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September 10, 2026

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

Record Number: DCI2026-00017
Record Type: Planned Development
Address: 11550 MCGREGOR BLVD, FORT MYERS, FL 33919
Project Name: McGregor Sound
Record Description: Rezone a 3.7± acres from Single Family Residential (RS-1) to a Residential Planned Development (RPD).

GENERAL COMMENTS:

Development Services Review

Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal.

34-373(a)(6)a. Master Concept Plan
Please show all existing and proposed easements on the MCP with the appropriate labels.
Response: Please see the attached revised MCP showing the existing and proposed easements

Pursuant to LDC Section 10-355(a)(1), for all new local roads or accessways in proposed developments, a minimum ten-foot-wide utility easement shall be provided on both sides of those roads or accessways; actual width shall be determined on a case-by-case basis so as to be accommodated within the utility easements.
Response: Please see the attached revised MCP showing the proposed easements.

DOT Review
DOT:

1. LDC Sec. 34-2271 (historical designation) and LDC Sec. 34-2272 (prohibited activities) apply. Please indicate the location of existing palm trees in McGregor Blvd right of way.
Response: Please see revised MCP showing the Palm Tree locations.

2. AC 13-17 requires a graphic depiction locating the project's access point(s) and the location of all other access points within 660' for a project entrance on an arterial roadway.
Response: Please see the attached MCP showing the other commercial access points within 660'

3. Access configuration and location are subject to FDOT permitting requirements. The proposed deviation only applies to County roads and should be removed from the application.
Response: Per conversation with staff the deviation is still requested.

TIS

1. Infeasible Trip Distribution Logic: The report states that the site access point on McGregor Boulevard is restricted to right-in/right-out (RIRO) only. However, the distribution logic assumes that all entry trips come from the north and all exit trips head to the south. For a strict RIRO configuration on a two-way, two-lane undivided or restricted median arterial, vehicles originating from the south cannot make a direct right turn into the site, and exiting vehicles wanting to go north cannot make a direct left. Where will trips NB entering and exiting traffic make U-turns?
Response: Please see the updated TIS

2. Capacity: The derivation of QLOS-based capacity is overestimated for this road segment. For C3C, a 2-lane Undivided Roadway with No Exclusive Left Turn Lane(s) requires capacity adjustment to multiply by 0.80. For LOS D, this yields an LOS D capacity of 856 trips, unless exclusive LTL are permissible.
Response: Please see the updated TIS

Environmental Review
Environmental Comments:

1. Staff have found inconsistency in acreage. Request statement and Application call out 3.7± acres to rezone while FLUCCS maps and Environmental Assessment call out 3.55± acres. Please revise and provide more information on the difference between acreages.
Response: Response: The parcel boundary has since been updated using linework obtained from a boundary survey which more accurately reflects total acreage for the site (3.7± acres).

2. Please provide E Values on FLUCCS map and heritage trees.
Response: Refer to the updated environmental assessment.

3. Please revise south buffer where internal road is perpendicular to a residentially zoned property 10-416(d)(6).
Response: Please see updated MCP

Legal Review
Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
(6) Boundary Survey.

The boundary survey does not include the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner.
Response: The survey has been revised, please see attached

The boundary survey indicates the utility easement is located at the southeast corner of the subject property. Based on the mapping of the legal description of the recorded easement, the location of the easement is at the southeast corner of the lot described in O Book 1119 Page 0211. Please clarify the discrepancy.
Response: The survey has been revised, please see attached

Natural Resources Review

Please provide analysis of Lee Plan polices 101.1.1, 101.1.2, and 101.3.1.
Response: Please see the revised request statement

The Boundary Survey depicts a ditch conveying water through the property which was not addressed within the Surface Water Management Narrative. The ditch appears to accept water from the McGregor ROW. Please detail how the development design will maintain or improve surface water flows per Policy 126.1.4.
Response: The ditch shown on the Boundary Survey does not convey surface water from the McGregor ROW; it serves the neighboring parcel. The proposed development will not impede or redirect ROW drainage and will maintain existing surface water flow patterns consistent with Policy 126.1.4.

Please provide a Manatee Protection Plan evaluation per Lee Plan policies 123.7.5 and 128.4.6. Please contact Lesli Haynes at LHaynes@leegov.com
Response: Please see the MPP attached

Please provide the benthic survey referenced within the Request Statement.
Response: Refer to the benthic assessment attached.

Please demonstrate that the proposed increased dock length complies with LDC 26-71(b)(3)(b).
Response: The applicant is currently preparing the COE/DEP applications for the proposed multi-family dock. The dock will not extend beyond 25% of the navigable channel width and is not expected to pose a hazard to navigation. Nearby properties to the north and south also have docks extending beyond 200' to access sufficient water depths. Please refer to the benthic survey attached. No SAVs were observed. A cluster of oysters was observed near remnant pilings on site, and the dock layout has been designed to avoid this area. As proposed, no adverse impacts to these resources are anticipated.

Please demonstrate that the proposed docking facility complies with LDC 26-71(d)(1) regarding setbacks.
Response: The proposed dock has been designed to comply with the setback requirements of the Lee County Land Development Code (LDC) 26-71(d)(1), including maintaining a minimum 25-foot setback from the adjacent property to the south. Please refer to sheet 4/4 'Proposed Site Plan' in the drawing set attached.

Please demonstrate that there are sufficient water depths within the proposed docking facility footprint per LDC 26-71(f)(2).
Response: The proposed docking facility has been designed to extend to the -4.0' MLW contour to provide safe vessel ingress and egress and to maintain the required 1-foot clearance. Bathymetric data collected by HWA on 2/13/26 indicate that sufficient water depths are present approximately 497' into the waterway. The project area also avoids shallow nearshore areas and submerged resources, and no dredging is proposed to achieve the required depths.

The Schedule of Uses includes Fishing Pier. Please review LDC 26-73 to confirm that the proposed fishing pier will comply with design and dimension requirements. Please identify location of fishing pier.
Response: Fishing Pier has been removed from the schedule of uses.

The "seating areas" depicted on the MCP appear to be observation decks which are regulated by LDC 26-73. Please review and confirm that the observation decks will comply with design and dimension requirements.
Response: Response: The proposed 5' x 10' seating area is located within the site's riparian limits and will include rope handrails and a 'No Mooring' sign facing the water. Mean High Water (MHW) is located at an elevation of 0.13' NAVD88. The seating area is proposed at an elevation of 6.3' NAVD88. Refer to Cross Section B-B in the attached drawing set for further detail.

The MCP contains the following note "Refer to dock site plan for detailed design". Staff could not locate a dock site plan within the submittal.
Response: Please refer to the drawing set provided by HWA entitled 'Kamco1Dwgs 6-26-26App' attached.

Please note LDC 26-75 requires retaining walls to be setback a minimum of five feet from mean high-water line or landward of any wetland vegetation.
Response: Response: The proposed retaining wall will be located a minimum of 10' landward of the MHWL.

Please note that bald eagle nest LE-069 has not yet been declared Lost or Abandoned. The applicant will need to demonstrate compliance with LDC Chapter 14 Division 3 prior to zoning approval if a determination is not made.
Response: Determination has been made please see attached LE-069 Lost determination letter.

Zoning Review
Schedule of Uses

Please provide an excess spoil removal plan consistent with LDC Section 10-329.
Response: Please see schedule of uses Excess spoil removal has been removed.

Revise the Schedule of Uses to be consistent with LDC Section 34-934 Residential Planned Development uses. Currently, there are uses that are not allowed in an RPD.
Response: Schedule of uses has been updated.

Per the definition in LDC Section 34-2, Recreation Facility - Private On-Site includes multi-slip docking facility. Remove all references to "boat dockage" and "multi-slip docking facility" listed in the Schedule of Uses.
Response: Boat dockage has been removed from the schedule of uses

Please explain what type of Essential Services - Group I uses are being proposed and depict on the Master Concept Plan. See definition per LDC Section 34-622(c)(13).
Response: Essential Services has been removed from the request schedule of uses.

Courtesy Comment: The applicant will be required to submit an administrative amendment for the model home use per LDC Section 34-934. The use may be approved in the RPD but the MCP will be required to be amended to depict the model home and the infrastructure to support the model home.
Response: Acknowledged

The applicant will be required to submit an administrative amendment for the fishing pier use if not shown on the Master Concept Plan.
Response: Fishing Pier has been removed from the schedule of uses

Flood Zone

Please revise the Request Narrative to add a section explaining how the applicant will meet the flood zone requirements.
Response: The Applicant is currently pursuing a Conditional Letter of Map Revision (CLOMR) with the Federal Emergency Management Agency (FEMA) and Lee County to revise the effective flood hazard mapping and relocate the LiMWA line so that it is outside the proposed development area. Upon approval, the corresponding Letter of Map Revision (LOMR) will be obtained following completion of the applicable improvements and in accordance with FEMA requirements. Please see revised request narrative.

A portion of the site is in the Coastal A Zone (seaward of the Limit of Moderate Wave Action (LiMWA) line and cannot have any structural fill brought to the site. Please explain how the site will be constructed in the Request Narrative.
Response: A portion of the project is currently located within the Costal A Zone, seaward of the LiMWA line. At this time, final construction methods have not been established. The applicant intends to pursue a formal flood map revision with FEMA to evaluate shifting the location of the LiMWA Line. This would likely involve submitting a Conditional Letter of Map Revision (CLOMR), with additional analysis to support proposed changes to the mapped flood hazard limits.

Provide cross sections drawn to scale depicting the existing grade, the dwelling unit typical, wall, surface water management chamber elevation and buffers for each property line. Staff has concerns because the homes must be constructed at existing grade, on posts/piles/piers or backfilled stem walls. The lowest horizontal structural member must be at a minimum of Freeboard (Coastal AE-EL9+1'=10'). This must be demonstrated in order to find the case sufficient.
Response: Please see attached cross section

Up to two feet of non-structural fill may be brought in for minor site fill and grading. Please explain how the site will be constructed to meet these requirements, be compatible with surrounding uses, and not be detrimental to the future and existing surrounding uses.
Response: At this time, overall site design is still being evaluated in coordination with ongoing FEMA map revision efforts. The applicant intends to use fill only where necessary to establish finished grades, which is dependent upon the FEMA map revision. The proposed grading will be designed to avoid flooding and adverse impacts to adjacent properties.

The retaining wall, berms, and walls being proposed may need to be revised to demonstrate compliance with the Coastal V-zone and LiMWA zone requirements.
Response: The applicant acknowledges that the proposed retaining wall falls within the Coastal A Zone. This feature is not intended as a coastal armoring structure, but it is proposed as a grade control feature to support upland development while minimizing site

impacts. The retaining wall will be located a minimum of 5' landward of the existing riprap shoreline, consistent with Section 26-75 of the Lee County LDC. The project site contains an existing riprap shoreline, and the proposed design maintains consistency with existing conditions rather than introducing new shoreline armoring.

Provide details of the retaining wall and privacy wall design to be break away in the Coastal V-zone and LiMWA zone.
Response: The proposed privacy walls will be constructed as non-load bearing breakaway features to minimize resistance to flood and wave forces. The retaining will not support any structural loads and will be designed to minimize obstruction to wave action.

Gate/Gatehouse Entry

Provide a detail inset of the Gate/Gatehouse entry depicting the 100-foot setback from the existing intersecting street right-of-way easement per LDC Section 34-1748.
Response: Please see revised MCP with the lengths

Revise the entrance to depict five vehicles or one vehicle per dwelling unit, whichever is less, and designed so that vehicles can pull off the intersecting public right-of-way while waiting to enter. The current MCP depicts the fifth car within the McGregor Blvd shoulder. Revise to meet LDC Section 34-1748(a)(4)(b).
Response: Please see the revised deviation request.

Demonstrate how a box truck/school bus would turn around at the entry gate.
Response: Please see attached truck turning radius/turning path exhibit

Explain where the school bus pickup area is proposed for safe pick up and drop off.
Response: School bus routes and pickup/drop-off locations have not yet been established by the School District. Final bus loading/unloading locations will be determined in coordination with the School District during operational planning.

The Fire Department Letter provided to the Iona/McGregor Fire District dated February 5th, 2026, depicts includes a site plan that does not match the MCP staff is reviewing. They must be consistent. Provide a revised letter or MCP.
Response: Please see updated letter

Surface Water Management

It is unclear how the surface water management chamber will be constructed, maintained, and provide water quality when proposed within the Coastal V-zone and LiMWA line. Revise the narrative to provide details of the chamber being proposed.
Response: Please see attached cross section

Provide a cross section drawn to scale that depicts the north property line, 7.5-foot planting area with two-foot-high berm with 6-foot-high wall, and the surface water management chamber details. Show the water table and the elevation of the chamber system.
Response: Please see attached cross section

Optional Residential Project Wall

The MCP depicts a privacy wall proposed around the lots which is in addition to the property line buffer requirements. This is considered an optional residential project wall and must meet LDC Section 34-1743(b)(3).
Response: Please see attached cross section

Provide a cross section of the south property line of Lot 7, the privacy wall, shell/paver brink, and the south property line. The structures in the cross section must meet flood requirements.
Response: Please see attached cross section

Retaining Wall/Shell Brick Paver Area

Provide cross sections of the proposed retaining wall for both Lot 6 and Lot 7. The cross sections must be drawn to scale depicting the natural and proposed grade of the site, the retaining wall and existing rip rap seawall.
Response: Please see attached cross section

Depict the mean high-water line and wetland vegetation on the MCP. The retaining wall must be setback five feet from the mean high-water line or landward of any wetland vegetation per LDC Sections 26-41 and 26-75(c).
Response: Please see the revised MCP

Revise the Request Narrative to add a section to explain how the Private Onsite Recreation use will operate. Indicate what the shell/paver area is for, the boardwalk boat dock, seat areas, and how the design proposed to limit slip count to seven slips with all the mooring areas.
Response: Please see the updated section 5.1.7 in the request narrative.

If the shell or paver brick area along the south property line is proposed as accessory parking, revise the MCP to depict screening consistent with LDC Section 10-416(d)(6).
Response: Please see attached updated MCP

Explain if there will be any open storage in the common element areas. If so, demonstrate compliance with LDC Section 34-3005.
Response: No open storage is proposed in the common elements

Dock and Shoreline/Private On-Site Recreation

Provide dock site plans demonstrating compliance with LDC Section 26-71 to ensure additional deviations are not required.
Response: Please see attached dock plans

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
Permitting Manager
Email: Sharon@qainc.net
Attachments:

Quattrone & Associates, Inc.

REQUEST STATEMENT

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

OUR REQUEST

The applicant, Kamco FLH Partners 28, LLC is requesting to rezone 3.70±acres from a Residential (RS-1) to a Residential Planned Development (RPD) to allow a maximum of seven (7) single family lots. The project proposes a private internal road with one connection to McGregor Blvd. The minimum lots size will be 7,500 square feet and the maximum building height will be 35 feet

PROPERTY HISTORY

The properties were originally developed with single-family dwelling units and associated accessory structures. Records indicate that both single-family dwellings have a minimum year built of 1954. For the parcel located at 11550 McGregor Blvd, a demolition permit (DEM2012-00171) was approved in 2012 for the removal of a detached garage.

LOCATION AND SURROUNDING USES

The subject site is in section 10, Township 45South, Range 24 East, Lee County Florida, on the west side of McGregor Blvd. near the intersection of McGregor Blvd. and Winkler Rd. The subject properties are located within the South Fort Myers Planning Community and fall within the Suburban future land use category.



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Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Suburban	RS-1	Vacant
SOUTH	Suburban	RS-1	Single Family Residence
EAST	Suburban	RS-1	McGregor Blvd
WEST			Caloosahatchee River

The property abuts vacant land to the north and a developed single-family residence to the south; both are zoned RS-1 (Residential). To the east is McGregor Boulevard, beyond which is an array of single-family homes also zoned RS-1. The Caloosahatchee River lies to the west.

LEE PLAN COMPLIANCE

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ord. No. 9430, 16-07, 17-13)

The designation permits residential land use, and the proposed density is within the standard density range. The requested rezoning is consistent with policies 1.1.5 and 1.5.1.

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)

POLICY 2.1.1: Most residential, commercial, and industrial development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories. (Ord. No. 25-10

The subject property is located within an existing developed area of Lee County, near existing services and communities. The request promotes development in a contiguous and compact growth pattern, providing infill redevelopment. The requested rezoning to RPD is consistent with Objective 2.1 and Policy 2.1.1

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.

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

The subject property has access to McGregor Blvd, a state maintained arterial roadway. The site has access to both central sewer and water lines and is in close proximity to a fire and EMS station. The proposed residential uses are compatible with surrounding uses, which consist of single-family dwelling units. The proposed development standards will result in lots and setbacks typical of those found in the surrounding area. The requested rezoning to RPD is consistent with Objective 2.2 and Policy 2.2.1

POLICY 2.2.2: The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

STANDARD 4.1.1: WATER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

STANDARD 4.1.2: SEWER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

The development will be served by Lee County Utilities providing potable water and sanitary sewer. A letter of availability has been provided with this application demonstrating that Lee County Utilities has sufficient capacity to service the proposed development, The requested rezoning is consistent with Objective 4.1, Standard 4.1.1, and Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS. 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), II-17 December 2025 Future Land Use the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

Please refer to the submitted Environmental Assessment & Protected Species Report provided with the application.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed-Use Overlay. (Ord. No. 00-22, 21-09)

The proposed development consists of single-family detached dwelling units and accessory uses, like the surrounding area. The requested rezoning will not result in the encroachment of uses that are potentially destructive to the character and integrity of the existing residential environment of the surrounding area. The requested rezoning is consistent with Policy 5.1.1.

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POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The proposed development will be designed and constructed in accordance with all applicable State and local permitting requirements. Roadways and structures will be constructed at appropriate elevations to minimize the risk of flooding. The subject property is not located within an Airport Noise Zone and there are no known soil conditions or environmental limitations which would impact the development of the site The requested rezoning is consistent with Policy 5.1.2.

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.

The proposed residential uses are compatible with the existing single-family development in the surrounding area, and the proposed rezoning will therefore maintain and protect the character and integrity of existing residential environment. The requested rezoning is consistent with Policy 5.1.5.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. (Ord. No. 94-30, 00-22)

The proposed development will provide a private onsite Recreational area that will be designed to be easily accessible by the proposed dwelling units via the pedestrian paths within the subdivision. The amenities will include a shell/paver access connection to the private boat dock and seating area. The dock will provide private recreational access to the waterfront, with a design limited to seven boat slips and associated mooring areas. Seating areas will provide opportunities for passive recreation and enjoyment of the waterfront. The proposed recreation facilities are integrated into the residential pedestrian pathways and will be directly accessible to the residents. They in accordance with this policy. The requested rezoning is consistent with Policy 5.1.7.

POLICY 5.2.6: For sites located within the Coastal High Hazard Area, proposed redevelopment must: 1. Have sufficient elevation to address a storm surge from a land falling category 5 hurricane; 2. Be constructed to withstand winds of 200 mph in accordance with the Florida Building Code; 3. Utilize impact protection for all exterior openings in accordance with the Florida Building Code; 4. Be equipped with emergency power and potable water supplies to last up to five days; 5. Be protected with adequate ventilation, sanitary facilities, and first aid medical equipment; and, 6. Be designed to minimize light pollution, sky glow and light trespass beyond the property lines by using appropriate light fixtures and other light management techniques to reduce the impact on wildlife such as sea turtles and migrating birds. Techniques may include: utilizing fully shielded, full cut off luminaries; down style

canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Department of Community Development. 7. Up-lighting is prohibited. Mercury vapor and metal halide lamps are also prohibited. 8. Glass windows and doors must be treated to achieve an industry-approved, inside-to-outside light transmittance value of 45% or less.

The proposed 7-unit single-family PD development complies with Policy 5.2.6 and will meet FEMA and Florida Building Code standards at the time of building permitting, including elevated construction, 200 mph wind resistance, and impact protection. The project will also provide emergency preparedness features and incorporate wildlife-friendly lighting to minimize environmental impacts. Overall, the development ensures resilience, safety, and consistency with Coastal High Hazard Area requirements.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater. (Ord. No. 07-12, 18-28)

The proposed site's surface water management system is designed to protect and enhance groundwater resources. Stormwater will be captured in underground chambers and discharged to the existing drainage along McGregor Boulevard, with all connections subject to FDOT drainage permitting at the time of development. This approach ensures water quality, supports natural aquifer recharge, and provides flood protection for existing and future development, while minimizing impacts to surrounding natural areas.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 0306, 18-28, 19-02)

The surface water management system will be designed to utilize Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation

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

Separate well is proposed for the proposed development to be used for irrigating the common areas meeting the SFWMD water use permit criteria. Each lot owner is responsible for their own irrigation source.

