED BY THE APPLICANT, within fourteen (14) days after mailing of the proposed agency action or
 - b. IF NOTICE OF THE APPLICATION WAS NOT PUBLISHED, within fourteen days after receipt of actual notice.

The request for a section 120.57(1), F.S., formal hearing must comply with the requirements of Rule 40E-1.521, Florida Administrative Code, a copy of which is attached. Petitions are deemed filed upon receipt by the District. Failure to substantially comply with the provisions of Rule 40E-1.521, Florida Administrative Code, shall constitute a waiver of the right to a 120.57(1) hearing. If a petition for administrative hearing is not timely filed, the staff's proposed agency will automatically mature into final agency action.
3. If a substantially affected person believes that no issues of material fact are in dispute, that person may request an informal hearing pursuant to section 120.57(2), F.S., by filing a petition for hearing not later than:
 - a. IF NOTICE OF THE APPLICATION WAS PUBLISHED BY THE APPLICANT, within fourteen (14) days after mailing of the proposed agency action or
 - b. IF NOTICE OF THE APPLICATION WAS NOT PUBLISHED, within fourteen days after receipt of actual notice.

A request for informal hearing shall be considered as a waiver of the right to request a formal section 120.57(1), F.S., hearing. A request for a section 120.57(1), F.S., formal hearing not in substantial compliance with the provisions of rule 40E-1.521, F.A.C., may be considered by the District as a request for informal hearing. If a petition for administrative hearing is not timely filed, the staff's proposed agency action will automatically mature into final agency action.
4. Pursuant to section 373.114, Florida Statutes, a party to the proceeding below may seek review of a Final Order rendered on the permit application before the Land and Water Adjudicatory Commission, as provided therein. Review under this section is initiated by filing a request for review with the Land and Water Adjudicatory Commission and serving a copy on the Department of Environmental Regulation and any person named in the Order within 20 days after rendering of the District's Order. However, when the order to be reviewed has statewide or regional significance, as determined by the Land and Water Adjudicatory Commission within 60 days after receipt of a request for review, the commission may accept a request for review from any affected person within 30 days after the rendering of the order. Review under section 373.114, Florida Statutes, is limited solely to a determination of consistency with the provisions and purposes of Chapter 373, Florida Statutes. This review is appellate in nature and limited to the record below.
5. A party who is adversely affected by final agency action on the permit application is entitled to judicial review in the District Court of Appeal pursuant to section 120.68, Florida Statutes, as provided therein. Review under section 120.68, Florida Statutes in the District Court of Appeal is initiated by filing a petition in the appropriate District Court of Appeal in accordance with Florida rule of appellate Procedure 9.110. The Notice of Appeal must be filed within 30 days of the final agency action.
6. Section 373.617(2), Florida Statutes, provides:

Any person substantially affected by a final action of any agency with respect to a permit may seek review within 90 days of the rendering of such decision and request monetary damages and other relief in the circuit court in the judicial circuit in which the affected property is located; however, circuit court review shall be confined solely to determining whether final agency action is an unreasonable exercise of the state's police power constituting a taking without just compensation. Review of final agency action for the purpose of determining whether the action is in accordance with existing statutes or rules and based on component substantial evidence shall proceed in accordance with Chapter 120.
7. Please be advised that exhaustion of administrative remedies is generally a prerequisite to appeal to the District Court of Appeal or the seeking of Circuit Court review of final agency action by the District on the permit application. There are, however, exceptions to the exhaustion requirement. The applicant is advised to consult the case law as to the requirements of exhaustion exceptions.

40E-1.521

Initiation of Formal Proceedings.

(1) Initiation of formal proceedings shall be made by petition to the District. The term petition as used herein includes any application or other document which expresses a request for formal proceedings. Each petition should be printed, typewritten or other duplicated in legible form on white paper or standard legal size. Unless printed, the impression shall be on one side of the paper only and lines shall be double-spaced and indented.

- (2) All petitions filed under these rules shall contain:
- (a) The name and address of the District and the District's file or identification number, if known;
 - (b) The name and address of the petitioner or petitioners;
 - (c) An explanation of how each petitioner's substantial interests will be affected by the District's determination;
 - (d) A statement of when and how petitioner received notice of the District's decision or intent to render a decision;
 - (e) A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
 - (f) A concise statement of the ultimate facts which petitioner believes entitle petitioner to the relief sought as well as the rules and statutes which support petitioner's claim for relief.
 - (g) A demand for the relief to which the petitioner deems himself entitled; and
 - (h) Other information which the petitioner contends is material.

(3) Upon receipt of a petition for formal proceedings, the Office of Counsel shall review the petition for compliance with subsection (2). The Board shall accept those petitions in substantial compliance therewith, which have been timely filed, which establish that the petitioner is a substantially affected party, and which state a dispute which is within the jurisdiction of the District to resolve. If accepted, the Board shall designate the presiding officer of the administrative hearing. The District shall promptly give written notice to all parties of the action taken on the petition, and shall state with particularity its reasons therefor.

(4) If a petition is filed that does not substantially comply with the requirement of subsection (2) of this section, the District shall issue an order dismissing the petition with leave to file an amended petition complying with the requirements of this rule within the time period designated in the order. If an amended petition complying with this rule is not filed with the District Clerk within the designated time period, the petitioner's right to a processing under Section 120.57, Florida Statutes, is waived.

(5) If a valid petition is filed, with the consent of all parties and upon a showing of good cause, Board action on the petition pursuant to Section 120.57(1)(b) shall be waived. "Good cause" shall mean a set of circumstances unforeseen and outside of the control of the person requesting the waiver.

(6) When a valid petition for administrative hearing has been filed, the Board action shall defer consideration of the matter pending the completion of the administrative hearing and the submittal of a recommended order, and any exceptions to that order.

(7) If the Board designates a Hearing Officer assigned by the Division of Administrative Hearings as the presiding officer, the District Clerk shall forward the petition and all relevant materials filed with the District to the Division of Administrative Hearings, and shall notify all parties of its action.

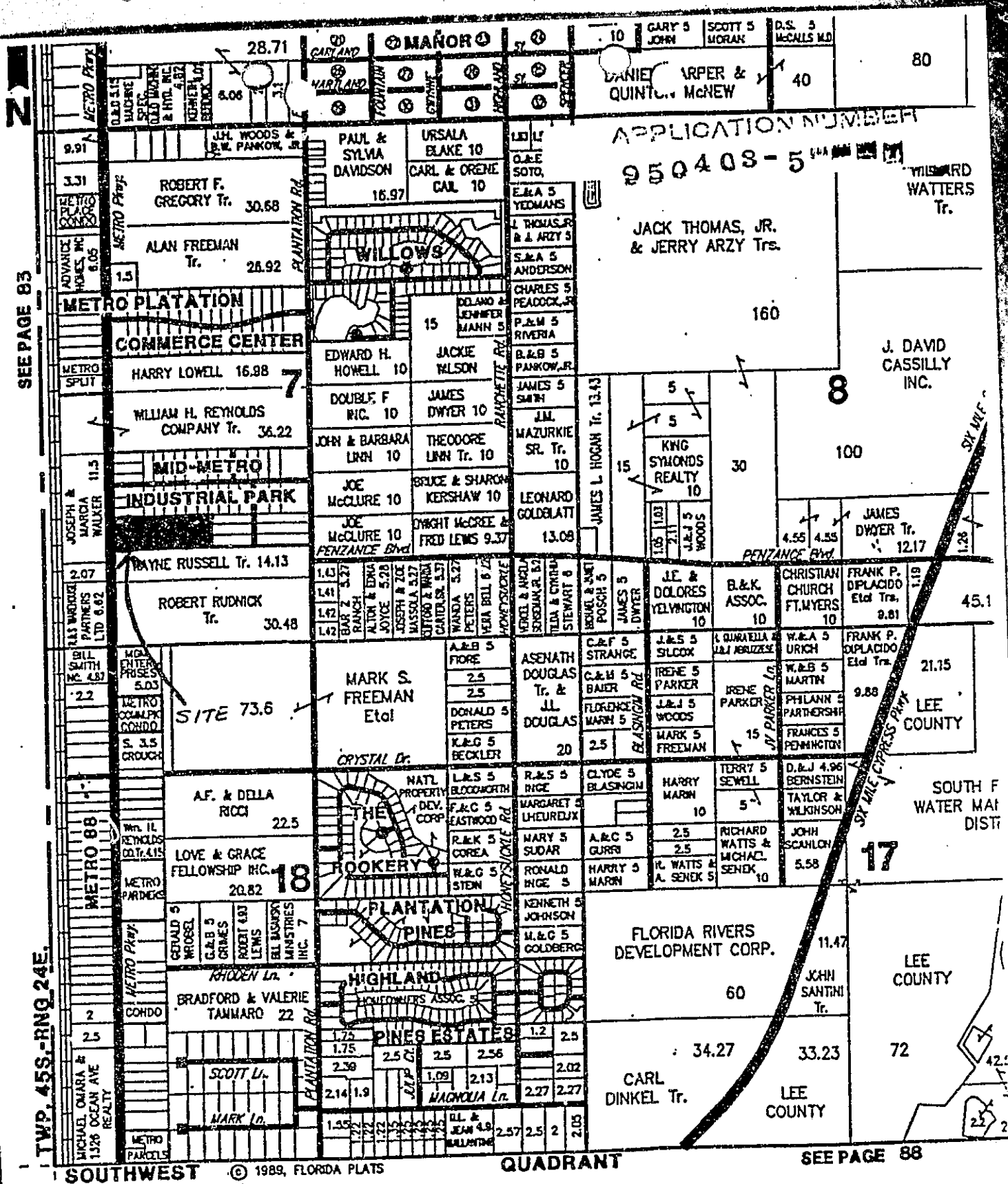
LIMITING CONDITIONS

- 1 . THE PERMITTEE SHALL IMPLEMENT THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
- 2 . WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY OR INTO SURFACE WATERS OF THE STATE WILL BE SUBMITTED TO THE DISTRICT AS REQUIRED BY SECTION 5.9, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994." PARAMETERS TO BE MONITORED MAY INCLUDE THOSE LISTED IN CHAPTER 62-302, F.A.C. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY OR INTO SURFACE WATERS OF THE STATE.
- 3 . THIS PERMIT SHALL NOT RELIEVE THE PERMITTEE OF ANY OBLIGATION TO OBTAIN NECESSARY FEDERAL, STATE, LOCAL OR SPECIAL DISTRICT APPROVALS.
- 4 . THE OPERATION PHASE OF THIS PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE DISTRICT'S ACCEPTANCE OF CERTIFICATION OF THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM. THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONSIBLE OPERATIONAL ENTITY ACCEPTED BY THE DISTRICT, IF DIFFERENT FROM THE PERMITTEE. THE TRANSFER REQUEST CAN BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION COMPLETION CERTIFICATION.
- 5 . ALL ROAD ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.5, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
- 6 . ALL BUILDING FLOOR ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.4, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
- 7 . OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT WILL BE MADE ONLY THROUGH THE FACILITIES AUTHORIZED BY THIS PERMIT.
- 8 . A PERMIT TRANSFER TO THE OPERATION PHASE SHALL NOT OCCUR UNTIL A RESPONSIBLE ENTITY MEETING THE REQUIREMENT IN SECTION 9.0, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994," HAS BEEN ESTABLISHED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP OR LEGAL INTEREST SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN.
- 9 . THE PERMIT DOES NOT CONVEY TO THE PERMITTEE ANY PROPERTY RIGHT NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4, FAC.
10. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

11. THIS PERMIT IS ISSUED BASED ON THE APPLICANT'S SUBMITTED INFORMATION WHICH REASONABLY DEMONSTRATES THAT ADVERSE WATER RESOURCE RELATED IMPACTS WILL NOT BE CAUSED BY THE COMPLETED PERMIT ACTIVITY. SHOULD ANY ADVERSE IMPACTS CAUSED BY THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM OCCUR, THE DISTRICT WILL REQUIRE THE PERMITTEE TO PROVIDE APPROPRIATE MITIGATION TO THE DISTRICT OR OTHER IMPACTED PARTY. THE DISTRICT WILL REQUIRE THE PERMITTEE TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM, IF NECESSARY, TO ELIMINATE THE CAUSE OF THE ADVERSE IMPACTS.
12. WITHIN 30 DAYS OF ISSUANCE OF THIS PERMIT, THE PERMITTEE OR AUTHORIZED AGENT SHALL NOTIFY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMMENCEMENT NOTICE OR EQUIVALENT) OF THE ACTUAL OR ANTICIPATED CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE.
13. WHEN THE DURATION OF CONSTRUCTION EXCEEDS ONE YEAR, THE PERMITTEE OR AUTHORIZED AGENT SHALL SUBMIT CONSTRUCTION STATUS REPORTS ON AN ANNUAL BASIS (VIA THE SUPPLIED ANNUAL STATUS REPORT OR EQUIVALENT) BEGINNING ONE YEAR AFTER THE INITIAL COMMENCEMENT OF CONSTRUCTION.
14. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE OR AUTHORIZED AGENT SHALL FILE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMPLETION/ CONSTRUCTION CERTIFICATION OR EQUIVALENT). THE CONSTRUCTION COMPLETION/ CERTIFICATION MUST INCLUDE, AT A MINIMUM, EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWING ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED.
15. WITHIN 30 DAYS OF ANY SALE, CONVEYANCE OR OTHER TRANSFER OF ANY OF THE LAND WHICH IS PROPOSED FOR DEVELOPMENT UNDER THE AUTHORIZATION OF THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DISTRICT OF SUCH TRANSFER IN WRITING VIA EITHER FORM 0483, REQUEST FOR PERMIT TRANSFER; OR FORM 0920, REQUEST FOR TRANSFER OF SURFACE WATER MANAGEMENT CONSTRUCTION PHASE TO OPERATION PHASE (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY), IN ACCORDANCE WITH SECTIONS 40E-1.6105 AND 40E-4.351, F.A.C.
16. A PRORATED SHARE OF SURFACE WATER MANAGEMENT RETENTION/DETENTION AREAS, SUFFICIENT TO PROVIDE THE REQUIRED FLOOD PROTECTION AND WATER QUALITY TREATMENT, MUST BE PROVIDED PRIOR TO OCCUPANCY OF ANY BUILDING OR RESIDENCE.
17. A STABLE, PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION REPORT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITH THE CERTIFICATION REPORT.
18. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO INSURE THAT ADVERSE OFF-SITE WATER RESOURCE RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
19. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C.

SPECIAL CONDITIONS

- 1 . DISCHARGE FACILITIES: THROUGH PREVIOUSLY PERMITTED FACILITIES.
- 2 . THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
- 3 . MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
- 4 . THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
- 5 . FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
- 6 . ALL SPECIAL CONDITIONS PREVIOUSLY STIPULATED BY PERMIT NUMBER 36-00874-S REMAIN IN EFFECT UNLESS OTHERWISE REVISED AND SHALL APPLY TO THIS MODIFICATION.
- 7 . OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF 4-M PROPERTIES.



LOCATION MAP:

ADDL/REVISED SUBMITT.

MAY 10 1995

FORT MYERS SERVICE CENTER

EXHIBIT 1

FIRESERVICE INC

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 950403-5 PERMIT MODIFICATION NO. 36-00874-S
LOCATION: LEE COUNTY, S7/T45S/R25E
OWNER: 4-M PROPERTIES
ENGINEER: INK ENGINEERING
PROJECT AREA: 7.39 ACRES DRAINAGE AREA: 7.39 ACRES
PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: Permit number 36-00874-S was issued on August 9, 1988 authorizing construction and operation of a 7.4 acre industrial/commercial site. The site was permitted to contain five buildings totaling 2.06 acres, 2.56 acres of paved area and a 2.1 acre dry detention area. The control structure and SWM system were completed, however only two of the five buildings were constructed.
2. PROPOSED: Plan sheet 1 of 1 by Ink Engineering, Inc. signed and sealed by David L. Douglas, P.E. on May 30, 1995 is incorporated by reference into this Genral Permi and will be retained in the permit file.

The proposed project consists of constructing one 66,830 SF building, 1.20 acres of paved area, and modifying the existing SWM system. These activities will increase the permitted building and paved areas as reflected in the Land Use Table. The dry detention area will be decreased. However, in excess of 2.5" times the impervious area is still being provided. The control structure will not be modified.

PROJECT LEVEL:

DRAINAGE BASIN: TEN MILE CANAL

RECEIVING BODY: TEN MILE CANAL VIA METRO PARKWAY ROADSIDE SWALE

WATER QUALITY:

The required 0.83 AC-FT of water quality volume is provided in the 2.2 AC-FT dry detention area.

EXHIBIT 2

FIRESERVICE INC
PERMIT SUMMARY SHEET

WATER QUALITY:

The required 0.83 AC-FT of water quality volume is provided in the 2.2 AC-FT dry detention area.

ENVIRONMENTAL ASSESSMENT:**PROJECT SITE DESCRIPTION**

The project site is a 7.39 acre upland parcel located on the east side of Metro Parkway. The property adjacent to Metro Parkway has been developed while the eastern portion of the property is currently undeveloped. This undeveloped section of the property is a pine flatwood that is invaded with melaleuca. There are no wetlands on the property and no adverse environmental impacts are anticipated as a result of the proposed project.

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1	7.39	FAIR	PINE FLATWOODS MELALEUCA COMMERCIAL	7.39

TOTAL ON SITE UPLAND ACREAGE: 7.39

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for endangered, threatened, or species of special concern. No endangered/threatened or species of special concern were observed on site, and potential for impacts to wetland dependent endangered/threatened or species of special concern is considered minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened or species of special concern are discovered on the site.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	7.39	7.39	7.39	acres
WTRM ACREAGE	1.70	2.10	1.70	acres
PAVEMENT	2.67	2.06	1.20	acres
BUILD COVERAGE	2.63	2.56	1.53	acres

EXHIBIT 3

STAFF REPORT DISTRIBUTION LIST

PROJECT: FIRESERVICE INC
 APPLICATION NUMBER: 950403-5
 PERMIT MODIFICATION NUMBER: 36-00874-S

INTERNAL DISTRIBUTION

Reviewer:
 X Richard H. Thompson, P.E.
 X Dawn Dowling
 X Clayton R. Miller, P.E.
 X Karen M. Johnson
 X B. Colavecchio - REG
 M. Cruz - REG
 J. Golden - REG
 E. Hopkins - UDP
 C. Merriam - GPA
 R. Mireau - OMD
 R. Robbins - NRM
 D. Thatcher - CPR
 W. Van Voorhess - GPA
 K. Wallace - REG
 A. Waterhouse - REG
 Director, Big Cypress Basin
 X Area Engineer
 X Day File
 X Enforcement
 Field Representative
 Office of Counsel
 X Permit File

DEPT. OF ENVIRONMENTAL PROTECTION

X Ft. Myers

EXTERNAL DISTRIBUTION

X Applicant:
 4-M PROPERTIES
 X Applicant's Consultant:
 INK ENGINEERING
 X Engineer, County of:
 LEE
 X Engineer, City of:
 FORT MYERS
 Local Drainage District:

COUNTY

X Lee

-Dept of Environmental
 Protection
 -Development & Review
 -Mosquito Control

BUILDING AND ZONINGOTHER

X Div of Recreation and Park - District 8
 F.G.F.W.F.C.
 Port St. Lucie Planning Division
 X S.W.F.R.P.C. - Glenn Heath
 Sierra Club - Central Florida Group

EXHIBIT 4

ROUTE

SURFACE WATER MANAGEMENT DIVISION ADDITIONAL INFORMATION

DATE RECEIVED 5-31-95 # OF COPIES RECEIVED 6

APPLICATION NUMBER 950403-5

PROJECT NAME Fireservice Inc.

1. REVIEWER Richard Thompson

UPDATED TRACKING SCREEN 5-31-95 (Teresa)

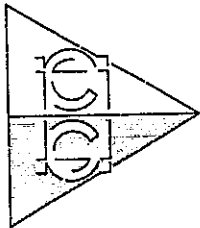
2. FIELD ENGINEERING Lee COUNTY

3. NRM Dawn Dowling

4. WATER USE _____

5. BACK-UP FILE

COMMENTS:



INK ENGINEERING INC.

ENGINEERS • SURVEYORS • PLANNERS

6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

May 31, 1995
Job Number 8286.03

APPLICATION NUMBER **RECEIVED**
950403-5

MAY 31 1995

Mr. Richard Thompson
S. Fl. Water Management District
1342 Colonial Blvd., Unit 81
Ft. Myers, FL 33907

FT MYERS

RE: Fire Service General Permit
Modification Permit #36-00874-S

Dear Mr. Thompson:

Please find six (6) composite site plans as you requested.

The Lee County Development Order is pending per this application,
therefore anything you can do to expedite this permit would be
appreciated.

If you have any questions, please feel free to call me.

Sincerely,
INK ENGINEERING, INC.

Dave Douglas, P.E.

DD:ls

Encls.

Over seeing
ADDL/REVISED SUBMITTAL

MAY 31 1995

FORT MYERS SERVICE CENTER

PERMIT APPLICATION ROUTING

Regulation Department

Application Number:

~~950403-5~~
~~950510-7~~

Permit Number: 36-00874-S

Applicant:

4M Properties

Project:

Fireservice Phase II

County:

Lee

30-Day Deadline

6-9-95

21-Day Deadline

5-31-95

No Fee Required

Fee Required

\$ 500.00

Fee Due \$ - 0 -

(Do Not Issue Permit)

PROCESSED BY:

Teresa Wortman

ROUTE TO:

Clayton Miller

Area Engineer

NRM

BU

DATE RECEIVED:

5-11-95

DATE OUT:

5-11-95

5-11-95

5-11-95

5-11-95

5-11-95

Supervisor Signoff:

DATE:

SWM Reviewer:

DATE: 5-31-95

SWM Signoff:

NRM Signoff:

Field Eng. Signoff:

Dredge & Fill Required: _____

Comments:

Acres:

7.39

FOR REGULATORY ADMINISTRATION USE ONLY



South Florida Water Management District

3301 Gun Club Road • P.O. Box 24680 • West Palm Beach, FL 33416-4680 • (407) 687-6909 • FL. WA'S 1-800-432-2045

Form #0940
Rev. 4/93

16737

[4M PROPERTIES
P.O. Box 6986
Fort Myers, Florida 33911

Refer to Application

950403-5

950510-7

Fireservice Phase II

RECEIPT FOR PERMIT APPLICATION FEE

4620- S.W. General Permit - Modification.....\$ 500.00

Check # 0904

PROCESSED BY: Teresa
DATE: 5/11/95
SC: FTM

White - Applicant

Yellow - Accounting

Pink - Control

Gold - File

SURFACE WATER

SW INDIVIDUAL (NEW AND MOD)

- ☐ 1 ORIGINAL SIGNED RC1-A
- ☐ 1 ORIGINAL RC1-S AND 3 COPIES
- ☐ 4 AERIALS
- ☐ 4 LOCATION MAPS (8 1/2 X 11)
- ☐ 4 SETS OF PLANS (IF NECESSARY)
- ☐ 4 ENGR. REPTS. (CALCULATIONS-IF N)
- ☐ PUBLIC NOTICE INFOR FOR ALL IND/O

SW GENERAL PERMITS (NEW & MODS)

- ☒ 1 ORIGINAL SIGNED RC1-A
- ☒ 1 ORIGINAL RC1-S AND 5 COPIES
- ☒ 4 AERIALS
- ☒ 4 LOCATION MAPS (8 1/2 X 11)
- ☒ 4 SETS OF PLANS (IF NECESSARY)
- ☒ 4 ENGR. REPTS. (CALCULATIONS-IF N)

EXEMPTIONS

- ☐ 1 ORIGINAL SIGNED FORM #0027
- ☐ 2 LOCATIONS MAPS (8 1/2 X 11)
- ☐ PROOF OF OWNERSHIP
- ☐ 2 SETS OF SIGNED/SEALED PLANS

LETTER MODS.

