

**AGENDA
PLANNING BOARD**

January 8, 2020
1:00 o'clock p.m.



PLANNING BOARD					
Jonathan Hart Ward 1	Charles Timmons Ward 2	Vacant Ward 3	Darlene Mitchell Ward 4	William "Tim" Keene, Ward 5	James Michael Ink Ward 6 Vice-Chair
Matt Leger Mayor's Appointment	Justin Stockman At Large Chair	Vacant At Large	Vacant At Large	Vacant At Large	

CITY COUNCIL CHAMBERS, 2200 SECOND STREET, FORT MYERS, FLORIDA

AGENDA

Please complete a "Request to Speak" form if you plan to address the Planning Board and submit to the recording secretary prior to the start of the meeting.

CALL TO ORDER

Swearing in of Board Members Charles Timmons, reappointment Mariah Bakke, new member	
Pledge of Allegiance to the Flag of the United States of America	
Roll Call	
Approval of Minutes:	No minutes to approve.
PUBLIC INPUT – NON-PUBLIC HEARING AGENDA ITEMS: (Four (4) minute time limit per speaker).	

**AGENDA
PLANNING BOARD**

January 8, 2020
1:00 o'clock p.m.



1.	PUBLIC HEARING: Consider a request to rezone 153.8 acres, more or less, for a Planned Unit Development (PUD) to allow an industrial development including 150,000 square feet of Commercial Uses, 1,100,000 square feet of Industrial Uses and 23 acres of open space located at 5990 Lockett Rd., Fort Myers, FL. Ward 2 (Quasi-Judicial)	
Adjourn		

If a person decides to appeal any decision made by Planning Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Special Requirements: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the City Clerk's Office at (239) 321-7035 or for the hearing impaired, TDD telephone number (239) 332-2541.

**CITY OF FORT MYERS
PLANNING BOARD MEETING
(LOCAL PLANNING AGENCY)**

MINUTES OF FEBRUARY 6, 2019, MEETING

The Planning Board of the City of Fort Myers, Florida, met in regular session at Oscar M. Corbin, Jr. City Hall, 2200 Second Street, its regular meeting place in the City of Fort Myers, Florida, on Wednesday, February 6, 2019, at 1:00 p.m.

CALL TO ORDER – Chair, Justin Stockman, called the meeting to order at 1:01 p.m.

ROLL CALL

Recording Secretary Judy Barnes completed roll call; all members present except Charles Timmons and Derrick Isaac.

Members Present

Justin Stockman
Jonathan Hart
James Ink
Darlene Mitchell
William Keene
Greg Fous
Nathan Shaw

Members Absent

Charles Timmons (Excused Absence)
Derrick Isaac (Excused Absence)

Community Development Staff Present

Steven Belden, Community Development Director
Anthony Palermo, Assistant Community Development Director
Nicole DeVaughn, Planning Manager
Laura Tefft, Senior Planner

Other City Staff Present

Terry Cramer, Chief Administrative Attorney
Mary Hagemann, Deputy City Clerk
William Porter, Engineering Division, Staff Engineer
Christian Gempesaw, Copy/Video Technician, ITS Department
Grant Alley, City Attorney
Sherri Enright, Assistant Administrative Attorney

City Council

Johnny W. Streets, Jr. – Ward 2

Pledge of Allegiance to the Flag of the United States of America

OATH OF OFFICE The Oath of Office was administered to Jonathan T. Hart by Mary Hagemann, Deputy City Clerk.

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APPROVAL OF MINUTES: December 5, 2018

It was **moved** by Mr. Ink, **seconded** by Mr. Shaw, and **unanimously approved** (7-0 vote) to approve the minutes of December 5, 2018.

PUBLIC INPUT – NON-PUBLIC HEARING AGENDA ITEMS None

NO. 1 EX PARTE None

Prospective witnesses and those persons to present testimony were duly sworn by Grant Alley, City Attorney.

NO. 1 PUBLIC HEARING: CONSIDER A REQUEST TO VACATE PUBLIC UTILITY EASEMENTS AT 2771 ROYAL PALM AVENUE (18V04)

Staff Report

Agenda Item #1: Consider a request for the vacation of a portion of the existing 5' wide easement lying over, across and through a portion of Lots 6, 7, 10, 11, and 12, Block E, Addition to Pinehurst located at 2771 Royal Palm Avenue, Fort Myers, FL, identified as Strap Number 24-44-24-P3-0260E.0100. (Quasi-Judicial)

1. Application Information

Property owner:	Reale Investment Group, LLC
Agent for the applicant:	Brian R. Smith, Ensite Inc.
Address	2771 Royal Palm Avenue
Location:	This parcel is located on the north side of Canal Street, south side of Katherine Street and east side of Royal Palm Avenue.
STRAP number:	24-44-24-P3-0260E.0100
Zoning:	Commercial Intensive (CI) and Medium Density Multi-family (RM-12)
Future Land Use:	Corridor Commercial and Residential Medium Density
Request:	Vacate a portion of the existing 5' wide easement reserve lying over, across and through a portion of Lots 6, 7, 10, 11, and 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee County, Florida.
Ward:	3
Case Number:	18-V-04

2. Request

The applicant is requesting to vacate a portion of the existing 5-foot-wide easement lying over, across and through a portion of Lots 6, 7, 10, 11, and 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee

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County, Florida. The applicant is requesting the vacation to facilitate future development on the subject parcel. Letters of no objection were received from CenturyLink, Comcast, TECO/Peoples Gas, and Florida Power & Light.

3. Comprehensive Plan Compliance

The Future Land Use Classification is Residential Medium Density. The Comprehensive Plan policies, actions and standards that apply are listed in Future Land Use Element 1, Policy 1.3 Residential Medium Density (RMD); and Vacation of Easements are mentioned in the Recreation and Open Space Element 6, Policy 1.5, as follows:

Policy 1.3) Residential Medium Density (RMD) contain areas characterized by medium and high-density multi-family developments with neighborhood scaled commercial uses. Intensities for all properties within this land use district shall not exceed a floor area ratio of one-half (0.5 FAR). The maximum standard density established in the Land Development Regulations, not to exceed sixteen dwelling units per acre (16 du/acre), with a maximum bonus density of twenty dwelling units per acre (20 du/acre) may be permitted through a process outlined in the City's Land Development Regulations. Criteria for bonus densities include, but are not limited to, incorporating Leadership in Energy Efficient Design (LEED) standards, pedestrian connectivity, exceptional architectural design, and other considerations.

Action 1.3.1) Residential Medium Density areas should be in close proximity to arterials or collectors, but do not necessarily need direct access, as well as transit, sidewalk and bicycle facilities to promote multi-modal development opportunities.

Action 1.3.2) Preferred locations for Residential Medium Density areas are within walking distance (½-1 mile) of parks, community facilities, and retail.

Action 1.3.3) Neighborhood office and commercial uses may be permitted within RMD, provided they are compatible with the surrounding properties.

Action 1.3.4) Zero lot line, patio homes, pedestrian access-only dwelling units (such as live-work units, village homes, townhomes and/or cottage homes), and other innovative, yet still single-family housing forms, shall be considered in exclusive single-family areas in accordance with the Land Development Regulations.

Element 6. Recreation and Open Space:

The policy below is the only instance in which the Comprehensive Plan addresses the vacation of right-of-way or easements. The easement that is the subject of this application does not abut the Caloosahatchee River, and therefore, does not need to be considered for public access to the river.

Policy 1.5) City waterfront ownership, easements, or right-of-way should be considered for public access use prior to being sold, vacated, or otherwise disposed of.

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4. Public Notice

A total of 27 public notice letters were sent to property owners within 300 feet of 2771 Royal Palm Ave., Fort Myers, FL, 33901. The property was posted with a sign alerting the general public of the zoning change; the agenda was posted at City Hall; and an ad ran in the News-Press; all actions taking place at least 10 days prior to the meeting. No letters were returned, and no objections were received.

5. Staff Recommendation

Staff finds the vacation consistent with the Comprehensive Plan and Land Development Code and Staff recommends approval of the vacation of a portion of the existing 5' wide easement reserve lying over, across and through a portion of Lots 6, 7, 10, 11, and 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee County, Florida.

6. Recommended Action

Find the vacation of a portion of the existing 5 foot wide easement reserve lying over, across and through a portion of Lots 6, 7, 10, 11, and 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee County, Florida consistent with the Comprehensive Plan and the Land Development Code and recommend approval of the vacation to the City Council.

End of Staff Report

Anthony Palermo, Assistant Community Development Director, introduced Laura Tefft, Senior Planner, to the Board. Mr. Palermo stated that Ms. Tefft would provide testimony on behalf of Staff.

Laura Tefft, Senior Planner, stated that she is present to present the vacation of a portion of an existing 5 ft. wide easement reserve lying over, across, and through a portion of Lots 6, 7, 10, 11, 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee County, Florida. Ms. Tefft presented a diagram of the parcel and stated that the parcel is fronting Royal Palm Avenue; to the north is Katherine Street and to the south is Canal Street. Ms. Tefft stated that the Future Land Use classification is Residential Medium Density; the Comprehensive Plan Policies, Actions, and Standards that apply are listed in the Future Land Use Element One (Residential Medium Density) and the vacation of the easement is mentioned in the Recreation and Open Space Element. Ms. Tefft stated that the request today is to remove the easement (it bisects the property – running north and south and also partially east and west on Lots 6 and 7). Ms. Tefft stated that a total of 27 public notice letters were sent to property owners within 300 ft. and Staff did not receive any objections. Ms. Tefft stated that one public notice was returned –

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noted “undeliverable.” by the US Postal Services. Ms. Tefft stated that Staff reviewed the vacation request and found it consistent with the Comprehensive Plan and Land Development Code, and recommended approval of the vacation of a portion of the existing 5 ft. wide easement reserve. Ms. Tefft stated that Staff also received Letters of No Objections from Century Link, Comcast, TECO/Peoples Gas, and Florida Power and Light.

Mr. Stockman opened the public comment section of the public hearing. After no response Mr. Stockman closed the public comment section of the public hearing.

It was **moved** by Mr. Ink, **seconded** by Mr. Shaw, and **unanimously approved** (7-0 vote) to find the vacation of a portion of the existing 5 foot wide easement reserve lying over, across and through a portion of Lots 6, 7, 10,11, and 12, Block E, Addition to Pinehurst lying in Section 24, Township 44 South, Range 24 East, Lee County, Florida consistent with the Comprehensive Plan and the Land Development Code, and recommend approval of the vacation to the City Council.

NO. 2 EX PARTE Mr. Stockman stated that he had a brief conversation with the Applicant’s Attorney (Noel Davies) about scheduling and continuing this agenda item. The remaining board members stated, “None.”

Prospective witnesses and those persons to present testimony were duly sworn by Grant Alley, City Attorney.

NO. 2 PUBLIC HEARING: CONSIDER A REQUEST TO AMEND THE FUTURE LAND USE MAP TO CHANGE 153.87 +/- ACRES FROM COMMERCIAL CORRIDOR TO INDUSTRIAL, LOCATED AT 5990 LUCKETT ROAD (18MA04)

Staff Report

PUBLIC HEARING: Agenda Item #2 Consider a request for an amendment to the Future Land Use Map to change 68.5 +/- acres of the 153.9 +/- acres of property located at 5990 Lockett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 from Corridor Commercial (C/C) to Industrial (IND) with the remaining property to remain Industrial (IND) and Conservation (CON). (Quasi-judicial)

1. Application Information

Owner:	Southland Lakes Investment Opportunities, LLC
Agent:	John T. Wojdak, P.E., DeLisi Fitzgerald, Inc.
Address:	1605 Hendry Street, Fort Myers, FL 33901
Location:	Southeast Quadrant of I-75 and Lockett Road
Size:	153.87 +/- acres
STRAP No.:	15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802,

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	15-44-25-P2-U2095.4843, 15-44-25-P3-U2077.4781
Zoning:	Commercial Intensive (CI) and Mixed Use (MU)
Future Land Use:	Industrial (IND), Corridor Commercial (C/C) and Conservation (CON)
Request:	Amend the Future Land Use Map classifications from Corridor Commercial (C/C) to Industrial (IND)
Case Number:	18-MAP-04

2. Request

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc. is requesting to change 68.5 +/- acre portion of the 153.9 +/- acres of property located at 5990 Luckett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 from Corridor Commercial (C/C) to Industrial (IND) to allow for future development.

3. Staff Review

Southland Lakes Investment Opportunities, LLC is requesting a Future Land Use Map Amendment to change the classification of 68.5 +/- acres of the 153.9 +/- acres property identified as Corridor Commercial (C/C) to Industrial (IND) for the property as identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781. The remainder of the property will maintain its Future Land Uses classification of Industrial (IND) and Conservation (CON). The maximum intensity of development attainable with the proposed Land Use Designation of Industrial (IND) is a total of 5,771,700 square feet (SF) with the remaining 932,184 SF located in Conservation Land (CON).

The subject property is located within the City of Fort Myers but properties to the east, north and part of the property to the west are located in unincorporated Lee County. The properties within the City of Fort Myers to the south are within the Conservation and Commercial Corridor Future Land Use Categories. The property within the City of Fort Myers to the west is located within the Industrial Future Land Use Category. The unincorporated Lee County properties are within the following Lee County Future Land Use Categories:

- West - Intensive Development
- North – Industrial Interchange
- North East and East – Urban Community

The proposed amendment is consistent with existing surrounding uses. The amendment will have no negative impact on historical and cultural resources. The impacts to public services are based on the maximum development potential for both the site’s existing future land use categories and the proposed future land use

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category. The Transportation Impact analysis and the Utility analysis are also based on those parameters.

Maximum Development Scenarios Pre and Post Amendment
CURRENT FUTURE LAND USE CATEGORIES

Future Land Use*	Acreage	Residential Density	Commercial Intensity (sq. ft.)	Industrial Intensity (sq. ft.)
Commercial Corridor	75	1,875 units (25 du/acre)	9,801,000 (FAR =3.0)	N/A
Industrial	79	N/A	N/A	3,441,240 (FAR=1.0)
Total	154			

PROPOSED FUTURE LAND USE CATEGORY

Future Land Use*	Acreage	Residential Density	Commercial Intensity (sq. ft.)	Industrial Intensity (sq. ft.)
Industrial	153.9			5,771,7000 (FAR = 1.0)

*Areas include Conservation lands to be preserved.

Both Parks and Schools have level of services determined by seasonal and year-round residential units. Under the current 75 acres of Commercial Corridor Future land use on site, the property could have up to 1,875 multi-family residential dwelling units. The Lee County School Board uses a student generation rate of .091 students per multi-family unit. This would generate approximately 171 students under the current future land use. The proposed future land use does not allow for residential development and would therefore not generate any students or impacts to the School District. Development under the proposed future land use would however generate tax revenues for the School District despite not generating any impacts.

Similarly, for Parks and Recreation, the existing future land use category, which would allow for 1,875 residential units, would have an impact on the demand for public parks. Standard 1.1.3.1 of the Fort Myers Comprehensive Plans lists 1 acre for 1,000 people for Community Parks and 2.5 acres for 1,500 people for Neighborhood Parks.

According to 2010 census data, the City of Fort Myers had a population of 62,298 people with a total of 37,057 residential units. This would equate to approximately 1.7 people per unit. With a total potential population of 3,188 people for the property, the current future land use would therefore generate a need for an additional 3 acres of Community Park area and 5 acres of Neighborhood park area. However, the proposed future land use category of Industrial does not generate any population or need for additional park area.

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An application has been submitted to rezone the property from Commercial Intensive

4. Comprehensive Plan Compliance

(CI) Mixed Use (MU) to Industrial Light (IL) and Industrial Heavy (IH).

The Comprehensive Plan policies, actions and standards that apply **are Industrial (IND) Policy 1.8** and **Conservation Lands (CON) Policy 1.11** as follows:

Policy 1.8) Industrial (IND) contains areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, and fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Action 1.8.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

Standard 1.8.1.1) Industrial areas shall be designated after consideration of the following criteria:

- a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;
- b) Rail frontage;
- c) Immediate access to or frontage on an arterial roadway;
- d) Useable lot sizes-typically 200 feet or deeper;
- e) Distance from residences, schools, and historic districts or sites;
- f) Easy access for employees;
- g) Optimum minimum size of 10 acres; and,
- h) Located so as to avoid routing industrial traffic through residential areas.

Action 1.8.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

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Standard 1.8.2.1) Existing industrial areas are designated as contiguous areas of industrial use at least eight (8) acres in size, with no more than half of the area being vacant.

Standard 1.8.2.2) Existing industrial areas which do not meet the criteria contained in Standard 1.8.2.1 may still be designated for continued industrial use considering the following:

- a) Impacts on adjacent uses;
- b) Condition of structures;
- c) Economic feasibility of relocating the industries.

Standard 1.8.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process.

Policy 1.11) Conservation Lands (CON) are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.11.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

Standard 1.11.1.1) Regionally significant wetlands are those wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system which due to the location, size, quality, hydrological value, and environmental value have a significance. Regionally significant lands are areas where the South Florida Water Management requires the conservation of the wetlands or uplands through easements, dedications, or restrictions. Regionally significant wetlands are those wetlands identified on the FLUM as conservation lands.

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Standard 1.11.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

Standard 1.11.1.3) Residential density transfer from CON lands to any other Future Land Use classification (east of Interstate 75) for adjacent uplands shall not exceed 1.33 times (1.33 * X) the maximum allowable gross density of the adjacent uplands. (e.g. If the gross residential density on the adjacent uplands is three (3) dwelling units per acre then the maximum upland (net) density of the overall site shall be 3.99 dwelling units per acre. Net upland shall include land not designated by the Water Management District, Army Corp of Engineers, or the City as Conservation Lands through easements, dedications or restrictions.)

Standard 1.11.1.4) Wetlands that are not regionally significant will be designated as CON if required by the South Florida Water Management or Army Corp of Engineers.

Standard 1.11.1.5) All undeveloped City owned property along Billy's Creek shall be designated.

5. Public Notice

A total of 37 public notice letters were sent to property owners within 300 feet of the parcel. The property was posted with signs alerting the general public about the case; an ad ran in the News-Press; and, the case was posted in City Hall. All actions occurred at least 10 days prior to the February 6, 2019, meeting. Inquiries have been received from the public but as of January 29, 2019 no written comments or objections were received.

6. Staff Recommendation

Staff finds the Future Land Use Map amendment to change the classification of 68.5 +/- acres of the 153.9 +/- acres of property located at 5990 Lockett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 from Corridor Commercial (C/C) to Industrial (IND) with the remaining property to remain Industrial (IND) and Conservation (CON) consistent with the Comprehensive Plan and Land Development Code and Staff recommends approval of the request..

7. Recommended Action

Recommend approval of the 5990 Lockett Road Future Land Use Map Amendment to change the classification of 68.5 +/- acres of the property identified as Corridor Commercial for the property located at 5990 Lockett Road, et.al.; and find the request

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internally consistent with the Comprehensive Plan and the Land Development Code; recommend City Council approve transmittal of the amendment to the Department of Economic Opportunity and other state, regional, and local agencies for formal review.

End of Staff Report

Mr. Stockman stated that he received some Request to Speak Forms for this agenda item. Mr. Stockman stated that prior to the start of today's Planning Board meeting Staff elected to continue the public hearing item. Mr. Stockman stated that there would be the opportunity for public comment even though the item is continued to a future meeting.

Mr. Stockman stated that Agenda Items Number 2 and 3 are related. Mr. Stockman stated that Agenda Item Number 2 is related to an amendment to the Comprehensive Plan and Agenda Item Number 3 is relevant to the Future Land Use Map. Mr. Stockman stated that because the Agenda Items are being continued there would not be presentations from the applicant.