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations. (Ord. No. 00-22)

The proposed rezoning to Residential Planned Development (RPD) for seven single-family lots will comply with all applicable Lee County Land Development Code provisions and federal and state regulations governing floodplain management. Development will be designed to ensure that floodplain functions are protected and that any site improvements

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meet required elevation, drainage, and stormwater standards. The project will not adversely impact floodplain storage or conveyance.

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin. (Ord. No. 00-22, 18-28)
The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards. A Surface water management plan has been included in this application.

POLICY 61.3.11: Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants. (Ord. No. 00-22)
The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight. (Ord. No. 00-22)
The stormwater management systems will be designed in accordance with the policies above and will meet all applicable local and state standards.

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit. (Ord. No. 0709)
We are proposing sidewalk connections Existing sidewalk along McGregor Blvd will remain and will have pedestrian connections to our site.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28
The proposed development is consistent with Lee Plan Policy 101.1.1, as it maintains compatibility with the existing riprap shoreline and does not involve shoreline modification, dredging, or fill waterward of the shoreline. The project includes over-water pile-supported docking structures, which minimizes impacts to surface waters, water quality functions, wildlife habitat, and benthic resources.

POLICY 101.1.2: *Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds. (Ord. No. 00-22, 18-28*
The proposed development is consistent with Lee Plan Policy 101.1.2, as it avoids impacts to environmentally sensitive coastal resources. During the benthic survey conducted by HWA on 1/6/26, no SAVs were observed within the footprint of the proposed project area. The project has been designed to avoid impacts on wetlands, mangroves, and other aquatic resources, and the existing riprap shoreline will remain unchanged.

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POLICY 101.1.3 Evaluate, as needed, County policy regarding development seaward of the Coastal Construction Control Line to assess the adequacy of policies and practices developed by Florida DEP and modify County policy as necessary. (Ord. No. 92-35, 94-30, 00-22, 18-28)
Policy 101.1.3 is not applicable to the proposed project. The project is located along the Caloosahatchee River and is not seaward of the 1991 Costal Construction Control Line (CCCL).

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)
The proposed residential development are located on uplands within the Coastal High Hazard Area. The only exception is a proposed dock extending into the Caloosahatchee River, which will be separately permitted through the U.S. Army Corps of Engineers. As such, the project maintains consistency with the policy by limiting development to uplands while ensuring the dock is reviewed and approved through the appropriate regulatory process.

POLICY 101.4.2: Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance) and vertical seawalls along artificial canals will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement. (Ord. No. 00-22, 18-28)

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)
The proposed drainage system will be designed, constructed, and maintained in accordance with all applicable County and State standards. While the proposed system utilizes underground chambers rather than open retention or detention ponds, it will be engineered to provide effective stormwater management and minimize nutrient loading and pollution. The design ensures that surface water and groundwater quality are preserved or improved, in compliance with the intent of the policy to protect freshwater and estuarine systems.

POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)
The water management system for this development will be designed in accordance with all applicable County and State standards. While no lakes are proposed on-site, the stormwater system utilizes underground chambers that are engineered to capture, store, and manage runoff. The system is designed to maintain or improve existing surface water flows and groundwater levels, ensuring that hydrologic conditions are preserved or enhanced.

OBJECTIVE 128.4: MARINE FACILITIES SITING CRITERIA. The County will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts. (Ord. No. 00-22, 07-09)

POLICY 128.4.1: Proposed boat access facilities (and expansion of existing facilities) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:
• Aquatic Preserve (DEP) -Not Applicable

• *Outstanding Florida Waters (DEP)-Not Applicable*
• *Class I Waters (DEP)-Not Applicable*
• *Marine and Estuarine Sanctuaries (NOAA)-Not Applicable*
• *Manatee Sanctuaries or Critical Manatee Habitats (DEP, USFWS, USACE)* **Yes, West Indian Manatee**
• *Approved or conditionally approved shellfish harvesting areas (DEP) -Not Applicable*
• *Federal navigation channel setbacks (USCG, USACE) Not Applicable*
• *Bridge/road right-of-way easement (County DOT, State DOT) -Not Applicable*
• *Other Endangered/Threatened Species Habitat (USFWS, DEP, USACE) Extra caution and consideration will be given prior to authorizing use of areas with high environmental values. (Ord. No. 00-22, 07-09) -Not Applicable*
The proposed boat access facility is located within the West Indian Manatee Critical Habitat.

POLICY 128.4.7: Boat access facilities, including multi-slip docking facilities and boat ramps which would disturb or destroy wetlands or grassbeds must demonstrate a pressing need for the proposed facility and must provide for continued use by the general public. (Ord. No. 07-09)
The proposed boating access facility will be used by multiple single-family homes for water access. The proposed dock consolidates boat access into a single, controlled facility, reducing dispersed shoreline impacts and improving safety and environmental management. The dock length and configuration are designed to reach navigable water (-4' MLW per the Lee County Manatee Protection Plan requirements). No seagrasses have been observed in this area of the river. A follow up study during seagrass growing season (June 1 – September 30) will be completed but there was no evidence, like rhizomes, noted during our benthic survey.

POLICY 128.4.8: Boat access facilities should be located in areas of maximum physical advantage (e.g. adequate water depth). Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as new dredging is discouraged. (Ord. No. 07-09)
The proposed multi-slip dock is located in an area with sufficient existing water depths. providing access to marked channels in the river, principally the Intracoastal Waterway. The dock length and configuration are limited to the minimum necessary to reach adequate water depth and to provide reasonable access for the subdivision. The dock alignment utilizes naturally occurring deep-water conditions, allowing safe vessel access without the need for dredging.

POLICY 128.4.9: Boat access facility locations should minimize natural shoreline disruption. (Ord. No. 07-09)
The are no proposed impacts to any natural shorelines associated with this project

POLICY 135.9.5: New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character. (Ord. No. 00-22)
The development proposes single-family development consisting of 7 single family detached dwelling units is compatible in an area where existing established single-family home exist.

Flood Zone Compliance

The subject property is located within FEMA Flood Zone AE, with a portion of the property currently located seaward of the Limit of Moderate Wave Action (LiMWA) line as depicted on the effective Flood Insurance Rate Map (FIRM).

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The Applicant is currently pursuing a Conditional Letter of Map Revision (CLOMR) with the Federal Emergency Management Agency (FEMA) and Lee County to revise the effective flood hazard mapping and relocate the LiMWA line so that it is outside the proposed development area. Upon approval, the corresponding Letter of Map Revision (LOMR) will be obtained following completion of the applicable improvements and in accordance with FEMA requirements.

Until such time as any map revision becomes effective, the proposed Planned Development will be designed and permitted in accordance with all applicable FEMA National Flood Insurance Program (NFIP) requirements, the Lee County floodplain management regulations, and all other applicable federal, state, and local regulations. Development will comply with applicable base flood elevation requirements, finished floor elevation requirements, floodplain compensation requirements, and any other applicable floodplain development standards. Stormwater management facilities will be designed and permitted in accordance with Lee County requirements and the applicable permitting criteria of the South Florida Water Management District.
The Applicant will demonstrate compliance with all applicable floodplain management requirements during the development permitting process.

DECISION-MAKING COMPLIANCE

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

a) Complies with the Lee Plan;

The request is consistent with the policies and regulations set forth by the Suburban Future land use designation. Please refer to the analysis of the project's compliance with the Lee Plan.

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

The request is consistent with all the applicable sections of the Lee County Land Development Code except where a deviation has been requested, and demonstrates the protection of public health, safety, and welfare. Please refer to the Schedule of Deviations and Justifications for more details.

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

The proposed project request is consistent with the surrounding development pattern of single family residential in the immediate area and along McGregor Blvd. The proposed RPD property development regulations are compatible with the surrounding residential development. The proposed rezoning represents a continuation of the development patterns within the surrounding area.

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

One (1) vehicular access point to the property is provided along McGregor Blvd. via right

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in/right-out. The Traffic Impact Study included in this submittal demonstrates that the proposed access is sufficient to support the proposed density.

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

The estimated trip generation of the RPD on the surrounding roadway network will not pose any adverse impacts to the existing flow of traffic.

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

An environmental study prepared by Bearpaws Environmental Consulting conducted on the subject property has confirmed the absence of environmentally critical or sensitive areas on site. The examination, inclusive of a review of the FLUCCS map in the enclosed Environmental Assessment, demonstrates that the proposed request will not have any adverse impact on natural resources, as none were identified on site. Specifically, no evidence was found of Florida Bonneted Bats inhabitation on the property, and no other species listed as endangered or threatened by either the FWS or the FWC were observed on site. Additionally, no wetlands were identified on site, and the site is shown to consist of Mixed Upland Forest, Herbaceous and Disturbed Land.

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

The project will receive connection and full service for sanitary sewer and potable water services from LCU. Existing and available public infrastructure and services exist to support the proposed 7 single-family dwelling units

Conclusion

The proposed RPD will allow for the Property to be developed in accordance with market demand to serve future residents of Lee County. The RPD meets the intent of a residential planned development as outlined in LDC Section 34-931 and complies with the Suburban FLU category. The RPD will result in the development of 7 single-family residential dwelling units that align with the infill development strategy, in harmony with the prevailing suburban development pattern in the vicinity. The RPD also protects the surrounding existing single-family residential development from encroachment of less compatible development at a higher density, which could have a negative impact on the existing conditions on this section of McGregor Blvd. As proposed, the RPD will have no negative impacts on public health, safety, or welfare. The Applicant respectfully requests a recommendation of approval for this rezone petition

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SCHEDULE OF USES AND DEVELOPMENT PARAMETERS

FLORIDA LIFESTYLE SUBDIVISON
RPD REZONING
±3.70 ACRES
STRAP#: 04-46-25-L3-00003.0020
Fort Myers, FL 33912

PROJECT SUMMARY

Future Land Use	Suburban
Existing Zoning/Requested Zoning	RS-1 to RPD
Development Program	Residential Planned Development (RPD)
Fire District	Iona-McGregor Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:	
Min. Lot Size	7,500 square feet
Min. Lot Depth	100 feet
Min. Lot Width	75 feet
Maximum Height	35 feet / 2 stories
Maximum Lot Coverage	40%
Minimum Setbacks:	
Street, public	25 feet
Street, private	20 feet
Side	7.5 feet
Rear	20 feet
Water body	25 feet
Accessory Structures (side & rear)	5 feet
Buffers	15.0-foot Type 'D' Buffer - McGregor *(Type 'D' Buffers to have min. 7.5' of planting area)*

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SCHEDULE OF USES

Accessory Uses and Structures
Dwelling Unit: Single-Family
Entrance Gates and Gatehouse
Excavation: Water Retention.
Fences, Walls
Home Occupation-No outside help
Models:
    Model Home
Parking Lot:
    Accessory
Recreational Facilities:
    Personal
    Private-On-Site
Residential Accessory Uses
Signs (in accordance with chapter 30)

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LIST OF DEVIATIONS AND JUSTIFICATION

McGregor Sound
RPD
STRAP #: 10-45-24-00-00015.0000, 10-45-24-00-00017.0000
11550, 11560 McGregor Blvd, Fort Myers, FL 33919

Street Design & Construction Standards

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

JUSTIFICATION: The dead-end roads and/or accessway or any phased road or accessway will be designed to allow vehicles and emergency vehicles to turn around using a hammer head road configuration which are typically approved by fire departments. The request enhances the planned development and promotes the general intent of the LDC to protect the public health, safety and welfare.
Please see attached letter of no objection provided by Iona McGregor Fire Department.

Site Design Standards

DEVIATION 2
Relief from LDC Section 10-416(d)(6) which requires a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet or a 30-foot wide Type F buffer with the hedge planted a minimum of 20 feet from the abutting property where a roads located less than 125 feet from an existing residential subdivision or residential lots to allow a berm and fence combination 7.5 feet from the property line with a continuous hedge between the fence and the abutting residential property to the north.

JUSTIFICATION: Due to the site's constraints, including size and configuration of the property, the internal roadway must be located along the property line to the adjacent north single family vacant lot. This alignment is necessary to accommodate access, emergency services, and overall site functionality, and limits the ability to meet the full 25-foot buffer setback requirement.

The height of the berm and fence combination meets the 8-foot height requirement, and the planted 7.5-foot setback provides an effective visual barrier. The proposed buffer meets the intent of the Code and will protect the adjoining residential parcel from potential impacts associated with the proximity of the roadway, including noise, headlights and visual intrusion.

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Connection Separation

DEVIATION 3
Relief from LDC §10-285(a) Connection Separation. Table 1 which requires a minimum connection separation distance of 440 feet along arterial roadways to allow a connection separation distance of 117± feet from the proposed RPD access point to the intersection of McGregor Blvd and Winkler Rd.

JUSTIFICATION: Due to the constrained space between the property's frontage on McGregor Blvd. is classified as a state maintained arterial roadway with a speed limit of 40 mph along this segment of the ROW. Staff have met with FDOT regarding the right-in/ right-out access. Please see attached meeting notes.

Dock and Shoreline Structures

DEVIATION 4
Relief from LDC Sec §26-71(b) Length of docks. Requires that No dock, including mooring area, may be permitted or constructed in a natural or artificial waterbody to exceed any of the following lengths: To allow 537' from the MHW.

JUSTIFICATION: The proposed extension is necessary to reach the -4.0-foot mean low water contour, consistent with the requirements of the Lee County Manatee Protection Plan, and to provide safe and functional water access without dredging or other environmental disturbance.

Fences, Walls Gate and Gate House

DEVIATION 5
Relief from LDC Sec §34-1748(a)(4)(b) requires to be Designed in such a manner that a minimum of five vehicles or one vehicle per dwelling unit, whichever is less, can pull safely off the intersecting public or private street while waiting to enter to allow the design of four vehicles.

JUSTIFICATION: The requested relief is supported by the submitted Traffic Impact Study (TIS), which indicates that the project is expected to generate a maximum of three (3) entering vehicles during the AM peak hour and four (4) entering vehicles during the PM peak hour. Based on these projected traffic volumes, the proposed entrance design, which provides storage for four (4) waiting vehicles, is sufficient to accommodate the anticipated peak-hour demand.

Additional Info Dated 09-30-2026

NOTE: MEAN HIGH WATER LOCATION PROCEDURE:
THE MEAN HIGH WATER AS SHOWN AND DEPICTED HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION AS PROVIDED BY LETTER FROM LAMAR EVANS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 10/15/2021, (MEAN HIGH WATER= 0.13' NAVD 1988), AND EXTENDING TO SUBJECT PARCEL. MEAN HIGH WATER, LOCATION DEPICTED ADJACENT TO SUBJECT PARCEL LOCATED BY ANGLE, DISTANCE AND VERTICAL MEASUREMENT BY TRIAL AND ERROR AND LOCATED BY STATION AND OFFSET FROM "WITNESS LINE" SHOWN HEREON.

BOUNDARY SURVEY OF:

A PORTION OF LAND LYING IN GOVERNMENT LOT 2, AND THE N.E. 1/4 OF S.W. 1/4 OF SECTION 10,

TOWNSHIP 45 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

15 0 15 30 45
SCALE IN FEET

DESCRIPTION: (PER TITLE CERTIFICATION)

A PLOT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.88°52'05"E. ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 TO A POINT ALONG THE CENTERLINE OF McGREGOR BOULEVARD (80 FEET WIDE), FOR 775.87 FEET; THENCE RUN N.31°03'00"E. ALONG SAID CENTERLINE, FOR 1259.55 FEET; THENCE RUN N.58°57'00"W. TO A POINT ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID McGREGOR BOULEVARD, FOR 40.00 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.58°57'00"W. TO THE WATERS OF THE CALOOSAHATCHEE RIVER, FOR 808.53 FEET; THENCE RUN ALONG SAID WATERS FOR THE FOLLOWING COURSE: N.15°59'22"E., FOR 110.41 FEET; N.30°10'50"E., FOR 45.12 FEET; N.49°43'05"E., FOR 45.68 FEET; THENCE RUN S.58°57'00"E. TO A POINT ALONG THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF McGREGOR BOULEVARD, FOR 823.28 FEET; THENCE RUN S.31°03'00"W. ALONG SAID RIGHT OF WAY LINE, FOR 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 161,457 SQUARE FEET OR 3.71 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.

NOTE
FLOOD ZONE LINES ARE APPROXIMATE AND SCALED IN PER FEMA FLOOD MAP SERVICE CENTER: HTTPS://MSC.FEMA.GOV

F.Z. "VE" 11'
F.Z. "AE" 9'

LANDS OF PALMA AND PALMA LLC
INSTRUMENT No. 2024000196558

LIMWA

INSTRUMENT No. 2022000186200

SUBJECT PARCEL
IMPROVEMENTS NOT SHOWN PER CLIENT'S REQUEST

O.R. BOOK 665, PAGE 349

LANDS OF RAM TEJ AND SHARMA RAJENDRA S
INSTRUMENT No. 2013000104764

CALOOSAHATCHEE RIVER

MEAN HIGH WATER LINE ELEVATION= 0.13' NAVD 1988 LOCATED ON 10/31/2025

EDGE OF WATER±

NORTHEASTERLY 9.75'± (D)

N.49°43'05"E. 45.68'(S)

N.30°10'50"E. 45.12'(S)

N.15°59'22"E. 110.41'(S)

RIP-RAP±

FOUND 5/8" I.R. NO ID. STATE PLANE COORDINATES FLORIDA WEST ZONE NAD83 N=815056.05, E=688942.63

FENCE END 0.7' S.W.

18.28'(S)

CHAIN LINK FENCE

FENCE END ON LOT LINE

S.58°57'E. 860'± (D)
S.58°57'00"E. 823.28' (S)
805.00'(S)

"WITNESS LINE" N.28°42'00"E. 195.16' (S)

33.76'(S)
33.76'(S)

MANHOLE

N.58°57'W. 850'±(D)
N.58°57'00"W. 801.00'(S)
S.58°57'00"E. 801.00'(S)
S.58°57'E. 870'±(D)

11.53'(S)

FOUND 1/2" I.R. LB6921

METAL FENCE

EDGE OF WATER±

CONCRETE SEAWALL

0.2'

0.5'

S.60°W.

797.00'(S)

N.58°57'00"W. 808.53' (S)
N.58°57'W. 860'± (D)

D/H

P.P.

FOUND 1/2" I.R. LB7502

FOUND 5/8" I.R. N72°39'41"E 0.61'

TR.S.B.

TRAFFIC LIGHT

40.00'

B.M. FOUND INV.T.T. ELEV= 5.33'

S.31°03'00"W. 97.50'(D)
S.31°03'00"W. 97.50'(C)

INVERT= 2.34'
U.E. (O.R. BOOK 3051, PAGE 988)

INVERT= 2.61'

M.E.S.

V.W.

CONCRETE SIDEWALK

EDGE OF PAVEMENT

LESS AND EXCEPT R/W

McGREGOR BOULEVARD

ASPHALT ROADWAY (80' R/W)

S.31°03'00"W. 97.50'(C)
S.31°03'00"W. 97.50'(D)

18" R.C.P.