- ☐ 1 LETTER
- ☐ LOCATION MAPS

NO PERMIT REQUIRED

- ☐ LETTER
- ☐ LOCATION MAP
- ☐ PLANS/AERIALS

COMMENTS

APPLICATION NO.: 950510-7950403-5 LOG IN DATE: _____

DATE TO TERESA: 5-11-95

CHECKED BY _____

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FL 33903

PH. (813) 995-8500
FAX (813) 997-3407

TO

SEWMD

LETTER OF TRANSMITTAL

DATE	5-5-95	JOB NO.	8286
ATTENTION			
RE: <i>Freemove</i>			
<i>Gen. Permit Mat. #36-00874-5</i>			
APPLICATION NUMBER			
950403-5			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings☐ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of letter☐ Change order☐

COPIES	DATE	NO.	DESCRIPTION
4			<i>Sets Original Applications w/ required attachments</i>
4			<i>Set Plans Signed & Sealed, aerial w/ site located</i>
1			<i>Check \$500.00 app fee</i>

THESE ARE TRANSMITTED as checked below:

☒ For approval☐ For your use☐ As requested☒ For review and comment☐ FOR BIDS DUE _____☐ Approved as submitted☐ Approved as noted☐ Returned for corrections☐☐ Resubmit _____ copies for approval☐ Submit _____ copies for distribution☐ Return _____ corrected prints☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

ADDL/REVISED SUBMITTAL

MAY 10 1995

FT. MYERS SERVICE CENTER

COR

SIGNED:

Dave Douglas

If enclosures are not as noted, kindly notify us at once.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

RC-1A ADMINISTRATIVE INFORMATION FOR

SURFACE WATER MANAGEMENT PERMIT APPLICATIONS AND/OR WATER USE PERMIT APPLICATIONS

Form 0645-A01
03/94

30 Day - 6-9-95
21 Day - 5-31-95

APPLICATION NUMBER

950408-5

I. GENERAL INFORMATION

THIS IS AN APPLICATION FOR (PLEASE CHECK APPROPRIATE BOXES):

☒ A SURFACE WATER MANAGEMENT PERMIT
 ☐ A WATER USE PERMIT

OWNER	APPLICANT (IF DIFFERENT FROM OWNER)
NAME 4 M Properties	NAME Same
ADDRESS 11803 Metro Parkway	ADDRESS
CITY, STATE, ZIP Ft. Myers, FL 33912	CITY, STATE, ZIP
TELEPHONE (813) 936-1033	TELEPHONE ()
PROJECT ENGINEER, CONSULTANT OR AGENT	PRE-APPLICATION MEETING
NAME OF FIRM Ink Engineering, Inc.	HAVE ANY PRE-APPLICATION MEETINGS BEEN HELD WITH DISTRICT STAFF? ☐ YES ☒ NO
NAME OF CONTACT PERSON David Douglas, P.E.	DATE(S)
ADDRESS 6320 Beau Drive	LOCATION(S)
CITY, STATE, ZIP N. Ft. Myers, FL 33903	NAME(S) OF KEY DISTRICT STAFF 2001 0
TELEPHONE (813) 995-8500	NAME(S) OF PROJECT REPRESENTATIVE(S)

PROJECT INFORMATION

NAME (INCLUDING THE PHASES COVERED BY THIS APPLICATION) Fireservice Phase II			
TOTAL PROJECT ACREAGE, INCLUDING ALL PHASES. 7.39		PHASE AREAS (IF APPLICABLE):	
CITY, TOWN, OR VILLAGE (IF APPLICABLE) Ft. Myers		COUNTY Lee	
SECTION(S) OR GOVERNMENT LOT(S) 7	TOWNSHIP 45	RANGE 2	E
SECTION(S) OR GOVERNMENT LOT(S)	TOWNSHIP	RANGE	E
SECTION(S) OR GOVERNMENT LOT(S)	TOWNSHIP	RANGE	E

II. SURFACE WATER MANAGEMENT

FORM OF PERMIT

☐ A NEW INDIVIDUAL PERMIT, PURSUANT TO RULE 40E-4, FLORIDA ADMINISTRATIVE CODE (F.A.C.)	☐ A NEW GENERAL PERMIT, PURSUANT TO RULE 40E-40, F.A.C.
☐ A MODIFICATION OF EXISTING	☒ A MODIFICATION OF EXISTING 36-00874-5 GENERAL PERMIT NO. E1002-83

ADDL/REVISED SUBMITTAL

MAY 10 1995

FT. MYERS SERVICE CENTER

REQUESTED CHANGE(S) OR NEW WORK(S)

SURFACE WATER MANAGEMENT (CONTINUED)



Form 6045-A02

TYPE OF PERMIT

- ☐ CONCEPTUAL APPROVAL OF A SURFACE WATER MANAGEMENT SYSTEM WHICH WILL SERVE THE ENTIRE _____ - ACRE SITE (PLEASE FILL IN THE ACREAGE OF YOUR ENTIRE PROJECT)
- ☒ CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM WHICH WILL SERVE THE ENTIRE _____ - ACRE SITE. (PLEASE FILL IN THE ACREAGE OF YOUR ENTIRE PROJECT.)
- ☐ *PHASES OF THE SITE: CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM WHICH WILL SERVE _____ ACRES (PLEASE FILL IN THE ACREAGE OF THE PART OF YOUR PROJECT FOR WHICH A CONSTRUCTION AND OPERATION PERMIT IS SOUGHT.) OF THE ENTIRE _____ - ACRE SITE. (PLEASE FILL IN THE ACREAGE OF YOUR ENTIRE PROJECT.)
- ☐ OPERATION OF AN EXISTING SURFACE WATER MANAGEMENT SYSTEM WHICH SERVES THE ENTIRE _____ - ACRE SITE (PLEASE FILL IN THE ACREAGE OF YOUR ENTIRE PROJECT)
- ☐ *PHASES OF THE SITE: OPERATION OF AN EXISTING SURFACE WATER MANAGEMENT SYSTEM WHICH SERVES _____ ACRES (PLEASE FILL IN THE ACREAGE OF THE PART OF YOUR PROJECT FOR WHICH AN OPERATION PERMIT IS SOUGHT.) OF THE ENTIRE _____ - ACRE SITE. (PLEASE FILL IN THE ACREAGE OF YOUR ENTIRE PROJECT)
- *IF THIS IS THE CASE, YOU MUST ALSO USE THIS FORM TO APPLY FOR OTHER TYPES OF PERMITS FOR THE REST OF THE SITE, TO ASSURE THAT THE ENTIRE SITE IS COVERED BY THIS APPLICATION

III.

WATER USE

FORM OF PERMIT (PLEASE CHECK ONLY ONE BOX):

- ☐ A NEW INDIVIDUAL PERMIT PURSUANT TO RULE _____ ACTIVE CODE (F A C)
- ☐ A NEW GENERAL PERMIT, PURSUANT TO RULE 40E-20, F.A.C.
- ☐ RENEWAL OF EXISTING PERMIT NO _____

ADDL/REVISED SUBMITTAL

MAY 10 1995

FORT MYERS SERVICE CENTER

LEAST ONE BOX):

- ☐ AGRICULTURAL IRRIGATION ☐ LANDSCAPING IRRIGATION ☐ GOLF COURSE IRRIGATION
- ☐ PUBLIC WATER SUPPLY ☐ MINING/DEWATERING ☐ INDUSTRIAL/COMMERCIAL
- ☐ RECREATIONAL ☐ AQUACULTURE ☐ OTHER (PLEASE DESCRIBE) _____

SOURCE OF WATER (PLEASE CHECK AT LEAST ONE BOX):

SURFACE WATER FROM THE FOLLOWING WATER BODY(IES).

- ☐ ON-SITE RETENTION POND(S) OR LAKE(S) ☐ ADJACENT LAKE, CANAL, RIVER OR CREEK _____ (NAME)

GROUND WATER FROM THE FOLLOWING NAMED AQUIFER(S) (PLEASE INDICATE, FOR EACH AQUIFER, WHETHER IT IS SHALLOW OR DEEP).

IV. CERTIFICATION

I hereby certify that, to the best of my knowledge, the total project acreage listed above is owned or controlled by me and encompasses the project referenced in this permit application. In addition, I agree to provide entry to the project site for South Florida Water Management District inspectors with proper identification or documents as required by law for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.

KIRK MAUTE

Printed typed name (and agent's if principal's title is not owner)

Signature (if acting as agent, please attach owner's signed

Date

document authorizing you to apply for SFWM's permits for the property described in the application.)

FOR DISTRICT USE ONLY
950408-5111

APPLICATION NUMBER
FEE REQUIRED
FEE PAID
RECEIPT NUMBER

500.00

500.00

16737

120

APPLICATION APPLICATION NUMBER
FOR 950408-511-111
SURFACE WATER MANAGEMENT PERMIT
FOR
FIRESERVICE
MODIFICATION TO
GENERAL PERMIT NO. 36-00874-S

SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

BY:

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA 33903
(813) 995-8500

ADDL/REVISED SUBMITTAL

MAY 10 1995

FCM MYERS SERVICE CENTER

JOB NUMBER 8286

APRIL, 1995

TABLE OF CONTENTS

SECTION I - SITE INFORMATION

APPLICATION NUMBER

ITEM I-1 LOCATION SKETCH
See attached

950403-5

ITEM I-2 AERIAL PHOTOGRAPH
See attached

ITEM I-3 EXISTING COVER (WETLAND)
See Permit No. 36-00874-S.

ITEM I-4 PROPOSED PRESERVATION (WETLAND)
See Permit No. 36-00874-S.

SECTION II - PROJECT INFORMATION

ITEM II-1A PROJECT DESCRIPTION
Construct one final building and parking and provide adequate storage volume to meet original permit criteria with the water management system and outfall structure to remain in compliance with the original permit.

ITEM II-1B STAFF GUIDANCE DOCUMENTS
See Permit No. 36-00874-S.

ITEM II-2 TOPOGRAPHIC MAP
See Permit No. 36-00874-S.

ITEM II-3 DRAINAGE MAP
See Permit No. 36-00874-S.

ITEM II-4 WATER TABLE ELEVATION
See Permit No. 36-00874-S.

ITEM II-4B SUPPORTING INFORMATION FOR WATER TABLE
See Permit No. 36-00874-S.

ITEM II-5 DESCRIPTION OF AFFECTED SYSTEMS
See Permit No. 36-00874-S.

ITEM II-6 FLOOD PLAIN INFORMATION

ADDL/REVISED SUBMITTAL

MAY 10 1995

FORT MYERS SERVICE CENTER

This site is located in Flood Zone B which indicates that no base flood elevation is required. The site is located on FEMA Panel No. 350 B dated September 19, 1994, see attached.

SECTION III - MASTER PLAN

ITEM III-1 DRAINAGE PLAN

See attached plans.

ITEM III-2 DRAINAGE PLAN DETAILS

See attached plans.

ITEM III-3 RECEIVING BODY

See Permit #36-00874-S.

ITEM III-4 CONSTRUCTION TECHNIQUES

See attached plans.

ITEM III-5 LEGAL RESERVATIONS

See General Permit No. 36-00874-S.

ITEM III-6 AFFECTED FACILITIES

No adverse impacts to existing facilities.

APPLICATION NUMBER

950403-5-00000

SECTION IV - SURFACE WATER MANAGEMENT ANALYSIS

ITEM IV-1 DESCRIPTION OF EXISTING FACILITIES

See Permit No. 36-00874-S.

ITEM IV-2 DESCRIPTION OF PREVIOUSLY APPROVED FACILITIES

See Permit No. 36-00874-S.

ITEM IV-3 DESCRIPTION OF PROPOSED FACILITIES FOR ENTIRE PROJECT

Modify the site plan to reduce the final 3 proposed buildings to 1 building which increases the square footage from 89,800 SF to 114,630 SF .

ITEM IV-4 DESCRIPTION OF FACILITIES FOR THIS PHASE

This project will develop the balance of the site.

ITEM IV-5 FACILITIES FOR EXFILTRATION TRENCH

No exfiltration trench facilities are planned.

ITEM IV-6 PERCOLATION TESTS AND CALCULATIONS

Not applicable.

ITEM IV-7 EXFILTRATION TRENCH COMPUTATIONS

Not applicable.

ITEM IV-8 FACILITY DETAILS FOR GRAVITY DISCHARGE

Refer to Permit No. 36-00874-S.

ITEM IV-9 STAGE-DISCHARGE CALCULATIONS

See attached.

ITEM IV-10 SPREADER SWALE VELOCITY

Not applicable.

ADDL/REVISED SUBMITTAL

MAY 10 1995

FORT MYERS SERVICE CENTER

ITEM IV-11 ONSITE PRETREATMENT LAND STORAGE CALCULATIONS
See Permit No. 36-00874-S.

ITEM IV-12 BASIN AND PHASE TABLE
See Permit No. 36-00874-S.

ITEM IV-13A WATER QUALITY DESCRIPTION
See Permit No. 36-00874-S.

APPLICATION NUMBER

950402-5. 1444

ITEM IV-13B DETENTION VOLUME CALCULATION
See Permit No. 36-00874-S.

ITEM IV-13C WET SEASON WATER TABLE/SOIL STORAGE CALC.
See Permit No. 36-00874-S & attached calculations.

ITEM IV-14 ALLOWABLE DISCHARGE
See Permit No. 36-00874-S.

ITEM IV-15 FLOOD ROUTINGS
See Permit No. 36-00874-S & attached calculations.

ITEM IV-16 FLOOD PLAIN ENCROACHMENT - CONVEYANCE FOR PRE-
DEVELOPMENT
See Permit No. 36-00874-S.

ITEM IV-17 CONVEYANCE FOR POST DEVELOPMENT
See Permit Number 36-00874-S.

ITEM IV-18 STORAGE FOR PRE-DEVELOPMENT RUN-OFF
See Permit Number 36-00874-S.

ITEM IV-19 STORAGE FOR PRE-DEVELOPMENT BASIN STORAGE
See Permit Number 36-00874-S.

ITEM IV-20 IMPORTER - EXPORTER INFORMATION
N/A

ADDL/REVISED SUBMITTAL

MAY 10 1995

FOR MYERS SERVICE CENTER

SECTION V - LEGAL AND INSTITUTIONAL

ITEM V-1 PROOF OF OWNERSHIP

See Permit No. 36-00874-S.

ITEM V-2 RESPONSIBLE ENTITY

See Permit No. 36-00874-S.

ITEM V-3 WATER AVAILABILITY LETTER

Existing on site Lee County Utilities.

ITEM V-4 SEWER AVAILABILITY LETTER

Existing on site Lee County Utilities.

ITEM V-5 RECEIVING BODY - LEGAL DOCUMENTATION

See Permit No. 36-00874-S.

ITEM V-7 LAND USE TABLE

See attached calculations.

ITEM V-8 DRI STATUS

Not applicable.

ITEM V-9 BOUNDARY SURVEY

See Permit No. 36-00874-S.

ITEM V-10 Additional Information

Not applicable.

SECTION VI - PUBLIC NOTICING INFORMATION

ITEM VI-1 DEPICTION OF WORKS

Construct one final building and associated parking lot.
Utilize existing retention area and outfall structure.

ITEM VI-2 PROJECT MAP

See attached.

ITEM VI-3 WETLANDS STATEMENT

Not applicable.

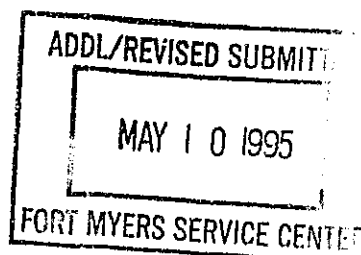
ITEM VI-4 MITIGATION STATEMENT

Not applicable.

SECTION VII - WORKS OF THE DISTRICT SURFACE WATER IMPROVEMENT
AND MANAGEMENT (SWIM)

ITEM VII SWIM PERMIT

Not applicable.



APPLICATION NUMBER

APPLICATION NUMBER

950408-5

APPLICATION NUMBER
950402-5

SECTION I - SITE INFORMATION

ADDL/REVISED SUBMITTAL

MAY 10 1995

F. MYERS SERVICE CENTER



ITEM I-1

FORT MYERS SERVICE CENTER

APPLICATION NUMBER

050403-5

SECTION II - PROJECT INFORMATION

ADDL/REVISED SUBMITTAL

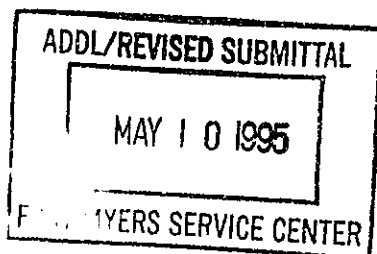
MAY 10 1995

FC MYERS SERVICE CENTER

ITEM II - 1A
PROJECT DESCRIPTION

Revised site plan to replace the last 3 easterly buildings with one building and associated parking. The net effect of the revision will be to increase site building square footage by 24,830 SF. The actual pavement area will decrease due to economy of building size as opposed to multiple buildings. The existing dry detention area will decrease but will still provide more storage than required to meet water quality requirements. The existing outfall structure and berms will remain in tact and in compliance with the existing permit #36-00874-S.

APPLICATION NUMBER
950408-5



ITEM II-1B
STAFF GUIDANCE

Received staff recommendations to submit a General Modification to the original permit #36-00874-S in a letter dated April 13, 1995.

APPLICATION NUMBER
950408-5

ADDL/REVISED SUBMITTAL

MAY 10 1995

MYERS SERVICE CENTER

APPLICATION NUMBER-M
950408-5

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

COUNTY OF
LEE,
FLORIDA
(UNINCORPORATED AREAS)

PANEL 350 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
125124 0350 B

EFFECTIVE DATE:
SEPTEMBER 19, 1984



Federal Emergency Management Agency

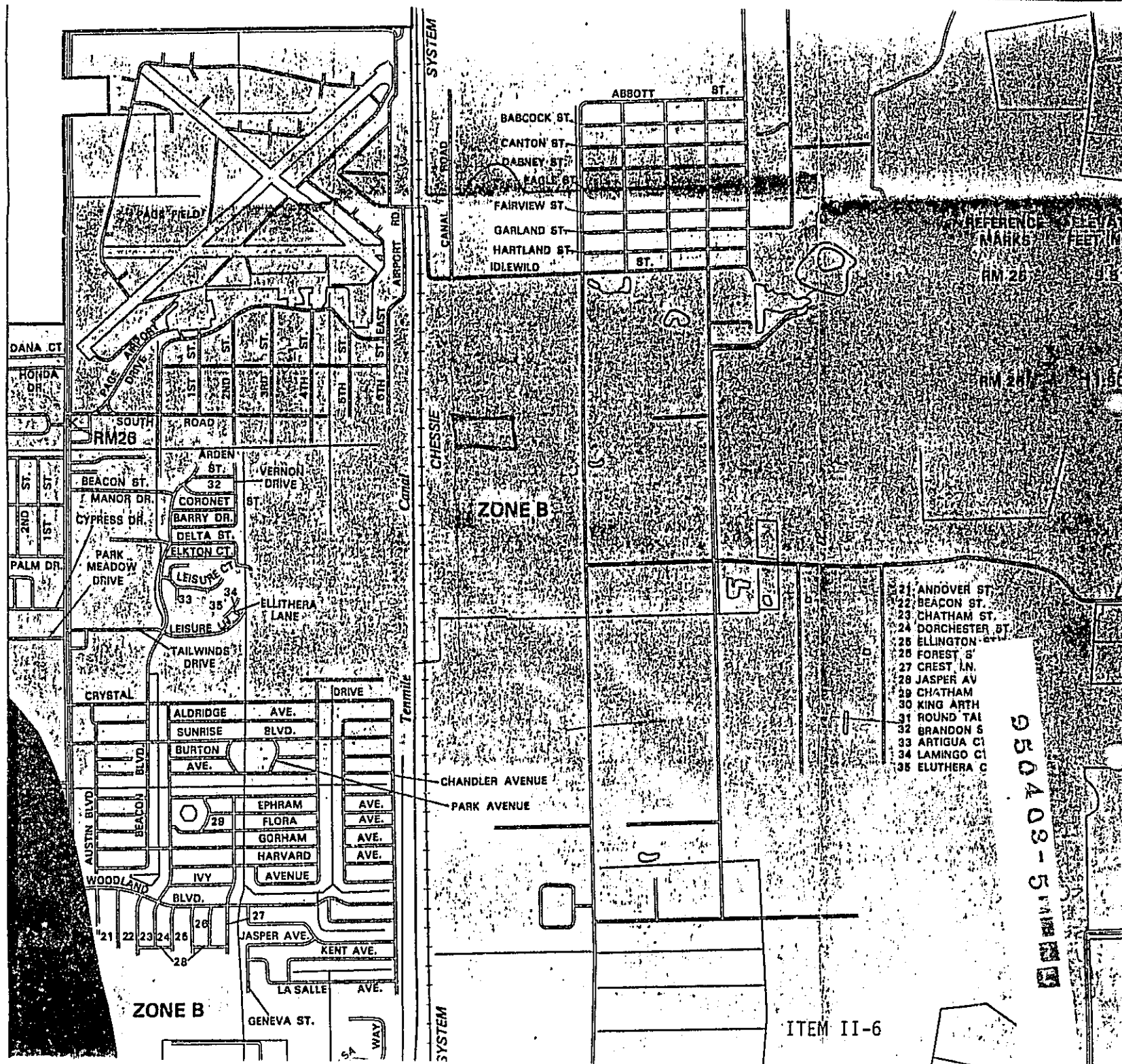
ADDL/REVISED SUBMITTAL

MAY 10 1995

PLANNERS SERVICE CENTER

ITEM 11-6

ADD/REVISED SUBMITT



APPLICATION NUMBER
950403-5

SECTION III - MASTER PLAN

ADDL/REVISED SUBMITTAL

MAY 10 1995

MYERS SERVICE CENTER

ITEM III-4
CONSTRUCTION TECHNIQUES

The Contractor shall be required to maintain acceptable water quantity and quality control for all related on-site and resources that may be affected by this project. No off site impacts should result from these improvements.

APPLICATION NUMBER

950408-5-1111

ADDL/REVISED SUBMITTAL

MAY 10 1995

WATERS SERVICE CENTER

APPLICATION NUMBER

950403-5

SECTION IV - SURFACE WATER MANAGEMENT ANALYSIS

ADDL/REVISED SUBMITTAL

MAY 10 1995

PLANNERS SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

PROJECT AREA : 7.39 ACRES
GROUND STORAGE : 1.00 INCHES
CONTROL ELEVATION : 13.10 FEET.

APPLICATION NUMBER
950403-5

- STAGE - STORAGE DATA

VERTICAL AREA 1 , DRY DET.	(1.70 AC)	STORES FROM ELEV	14.10 FT
VERTICAL AREA 2 , BLDG.	(2.63 AC)	STORES FROM ELEV	17.20 FT
LINEAR AREA 1 , GREEN AR.	(0.39 AC)	STORES FROM 15.60 TO 16.70 FT	
LINEAR AREA 2 , PARKING	(2.67 AC)	STORES FROM 16.70 TO 16.90 FT	

- WEIR DATA

WEIR OPTION : ORIFICE
ORIFICE SIZE: 5.00 IN.
CREST ELEV. : 15.60 FT.
CREST WIDTH : 0.00 IN.
CONTROL ELEV: 13.10 FT.

DOWNSTREAM OPTION : Pipe
PIPE LENGTH : 10.00 FT.
PIPE DIAMETER : 18.00 IN.
MANNINGS - N - : 0.012
PIPE END INVERT : 13.10 FT.

----- WEIR DISCHARGE -----

STAGE (FT.)	STORAGE (AC-FT)	BLEEDER (CFS)	CREST (CFS)	WEIR (CFS)	PIPE (CFS)	CONTROL (CFS)
13.10	0.00	0.00	0.00	0.00	0.00	0.00
13.60	0.00	0.35	0.00	0.35	9.33	0.35
14.10	0.00	0.58	0.00	0.58	13.20	0.58
14.60	0.85	0.74	0.00	0.74	16.17	0.74
15.10	1.70	0.88	0.00	0.88	18.67	0.88
15.60	2.55	0.99	0.00	0.99	20.87	0.99
16.10	3.44	1.09	0.00	1.09	22.86	1.09
16.60	4.43	1.19	0.00	1.19	24.69	1.19
17.10	6.27	1.27	0.00	1.27	26.40	1.27

ADDL/REVISED SUBMITTAL

MAY 10 1995

MYERS SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

APPLICATION NUMBER

950403-5

..... FLOOD ROUTING - 10 YEAR , 1 DAY STORM ..1 DAY RAINFALL = 6.50 IN.