Mr. Stockman opened the public comment section of the public hearing.

David Dorman stated that he lives at 10261 Angus Lane. Mr. Dorman stated that he would like to know the justification for considering changing the property to heavy industrial. Mr. Dorman stated that the biggest problems in the area are the issues involving drainage since the property was developed. Mr. Dorman stated that he lived in the area many years before development occurred on the 153 acres and now there are drainage issues. Mr. Dorman stated that the County attempted to right some of the issues but there are still problems. Mr. Dorman stated that on SR 82 behind John Deere the County put up a berm which is blocking people from going the other direction and on the drainage – people are being hit from both sides. Mr. Dorman stated that he is not sure what heavy industrial includes but he would not want a paving or mulch factory developed on the corner; people coming off of I-75 would not want to look at that. Mr. Dorman questioned if the sale of the property is the only cause for the change. Mr. Stockman stated that questions could be posed to City Staff; the Board would not be answering questions at this time. Mr. Stockman stated that right now he is not sure what the applicant plans to do with the property and would find out more when this item is brought back to the Board. Mr. Dorman questioned if the residents in the area would be notified when the next meeting is scheduled. Grant Alley, City Attorney, stated that Staff would respond to the question. Mr. Alley stated that this Agenda Item would have to be continued to a date certain (date, time and location). Anthony Palermo, Assistant Community Development Director, stated that the continued Public Hearing for this agenda item would be to March 6, 2019, at 1:00 p.m. in the City Council Chambers. Mr. Palermo stated that Staff would be happy to communicate with Mr. Dorman or anyone else interested in this case.

Sebastian Weber stated that the property has historic value – there is a military railway running through the property. Mr. Weber stated that the property is at Archeology Level 2 and according to research he completed the property has not been surveyed. Mr. Weber stated that currently there is an active bald eagle's nest on the

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property. Mr. Weber stated that during the development of the Six Mile Cypress Slough Preserve (borders on the south) there was a western indigo snake found in the area, which is a threatened species and special consideration should be given to any zoning change when there are threatened species in the land. Mr. Weber stated that a panther was killed in the Luckett Road intersection only a year ago so he would like special consideration given to the property. Mr. Weber stated that the property is a big wetland. Mr. Weber stated that according to Resource Management Division the flow of water on the property was changed and now all of their unfiltered water is going directly north into the Caloosahatchee River and historically the water drained down into the current property, the Slough, and Six Mile Cypress before going out. Mr. Weber stated that the current issues involve the algae crisis and the area is agricultural. Mr. Weber stated that he thinks the proposal states the area is large lot residential but the area is agricultural zoned, and people have horses, cows, etc. and all of their unfiltered water flows into the Caloosahatchee River. Mr. Weber stated that maybe the water drainage could be made right by making the necessary changes and conserving some of the property. Mr. Weber stated that maybe an environmental impact analysis could be required for the property because it is bordering the Six Mile Cypress Preserve. Mr. Weber stated that the area floods every time it rains and the water just sits there. Mr. Weber stated that if the property is paved over for industrial development, there could be another massive water run-off into the Caloosahatchee River. Mr. Weber stated that he lives at 6350 Longhorn Trail.

Mr. Stockman asked Mr. Noel Davies, Attorney for the Applicant, if he would like to address the Board.

Noel Davies stated that he is a Land Use Attorney with the Law Firm of Quarles & Brady, LLP. Mr. Davies stated that his firm represents the applicant in both matters involving Agenda Item Number 2 and Agenda Item Number 3 on today's Planning Board Agenda. Mr. Davies stated that there is a request to continue both agenda items until next month's Planning Board meeting and he appreciated Mr. Dorman and Mr. Weber appearance today and look forward to addressing their concerns and questions. Mr. Davies stated that he would provide his contact information to both and get their contact information from Staff to address the questions and concerns. Mr. Davis stated that he looks forward to full presentations and public hearings next month.

Mr. Stockman closed the public comment section of the public hearing.

It was **moved** by Mr. Shaw, **seconded** by Mr. Ink and **unanimously approved** (7-0 vote) to continue this agenda item to March 6, 2019, Planning Board meeting in City Council Chambers, City Hall at 1:00 p.m.

NO. 3 EX PARTE Mr. Stockman stated that he spoke to Mr. Noel Davies, Applicant Attorney, about continuing this agenda item. The remaining Board Members stated, "None."

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NO. 3 CONSIDER A REQUEST TO AMEND THE ZONING MAP TO CHANGE 153.87 +/- ACRES FROM COMMERCIAL INTENSIVE AND MIXED USE TO INDUSTRIAL LIGHT AND INDUSTRIAL HEAVY, LOCATED AT 5990 LUCKETT ROAD (18RZ02)

Staff Report

Agenda Item #3: Consider a request to amend the Future Land Use Map to change 153.87+/- acres from Commercial Corridor to Industrial, located at 5990 Lockett Road, et. al. identified by Strap Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2095.4843, 15-44-25-P2-U2085.4802 and 15-44-25-P3-U2077.4781. (Quasi-Judicial)

1. Application Information

Property owner:	Southland Lakes Investment Opportunities, LLC.
Agent for the applicant:	John Wojdak, DeLisi Fitzgerald, Inc.
Address	5990 Lockett Road, Fort Myers, FL 33905
Location:	Southeast Quadrant of I-75 and Lockett Road
STRAP number:	15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, 15-44-25-P3-U2077.4781
Zoning:	Commercial Intensive (CI) and Mixed Use (MU)
Future Land Use:	Current - Industrial (IND), Conservation Lands (CON), and Corridor Commercial (C/C) Simultaneous Plan Amendment Application (18MA04) proposed Industrial (IND) and Conservation Lands (CON)
Request:	A request for rezone of 153.9 +/- acres of property from Commercial Intensive and Mixed Use to Industrial Heavy and Industrial Light.
Current Land Use:	Vacant
Case Number:	18RZ02

2. Request

John Wojdak, agent, is requesting to rezone 153.9 +/- acres, currently zoned Commercial Intensive (CI) and Mixed Use (MU), the Conservation (CON) lands will not be changed. The proposed rezoning to the property will be 37.0 +/- acres of Industrial Light (IL), 95.5 +/- acres as Industrial Heavy (IH) and the remaining 21.4 +/- acres to remain Conservation (CON). The Industrial light will provide a 500-foot setback along the eastern property line. A site plan is not required for the rezoning application and is not included. No specific uses have been identified for the project.

3. Staff Review

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The Fire Marshall, Public Works Department and Engineering Division Staff reviewed the rezoning request and had no objections or comments. Planning Staff supports the rezoning of the parcel from Commercial Intensive and Mixed Use to Industrial Heavy and Industrial Light.

4. Comprehensive Plan Compliance

The Comprehensive Plan policies, actions and standards that apply **are Industrial (IND) Policy 1.8** and **Conservation Lands (CON) Policy 1.11** as follows:

Policy 1.8) Industrial (IND) contains areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, and fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Action 1.8.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

Standard 1.8.1.1) Industrial areas shall be designated after consideration of the following criteria:

- a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;
- b) Rail frontage;
- c) Immediate access to or frontage on an arterial roadway;
- d) Useable lot sizes-typically 200 feet or deeper;
- e) Distance from residences, schools, and historic districts or sites;
- f) Easy access for employees;
- g) Optimum minimum size of 10 acres; and,
- h) Located so as to avoid routing industrial traffic through residential areas.

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Action 1.8.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

Standard 1.8.2.1) Existing industrial areas are designated as contiguous areas of industrial use at least eight (8) acres in size, with no more than half of the area being vacant.

Standard 1.8.2.2) Existing industrial areas which do not meet the criteria contained in Standard 1.8.2.1 may still be designated for continued industrial use considering the following:

- a) Impacts on adjacent uses;
- b) Condition of structures;
- c) Economic feasibility of relocating the industries.

Standard 1.8.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process

Policy 1.11) Conservation Lands (CON) are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.11.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

Standard 1.11.1.1) Regionally significant wetlands are those wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system which due to the location, size, quality, hydrological value, and environmental value have a significance. Regionally significant lands are areas where the South Florida Water Management requires the conservation of the wetlands or uplands through

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easements, dedications, or restrictions. Regionally significant wetlands are those wetlands identified on the FLUM as conservation lands.

Standard 1.11.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

Standard 1.11.1.3) Residential density transfer from CON lands to any other Future Land Use classification (east of Interstate 75) for adjacent uplands shall not exceed 1.33 times (1.33 * X) the maximum allowable gross density of the adjacent uplands. (e.g. If the gross residential density on the adjacent uplands is three (3) dwelling units per acre then the maximum upland (net) density of the overall site shall be 3.99 dwelling units per acre. Net upland shall include land not designated by the Water Management District, Army Corp of Engineers, or the City as Conservation Lands through easements, dedications or restrictions.)

Standard 1.11.1.4) Wetlands that are not regionally significant will be designated as CON if required by the South Florida Water Management or Army Corp of Engineers.

Standard 1.11.1.5) All undeveloped City owned property along Billy's Creek shall be designated

4. Public Notice

A total of 37 public notice letters were sent to property owners within 300 feet of the parcels identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781. The property was posted with signs alerting the general public of the zoning change; the agenda was posted at City Hall; and an ad ran in the News-Press; all actions taking place at least 10 days prior to the meeting. No letters were returned, and inquiries have been received from the public but as of January 29, 2019 and no written comments or objections were received.

5. Staff Recommendation

Staff finds the request for rezoning 153.9 +/- acres identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 to Industrial Light (IL), Industrial Heavy (IH) and Conservation (CON) consistent with the Comprehensive Plan and Land Development Code, and Staff recommends approval of the rezoning.

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6. Recommended Action

Find the request for rezoning 153.9 +/- acres identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 Commercial Intensive, Mixed Use and Conservation to Industrial Light, Industrial Heavy and Conservation consistent with the Comprehensive Plan and Land Development Code; and recommend approval to City Council.

End of Staff Report

Mr. Stockman stated that this agenda item is being continued so there would not be a presentation from the applicant. Mr. Stockman stated that the Board would receive public comment.

Mr. Stockman opened the public comment section of the public hearing.

Prospective witnesses and those persons to present testimony were duly sworn by Grant Alley, City Attorney.

Harold Seenauth stated that he is a retired city employee. Mr. Seenauth stated that after retiring he purchased a piece of land east of Luckett Road. Mr. Seenauth stated that he is concerned about the flooding that occurs in the area. Mr. Seenauth stated that because of the flooding he consulted the County on the drainage issues. Mr. Seenauth stated that County did some drainage work but it was not enough; the problem is caused by the engineering design of the area around the mobile home development on Luckett Road. Mr. Seenauth stated that the land was sloped toward Holstein Drive. Mr. Seenauth stated that water flows from Holstein Drive down to Luckett Road and then to Angus Lane, and floods the area. Mr. Seenauth stated that he calls EMS, Fire, and Police when flooding occurs because there could be an emergency. Mr. Seenauth stated that there is not drainage to receive the water on Holstein Drive and so it flows to Angus Lane. Mr. Seenauth stated that it is not fair to the people on the east side of the property because they are constantly being flooded since the property for the mobiles homes was developed. Mr. Seenauth stated that drainage work on the roadways in the area must be done to alleviate the flooding.

Sebastian Weber stated that a lot of the rural preserve community is part of the Buckingham Preserve and a lot of the properties are small ranch types. Mr. Weber stated that the area is nice and quiet, and now there could be plans to put in a huge industrial park, which he does not think would be a good fit for the area. Mr. Weber stated that he did a google search and found that there are many industrial lots in Fort Myers for sale and they are on better developed roads in areas zoned industrial and not in an area zoned agricultural. Mr. Weber stated that he is concerned that the area goes from a quiet, rural and preserve area to a noisy industrial area.

Noel Davies, attorney for the applicant, stated that he would be happy to speak with anyone in advance of the next Planning Board Hearing. Mr. Davies stated that at the

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next Planning Board Hearing there would be a full presentation (including responses to public concerns).

Mr. Alley swore in Laura Gosswin.

Laura Gosswin stated that she lives at 6301 Longhorn Trail. Ms. Gosswin questioned if a person does not speak at today's meeting if the Board would entertain new public opinion at the next meeting. Mr. Stockman stated, "Yes." Mr. Stockman stated that anyone speaking today would also be allowed to speak at the next public hearing. Ms. Gosswin questioned if at the next public hearing the public would find out the necessity for the rezoning. Mr. Stockman stated that he could not speak on what the applicant's presentation would involve but there are certain statutory requirements of what the applicant must present to the Board. Mr. Stockman stated that the Board's purpose would be to consider a finding on if the request is in conformance with the Comprehensive Plan and if the Board recommends approval then the request would be forwarded to City Council who would take additional Applicant, Staff and public comments. Ms. Gosswin stated that her community is small (about 30 homes in the area) and when she gets off the interstate and hit the dirt road she no longer hears the noise and commotion of the city. Ms. Gosswin stated that she resided in the area for the past 25 years.

Mr. Stockman closed the public comment section of the public hearing.

It was **moved** by Mr. Ink, **seconded** by Mr. Shaw, and **unanimously approved** (7-0 vote) to continue this agenda item to the March, 6, 2019, Planning Board meeting in City Council Chambers, City Hall at 1:00 p.m..

NO. 4 EX PARTE None

Prospective witnesses and those persons to present testimony were duly sworn by Grant Alley, City Attorney.

NO. 4 CONSIDER A REQUEST TO REZONE +7.63 ACRES LOCATED ON THE SOUTHWEST CORNER OF VERONICA SHOEMAKER BOULEVARD AND EDISON AVENUE, KNOWN AS TOWLES GARDEN, FROM RECREATION (REC) TO COMMERCIAL INTENSIVE (CI) (18RZ04)

Staff Report

PUBLIC HEARING: Agenda Item #4: Consider a request to rezone 7.63 +/- acres of property from Recreation (REC) to Commercial Intensive (CI). (18-RZ-04) / (Quasi-judicial)

1. Application Information

Owner:	City of Fort Myers
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Agent:	Tony Palermo, AICP, Assistant Director, Community Development Department
Address:	Veronica Shoemaker Boulevard, Fort Myers, FL.
Location:	Southwest corner of Veronica Shoemaker Boulevard and Edison Avenue.
Size:	7.63 acres +/-
STRAP No.:	19-44-25-P3-00600.0010
Zoning:	Recreation (REC)
Future Land Use:	Traditional Community (T/C)
Request:	Request to rezone 7.63 +/- acres of property from Recreation (REC) to Commercial Intensive (CI).
Current Land Use:	Vacant.
Case Number:	18RZ04

2. Request

The City of Fort Myers proposes to rezone 7.63 +/- acres of property from Recreation (REC) to Commercial Intensive (CI) in the City. The subject property on the southwest corner of Edison Avenue and Veronica Shoemaker Boulevard – also bounded by Highland Avenue to the west. The City purchased the property January 16, 2007 from the Community Redevelopment Agency (CRA) of the City of Fort Myers. The CRA acquired the property July 6, 2001. It is the City’s intent to develop the property for a mixed income residential housing development (Towles Garden).

3. Staff Review

The Fire Marshall, Public Works Department and Engineering Division Staff reviewed the rezoning request and recommend approval. Community Development Staff supports the rezoning of the parcel.

4. Comprehensive Plan Compliance/Land Development Code

Policy 1.5) Traditional Community (T/C) contains areas located in close proximity to residential and existing commercial areas or corridors accommodating employment centers, where commercial services are necessary to meet the projected needs of the City. These areas are specifically designated for a mix of residential and commercial uses and the requisite infrastructure needed for commercial development is generally planned or in place. A maximum standard density established in the Land Development Regulations, not to exceed 25 dwelling units per acre (25 du/ac), with a maximum bonus density of thirty-five dwelling units per acre (35 du/ac) may be permitted through a process outlined in the City’s Land Development Regulations.

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Criteria for bonus densities include, but are not limited to, incorporating Leadership in Energy Efficient Design (LEED) standards, pedestrian connectivity, exceptional architectural design, and other considerations. A Floor Area Ratio no higher than two (2 FAR) shall be used as an index of intensity for non-residential development in this land use category.

The subject property is within the Traditional Community (T/C) Future Land Use category. The surrounding property, also zoned CI, is within the T/C category. The City's Traditional Community (T/C) category is an appropriate category to meet the objective of the City for the property. The property is located on an infill location on a major arterial road (Veronica Shoemaker Boulevard) and a collector road (Edison Avenue) in proximity to residential and commercial development in the City. The property is within the City's water and sewer franchise area and will have access to urban services in the City. Potable water and sewer are both readily available to the subject property.

The property is within the Recreation (REC) zoning category in the City described per Land Development Code (LDC) Section 118.2.4(B)1: *Intent statement. The REC District is created to reserve land areas for parks, open space, and active and passive recreation purposes. In order to provide for the public convenience, health, safety and general welfare, requirements are set forth for recreation and park lands, and open space within the city.*

The Commercial Intensive (CI) will serve the intended purpose of developing a mixed income housing development, 140 townhomes and villas on 7.63 +/- acres of land (about 18 units per acre). The CI district is also consistent with the surrounding zoning, also CI.

The purpose of the CI district is in per the Land Development Code Section 118.2.2(3) as follows: *Commercial Intensive (CI). It is the express intent of CI District to provide areas for more intense commercial development and commerce while maintaining an attractive community. See Table 118.2.1.H for nonresidential use dimensional standards and refer to Tables 118.2.1.E and F, RM-16 standards for townhomes and multi-family residential dimensional requirements.*

The CI zoning district permits by right residential multi-family and townhouse development at a maximum of 25 units per acre, per Table 118.2.2.D.2 of the LDC.

The CI zoning district is consistent with the City Comprehensive Plan, consistent with the City's Land Development Code, compatible with surrounding land uses including residential uses and all urban services are readily available to serve the proposed use as a mixed income residential townhome development as envisioned by the City.

5. Public Notice

A total of 90 public notice letters were sent to property owners within 500 feet of the parcel (beyond the 300-foot requirement of the LDC). The property was posted with a sign alerting the general public about the case; an ad ran in the News-Press; and, the

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case was posted in City Hall. All actions occurred at least 10 days prior to the February 6, 2019, meeting. No letters were returned. No objections were received.

6. Staff Recommendation

Staff finds the request for rezoning the 7.63 +/- parcel on the southwest corner of Veronica Shoemaker Boulevard and Edison Avenue from Recreation (REC) to Commercial Intensive (CI) consistent with the Comprehensive Plan and Land Development Code, and Staff recommends **APPROVAL** of the rezoning.

7. Recommended Action

Find the request for rezoning the 7.63 +/- parcel on the southwest corner of Veronica Shoemaker Boulevard and Edison Avenue from Recreation (REC) to Commercial Intensive (CI) consistent with the Comprehensive Plan and Land Development Code; and recommends **APPROVAL** of the rezoning to the City Council.

End of Staff Report

Mr. Stockman stated that this matter is continued so the applicant would not be giving a presentation, but public comment would be taken.

Mr. Stockman opened the public comment section of the public hearing.

Grant Alley, City Attorney, swore in Alex Gollett.

Alex Gollett stated that he received a letter from the City regarding changing the zoning in the area he lives at 2152 Ben Street, and he is not sure what the zoning change would involve. Mr. Stockman stated that there are members of City Staff that could easily explain the changes involved. Mr. Stockman stated that it is his understanding that the Board would get a thorough understanding of what the request is and the purpose of the rezoning when this continued item is brought back to the Board. Mr. Stockman stated that this agenda item is a rezoning request from a Recreation parcel to a Commercial Intensive parcel. Mr. Stockman suggested that Mr. Gollett consult with Staff present at the meeting.