40.00'(S)
40.00'(S)

P.O.B.
INSTRUMENT #2022000186200
STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=814536.78, E=689016.35

INVERT= 3.09'

TOP OF BANK± 4.9'

APPARENT R/W LINE

CONCRETE SIDEWALK

B.M. FOUND INV.T.T. ELEV= 5.37'

S.31°03'00"W. 195.00'(S)

S.31°03'00"W. 97.50'(D)
S.31°03'00"W. 97.50'(C)

P.O.B.
INSTRUMENT #2025000001357
STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=814453.24, E=688966.07

FOUND 1/2" I.R. LB6921

NORTHWESTERLY R/W LINE

GA&W

N.31°03'E. 1259.55' (D)
N.31°03'E. 1257.65' (D)

N88°52'E. 775.87'± (D)

POINT OF COMMENCEMENT
S.W. CORNER GOVERNMENT LOT 2
SECTION 10-45-24

LEGEND:

●	SET 1/2" IRON ROD (CAP LB6921)	R.W.B.	RECLAIM WATER BOX
O	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	O/H	OVERHEAD POWER
P.R.M.	PERMANENT REFERENCE MONUMENT	P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT	GA&W.	GUY ANCHOR & WIRE
D.E.	DRAINAGE EASEMENT	T.S.B.	TELEPHONE SERVICE BOX
P.C.	POINT OF CURVATURE	MAG	MAGNETIZED SURVEY NAIL
O.R.	OFFICIAL RECORDS BOOK	M/D	MAG & DISK
(S)	AS PER SURVEY	MN	FLUTED MASONRY NAIL
(P)	AS PER PLAT	T.T.	TINTAB
(D)	AS PER DEED	ELEV.	ELEVATION
(C)	CURVE NUMBER	B.M.	BENCHMARK
L1	LINE NUMBER	5.0	TYPICAL ELEVATION
R/W	RIGHT-OF-WAY	A/C	AIR CONDITIONER
℄	CENTERLINE	W.S.	WATER SYSTEM
M.E.S.	MITERED END SECTION	P.E.	POOL EQUIPMENT
TR.S.B.	TRAFFIC SIGNAL BOX	CMP	CORRUGATED METAL PIPE
C.W.P.	CROSS WALK POST	CONC.	CONCRETE
R.C.P.	REINFORCED CONCRETE PIPE		DRAINAGE ARROW
P.O.B.	POINT OF BEGINNING	MHW	MEAN HIGH WATER
F.Z.	FLOOD ZONE		
LIMWA	LIMIT OF MODERATE WAVE ACTION		

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF McGREGOR BOULEVARD, AS BEING S.31°03'00"W.
2. FIELD NOTES IN SECTION 10-45-24.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION BY PEVESE LAW FIRM, DATED MARCH 3, 2026.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 30 SCALE DRAWING.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
11. BENCHMARK DERIVED FROM BENCHMARK NUMBER F 246, ELEVATION 4.49 NAVD 1988.

FLOOD ZONE: "AE" ELEVATION: 9' NAVD 1988
& "VE" ELEVATION 11' NAVD 1988
COMMUNITY No.: 124124 PANEL No.: 0409
SUFFIX: --- G REVISION DATE: 11/17/2022
MAP NUMBER: 12071C0409G

THIS SURVEY IS CERTIFIED TO:
FLORIDA LIFESTYLE HOMES, INC.

REVISED:	DESCRIPTION:	BY:
10/31/25	REVISED RIP-RAP/MHW	JPB
3/25/26	TITLE CERTIFICATION	RBH
6/9/26	SURVEY COMMENTS	RBH

DATE OF LAST FIELD WORK: 10/31/25

DRAWN:	CHECK:	SCALE	PROJ. #
GSM	PMM	1"=30'	11550 M.B.
SURVEY DATE		FILE NO.	SHT.- 1
1/27/25		45-24-10	OF - 1

Digitally signed by PHILLIP M MOULD
Date: 2026.06.09 14:13:31 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

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

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

DCI2026-00017 Lee County DigEplan

Benthic Survey Report

11560 & 11550 McGregor Blvd

Section 10, Township 45 South, Range 24 East

Lee County, Florida

January 2026

Prepared by:

HWA Hans Wilson & Associates

Hans Wilson & Associates, Inc.

Marine & Environmental Consultants

1938 Hill Avenue ▪ Fort Myers, FL 33901

Office: 239-334-6870 ▪ Fax: (239) 334-7810

info@hanswilson.com

INTRODUCTION

The project site consists of two (2) developed residential parcels fronting the Caloosahatchee River located at 11560 and 11550 McGregor Boulevard in Section 10, Township 45 South, Range 24 East, Lee County, Florida. The purpose of this report is to identify if any resources would be impacted from the proposed construction of a multi-family dock. This included locating the -4' MLW depth contour.

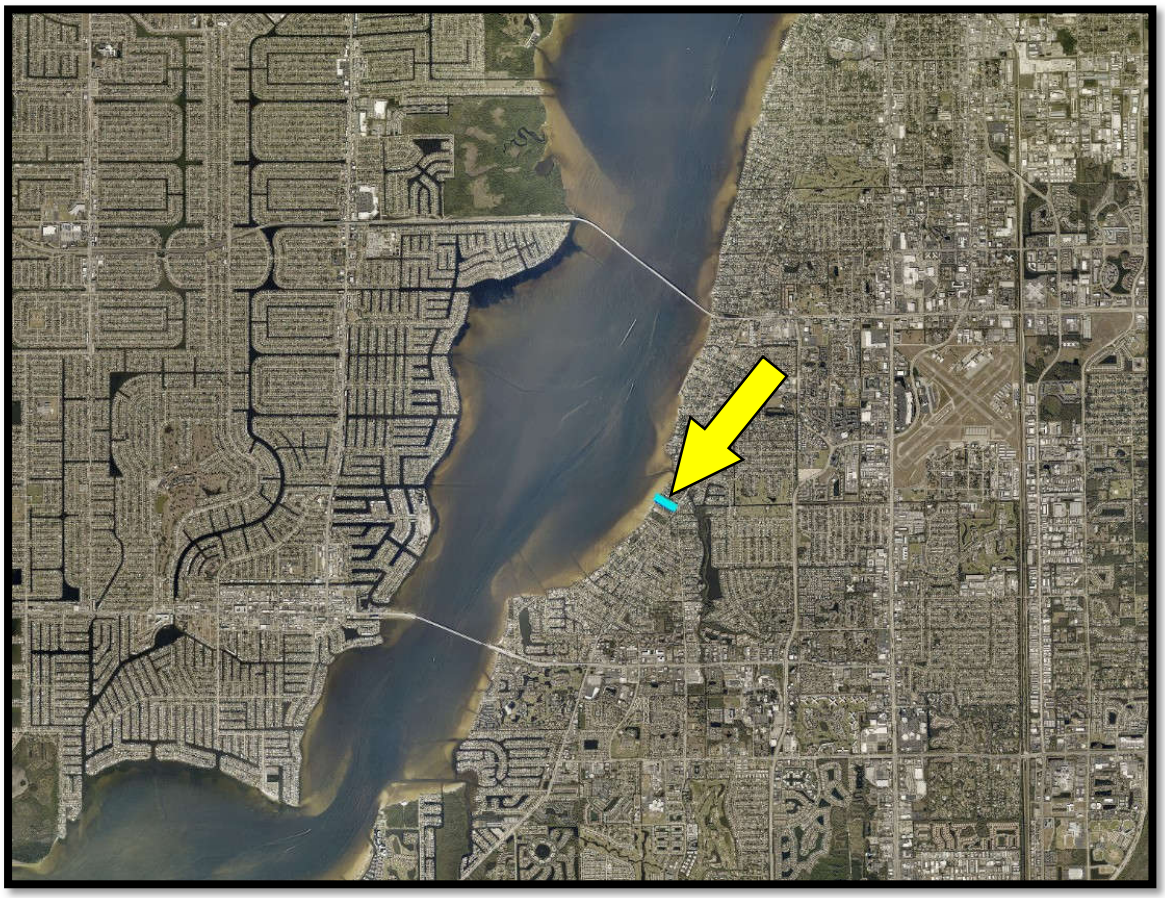


Figure 1: Vicinity of Project Location



Figure 2: Project Area

SITE CONDITIONS

The project site totals approximately 3.7 acres and is currently zoned as medium density residential. The shoreline of the property consists of existing riprap revetment with recruiting native vegetation. There are remnant pilings in place within the riparian rights of the property lines. A vacant vegetated parcel exists immediately north of the site. To the south, there is an existing single-family residence with a vertical seawall along the shoreline and riprap revetment on the waterward face of the seawall. This revetment extends and connects onto the project site. South of this residence, there is a dock that appears to extend approximately 252' into the Caloosahatchee River, and further south, a dock that appears to extend 575' into the river.

LAND USE CLASSIFICATIONS

The land use associations were identified using the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) obtained from the Florida Department of Transportation Handbook, January 1999. Table 1 summarizes the FLUCFCS Codes. A description of each code is provided.

Table 1. FLUCFCS Codes

FLUCFCS CODE	DESCRIPTION
652	Shorelines
510	Streams and Waterways
111	Residential

FLUCFCS Code 111, Medium Density Residential
The parcels are single-family residences located along the Caloosahatchee River, directly west of McGregor Boulevard. The northern parcel (11560) contains an existing single-family residence, driveway, and a non-dwelling structure. The site is for the most part open with landscaped grasses and exotic vegetation present along the perimeters. The southern parcel contains a declining single-family residence and is infested with exotic vegetation in all strata.

FLUCFCS Code 652, Shorelines
The site contains existing riprap revetment along the shoreline with some native vegetation including Seagrape (*Coccoloba uvifera)*, Red mangrove (*Rhizophora mangle)* recruitment, and Morning glory (*Ipomoea indica*).

FLUCFCS Code 510, Streams and Waterways
The subject parcel is located along the Caloosahatchee River. The width of the waterway perpendicular to the project site is approximately 1.8 miles to the other shoreline.



Figure 3: Existing Riprap on Subject Parcel



Figure 4: View from Subject Parcel Facing the Caloosahatchee River



Figure 5: Remnant Pilings on Subject Parcel

SURVEY METHODS

On January 8th, 2026, HWA staff visited the site to evaluate potential environmental resources. The evaluation included a bathymetric survey, an assessment of the bottom conditions, and determination of any seagrass presence. The survey area was accessed from the shoreline and observed via walking and swimming transects spaced about 6' apart. Water visibility was sufficient for direct visual observation throughout the survey area. The benthic survey extended approximately 435 feet waterward from the shoreline across a total area of roughly 1.69 acres, encompassing the proposed dock footprint and adjacent areas.



Figure 6: Oysters and Substrate Observed within Survey Area

POTENTIAL SPECIES USE

The shoreline and adjacent waters of the Caloosahatchee River may provide limited foraging habitat for a variety of common estuarine wildlife species, typical of developed shoreline environments. Wading birds such as herons and egrets (*Egretta spp.)* and osprey (*Pandion haliaetus*) may utilize the shoreline and nearshore areas for foraging. Aquatic bird species such anhinga (*Anhinga anhinga*) and double-crested cormorants (*Phalacrocorax auritus)* may also utilize the open waters surrounding the project site for foraging and transit. The site does not provide suitable nesting habitat for colonial wading birds or other ground nesting shorebirds. The Caloosahatchee River also supports the presence of federally listed and state-listed species, including the West Indian manatee (*Trichechus manatus*) and Smalltooth sawfish (*Pristis pectinata*). Additionally, the river provides habitat for a variety of common fish species including snook (*Centropomus undecimalis*), red fish (*Sciaenops ocellatus*), spotted sea trout (*Cynoscion nebulosus*), mullet (*Mugil cephalus*), and tarpon *(Megalops atlanticus).*

SURVEY RESULTS

No submerged aquatic vegetation (SAV), coral, hard bottom, or other regulated benthic communities were observed within the surveyed area, although this survey was conducted outside of the Lee County recognized seagrass growing season (April 1st to October 31st). Conditions within this portion of the Caloosahatchee River are generally less favorable for seagrass colonization, consistent with existing estuarine conditions. Observed benthic conditions consisted primarily of sandy substrate with minor shell fragments and organic material. Scattered oyster clusters were observed in association with remnant dock pilings and appear to represent opportunistic colonization of artificial substrate. These occurrences do not represent a continuous oyster bar and are not expected to be adversely impacted by the proposed project. See Figure 6 for a photo of the collected substrate sample and observed bivalves. Overall, depths within the surveyed area range from -0.5' MLW to -3.0' MLW. Please refer to the 'Bathymetric and Benthic Survey Map' attached for further detail. Based on the survey results and the absence of SAV, no impacts to regulated benthic resources are anticipated from the proposed project. Additionally, no evidence of nesting activity, burrows, or other listed species utilization was observed during the survey. The proposed dock has been designed to avoid impacts to identified benthic features and to extend to sufficient water depth for navigability.

This survey was completed by:

Serena Cantu

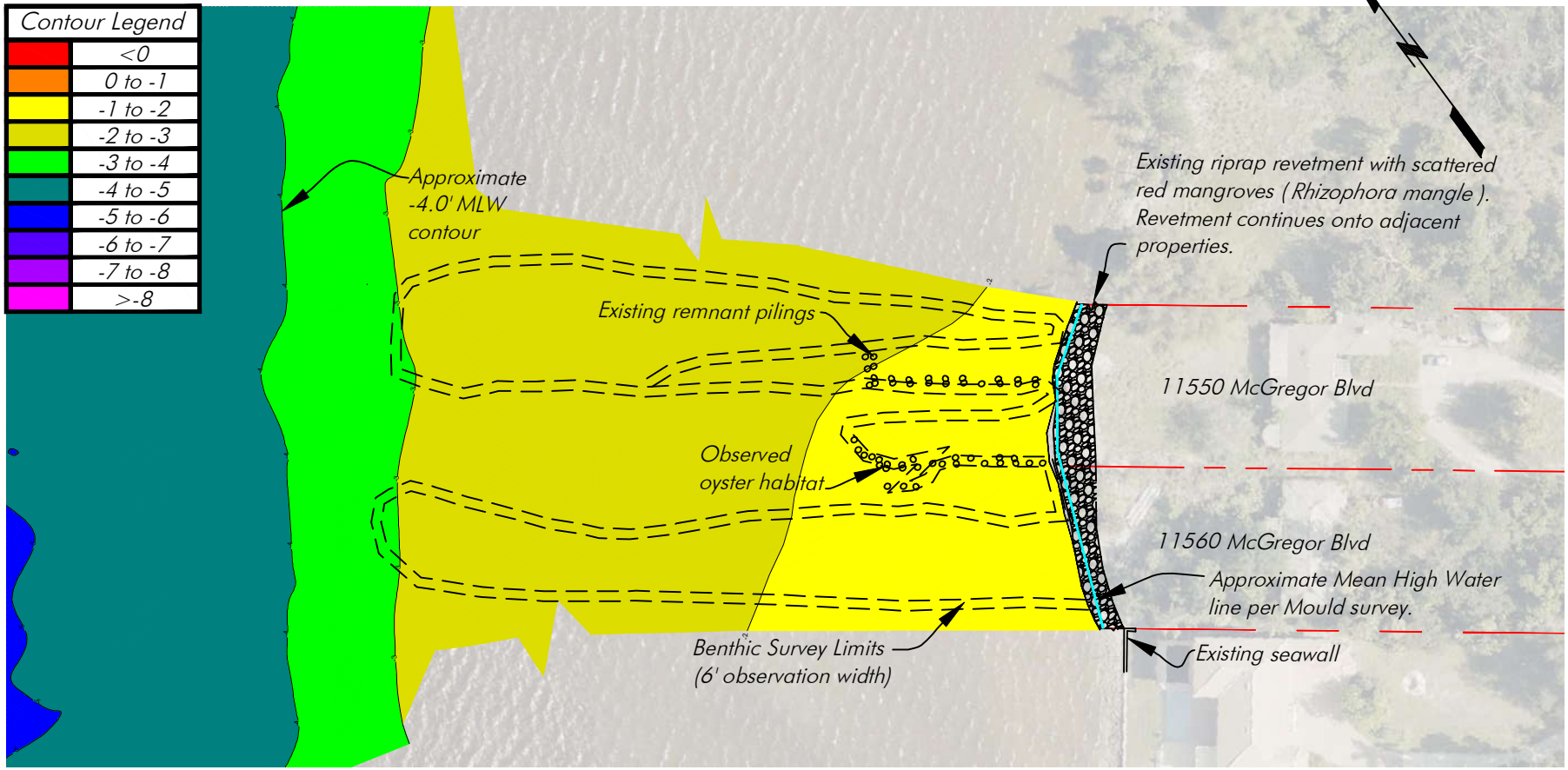
_____ **6/9/26**

Serena Cantu, Environmental Specialist, Hans Wilson & Associates, Inc Date

SECTION: 10
TOWNSHIP: 45
RANGE: 24E

Lee County Aerial 2025

0 50' 100'
SCALE FEET



Bathymetric & Benthic Survey

SCALE: 1" = 100'

This item has been digitally signed and sealed by Hans J.M. Wilson 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 electronic copies.

Note: Upland plan by Quattrone & Associates, Inc. dated 3-12-26
Site survey information provided by Phil Mould dated 3-12-25. Bathymetric survey by HWA dated 1-17-25 and 2-13-26. Depths reference Mean Low Water @ -0.71' NAVD. Mean High Water @ 0.13' NAVD per DEP Tidal Datum Request 8-18-20

June 17, 2026 3:25:30 p.m.
Drawing: KAMC01MASTER.DWG

HWA Hans Wilson & Associates
1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

6-17-26
HJMW

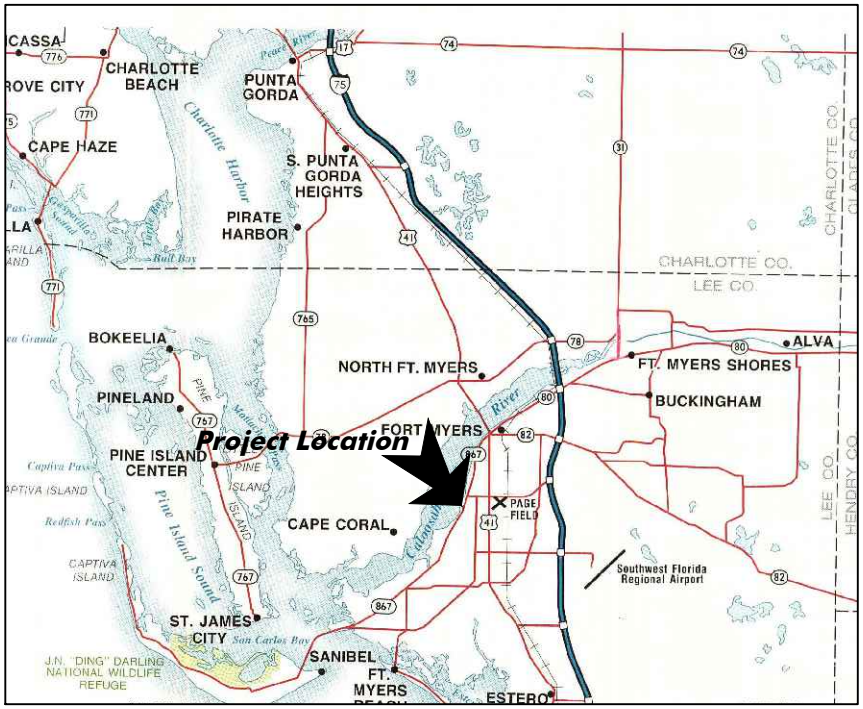
McGregor Sound

SHEET 2/6

DCI2026-00017 Lee County DigEplan
Additional Info Dated 09-30-2026

SECTION:10
TOWNSHIP: 45
RANGE: 24E

0 5 10
SCALE MILES



Vicinity Map

SCALE: 1" = 10 mi.

0 1000 2000
SCALE FEET



Location Map

SCALE: 1" = 2,500'

HANS JOHN MICHAEL WILSON
LICENSE
No. 39680
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Hans J.M. Wilson 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 electronic copies.