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.29	0.008	0.00	0.029	0.00	13.14
8.00	0.89	0.282	0.17	0.595	0.07	14.14
10.00	1.38	0.642	0.40	0.618	0.19	14.21
11.00	1.75	0.941	0.58	0.643	0.32	14.29
11.25	1.91	1.080	0.67	0.657	0.39	14.33
11.50	2.07	1.222	0.75	0.671	0.46	14.37
11.75	2.17	2.224	1.37	0.778	1.07	14.73
12.00	4.26	3.261	2.01	0.874	1.69	15.09
12.25	4.50	3.487	2.15	0.891	1.81	15.16
12.50	4.74	3.719	2.29	0.908	1.93	15.24
12.75	4.86	3.839	2.36	0.915	1.99	15.27
13.00	4.99	3.958	2.44	0.922	2.04	15.30
13.50	5.17	4.135	2.55	0.932	2.11	15.34
14.00	5.32	4.280	2.64	0.939	2.17	15.37
16.00	5.72	4.673	2.88	0.950	2.25	15.42
18.00	5.95	4.902	3.02	0.948	2.23	15.41
20.00	6.19	5.131	3.16	0.946	2.22	15.41
24.00	6.50	5.437	3.35	0.930	2.10	15.33

AT TIME 16.00 HRS ; STAGE = 15.42 FEET ; MAXIMUM DISCHARGE = 0.95 CFS

ADDL/REVISED SUBMITTAL

MAY 10 1995

FIRES SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995
APPLICATION NUMBER

950408-5

..... FLOOD ROUTING - 25 YEAR , 3 DAY STORM ...1 DAY RAINFALL = 7.50 IN.

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.18	0.000	0.00	0.000	0.00	13.10
8.00	0.37	0.024	0.01	0.090	0.00	13.23
12.00	0.55	0.090	0.06	0.155	0.00	13.32
16.00	0.73	0.182	0.11	0.190	0.00	13.37
20.00	0.92	0.298	0.18	0.242	0.00	13.44
24.00	1.10	0.423	0.26	0.222	0.00	13.41
28.00	1.37	0.627	0.39	0.538	0.00	14.00
32.00	1.63	0.839	0.52	0.254	0.00	13.46
36.00	1.89	1.062	0.65	0.575	0.00	14.08
40.00	2.16	1.298	0.80	0.305	0.00	13.53
44.00	2.43	1.540	0.95	0.583	0.00	14.10
48.00	2.69	1.779	1.10	0.322	0.00	13.55
52.00	3.03	2.091	1.29	0.590	0.04	14.12
56.00	3.72	2.741	1.69	0.628	0.24	14.24
58.00	4.29	3.286	2.02	0.671	0.47	14.38
59.00	4.71	3.691	2.27	0.708	0.66	14.49
59.25	4.90	3.873	2.39	0.726	0.76	14.55
59.50	5.09	4.055	2.50	0.745	0.86	14.60
59.75	6.35	5.292	3.26	0.861	1.60	15.04
60.00	7.61	6.531	4.02	0.963	2.34	15.48
60.25	7.89	6.805	4.19	0.983	2.49	15.57
60.50	8.16	7.072	4.35	1.001	2.64	15.65
61.00	8.45	7.353	4.53	1.016	2.77	15.72
61.50	8.66	7.561	4.66	1.026	2.85	15.77
61.75	8.74	7.650	4.71	1.030	2.89	15.79
62.00	8.83	7.731	4.76	1.033	2.92	15.81
62.25	8.89	7.798	4.80	1.035	2.94	15.82
62.50	8.95	7.858	4.84	1.037	2.95	15.82
62.75	9.02	7.917	4.88	1.039	2.97	15.83
63.00	9.07	7.969	4.91	1.040	2.98	15.84
64.00	9.29	8.192	5.04	1.046	3.03	15.87
68.00	9.83	8.727	5.37	1.044	3.01	15.86
72.00	10.19	9.083	5.59	1.030	2.89	15.79

AT TIME 64.00 HRS ; STAGE = 15.87 FEET ; MAXIMUM DISCHARGE = 1.05 CFS

ADDL/REVISED SUBMITTAL

MAY 10 1995

MYERS SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DEDICATION NUMBER
DATE : 03-28-1995

950403-5

..... FLOOD ROUTING - 100 YEAR , 3 DAY STORM ...1 DAY RAINFALL = 9.50 IN.

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.23	0.001	0.00	0.003	0.00	13.10
8.00	0.47	0.056	0.03	0.202	0.00	13.39
12.00	0.69	0.163	0.10	0.198	0.00	13.38
16.00	0.92	0.302	0.19	0.321	0.00	13.55
20.00	1.16	0.469	0.29	0.302	0.00	13.53
24.00	1.39	0.644	0.40	0.350	0.00	13.59
28.00	1.73	0.924	0.57	0.586	0.02	14.11
32.00	2.06	1.211	0.75	0.583	0.00	14.10
36.00	2.39	1.507	0.93	0.528	0.00	13.98
40.00	2.74	1.819	1.12	0.584	0.01	14.10
44.00	3.08	2.136	1.32	0.584	0.01	14.11
48.00	3.41	2.448	1.51	0.584	0.01	14.11
52.00	3.84	2.854	1.76	0.595	0.06	14.14
56.00	4.71	3.693	2.27	0.654	0.38	14.32
58.00	5.43	4.394	2.71	0.714	0.69	14.51
59.00	5.97	4.914	3.03	0.760	0.95	14.66
59.25	6.20	5.146	3.17	0.780	1.08	14.74
59.50	6.44	5.379	3.31	0.799	1.21	14.81
59.75	8.05	6.960	4.29	0.938	2.16	15.37
60.00	9.64	8.538	5.26	1.056	3.11	15.92
60.25	9.99	8.887	5.47	1.078	3.31	16.02
60.50	10.34	9.226	5.68	1.098	3.49	16.12
61.00	10.70	9.584	5.90	1.115	3.67	16.21
61.50	10.96	9.848	6.06	1.126	3.78	16.27
61.75	11.08	9.961	6.13	1.130	3.83	16.30
62.00	11.18	10.065	6.20	1.134	3.87	16.32
62.25	11.27	10.150	6.25	1.137	3.90	16.33
62.50	11.34	10.225	6.30	1.139	3.92	16.34
62.75	11.42	10.301	6.34	1.141	3.95	16.36
63.00	11.49	10.367	6.38	1.143	3.96	16.36
64.00	11.77	10.650	6.56	1.151	4.04	16.40
68.00	12.45	11.330	6.98	1.154	4.08	16.42
72.00	12.91	11.783	7.26	1.145	3.98	16.37

AT TIME 68.00 HRS ; STAGE = 16.42 FEET ; MAXIMUM DISCHARGE = 1.15 CFS

ADDL/REVISED SUBMIT

MAY 10 1995

MYERS SERVICE CENTER

3/28/95

FIRE SERVICE SFUMND

DLO

1/2

950403-5

I. Ex. permit criteria

- A. Water management system - 2.1 AC
- B. Impervious Area - 4.62 AC
- C. Reg'd Detention - .6 AC-Ft
- D. Industrial Bldg. Area - 89800 SF
- E. Method of Detention - DRY
- F. Detention Provided - 2.8 AC-Ft

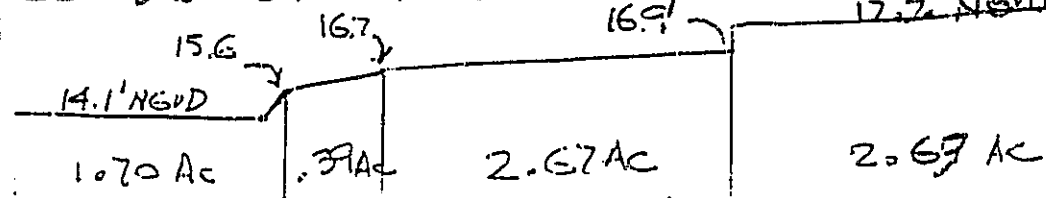
II. PROPOSED ~~LETTER~~ Modification Criteria

- A. INDUSTRIAL BLDG AREA - 114630 SF
- B. WATER MANAGEMENT SYSTEM - 1.7 AC
- C. DETENTION PROVIDED - 2.2 AC-Ft
- D. Method of Detention - DRY
- E. IMPERVIOUS AREA (PUM'T) - 116400 SF
- D TOTAL Imp. AREA (PUM'T + BLDG.) - 231030 SF
- E. GREEN AREA OUTSIDE DRY
DETENTION AREA - 5.3 AC

F. REG'D STORAGE

$$\frac{5.3 \text{ AC}}{7.39 \text{ AC}} \times 2.5'' \times \frac{1}{12''/\text{FT}} \times 7.39 \text{ AC} \times (.75) = .83 \text{ AC-Ft}$$

GE VS STORAGE SITE DATA



ADDL/REVISED SUBMITT

MAY 10 1995

FIRE SERVICE CE

3/28/95

RESERVICE

SF 44M/D

OLD

2/2

APPLICATION NUMBER

950403-5

IV. SOIL STORAGE

A. AVE. ELEVATION OF DEVELOPED SITE.

$$1.70 \text{ AC } (14.1') + .39 \text{ AC } \left(\frac{15.6' + 15.7'}{2} \right) + 2.67 \text{ AC } (16.8') + 2.53 \text{ AC } (17.2') \div 7.39 = \underline{15.43' \text{ NGVD}} \\ \text{AVERAGE}$$

B. AVE. DEPTH TO WATER TABLE

$$15.43' - 13.1' = 2.33 \text{ FT. SAY } 2.5 \text{ FT}$$

C. S_{UNFACTORED} = 3.2

D. S_{factored} = $\frac{2.09 \text{ AC. PERV.} \times 3.20}{7.39 \text{ AC. TOTAL}}$

$$= .95 \text{ SAY } \underline{1.0''}$$

V. STORM ROUTING

THE STORM ROUTING DOES NOT SIGNIFICANTLY CHANGE DUE TO THE SURPLUS DETENTION AREA ORIGINALLY DESIGNED. THERE IS STILL OVER TWICE AS MUCH WATER QUALITY DETENTION AS REQ'D FOR THE SITE.

SO THE 25YR. 3DAY STAGE DOES NOT BREACH THE EXISTING BERM WHICH WAS ESTABLISHED AT ELEVATION 15.3' NGVD. THE 25YR. 3DAY PEAK IS ESTIMATED AT 15.87' NGVD. SEE ATTACHED CALCULATIONS.

JDL/REVISED SUBM.

MAY 10 1995

PORT MYERS SERVICE CENTER

APPLICATION NUMBER
950403-51444

ITEM V - LEGAL AND INSTITUTIONAL

ADDL/REVISED SUBMITTAL
MAY 10 1995
MYERS SERVICE CENTER

1200
862,20

FORM 1984

UNIVERSITY MICROFILMS

This Instrument

Documentary Tax \$12.50
161-1171-1650 163036

LEE COUNTY, FLA. CLERK OF

in Del. Genaci

Made this 13th day of December A. D. 1982.
Between D. THORPE FUSSELL and PATRICK DeCASTRO, Individually and as

Co-Trustees,

of the County of Lee in the State of Florida
party of the first part, and 4-M PROPERTIES, A Florida Partnership, whose mailing
address is: 1926 Winkler Avenue, Fort Myers, Florida, 33901.of the County of Lee in the State of Florida
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 AND OGAVC----- (\$10.00) Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of LEE, State of Florida, to wit:

Parcels 1 and 2 as described on SCHEDULE "A" attached hereto and made a part hereof.

TOGETHER WITH an easement for ingress and egress over the following described parcel of land in the north half of the south half of the southwest quarter of Section 7, Township 45 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Begin at the intersection of the south boundary of the north half of the south half of the southwest quarter of Section 7, Township 45 South, Range 25 East and the easterly right of way line of Canal Road; thence run north along the easterly right of way line of Canal Road 330 feet to the point of beginning; thence run west 62.5 feet to the centerline of Canal Road; thence run north 330 feet along the centerline of Canal Road; thence run east 330 feet to the west boundary of the parcel conveyed herein; thence run south along the west boundary of that parcel to the point of beginning.

SUBJECT to assessments, restrictions and reservations of record, if any, and taxes for the year 1982 and all subsequent years.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal this day and year first above written.

Witness, Sealed and Delivered in Our Presence:

[Signatures]
D. Thorpe Fussell
Patrick DeCastro

[Signatures]
D. THORPE FUSSELL
PATRICK DeCASTRO

State of Florida

County of LEE

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, D. Thorpe Fussell, Individually and as Co-Trustee,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Fort Myers
County of Lee and State of Florida, this 13th
day of December A. D. 1982.

My Commission Expires March 1986

Notary Public

OLD/REVISED S

4-M PROPERTIES

P.O. BOX 6986
FT. MYERS, FL. 33911

APPLICATION NUMBER

950403-5

March 14, 1995

Division of Development Review
P. O. Box 398
Ft. Myers, FL 33902

RE: Phase 3

Gentlemen:

This letter will confirm that the undersigned, Kirk Maute is a Partner of 4-M Properties and in charge of development for the above referenced project.

4-M Properties authorizes the firm of Ink Engineering, Inc. to act as their project representative to file documents with governmental agencies.

Sincerely,

4-M Properties

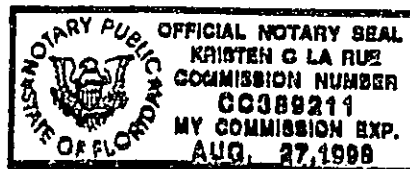
Kirk Maute
Partner

Kirk Maute
STATE OF FLORIDA
COUNTY OF LEE

SWORN TO and subscribed before me this *14th* day of *March*, 1995, *KIRK MAUTE* who is personally known to me or who has shown proof of identification

Kristen C. LaRue
Notary Public My Commission expires:-----

KRISTEN C. LARUE



ADDL/REVISED SUBMITTAL

MAY 10 1995

MYERS SERVICE CENTER

4-M PROPERTIES

P.O. BOX 6986
FT. MYERS, FL. 339

APPLICATION NUMBER
950403-511111

March 14, 1995

Division of Development Services
P.O.Box 398
Ft. Myers, Fl 33902

RE: Phase 3

Gentlemen:

This will certify that 4-M Properties is the owner of the above referenced project and agrees to maintain and operate the on-site storm water management system and will require a future property owner, if any, to take over the operation and maintenance of such said system.

4-M Properties further agrees to maintain their roadways and will require a future property owner, if any, to take over road maintenance.

Sincerely,

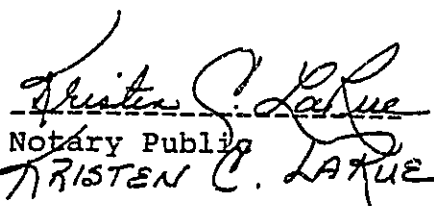
4-M Properties

Kirk Maute Partner



STATE OF FLORIDA
COUNTY OF LEE

SWORN TO and subscribed before me this 14th day of March, 1995, KIRK MAUTE, appeared before me and who is personally known or who has produced identification


Notary Public

KRISTEN C. LARUE

My Commission expires:-----



ADDL/REVISED SUBMIT

MAY 10 1995

FT. MYERS SERVICE CENTER

APPLICATION NUMBER
950403-5

ITEM VI - PUBLIC NOTICING

ADDL/REVISED SUBMITTAL

MAY 10 1995

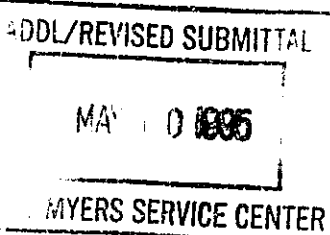
PLANNERS SERVICE CENTER

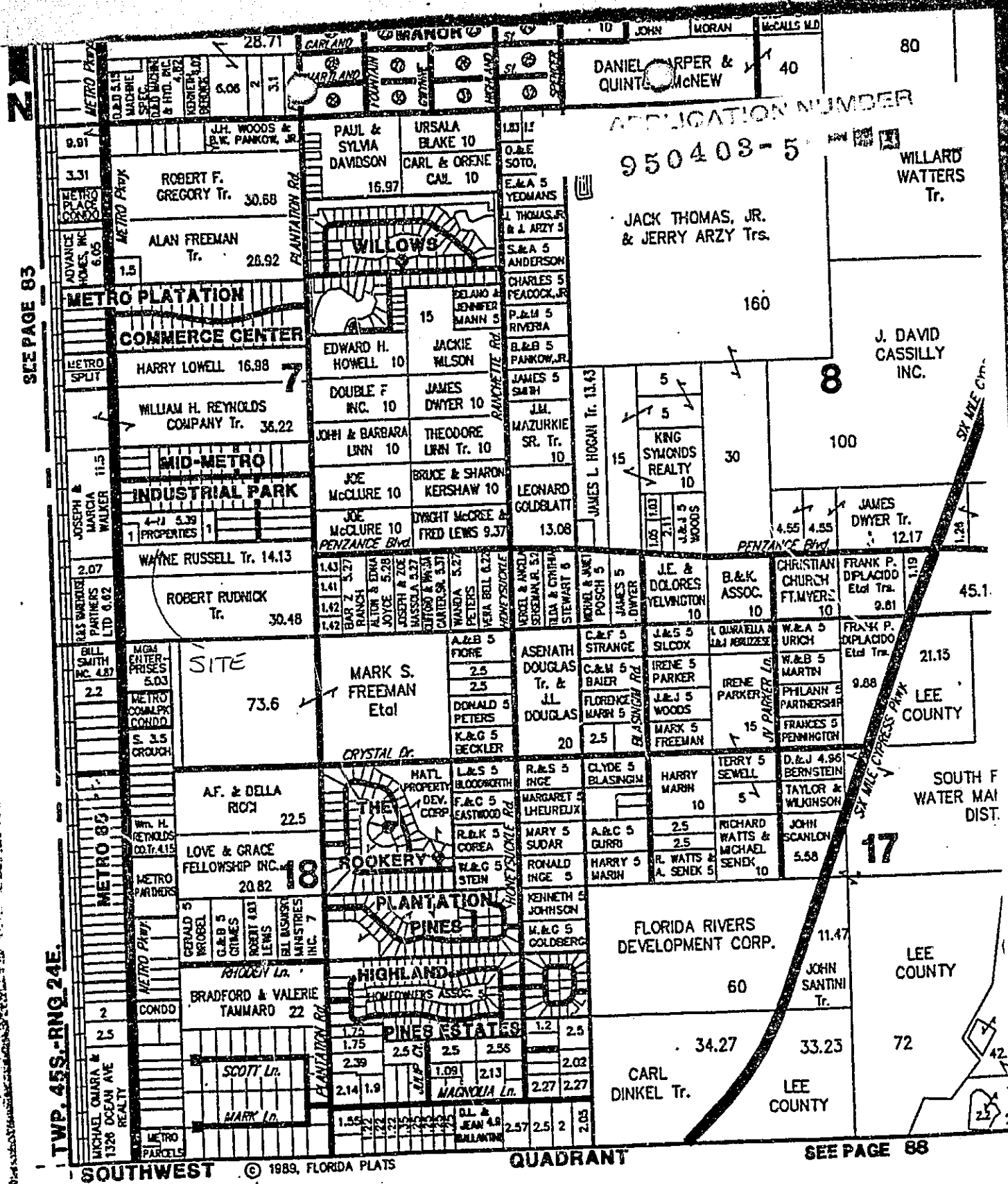
ITEM VI - 1
DESCRIPTION OF WORK AND FACILITIES

Revised site plan to replace the last 3 easterly buildings with one building and associated parking. The net effect of the revision will be to increase site building square footage by 24,830 SF. The actual pavement area will decrease due to economy of building size as opposed to multiple buildings. The existing dry detention area will decrease but will still provide more storage than required to meet water quality requirements. The existing outfall structure and berms will remain in tact and in compliance with the existing permit #36-00874-S.

APPLICATION NUMBER

950403-5.  17364.





PROJECT MAP

ITEM VI-2

ADDL/REVISED SUBMITTAL

MAY 10 1995

ERS SERVICE CENTER

4M PROPERTIES

PHONE 813-936-1033
P.O. BOX 6986
FT. MYERS, FL 33911

0904

March 13 199563-1376/670
3PAY
TO THE
ORDER OFSouth Florida Water Management District\$ 500⁰⁰Five Hundred Dollars

DOLLARS

Heritage
NATIONAL BANK

Fowler Street Office
P.O. Box 7697
Fort Myers, Florida 33911

FOR

Martha Maute

⑈000904⑈

⑆067013768⑆

1000407⑈



South Florida Water Management District

Fort Myers Service Center • 1342 Colonial Blvd., Suite 81, Fort Myers, FL 33907
(813) 278-SFWM • 1-800-248-1201 • Fax (813) 278-7310

CON 24-06-02

Application No. 950403-5
Regulation Department

April 13, 1995

Mr. David L. Douglas, P.E.
Ink Engineering, Inc.
6320 Beau Drive
N. Ft. Myers, FL 33903

Dear Mr. Douglas:

SUBJECT: Fireservice Inc., Lee County, Sec 7, T45S, R25E

The staff has completed a preliminary review of the above referenced application. The Surface Water Management reviewer is Richard Thompson, P.E.. The information received was incomplete and did not adequately address the following items. According to Rule 40E-4, review of this project cannot be completed without this information.

1. Staff has determined that this project will require a General Permit Modification. This is required in order to satisfy Special Condition 11 of the existing permit. Please submit the following information to enable the staff to complete a review:
 - a. The application fee, \$500.00, for a General Permit Modification,
 - b. One original and three copies of completed RC-1A, Administrative Information (enclosed),
 - c. One original and three copies of completed RC-1S, Application for a Surface Water Management Permit (enclosed) and supporting documents,
 - d. Four copies of the site improvement plans.
2. Further comments may be forthcoming upon the receipt of the above information.

Governing Board:

Valerie Boyd, Chairman
Frank Williamson, Jr., Vice Chairman
William E. Graham

William Hammond
Betsy Krant
Richard A. Macheke

Eugene K. Pettis
Nathaniel P. Reed
Miriam Singer

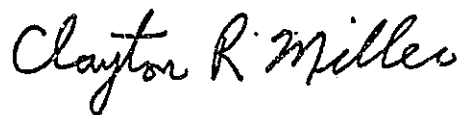
Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

District Headquarters • 3301 Gun Club Road, P.O. Box 24680, West Palm Beach, FL 33416-4680 • (407) 686-8800, FL WATS 1-800-432-2045

Mr. David L. Douglas, P.E.
Application No. 950403-5
April 13, 1995
Page 2

In accordance with 40E-1.603(8)(a) FAC, if the requested information is not received within 90 days of the date of this letter, this application may be processed for denial, if not withdrawn by the applicant. Please submit the required FOUR copies of the requested information and address it to Mr. Richard Thompson, P.E. of this office.

Sincerely,



Clayton R. Miller, P.E.
Supervising Professional
Surface Water Management Division
Fort Myers Service Center

CRM/rht

Enclosures

Mr. David L. Douglas, P.E.
Application No. 950403-5
April 13, 1995
Page 3

bc: Field Representative / Area Engineer / Enforcement / File / B. Colavecchio / K. Johnson
/ R. Thompson

PERMIT APPLICATION ROUTING

Regulation Department

Application Number: 950403-5Permit Number: 36-00874-5Applicant: Bill Maute.Project: Fireservice Inc.County: Lee.

30-Day Deadline

5-03-95

21-Day Deadline

4-24-95No Fee Required ☒

Fee Required \$

Fee Due \$ 0

(Do Not Issue Permit)

Att. MOD.

DATE RECEIVED:

4-3-95

DATE OUT:

4-3-95PROCESSED BY: Teresa WortmanROUTE TO: Clayton MillerArea EngineerNRMBU

Supervisor Signoff:

DATE:

SWM Reviewer:

DATE:

SWM Signoff:

NRM Reviewer:

DATE:

NRM Signoff:

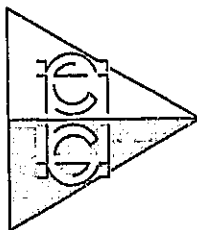
Field Eng. Signoff:

Dredge & Fill Required: Letter mod for <

Comments:

Acres: 7.39 please verify acreage.

FOR REGULATORY ADMINISTRATION USE ONLY



INK ENGINEERING INC.

ENGINEERS • SURVEYORS • PLANNERS

6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

March 28, 1995
Job Number 8286

APPLICATION NUMBER

950403-5, JUNE

Mr. Clayton Miller
S. Fl. Water Management District
1342 Colonial Blvd., Unit 81
Ft. Myers, FL 33907

RE: Fireservice Permit No. 36-00874-S

Dear Mr. Miller:

Please be advised that we are requesting a letter modification to the above referenced, permitted project due to no significant impact.

We have revised the project to increase the building area by 24,830 SF. There is no significant parking pavement increase proposed and the 24,830 SF building increase will be allotted from the green area and the existing dry detention system.

The proposed dry detention facility will still provide in excess of 2 times the required water quality requirements and the peak stages for the 25 year 3 day event will not exceed the existing berm at elevation 16.3' NGVD. See enclosed calculations.

Please review this submittal for approval.