Mr. Stockman closed the public comment section of the public hearing.

It was **moved** by Mr. Ink, **seconded** by Mr. Shaw, and **unanimously approved** (7-0 vote) to continue this agenda item to March 6, 2019, Planning Board meeting in City Council Chambers, City Hall at 1:00 p.m.

EX PARTE None

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Prospective witnesses and those persons to present testimony were duly sworn by Grant Alley, City Attorney.

NO. 5 PUBLIC HEARING: DEVELOPMENT AGREEMENT FOR COLONIAL GATEWAY COMMERCE PARK SUBDIVISION LOCATED AT 11250 SR. 82, FORT MYERS FL 33905 AND ADDITIONAL PROPERTIES AS IDENTIFIED BY STRAP NUMBER 25-44-25-P4-00600.00B1 AND 25-44-25-P4-00062.0000

Staff Report

Continue item to the March 6, 2019 regular meeting in City Council Chambers beginning at 1:00 p.m.

End of Staff Report

Mr. Stockman stated that this matter is continued to the March Planning Board meeting so the applicant would not be giving a presentation, but the public would be allowed to speak.

Mr. Stockman opened the public comment section of the public hearing. After to response Mr. Stockman closed the public comment section of the public hearing.

It was **moved** by Mr. Ink, **seconded** by Mr. Shaw, and **unanimously approved** (7-0 vote) to continue this agenda item to March 6, 2019, Planning Board meeting in City Council Chambers, City Hall at 1:00 p.m.

NO. 6 PUBLIC HEARING: CONSIDER AN AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 130 SUBDIVISIONS

Staff Report

Agenda Item #6: Consider an amendment to Land Development Code Chapter 130 Subdivisions as it relates to the public hearing process for vacations.

Currently, all vacations, including vacations of rights-of-way, subdivision plats (or portions thereof), utility easements, and drainage easements require public hearings before both the Planning Board and City Council. In addition, Public Works Staff review vacation requests to ensure all applicable easement holders, including public entities, do not object to the request.

The Planning Board's duties are primarily to advise City Council regarding a given request's consistency with the City's Comprehensive Plan. Vacations of roadways and rights-of-way appropriately require review for Comprehensive Plan consistency due to potential impact to the connectivity/interconnectivity provisions within the Transportation Element's Goals, Objectives and Policies. However, the vacation of easements shown on plats, and other utility and drainage easements, have no bearing on a development's compliance with the Comprehensive Plan.

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The amendment is consistent with the City of Fort Myers' Comprehensive Plan and is intended to provide a more predictable and clear set of processes and procedures for pursuing development in the City.

RECOMMENDED ACTION: Recommend approval of the amendment to Chapter 130 Subdivisions; and find the request consistent with the Comprehensive Plan and the Land Development Code; and recommend approval of the amendment to the City Council.

End of Staff Report

Mr. Ink stated that he recently joined the firm of Waldrop Engineering of which they were a consultant for City Staff on this Agenda Item, so he would participate in the hearing but abstain from voting (see Form 8B – Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers – Attachment 1).

Anthony Palermo, Assistant Community Development Director, stated that he would like to introduce new Staff member Sherri Enright. Mr. Palermo stated that Ms. Enright is a Land Use Attorney working in the City Attorney's Office. Mr. Palermo stated that Ms. Enright would be working with Community Development on matters of land use.

Mr. Palermo stated that he would like to introduce Alexis Crespo who is a certified planner with Waldrop Engineering, and she did a good job revising Chapter 98, which was approved by City Council; also, Chapter 118 (Zoning Code) which was approved on October 1, 2018, by City Council. Mr. Palermo stated that there are still parts of the Code to work on and make modifications. Mr. Palermo stated that today Ms. Crespo would address proposed changes to Land Development Code Chapter 130 - Subdivisions; Land Development Code Chapter 134 – Traffic Circulation and Parking; and Land Development Code Chapter 138 – Vegetation.

Alexis Crespo, Waldrop Engineering and Staff Representative, presented an overview of the changes for Land Development Code Chapter 130 – Subdivisions.

After questions and discussions by the Board, Mr. Stockman opened the public comment section of the public hearing. After no response, Mr. Stockman closed the public comment section of the public hearing.

Ms. Crespo stated the following amendments to the changes she presented to the Board after questions and discussions:

1. On Page 205 under Section 130-252 (7) (f) the recommendation from the Board is to strike (f) regarding monetary and exchange for vacation of a public alleyway (this change would also require striking out the majority of Section 130-253 and everything after the first sentence) as that section describes how the City goes about determining the fair monetary exchange prices.
2. Under Section 130-255 Public Hearings, Page 305, first sentence, third line, strike words, "municipal and streets" and leave the wording, "as for the

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vacation of rights-of-ways” so it is clear both public and private rights-of-ways would come before the Planning Board for recommendations.

3. Strike the word “drainage” from the last sentence of the paragraph under Section 130-255, A. – to strike drainage easements so that they would continue to come before the Planning Board.

Mr. Keene **made a motion** to recommend approval of the amendments to Chapter 130 – Subdivisions and find the request consistent with the Comprehensive Plan and the Land Development Code and recommend approval of the amendments to the City Council with the following changes to the amendments presented to the Planning Board.

1. Removing the requirement under Section 130-252 (7) (f) – that the requirement for the City to be paid for right-of-way that is being vacated – remove the requirement and also strike-out the majority of Section 130-253, which describes how the City goes about determining the fair monetary exchange prices as Ms. Crespo stated. Also 130-254 (7) which is similar.
2. Section 130-255 (A) Public Hearings - remove the word “municipal” in the third sentence.; leave in the word, “drainage” in the last sentence in the paragraph and also on the following page – in the last sentence of the paragraph at the top of the page, which states information on monetary exchange for land.

Mr. Fous **seconded** the motion. Mr. Stockman stated that he agreed with the motion other than the removal of the word “drainage” and he thinks that vacations and drainages should come before the Board under the existing process.

Mr. Stockman **called the vote**. Mr. Keene, Mr. Hart, Mr. Shaw, and Mr. Fous voted, “Aye.” Mr. Stockman and Ms. Mitchell voted, “Nay”. The **motion was approved** (4-2 vote). Mr. Ink **abstained** from the vote.

NO. 7 PUBLIC HEARING: CONSIDER AN AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 134 TRAFFIC CIRCULATION AND PARKING

Staff Report

Agenda Item #7: Consider amendments to Chapter 134 Traffic Circulation and Parking, of the Land Development Code.

The proposed amendments to Chapter 134 include standards to implement the City’s efforts relating to “Complete Streets”, or multi-modal transportation facilities that accommodate all users.

The amendments also provide updates to antiquated parking space requirements and general “modernization” of key provisions to address changes in the development industry and best management practices enacted since this chapter was last modified in 2007.

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Key substantive amendments include the following:

- Re-organization of sidewalk design requirements to improve clarity.
- Addition of an alternative standard to allow sidewalks on one side of “single-loaded” residential streets - defined as those streets where dwelling units are only on one side of the roadway.
- Modifications to the parking space dimensions, including the addition of compact parking space standards.
- Modifications to the number of parking spaces required for certain uses based upon the 2015 parking study prepared by David Plummer & Associates.
- Clarification that parking reductions may be requested via the Administrative Deviation process set forth in Chapter 98 when supported by a parking demand study.
- Addition of site lighting requirements for non-residential development and off-street parking areas in multi-family projects (as proposed by Public Works Staff).
- Removal of standard details and illustration references that are housed in the City Design and Construction Standards Manual.

The amendments will improve the Land Development Code’s consistency with the Comprehensive Plan and are generally intended to modernize local regulations and provide a more predictable and clear set of processes and procedures for pursuing development in the City.

RECOMMENDED ACTION: Recommend approval of the amendments to Chapter 134 Traffic Circulation and Parking; find the request consistent with the Comprehensive Plan and the Land Development Code; and recommend approval of the project to the City Council.

End of Staff Report

Mr. Ink stated that he now works for Waldrop Engineering and would participate in the hearing but abstain from voting (see Form 8B – Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers – Attachment 2).

Alexis Crespo, Waldrop Engineering and Staff Representative, presented an overview of the changes for Land Development Code Chapter 134 – Traffic Circulation and Parking.

After questions and discussions by the Board, Mr. Stockman opened the public comment section of the public hearing. After no response. Mr. Stockman closed the public comment section of the public hearing.

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Ms. Crespo stated the following amendments to the changes she presented to the Board after questions and discussions:

1. On Page 2 there was discussion about the 30 ft. driveway width.
2. On Page 3 – Sidewalks and Ramps – there was a comment on A (1) to modify the 2 ft. minimum grass strip to 4 ft. (after more discussion it was decided not to change).
3. Under (A) (2) remove word “saw-joint” and replace with “control-joint” placed every 5 ft.
4. Under Chapter 234-216 clarify what an access road is and make the modification recommended by the County Engineer regarding the driveway connections.
5. Address the bottom of Page 3 for the single-loaded streets because one cannot seek an Administrative Deviation for some of the very unique situations through Chapter 98 (whether they are a Planned Unit Development (PUD) or not).

Ms. Mitchell left the meeting at 3:35 p.m.

6. Page 9 – Parking Table – under Multi-family to increase the parking requirement to 10% of total required spaces.
7. Page 12 – Boat Ramps – the dimensions will be 12 ft. wide instead of 10 ft.
8. Page 13 – Marinas – go to 2 parking spaces per 3 wet slips, and 1 space per 5 dry slips.
9. Page 15 – Add a # 5. To exempt non-residential uses, which are not open at night – look for good verbiage to make the statement clearer and consistent with Lee County.
10. Page 16 – Table 1 – eliminate the initial uniformity average column. Under footnote 2 on page 16 there was discussion on no maximum foot candle at the property line where said property line abuts public right-of-way.
11. Page 18 – ended up with 25 ft. maximum pole height.
12. Page 4 at the end of Paragraph C – the last part of the sentence – “or where improvements exceed 50% of the assessed value” – delete starting at the word, “or”.

Mr. Keene **made a motion** to recommend approval of the amendments to Chapter 134 Traffic Circulation and Parking, find the request consistent with the

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Comprehensive Plan and the Land Development Code, and recommend approval of the amendments to the City Council with the changes stated by Ms. Crespo. Mr. Hart **seconded** the motion.

Mr. Stockman questioned that in regards to the actual parking broken down in the table presented to the Board if the Report from David Plummer and Associates was completed specifically to address City items for review and recommendations, and the Board followed them or was the information in the Report general information and not related to the City. Ms. Crespo stated that the information in the report was directly related to the City of Fort Myers table. Mr. Stockman confirmed that the figures were recommended by David Plummer based on his review and other than the information noted for Marina (recommended by someone else) is the only issue that the Board knows to differentiate based on what the expert recommended. Ms. Crespo stated correct and the Report from David Plummer & Associates was completed in 2015. Mr. Stockman questioned if a revised report would be needed. Ms. Crespo stated that she does not feel it would be necessary.

Mr. Stockman **called the vote**. The **vote was approved** (5-0 vote). Mr. Ink **abstained** from the vote.

NO. 8 PUBLIC HEARING: CONSIDER AN AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 138 VEGETATION

Staff Report

Agenda Item #8: Consider an amendment to Land Development Code Chapter 138 Vegetation.

The proposed amendments to Chapter 138 include clarification of requirements and processes relating to landscaping, open space and indigenous vegetation. The amendment also includes a general “clean up” of the recommended trees and palms for plantings list based upon consultation with UF/IFAS Extension Staff and licensed Landscape Architects.

Key substantive amendments include the following:

- Clarification of open space and indigenous vegetation requirements, including unique requirements for “large” and “small” developments.
- Addition of heritage tree protection regulations, including replacement criteria.
- Modifications to the buffer yard table and buffer requirements, including clarification on recreational buffering requirements.
- Addition of alternative landscape betterment process to reflect Staff’s current policy and procedures for administratively approving deviations from the buffer yard requirements.

**Minutes - Planning Board
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- Addition of language to address conflicts between utilities and landscaping based upon consultant with Public Works Staff.
- Refinements and minor modifications to specific corridor street tree requirements.
- Elimination of the recommended trees list as the listing is not enforceable and contains several undesirable species.
- Refinement to prohibited and nuisance species.

The amendments will improve the Land Development Code's consistency with the Comprehensive Plan and are generally intended to provide flexibility, innovative and creative design approaches, and a more predictable and clear set of processes and procedures for pursuing development in the City.

RECOMMENDED ACTION: Recommend approval of the amendments to Chapter 138 Vegetation; find the request consistent with the Comprehensive Plan and the Land Development Code; and recommend approval of the project to the City Council.

End of Staff Report

Mr. Ink stated that he now works for Waldrop Engineering and would participate in the hearing but abstain from voting (see Form 8b – Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers – Attachment 3).

Alexis Crespo, Waldrop Engineering and Staff Representative, started her overview presentation of the changes for Land Development Code Chapter 138 – Vegetation.

Mr. Shaw left the meeting at 3:59 p.m.

At 4:35 p.m. it was decided that Ms. Crespo would continue her presentation next month due to another meeting scheduled in the City Council Chambers at 5:00 p.m.

It was **moved** by Mr. Keene, **seconded** Mr. Hart, and **approved** (4-0 vote) to continue this Agenda Item to the March 6, 2019, Planning Board meeting in City Council Chambers, City Hall at 1:00 p.m. Mr. Ink **abstained** from the vote.

NO. 9 OTHER BUSINESS

Monthly report from James Ink, liaison to the County, LPA.

Mr. Ink stated that he was appointed Chair of the LPA.

Sunshine Law Training and Public Records Law Training

Grant Alley, City Attorney, stated that Sunshine Law Training and Public Records Law Training would be available to any interested Board Member. Mr. Alley stated that the training would be approximately 30 – 60 minutes.

**Minutes - Planning Board
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Continuing a Public Hearing

Anthony Palermo, Assistant Community Director, addressed the process for continuing a public hearing. Mr. Palermo stated that when a case is continued the Public Hearing will not be done. Mr. Stockman stated that it is the recommendation of City Council that when a public meeting is held the individuals attending the meeting may not be able to come to the continued meeting, so they should be given the opportunity to speak. Mr. Stockman stated that while continuing a meeting sometimes the public still want their inquiries to be addressed at the public section of the agenda item. Mr. Stockman stated that the Board will try to limit conversations on a continued item but at the same time must make sure the public will have an opportunity to speak.

Grant Alley, City Attorney, stated that there are legal requirements for a Quasi-Judicial Public Hearings to be advertised and they were met. Mr. Alley stated that when people attended today's meeting for the Public Hearings the Applicants and/or Staff requested the matters be continued. Mr. Alley stated that when there is a continuance of a Public Hearing you go through the Public Hearing (follow the Quasi-Judicial process) and there is a legal requirement to open the Public Hearing and continue the Public Hearing, and part of that process is the public (given an opportunity to speak).

It was **moved** by Mr. Ink, **seconded** by Mr. Fous, and **unanimously approved** (5-0 vote) to adjourn the meeting. The meeting adjourned at 4:40 p.m.

Note: For detailed information on the presentations and discussions held at the February 6, 2019, Planning Board Meeting, a recording of the meeting can be purchased from the City Clerk's Office or the meeting could be viewed at the City of Fort Myers Website at www.cityftmyers.com.

(Instructions: Go to City of Fort Myers Website; open Government and Officials meetings; select City Meetings; select 2019 City Board Meetings; scroll down and select Planning Board; and select the date of the Planning Board meeting.)

**CITY OF FORT MYERS
PLANNING BOARD MEETING
PUBLIC HEARING
JANUARY 8, 2020**

AGENDA ITEM #1: Public Hearing to consider a request for a Planned Unit Development (PUD) to be known as the Tri-County Commerce Park, to allow an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on property located at 5990 Lockett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781. The 153.9 acre, more or less, parcel is currently zoned Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON). (Quasi-judicial)

1. Application Information

Owner:	Lockett Industrial, LLC
Agent:	Jennifer Sapen, AICP (Barraco & Associates) & Jenna Persons, P.L. (Strayhorn & Persons)
Address:	5990 Lockett Road, Fort Myers, FL
Location:	Southeast Quadrant of I-75 and Lockett Road
Size:	153.87 +/- acres
STRAP No.:	15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, 15-44-25-P3-U2077.4781
Zoning:	Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON)
Future Land Use:	Industrial (IND), Corridor Commercial (C/C) and Conservation (CON)
Request:	A Planned Unit Development (PUD) on property located at 5990 Lockett Road to allow the construction of an industrial development.
Case Number:	19PUD03

2. Request

Jennifer Sapen, AICP, of Barraco & Associates, representing the owner, requests the approval of a Planned Unit Development (PUD) to allow for future development of a industrial development consisting of 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on property located at 5990 Lockett Road and identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781.

The current zoning of property consists of Commercial Intensive (CI), Mixed Use (MU) and Conservation (CON).

Along with the proposed PUD rezoning, the applicant is seeking a companion Future Land Use Map Amendment, the request is to change the portion of the property

designated as Commercial Corridor to the Industrial Future Land Use Category, to be consistent with the balance of the subject property. It is anticipated that both applications will be presented to City Council for public hearings on the same date for final adoption.

3. Staff Review

The Planned Unit Development Application is being considered with a companion Future Land Use Map Amendment. The companion amendment was presented to this Planning Board at its August 7, 2019 meeting. At such time, the Board voted unanimously to recommend approval of the Future Land Use Map Amendment to City Council for transmittal to the Florida Department of Economic Opportunity with the condition that the final adoption for the Future Land Use Map amendment be scheduled concurrently with the adoption of the proposed Planned Unit Development.

The Future Land Use Map Amendment was transmitted for review to the Florida Department of Economic Opportunity and review agencies including the Florida Department of Environmental Protection, Florida Department of State, Florida Department of Transportation District 1, Lee County Community Development, Southwest Florida Regional Planning Council, and South Florida Water Management on October 21, 2019 (DEO Amendment No. 19-O2ESR).

The Planned Unit Development Application has been reviewed by the Fire Marshal, Public Works Department, Engineering Division, Planning & Zoning staff. Staff supports the rezoning of the 153.9 acres, more or less, from Commercial Intensive (CI), Mixed Use (MU) & Conservation (CON) to a Planned Unit Development (PUD) pursuant to the terms and conditions listed below in Section III.

A community meeting was held by the applicant's team on November 18, 2019 at the Cypress Woods RV Resort Clubhouse. At which time the Cypress Woods RV Resort residences required the elimination of truck stops and batch plants from the list of permitted uses. The applicant agreed, and the uses have been removed from the schedule of uses presented below.

I. Schedule of Uses

Parcel A, B, C and D

Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).

Animal hospital, veterinary clinic (See 118.3.3.C.2).

Art studio, gallery (See 118.3.3.C.3).

Bank.

Billboard. (adjacent to I-75 only and in compliance with Section 126-105 Off-Premise Advertising Signs)

Brewery, winery, bulk mailing service, movie production facility.

Bus and train passenger terminal, taxi dispatch, limo service.

Call center.

Car wash full or self-service.

Contractors and builders.