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
CA. LIC. NO. 8519
DATE: June 26, 2026 10:29:43 a.m.
Drawing: KAMCO1MASTER.DWG

HWA Hans Wilson & Associates
1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

6-17-26
HJMW

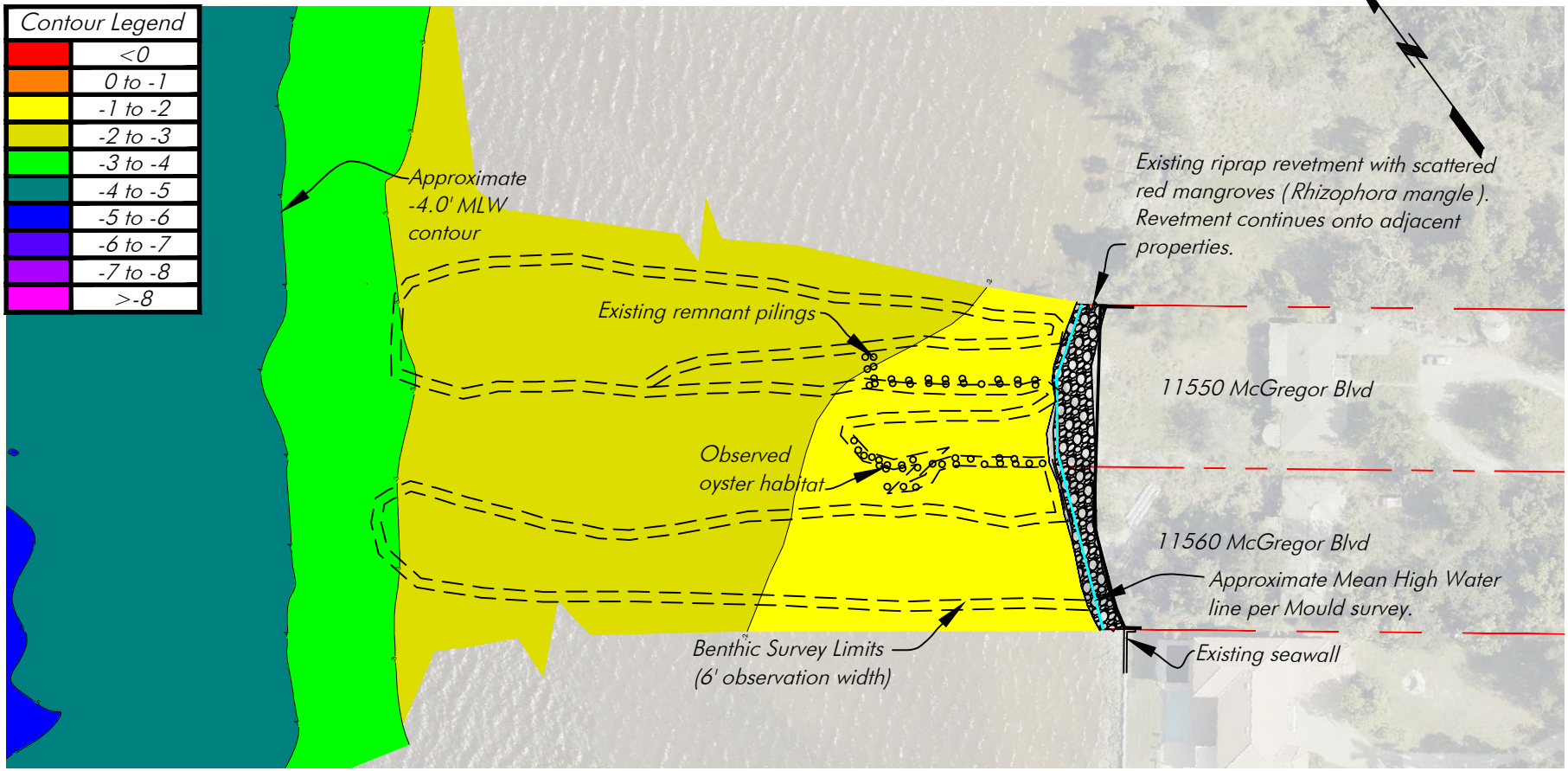
McGregor Sound

SHEET 1/6

SECTION: 10
TOWNSHIP: 45
RANGE: 24E

Lee County Aerial 2025

0 50' 100'
SCALE FEET



Bathymetric & Benthic Survey

SCALE: 1" = 100'

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June 26, 2026 10:29:43 a.m.
Drawing: KAMC01MASTER.DWG

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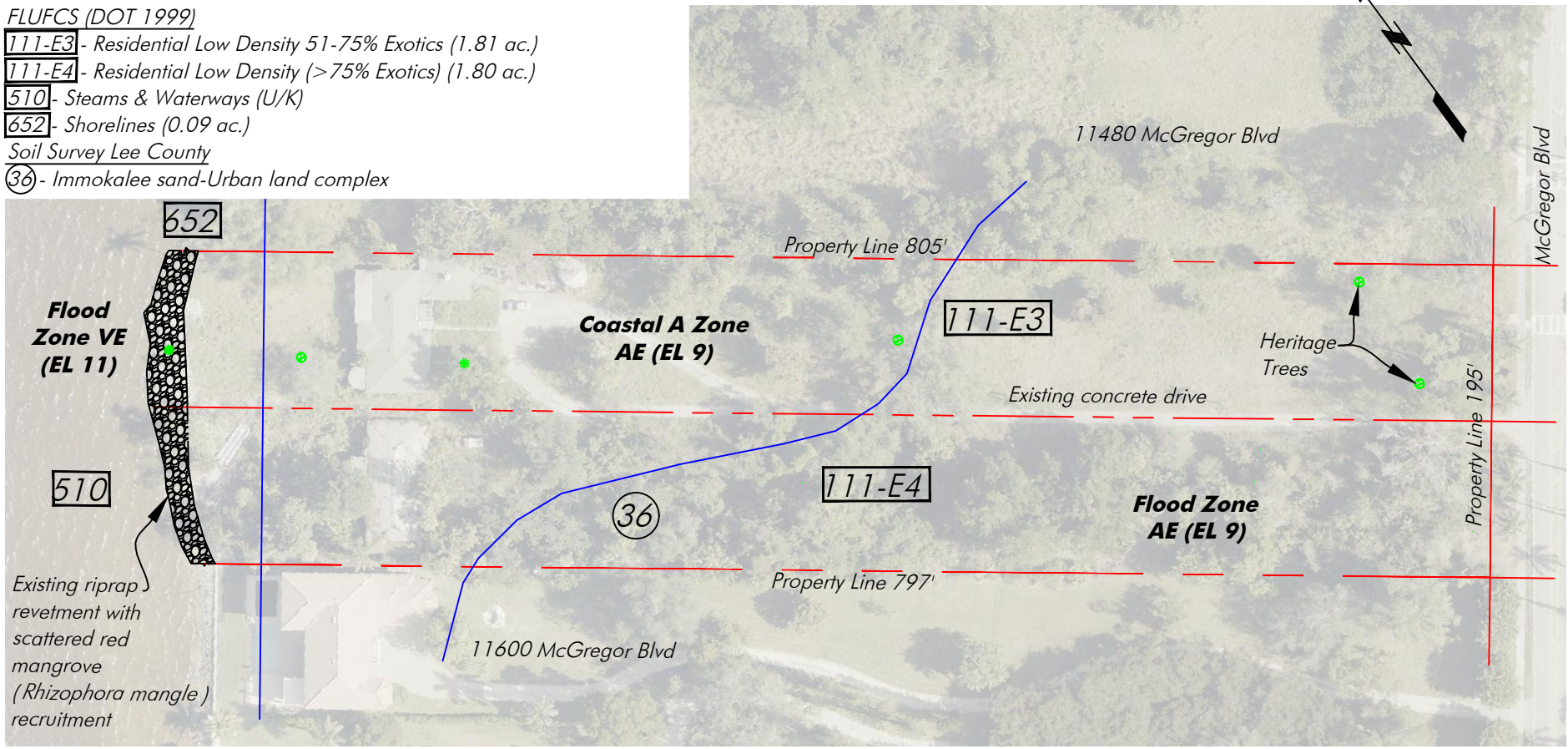
SHEET 2/6

SECTION: 10
TOWNSHIP: 45
RANGE: 24E

Lee County Aerial 2025

0 50' 100'
SCALE FEET

FLUFCS (DOT 1999)
111-E3 - Residential Low Density 51-75% Exotics (1.81 ac.)
111-E4 - Residential Low Density (>75% Exotics) (1.80 ac.)
510 - Steams & Waterways (U/K)
652 - Shorelines (0.09 ac.)
Soil Survey Lee County
36 - Immokalee sand-Urban land complex



Existing Site Plan

SCALE: 1" = 100'

Note: Upland plan by Quattrone & Associates, Inc. dated 3-12-26
Site survey information provided by Phil Mould dated 3-12-25. Bathymetric survey by HWA dated 1-17-25 and 2-13-26. Depths reference Mean Low Water @ -0.71' NAVD. Mean High Water @ 0.13' NAVD per DEP Tidal Datum Request 8-18-20

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Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

6-17-26
SEC

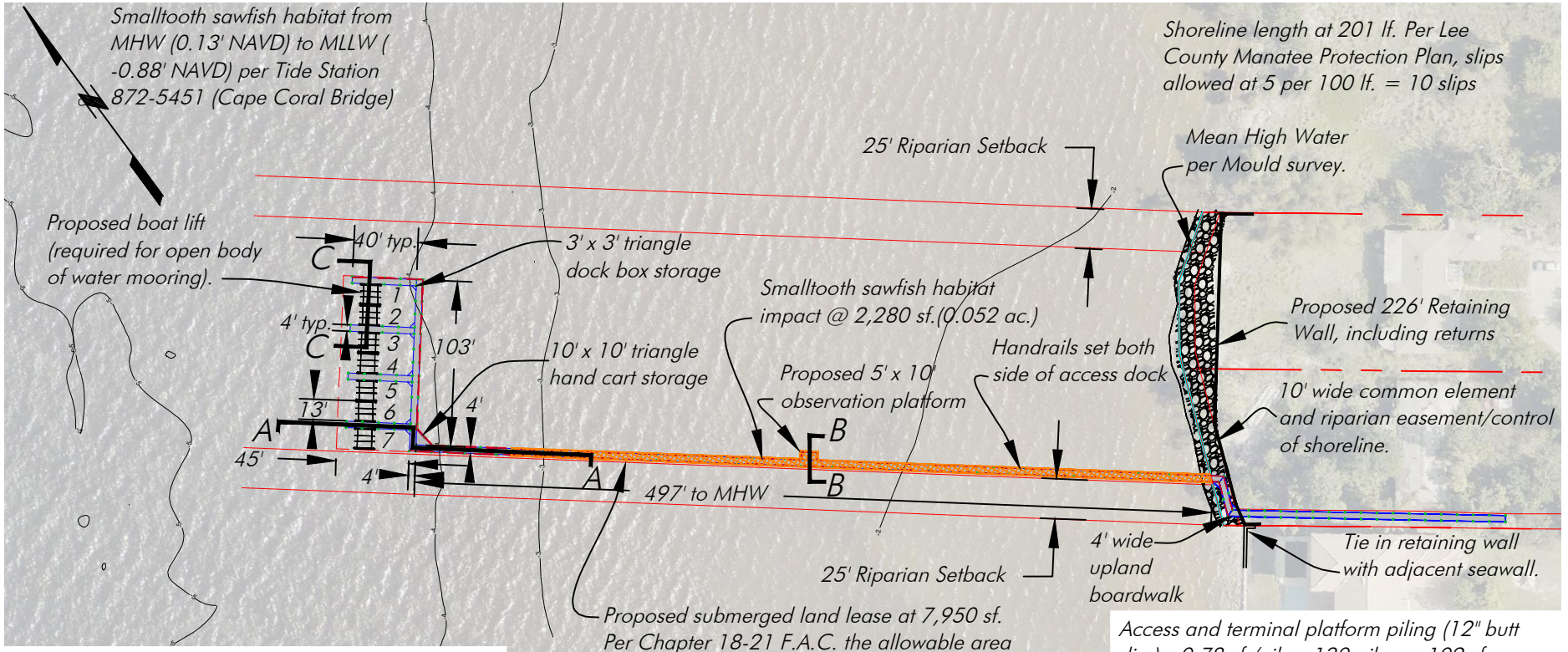
McGregor Sound

SHEET 3/6

SECTION: 10
TOWNSHIP: 45
RANGE: 24E

Lee County Aerial 2025

0' 50' 100'
SCALE FEET



Access @ 4' x 497' below MHW = 1,988 sf.
Terminal platform @ 4' x 107' = 428 sf.
Finger piers (4) @ 4' x 40' = 640 sf.
Finger pier triangles @ (7) x 4.5 sf. = 32 sf.
Observation platform @ 50 sf.
Terminal platform triangle @ 50 sf.
Total over water coverage @ 3,188 sf. (0.073 ac.)

Access and terminal platform piling (12" butt dia.) x 0.78 sf./pile x 130 piles = 102 sf.
Finger pier piling (10" butt dia.) x 0.55 sf.per pile x 32 piles = 17 sf.
Boat lift pilings (12" butt dia.) x 0.78 sf./pile x 28 piles = 22 sf.
Total in-water fill @ 141 sf.(0.0032 ac.)

Proposed Site Plan

SCALE: 1" = 100'

Note: Upland plan by Quattrone & Associates, Inc. dated 3-12-26
Site survey information provided by Phil Mould dated 3-12-25. Bathymetric survey by HWA dated 1-17-25 and 2-13-26. Depths reference Mean Low Water @ -0.71' NAVD. Mean High Water @ 0.13' NAVD per DEP Tidal Datum Request 8-18-20

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MARINE and ENVIRONMENTAL CONSULTANTS

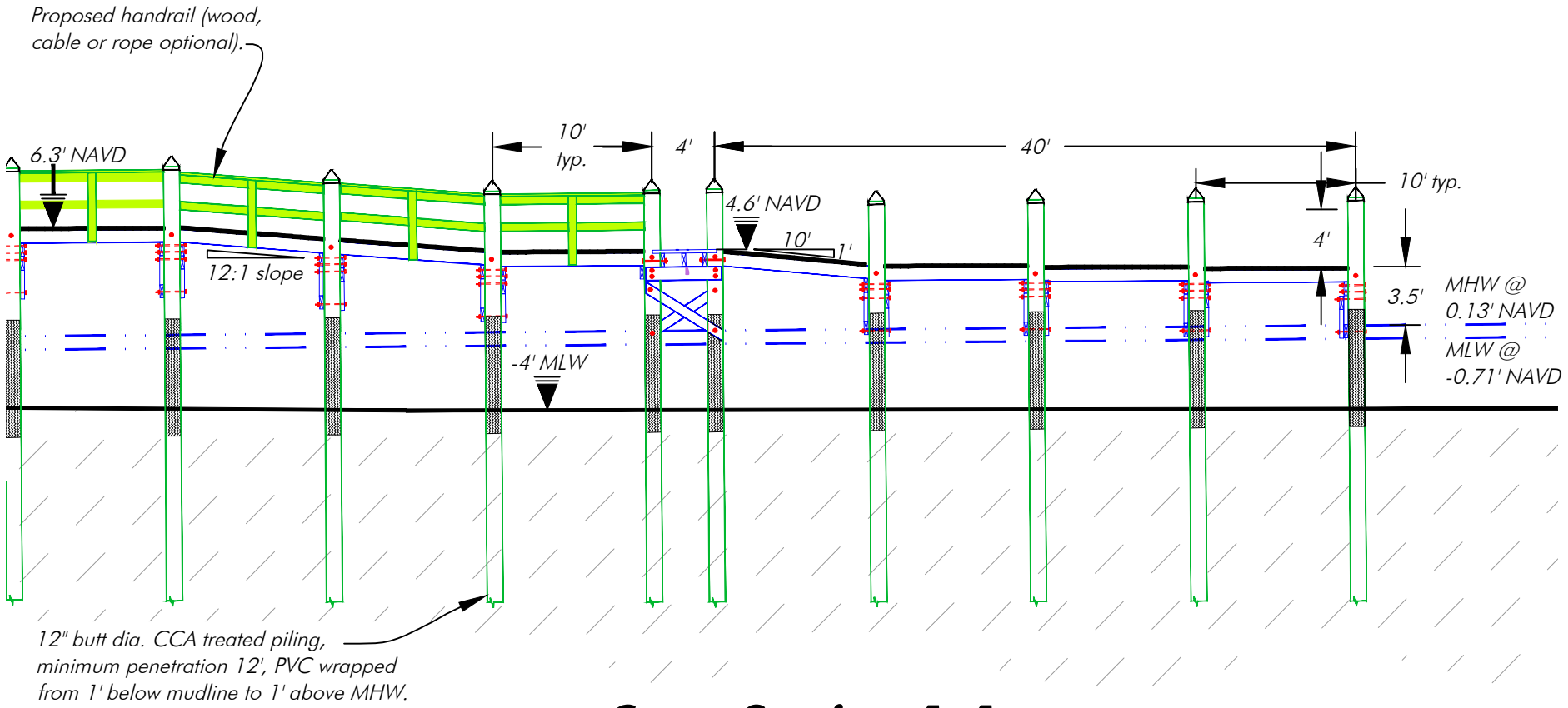
6-17-26
HJMW

McGregor Sound

SHEET 4/6

SECTION: 10
TOWNSHIP: 45
RANGE: 24E

0' 5' 10'
SCALE FEET



Cross Section A-A

SCALE: 1" = 10'

Note: Upland plan by Quattrone & Associates, Inc. dated 3-12-26
Site survey information provided by Phil Mould dated 3-12-25. Bathymetric survey by HWA dated 1-17-25 and 2-13-26. Depths reference Mean Low Water @ -0.71' NAVD. Mean High Water @ 0.13' NAVD per DEP Tidal Datum Request 8-18-20

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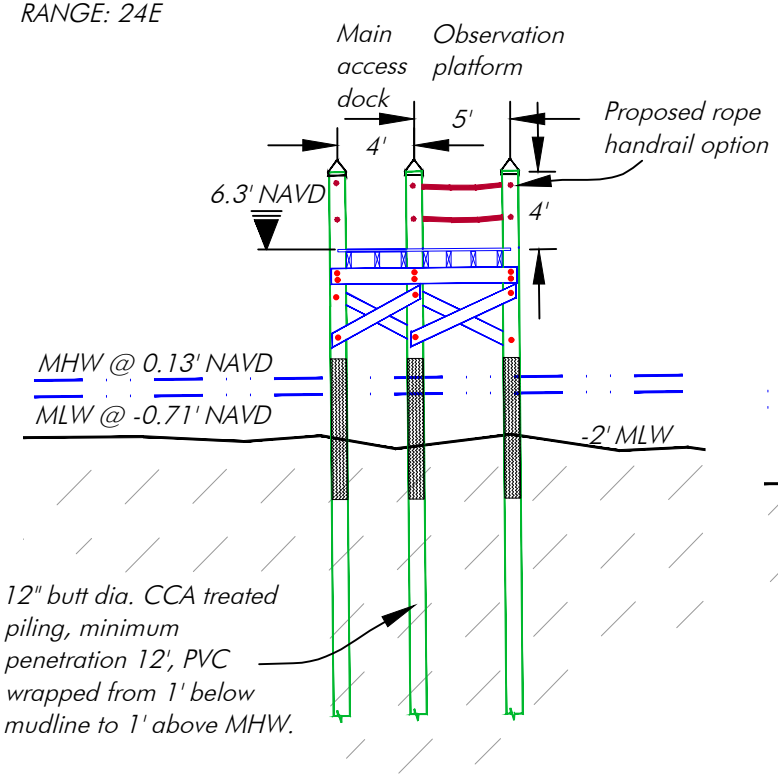
HWA Hans Wilson & Associates
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Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