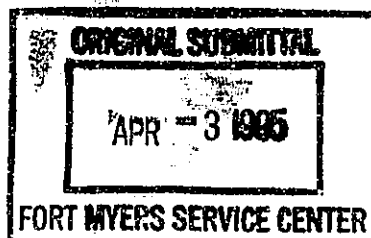
If you have any questions please call me.

Sincerely,
INK ENGINEERING, INC.

David L. Douglas, P.E.

DLD:ls

Encls.



INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

PROJECT AREA : 7.39 ACRES
GROUND STORAGE : 1.00 INCHES
CONTROL ELEVATION : 13.10 FEET.

APPLICATION NUMBER
950408-5

- STAGE - STORAGE DATA

VERTICAL AREA 1 , DRY DET.	(1.70 AC)	STORES FROM ELEV	14.10 FT
VERTICAL AREA 2 , BLDG.	(2.63 AC)	STORES FROM ELEV	17.20 FT
LINEAR AREA 1 , GREEN AR.	(0.39 AC)	STORES FROM 15.60 TO 16.70 FT	
LINEAR AREA 2 , PARKING	(2.67 AC)	STORES FROM 16.70 TO 16.90 FT	

- WEIR DATA

WEIR OPTION : ORIFICE
ORIFICE SIZE: 5.00 IN.
CREST ELEV. : 15.60 FT.
CREST WIDTH : 0.00 IN.
CONTROL ELEV: 13.10 FT.

DOWNSTREAM OPTION : Pipe
PIPE LENGTH : 10.00 FT.
PIPE DIAMETER : 18.00 IN.
MANNINGS - N - : 0.012
PIPE END INVERT : 13.10 FT.

		----- WEIR DISCHARGE -----				
STAGE (FT.)	STORAGE (AC-FT)	BLEEDER (CFS)	CREST (CFS)	WEIR (CFS)	PIPE (CFS)	CONTROL (CFS)
13.10	0.00	0.00	0.00	0.00	0.00	0.00
13.60	0.00	0.35	0.00	0.35	9.33	0.35
14.10	0.00	0.58	0.00	0.58	13.20	0.58
14.60	0.85	0.74	0.00	0.74	16.17	0.74
15.10	1.70	0.88	0.00	0.88	18.67	0.88
15.60	2.55	0.99	0.00	0.99	20.87	0.99
16.10	3.44	1.09	0.00	1.09	22.86	1.09
16.60	4.43	1.19	0.00	1.19	24.69	1.19
17.10	6.27	1.27	0.00	1.27	26.40	1.27

ORIGINAL SUBMITTAL

APR 3 1995

FORT MYERS SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

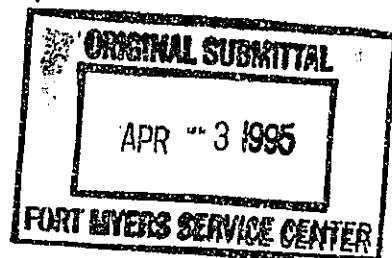
PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

..... FLOOD ROUTING - 10 YEAR , 1 DAY STORM ... 1 DAY RAINFALL = 6.50 IN.
----- APPLICATION NUMBER -----

950403-5

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.29	0.008	0.00	0.029	0.00	13.14
8.00	0.89	0.282	0.17	0.595	0.07	14.14
10.00	1.38	0.642	0.40	0.618	0.19	14.21
11.00	1.75	0.941	0.58	0.643	0.32	14.29
11.25	1.91	1.080	0.67	0.657	0.39	14.33
11.50	2.07	1.222	0.75	0.671	0.46	14.37
11.75	3.17	2.224	1.37	0.778	1.07	14.73
12.00	4.26	3.261	2.01	0.874	1.69	15.09
12.25	4.50	3.487	2.15	0.891	1.81	15.16
12.50	4.74	3.719	2.29	0.908	1.93	15.24
12.75	4.86	3.839	2.36	0.915	1.99	15.27
13.00	4.99	3.958	2.44	0.922	2.04	15.30
13.50	5.17	4.135	2.55	0.932	2.11	15.34
14.00	5.32	4.280	2.64	0.939	2.17	15.37
16.00	5.72	4.673	2.88	0.950	2.25	15.42
18.00	5.95	4.902	3.02	0.948	2.23	15.41
20.00	6.19	5.131	3.16	0.946	2.22	15.41
24.00	6.50	5.437	3.35	0.930	2.10	15.33

AT TIME 16.00 HRS ; STAGE = 15.42 FEET ; MAXIMUM DISCHARGE = 0.95 CFS



INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

..... FLOOD ROUTING - 25 YEAR , 3 DAY STORM .1 DAY RAINFALL = 7.50 IN.

-----APPLICATION NUMBER-----

950408-5

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.18	0.000	0.00	0.000	0.00	13.10
8.00	0.37	0.024	0.01	0.090	0.00	13.23
12.00	0.55	0.090	0.06	0.155	0.00	13.32
16.00	0.73	0.182	0.11	0.190	0.00	13.37
20.00	0.92	0.298	0.18	0.242	0.00	13.44
24.00	1.10	0.423	0.26	0.222	0.00	13.41
28.00	1.37	0.627	0.39	0.538	0.00	14.00
32.00	1.63	0.839	0.52	0.254	0.00	13.46
36.00	1.89	1.062	0.65	0.575	0.00	14.08
40.00	2.16	1.298	0.80	0.305	0.00	13.53
44.00	2.43	1.540	0.95	0.583	0.00	14.10
48.00	2.69	1.779	1.10	0.322	0.00	13.55
52.00	3.03	2.091	1.29	0.590	0.04	14.12
56.00	3.72	2.741	1.69	0.628	0.24	14.24
58.00	4.29	3.286	2.02	0.671	0.47	14.38
59.00	4.71	3.691	2.27	0.708	0.66	14.49
59.25	4.90	3.873	2.39	0.726	0.76	14.55
59.50	5.09	4.055	2.50	0.745	0.86	14.60
59.75	6.35	5.292	3.26	0.861	1.60	15.04
60.00	7.61	6.531	4.02	0.963	2.34	15.48
60.25	7.89	6.805	4.19	0.983	2.49	15.57
60.50	8.16	7.072	4.35	1.001	2.64	15.65
61.00	8.45	7.353	4.53	1.016	2.77	15.72
61.50	8.66	7.561	4.66	1.026	2.85	15.77
61.75	8.74	7.650	4.71	1.030	2.89	15.79
62.00	8.83	7.731	4.76	1.033	2.92	15.81
62.25	8.89	7.798	4.80	1.035	2.94	15.82
62.50	8.95	7.858	4.84	1.037	2.95	15.82
62.75	9.02	7.917	4.88	1.039	2.97	15.83
63.00	9.07	7.969	4.91	1.040	2.98	15.84
64.00	9.29	8.192	5.04	1.046	3.03	15.87
68.00	9.83	8.727	5.37	1.044	3.01	15.86
72.00	10.19	9.083	5.59	1.030	2.89	15.79

AT TIME 64.00 HRS ; STAGE = 15.87 FEET ; MAXIMUM DISCHARGE = 1.05 CFS

ORIGINAL SUBMITTAL

APR 3 1995

FORT MYERS SERVICE CENTER

INK ENGINEERING, INC.
6320 BEAU DRIVE
N. FT. MYERS, FLORIDA 33903
TEL : (813)-995-8500

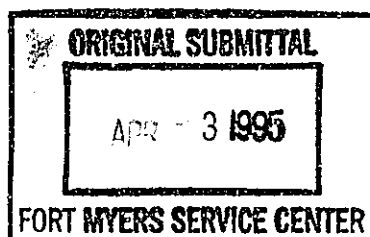
PROJECT NAME : FIRESERVICE
FILE NAME : 8286B
REVIEWER : DLD
DATE : 03-28-1995

..... FLOOD ROUTING - 100 YEAR , 3 DAY STORM ... 1 DAY RAINFALL INTENSITY.

950408-5.11.11

TIME CUM HRS	RAIN FALL IN.	ACCUM RUNOFF IN.	ACCUM RUNOFF AC-FT	AVERAGE DISCHARGE CFS	VOL. STORED AC-FT	STAGE FT.
0.00	0.00	0.000	0.00	0.000	0.00	13.10
4.00	0.23	0.001	0.00	0.003	0.00	13.10
8.00	0.47	0.056	0.03	0.202	0.00	13.39
12.00	0.69	0.163	0.10	0.198	0.00	13.38
16.00	0.92	0.302	0.19	0.321	0.00	13.55
20.00	1.16	0.469	0.29	0.302	0.00	13.53
24.00	1.39	0.644	0.40	0.350	0.00	13.59
28.00	1.73	0.924	0.57	0.586	0.02	14.11
32.00	2.06	1.211	0.75	0.583	0.00	14.10
36.00	2.39	1.507	0.93	0.528	0.00	13.98
40.00	2.74	1.819	1.12	0.584	0.01	14.10
44.00	3.08	2.136	1.32	0.584	0.01	14.11
48.00	3.41	2.448	1.51	0.584	0.01	14.11
52.00	3.84	2.854	1.76	0.595	0.06	14.14
56.00	4.71	3.693	2.27	0.654	0.38	14.32
58.00	5.43	4.394	2.71	0.714	0.69	14.51
59.00	5.97	4.914	3.03	0.760	0.95	14.66
59.25	6.20	5.146	3.17	0.780	1.08	14.74
59.50	6.44	5.379	3.31	0.799	1.21	14.81
59.75	8.05	6.960	4.29	0.938	2.16	15.37
60.00	9.64	8.538	5.26	1.056	3.11	15.92
60.25	9.99	8.887	5.47	1.078	3.31	16.02
60.50	10.34	9.226	5.68	1.098	3.49	16.12
61.00	10.70	9.584	5.90	1.115	3.67	16.21
61.50	10.96	9.848	6.06	1.126	3.78	16.27
61.75	11.08	9.961	6.13	1.130	3.83	16.30
62.00	11.18	10.065	6.20	1.134	3.87	16.32
62.25	11.27	10.150	6.25	1.137	3.90	16.33
62.50	11.34	10.225	6.30	1.139	3.92	16.34
62.75	11.42	10.301	6.34	1.141	3.95	16.36
63.00	11.49	10.367	6.38	1.143	3.96	16.36
64.00	11.77	10.650	6.56	1.151	4.04	16.40
68.00	12.45	11.330	6.98	1.154	4.08	16.42
72.00	12.91	11.783	7.26	1.145	3.98	16.37

AT TIME 68.00 HRS ; STAGE = 16.42 FEET ; MAXIMUM DISCHARGE = 1.15 CFS



3/28/95

FIRE SERVICE STATION

OLD

1/2

APPLICATION NUMBER

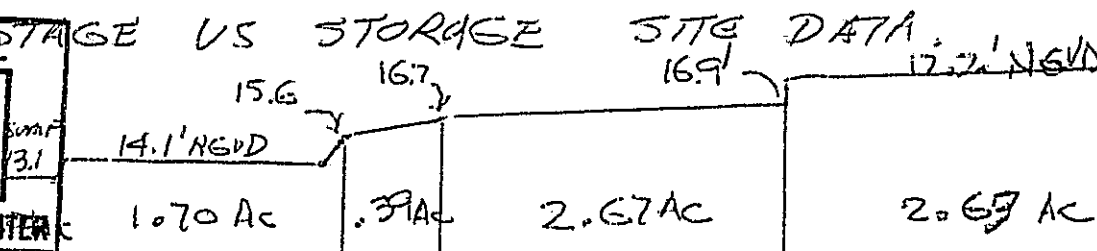
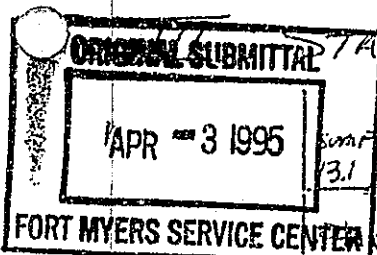
950403-5

I. Ex. permit criteria

- A. Water management System - 2.1 AC
- B. Impervious Area - 4.62 AC
- C. Reg'd Detention - .6 AC-Ft.
- D. Industrial BLDG. AREA - 89800 SF
- E. Method of Detention - DRY.
- F. Detention PROVIDED - 2.8 AC-Ft.

II. PROPOSED LETTER Modification CRITERIA

- A. INDUSTRIAL BLDG AREA - 114630 SF
- B. WATER MANAGEMENT SYSTEM - 1.7 AC
- C. DETENTION PROVIDED - 2.2 AC-Ft
- D. Method of Detention - DRY.
- C. IMPERVIOUS AREA (PUM'T) - 116400 SF
- D TOTAL Imp. AREA (PUM'T + BLDG.) - 231030 SF
- E. GREEN AREA OUTSIDE DRY
DETENTION AREA 5.3 AC
- .39 AC
- F. REG'D STORAGE
- $$\frac{5.3 \text{ AC}}{7.39 \text{ AC}} \times 2.5'' \times \frac{1}{12''/\text{FT}} \times 7.39 \text{ AC} \times (.75) - .83 \text{ AC-Ft.}$$



3/28/95

FIRE SERVICE SPOMD

OLD

2 1/2

APPLICATION NUMBER

950403-5

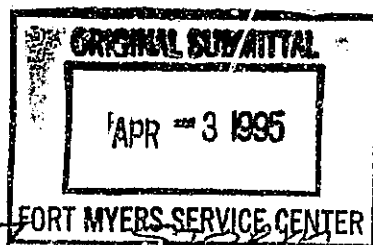
IV. SOIL STORAGE

A. AVE. ELEVATION OF DEVELOPED SITE.
 $1.70 \text{ AC } (14.1') + .39 \text{ AC } \left(\frac{15.6' + 16.7'}{2} \right) + 2.67 \text{ AC } (16.8')$
 $+ 2.63 \text{ AC } (17.2') \div 7.39 = \underline{15.43' \text{ NGVD}}$
AVERAGE

B. AVE. DEPTH TO WATER TABLE
 $15.43' - 13.1' = 2.33 \text{ FT. SAY } 2.5 \text{ FT}$

C. S _{unfactored} = 3.2

D. S _{factored} = $\frac{2.09 \text{ AC. PERV.} \times 3.20}{7.39 \text{ AC. TOTAL}}$
 $= .95 \text{ SAY } \underline{1.0''}$



ROUTING

THE STORM ROUTING DOES NOT SIGNIFICANTLY CHANGE DUE TO THE SURPLUS DETENTION AREA ORIGINALLY DESIGNED. THERE IS STILL OVER TWICE AS MUCH WATER QUALITY DETENTION AS REQ'D FOR THE SITE.

ALSO THE 25yr. 3day STAGE DOES NOT BREACH THE EXISTING BERM WHICH WAS ESTABLISHED AT ELEVATION 16.3' NGVD. THE 25yr. 3day PEAK IS ESTIMATED AT 15.87' NGVD. SEE ATTACHED CALCULATIONS.

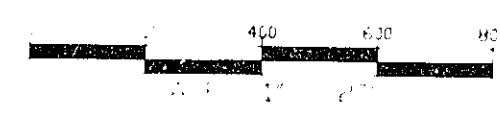
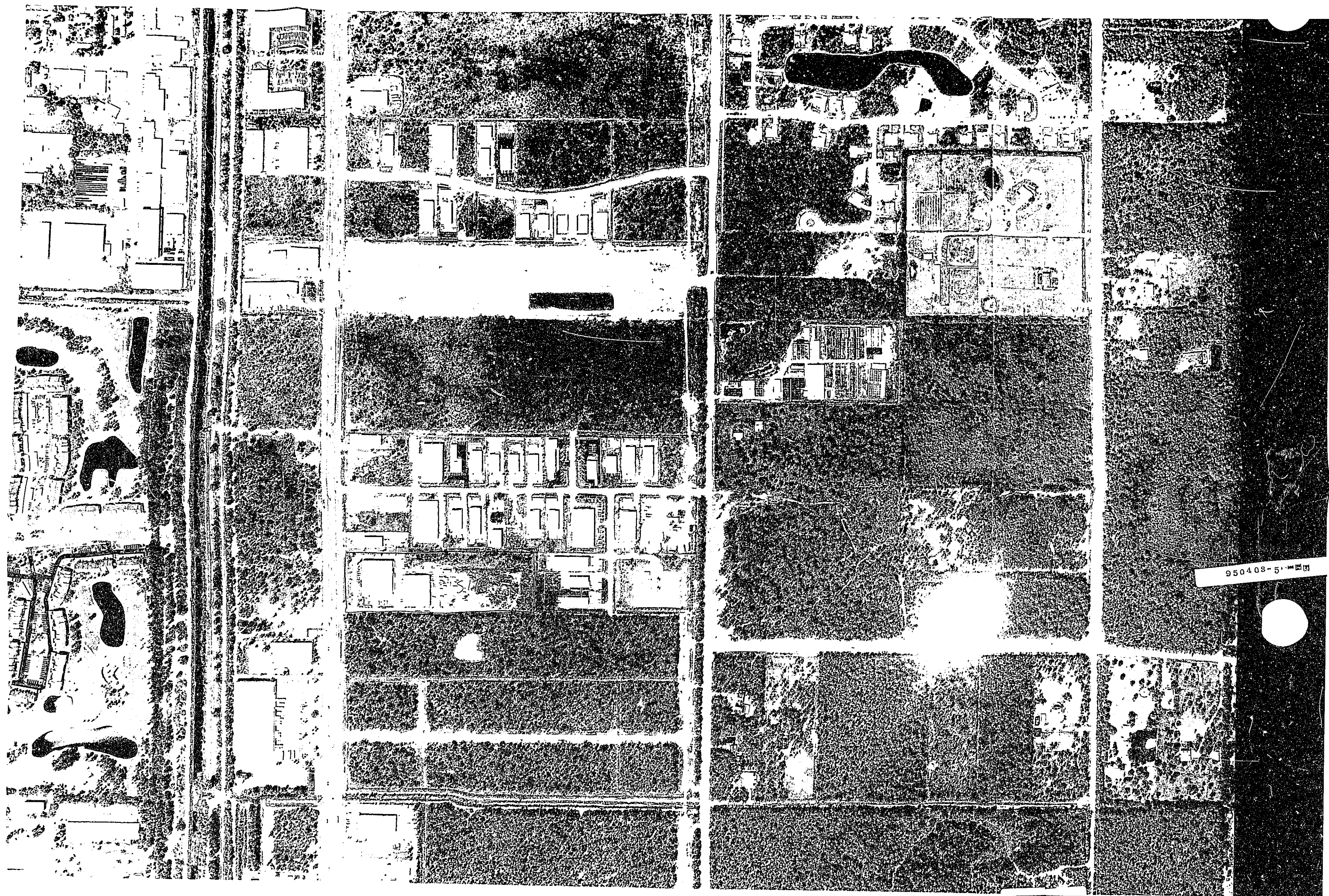
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

**M A P S
FOR PERMIT NO.**

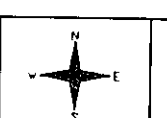
31-00874-S

APPLICATION NO. 950403-S

8 of 33
(BOX NO.)



FORWARD BY: AERIAL SURVEYS
DATE: 10/10/99
BY: THE DEPARTMENT OF PLANNING
FOR AERIAL SURVEYS ONLY



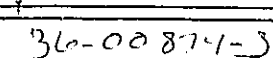
LEE COUNTY
FLORIDA

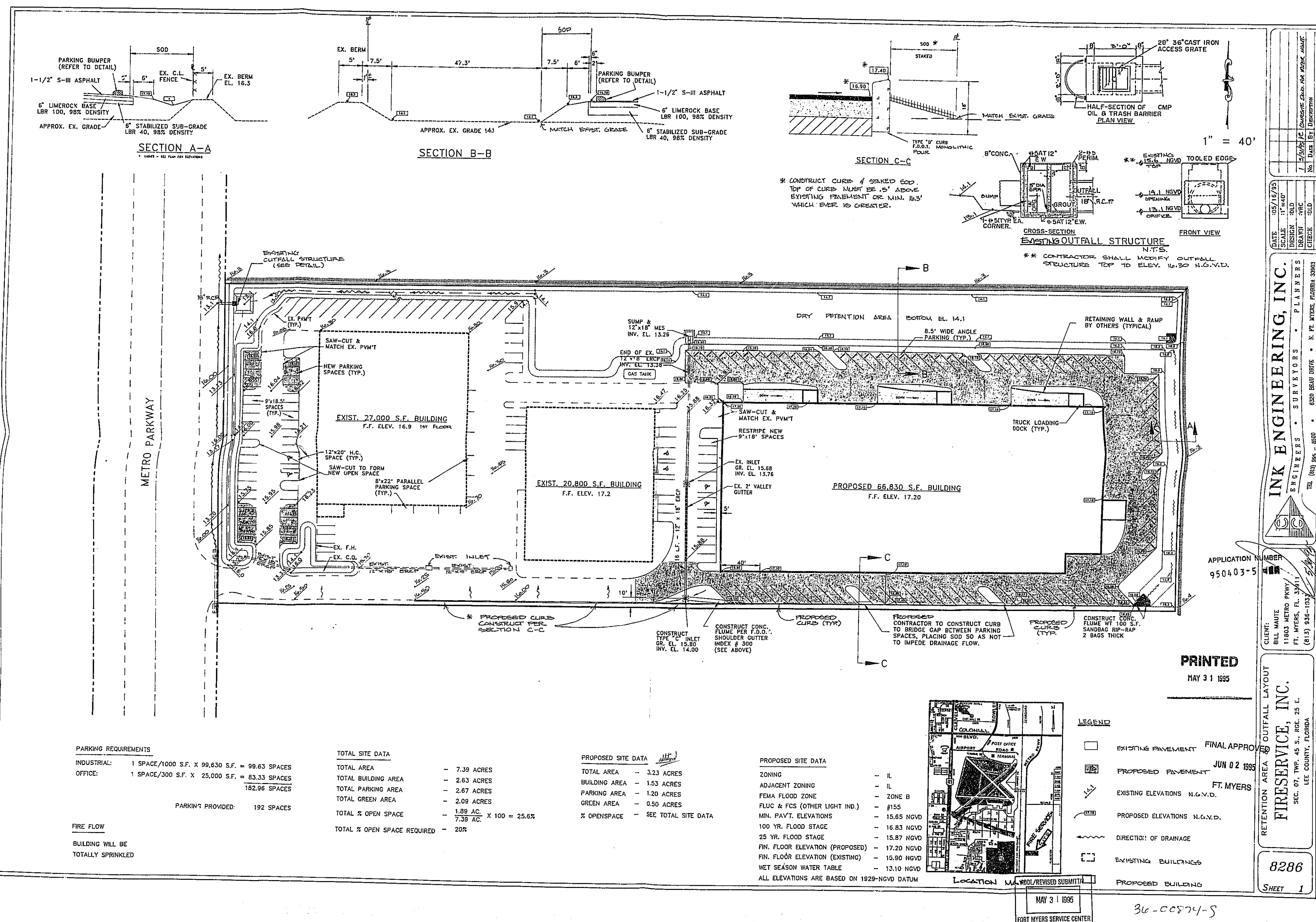
SCALE	1"=200'	SECTION
PHOTO DATE	APRIL 1999	7

ADD/REVISED SUBMITTAL	SHEET NO.
MAY 10 1999	40 C
FLORIDA MYERS SERVICE CENTER	

950408-5

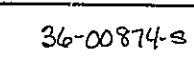
31-00 874-S
ITEM I-2



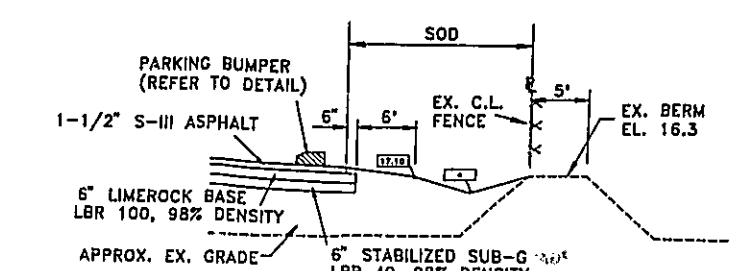
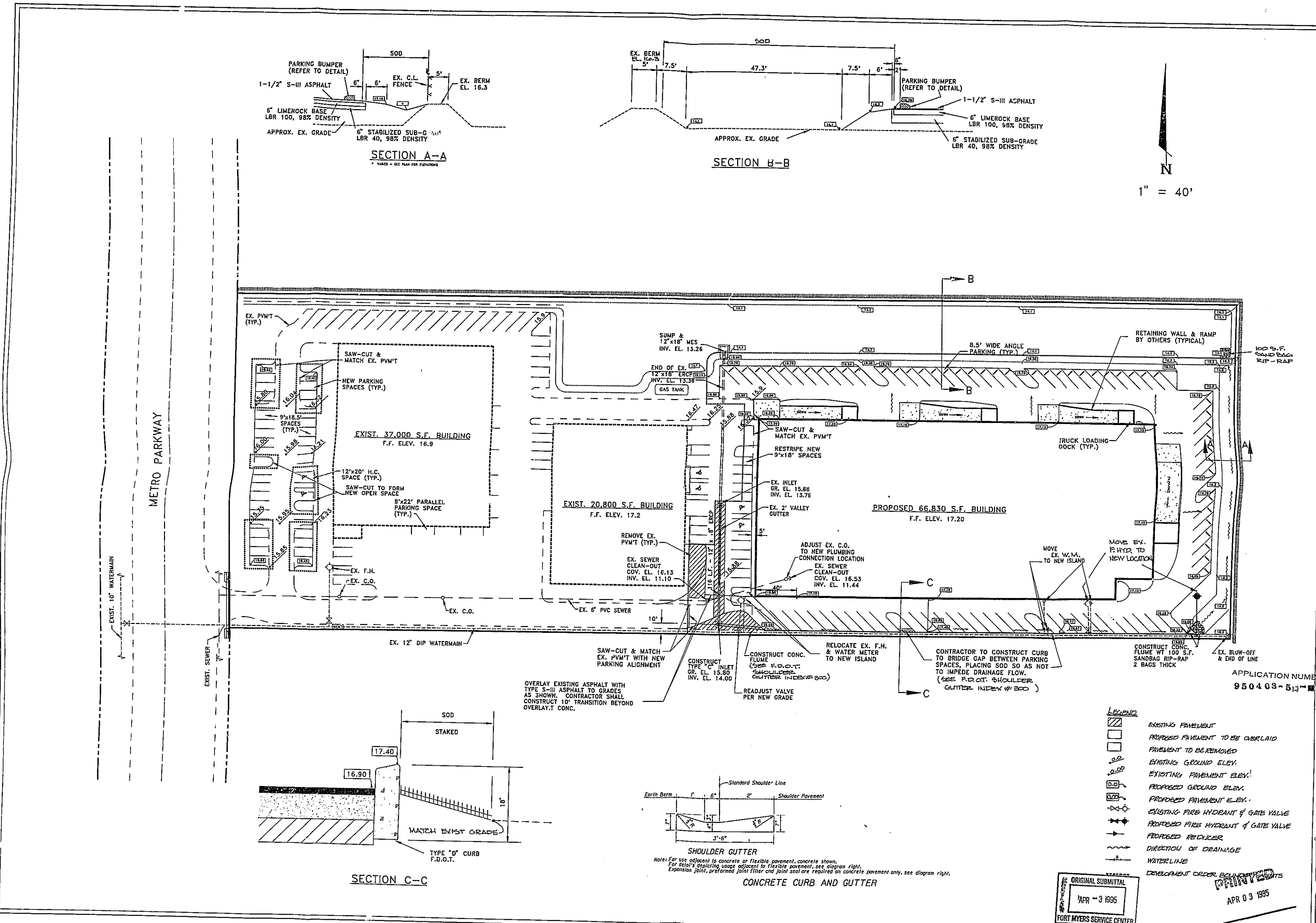