Convenience store with or without gas pumps, gas stations (See 118.3.3.C.5).
Truck stop prohibited.
Copy, print, pack and ship, publishing, post office, and other office type services.
Fabrication and manufacturing of fabrics and materials (See 118.3.3.D).
Freight terminal and service facility
Greenhouse or nursery, commercial, garden center.
Hotel, motel.
Health club.
Indoor athletic, tennis, swim club.
Indoor commercial recreation.
Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.
Lodge, membership club (See 118.3.3.C.1).
Machine shop, light manufacturing or assembly; indoor only.
Manufactured housing sales.
Medical and dental laboratory.
Offices, general, administrative, governmental or operational.
Outdoor recreation
Park, recreation field
Parking: surface or garage, as accessory or primary use.
Police, fire, EMS substation.
Radio, TV or recording studio.
Religious institutions.
Repair services: automotive (See 118.3.3.C.11) and non-automotive, all types, including RV and boat repair and service. Heavy equipment repair prohibited on Parcels A and B, not to exclude RV repair.
Research, testing, and development laboratory; excluding primates and venomous snakes.
Retail, wholesale, or rental store, including building materials, service vehicles and large equipment (See 118.3.3.C.12).
Self-storage: fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.9).
Stone, clay, concrete products; heavy remanufacturing operations and batch plants prohibited.
Trade schools, enrichment classes such as dance or martial arts.
Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D).
Water management structures, wells, reservoirs.

Parcel E and F

Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).
Animal hospital, veterinary clinic (See 118.3.3.C.2).
Armory, brewery, winery, bottling plant, bulk mailing service, movie production facility.
Art studio, gallery (See 118.3.3.C.3).
Auction room, auction house: including automotive

Auditorium, Arena, stadium, indoor athletic, tennis, swim club.
Bank.
Billboard. (adjacent to I-75 only and in compliance with Section 126-105 Off-Premise Advertising Signs)
Bus and train passenger terminal, taxi dispatch, limo service.
Call center.
Carpentry, lumberyard and wood products.
College/university, trade schools, enrichment classes such as dance or martial arts.
Commercial packing for fruits and vegetables.
Contractor storage (indoor/outdoor) perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (See 118.3.3.D).
Contractors and builders.
Copy, print, pack and ship, publishing, post office, and other office type services.
Fabrication and manufacturing of fabrics and materials (See 118.3.3.D).
Flea market (See 118.3.3.C.6).
Freight terminal and service facility
Funeral home or mortuary, crematorium.
General manufacturing, processing, construction, and utility uses; excluding water and sewer treatment plants or other prohibited uses listed in Section 118.3.3.D.4
Greenhouse or nursery, commercial, garden center.
Health club.
Hotel, motel.
Indoor commercial recreation.
Machine shop, light manufacturing or assembly.
Major utilities; excluding water and sewer treatment plants.
Manufactured housing sales.
Medical and dental laboratory.
Offices, general, administrative, governmental or operational.
Outdoor recreation.
Outdoor storage and bulk storage: nonflammable, including tow truck storage (See 118.3.3.D).
Park, recreation field
Parking: surface or garage, as accessory or primary use.
Police, fire, EMS substation.
Radio, telephone and television transmission towers and facilities (commercial).
Radio, TV or recording studio.
Religious institutions.
Repair services: automotive (See 118.3.3.C.11) and non-automotive, all types, including boat repair and service.
Research, testing, and development laboratory; excluding primates and venomous snakes.

Retail, wholesale, or rental store, including building materials, service vehicles and large equipment (See 118.3.3.C.12).

Self-storage: fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.9).

Stone, clay, concrete products; heavy remanufacturing operations and batch plants prohibited.

Truck, bus, rail or motor freight terminal, service facility, drop yard.

Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D).

Water management structures, wells, reservoirs.

II. Deviations: The list of deviations are as follows:

1. **City Code Requirement:** Land Development Code Section 126-93(b)(1) A commercial center may have one main sign not exceeding a total of 250 square feet to identify the center. One additional sign not exceeding 125 square feet, identifying the center may be permitted on each additional public street frontage. Tenants may also be listed on these signs if the square footage is not exceeded and each tenant is the same size.

Deviation: Allow one (1) additional project identification sign (in addition to the main sign) not to exceed 250 sf.

2. **City Code Requirement:**

Deviation: Deviation from LDC Chapter 126-93(b)(1) to allow the existing billboard to remain.

Comment: This deviation is not required due to billboards being included in the Schedule of Uses and regulated through the Land Development Code Sec. 126-105.

III. Terms and Conditions

The terms and conditions for the planned unit development are as follows:

1. This Planned Unit Development (PUD) known as the Tri-County Commerce Center Planned Unit Development (PUD) is for the construction of an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space.
2. The areas within the Future Land Use designation of Conservation (CON) shall remain as such and shall not be allowed to be developed, except in accordance with the regulation for the Conservation (CON) zoning district.
3. Roads must be platted in accordance with Land Development Code Chapter 130.

4. The Tri-County Commerce Center Planned Unit Development shall be developed in accordance with the Master Concept Plan prepared by Barraco and Associates, Inc. with a revision date of January 02, 2020; and the landscaping plan, prepared Bonnett Design Group, LLC dated October 29, 2019 and on file in the City Clerk's Office, set forth in this ordinance shall be binding on the Developer, its successors or assigns.
5. The Planned Unit Development (PUD) shall be in effect for five (5) years from the date of this approval. Vertical construction of principal structure(s) must commence prior to five (5) years from the date of this approval. Upon expiration or voiding of the PUD, the property will revert to the Commercial Intensive (CI) and Conservation (CON) zoning districts.
6. The approval of the Tri-County Commerce Center Planned Unit Development is contingent upon the approval of the Future Land Use Map Amendment for the subject property. (Case No. 18-MAP-04/DEO Amendment No. 19-O2ESR).

4. Comprehensive Plan Compliance

The Comprehensive Plan policies, actions and standards that apply **are Industrial (IND) Policy 1.8** and **Conservation Lands (CON) Policy 1.11** as follows:

Policy 1.8) Industrial (IND) contains areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Action 1.8.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

Standard 1.8.1.1) Industrial areas shall be designated after consideration of the following criteria:

- a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;
- b) Rail frontage;
- c) Immediate access to or frontage on an arterial roadway;
- d) Useable lot sizes-typically 200 feet or deeper;
- e) Distance from residences, schools, and historic districts or sites;
- f) Easy access for employees;
- g) Optimum minimum size of 10 acres; and,
- h) Located so as to avoid routing industrial traffic through residential areas.

Action 1.8.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

Standard 1.8.2.1) Existing industrial areas are designated as contiguous areas of industrial use at least eight (8) acres in size, with no more than half of the area being vacant.

Standard 1.8.2.2) Existing industrial areas which do not meet the criteria contained in Standard 1.8.2.1 may still be designated for continued industrial use considering the following:

- a) Impacts on adjacent uses;
- b) Condition of structures;
- c) Economic feasibility of relocating the industries.

Standard 1.8.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process

Policy 1.11) Conservation Lands (CON) are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.11.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

Standard 1.11.1.1) Regionally significant wetlands are those wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system which due to the location, size, quality, hydrological value, and environmental value have a significance. Regionally significant lands are areas where the South Florida Water Management requires the conservation of the wetlands or uplands through easements, dedications, or restrictions. Regionally significant wetlands are those wetlands identified on the FLUM as conservation lands.

Standard 1.11.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

Standard 1.11.1.3) Residential density transfer from CON lands to any other Future Land Use classification (east of Interstate 75) for adjacent uplands shall not exceed 1.33 times (1.33 * X) the maximum allowable gross density of the adjacent uplands. (e.g. If the gross residential density on the adjacent uplands is three (3) dwelling units per acre then the maximum upland (net) density of the overall site shall be 3.99 dwelling units per acre. Net upland shall include land not designated by the Water Management District, Army Corp of Engineers, or the City as Conservation Lands through easements, dedications or restrictions.)

Standard 1.11.1.4) Wetlands that are not regionally significant will be designated as CON if required by the South Florida Water Management or Army Corp of Engineers.

Standard 1.11.1.5) All undeveloped City owned property along Billy's Creek shall be designated

5. *Public Notice*

A total of 37 public notice letters were sent to property owners within 300 feet of the parcel. The property was posted with signs alerting the general public about the case; an ad ran in the News-Press; and, the case was posted in City Hall. All actions occurred at least 10 days prior to the January 8, 2020, meeting.

6. *Recommended Action*

Recommend approval of the Tri-County Commerce Center Planned Unit Development to be located at 5990 Luckett Road identified by STRAP Numbers 15-44-25-P2-U2086.4854, 15-44-25-P2-U2085.4802, 15-44-25-P2-U2095.4843, and 15-44-25-P3-U2077.4781 to allow an industrial development to include 150,000 square feet of commercial uses, 1,100,000 square feet of industrial uses, and 23 acres of open space on 153.9 acres, more or less, in accordance with the Master Concept Plan prepared by Barraco and Associations, Inc. with a revision date of January 2, 2020, and the

landscaping plan, prepared Bonnett Design Group, LLC dated October 29, 2019, and terms and conditions; and find the request internally consistent with the Comprehensive Plan and the Land Development Code; recommend approval of the project to the City Council.



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Strap #2: 15-44-25-P2-U2095.4843
 3rd Address: Access Undetermined, Fort Myers, FL 33905
 Strap #3: 15-44-25-P2-U2085.4802
 4th Address: Access Undetermined, Fort Myers, FL 33905
 Strap #4: 15-44-25-P3-U2077.4781

6) Date Property Acquired: 04/01/2019

7) Description of Location of Property; if there are adjacent streets, please list them:

Southeast quadrant of I-75 and Lockett Road

8) Specially Regulated Areas within the City: Is your property on or within any of the following? Signify by marking with an "X" for yes or no:

	Yes	No
On Cleveland Avenue		X
On Dr. Martin Luther King Jr. Blvd.		X
On Veronica S. Shoemaker Blvd.		X
Within the Urban Reserve Area		X
Within the Downtown Redevelopment Area governed by the Smart Code, Chapter 118, Article 8		X
Within the Coastal High Hazard Area along the Caloosahatchee River as defined by the State		X
Within the flood zone of Billy's Creek		X
Within any flood zone as identified by state agencies		X
Environmentally sensitive area		X
Within the Dunbar Bellevue Annexation Area		X
Within a Development of Regional Impact (DRI)		X
Are you partnering with the City on this project		X

9) From the Future Land Use Map:

Land Use (LU) of your Parcel: Industrial (IND), Conservation Lands (CON), Corridor Commercial (C/C) FAR = 3
 LU to North: Industrial Interchange (Lee County)
 LU to South: Conservation Lands (CON), Corridor Commercial (C/C) FAR = 3, Residential Medium Density (RMD) 5- 16 du/ac. Max 20 du/ac. Via PUD
 LU to East: Urban Community, Wetlands (Lee County)
 LU to West: Industrial (IND)



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10) From the Official Zoning Map:

Commercial Intensive (CI),
 Zoning of your Parcel: Conservation Lands (CON), Mixed Use (MU)
 Zoning to North: Light Industrial (IL) (Lee County)
 Zoning to South: Conservation Lands (CON), Medium Density Multifamily (RM-12)
 Zoning to East: AG-2 (Lee County)
 Zoning to West: Light Industrial (IL)

11) Surrounding Businesses By Name and Description of Use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: Vacant
 North: Camping World RV Sales & Service (Across Lockett); Vacant office (Across Lockett); Equipment/Lift Rental Company (Across Lockett)
 South: n/a; Lee County Conservation 20/20 Lands
 East: n/a; Residential/AG
 West: Pilot Travel Center (Across I-75)

12) Dimensions, Size of Property:

Length: ±3,212 feet
 Width: ±3,024 feet
 Area in s.f.: ±6,703,884 square feet
 Acres: ±153.9 acres

13) Has a public hearing been held regarding this property in the past five (5) years? If so, in whose name and why?

n/a

14) Units, Square Feet (SF) or Acres proposed for various uses (See Categories from LDC Table of Permitted Uses, Section 118.3.2, to fill out this chart):

	Specific Use	Units, S.F. or Acres
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	Specific Use	Units, S.F. or Acres
Residential:		
Household Living:		
Group Living;		
Civic:		
Community Service:		
Day Care:		
Educational Facility:		
Medical Facility:		
Parks/Open Space:		
Passenger Terminal:		
Place of Worship:		
Social Service:		
Utilities:		
Commercial:		150,000 S.F.
Indoor Recreation:		
Office:		
Outdoor Recreation:		
Overnight Lodging:		
Parking, commercial:		
Restaurant:		
Retail Sales & Service:		
Self-Service Storage:		
Vehicle Sales/ Service:		
Water-Oriented:		
Industrial:		1,100,000 S.F.
Wholesale Trade:		
Light Industrial:		
Warehouse/Dist.:		
Heavy Industrial:		
Waste-Related Service:		
Open:		23 Acres
Agriculture:		
Conservation:		
Other:		



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15) For Non-residential Projects:

a. General Information

Total SF of existing structures: _____
Total SF of proposed structures: _____
Total SF of other impervious surface: _____
Total SF of pervious : _____
Other: Describe: _____
Commercial Gross Floor Area: _____
Industrial Gross Floor Area: _____

b. Description of Phasing: number of years and project for each phase:

c. Parking:

Existing Spaces: n/a
Existing No. of Handicap Spaces: n/a
Existing Loading Spaces: n/a

Parking for Proposed Use:

Proposed Parking Spaces: _____
Proposed Handicap Spaces: _____
Proposed Loading Spaces: _____

d. Project the number of non-construction full and part time permanent employees and volunteers at the completion of the project. Include estimated salary ranges. Specify if any seasonal variation is anticipated, if applicable:

16) For Residential Projects:

a. General Information

Proposed No. of Dwelling Units: n/a
Dwelling Units per Acre: _____



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Parkland in project: _____

Other: Describe: _____

b. Description of Phasing: number of years and project for each phase:
Due to the preliminary nature, exact phasing and timeframes are unknown.

The applicant anticipates Phase 1 along Lockett Road, Phase 2 along the eastern property boundary, and Phase 3 in the rear of the property. Landscape buffers will be constructed with each phase as permitted through the SIT process.

c. For residential projects, will any assistance from governmental funding programs or subsidized housing be utilized?

n/a

d. Is this an Affordable Housing Project?

n/a

e. Will the project be deed restricted? If so, explain and attach a copy of the Deed Restrictions.

n/a

17) Potable Water, Sanitary Sewer, Surface Water Drainage System, Solid Waste, and Recreation Analysis: Please mark the charts below with an "X" for yes or no.

Potable Water	Yes	No
Water lines, facilities currently serve the site	X	
Water lines, facilities currently do NOT serve the site and will be needed to be built by the applicant		X
City service area		X
County service area	X	
No service available from City or County		X

Sanitary Sewer System	Yes	No
Currently on the site	X	



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Will need to be built by the applicant	X	
City service area	X	
County service area		X
No service available from City or County		X

Surface Water Drainage System	Yes	No
Currently on the site	X	
Will need to be built by the applicant	X	
City service area		X
County service area		X
No service available from City or County		X

Solid Waste (Garbage pick-up information)	Yes	No
Service currently being provided to the site		X
City service area	X	
County service area		X
No service available from City or County		X

18) For All Projects:

Taxable Value of Property: \$51,763
 Est. value of proposed improvements: \$115,000,000

Estimated sales price or rental rate
 (include unit sales value for rental
 projects) by residential unit type or
 square foot commercial or industrial, if
 applicable: _____

19) List all agencies (Federal, State, and Local) from which approval and/or a permit must be obtained prior to development. Indicate the permit or approval for each agency.

20) Describe the use of the property on January 1 of this year.

Vacant

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AGENT AUTHORIZATION AND AFFIDAVIT

I, (Name)

Daniel Traylor, as Manager of Lockett Industrial, LLC

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 4

Addresses: Access Undetermined, Fort Myers, FL 33905

Strap #: 15-44-25-P2-U2086.4854, 15-44-25-P2-U2095.4843
15-44-25-P2-U2085.4802, 15-44-25-P3-U2077.4781

Agent Information: Barraco and Associates, Inc., c/o Jennifer Sapen

Address: 2271 McGregor Blvd, Suite 100

City, State, Zip: Fort Myers, FL 33901

Office phone: (239) 461-3170

Cell phone: _____

Email address: JenniferS@Barraco.net

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:

Printed Name: Daniel Traylor

Sworn to and subscribed before me this 25th day of July, 2019, by

Daniel A. Traylor, who is personally known

to me ~~or has produced~~ _____ as identification. He/~~she~~ acknowledged before me that he/~~she~~ has executed this instrument for the reasons therein expressed.

Notary Public Signature:

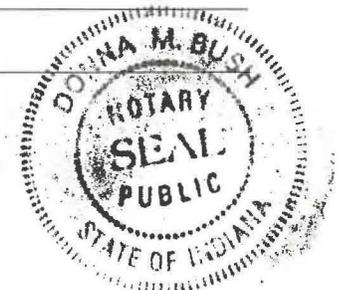
Notary Public Name:

Donna M. Bush #677213

My commission expires:

01/20/2024

Commission No. 677213



AGENT AUTHORIZATION AND AFFIDAVIT

I, (Name)

Daniel Traylor, as Manager of Lockett Industrial, LLC

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 4
 Addresses: Access Undetermined, Fort Myers, FL 33905
 Strap #: 15-44-25-P2-U2086.4854, 15-44-25-P2-U2095.4843
15-44-25-P2-U2085.4802, 15-44-25-P3-U2077.4781
 Agent Information: Barraco and Associates, Inc., c/o Jennifer Sapen
 Address: 2271 McGregor Blvd, Suite 100
 City, State, Zip: Fort Myers, FL 33901
 Office phone: (239) 461-3170
 Cell phone:
 Email address: JenniferS@Barraco.net

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:

Printed Name: Daniel Traylor

Sworn to and subscribed before me this 25th day of July, 2019, by

Daniel A. Traylor, who is personally known

to me ~~or has produced~~ as identification

He/~~she~~ acknowledged before me that he/~~she~~ has executed this instrument for the reasons therein expressed.

Notary Public Signature:

Notary Public Name:

Donna M. Bush #677213

My commission expires:

01/20/2024

Commission No. 677213





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Foreign Limited Liability Company
LUCKETT INDUSTRIAL, LLC

Filing Information

Document Number M19000003439
FEI/EIN Number NONE
Date Filed 04/03/2019
State DE
Status ACTIVE

Principal Address

5956 SHERRY LANE
SUITE 1000
DALLAS, TX 75225

Mailing Address

C/O TRAYLOR BROS., INC.
835 N CONGRESS AVE
EVENSVILLE, IN 47715

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

TRAYLOR, DANIEL A
5956 SHERRY LANE SUITE 1000
DALLAS, TX 75225

Annual Reports

No Annual Reports Filed

Document Images

[04/03/2019 -- Foreign Limited](#) [View image in PDF format](#)

DISCLOSURE OF OWNERSHIP INFORMATION

(SIGN AND CERTIFY APPLICABLE AFFIDAVIT ATTACHED HEREIN)

DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Corporate or Partnership Owner]

I, (Name) Daniel Traylor
As (Title) Manager
of (Corp.) Lockett Industrial, LLC
being first duly sworn, depose and say that

Name: Lockett Industrial, LLC
Address: 5956 Sherry Lane, Suite 1000
Dallas, TX 75225

is the owner of the property described as:

No. of Parcels: 4
Addresses: Access Undetermined, Fort Myers, FL 33905
Strap #: 15-44-25-P2-U2086.4854, 15-44-25-P2-U2095.4843
15-44-25-P2-U2085.4802, 15-44-25-P3-U2077.4781

I do hereby appoint Barraco and Associates, Inc. c/o Jennifer Sapen as the Owner's authorized agent and/or attorney for the purpose of representing its interests in the above-described property which is the subject matter of this application and proposed hearing. I understand that this application must be complete and accurate before a hearing can be advertised.