6-17-26
HJMW

McGregor Sound

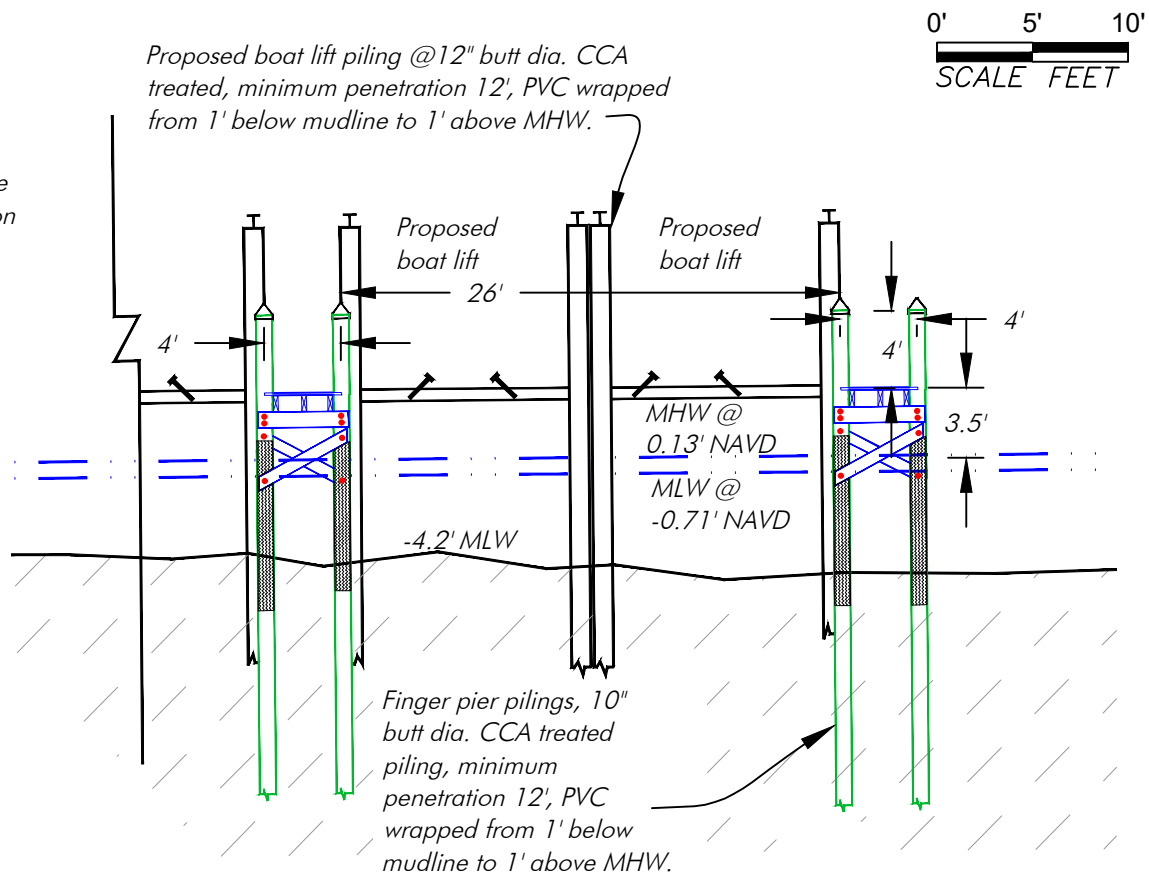
SHEET 5/6

SECTION: 10
TOWNSHIP: 45
RANGE: 24E



Cross Section B-B

SCALE: 1" = 10'



Cross Section C-C

SCALE: 1" = 10'

Note: Upland plan by Quattrone & Associates, Inc. dated 3-12-26
Site survey information provided by Phil Mould dated 3-12-25. Bathymetric survey by HWA dated 1-17-25 and 2-13-26. Depths reference Mean Low Water @ -0.71' NAVD. Mean High Water @ 0.13' NAVD per DEP Tidal Datum Request 8-18-20

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June 26, 2026 10:29:43 a.m.
Drawing: KAMCO1MASTER.DWG

HWA Hans Wilson & Associates
1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

6-17-26
HJMW

McGregor Sound

SHEET 6/6

HWA
Hans Wilson & Associates
Marine Engineers and Environmental Consultants

January 9, 2026

To: Lee County

From: Serena Cantu, Environmental Specialist

Subject: Listed Species Assessment – Kamco FLH Partners 28 LLC Multi Family Docking Facility

Introduction

The applicant, Kamco FLH Partners 28 LLC is proposing a multi-family residential development located at 11560 (STRAP No: 10-45-24-00-00017.0000) and 11550 McGregor Boulevard (STRAP No.: 10-45-24-00-00015.0000), Fort Myers, Florida 33919. The subject parcels combined total 3.70 acres. To service the development, the applicant proposes to construct a multi-family dock to moor six (6) boat slips and provide water access for the residents. The applicant also proposes stabilizing the existing riprap shoreline with a vertical seawall. Hans Wilson & Associates (HWA) conducted a listed species assessment for the proposed multi-family residential on January 7, 2026, and encompassed the proposed development area of the subject parcels. A listed species survey was completed to document existing site conditions prior to the proposed development, as required by Section 10-473 of the Lee County Land Development Code (LDC).

Methodology

The subject parcels were surveyed for the presence and/or absence of listed species in accordance with methodologies outlined in Lee County Administrative Code AC-13-10. Meandering pedestrian transects were spaced at approximately 30 feet apart to provide thorough visual coverage of the property and ensure detection of listed species or any signs of listed species (i.e. scat, cavities, nests, burrows). Habitat types present on the subject parcels were identified and classified in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation (FDOT 1999). Invasive plant species may significantly disrupt communities by outcompeting native plant species which may alter the ecological function of a community. E-designators were incorporated into the FLUCFCS codes to indicate the relative level of exotic/invasive vegetation observed within the canopy, subcanopy, and groundcover of each community type.

Site Conditions

The subject parcels are single-family lots off McGregor Boulevard and front the Caloosahatchee River (west). The properties are surrounded by existing residential development (east and south). A vacant lot exists immediately north of the subject parcels. The subject parcels are currently zoned as medium density residential. The property located at 11560 McGregor Blvd, also referred to as the 'southern parcel' in this report, contains an existing single-family residence within the western portion of the parcel. The southern parcel is densely vegetated with an abundance of exotic species in all strata. The property located at 11550 McGregor Blvd, also referred to as the 'northern parcel' in this report, contains an existing single-family residence, access driveway, and a non-dwelling structure within the western portion of the parcel. The northern parcel is mostly open with exotic vegetation lining the perimeter of the property. The applicant proposes combining the parcels as part of the proposed multi-family residential development. The various Florida Land Use, Cover, and Classification Systems (FLUCFCS) observed on site are detailed in Table 1. below and in the attached drawing entitled '*Existing Site Plan*', attached.

Table 1. FLUCFCS Summary

FLUCFCS Code	Description	Total Acreage
111-E4	Residential Low Density (>75% exotics)	1.80 ac.
111-E3	Residential Low Density (51-75% exotics)	1.80 ac.
510	Streams & Waterways	N/A
652-E1	Shorelines	0.09 ac.
	Total	3.69 ac

E1 = < 25% Exotic Coverage
E2 = 26-50% Exotic Coverage
E1 = 51-75% Exotic Coverage
E1 = < 75% Exotic Coverage

The areas identified on site with regards to FLUCFCS and E-designators can be identified on the 'Existing Site Plan' attached. Vegetation communities observed on site for each FLUCFCS are detailed below.

<u>FLUCFCS 111-E4 – Residential, Low Density (>75% Exotics)</u>

This community is found throughout the southern parcel and consists of a densely vegetated upland. The uplands contain a single-family residence, scattered debris, and high levels of exotic vegetation. Canopy level vegetation is dominated by African tuliptree

(*Spathodea campanulate),* mango (*Mangifera indica),* carrotwood (*Cupaniopsis anacardioides),* strangler fig *(Ficus aurea),* Brazilian pepper (*Schinus terebinthifolia*), poinciana (*Delonix regia*), with lesser amounts of cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and areca palm (*Dypsis lutescens).* The midstory is comprised primarily of African tuliptree, Brazilian pepper, and vines. Groundcover consists of leaf litter and a mix of herbaceous species, including siam weed (*Chromolaena odorata*), caesarweed (*Urena lobata*), sword fern (*Nephrolepis exaltata*), and Guinea grass (*Urochloa maxima*). Overall exotic species coverage within this community is high.

FLUCFCS 111-E3 – Residential, Low Density (51-75% Exotics)

This community is found throughout the northern parcel and consists of uplands with a mechanically maintained lawn. Within the uplands, there is a single-family residence, a concrete access driveway, scattered debris, a non-dwelling structure, and both native and exotic vegetation. Canopy level vegetation consists of poinciana, African tulip tree, mango, bamboo (*Bambusa sp.), w*ith lesser amounts of slash pine (*Pinus elliottii*), cabbage palm, live oak, seagrape (*Coccoloba uvifera*), and green buttonwood (*Conocarpus erectus).* Midstory vegetation is for the most part absent. Groundcover vegetation consists of shrubby false buttonweed (*Borreria verticillata),* Guinea grass, creeping oxeye (*Sphagneticola trilobata*), St. Augustine grass (*Stenotaphrum secundatum),* Torpedograss (*Panicum repens),* and queen palm (*Syagrus romanzoffiana).* Exotic vegetation is for the most part concentrated along the northern and southern perimeters of the property and consist of Brazilian pepper, gold coast jasmine (*Jasminum dichotomum*), bamboo, siam weed, and caesarweed. Exotic coverage is moderate.

FLUCFCS 612-E1 – Shoreline (<25% Exotics)

This community is found along the western property boundary and consists of an existing riprap revetment with red mangrove (*Rhizophora mangle*) recruitment. Canopy-level vegetation consists of an established seagrape (*Coccoloba uvifera*) along the perimeter of the riprap. Groundcover vegetation within the riprap consists of red mangrove propagules and morning glory (*Ipomoea indica*).

FLUCFCS 510 – Streams and Waterways

This community consists of the open waters of the Caloosahatchee River located west of the subject parcels.

Listed species were referenced according to Florida Fish and Wildlife Conservation Commission's (FWC) Florida's Endangered and Threatened Species and Lee County's Protected Species Lists. Table 2 lists the protected species with the potential presence within the following FLUCFCS communities.

Table 2. Protected Species by FLUCFCS

FLUCFCS	Potential Listed Species	Scientific Name	Designated Status	Not Likely
612, 500	Prickly-apple	*Cereus gracillis*	Endangered (USFWS, ESA)	X
	Florida Black Bear	*Ursus americanus floridanus*	Species of Special Concern (FWC)	X
	Limpkin	*Aramus guarauna*	MBTA Protected	
	Brown Pelican	*Pelecanus occidentalis*	MBTA Protected	
	Roseate Spoonbill	*Platalea ajaja*	MBTA Protected	
	Little blue heron	*Egretta caerulea*	Species of Conservation Concern, MBTA Protected	
	Reddish Egret	*Egretta rufescens*	Threatened (FWC), MBTA protected	
	Snowy Egret	*Egretta thula*	MBTA protected	
	Tricolored heron	*Egretta tricolor*	Threatened (FWC), MBTA protected	
	West Indian Manatee	*Trichechus manatus*	Threatened (USFWS, ESA)	
	Smalltooth Sawfish	*Pristis pectinata*	Endangered (USFWS, ESA)	

Note:
'USFWS' indicates 'United States Fish & Wildlife Service'
'ESA' indicates 'Endangered Species Act'
'FWC' indicates 'Florida Fish & Wildlife Conservation Commission'
'MBTA' indicates 'Migratory Bird Treaty Act'

Results

The drawing set attached includes a map showing the surveyed pedestrian transects and FLUCFCS, please refer to *Existing Site Plan*, attached. Table 3 identifies the species that were observed on site during the survey:

Common Name	Scientific Name	Observations
Monk parakeet	*Myiopsitta monachus*	Direct Visual
Eastern gray squirrel	*Sciurus carolinensis*	Direct Visual
Bald eagle	*Haliaeetus leucocephalus*	Direct Visual
Blue jay	*Cyanocitta cristata*	Vocalizations
Red-bellied woodpecker	*Melanerpes carolinus*	Vocalizations
Fish crow	*Corvus ossifragus*	Vocalizations

During the listed species survey conducted on January 7, 2026, a bald eagle (*Haliaeetus leucocephalus*) was observed flying northwest from the project vicinity. According to the Audubon Florida EagleWatch Public Nest Map, a documented bald eagle nest (Nest No. LE069) is located in a live tree along the shoreline approximately 132’ east of the subject parcels. The nest did not appear active at the time of the survey.

The subject parcels do not provide suitable habitat for listed species due to the disturbed condition of the site and lack of native vegetation. No gopher tortoise burrows, nests, or cavities were observed. Additionally, no listed species or evidence of listed species (i.e. cavities, scat, dens) were observed on the subject parcels.

Serena Cantu
Environmental Specialist

Iona McGregor Fire District
6061 South Pointe Blvd., Fort Myers, FL 33919

September 29, 2026

Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916

Re: Fire Department Access

To whom it may concern,

We have reviewed the Master Concept Plan titled “250106” for the proposed residential Planned Community located at 11550 and 11560 McGregor Blvd, within the Iona McGregor Fire District.

Based on the revised plan provided, the Iona McGregor Fire District has no objection to the proposed site access and hammerhead turnaround as depicted. The revised configuration adequately accommodates fire apparatus access.

Please contact our office if additional coordination is needed.

Sincerely,

Jackielou Mozes
Fire Marshal

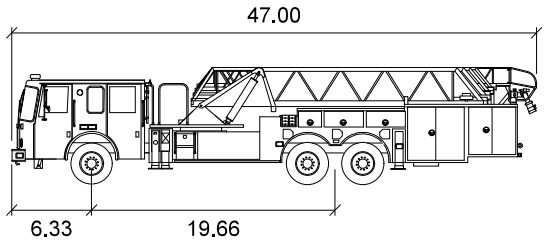
Phone: 239.433.0660 Fax: 239.425.9301 Web: ionafiredistrict.com/contact-us/

#001 IMFD, GENERAL LETTERHEAD FORM
Approved by: Chief Comer
Date: 12-28-23

McGREGOR SOUND

LOCATED IN SECTION 10, TOWNSHIP 45-S, RANGE 24-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
AUTO-TURN



IONA MCGREGOR 100 AERIAL PLATFORM

	feet
Width	: 9.00
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

PROJECT SUMMARY:

ZONING/REZONING
RS-1 -RPD

FLU
SUBURBAN

STRAP #'s
10-45-24-00-00015.0000
10-45-24-00-00017.0000

DEVIATIONS
1

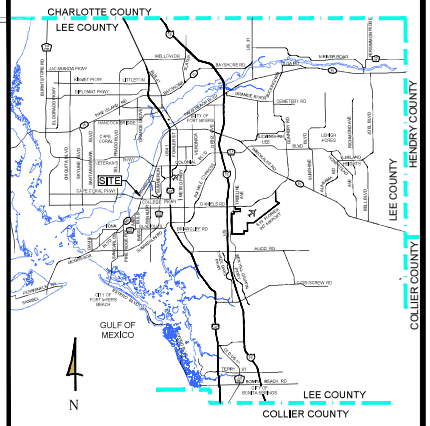
PROJECT ACREAGE
+/- 3.70 ACRES (161,436 SF)

PROJECT DENSITY
SEVEN (7) SINGLE FAMILY LOTS

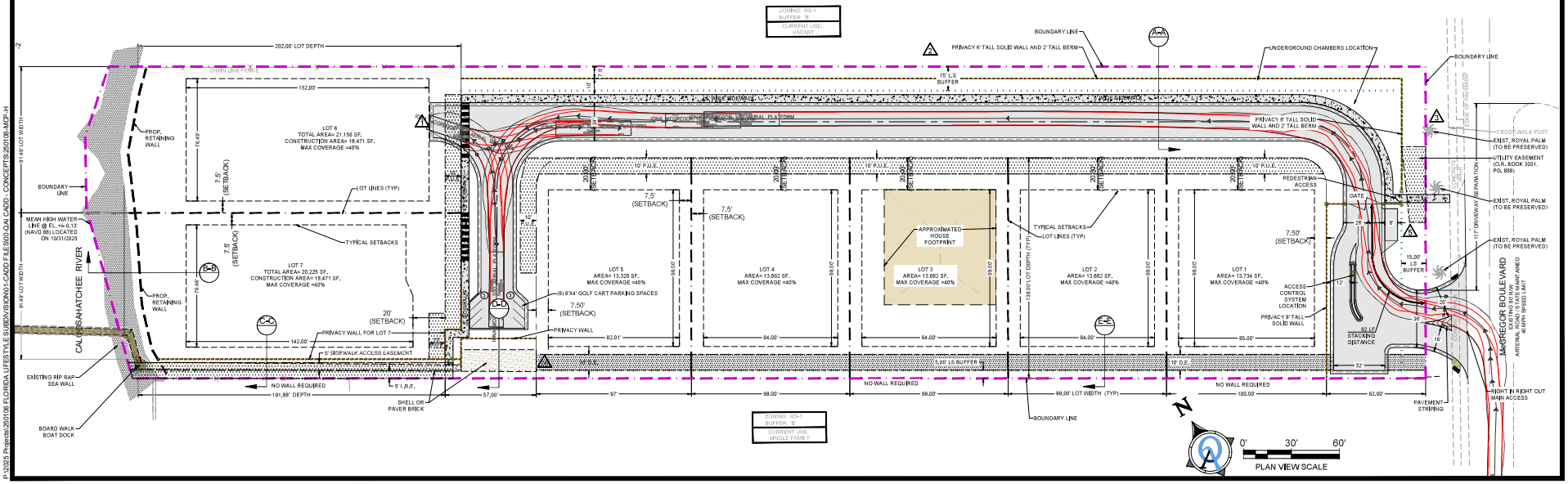
LOT SPECIFICATIONS
MIN. LOT FOOTAGE = 7,500 SF.
MIN. LOT WIDTH = 75'
MIN. LOT DEPTH = 100'
MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 35'

SETBACKS:
FRONT (ROAD) = 25'
REAR = 20'
WATER BODY = 25'
SIDE = 7.5'

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LOCATION MAP
(NOT TO SCALE)



P:\2025 Projects\25010 FLORIDA LIFESTYLE SUBDIVISION\01-CADD FILES\00-QA\ CADD - CONCEPTS\25010S-MCP-H

DCI2026-00017 Lee County DigEplan
Additional Info Dated 09-30-2026

Lee County
Southwest Florida

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

June 9, 2026

Palma & Palma LLC
9150 Penzance Blvd
Fort Myers, FL 33919

Re: Lost Nest Determination for Bald Eagle Nest LE-069
STRAP Number: 10-45-24-00-00012.0000

Palma & Palma LLC,

On June 9, 2026, the Eagle Technical Advisory Committee (ETAC) recommended to declare bald eagle nest LE-069 Lost in accordance with Lee County Land Development Code (LDC) Chapter 14. According to LDC 14-112, a Lost nest is defined as a nest that is destroyed by natural causes and is not rebuilt in the same tree within three nesting seasons. Available information concerning LE-069 indicates the following:

Bald eagle nest LE-069 was last occupied during the 2021-2022 nesting season. The nest came down during Hurricane Ian which made landfall on 9/28/2022. The nest tree came down shortly after following USFWS authorization. The nest has not been rebuilt in the same tree within three nesting seasons, and no activity has been observed.

Please note this letter does not relieve the property owner from any State or Federal requirements. If you have any questions, please contact Nic DeFilippo with the Lee County Planning Section at ndefilippo@leegov.com or 239-533-8983.

Sincerely,
Eagle Technical Advisory Committee

Laura Greeno

Laura Greeno
ETAC Chair

CC: Ulgonda Kirkpatrick, USFWS Migratory Bird Division (email only)

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

McGregor Sounds RPD

Zoning Traffic Study

July 2026

Prepared For:
Kamco FLH Partners 28, LLC
801 Thompsom Ave
Rockville, MD 20852

Prepared By:
Carson Tucker, E.I.

Engineer of Record:

This item has been digitally signed by Francis J. Feeney 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 #250106

Digitally signed by Francis J Feeney
Date: 2026-09-10 17:08:10

Francis J. Feeney, P.E.
FL. P.E. #64698

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TRIP DISTRIBUTION EXHIBITS

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TRIP GENERATION GRAPHS

ROADWAY LEVEL OF SERVICE

TRAFFIC DOCUMENTS & REPORT

Project Name
STRAP#: 10-45-24-00-00015.0000 & 00017.0000
11550 & 11560 McGregor Blvd, Fort Myers, FL 33919

The purpose of the Zoning Traffic Study (ZTS) is to analyze impacts of the proposed rezoning on the surrounding roadway network, utilizing the maximum land use allocations provided within the rezoning documents. Due to the nature of this report, the proceeding analysis within will abide by AC-13-17, *Traffic Study Guidelines for Planned Development Rezonings*, adopted April 15th, 1992.

EXISTING CONDITIONS

OVERVIEW

The subject sites are located on McGregor Boulevard, situated between McGregor Boulevard and the Caloosahatchee River, near the intersection of McGregor Boulevard and Winkler Road. Each site currently has a single-family home and shares a single driveway and access point on McGregor Boulevard.

ROADWAY INFORMATION

The segment of McGregor Boulevard which the subject sites access is a two-way, two-lane arterial roadway, maintained by the State of Florida. This segment of McGregor Boulevard has a posted speed limit of 40 mph. The Florida Department of Transportation (FDOT) has classified the utilized analyzed segments of McGregor Boulevard as a C3R roadway.