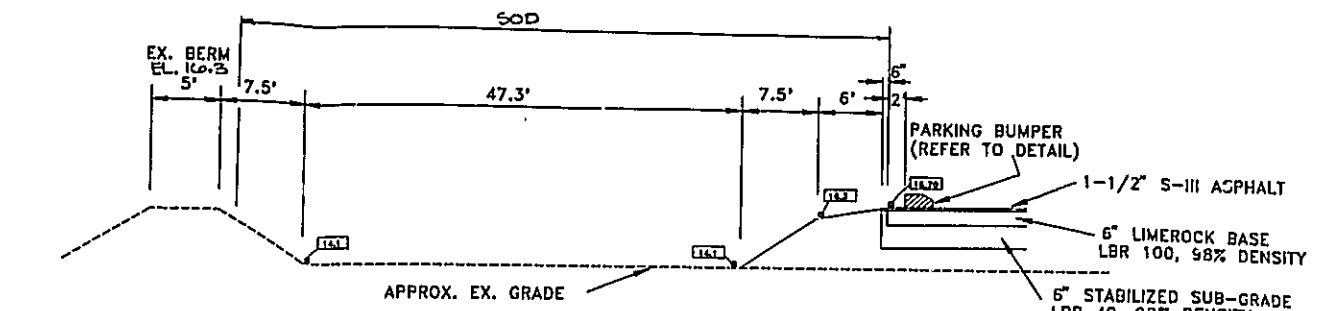
310-00811-5



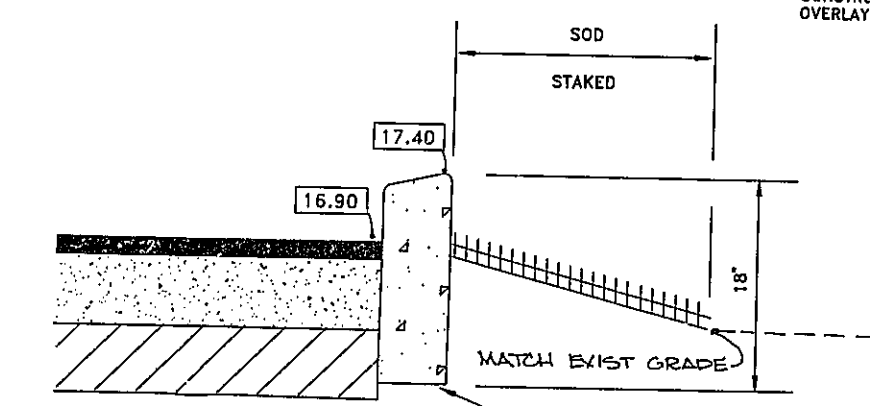
FILE # 8286-003 LAST ACCESS: 03/06/95 OPERATOR: CJB & VRC



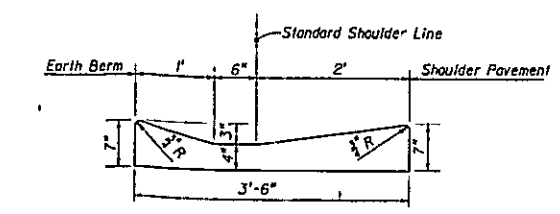
SECTION A-A
* SEE PLAN FOR DIMENSIONS



SECTION B-B



SECTION C-C



SHOULDER GUTTER
CONCRETE CURB AND GUTTER

Notes: For use adjacent to concrete or flexible pavement, concrete shown.
For other applications, use adjacent to flexible pavement, see diagram right.
Expansion joint, preformed joint filler and joint seal are required on concrete pavement only, see diagram right.

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT TO BE CARLAID
- PAVEMENT TO BE REMOVED
- EXISTING GROUND ELEV.
- EXISTING PAVEMENT ELEV.
- PROPOSED GROUND ELEV.
- PROPOSED PAVEMENT ELEV.
- EXISTING FIRE HYDRANT & GATE VALVE
- PROPOSED FIRE HYDRANT & GATE VALVE
- PROPOSED REDUCER
- DIRECTION OF DRAINAGE
- WATERLINE

DEVELOPMENT ORDER REQUIRED

ORIGINAL SUBMITTAL
APR - 3 1995
FORT MYERS SERVICE CENTER

INK ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (888) 895-6900 • 8330 BEAM DRIVE • N. FT. MYERS, FLORIDA 33903

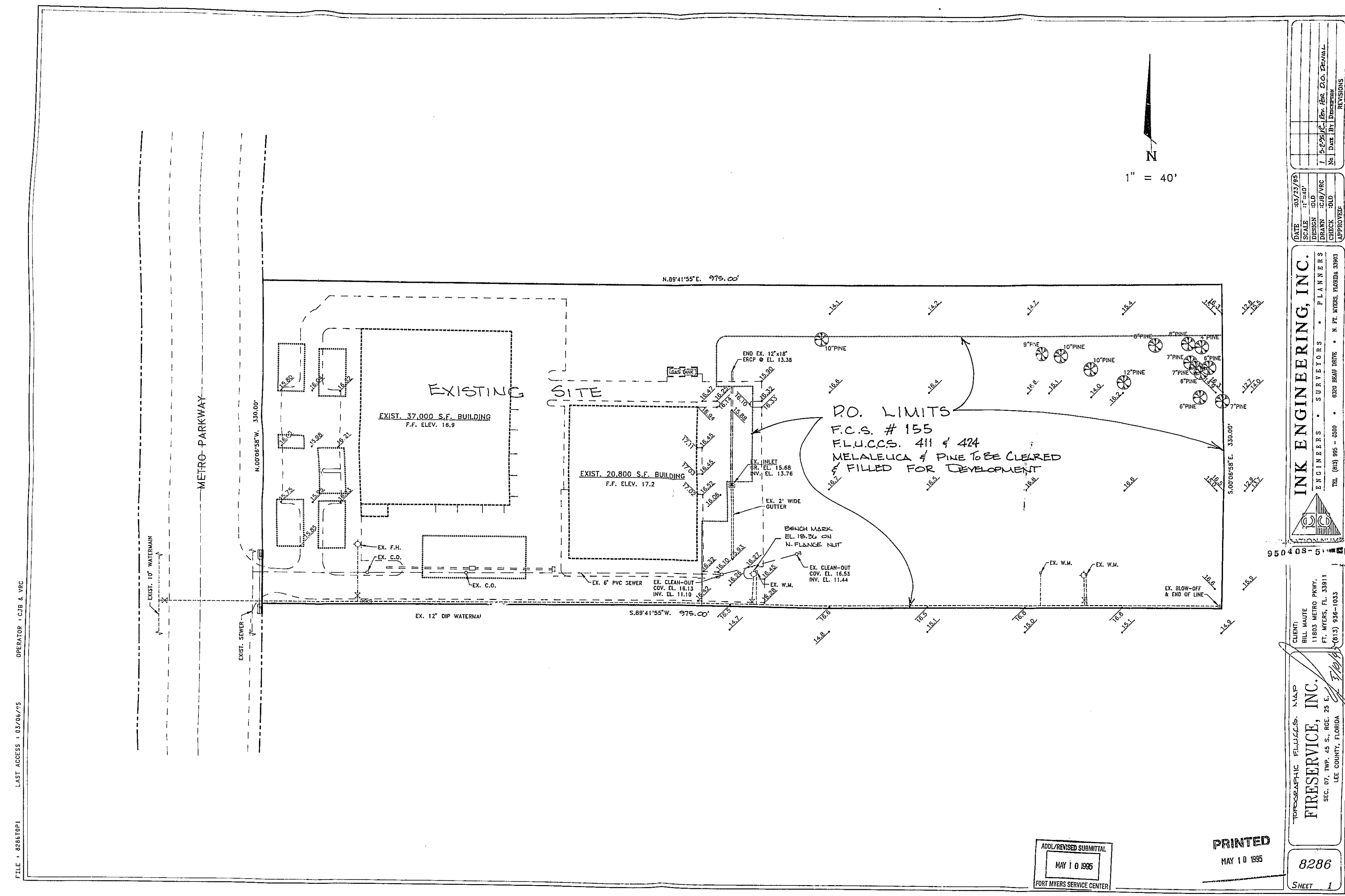
FRESERVE, INC.
CLIENT: BILL MAITE
11803 METRO PKWY.
FT. MYERS, FL 33911
(813) 958-1033

8286
SHEET 3

DATE: 03/23/95
SCALE: 1"=40'
DESIGN: OLD
DRAWN: CJB/VRC
CHECK: OLD
APPROVED:

REVISIONS

APPLICATION NUMBER: 950403-51



FILE # 8286TOP1
LAST ACCESS # 03/06/95
OPERATOR # CJB & VRC

ADD/REVISED SUBMITTAL
MAY 10 1995
FORT MYERS SERVICE CENTER

PRINTED
MAY 10 1995

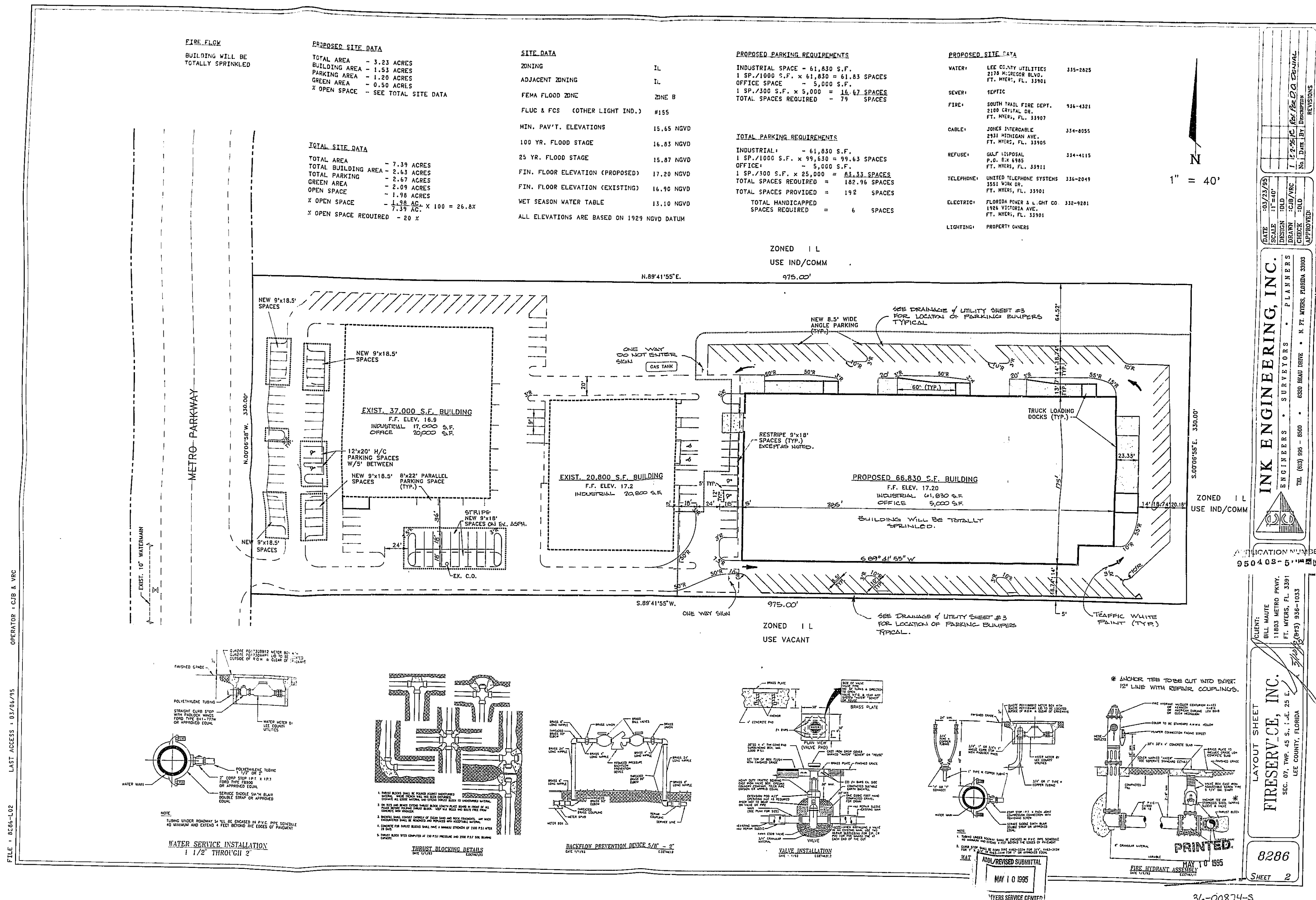
TOPOGRAPHIC PLUMBERS, MAP
FIRESERVICE, INC.
SEC. 07, TWP. 45 S., ROL. 25 E.
LEE COUNTY, FLORIDA

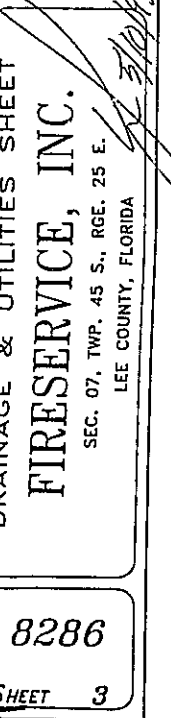
CLIENT
BILL MAITE
11803 METRO PKWY.
FT. MYERS, FL 33911
(813) 956-1033

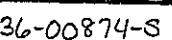
INK ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (888) 956-6300 • 6320 BRAD DRIVE • N. FT. MYERS, FLORIDA 33903

DATE	BY	REVISIONS
03/24/95	11-407	
DESIGN	SHD	
DRAWN	CLB/VRC	
CHECK	SHD	
APPROVED		

950403-536-00874-5







PARCEL 1

Commencing at the S.E. Corner of the SW 1/4 of Section 7, T4S, R25E, Lee County, Florida; thence run N 0° 02' 20" E along the N-S 1/4 section line for 991.22 feet; thence S 89° 41' 55" W, parallel to and 330 feet north of the S. line of the N 1/2 of the SW 1/4 of Section 7, for 1883.85 feet to the east right of way line of Metro Parkway and the Point of Beginning; thence N 0° 06' 58" W along said right of way for 230.00 feet; thence N 89° 41' 55" E for 189.40 feet; thence S 0° 06' 58" E for 230.00 feet; thence S 89° 41' 55" W for 189.40 feet to the Point of Beginning, containing 1 acre, more or less.

O.R. 1650, PAGE 3066-3068

PARCEL 2

Commencing at the S.E. Corner of the SW 1/4 of Section 7, T4S, R25E, Lee County, Florida; thence run N 0° 02' 20" E along the N-S 1/4 section line for 991.22 feet; thence S 89° 41' 55" W, and parallel to and 330 feet north of the S. line of the N 1/2 of the SW 1/4 of Section 7, for 1040.85 feet to the Point of Beginning; thence continue along said line S 89° 41' 55" W for 653.60 feet; thence N 0° 06' 58" W for 230.00 feet; thence S 89° 41' 55" W for 189.40 feet to the east right of way line of Metro Parkway; thence N 0° 06' 58" W along said right of way line for 100.00 feet; thence N 89° 41' 55" E for 843.00 feet; thence S 0° 06' 58" E for 330.00 feet to the Point of Beginning, containing 5.39 acres, more or less.

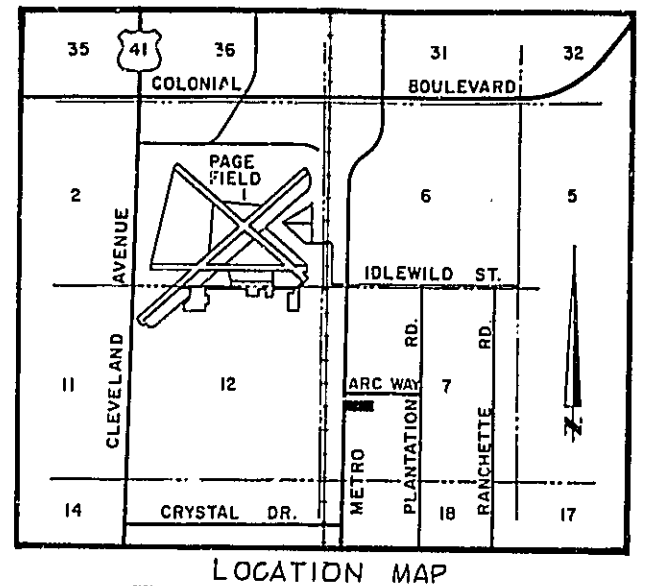
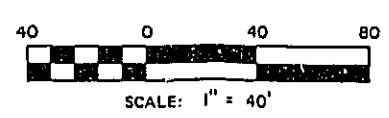
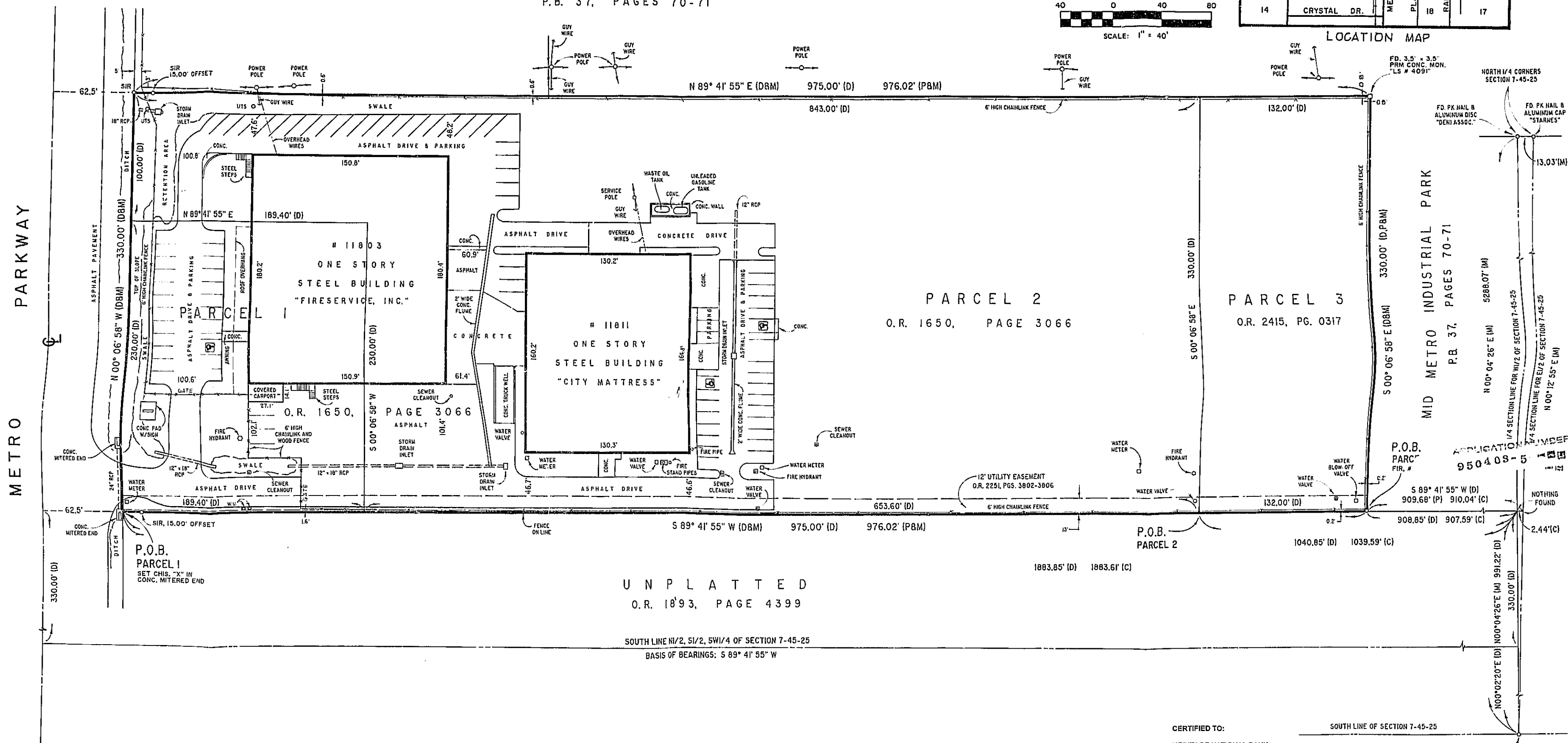
O.R. 1650, PAGE 3066-3068

PARCEL 3

Commencing at the S.E. Corner of the SW 1/4 of Section 7, T4S, R25E, Lee County, Florida; thence run N 0° 02' 20" E along the N-S 1/4 section line for 991.22 feet; thence S 89° 41' 55" W, and parallel to and 330 feet north of the S. line of the N 1/2 of the SW 1/4 of Section 7, for 908.85 feet to the Point of Beginning; thence continue along said line S 89° 41' 55" W for 332.00 feet; thence N 0° 06' 58" W for 330.00 feet; thence N 89° 41' 55" E for 330.00 feet; thence S 0° 06' 58" E for 330.00 feet to the Point of Beginning, containing 1 acre, more or less.

O.R. 2415, PAGE 0317-0318

MID METRO INDUSTRIAL PARK
P.B. 37, PAGES 70-71



NOTES:

SCALE: 1" = 40'

BASIS OF BEARINGS: DEED RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 3068 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING S89°41'55"W ON SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7-45-25

ELEVATIONS BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ORIGINATED ON BENCHMARK: U.S.C. & G.S. FF-3

THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "B" PER FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 18, 1984, PANEL 125124-0350B.