Signature of
Owner:

Printed Name: Daniel Traylor, as Manager of Lockett Industrial, LLC

Sworn to and subscribed before me this 25th day of July, 2019, by

Daniel A. Traylor, who is personally known to me

~~or who has produced~~ ~~as identification~~. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

Donna M. Bush
Notary Public

My commission expires: 01/20/2024

Donna M. Bush
Print Notary Name

Commission No. 677213



DISCLOSURE OF SUPPORT OR NOT TO OBJECT

(Principal)

Accurate and complete disclosure is required from time of application submittal up to the time of the actual public hearing. It is the principal's responsibility to disclose any and all information regarding compensation paid, offered or received up to the time of the public hearing. Opportunity will be provided at the public hearing to disclose any additional information not included on this form.

Describe all monies or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to person or entity or to a third party.

(Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future).

I, Daniel Traylor, as Manager of Lockett Industrial, LLC

Address: 5956 Sherry Lane, Suite 1000

City, State, Zip: Dallas, TX 75225

Office phone:

Cell phone:

Email address:

do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object and offer the following written disclosure. Compensation given or Offered:

None.

Reason for Compensation: Support or Not To Object (circle applicable option).

Any failure to make disclosure shall render the relief or item being sought by the Principal invalid.

Violation may also cause any prior approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

ACKNOWLEDGEMENT

REQUIREMENTS FOR DISCLOSURE OF SUPPORT OR

NOT TO OBJECT

The City Code, Sub-Part A, Administrative Code, Chapter 2, Administration, Article II, City Council requires disclosure be made for all items requiring a public hearing before City Council as follows:

Sec. 2-40. Disclosure requirements. The following provisions related to disclosures are to be made by principals at public hearings. The term principal shall include and extend to any other person or entity appearing on behalf of a principal, including, but not limited to agents, representatives, attorneys, contract purchasers, or any other individual or entity acting on behalf of a principal purchaser or owner.

- (1) All persons or entities seeking any approval, contract, concession, license or any other relief that requires a public hearing before the city council are required to comply with the disclosure requirements. Provided, however, that in cases in which the relief sought is related to a land use application, disclosure shall be required only by the applicant for such relief. Except to the extent such disclosure is prohibited by a confidentiality order from a court of competent jurisdiction, such persons or entities shall:
 - a. In all items requiring a public hearing, including land use matters, disclose in writing to the city council or verbally on the record at such public hearing, all moneys or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to the person or entity or to a third party. Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future. The disclosure shall include the name of the person or entity offered the compensation, the specific compensation offered, what the person was requested to do or refrain from doing in exchange for said compensation, and whether and to whom the compensation was paid; and
 - b. In all items requiring a public hearing, including land use matters, disclose in writing to the city clerk or verbally on the record at such public hearing, all moneys or compensation as defined above, sought or requested by a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was requested for or paid to the requestor or a third party. The disclosure shall include the name of the person or entity seeking the compensation, the specific compensation sought, what the person offered to do or refrain from doing in exchange for said compensation, and whether the compensation was actually paid and to whom.
- (2) Any violation of the above shall render the relief or item being sought by the principal voidable by the city council. Violation may also cause any prior

approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

I do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object listed above and recognize that this disclosure must be made in writing and stated verbally on the record at the public hearing.

Signature of
Principal:



Printed Name: Daniel Traylor, as Manager of Lockett Industrial, LLC

Sworn to and subscribed before me this 25th day of July, 2019, by Daniel A. Traylor, who is personally known to me ~~or~~ ~~who has produced~~ ~~as identification~~. He/~~she~~ has acknowledged to me and before me that he/~~she~~ executed this instrument for the purposes therein expressed.



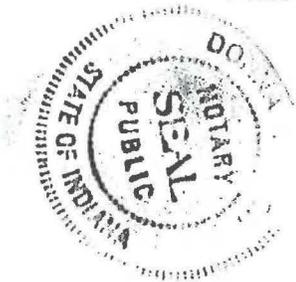
Notary Public

My commission expires: 01/20/2024

Donna M. Bush

Print Notary Name

Commission No. 677213



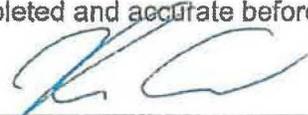
AGENT AUTHORIZATION AND AFFIDAVIT

I, John T. Wojdak, P.E., being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 4
Addresses: Access Undetermined, Fort Myers, FL 33905
Strap #'s: 15-44-25-P2-U2086.4854; 15-44-25-P2-U2095.4843;
15-44-25-P2-U2085.4802; 15-44-25-P3-U2077.4781

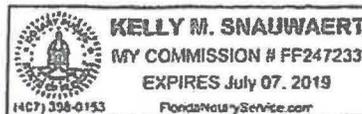
Agent: John T. Wojdak, P.E. – VP of DeLisi Fitzgerald, Inc.
Address: 1605 Hendry Street
City, State, Zip: Fort Myers, FL 33901
Office phone: (239) 418-0691
Email address: john@delisifitzgerald.com

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature: 
Printed Name: John T. Wojdak, P.E.

Sworn to and subscribed before me this 15th day of October, 2018, by John Wojdak, who is personally known to me or has produced _____ as identification. He/she acknowledged before me that he/she has executed this instrument for the reasons therein expressed.

Notary Public Signature: 
Notary Public Name: Kelly M. Snauiwaert
My commission expires:



AGENT AUTHORIZATION AND AFFIDAVIT

I, Jennifer Sapen

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

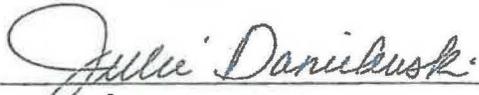
No. of Parcels: 4
Addresses: Access Undetermined, Fort Myers, FL 33905
Strap #: 15-44-25-P2-U2086.4854; 15-44-25-P2-U295.4843;
15-44-25-P2-U2085.4802; 15-44-25-P3-U2077.4781

Agent Information: Barraco and Associates, Inc.
Address: 2271 McGregor Blvd.
City, State, Zip: Fort Myers, FL 33901
Office phone: (239) 461-3170
Email address: JenniferS@barraco.net

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:  4-18-19
Printed Name: Jennifer Sapen

Sworn to and subscribed before me this 18th day of April, 2019, by Jennifer Sapen, who is personally known to me or has produced _____ as identification. She acknowledged before me that she has executed this instrument for the reasons therein expressed.

Notary Public Signature: 
Notary Public Name: JULIE DANIELEWSKI

My commission expires:



AGENT AUTHORIZATION AND AFFIDAVIT

I, (Name) E. Bruce Strayhorn as a partner of Strayhorn & Persons, P.L.

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 4
Addresses: Access Undetermined, Fort Myers, FL 33905
Strap Nos: 15-44-25P2-U2086.4854; 15-44-25-P2-U2095.4843; 15-44-25-P2-U2085.4802; 15-44-25-P3-U2077.4781

Agent Information: Law Firm of Strayhorn & Persons, P.L.
Address: 2125 First Street, Suite 201
City, State, Zip: Fort Myers, FL 33901
Office phone: 239-334-1260
Cell phone: (239)851-3198 or (239)691-2877
Email address: bruce@strayhornlaw.com or jpersons@strayhornlaw.com

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:

[Handwritten signature of E. Bruce Strayhorn]

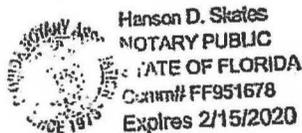
Printed Name: E. Bruce Strayhorn

Sworn to and subscribed before me this 16th day of April, 2019, by E. Bruce Strayhorn, who is personally known to me. He acknowledged before me that he has executed this instrument for the reasons therein expressed.

Notary Public Signature: [Handwritten signature of Hanson D. Skates]

Notary Public Name: Hanson D. Skates

My commission expires: 02/15/2020



THIS INSTRUMENT PREPARED WITHOUT OPINION OR REVIEW
OF TITLE BY AND AFTER RECORDING RETURN TO:

NOEL J. DAVIES, ESQ.
QUARLES & BRADY LLP
1395 PANTHER LANE, SUITE 300
NAPLES, FLORIDA 34109-7874

CONSIDERATION: \$7,250,000.00
PARCEL ID NOS. 15-44-25-P2-U2095.4843, 15-44-25-P3-
U2077.4781, 15-44-25-P2-U2085.4802, 15-44-25-P2-
U2086.4854

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 1st day of April, 2019, by Southland Investment Opportunities, LLC, a Michigan limited liability company whose ("Grantor"), whose post office address is 10177 Orchid Ridge Lane, Bonita Springs, Florida 34135, and Luckett Industrial, LLC, a Delaware limited liability company ("Grantee"), whose post office address is 5956 Sherry Lane, Ste. 1000, Dallas, Texas 75225.

Witnesseth:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the land situate, lying and being in Lee County, Florida, as fully described in Exhibit "1," attached hereto and incorporated herein (the "Property").

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject however to real estate taxes for the year of closing and subsequent years; zoning restrictions of record; and all matters set forth on Exhibit "2," attached hereto and incorporated herein.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the day and year first above written.

Southland Investment Opportunities, LLC, a Michigan limited liability company

[Signature]
Witness #1 Signature

Kimberly Verleger
By: Kimberly Verleger a/k/a Kimberly Sue Verleger, Manager

Noel J. Davies
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Beverly Zinn
Witness #2 Printed Name

STATE OF Florida)
COUNTY OF Collier)ss.

I hereby certify that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Kimberly Verleger a/k/a Kimberly Sue Verleger, as Manager of Southland Investment Opportunities, LLC, a Michigan limited liability company, who is personally known to me; or who has produced a driver's license as identification and who did not take an oath, that she is the person described herein and who executed the foregoing deed, and acknowledged before me that said persons executed that deed.

WITNESS my hand and official seal this 25 day of March, 2019.

(SEAL)

[Signature]
Notary Public - State of _____
Printed Name: _____
My Commission Expires: _____

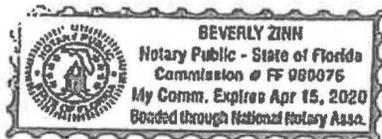
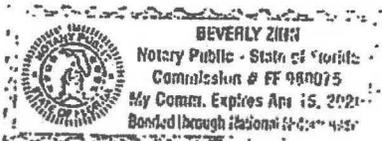


EXHIBIT "1"

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

OVER ALL DESCRIPTION:

A PARCEL OF LAND IN THE EAST HALF OF SECTION 15 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE RUN N88°56'10"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14 FOR A DISTANCE OF 663.71 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOLSTEIN DRIVE; THENCE LEAVING SAID NORTH LINE RUN S01°11'40"E ALONG SAID CENTERLINE OF HOLSTEIN DRIVE FOR A DISTANCE OF 973.69 FEET; THENCE LEAVING SAID CENTERLINE RUN S88°48'20"W ALONG THE SOUTHERLY LINE OF TRACT 3, UNIT 3 OF UNRECORDED HAPPY BULL FARMS SUBDIVISION FOR A DISTANCE OF 645.22 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15; THENCE LEAVING SAID SOUTHERLY LINE RUN S02°16'49"E ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1580.49 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4); THENCE LEAVING SAID EASTERLY LINE RUN S89°22'37"W ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 1332.75 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE LEAVING SAID NORTHERLY LINE RUN S01°26'05"E ALONG SAID EASTERLY LINE FOR A DISTANCE OF 658.23 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE LEAVING SAID EASTERLY LINE RUN S89°27'43"W ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1046.09 FEET TO AN INTERSECTION WITH A 5891.58 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST TO WHICH A RADIAL LINE BEARS S84°58'59"E, SAID CURVE HAVING A CENTRAL ANGLE OF 6°53'09", A CHORD AND CHORD BEARING OF N01°34'26"E, 707.62 FEET, ALSO BEING THE EASTERLY LINE OF A LIMITED ACCESS RIGHT OF WAY OF INTERSTATE 75 AS DESCRIBED IN SECTION 12075-2404; THE FOLLOWING ELEVEN (11) COURSES RUN ALONG SAID EASTERLY LINE OF THE LIMITED ACCESS RIGHT OF WAY OF INTERSTATE 75:
RUN ALONG SAID CURVE FOR A DISTANCE OF 708.05 FEET; RUN N01°49'16"W FOR A DISTANCE OF 392.66 FEET; RUN N88°10'44"E FOR A DISTANCE OF 75.00 FEET; RUN N01°49'16"W FOR A DISTANCE OF 307.36 FEET; RUN N02°10'44"E FOR A DISTANCE OF 516.12 FEET TO THE POINT OF CURVATURE OF A 1740.86 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 9°11'52", A CHORD AND CHORD BEARING OF N06°46'40"E, 279.16 FEET; RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 279.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; RUN N11°22'26"E FOR A DISTANCE OF 480.89 FEET; RUN N14°20'17"E FOR A DISTANCE OF 232.26 FEET TO THE POINT OF CURVATURE OF A 141.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST TO WHICH A RADIAL LINE BEARS N78°37'34"W, SAID CURVE HAVING A CENTRAL ANGLE OF 56°19'43", A CHORD AND CHORD BEARING OF N39°32'18"E, 133.10 FEET; RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.62 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; RUN N67°42'04"E FOR A DISTANCE OF 63.47 FEET; RUN N00°53'29"W FOR A DISTANCE OF 77.89 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LUCKETT ROAD (WIDTH VARIES).
THE FOLLOWING FIVE (5) COURSES RUN ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LUCKETT ROAD:
RUN N86°39'40"E FOR A DISTANCE OF 342.72 FEET; RUN N86°39'32"E FOR A DISTANCE OF 300.20 FEET; RUN N89°07'41"E FOR A DISTANCE OF 1120.25 FEET; RUN N00°52'19"W FOR A DISTANCE OF 52.00 FEET; RUN N89°07'41"E FOR A DISTANCE OF 81.06 FEET TO THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15; THENCE RUN N02°16'49"W ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "2" PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Oil, gas and mineral reservations with respect to the land lying in Section 14, recorded in Deed Book 149, Page 317, without right of entry.
3. Thirty foot road easement, twenty foot drainage easement and six foot utility easement over a portion of the land described in Schedule A, as contained in Warranty Deed recorded in O.R. Book 1227, Page 1213.
4. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 1388, Page 2077.
5. Thirty foot road easement, twenty foot drainage easement and six foot utility easement over a portion of the land described in Schedule A, as contained in Warranty Deed recorded in O.R. Book 1487, Page 276.
6. Thirty foot road easement and six foot utility easement over a portion of the land described in Schedule A, as contained in Warranty Deed recorded in O.R. Book 2357, Page 1552.
7. Rights of Ingress, egress, light, air and view contained in the Order of Taking recorded in O.R. Book 1136, Page 1726 and in Final Judgment recorded in O.R. Book 1316, Page 1516.
8. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 2003, Page 1257.
9. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 2003, Page 1260.
10. Road Maintenance Agreement as set forth in instrument recorded in O.R. Book 2779, Page 3817.
11. Ordinance No. 3423 together with Annexation Agreement as set forth in instrument recorded in Instrument No. 2007000336661.
12. Conservation Easement as set forth in instrument recorded in Instrument No. 2009000022277.
13. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit as set forth in instrument recorded in Instrument No. 2009000285065.
14. Sidewalk Easement as set forth in instrument recorded in Instrument No. 2010000020178.

15. Wastewater Collection System Agreement as set forth in instrument recorded in Instrument No. 2012000024624.
16. The Billboard Site Lease between current title holder and Carter-Pritchett Advertising, Inc. dated April 1, 2002, as assigned and amended.
17. Any loss or damage resulting from the fact that the legal description of the deeds recorded in Instrument No. 2016000040505 and Instrument No. 2016000211335 of the adjoining Tract 8 of Happy Bull Farms unrecorded overlap into the Land described in Schedule A, including any and all rights of the adjoining property owners in and to the Land pursuant to and by virtue of said deeds and any parties claiming by through and under said owners.
18. Grazing Lease between the current title holder and Jeffry Slay Baugh dated September 29, 2006, as assigned and amended.
19. Honeybee License between current title holder and Tom's Honey Inc. dated December 18, 2009, as assigned and amended.
20. Cypress Trail RV Resort Sign Lease between current title holder and Cypress Trail RV Resort dated December 15, 2016, as assigned and amended.



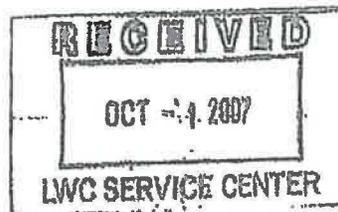
FLORIDA DEPARTMENT OF STATE
 Kurt S. Browning
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES

BU
 ERROL
 JEWELINE

Mr. Ed Cronyn
 South Florida Water Management District
 Lower West Coast Regional Service Center
 2301 McGregor Boulevard
 Fort Myers, Florida, 33901

September 26, 2007

Re: DHR No.: 2007-7335/ Received by DHR: August 9, 2007
 Application No.: 070731-24
 Applicant: Southland Investment
 Project: Southland Lakes
 Fort Myers, Lee County, Florida



Dear Mr. O'Neil:

Our office received and reviewed the referenced project in accordance with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical resources are recorded within the project area. The absence of recorded cultural resources is not necessarily an indication that sites are not present, since the area has never been subjected to a cultural resource assessment. For this reason, this agency requests that a professional perform a cultural resource reconnaissance survey of the property, including archaeological-judgmental subsurface testing, in order to assess the probability of the presence of historic properties. The resultant report should conform to the specifications set forth in Chapter 1A-46, *Florida Administrative Code*, and be forwarded to this agency in order to complete the process of reviewing the impact of this proposed project on historic properties. Further investigations may be necessary if resources are encountered.

300 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
 (850) 245-6360 • FAX: 245-6436

☐ Archaeological Research
 (850) 245-6444 • FAX: 245-6452

☐ Historic Preservation
 (850) 245-6339 • FAX: 245-6437

☐ Historical Museums
 (850) 245-6400 • FAX: 245-6435

☐ Southeast Regional Office
 (813) 416-2115 • FAX: 416-2149

☐ Northeast Regional Office
 (904) 825-5045 • FAX: 825-5044

☐ Central Florida Regional Office
 (813) 272-3843 • FAX: 272-2360

Exhibit No. 3.10
 Application No. 070731-24
 Page 1 of 2

Mr. Cronyn
September 26, 2007
Page 2

Because this letter and its contents are a matter of public record, archaeological consultants who have knowledge of our recommendations may contact your office. This should in no way be interpreted as an endorsement by this agency. The Division of Historical Resources does not maintain a list of professional archaeologists who are qualified to work in the State of Florida and/or who meet the Secretary of the Interior's Standards for federally involved archaeological projects as specified in 36 CFR 61, Appendix A. However, the Register of Professional Archaeologists (RPA) maintains a membership directory that may be useful in locating professional archaeological consultants (<http://www.rpanet.org/about.htm>) in your area. Many qualified archaeologists are not members of RPA and omission from the list does not imply that an archaeologist does not meet the Secretary's Standards or that work would not be acceptable, and inclusion on the list is no guarantee that an archaeologist's work will automatically be acceptable. As with any contractor you should request and check references and recent work history.