PROPOSED REZONING

The proposed rezoning is to transition from RS-1 to Residential Planned Development (RPD). The rezoning proposes development of up to seven single-family residential units. The subject sites are within the Suburban Future Land Use as demarcated by the Lee Plan. The proposed access point will allow egress and ingress on McGregor Boulevard with a right-in, right-out only configuration.

Below is the land use code utilized to calculate the projected trips:

LUC 210 – Single-Family Detached Housing **7 (Dwelling Units)**

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

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the ITE report, titled *Trip Generation,* 12th Edition.

The proposed land use code with an intensity of seven dwellings units was within the data range of ITE for the A.M. peak hour time period; thus, the best fit method was used for vehicle trip calculation. The proposed land use code and proposed intensity was not within the data range for the P.M. peak hour and weekday time periods; thus, the average rate was used for vehicle trip calculations of these time periods.

Please see the following table for the proposed land use and the A.M. and P.M. peak hour and the weekday vehicle trip calculations:

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
210 – Single-Family Detached Housing	3	8	4	3	32	32

TRIP DISTRIBUTION

The trips from the previous section's table were assigned to the proposed site access point and distributed to the surrounding road network. The access point located on McGregor Boulevard allows for right ingress and right egress only. Left turn movements entering and exiting the site are not permitted at this location.

Exit and Entry trips during the A.M. and P.M. time periods have been distributed onto McGregor Boulevard such that all entry trips will enter from the north via a right turn movement and all exit trips will exit to the south via a right turn movement. Trip Distribution Exhibit T-01 visualizes the project distribution to the surrounding road network. Exhibits T-02 and T-03 demonstrate the A.M. and P.M. peak hour traffic at the site's access point for entries and exits, respectively. Please refer to the **Trip Distribution Exhibits** section attached to this report.

BACKGROUND AND FUTURE TRAFFIC

Background traffic for the analyzed roadways has been determined by referring to the 2025 FDOT Historical AADT Report and Lee County Traffic Count Data System (TCDS). The earliest data and the most recent traffic data were extracted and used to determine an annual growth rate for the subject roadway link. Traffic data for McGregor Boulevard was utilized from the base year 2011, as previous years of data were before standardization of K-Values. From 2011 to 2025, the annual growth rate yielded a negative value, thus a two percent growth rate was applied for conservative calculations. Trips were forecasted from 2025 to 2030 at a two percent growth rate for peak directional volumes of each analyzed segment. Growth projections are available for all analyzed roadways and can be found in the Level of Service Appendix.

PROJECT LEVEL OF SERVICE AND IMPROVEMENTS

Multiple segments of the surrounding roadway network were analyzed for LOS impacts. As McGregor Boulevard is a state-maintained roadway, the FDOT Multimodal Quality/Level of Service Handbook (2023) has been referred to for LOS thresholds. FDOT has classified this segment of McGregor Boulevard as C3R; the associated LOS thresholds have been utilized for LOS analysis with the appropriate factors applied. The LOS table from the Q/LOS Handbook has been attached to this report within the **Traffic Documents and Report** section.

Lee County owned and maintained roadways have been analyzed with LOS capacities defined by Lee County Generalized Peak Hour Directional Service Volumes for Urbanized Areas.

Roadway LOS capacities have been tabulated in Table 1A of the **Roadway Level of Service** Appendix. Roadway LOS analyses can be found in Table 2A of the same appendix. Current peak hour volumes have been projected with calculated annual growth rates based on historical AADT growth. The projected build-out year of 2030 and its respective peak hour volume for each analyzed roadway segment have been

utilized as background traffic. Project traffic as determined by ITE trip generation was added to the background traffic to determine the LOS rating the roadway segments. The results of this analysis can be found within Table 2A.

Per Table 1A, project traffic does not exceed 10% of LOS 'C' capacity for any county-maintained roadway; thus, the project does not impose significant impact on any portion of the surrounding roadway network. The results of Table 2A conclude that the subject project will not impact on the level of service rating of any county-maintained roadway. One roadway segment is projected to operate under unacceptable conditions (LOS 'F'): McGregor Boulevard from Winkler Road to Whiskey Creek Dr; this segment is projected to operate under failing conditions with or without the proposed development.

CONCLUSION

The proposed rezoning to a Residential Planned Development does not impose significant impacts on the surrounding roadway network and does not indicate a need for turn lane improvements. Analyses have been completed in accordance with generally accepted practices and under requirements outlined within Lee County AC-11-17.

REFERENCES

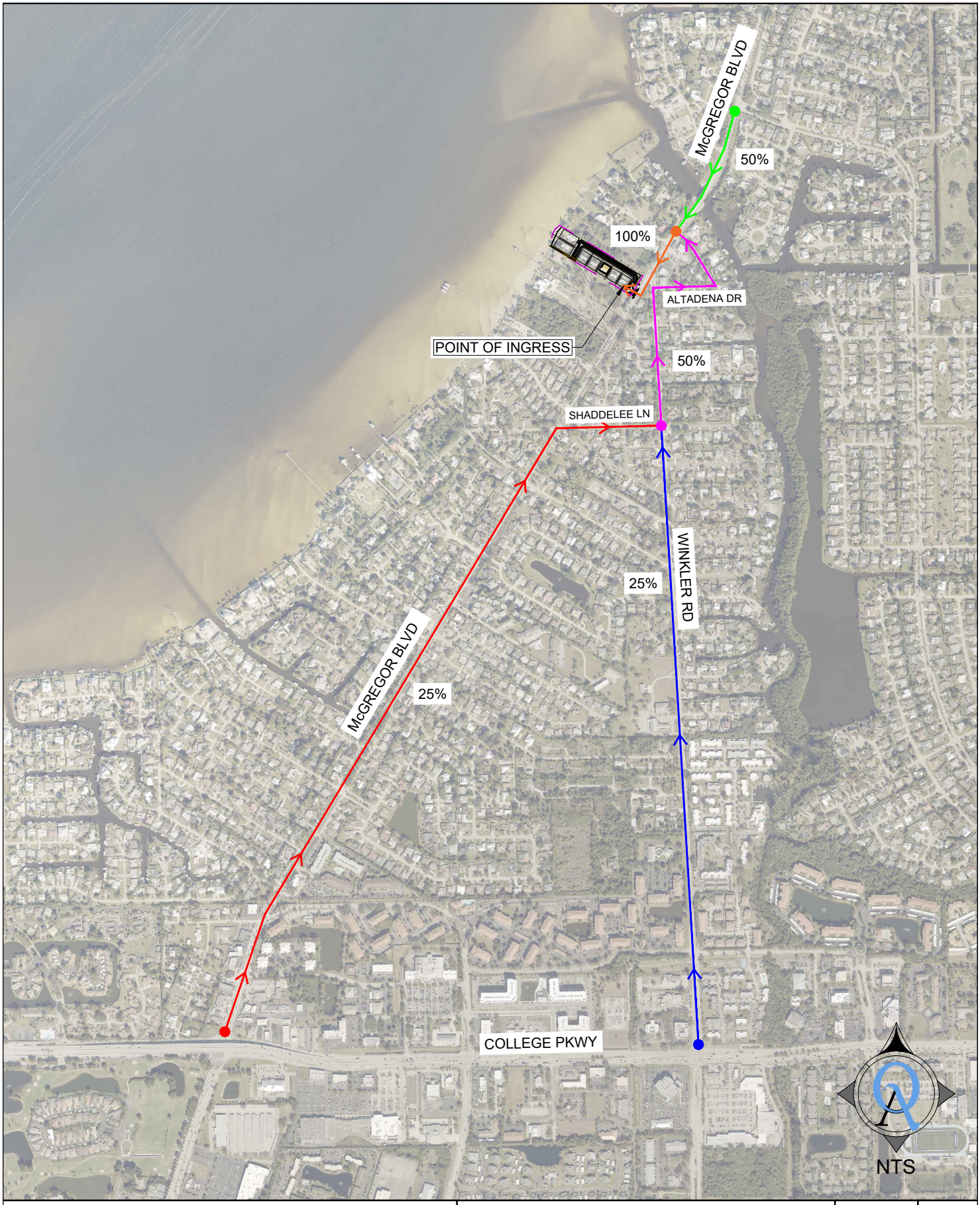
- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Traffic Study Guidelines for Planned Development Rezonings, AC-13-17.*
- *FDOT Q/LOS Handbook (2023) Generalized Service Volumes*
- *FDOT Historical AADT Report (2025)*
- *Lee County Traffic Count Data System (TCDS)*

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APPENDIX

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TRIP DISTRIBUTION EXHIBITS



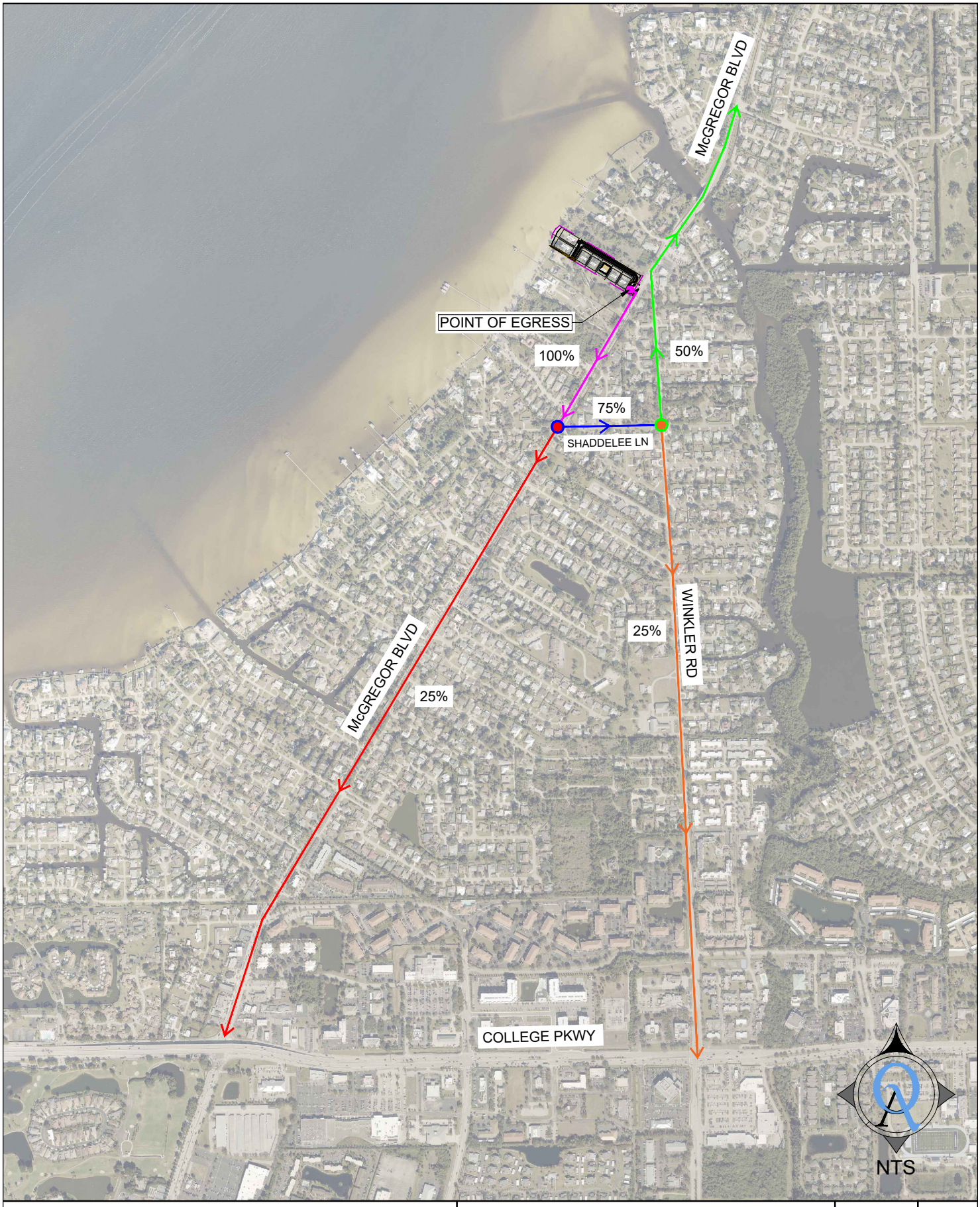
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

McGREGOR SOUNDS RPD

INGRESS DISTRIBUTION EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS , FLORIDA 33912

SHEET
T-01
01 OF 02



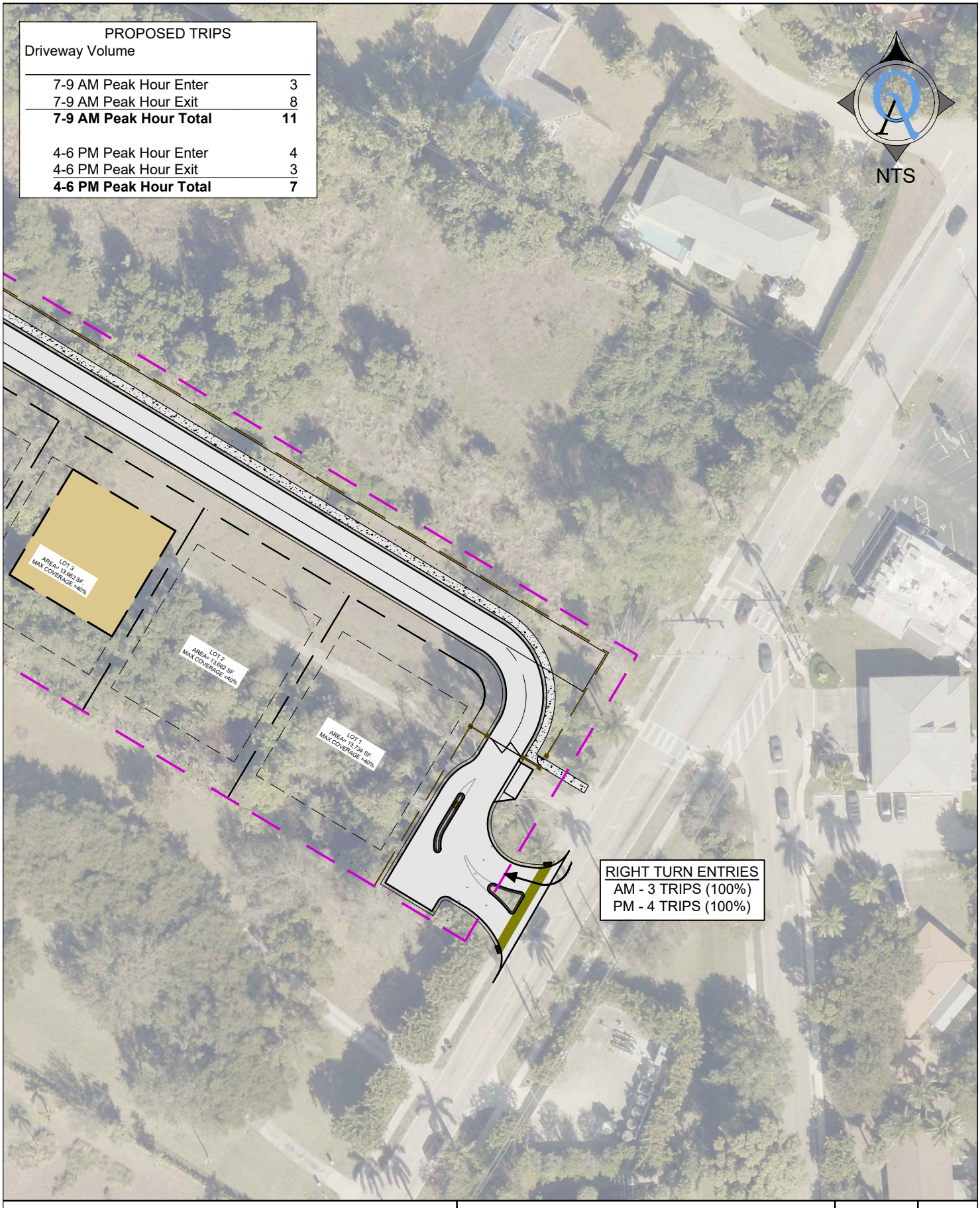
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Certificate of Authorization Number: 9465

McGREGOR SOUNDS RPD

EGRESS DISTRIBUTION EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS , FLORIDA 33912

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T-02
02 OF 02



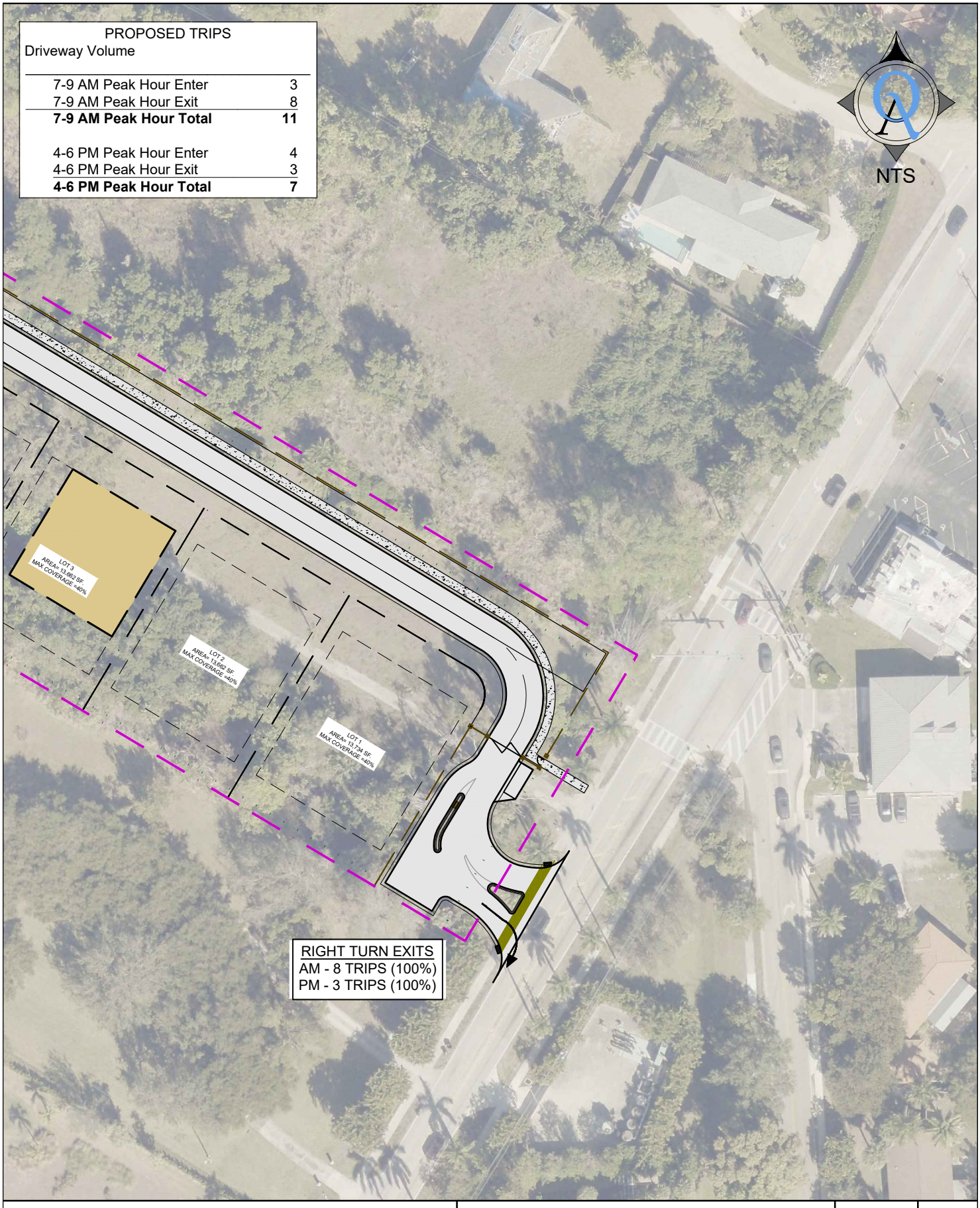
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4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