LEGEND:

- (P) = PLAT (D) = DEED (M) = MEASURED (C) = CALCULATED
- SIR = SET # 5 IRON REBAR W/IT CAP "DENI ASSOC."
- FR = FOUND IRON REBAR, SIZE
- PCP = PERMANENT CONTROL POINT
- DE = DRAINAGE EASEMENT
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- SET N & T = SET PK NAIL & 2" TIN
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- PUE = PUBLIC UTILITY EASEMENT
- PC = POINT OF CURVE
- WV = WATER VALVE
- RW = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE

CERTIFICATE

THIS IS TO CERTIFY THAT THIS SKETCH AND THE SURVEY ON WHICH IT IS BASED, VALID ONLY WITH A RAISED EMBOSSED SEAL, WERE MADE IN ACCORDANCE WITH AND MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS IS NOT A CERTIFICATION OF ZONING OR FREEDOM FROM ENCUMBRANCES.

Ben R. Homola
BEN R. HOMOLA
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 3650

VALID ONLY
WITH
EMBOSSED SEAL

ADD/REVISED SUBMITTAL
MAY 10 1995
FORT MYERS SERVICE CENTER

CERTIFIED TO:
HERITAGE NATIONAL BANK
BOUNDARY SURVEY
FOR: FIRESERVICE, INC.

DATE	ORDER NO.	FIELD SK	REVISIONS	LOCATION
3-22-95	8003010	LC 65-60	UPDATE	

Deni Associates
6241 ARC WAY • FORT MYERS, FLORIDA 33912 • (813) 275-8875
CADASTRAL SURVEYS • AERIAL MAPPING CONTROL • PRECISION & ENGINEERING SURVEYS

36-00874-S 7-45-25 (258)



Engineers, Planners & Development Consultants

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

METRO INDUSTRIAL

SPECIAL EXCEPTION TRAFFIC STATEMENT

September 2026

PREPARED FOR:

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

PREPARED BY:

Carson Tucker, E.I.

ENGINEER OF RECORD:

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

QAI PROJECT #260309

Alfred
Quattrone

Digitally signed by Alfred
Quattrone
Date: 2026.09.09 13:17:13
-04'00'

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





TABLE OF CONTENTS

PROPOSED SPECIAL EXCEPTION 3

REFERENCES 4

APPENDIX

TRIP GENERATION ANALYSIS

TRIP GENERATION GRAPHS





Metro Industrial

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

11803-819 Metro Pkwy, Fort Myers, FL 33966

PROPOSED SPECIAL EXCEPTION

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

The purpose of this Special Exception Traffic Statement is to compare the proposed uses requiring a special exception to currently permitted uses in Light Industrial zoned districts by identifying similar uses as defined by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition.

Per Lee County LDC Table 34-903, *Use Regulations for Industrial Districts*, manufacturing, repair or wholesale sales of fabricated metal products required a special exception within Light Industrial zoned areas. The ITE land use code utilized to analyze this land use **LUC 140 – Manufacturing**. This land use was analyzed for trip generation via gross floor area. The existing square footage of the buildings located on-site was determined to be 115,016 square feet, according to a survey performed by Morris-Depew Associates, Inc., dated November 18th, 2020.

Table 1: Proposed Special Exception Land Use Trip Generation

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
140 – Manufacturing	44	15	19	47	209	209
	59		66		418	

Table 1 provides trip generation entry, exit, and total values for the Peak Hour A.M., Peak Hour P.M. and Weekday time periods. These values can also be seen in the attached **Trip Generation Analysis** appendix.

The values from Table 1 will be compared to the estimated trips generated by permitted Light Industrial uses to determine if the proposed special exception land use will produce more traffic than anticipated in Light Industrial zones.

Multiple permitted land uses were analyzed for trip generation to compare with the proposed special exception land use. The following land uses were analyzed:

LUC 180 – Specialty Trade Contractor	115 (1000 SF GFA)
LUC 565 – Day Care Center	115 (1000 SF GFA)
LUC 640 – Animal Hospital/Veterinary Clinic	115 (1000 SF GFA)
LUC 710 – General Office Building	115 (1000 SF GFA)



The above uses were analyzed during the Peak Hour A.M., Peak Hour P.M., and Weekday time periods. Please refer to the following table for the generated trips of the permitted IL land uses.

Table 2: Permitted IL Land Uses Trip Generation

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
180 – Specialty Trade Contractor	141	50	71	151	565	565
	191		222		1130	
565 – Day Care Center	663	588	581	655	2260	2260
	1251		1236		4520	
640 – Animal Hospital/Veterinary Clinic	312	154	216	324	1236	1236
	466		540		2472	
710 – General Office Building	131	18	23	122	459	459
	149		145		918	

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

REFERENCES

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



APPENDIX





TRIP GENERATION ANALYSIS



VEHICLE TRIPS - PROPOSED ZONING

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
140 - Manufacturing	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday	Best Fit (LOG)	209	209	418
Data Source: Trip Generation Manual, 12th Ed					$\ln(T) = 0.68\ln(X) + 2.81$	50%	50%	
140(1) - Manufacturing	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	44	15	59
Data Source: Trip Generation Manual, 12th Ed					0.51	75%	25%	
140(2) - Manufacturing	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	19	47	66
Data Source: Trip Generation Manual, 12th Ed					$T = 0.84(X) - 29.93$	29%	71%	

VEHICLE TRIPS - PERMITTED IL USES - WEEKDAY

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
180 - Specialty Trade Contractor	General	1000 Sq. Ft. GFA	115	Weekday	Average	565	565	1130
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				9.82	50%	50%	
710 - General Office Building	General	1000 Sq. Ft. GFA	115	Weekday	Best Fit (LIN)	459	459	918
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				T = 6.18(X) + 207.96	50%	50%	
640 - Animal Hospital/Veterinary Clinic	General	1000 Sq. Ft. GFA	115	Weekday	Average	1236	1236	2472
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				21.50	50%	50%	
565 - Day Care Center	General	1000 Sq. Ft. GFA	115	Weekday	Average	2260	2260	4520
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				39.30	50%	50%	

Average Trips - Weekday	
Entry	Exit
1130	1130

VEHICLE TRIPS - PERMITTED IL USES - PEAK HOUR A.M.

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
710 - General Office Building	General	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	131	18	149
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 1.12(X) + 19.95$	88%	12%	
640 - Animal Hospital/Veterinary Clinic	General	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	312	154	466
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				$T = 4.07(X) - 2.48$	67%	33%	
565 - Day Care Center	General	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	663	588	1251
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				10.88	53%	47%	
180 - Specialty Trade Contractor	General	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	141	50	191
Data Source: Trip Generation Manual, 12th Ed	Urban/Suburban				1.66	74%	26%	

Average Trips - A.M.	
Entry	Exit
312	203

VEHICLE TRIPS - PERMITTED IL USES - PEAK HOUR P.M.

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
710 - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	23	122	145
Data Source: Trip Generation Manual, 12th Ed					T = 0.99(X) + 31.14	16%	84%	
640 - Animal Hospital/Veterinary Clinic	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	216	324	540
Data Source: Trip Generation Manual, 12th Ed					T = 4.75(X) - 6.96	40%	60%	
565 - Day Care Center	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	581	655	1236
Data Source: Trip Generation Manual, 12th Ed					10.75	47%	53%	
180 - Specialty Trade Contractor	General Urban/Suburban	1000 Sq. Ft. GFA	115	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	71	151	222
Data Source: Trip Generation Manual, 12th Ed					1.93	32%	68%	

Average Trips - P.M.	
Entry	Exit
223	313



TRIP GENERATION GRAPHS



Land Use: 140 Manufacturing

Description

A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. The size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Delaware, Minnesota, Missouri, New Jersey, Ontario (CAN), Oregon, South Carolina, South Dakota, Texas, Vermont, Washington, and West Virginia.

Source Numbers

357, 384, 418, 443, 583, 598, 611, 728, 874, 875, 879, 940, 969, 1067, 1068, 1082, 1201, 1208, 1222, 1286

Manufacturing (140)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 36

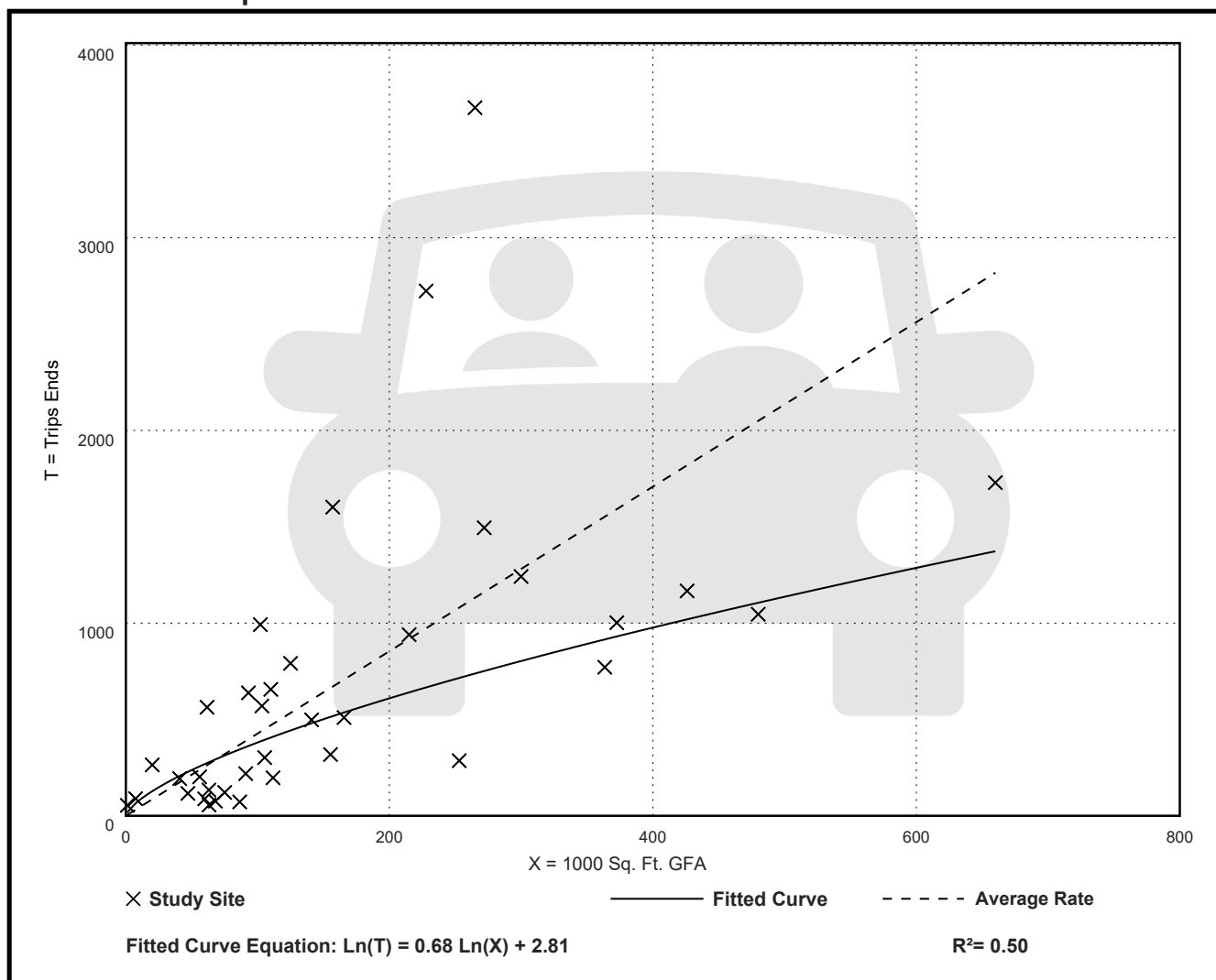
Avg. 1000 Sq. Ft. GFA: 165

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.27	0.83 - 49.50	3.49

Data Plot and Equation



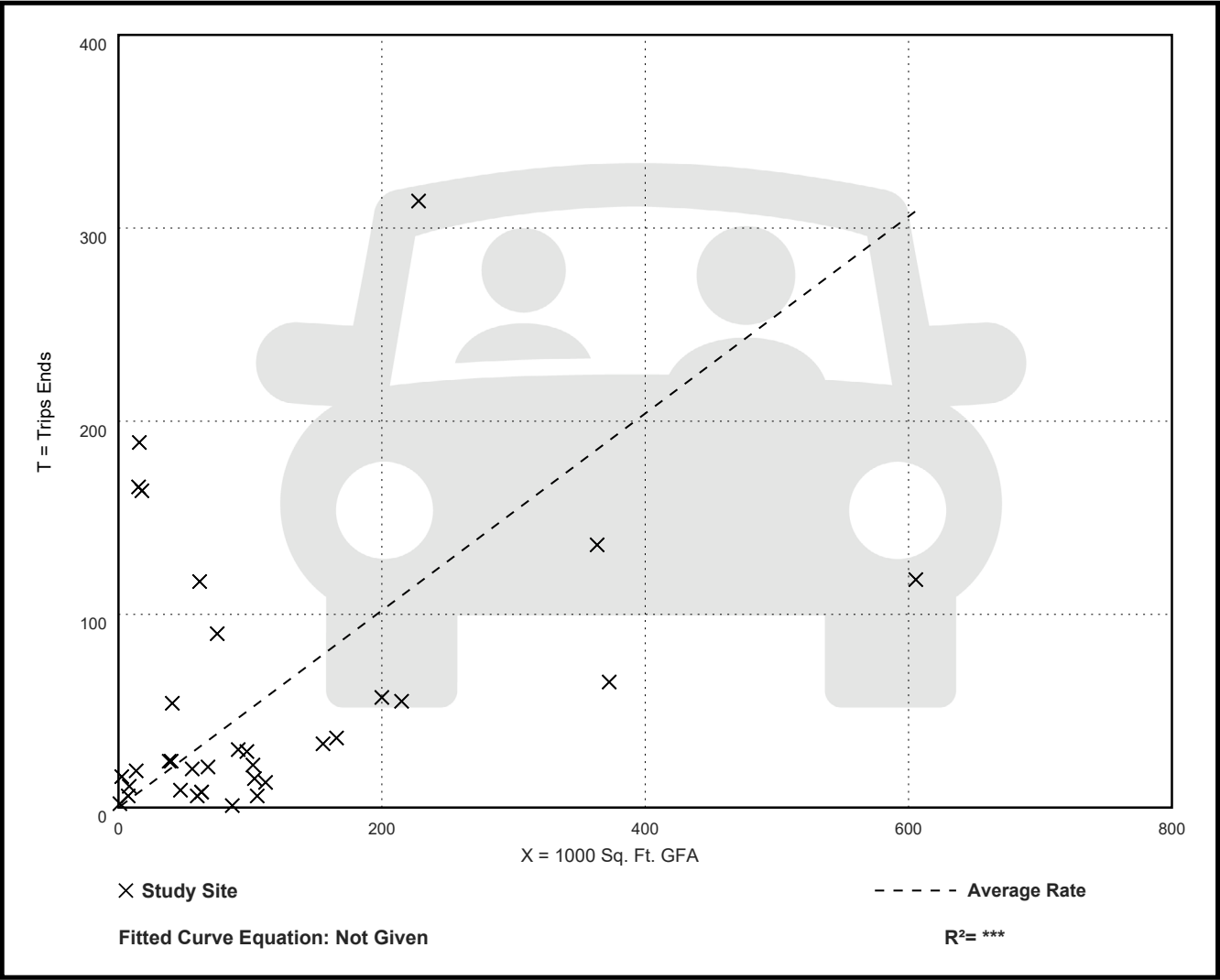
Manufacturing (140)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 109
Directional Distribution: 75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.51	0.01 - 11.93	1.27

Data Plot and Equation



Manufacturing (140)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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

Setting/Location: General Urban/Suburban

Number of Studies: 42

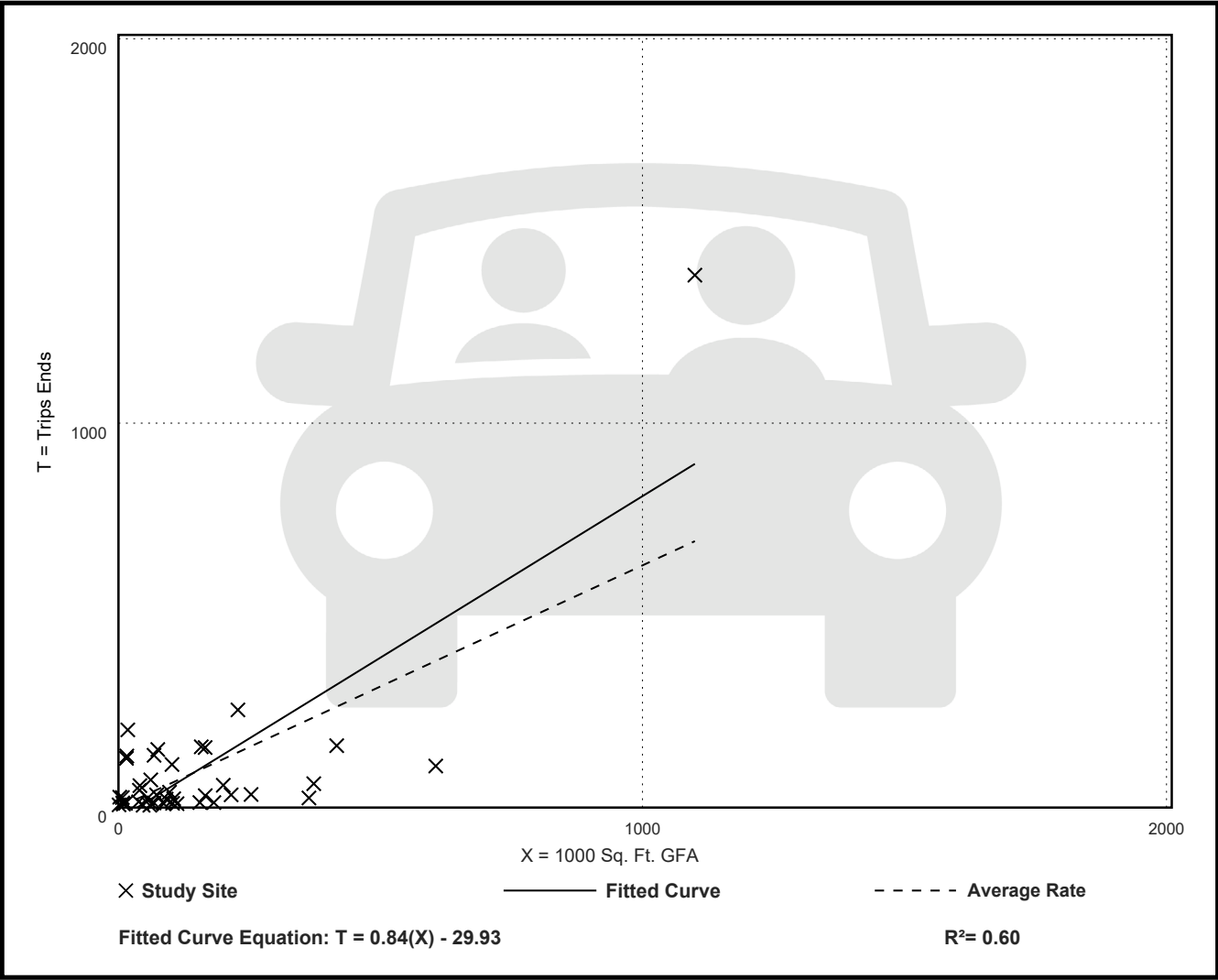
Avg. 1000 Sq. Ft. GFA: 144

Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 11.37	1.01

Data Plot and Equation



Land Use: 180

Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmithing, weed and pest control, and cleaning. Small office building (Land Use 712) is a related land use.

Additional Data

The sites were surveyed in the 2010s in Texas.

Source Numbers

886, 889, 890

Specialty Trade Contractor (180)

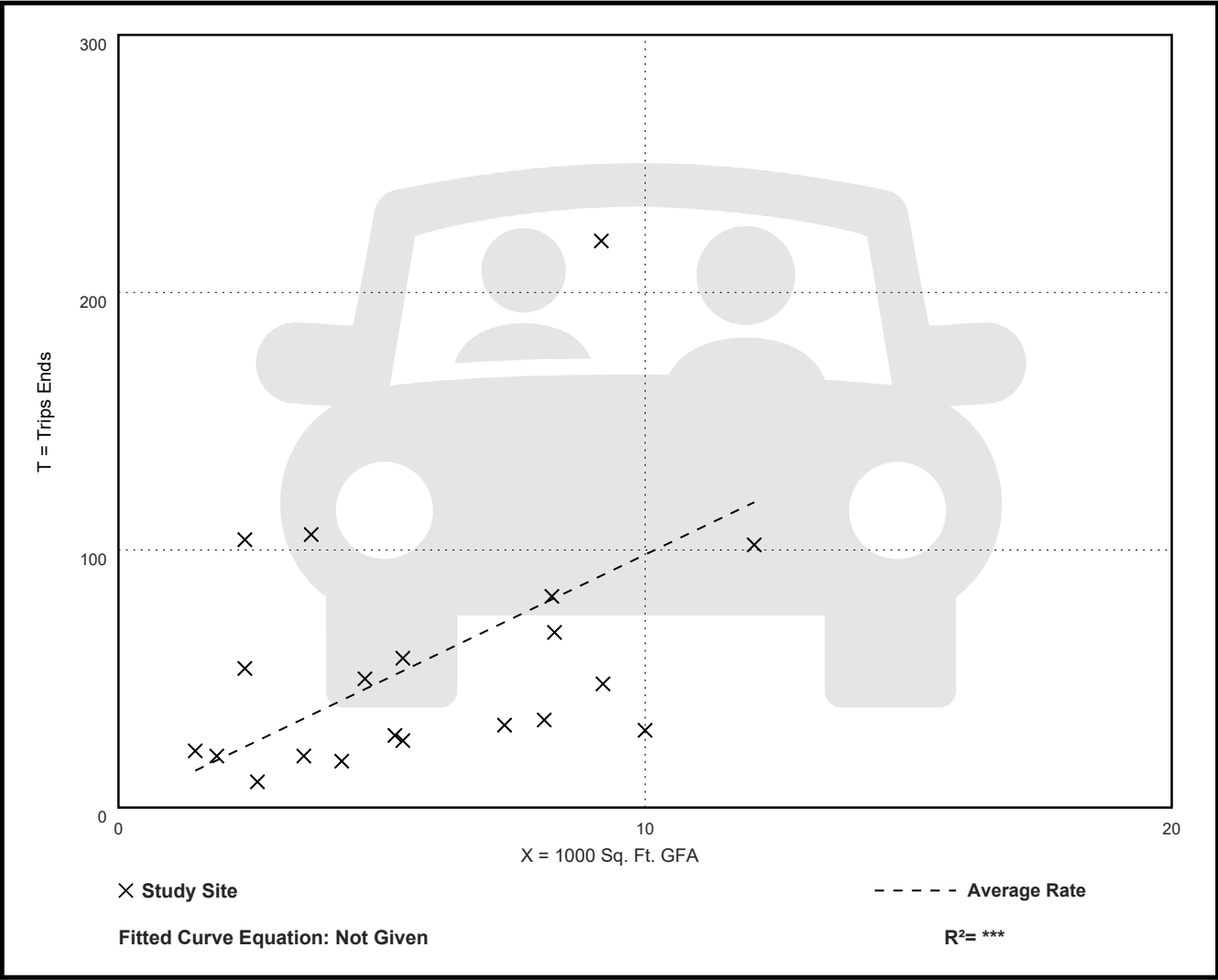
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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