If there are any questions concerning our comments or recommendations, please contact Celeste Ivory, Historic Sites Specialist, by phone at (850) 245-6333, or by electronic mail at ceivory@doh.state.fl.us. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,



Frederick P. Gaske, Director, and
State Historic Preservation Officer

Xc: Matthew M. DuBois, Banks Engineering



Real Property Information



Account
15-44-25-P2-U2085.4802
Original Account
15-44-25-P2-U2085.4802
Owner
LUCKETT INDUSTRIAL LLC

Tax Year Status
2018 **PAID**
Instrument No
2019000078783

Physical Address
ACCESS UNDETERMINED
FORT MYERS FL 33905

Mailing Address
5956 SHERRY LN STE 1000
DALLAS TX 75225
USA

Legal Description
PARCEL LOC IN SEC 15 AS DESC IN INST# 2015000217729
Outstanding Balance as of 6/26/2019 \$0.00

Values & Exemptions						
District						090
Market Assessed Value						\$1,547,905
Agricultural Reduction Value						\$1,515,995
Cap Assessed Value						\$31,910
Taxable Value						\$31,910
Combined Tax & Assessment Amount						\$638.75
Ad Valorem Taxes						
Taxing Authority	Mill Rate	Assessed	Exempt	Taxable		Amount
LEE COUNTY GENERAL REVENUE	4.0506	31,910	0	31,910		\$129.25
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	31,910	0	31,910		\$71.73
PUBLIC SCHOOL - BY STATE LAW	4.1530	31,910	0	31,910		\$132.52
CITY OF FORT MYERS	8.4500	31,910	0	31,910		\$269.64
LEE COUNTY LIBRARY FUND	0.4956	31,910	0	31,910		\$15.81
SFL WATER MGMT-DISTRICT LEVY	0.1209	31,910	0	31,910		\$3.86
SFL WATER MGMT-EVERGLADE CONST	0.0417	31,910	0	31,910		\$1.33
SFL WATER MGMT-OKEECHOBEE LEVY	0.1310	31,910	0	31,910		\$4.18
LEE COUNTY HYACINTH CONTROL	0.0239	31,910	0	31,910		\$0.76
LEE COUNTY MOSQUITO CONTROL	0.2636	31,910	0	31,910		\$8.41
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	31,910	0	31,910		\$1.26
Amount Due If Paid In						
Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019		
\$613.20	\$619.59	\$625.97	\$632.36	\$638.75		

Additional Options:

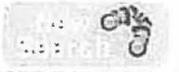
- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Link to Property Appraiser's Tax Estimator](#)

See also:

Property Appraiser

Clerk of Court

Real Property information



Account	Tax Year Status
15-44-25-P2-U2086.4854	2018 PAID
Original Account	Instrument No
15-44-25-P2-U2086.4854	2019000078783
Owner	
LUCKETT INDUSTRIAL LLC	
Physical Address	Mailing Address
ACCESS UNDETERMINED	5956 SHERRY LN STE 1000
FORT MYERS FL 33905	DALLAS TX 75225
	USA

Legal Description
 PARCEL LOC IN SEC 15 AS DESC IN INST# 2015000217729
 Outstanding Balance as of 6/26/2019 \$0.00

Values & Exemptions						
District						090
Market Assessed Value						\$1,009,721
Agricultural Reduction Value						\$1,004,517
Cap Assessed Value						\$5,204
Taxable Value						\$5,204
Combined Tax & Assessment Amount						\$104.17
Ad Valorem Taxes						
Taxing Authority	Mill Rate	Assessed	Exempt	Taxable	Amount	
LEE COUNTY GENERAL REVENUE	4 0506	5,204	0	5,204	\$21.08	
PUBLIC SCHOOL - BY LOCAL BOARD	2 2480	5,204	0	5,204	\$11.70	
PUBLIC SCHOOL - BY STATE LAW	4 1530	5,204	0	5,204	\$21.61	
CITY OF FORT MYERS	8 4500	5,204	0	5,204	\$43.97	
LEE COUNTY LIBRARY FUND	0 4956	5,204	0	5,204	\$2.58	
SFL WATER MGMT-DISTRICT LEVY	0 1209	5,204	0	5,204	\$0.63	
SFL WATER MGMT-EVERGLADE CONST	0 0417	5,204	0	5,204	\$0.22	
SFL WATER MGMT-OKEECHOBEE LEVY	0 1310	5,204	0	5,204	\$0.66	
LEE COUNTY HYACINTH CONTROL	0 0239	5,204	0	5,204	\$0.12	
LEE COUNTY MOSQUITO CONTROL	0 2636	5,204	0	5,204	\$1.37	
WEST COAST INLAND NAVIGATION DISTRICT	0 0394	5,204	0	5,204	\$0.21	
Amount Due If Paid In						
Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019		
\$100.00	\$101.04	\$102.09	\$103.13	\$104.17		

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Link to Property Appraiser's Tax Estimator](#)

See also:

[Property Appraiser](#)

[Clerk of Court](#)



Real Property Information

Account
15-44-25-P2-U2095.4843
 Original Account
 15-44-25-P2-U2095.4843
 Owner
 LUCKETT INDUSTRIAL LLC
 Physical Address
 5990 LUCKETT RD
 FORT MYERS FL 33905

Tax Year
 2018
 Status
PAID
 Instrument No
 2019000078783

Mailing Address
 5956 SHERRY LN STE 1000
 DALLAS TX 75225
 USA

Legal Description

PARL IN NW 1/4 OF NW 1/4 OF SEC 14 TWP 44 R 25 AS DESC IN OR 1227/1213 + OR 1343/77 + INST # 2007000173105 + NE 1/4 OF SEC 15 TWP 44 R 25 LESS RD R/W + N 1/2 OF NW 1/4 LESS INST#2015000217729

Outstanding Balance as of 6/26/2019 \$0.00

Values & Exemptions						
District						090
Market Assessed Value						\$1,257,577
Agricultural Reduction Value						\$697,019
Conservation Reduction Value						\$547,203
Cap Assessed Value						\$13,355
Taxable Value						\$13,355
Combined Tax & Assessment Amount						\$267.34
Ad Valorem Taxes						
Taxing Authority	Mill Rate	Assessed	Exempt	Taxable		Amount
LEE COUNTY GENERAL REVENUE	4.0506	13,355	0	13,355		\$54.10
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	13,355	0	13,355		\$30.02
PUBLIC SCHOOL - BY STATE LAW	4.1530	13,355	0	13,355		\$55.46
CITY OF FORT MYERS	8.4500	13,355	0	13,355		\$112.85
LEE COUNTY LIBRARY FUND	0.4956	13,355	0	13,355		\$6.62
SFL WATER MGMT-DISTRICT LEVY	0.1209	13,355	0	13,355		\$1.61
SFL WATER MGMT-EVERGLADE CONST	0.0417	13,355	0	13,355		\$0.56
SFL WATER MGMT-KEECHOBBEE LEVY	0.1310	13,355	0	13,355		\$1.75
LEE COUNTY HYACINTH CONTROL	0.0239	13,355	0	13,355		\$0.32
LEE COUNTY MOSQUITO CONTROL	0.2636	13,355	0	13,355		\$3.52
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	13,355	0	13,355		\$0.53
Amount Due if Paid in						
Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019		
\$256.65	\$259.32	\$261.99	\$264.67	\$267.34		

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Link to Property Appraiser's Tax Estimator](#)

See also:

Property Appraiser

Clerk of Court

Help



Real Property Information

Account
15-44-25-P3-U2077.4781

Original Account
15-44-25-P3-U2077.4781

Owner
LUCKETT INDUSTRIAL LLC

Physical Address
ACCESS UNDETERMINED
FORT MYERS FL 33905

Tax Year
2018

Status
PAID

Mailing Address
5956 SHERRY LN STE 1000
DALLAS TX 75225
USA

Legal Description

PARL IN NW 1/4 OF NW 1/4 OF SEC 14 TWP 44 R 25 AS DESC IN OR 1227/1213 + OR 1343/77 + INST # 2007000173105 + NE 1/4 OF SEC 15 TWP 44 R 25 LESS RD R/W + N 1/2 OF NW 1/4 LESS INST#2015000217729

Outstanding Balance as of 6/26/2019 \$0.00

Values & Exemptions						
District						090
Market Assessed Value						\$12,940
Conservation Reduction Value						\$11,646
Cap Assessed Value						\$1,294
Taxable Value						\$1,294
Combined Tax & Assessment Amount						\$25.89
Ad Valorem Taxes						
Taxing Authority	Mill Rate	Assessed	Exempt	Taxable	Amount	
LEE COUNTY GENERAL REVENUE	4.0506	1,294	0	1,294	\$5.24	
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	1,294	0	1,294	\$2.91	
PUBLIC SCHOOL - BY STATE LAW	4.1530	1,294	0	1,294	\$6.37	
CITY OF FORT MYERS	8.4500	1,294	0	1,294	\$10.93	
LEE COUNTY LIBRARY FUND	0.4956	1,294	0	1,294	\$0.64	
SFL WATER MGMT-DISTRICT LEVY	0.1209	1,294	0	1,294	\$0.16	
SFL WATER MGMT-EVERGLADE CONST	0.0417	1,294	0	1,294	\$0.05	
SFL WATER MGMT-OKEECHOBEE LEVY	0.1310	1,294	0	1,294	\$0.17	
LEE COUNTY HYACINTH CONTROL	0.3239	1,294	0	1,294	\$0.03	
LEE COUNTY MOSQUITO CONTROL	0.2636	1,294	0	1,294	\$0.34	
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	1,294	0	1,294	\$0.05	
Amount Due If Paid In						
<u>Nov 2018</u>	<u>Dec 2018</u>	<u>Jan 2019</u>	<u>Feb 2019</u>	<u>Mar 2019</u>		
\$24.85	\$25.11	\$25.37	\$25.63	\$25.89		

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Link to Property Appraiser's Tax Estimator](#)

See also:

Property Appraiser

Clerk of Court



Property Data

STRAP: 15 44 25 P3 U2077 4781 Fo io ID: 10576686

Owner Of Record So e Owner
 LUCKETT INDUSTRIAL LLC
 5956 SHERRY LN STE 1000
 DALLAS TX 75225

Site Address
 ACCESS UNDETERMINED
 FORT MYERS FL 33905

Property Description
 Do not use for legal documents!
 PARL IN NW 1/4 OF NW 1/4 OF SEC 14 TWP 44 R 25 AS DESC IN OR 1227/1213 +
 OR 1343/77 + INST # 2007000173105 + NE 1/4 OF SEC 15 TWP 44 R 25 LESS RD
 R/W + N 1/2 OF NW 1/4 LESS INST#2015000217729

C assification / DOR Code
 OUTDOOR RECREATIONAL / 97

[Tax Map Viewer]

[Pictometry Aeria Viewer]

Current Working Va ues

Just 12,940 As Of 07/25/2018

Attributes

Land Units Of Measure	AC
Units	12.94
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure

Exemptions

Exemption	Amount
Conservation Land *	11,646.00

emptions will be canceled as of Jan 1 of the next year

Values (2018 Tax Ro)

Property Values		Attributes	
Just	12,940	Land Units Of Measure	AC
Assessed	1,294	Units	12.94
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	1,294	Total Bedrooms / Bathrooms	0
Taxable	1,294	Total Living Area	0
Cap Difference	0	1st Year Building on Tax Roll	N/A
		Historic Designation	No

Taxing Authorities CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	Justin D. McBride EXECUTIVE DIRECTOR 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS STORMWATER / 142	Special District	FABIAN BUSTOS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
SFWMD-DISTRICT-WIDE / 110	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
7,250,000.00	04/01/2019	<u>2019000078783</u>	05	Sales qualified but excluded from sales ratio analysis Arm's length transaction transferring multiple parcels with multiple parcel identification numbers	V

There are 3 additional parcel(s) with this document (may have been split after the transaction date)...

[15-44-25-P2-U2085.4802](#) [15-44-25-P2-U2086.4854](#) [15-44-25-P2-U2095.4843](#)

Sales disqualified as a result of examination of the deed

Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; transfer of ownership in which no documentary stamps were paid

711,609.00 09/25/2015 [2015000217729](#) 11

V

There are 3 additional parcel(s) with this document (may have been split after the transaction date)...

[15-44-25-P2-U2085.4802](#) [15-44-25-P2-U2086.4854](#) [15-44-25-P2-U2095.4843](#)

Parcel Numbering History

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
14-44-25-P1-00001.1240	10248850	Split (From another parcel - Delete Occurs)	09/25/2015

Location Information

Township	Range	Section	Block	Lot
44	25E	15		
Municipality	Latitude	Longitude		
City of Fort Myers	26.64871	-81.79485		

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Soild Waste (Garbage) Ro Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00
		Collection Days		
		Recycling		
		Friday		
		Horticulture		
		Friday		

Flood and Storm Information

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your [municipality](#) directly.

Appraisa Detai s (2018 Tax Ro)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
9911	Market Value Conservation	12.94	Acres
9926	Conservation Easement (Recorded Document Required)	12.94	Acres

Appraisa Detai s (Current Working Va ues)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
9911	Market Value Conservation	12.94	Acres
9926	Conservation Easement (Recorded Document Required)	12.94	Acres

[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#)
[Search Results](#) [Home](#)

TRIM (proposed tax) Notices are available for the following tax years
 [2017 2018]



Property Data

STRAP: 15 44 25 P2 U2085 4802 Fo io ID: 10576683

Owner Of Record So e Owner

LUCKETT INDUSTRIAL LLC
5956 SHERRY LN STE 1000
DALLAS TX 75225

Site Address

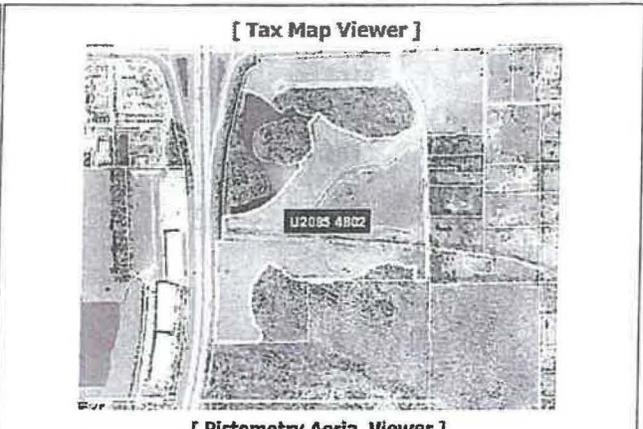
ACCESS UNDETERMINED
FORT MYERS FL 33905

Property Description
Do not use for legal documents!

PARCEL LOC IN SEC 15 AS DESC IN INST# 2015000217729

C assification / DOR Code

GRAZING LAND CLASS I / 60

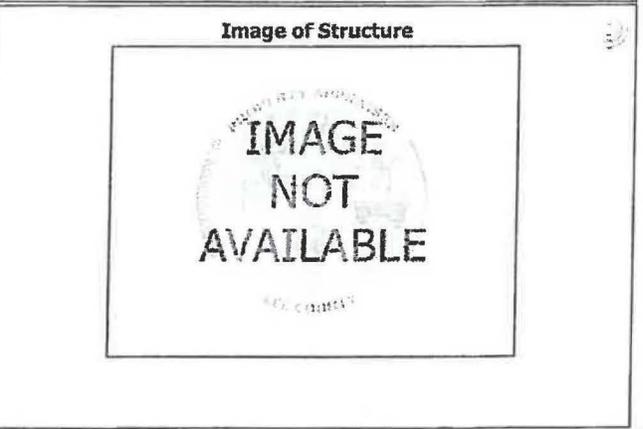


Current Working Va ues

Just 1,547,905 As Of 07/16/2018

Attributes

Land Units Of Measure	AC
Units	71.07
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No



Exemptions

Exemption	Amount
Agricultural *	1,515,995.00

emptions will be canceled as of Jan 1 of the next year

Va ues (2018 Tax Ro)

Property Values

Attributes

Just	1,547,905	Land Units Of Measure	AC
Assessed	31,910	Units	71.07
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	31,910	Total Bedrooms / Bathrooms	0
Taxable	31,910	Total Living Area	0
Cap Difference	0	1st Year Building on Tax Roll	N/A
		Historic Designation	No

Taxing Authorities

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	Justin D. McBride EXECUTIVE DIRECTOR 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS STORMWATER / 142	Special District	FABIAN BUSTOS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
SFWM-DISTRICT-WIDE / 110	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWM-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWM-OKEECHOBEE BASIN / 308	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
7,250,000.00	04/01/2019	<u>2019000078783</u>	05	Sales qualified but excluded from sales ratio analysis Arm's length transaction transferring multiple parcels with multiple parcel identification numbers	V

711,700.00	12/30/2015	2016000040504	11	<p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2086.4854 15-44-25-P2-U2095.4843 15-44-25-P3-U2077.4781</p> <p>Sales disqualified as a result of examination of the deed Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; <u>transfer</u> of ownership in which no documentary stamps were paid</p>	V
711,609.00	09/25/2015	2015000217729	11	<p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2086.4854</p> <p>Sales disqualified as a result of examination of the deed Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; transfer of ownership in which no documentary stamps were paid</p>	V
				<p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2086.4854 15-44-25-P2-U2095.4843 15-44-25-P3-U2077.4781</p>	

Parcel Numbering History

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
14-44-25-P1-00001.1240	10248860	Split (From another parcel - Delete Occurs)	09/25/2015

Location Information

Township	Range	Section	Block	Lot
44	25E	15		
Municipality	Latitude	Longitude		
City of Fort Myers	26.65093	-81.79526		

[View Parcel on Google Maps](#)
[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00
	Collection Days			
	Garbage	Recycling	Horticulture	
	Friday	Friday	Friday	

Flood and Storm Information

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your municipality directly.

Appraisal Details (2018 Tax Roll)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6011	Pasture, Improved, Fair	71.07	Acres

Appraisal Details (Current Working Values)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6011	Pasture, Improved, Fair	71.07	Acres



Property Data

STRAP: 15 44 25 P2 U2095 4843 Fo io ID: 10576685

Owner Of Record So e Owner

LUCKETT INDUSTRIAL LLC
5956 SHERRY LN STE 1000
DALLAS TX 75225

Site Address

5990 LUCKETT RD
FORT MYERS FL 33905

Property Description

Do not use for legal documents!

PARL IN NW 1/4 OF NW 1/4 OF SEC 14 TWP 44 R 25 AS DESC IN OR 1227/1213 +
OR 1343/77 + INST # 2007000173105 + NE 1/4 OF SEC 15 TWN 44 R 25 LESS RD
R/W + N 1/2 OF NW 1/4 LESS INST#2015000217729

Classification / DOR Code

GRAZING LAND CLASS 1 / 60

[Tax Map Viewer]



[Pictometry Aeria Viewer]

Current Working Values

Just 1,257,577 As Of 07/16/2018

Attributes

Land Units Of Measure	AC
Units	57.74
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure

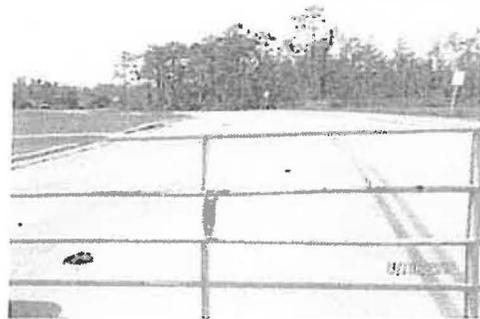


Photo Date July of 2018 View other photos

Last Inspection Date: 02/26/2018

Exemptions

Exemption	Amount
	697,019.00
	547,203.00

Exemptions will be canceled as of Jan 1 of the next year

Values (2018 Tax Roll)

Property Values		Attributes	
Just	1,257,577	Land Units Of Measure	AC
Assessed	13,355	Units	57.74
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	13,355	Total Bedrooms / Bathrooms	0
Taxable	13,355	Total Living Area	0
Cap Difference	0	1st Year Building on Tax Roll	N/A
		Historic Designation	No

Taxing Authorities

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	Lee County Office of Management & Budget PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	RUSSELL BAKER 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	Justin D. McBride EXECUTIVE DIRECTOR 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	AMI DESANOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	AMI DESANOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS STORMWATER / 142	Special District	FABIAN BUSTOS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
SPWMD-DISTRICT-WIDE / 110	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SPWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SPWMD-OKEECHOBEE BASIN / 308	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
7,250,000.00	04/01/2019	<u>2019000078783</u>	05	<p>Sales qualified but excluded from sales ratio analysis Arm's length transaction transferring multiple parcels with multiple parcel <u>identification</u> numbers</p> <p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>15-44-25-P2-U2085.4802</u> <u>15-44-25-P2-U2086.4854</u> <u>15-44-25-P3-U2077.4781</u></p>	V
711,609.00	09/25/2015	<u>2015000217729</u>	11	<p>Sales disqualified as a result of examination of the deed Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; <u>transfer</u> of ownership in which no documentary stamps were paid</p> <p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>15-44-25-P2-U2085.4802</u> <u>15-44-25-P2-U2086.4854</u> <u>15-44-25-P3-U2077.4781</u></p>	V

Building/Construction Permit Data

Permit Number	Permit Type	Date
<u>SIT2008-00347</u>	Site Development - Driveway / Sidewalks	02/04/2011
<u>SIT2008-00348</u>	Site Development - Driveway / Sidewalks	08/04/2009
<u>BLD2008-01750</u>	Demolition	09/25/2008
<u>BLD2008-01751</u>	Demolition	09/25/2008
<u>BLD2008-01752</u>	Demolition	09/25/2008
<u>FNC2003-01335</u>	Fence	08/06/2003
<u>107806</u>	Mobile Home	02/03/1984
<u>81414</u>	Residential	10/05/1981
<u>75273</u>	Residential	12/29/1980

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
14-44-25-P1-00001.1240	<u>10248860</u>	Split (From another parcel - Delete Occurs)	09/25/2015

Location Information

Township	Range	Section	Block	Lot
44	25E	15		
Municipality	Latitude	Longitude		
City of Fort Myers	26.65287	-81.79421		

Links

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers				0.00
		Collection Days		
Garbage		Recycling	Horticulture	
Friday		Friday	Friday	

Food and Storm Information

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your municipality directly.