McGREGOR SOUNDS RPD

TIS ENTRIES EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919

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02 OF 03



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McGREGOR SOUNDS RPD

TIS EXITS EXHIBIT

11550 & 11560 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919

SHEET
T-03
03 OF 03

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

DCI2026-00017 Lee County DigEplan Additional Info Dated 09-30-2026

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	7	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	3	8	11
Data Source: Trip Generation Manual, 12th Ed					T = 0.67(X) + 5.59	27%	73%	
210(1) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	7	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	4	2	6
Data Source: Trip Generation Manual, 12th Ed					0.93	62%	38%	
210(2) - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	7	Weekday	Average	32	32	64
Data Source: Trip Generation Manual, 12th Ed					9.09	50%	50%	

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

DCI2026-00017 Lee County DigEplan Additional Info Dated 09-30-2026

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

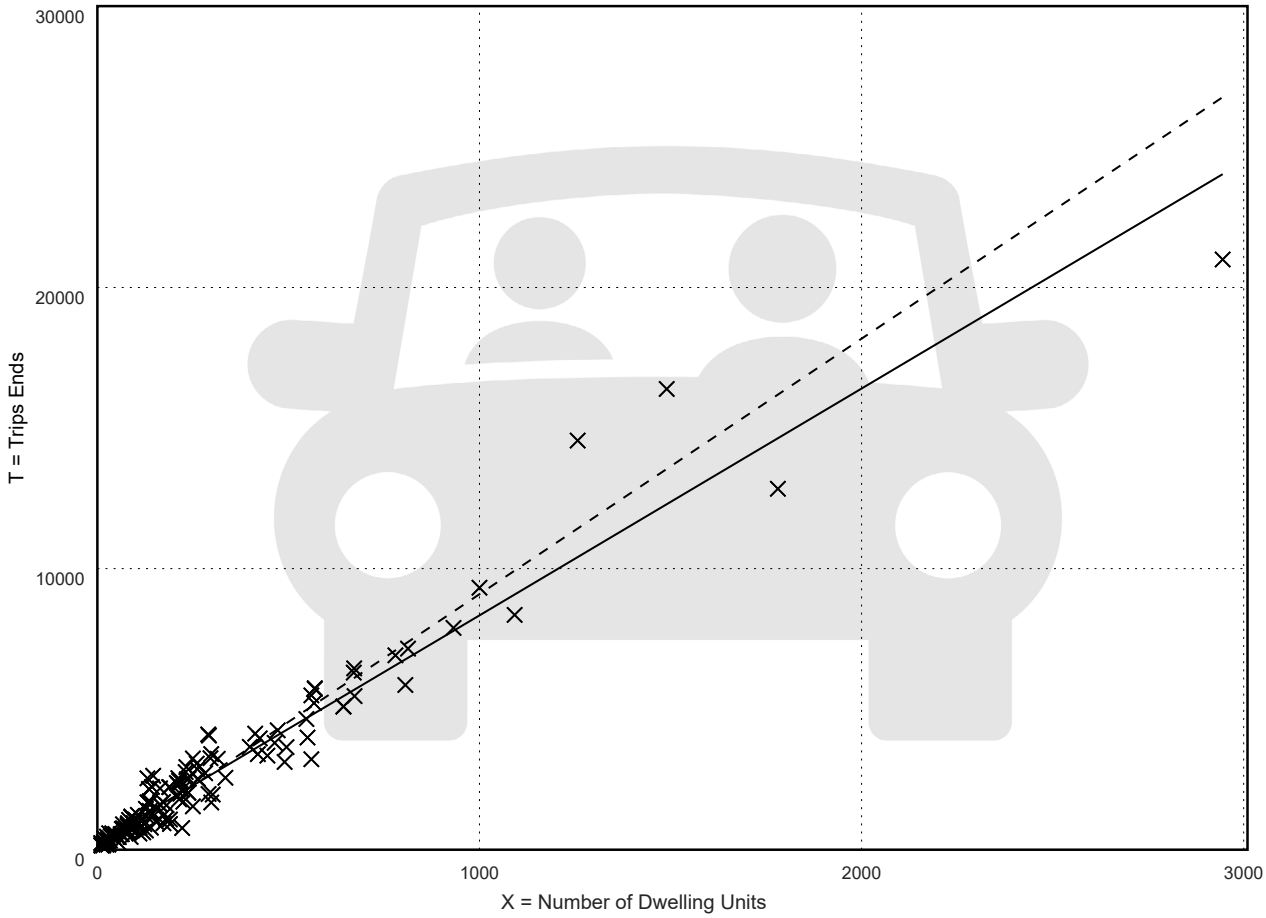
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

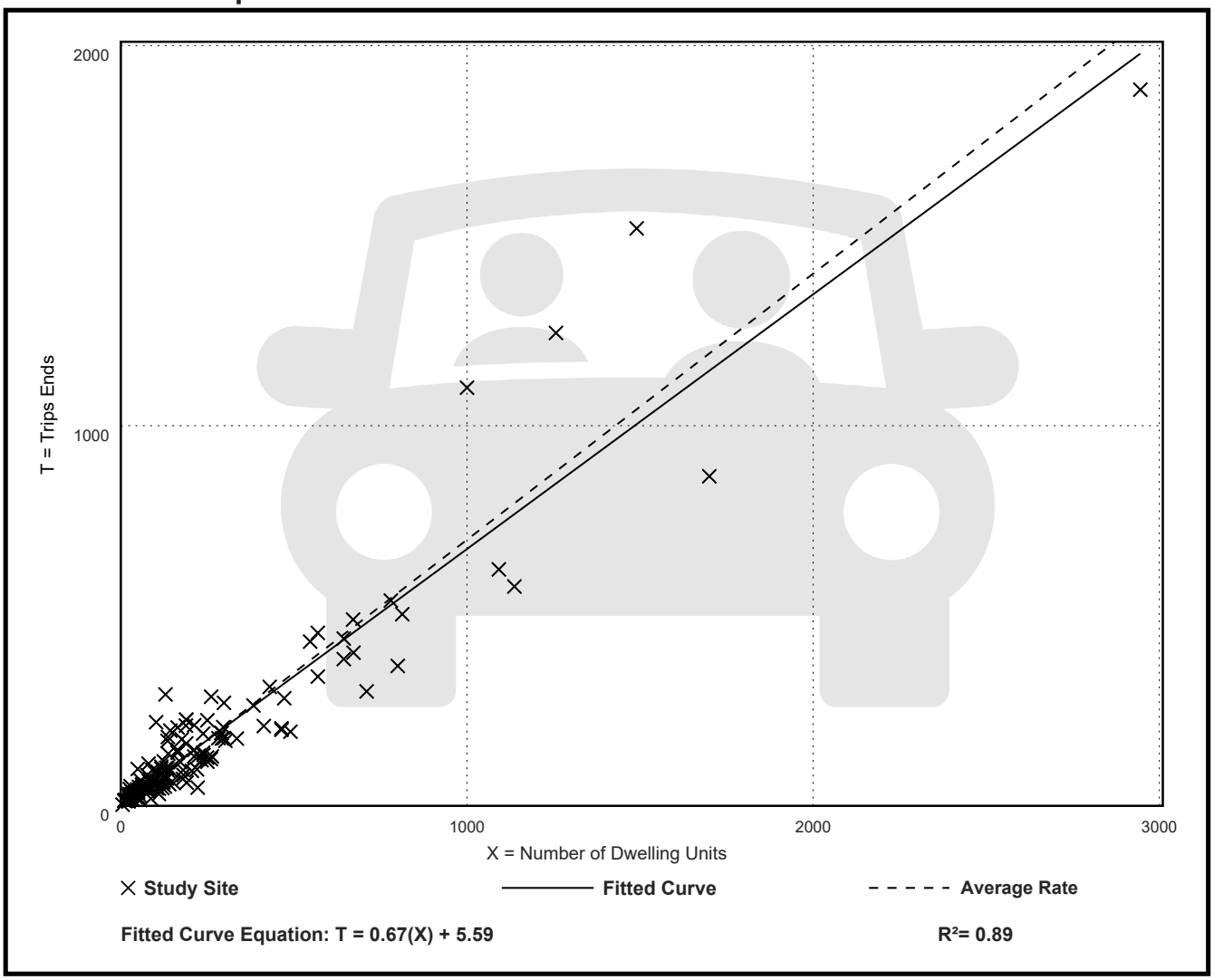
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
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: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

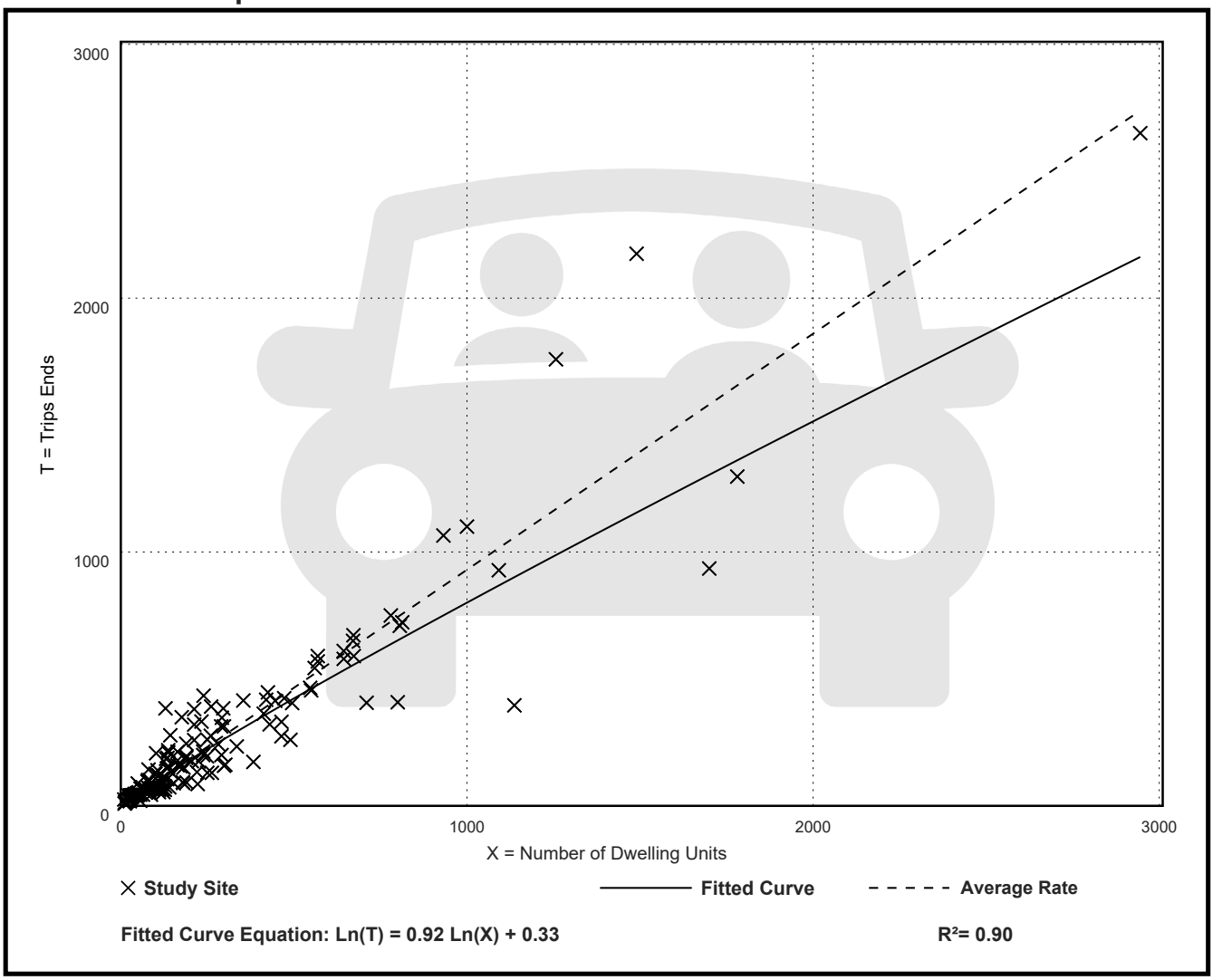
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
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: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

Quattrone & Associates, Inc.

ROADWAY LEVEL OF SERVICE

TABLE 1A: PEAK HOUR DIRECTIONAL LEVEL OF SERVICE THRESHOLDS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 11 VPH IN= 3 OUT= 8

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 7 VPH IN= 4 OUT= 3

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECTED TRAFFIC DISTRIBUTION	NEW PROJECT TRAFFIC AM PEAK	NEW PROJECT TRAFFIC PM PEAK	PROJECT/LOS C
McGregor Boulevard	Winkler Rd to Shadellee Ln	C3R	-	-	776	888	-	100%	8	4	1.03%
	Shadellee Ln to College Pkwy	C3R	-	-	776	888	-	25%	2	1	0.26%
	Winkler Rd to Whiskey Creek Dr	C3R	-	-	776	888	-	50%	4	2	0.52%
Winkler Rd	College Pkwy to McGregor Blvd	2LN Undiv. Arterial	-	140	800	800	800	50%	4	2	0.50%
Shadellee Ln	McGregor Blvd to Winkler Rd	2LN Undiv.Collector	-	-	330	710	780	75%	6	2	1.82%
Altadena Dr	Winkler Rd to McGregor Blvd	2LN Undiv. Collector	-	-	330	710	780	50%	2	2	0.61%

NOTES:
The Level of Service thresholds for State Roadways were determined using the FDOT 2023 LOS Handbook.
FDOT LOS capacities have been modified by the FDOT adjustment factor for 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s);(x 0.80).
Local Roadways were analyzed utilizing 1 directional lane undivided collector LOS capacities defined by the Lee County Generalized Peak Hour Directional Service Volumes.
Shadallee Ln is under 75% distribution for trips exiting from the project site only.
Altadena Dr is under 50% distribution for trips enroute to the project site only.

TABLE 2A: SHORT TERM AND HORIZON YEAR ANALYSIS

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 11 VPH IN= 3 OUT= 8
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 7 VPH IN= 4 OUT= 3

Roadway	K Factor	D Factor
McGregor Boulevard	0.09	0.54
Winkler Rd	0.10	0.61
Shadellee Ln		
Altadena Dr		

ROADWAY	SEGMENT	COSITE/LOCATION ID	BASE YEAR AADT	RECENT YEAR AADT	YEARS OF GROWTH	ANNUAL GROWTH RATE	PRESENT PK HR PK SEASON	2030 (Build-Out) PK HR PK SEASON VOLUME	2030 LOS	PROJECT TRAFFIC	AM TRAFFIC	PM TRAFFIC	2030 BACKGROUND+AM PROJECTED VOLUME	2030 BACKGROUND+AM PROJECTED LOS	2030 BACKGROUND+PM PROJECTED VOLUME	2030 BACKGROUND+PM PROJECTED LOS
McGregor Boulevard	Winkler Rd to Shaddelee Ln	125001	17,900	15,800	14	2.00%	766	863	D	100%	3	4	866	D	867	D
	Shaddelee Ln to College Pkwy	125001	17,900	15,600	14	2.00%	757	852	D	25%	2	3	854	D	855	D
	Winkler Rd to Whiskey Creek Dr	120095	26,500	23,500	14	2.00%	1,140	1,284	F	50%	4	3	1,288	F	1,287	F
Shadellee Ln	McGregor Blvd to Winkler Rd									75%	6	3				
Winkler Rd	College Pkwy to Shaddelee Ln	345	8,000	6,400	22	2.00%	390	440	C	25%	2	1	442	C	441	C
	Shaddelee Ln to McGregor Blvd	345	8,000	6,400	22	2.00%	390	440	C	50%	4	2	444	C	442	C
Altadena Dr	Winkler Rd to McGregor Blvd									50%	4	2				

NOTES:
Present Peak Hour Peak Season values were calculated using K and D factors multiplied by the current AADT Volume.
Growth Rates were calculated utilizing the FDOT 2025 Historical AADT Report and Lee County TCDS AADT.
Where AADT data yields a growth rate below 2%, a 2% growth rate is applied for conservative LOS projections.
No existing traffic data is available for local roads, Shadellee Lane and Altadena Drive; project traffic distributions indicate *de minis* impact to the subject roadways.

Quattrone & Associates, Inc.

TRAFFIC DOCUMENTS & REPORT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2025 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5001 - SR 867, N OF SHADDELEE LN/S OF WINKLER LC331

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2025	15800 S	N 8000	S 7800	9.00	54.10	6.00
2024	15600 F	N 7900	S 7700	9.00	53.90	6.00
2023	16000 C	N 8100	S 7900	9.00	53.80	6.00
2022	15200 F	N 7700	S 7500	9.00	53.70	5.20
2021	15200 C	N 7700	S 7500	9.00	53.10	5.20
2020	15300 C	N 7500	S 7800	9.00	52.80	4.40
2019	16500 C	N 8100	S 8400	9.00	53.30	4.10
2018	16400 C	N 8300	S 8100	9.00	53.30	4.70
2017	15900 C	N 8000	S 7900	9.00	53.20	4.30
2016	16200 C	N 8300	S 7900	9.00	55.90	3.00
2015	16000 C	N 8200	S 7800	9.00	54.40	3.60
2014	16800 F	N 8700	S 8100	9.00	54.90	3.30
2013	16800 C	N 8700	S 8100	9.00	55.20	3.30
2012	16300 C	N 8400	S 7900	9.00	55.50	3.80
2011	17900 F	N 9200	S 8700	9.00	54.70	2.80
2010	17500 C	N 9000	S 8500	9.40	55.43	2.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2025 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0095 - SR 867, NORTH OF WHISKEY CREEK DRIVE LC322

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2025	23500 S	N 11500	S 12000	9.00	54.10	5.20
2024	23500 F	N 11500	S 12000	9.00	53.90	5.20
2023	23500 C	N 11500	S 12000	9.00	53.80	5.20
2022	25000 C	N 12500	S 12500	9.00	53.70	4.60
2021	21000 C	N 11000	S 10000	9.00	53.10	3.30
2020	22000 C	N 11000	S 11000	9.00	52.80	3.80
2019	24500 C	N 12000	S 12500	9.00	53.30	4.10
2018	23500 C	N 12000	S 11500	9.00	53.30	4.50
2017	23000 C	N 12000	S 11000	9.00	53.20	3.80
2016	23500 C	N 12000	S 11500	9.00	55.90	2.60
2015	23500 C	N 12000	S 11500	9.00	54.40	3.30
2014	23500 F	N 12000	S 11500	9.00	54.90	3.40
2013	23500 C	N 12000	S 11500	9.00	55.20	3.40
2012	23500 C	N 12000	S 11500	9.00	55.50	3.90
2011	26500 F	N 13500	S 13000	9.00	54.70	2.30
2010	25500 C	N 13000	S 12500	9.40	55.43	2.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

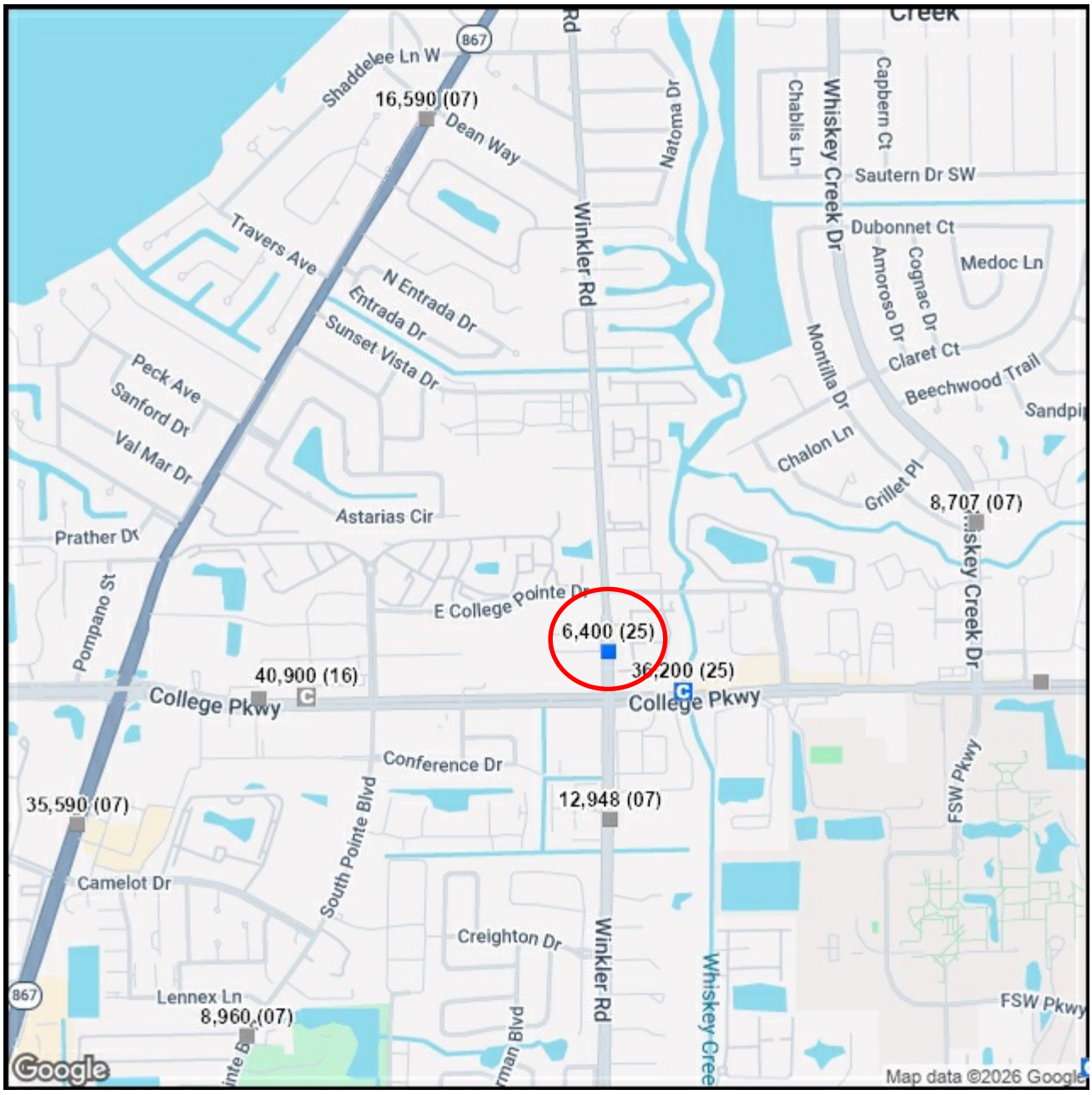
	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.