Setting/Location: General Urban/Suburban

Number of Studies: 20

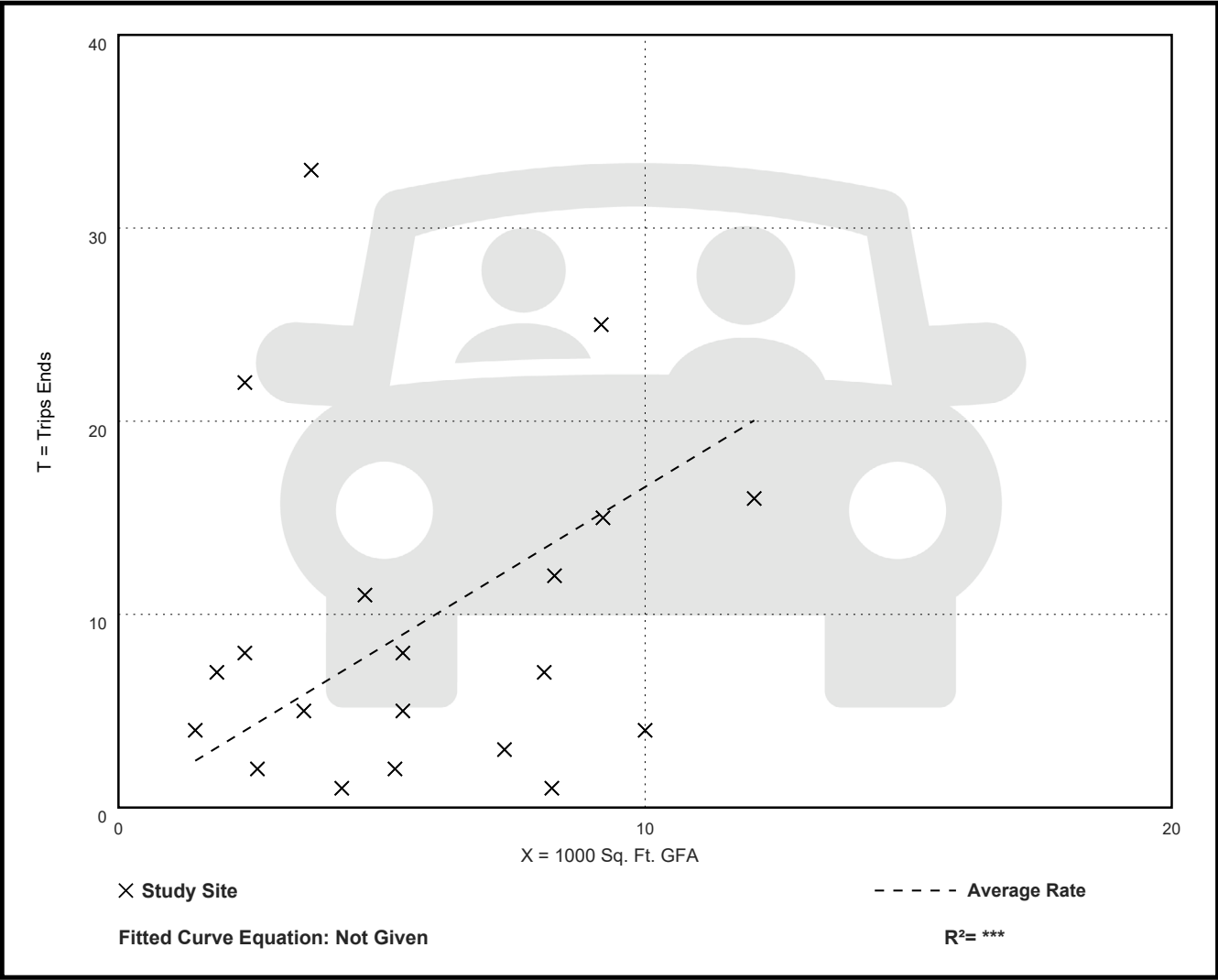
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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

Setting/Location: General Urban/Suburban

Number of Studies: 19

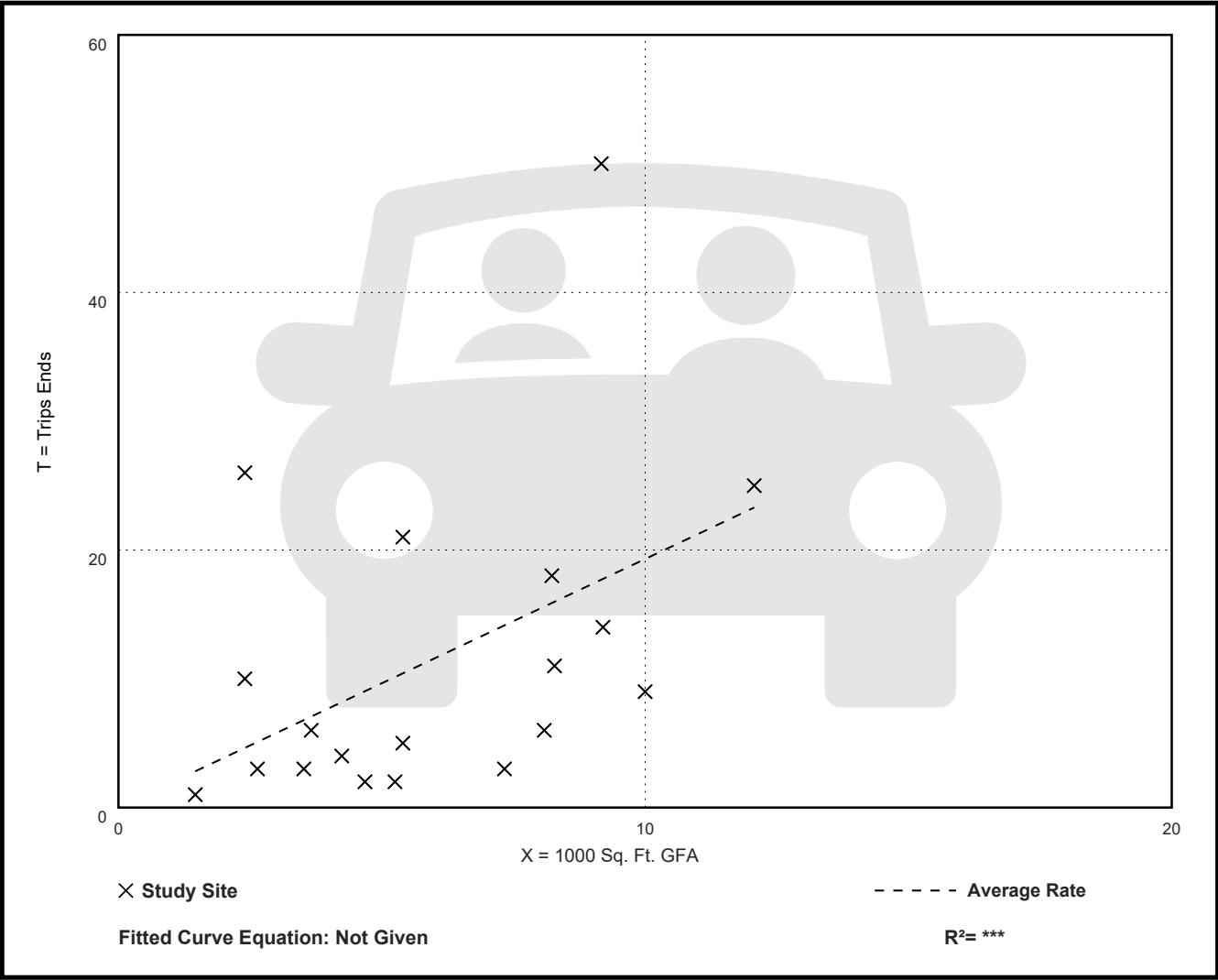
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.93	0.38 - 10.83	1.98

Data Plot and Equation



Land Use: 565

Day Care Center

Description

A day care center is a facility where care for preschool children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Florida, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, and Wisconsin.

Source Numbers

335, 336, 337, 355, 418, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981, 1236

Day Care Center (565)

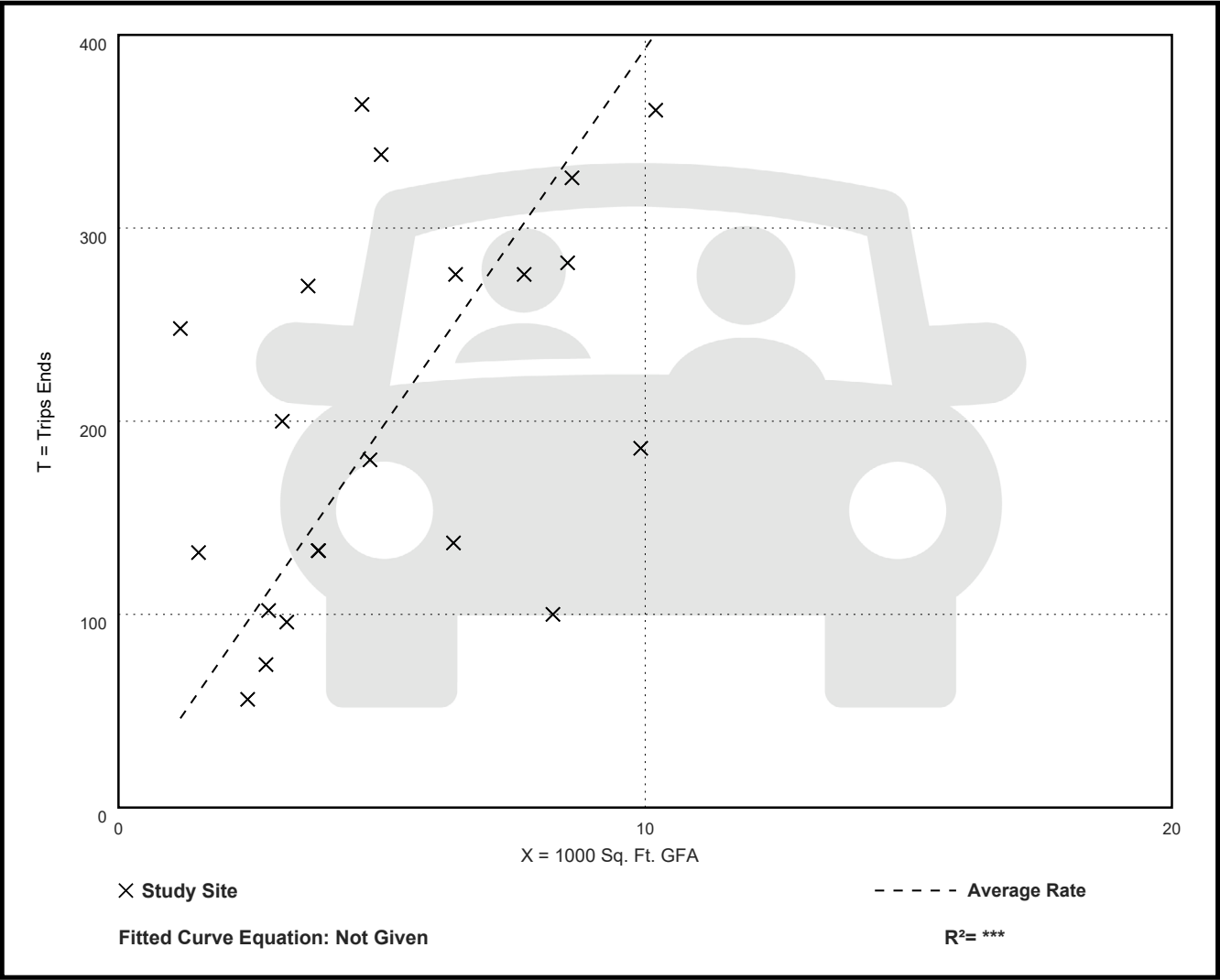
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.30	12.12 - 211.06	26.09

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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

Setting/Location: General Urban/Suburban

Number of Studies: 78

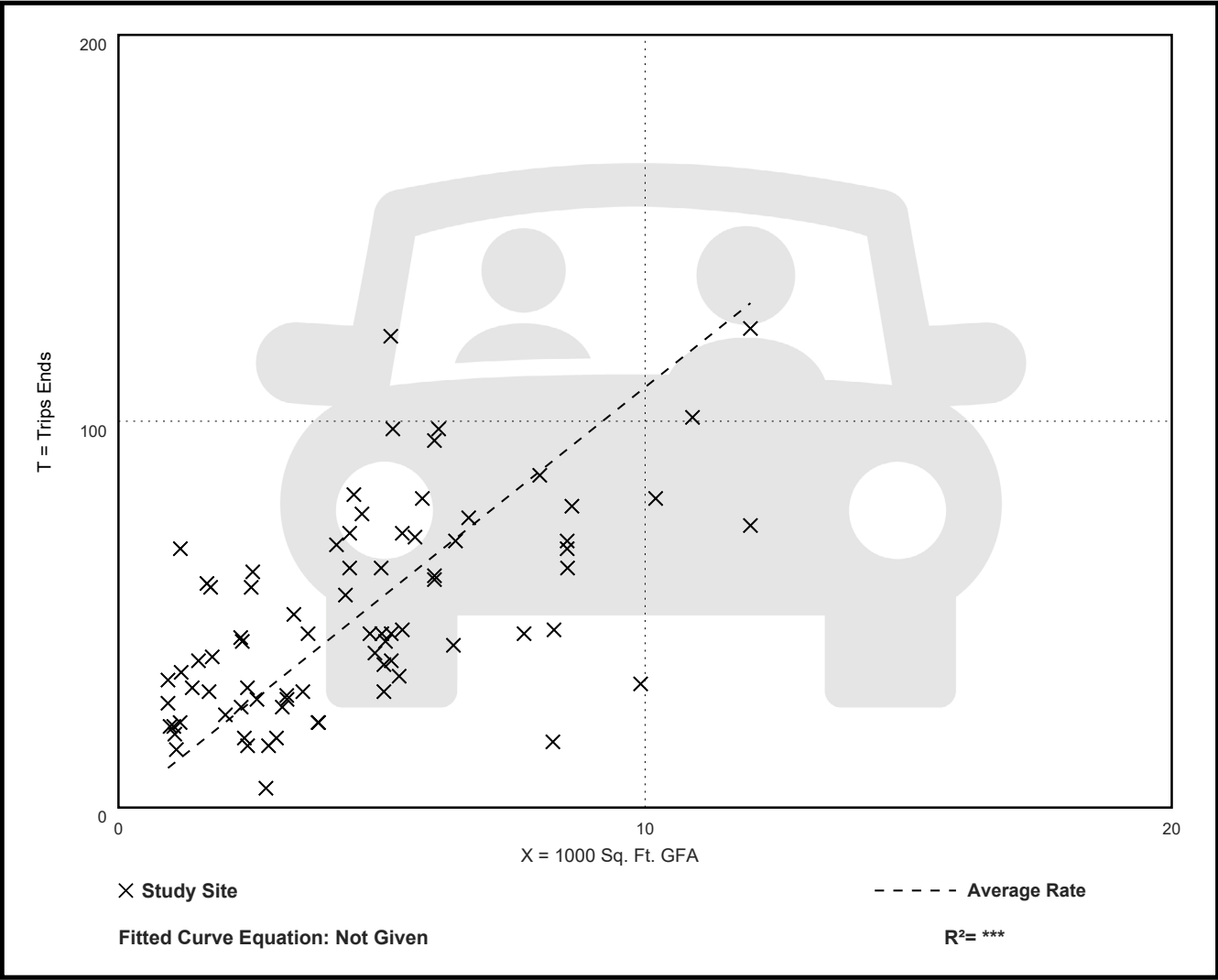
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.88	1.79 - 57.02	6.27

Data Plot and Equation



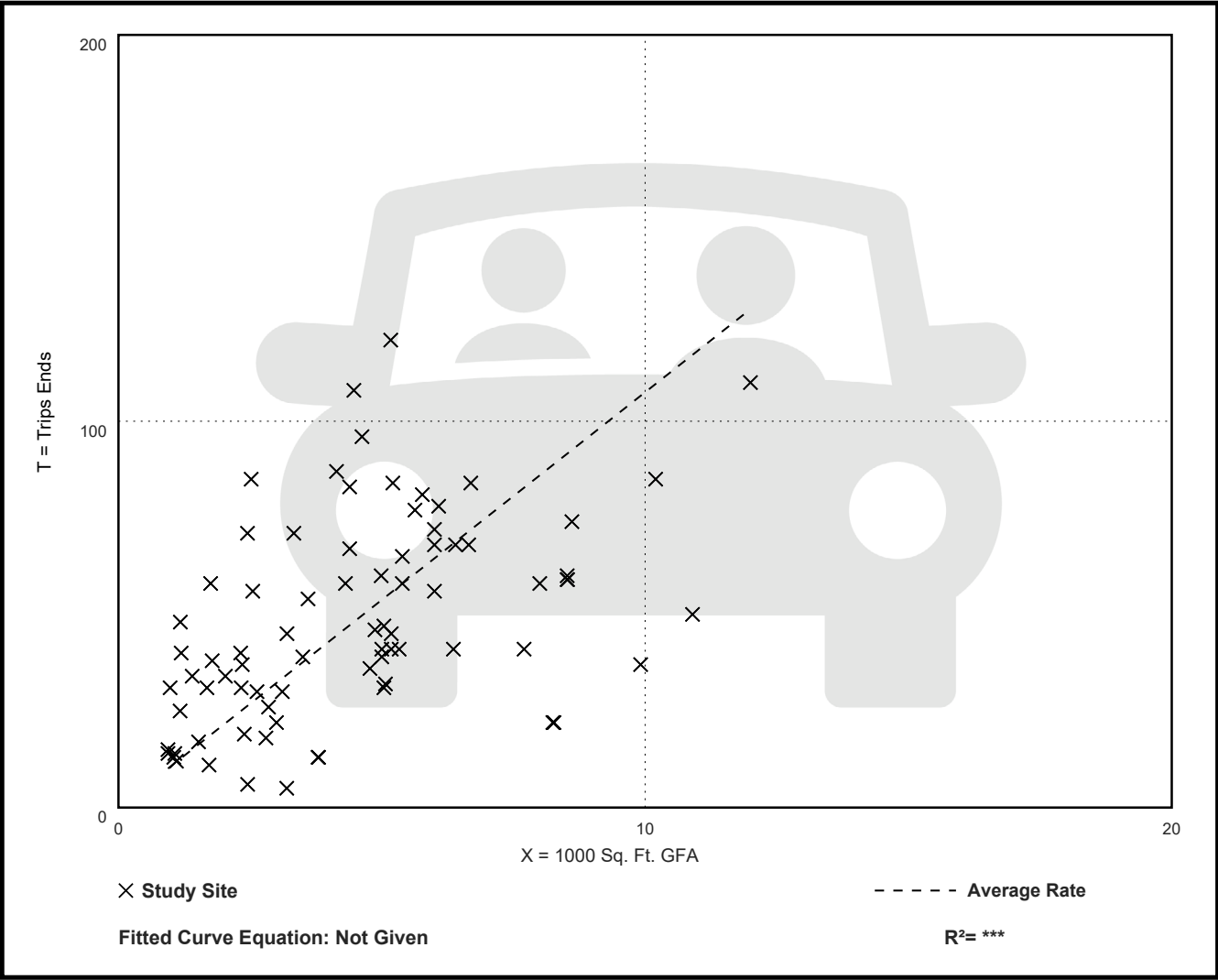
Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 79
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.75	1.56 - 40.85	6.46

Data Plot and Equation



Land Use: 640

Animal Hospital/Veterinary Clinic

Description

An animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.

Additional Data

The sites were surveyed in the 2000s and the 2010s in California, New Jersey, and Texas.

Source Numbers

597, 662, 878

Animal Hospital/Veterinary Clinic

(640)

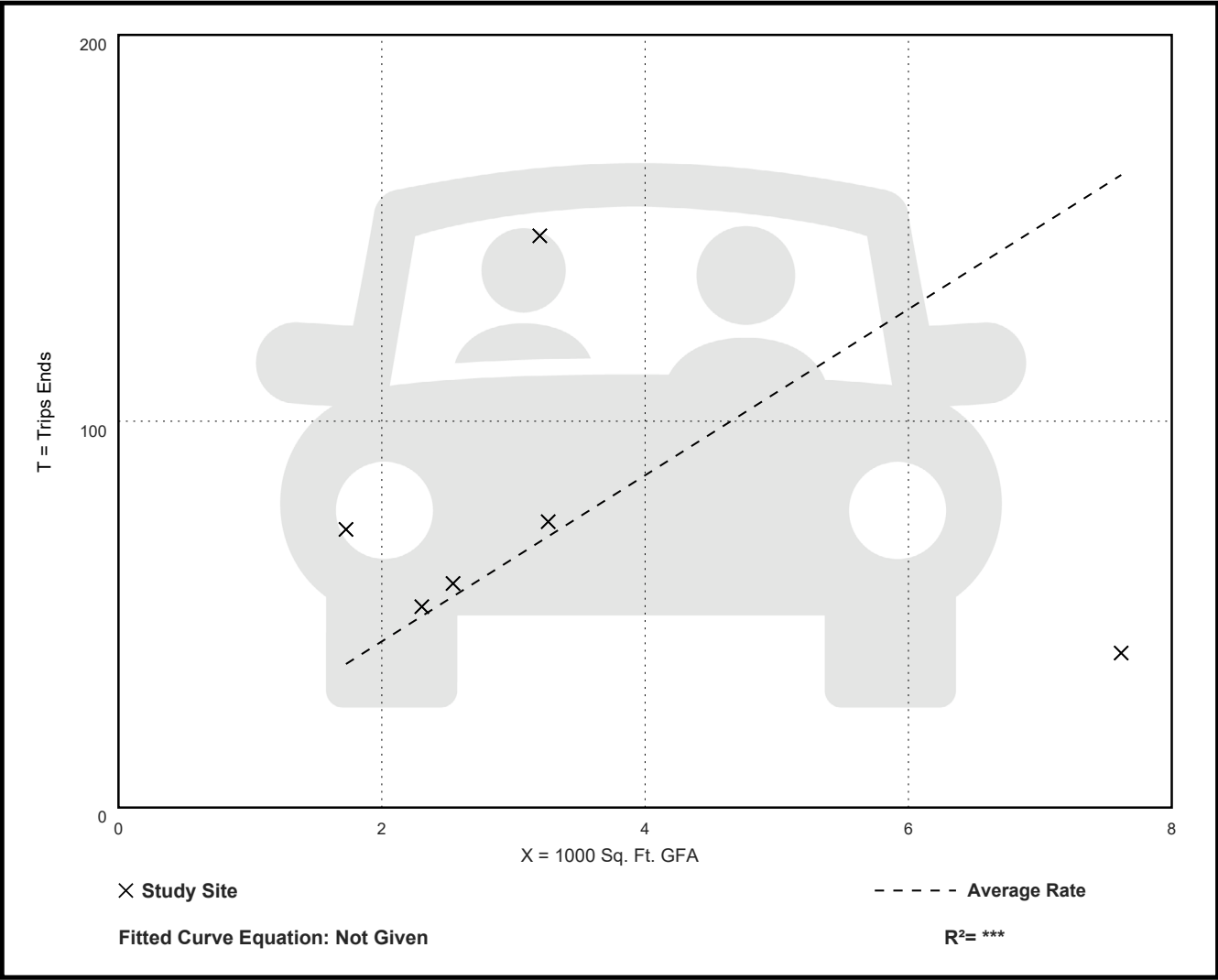
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.50	5.25 - 46.25	16.50

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

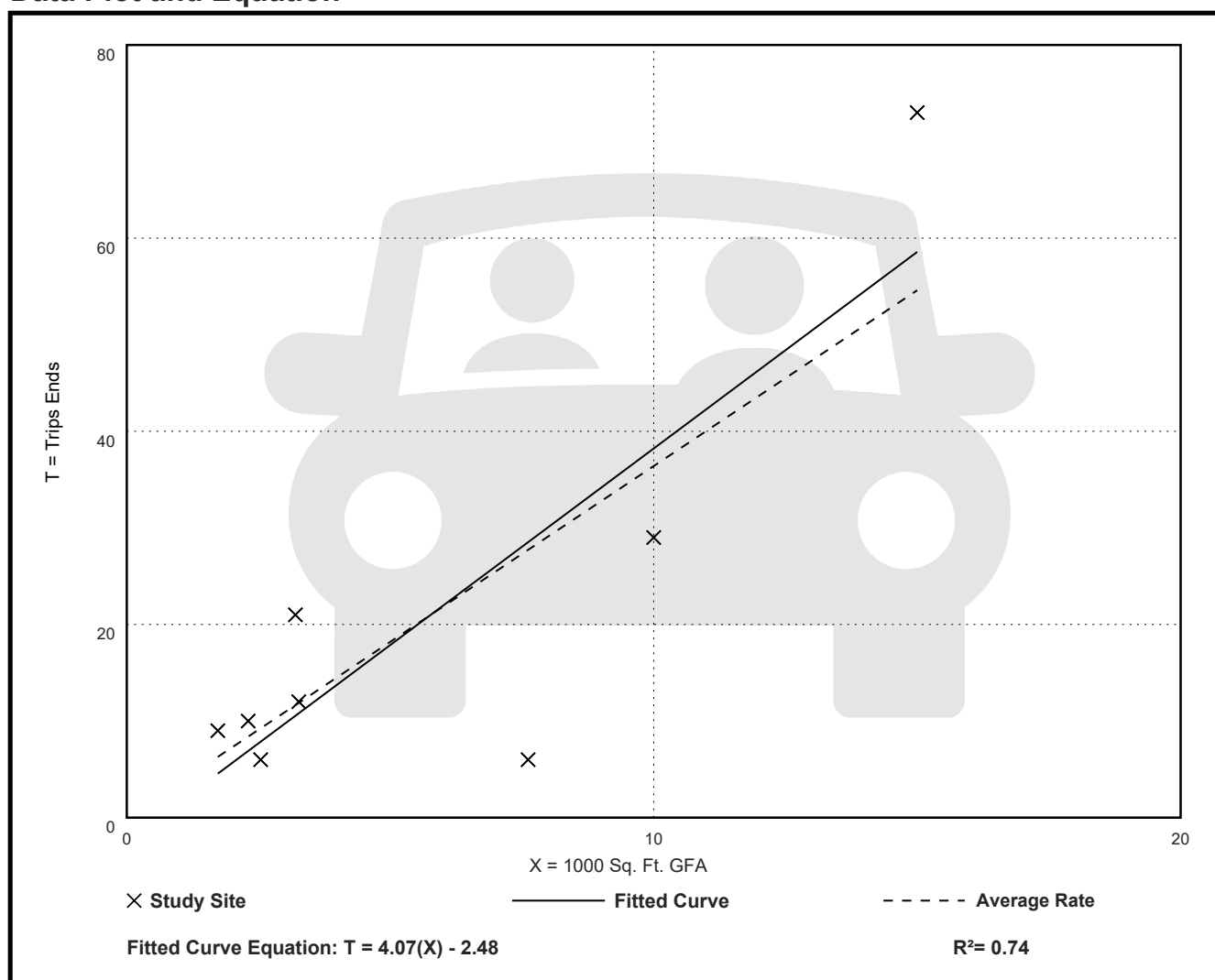
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation



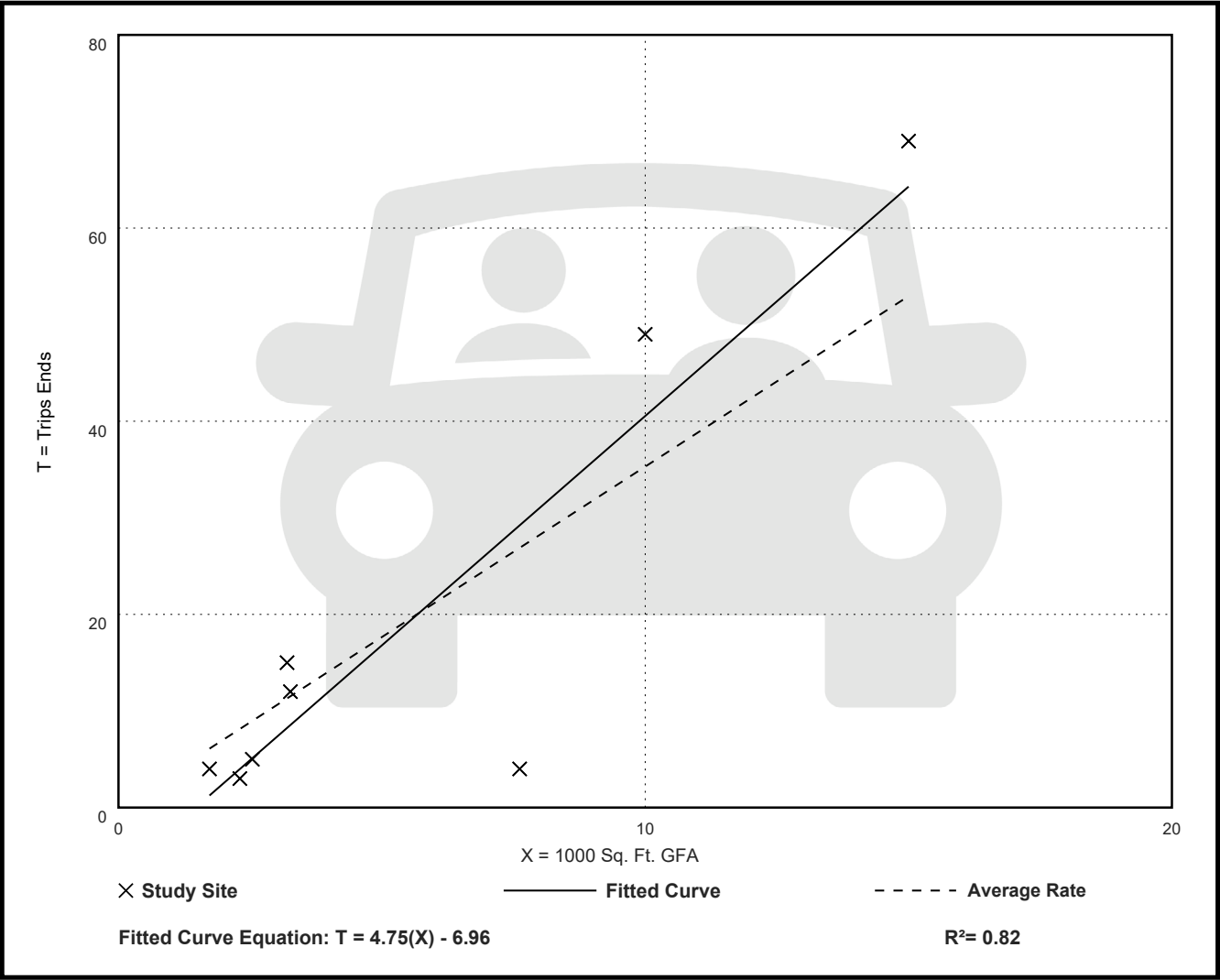
Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation



Land Use: 710

General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

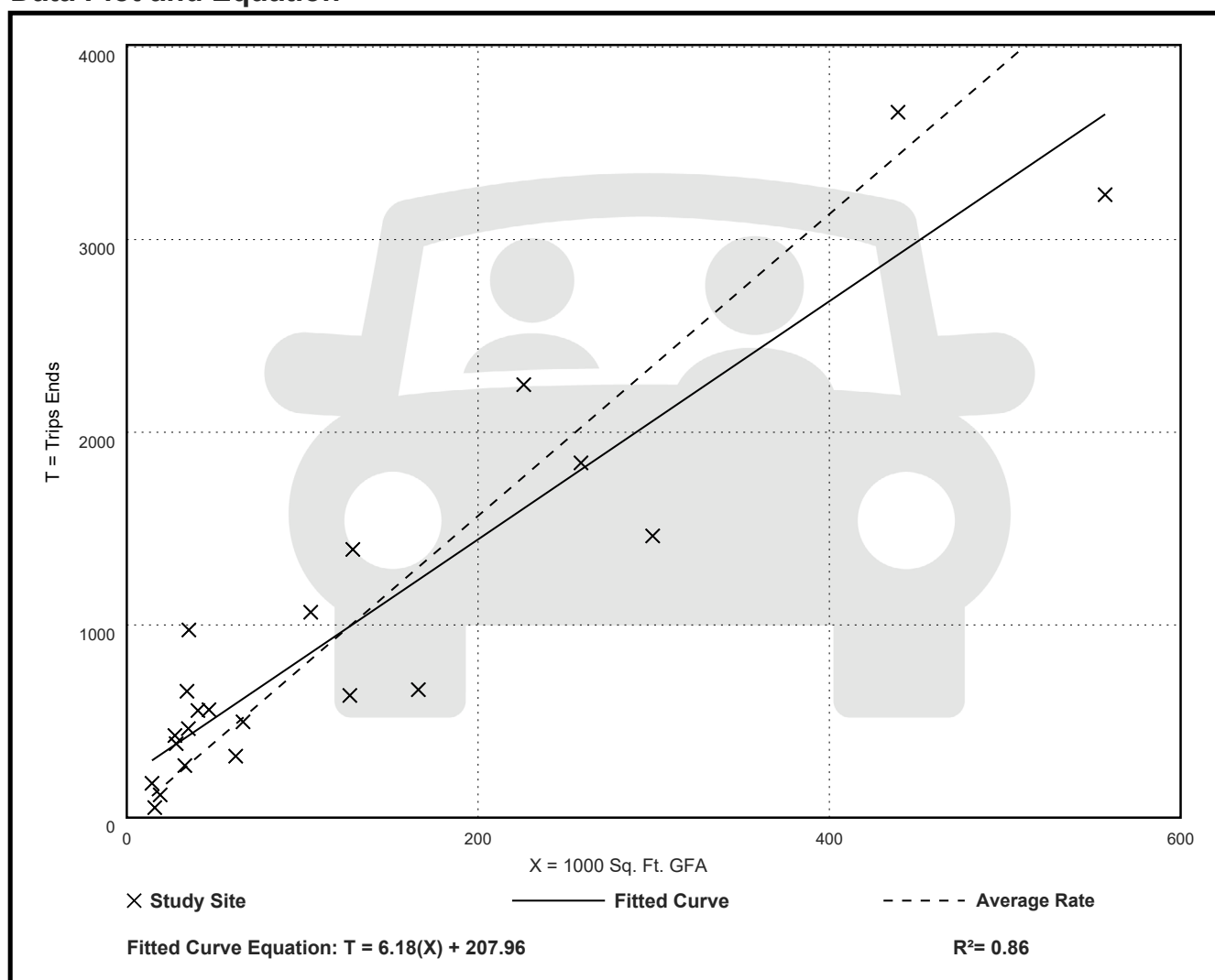
Avg. 1000 Sq. Ft. GFA: 126

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 54

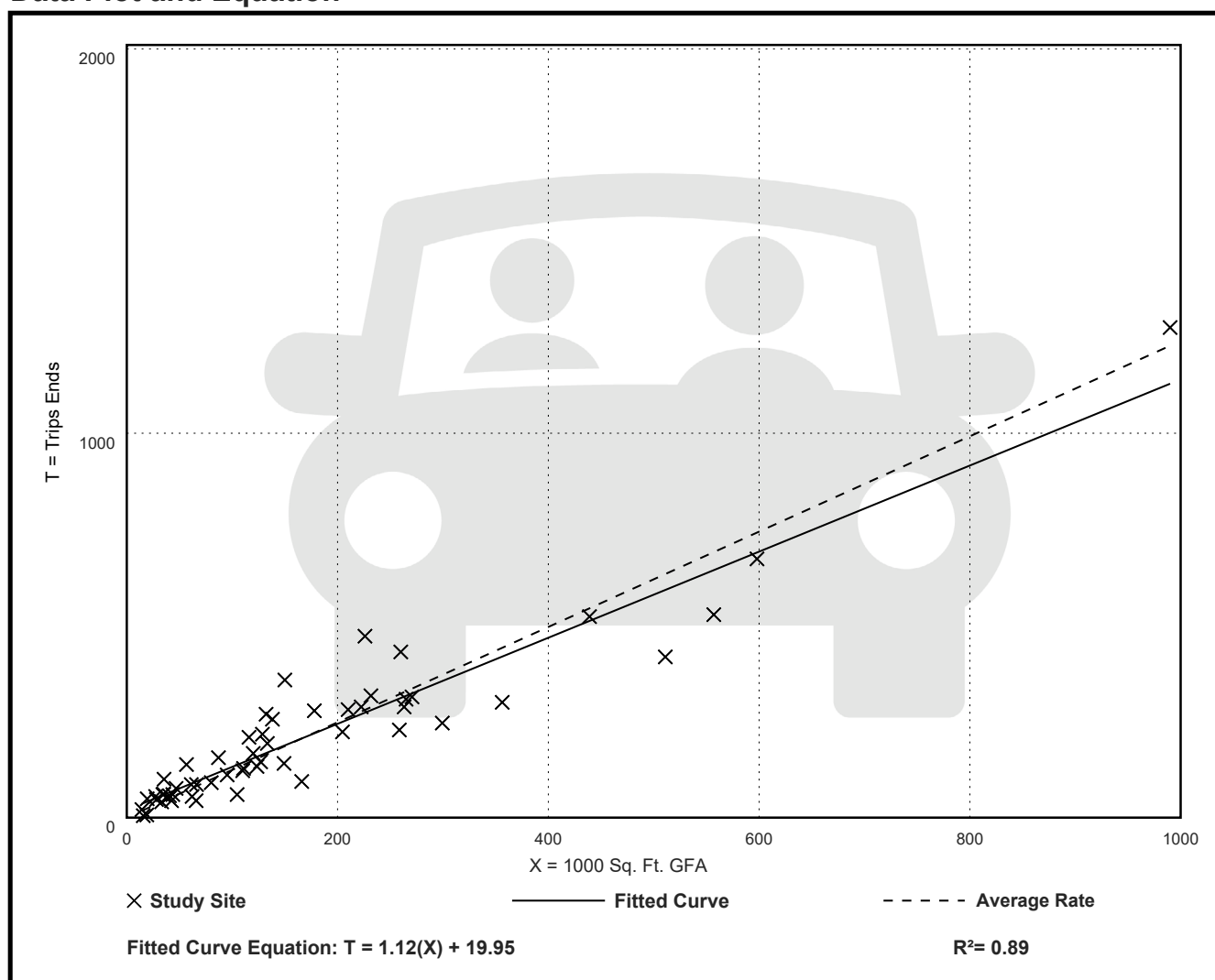
Avg. 1000 Sq. Ft. GFA: 170

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

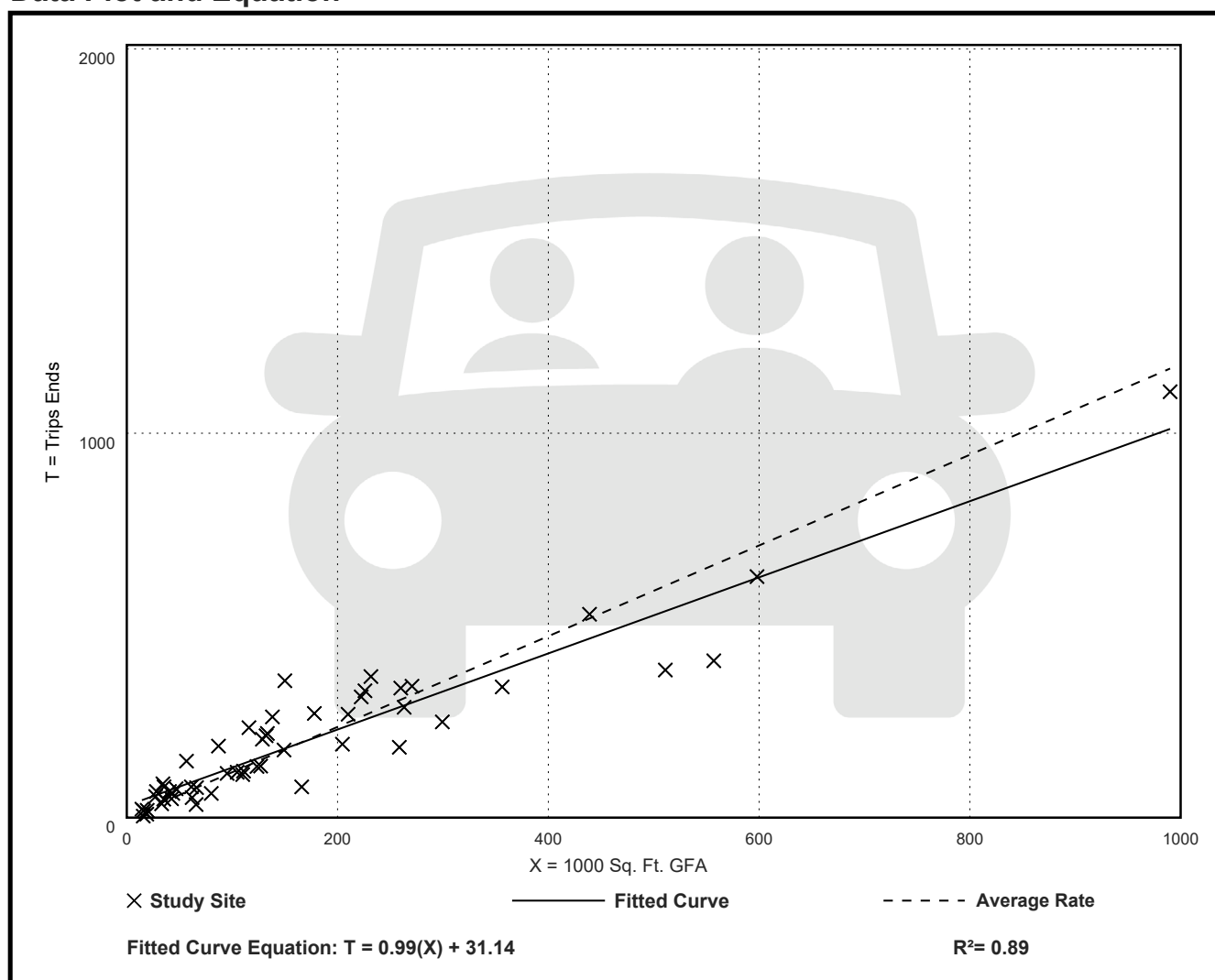
Avg. 1000 Sq. Ft. GFA: 166

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

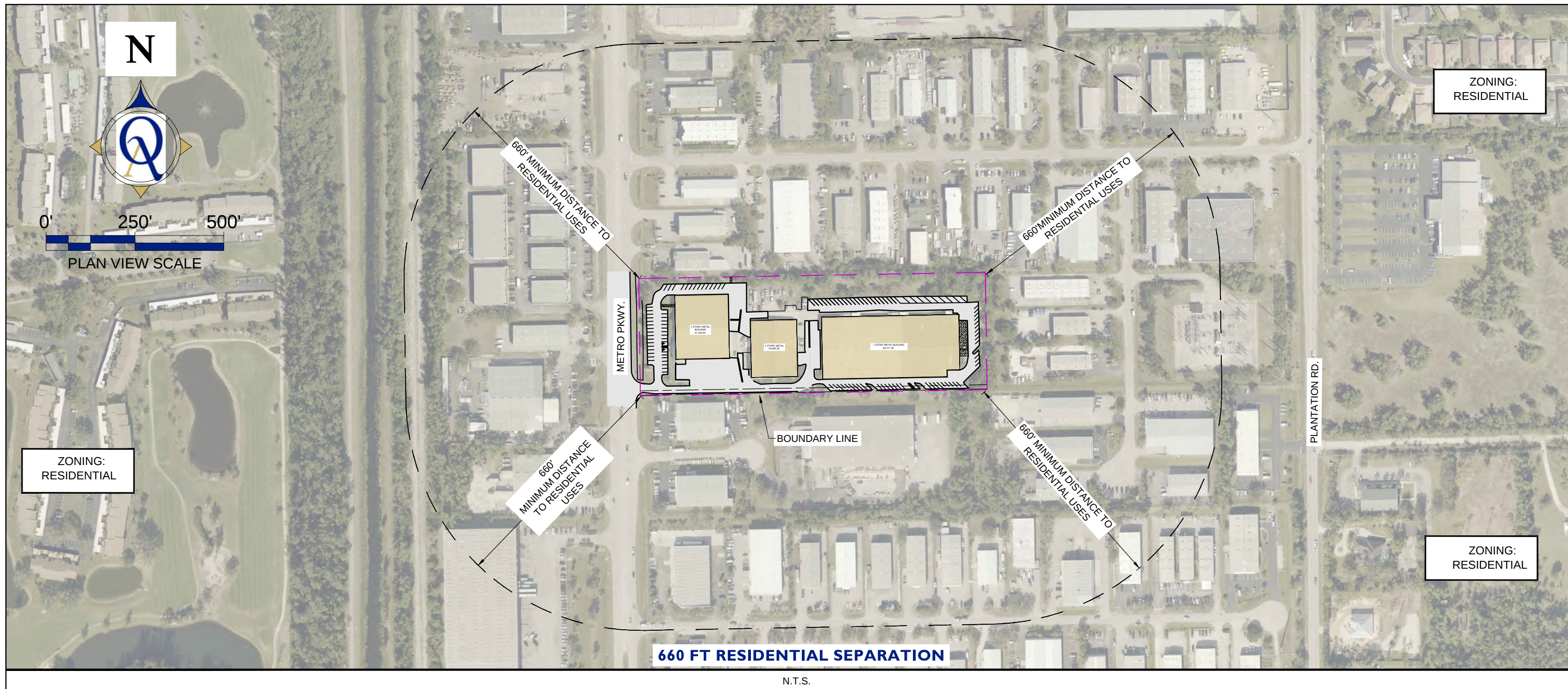
Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



METRO INDUSTRIAL SPECIAL EXCEPTION

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



PROJECT SUMMARY:

ZONING/REZONING

IL

STRAP #'s

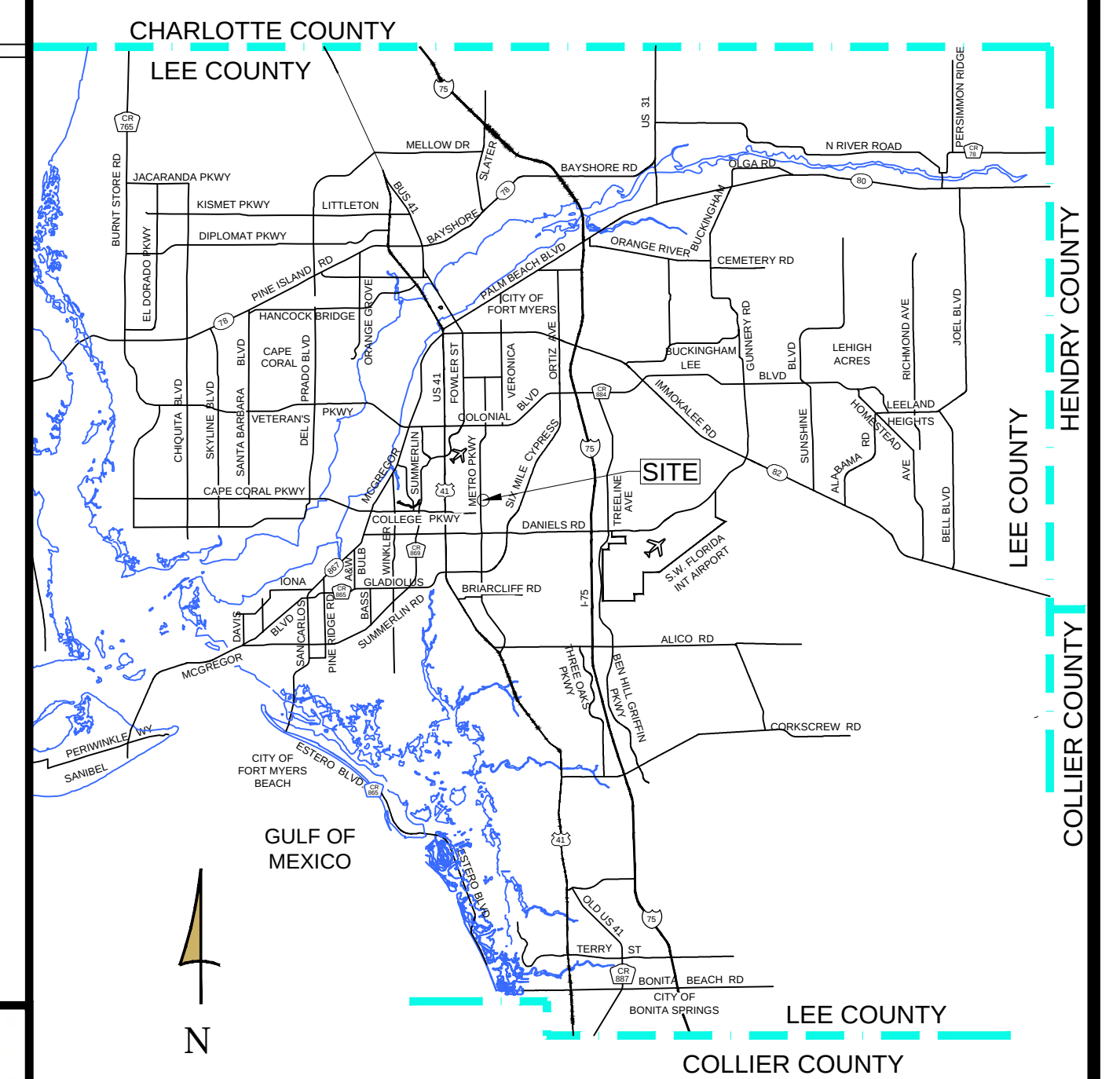
07-45-25-00-00004.0090

PROJECT ACREAGE

7.39 ACRES (321,767 SF)



MASTER CONCEPT PLAN



LOCATION MAP

(NOT TO SCALE)