Appraisal Details (2018 Tax Roll)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
9911	Market Value Conservation	25.24	Acres
6011	Pasture, Improved, Fair	23.50	Acres
9926	Conservation Easement (Recorded Document Required)	25.24	Acres
6500	Pasture, Waste	9.00	Acres

Appraisal Details (Current Working Values)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
9911	Market Value Conservation	25.24	Acres
6011	Pasture, Improved, Fair	23.50	Acres
9926	Conservation Easement (Recorded Document Required)	25.24	Acres
6500	Pasture, Waste	9.00	Acres

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TRIM (proposed tax) Notices are available for the following tax years
[2017 2018]



Property Data

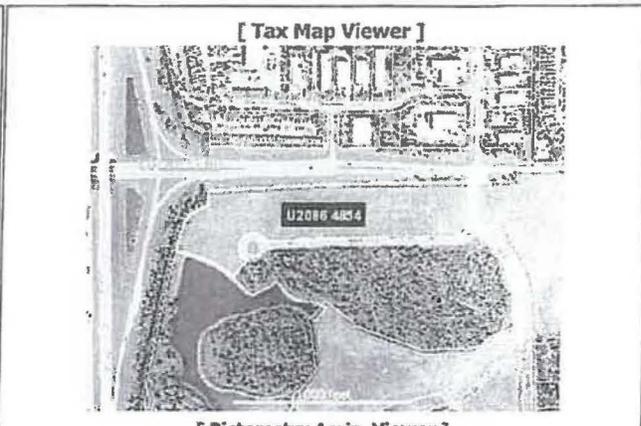
STRAP: 15 44 25 P2 U2086 4854 Fo io ID: 10576684

Owner Of Record **So e Owner**
 LUCKETT INDUSTRIAL LLC
 5956 SHERRY LN STE 1000
 DALLAS TX 75225

Site Address
 ACCESS UNDETERMINED
 FORT MYERS FL 33905

Property Description
 Do not use for legal documents!
 PARCEL LOC IN SEC 15 AS DESC IN INST# 2015000217729

C assification / DOR Code
 GRAZING LAND CLASS I / 60

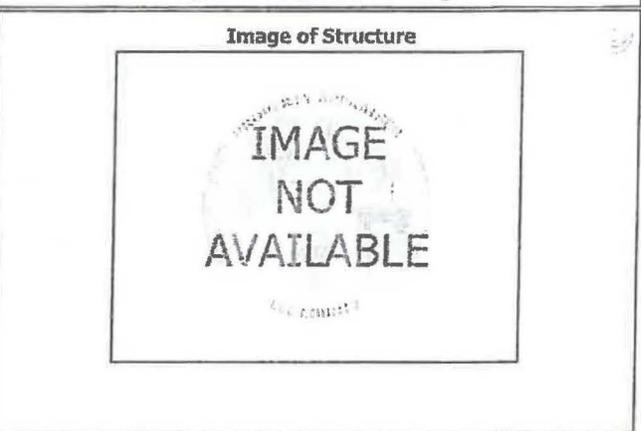


Current Working Va ues

Just	1,009,721	As Of	07/16/2018
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Attributes

Land Units Of Measure	AC
Units	11.59
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No



Exemptions

Exemption	Amount
Agricultural *	1,004,517.00

emptions will be canceled as of Jan 1 of the next year

Va ues (2018 Tax Ro)

Property Values		Attributes	
Just	1,009,721	Land Units Of Measure	AC
Assessed	5,204	Units	11.59
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	5,204	Total Bedrooms / Bathrooms	0
Taxable	5,204	Total Living Area	0
Cap Difference	0	1st Year Building on Tax Roll	N/A
		Historic Designation	No

Taxing Authorities

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
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WEST COAST INLAND NAVIGATION DIST / 098	Independent District	Justin D. McBride EXECUTIVE DIRECTOR 208 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CHRISTINE TENNEY BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
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Sale Price	Date	OR Number	Type	Description	Vacant/Improved
7,250,000.00	04/01/2019	<u>2019000078783</u>	05	Sales qualified but excluded from sales ratio analysis Arm's length transaction transferring multiple parcels with multiple parcel <u>identification</u> numbers	V

711,700.00	12/30/2015	<u>2016000040504</u>	11	<p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2085.4802 15-44-25-P2-U2095.4843 15-44-25-P3-U2077.4781</p> <p>Sales disqualified as a result of examination of the deed Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; <u>transfer</u> of ownership in which no documentary stamps were paid</p>	V
711,609.00	09/25/2015	<u>2015000217729</u>	11	<p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2085.4802</p> <p>Sales disqualified as a result of examination of the deed Corrective Deed, Quit Claim Deed, or Tax Deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; transfer of ownership in which no documentary stamps were paid</p> <p>There are 3 additional parcel(s) with this document (may have been split after the transaction date)... 15-44-25-P2-U2085.4802 15-44-25-P2-U2095.4843 15-44-25-P3-U2077.4781</p>	V

Parcel Numbering History			
Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
14-44-25-P1-00001.1240	<u>10248860</u>	Split (From another parcel - Delete Occurs)	09/25/2015

Location Information				
Township	Range	Section	Block	Lot
44	25E	15		
Municipality	Latitude		Longitude	
City of Fort Myers	26.65545		-81.79549	
View Parcel on Google Maps			View Parcel on GeoView	

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers				0.00
Collection Days				
Garbage		Recycling		Horticulture
Friday		Friday		Friday

Flood and Storm Information

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Appraisal Details (2018 Tax Roll)			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6011	Pasture, Improved, Fair	11.59	Acres

Appraisal Details (Current Working Values)			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6011	Pasture, Improved, Fair	11.59	Acres

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TRIM (proposed tax) Notices are available for the following tax years
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**TRI COUNTY COMMERCE CENTER PUD
Property Development Regulations Table**

	Parcels A, B, C, and D	Parcels E and F
Lot (min)		
Area	10,000 sf	10,000 sf
Width	100'	100'
Yard Setbacks (min)		
Front (arterial)	30'	50'
Front (non-arterial)	30'	30'
Side (interior)	10'	10'
Side (street)	20'	20'
Rear	10'	10'
Waterfront	25'	25'
Bulk (max)		
Height (buildings)	70'	70'
Height (billboard)*	60'	60'
Building coverage	45%	45%

* Billboards may not exceed a height of 30' when setback 10' from the project boundary. The height may be increased by one-foot for every one-foot the sign setback is increased, to a maximum height of 60'.

TRI COUNTY COMMERCE CENTER PUD Narrative

Location and Property Description

The proposed Planned Unit Development request is for an approximately 154-acre property located at the southeast quadrant of I-75 and Lockett Road in Fort Myers, Florida. The companion Comprehensive Plan Amendment (CPA), currently in review, is for the portion of the property that is designated Commercial Corridor which is proposed to change to Industrial, consistent with the balance of the property. The site is currently vacant, but in an area with surrounding development on the north, east, and west and a conservation area to the south. Lockett Road extends across the property on the northern boundary with I-75 running along the property's western boundary.

Industrial properties strengthen the City's economic base, expand job opportunities and help the City to create a sufficient tax base. The subject property, located at the I-75 interchange, is in an ideal location to add to the City's production opportunities. The property's current Zoning and Future Land Use, which includes residential, does not present the same opportunity for the property owner or the City of Fort Myers.

Along with the proposed PUD Rezoning, the applicant is seeking a companion Comprehensive Plan Amendment. It is anticipated that the proposed PUD Rezoning and the companion Comprehensive Plan Amendment will be heard by City Council during the same hearing for final adoption of an integrated and cohesively compatible development.

Proposed Request

The subject property is currently zoned Commercial Intensive, Conservation Lands, and Mixed Use on the City's Official Zoning Map. The proposed application is to change the zoning to an Industrial Planned Development to unify the entire property as a single industrial development. The PUD will provide a transition to the adjacent residential uses by providing less intensive industrial uses on parcels A, B, C, and D along the property's north and east boundaries, as shown on the attached Master Concept Plan. Parcels E and F along I-75, which do not abut residential, will adhere to a slightly more intensive Schedule of Uses. All the uses listed on the proposed Schedule of Uses for parcels A, B, C, and D are permitted under Light Industrial (IL) per Section 118.2.3.A.1. of the Land Development Code (LDC). Majority of the uses listed on the proposed Schedule of Uses for parcels E and F are permitted under Light Industrial, with Heavy Industrial uses also allowed. Some of the light industrial uses allowed by the LDC are further limited by the proposed PUD, to accommodate and improve compatibility with the surrounding uses.

The property's current zoning of Commercial Intensive (CI) and Mixed Use (MU) allows most of the permitted uses selected for the proposed PUD. Thirty-five (35) of the uses permitted in the proposed PUD are permitted within Commercial Intensive. While the MU district does not list permitted uses, it is the express intent of mixed use districts in newly developing areas to

be as generous as possible in permitted uses per Section 118.5.2 of the LDC. Furthermore, LDC stipulates that any proposed development in a MU district shall follow the Planned Unit Development district requirements, mirroring the requirements and process of the requested PUD.

The proposed uses were selected from the Light Industrial and Heavy Industrial categories, which is consistent with the requested change to the Future Land Use Map to designate the entire property as industrial. The subject property is already partially designated as Industrial on the City's Future Land Use Map with the other portion of the property designated as Commercial Corridor. Upon approval of the requested FLUM amendment to Industrial, the proposed PUD and uses will be consistent with the property's amended FLU.

History

The subject property sits at the edge of the City of Fort Myers Boundary. In 2007, the property was annexed into the City from unincorporated Lee County. Prior to annexation the Future Land Use within the County was Industrial Interchange; indicating a historical industrial application of the subject property. When annexed into the City, the owners anticipated industrial or heavy commercial uses along Lockett Road but left the southern portion of the property in a land use category that would allow for a mix of uses. The property has remained vacant since, indicating a lack of market desire in its current status.

Surrounding Uses

The subject property is surrounded by development on the north, east, and west, and is adjacent to two major roadways – I-75 along the west and Lockett Road on the north. Properties to the north, east, and part of the property on the west are in unincorporated Lee County, while the remaining properties are within the City of Fort Myers. To the west of I-75 is a commercial/industrial area and vacant property. To the north are industrial land uses with adjacent residential on the northeast. To the east of the property are large lot residential units in the Caloosahatchee Shores Planning Community within Lee County's Urban Community and Wetland Future Land Use. To the south is conservation land owned by Lee County purchased through the Lee County 2020 Land Acquisition Fund. Below is a matrix of surrounding uses, zoning, and land use categories.

	Future Land Use	Zoning	Use
North	Industrial Interchange/ Urban Community	Light Industrial/ Recreational Vehicle, Mobile Home	Industrial Park/ RV Resort
West	Intensive Development/ Industrial	Industrial Planned Development/ Light Industrial	Truck stop, warehouse, vacant
East	Urban Community/Wetlands	Agriculture	Large Lot Residential
South	Conservation	Conservation	Preserved land

PUBLIC FACILITIES ANALYSIS

Both Parks and Schools have level of services determined by seasonal and year-round residential units. Under the current 75 acres of Commercial Corridor Future land use on site, the property could have up to 1,875 multi-family residential dwelling units. The Lee County School Board uses a student generation rate of .091 students per multi-family unit. This would generate approximately 171 students under the current Future Land Use. The proposed Future Land Use does not allow for residential development and would therefore not generate any students or impacts to the School District. Development under the proposed Future Land Use would however generate tax revenues for the School District despite not generating any impacts.

Similarly, for Parks and Recreation, the existing Future Land Use category, which would allow for 1,875 residential units, would have an impact on the demand for public parks. Standard 1.1.3.1 of the Fort Myers Land Development Code lists 1 acre for 1,000 people for Community Parks and 2.5 acres for 1,500 people for Neighborhood Parks.

According to 2010 census data, the City of Fort Myers had a population of 62,298 people with a total of 37,057 residential units. This would equate to approximately 1.7 people per unit. With a total potential population of 3,188 people for the property, the current Future Land Use would therefore generate a need for an additional 3 acres of Community Park area and 5 acres of Neighborhood park area. However, the proposed Future Land Use category of Industrial does not generate any population or need for additional park area.

Comprehensive Plan Compliance

The following analysis details the project's compliance with elements of the City's Comprehensive Plan including industrial location/criteria requirements, strengthening of the City's economic base, compatibility with surrounding uses, conservation, native vegetation, and preservation. The proposed PUD's uses, setbacks, buffers, and road separation also help to establish compatibility while minimizing the potential for adverse impacts to surrounding properties, consistent with City of Fort Myers Comprehensive Plan.

Policy 1.11) Designate areas on the Future Land Use Map as Industrial (IND) that are areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, and fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial

uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Located at the Lockett Road interchange, the subject property meets the specific locational requirements of Policy 1.11. The area that is currently in the Industrial Future Land Use category is along the Interstate on the west side of the property. The area that is being changed to Industrial from Commercial Corridor is along the east and south side of the property. The subject property, however, is being planned and developed as a Unified Industrial/Commercial development through a PUD rezoning. Compliant with Policy 1.11, this PUD is being requested to accommodate any incompatible adjacent land use districts.

The current zoning would allow integration of non-industrial uses, whereby the industrial traffic would need to pass through the commercial or residential mixed-use areas to access Lockett Road and I-75. This layout would create adverse impacts to both the industrial and non-industrial uses within the same development. The proposed industrial PUD would promote integration of like uses, diminishing the potential for adverse impacts within the development.

All of the project's proposed uses are consistent with the Industrial Future Land Use, as outlined in Policy 1.11. The uses proposed consist of those allowed in the conventional zoning districts of Light and Heavy Industrial, with several uses omitted for compatibility. Consistent with Policy 1.11, the proposed uses include research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses.

Action 1.11.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

The Subject property is well located for industrial development. There are limited areas within the City of Fort Myers that have access to transportation infrastructure to the extent of the subject property. The property's location at the Lockett Interchange makes it a unique opportunity for Industrial use, with access to an arterial roadway.

Standard 1.11.1.1) Industrial areas shall be designated after consideration of the following criteria:

a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;

The subject property is located at the Lockett Road Interchange, making it not just in close proximity, but right at the interchange and along the Interstate. The property is ideally located to make use of the transportation infrastructure and meeting this criterion.

b) Rail frontage;

The subject property does not have rail frontage. The primary means of industrial transportation will be utilizing the Interstate.

- c) Immediate access to or frontage on an arterial roadway;**
The subject property fronts directly on Lockett Road, an arterial roadway in the City of Fort Myers. The property also has immediate access to the Interstate via Lockett Road, exceeding the access criteria in Policy 1.11.1.1.
- d) Useable lot sizes-typically 200 feet or deeper;**
The subject property is unique in that it provides the opportunity for large scale development at the interchange. The property is approximately 154 acres in size and with a minimum of 900 feet in depth on the east side of the property increasing to over 3,000 feet in depth on the west, along the Interstate, the property far exceeds this criterion.
- e) Distance from residences, schools, and historic districts or sites;**
- Schools**
1. *The subject property is not near schools. The subject property does not have any schools within a one mile radius of the site.*
- Historic sites**
2. *The subject property is not near historic sites. Based on the National Register of Historical Places listings in Lee County, Florida the nearest historical sites are located over 1.5 miles away.*
- Residences**
3. *The subject property is near two residential areas. Residential uses near the site consist of an RV site to the northeast; on the north side of Lockett Road, and large tract residential AG-zoned lots abutting the eastern boundary.*
- f) Easy access for employees;**
The subject property is located in an area that is easily accessible. The property's location at the interstate make is accessible to residents living throughout Southwest Florida to the north and south via I-75.
- g) Optimum minimum size of 10 acres; and,**
The subject property is approximately 154 acres, far exceeding the optimum minimum acreage criteria for industrial uses as whole. Furthermore, when broken down into parcels, all but one meet a minimum size of 10 acres. Parcels A, B, D, E, and F range in size from 10 - 39 acres.
- h) Located so as to avoid routing industrial traffic through residential areas.**
The proposed PUD specifically addresses the incompatibility to build mixed use development adjacent to the Industrial Future Land Use category, a situation that would cause Industrial development along the west side of the property to travel through residential and mixed-use areas to the Lockett Road access point. The proposed PUD allows the property to be fully integrated into a unified industrial development so that industrial traffic can access Lockett Road and the Interstate without travelling through any residential area.

Action 1.11.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

The proposed PUD rezoning implements Policy 1.11.2 by maximizing the amount of land that can be utilized for industrial uses. With approval of the companion CPA, the property's existing Industrial Future Land Use will increase by 75 acres, expanding the existing industrial area for continued use.

The subject property is at a key location for industrial uses. Three of the four corners at the I-75 and Luckett Road interchange are designated and/or developed as Industrial, emphasizing the need corresponding to this area as well as compatibility and a continued land use pattern. The rezoning of this property to an industrial PUD implements this policy by ensuring that land that is ideal for industrial development, is used for the location of industrial uses.

Standard 1.11.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process.

Through the proposed PUD rezoning process a Master Concept Plan will be adopted which will outline uses, setbacks and buffers to ensure compatibility with surrounding properties. The proposed project provides a transition of uses, adequate buffering, and separation from adjacent uses to promote compatibility with the surrounding uses.

The subject property has been divided into six parcels with the uses of each parcel restricted to mitigate adverse impacts to surrounding property owners. As shown on the enclosed MCP, the north and east parcels (Parcels A-D) have a separate Schedule of Uses and property development regulations from the parcels along I-75 (Parcels E-F).

Parcels A-D:

The proposed uses are limited to a select number of light industrial uses, with no heavy industrial uses proposed. Of the four parcels, three are adjacent to residential.

Parcels E-F:

The proposed uses include many allowed in Parcels A-D with some additional heavy industrial uses.