0 1500 3000

Feet

N

TCDS Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM
- Inactive Location

LEE COUNTY

7/28/2026

DCI2026-00017 Lee County DigEplan Additional Info Dated 09-30-2026

Record 1 of 1 Goto Record go

Location ID	345	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	3 (2025)	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	Winkler Rd		
Loc On Alias			
NORTH OF	College Pkwy		

More Detail

STATION DATA

Directions: 2-WAY | NB | SB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2025	6,400	639	10	61			
	2022	8,200	877	11	65			
	2006	8,300						
	2005	8,700						
	2004	8,300						

|<< < > >>| 1-5 of 6

VOLUME COUNT

	Date	Int	Total
	Thu 3/27/2025	15	7,450
	Wed 3/26/2025	15	7,705
	Tue 3/25/2025	15	7,431
	Thu 3/31/2022	15	9,797
	Wed 3/30/2022	15	9,802
	Tue 3/29/2022	15	9,696
	Tue 7/10/2007	15	7,529
	Thu 4/26/2007	15	8,994
	Thu 1/11/2007	15	8,958
	Thu 10/5/2006	15	8,643

|<< < > >>| 1-10 of 30

mm/dd/yyyy To Date

VOLUME TREND

Year	Annual Growth
2025	-8%
2022	0%
2006	-5%
2005	5%
2004	4%

SPEED

	Date	Int	Pace	85th	Total
	Thu 3/27/2025	15	25 - 35	63	7,450
	Wed 3/26/2025	15	25 - 35	63	7,705
	Tue 3/25/2025	15	25 - 35	63	7,431

CLASSIFICATION

	Date	Int	Total
No Data			

WEIGH-IN-MOTION

	Date	Axles	Avg GVW	Total
No Data				

PER VEHICLE

	Date	Axles	85th	Total
No Data				

GAP

	Date	Int	Total
No Data			

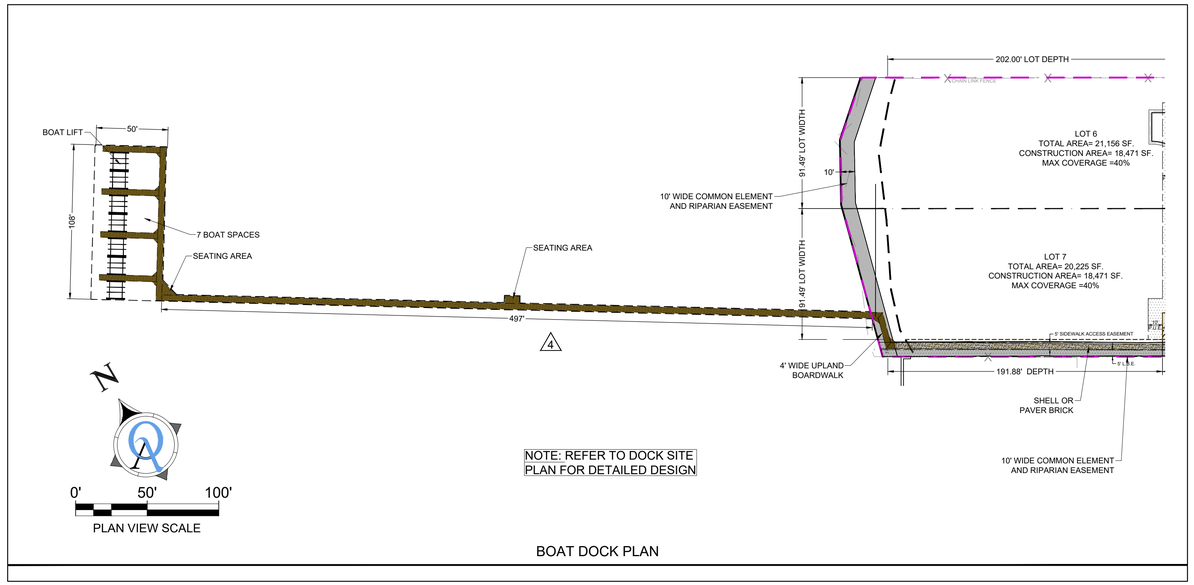
NOTES/FILES

	Note	Date	

McGREGOR SOUND

LOCATED IN SECTION 10, TOWNSHIP 45-S, RANGE 24-E, LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN



NOTE: REFER TO DOCK SITE PLAN FOR DETAILED DESIGN

BOAT DOCK PLAN

PROJECT SUMMARY:

ZONING/REZONING
RS-1 -RPD

FLU
SUBURBAN

STRAP #'s
10-45-24-00-00015.0000
10-45-24-00-00017.0000

DEVIATIONS
2

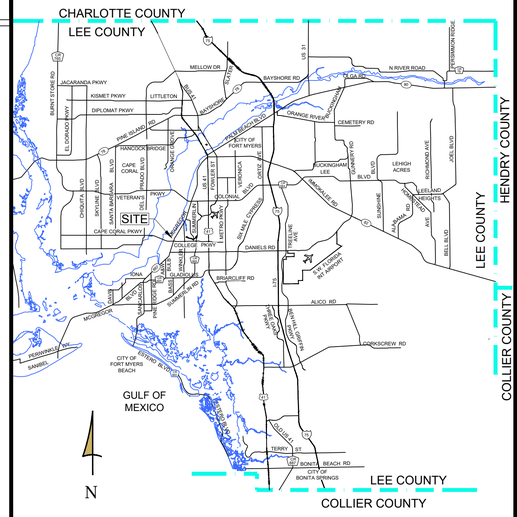
PROJECT ACREAGE
+/- 3.70 ACRES (161,436 SF)

PROJECT DENSITY
SEVEN (7) SINGLE FAMILY LOTS

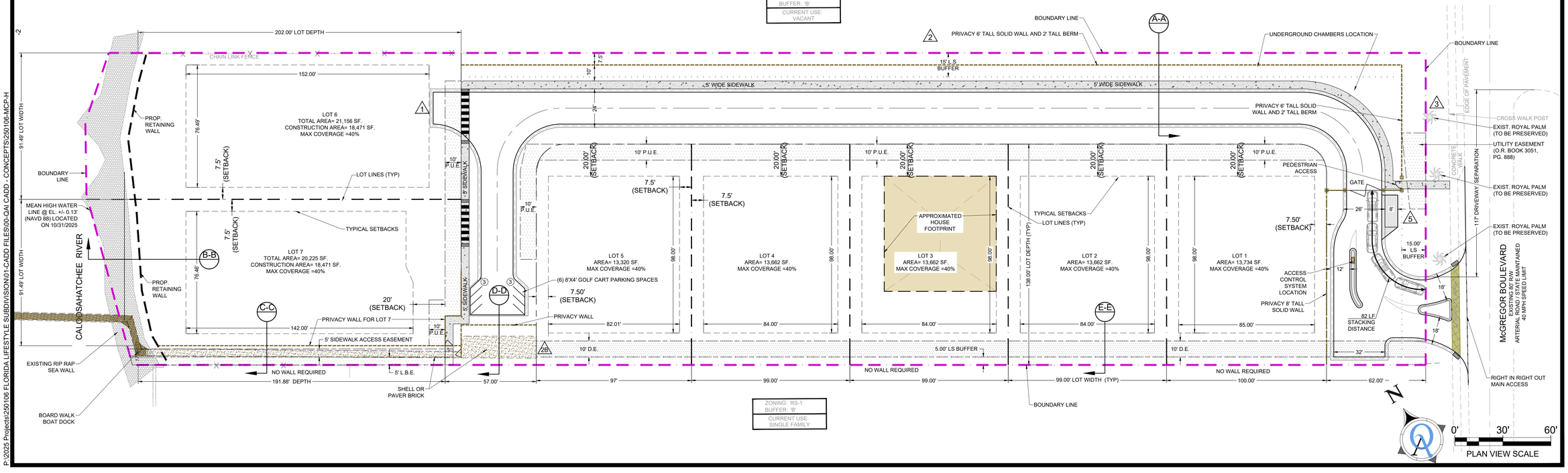
LOT SPECIFICATIONS
MIN. LOT FOOTAGE = 7,500 SF.
MIN. LOT WIDTH = 75'
MIN. LOT DEPTH = 100'
MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 35'

SETBACKS:
FRONT (ROAD) = 25'
REAR = 20'
WATER BODY = 25'
SIDE = 7.5'

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



LOCATION MAP
(NOT TO SCALE)



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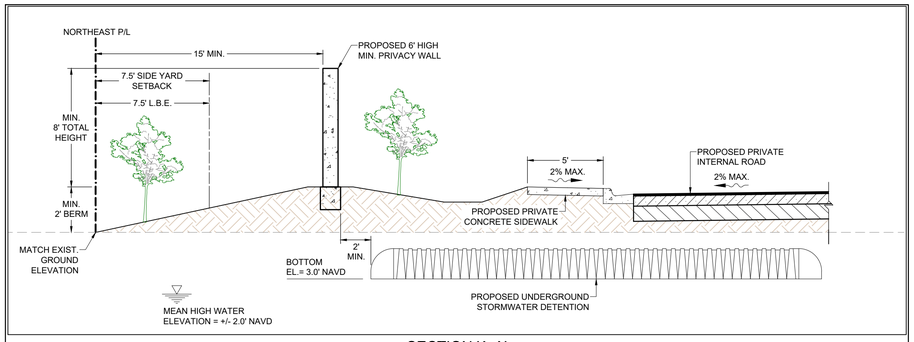
DCI2026-00017 Lee County DigEplan

Additional Info Dated 09-30-2026

McGREGOR SOUND

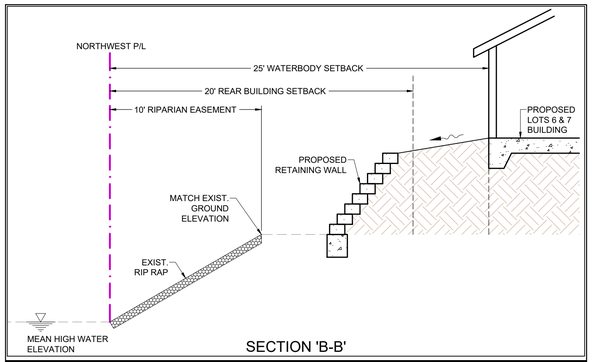
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MASTER CONCEPT PLAN



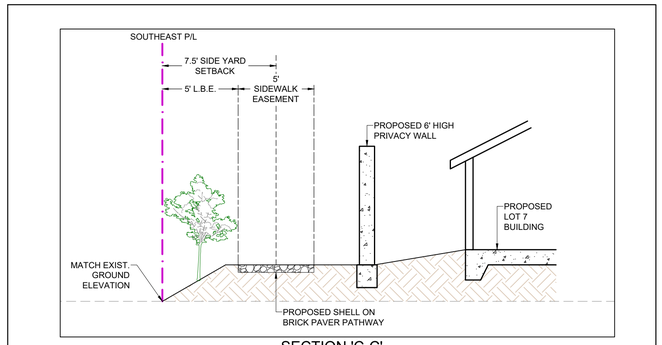
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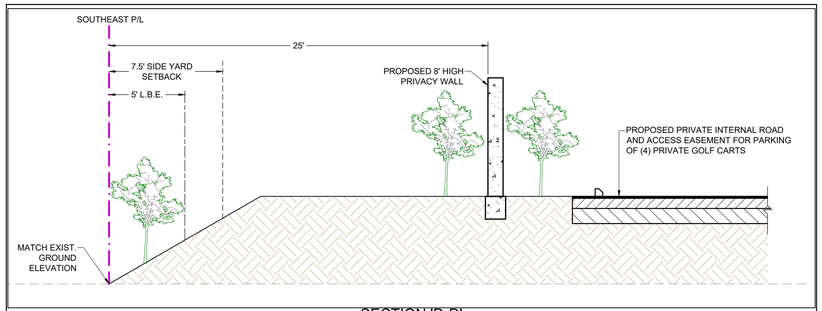
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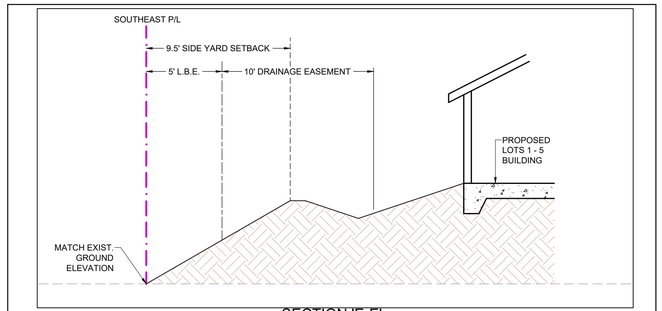
SECTION 'C-C'

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SECTION 'D-D'

N.T.S.



SECTION 'E-E'

N.T.S.

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

McGREGOR SOUND

LOCATED IN SECTION 10, TOWNSHIP 45-S, RANGE 24-E, LEE COUNTY, FLORIDA

TRUCK TURN AROUND EXHIBIT

PROJECT SUMMARY:

ZONING/REZONING
RS-1 -RPD

FLU
SUBURBAN

STRAP #'s
10-45-24-00-00015.0000
10-45-24-00-00017.0000

DEVIATIONS
(#)

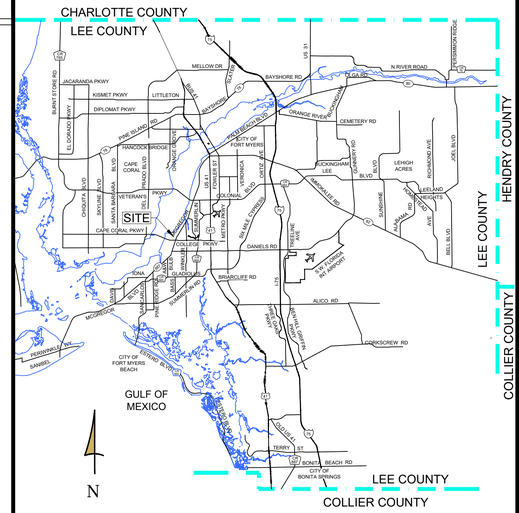
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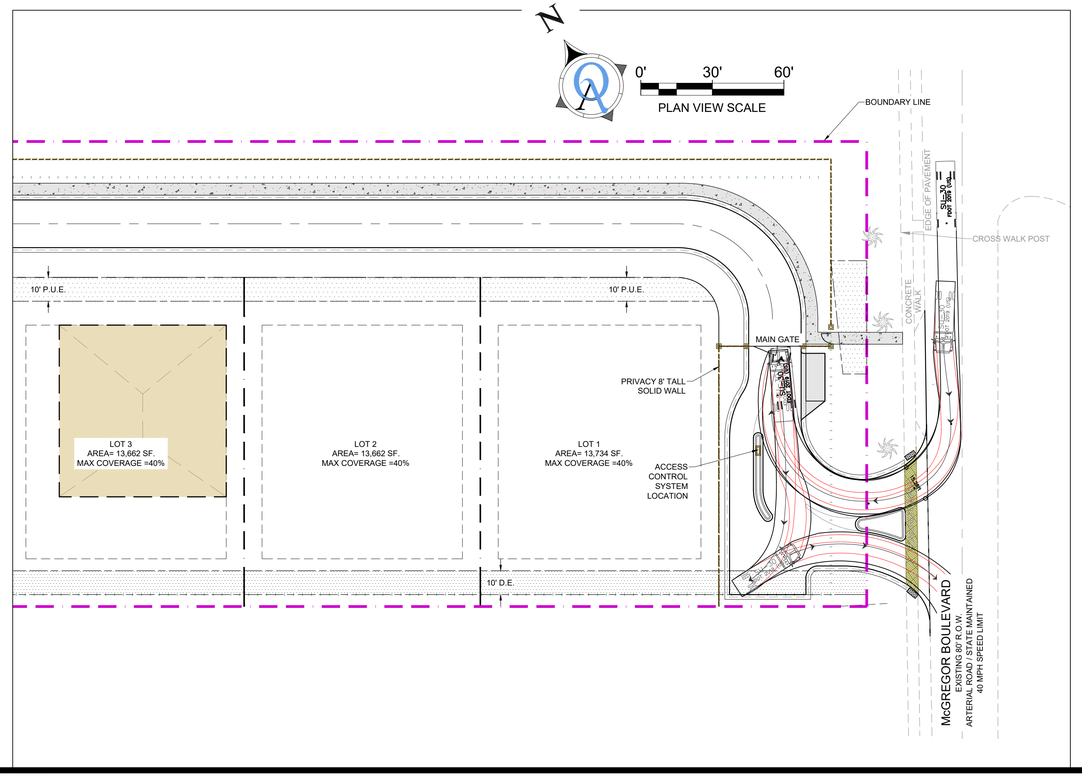
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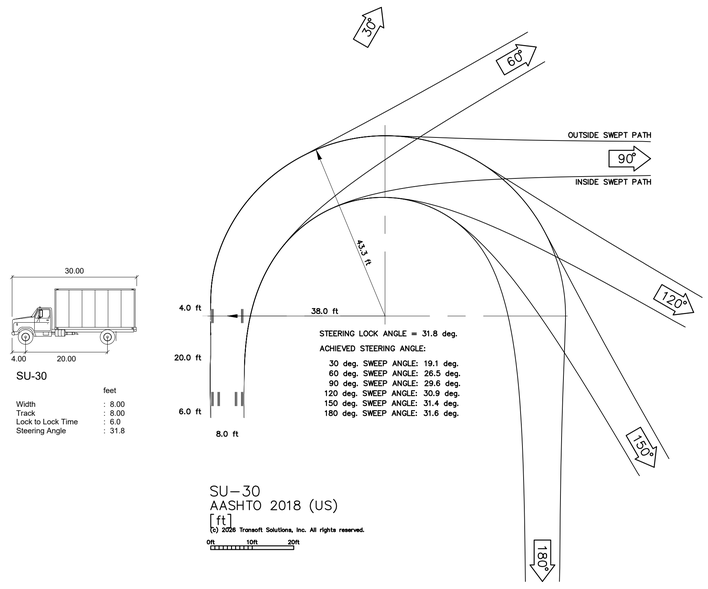
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LOCATION MAP
(NOT TO SCALE)





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