Many of the proposed uses are allowed in the Commercial Intensive (CI) zoning district, one of the property's current zoning districts. The table below lists the uses that are allowed to be constructed on the CI portion of the property today. As the table demonstrates, many of the proposed uses are currently allowed on the property.

PROPOSED USES ALLOWED IN CI ZONING	A, B, C, D	E, F
Animal boarding, animal shelter, kennel, doggy day care	✓	✓
Animal hospital, veterinary clinic	✓	✓
Indoor athletic, tennis, swim club. Cond.	✓	✓
Art studio, gallery	✓	✓
Auction room, auction house		✓
Auditorium, arena, stadium Cond.		✓
Bank.	✓	✓
Bus and train passenger terminal, taxi dispatch, limo service.	✓	✓
Call center.	✓	✓
Car wash full or self-service.	✓	

College/university		✓
Convenience store with or without gas pumps, gas stations	✓	
Copy, print, pack and ship, publishing, post office, and other	✓	✓
Funeral home (crematorium and mortuary accessory only).		✓
Greenhouse or nursery, commercial, garden center.	✓	✓
Health club.	✓	✓
Indoor commercial recreation.	✓	✓
Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.	✓	
Lodge, membership club	✓	
Machine shop. Cond.	✓	✓
Major utilities. Cond.		✓
Manufactured housing sales.	✓	✓
Medical and dental laboratory.	✓	✓
Offices governmental or operational.	✓	✓
Outdoor recreation	✓	✓
Park, recreation field	✓	✓
Parking: surface or garage, as accessory or primary use.	✓	✓
Police, fire, EMS substation.	✓	✓
Radio, TV or recording studio.	✓	✓
Religious assembly.	✓	✓
Repair services, automotive and non-automotive	✓	✓
Research, testing, and development laboratory.	✓	✓
Retail, wholesale, or rental store (including motor vehicle or	✓	✓
Self-storage: fully enclosed indoor multi-story or mini-storage	✓	✓
Trade schools, enrichment classes such as dance or martial	✓	✓
Travel trailer park, recreational vehicle park. Cond.	✓	✓
Water management structures, wells, reservoirs.	✓	✓
✓ = Proposed use		

The table below lists uses allowed in the Light Industrial zoning district. As the table demonstrates, several uses were omitted from the proposed request to ensure compatibility with surrounding properties. Some of the omitted uses were at the request of neighboring property owners.

LIGHT INDUSTRIAL USES NOT PROPOSED	A, B, C, D	E, F
Alcohol and drug rehabilitation treatment or clinic, detoxification centers.	X	X
Alternative-or post-incarceration facility, transitional home, half-way house.	X	X
Armory	X	
Auction room, auction house.	X	
Blood plasma donation center.	X	X
Carpentry, lumberyard and wood products.	X	

Car wash full or self-service.		X
College/university	X	
Commercial packing for fruits and vegetables	X	
Contractor storage (indoor/outdoor) perform services off-site, but store equipment and materials or perform fabrication or similar work on-site	X	
Convenience store with or without gas pumps, gas stations		X
Detention center, jail, prison.	X	X
Drive-in theater.	X	X
Flea market	X	
Funeral home or mortuary, crematorium.	X	
Labor pool.	X	X
Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.		X
Lodge, membership club		X
Machine shop; outdoor	X	
Major utilities; water and sewer treatment plant	X	X
Outdoor shooting range. Cond.	X	X
Outdoor storage and bulk storage: nonflammable	X	
Beaches.	X	X
Pawnshop	X	X
Psychiatric institution.	X	X
Radio, telephone and television transmission towers and facilities (commercial).	X	
Research and testing with primates and venomous snakes	X	X
Restaurant/food service establishment, with or without sale of alcoholic beverages	X	X
Social service facility, soup kitchen, transient lodging or shelter for the homeless.	X	X
Tattoo shop, body piercing, palmist, psychic, medium.	X	X
Truck, bus, rail or motor freight terminal, service facility, drop yard	X	
X = Use not proposed		

The uses proposed for Parcels E and F are more intense than those for Parcels A-D. As shown on the MCP, the more intense development area of Parcels E is separated from the existing residential on the east side by a minimum of 500 feet. The table below outlines uses allowed only in Parcels E and F, but not allowed in the parcels closer to existing residential property.

PROPOSED USES INCLUDED IN ONLY PARCELS E & F
Auction room, auction house
Armory

Auditorium, arena, stadium
Carpentry, lumberyard and wood products.
College/university
Commercial packing for fruits and vegetables
Contractor storage (indoor/outdoor) perform services off-site, but store equipment and materials or perform fabrication or similar work on-site
Flea Market
Funeral home or mortuary, crematorium
General manufacturing, processing, construction, and utility uses; excluding water and sewer treatment plants
Major utilities; excluding water and sewer treatment plants
Outdoor storage and bulk storage: nonflammable, including tow truck storage
Radio, telephone and television transmission towers and facilities (commercial)
Truck, bus, rail or motor freight terminal, service facility, drop yard

The subject property is further separated from surrounding residential uses by Luckett Road, setbacks, a road reservation, and existing vegetation. To the northeast, a thirty foot (30') front setback along Luckett Road combined with a seventy-five foot (75') right-of-way Reservation for future Luckett Road widening will adequately separate the subject property's light industrial uses from Cypress Woods RV Park. The 30' front setback on Luckett Road will be measured from the southern boundary of the reservation. The 75' Luckett Road ROW Reservation is denoted on the enclosed MCP, between the subject property and the Cypress Woods RV Park to the northeast. Combined, the setback and road reservation will ensure a 105' separation between the light industrial uses located on Parcel B and the Cypress Woods RV Park's southern property line. Moreover, the residential lots located within the Cypress Woods RV Park will be 150' from the subject property's proposed light industrial uses. In comparison, the existing Industrial park north of Luckett Road and adjacent to the subject property's northern boundary line and abutting the west property line of the RV Park, is approximately forty-five feet (45') from the property lines of existing residences. The industrial parcels located in this existing Industrial Park are zoned Light Industrial and adhere to the uses permitted under Section 118.2.3 of the LDC, a more extensive list of uses than what is proposed on the subject property.

As the images below show (Left image from 1998; right image from 2017), the RV Park to the northeast has enjoyed a successful development pattern along with the growth of the abutting industrial flex space. This development pattern indicates a market acceptance and compatibility of industrial uses near the existing RV Park.



The subject property, which abuts the RV Park for approximately 670 feet on its northeast property line, is proposing similar uses to the existing Industrial Park and provides over three times the separation distance from residential lots within the RV Park than the existing Industrial Park. Please note that only four homes within the RV park will have property lines that approach $\pm 150'$ of the subject property's proposed light industrial uses and seven homes within $\pm 200'$. All the other residences within the RV Park will have over $\pm 200'$ feet of separation from their property line to the PUD's proposed light industrial uses. Moreover, the proposed uses are further limited by the PUD lessening potential impacts on the RV Park from incompatible uses. Comparatively, the existing Industrial Park on the north side of Lockett Road abuts approximately 1,980 feet of the RV Park's east property line, and is within 130' of 36 homes (29 of which are within approximately 50'), and offers no additional separation from light industrial uses.

The proposed PUD demonstrates further compatibility and LDC compliance through buffering. The large AG-zoned lots abutting the subject property's eastern property line are within the Urban Community Future Land Use, allowing up to 6 units per acre. Homes on these lots are separated from the proposed development by wooded areas, approximately 360 to 400 feet wide. Nearly half of the abutting property in this location is in the Wetlands Future Land Use where flooding would be expected and home occupancy is less due to FEMA and flood insurance considerations. In addition to the existing separation from the homes along the project's east property line, the proposed PUD will provide a 40' wide Type E buffer. To the south the subject property abuts conservation 20/20 land owned by the County which requires no buffer. To the west the subject property abuts Interstate 75, and will provide a 15' buffer on parcels A, E, and F.

The proposed development will be required to adhere to the buffer yard provisions of LDC Section 138-4, which includes a 40' wide Type E buffer abutting the existing single family agricultural lots and a 15' wide Type B buffer along public roadways. Additionally, the LDC Sections 118.3.3 and 118.8.7 provide further requirements for more intense industrial uses to ensure compatibility with surrounding properties.

The proposed billboard on the northwest corner of the property is also compatible with the surrounding area. Located on an interchange of I-75, billboards are an appropriate use, as

demonstrated by the existing billboard on the north side of the interchange. The proposed billboard's height is variable, dependent on the setback utilized. As shown on the enclosed property development regulations, the proposed billboard "may not exceed a height of 30' when setback 10' from the project boundary. The height may be increased by one-foot for every one-foot the sign setback is increased, to a maximum height of 60'." This proposed height and setback criteria is more restrictive than the existing billboard which is 100' tall and is setback roughly 5' from the property line.

As a PUD and to ensure compatibility, planning staff, Planning Board and City Council may establish further restrictions during the rezoning process such as additional buffering, increased setbacks for more intense uses and limitations on hours of operation.

Policy 1.14) Conservation Lands (CON) are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.11.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

The subject property contains several areas designated as Conservation on the Future Land Use Map. These are areas that have been designated for preservation through the site's Environmental Resource Permit with the South Florida Water Management District and are recorded conservation easements. These areas will continue to be preserved or evaluated through modifications to the SFWMD ERP.

Standard 1.14.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

The Conservation areas have been designated consistent with the property's existing approved Environmental Resource Permit. If the wetland lines change through additional permitting and mitigation, the Conservation area will be adjusted accordingly.

OBJECTIVE 4

Maintain existing native and compatible vegetation and soils, increase the City's planting

of native vegetation, increase the planting of native trees and to increase the City's tree canopy.

Policy 4.1) Adequate landscaping and tree canopy coverage, requiring planting of at least 50% native vegetation and trees, shall be required of all development within the City in accordance with the Land Development Regulations.

Action 4.1.2) All new development and updating to landscaping on or bordering public right-of-ways shall require at least 75% planting of native vegetation.

Standard 4.2.2.3) Require the removal of invasive, exotic vegetation as defined in the City's Land Development Regulations, including Punk Tree (*Melaleuca quinquenervia*) and Brazilian Pepper (*Schinus terebinthifolius*), from new development and maintained in perpetuity.

Compliant with Objective 4, Policy 4.1, Action 4.1.2 and Standard 4.2.2.3, the proposed PUD adheres to the landscape requirements of the LDC. No deviations are requested from the LDC landscaping requirements.

As outlined by LDC Section 138-42, at least 75% of the trees and 50% of the shrubs for the required buffer plantings must be native indigenous (75% planting of native vegetation when bordering public right-of-ways), compliant with Policy 4.1 and Action 4.1.2. In addition to the on-going site maintenance of the property, exotic vegetation will be removed from the preserve areas in conformance with Standard 4.2.2.3 and as required by the Environmental Resource Permit.

The proposed buffers and maintained preserve areas demonstrate an overall compliance with Objective 4 by providing an increase to the City's native vegetation.

OBJECTIVE 6

Preserve significant natural open space areas, adjacent upland buffers, and historic resources.

Action 6.1.2) Preservation of viable wetlands, adjacent uplands, and buffers shall be required. The City shall recognize wetland reviews performed by the South Florida Water Management District, the Florida Department of Environmental Protection, the U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers or an independent consultant hired by the City. Isolated wetlands shall be reviewed in accordance with the South Florida Water Management District's Environmental Resource Permitting. Other wetlands shall be reviewed as determined by and according to Chapter 17-301, Florida Administrative Code, Surface Waters of the State, and Chapter 17-302, F.A.C, Surface Water Quality Standards.

The proposed PUD has an active Environmental Resource Permit which includes a requirement to preserve the areas shown on the MCP. The preserve areas include viable wetlands and upland buffers and have been recorded as conservation easements.

Conclusion

As outlined above, the proposed PUD is properly located for industrial uses to strengthen the City's economic base and future growth for a sufficient tax base and job opportunities. The proposed PUD aligns with historic land use of the property which was Industrial Interchange prior to annexation into the City. The MCP and Schedule of Uses have been designed to allow more intense development away from residential areas, with light industrial uses similar to existing development near Lockett Road and the eastern property line. Setbacks, buffers, and road separation for future Lockett Road expansion further ensure compatibility and a lack of negative impacts to surrounding properties.



City of Fort Myers, Florida

2200 Second Street
P.O. Box 2217
Ft. Myers, FL 33902-2217
Telephone (239) 321-7447
E-mail: jmadsen@cityofmyers.com

August 5, 2019

Dawn Russell
Land Planner
Barraco and Associates, Inc.
Post Office Drawer 2800
Fort Myers, FL 33902

**Re: Lockett Road PUD
Access Undetermined
Fort Myers, FL 33905
Strap numbers: 15-44-25-P2-U2086.4854; 15-44-25-P2-U2095.4843;
15-44-25-P2-U2085.4802; 15-44-25-P3-U2077.4781**

Water, Sewer and Reclaimed Availability

SEWAGE PLANT AND COLLECTION LINES:

The city of Fort Myers does not have any Utilities in this Area. Previously agreed on was a bulk agreement for utilities with Lee County for this property. The City can provide treatment capacity for the above referenced property under the below listed conditions. Any additional on-site collection lines, pump station upgrades, and appurtenances needed to handle project flows must be installed by the owner.

WATER PLANT AND DISTRIBUTION MAINS:

The city of Fort Myers does not have any Utilities in this Area. Previously agreed on was a bulk agreement for utilities with Lee County for this property.. The City's water plant can provide treatment capacity to serve the above project under the below listed conditions. The owner must install any additional on-site water mains and appurtenances needed for adequate domestic water supply and fire protection.

RECLAIMED WATER TRANSMISSION/DISTRIBUTION MAINS:

The city of Fort Myers does not have any Utilities in this Area. Previously agreed on was a bulk agreement for utilities with Lee County for this property. At that time, and under the below listed conditions, the property owner will be able to enter into a separate reclaimed user agreement for use of effluent. The owner must install all on-site distribution lines and appurtenances needed to handle project flows. Please be advised that, as an interim solution, separate potable water irrigation meters may be available upon request.

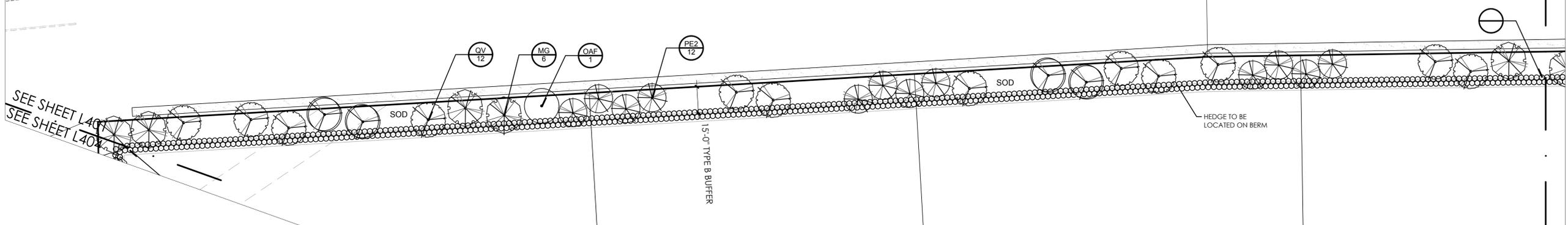
CONSTRUCTION OF MAINS AND APPURTENANCES

In each case above, service is provided on a first come first served basis, upon receipt of a formal request for service, payment of all appropriate fees and charges, and approval of all State and Local Regulatory Agencies. In accordance with Chapter 122 of the City Code of Ordinances, Public Facilities, the owner will be responsible for the installation of any off site sewer, water, and reclaimed water system improvements required to meet Project and area wide needs.

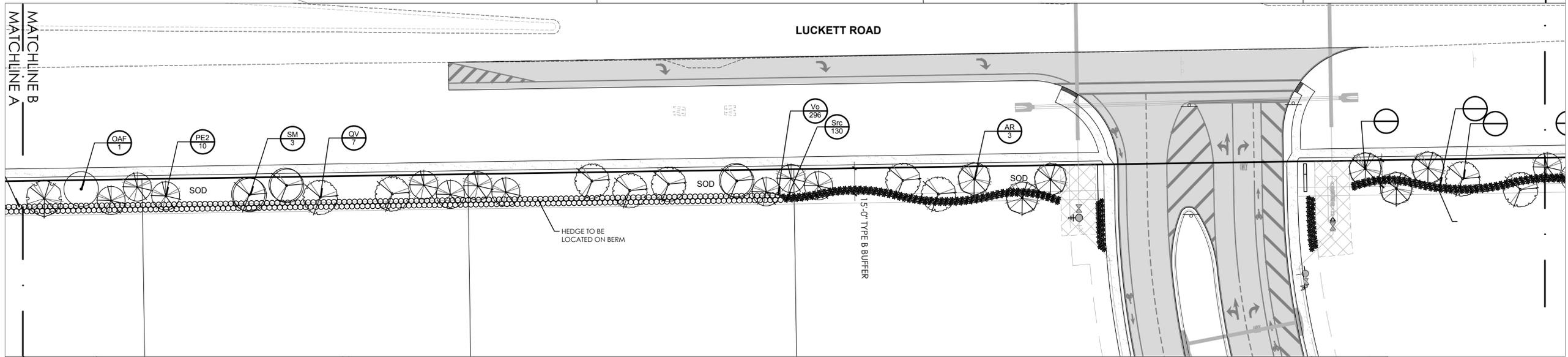
Sincerely,

Joel Madsen, Project Engineer
Public Works Department / Engineering

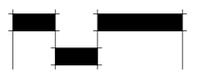
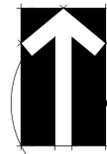
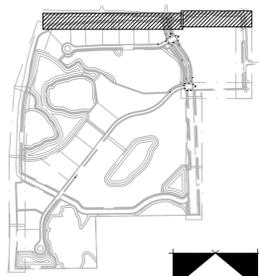
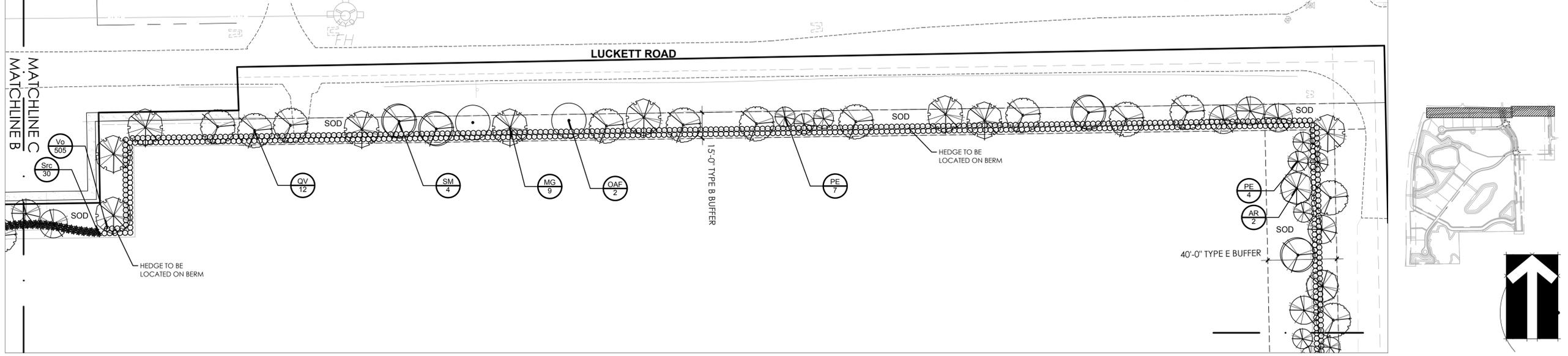
LUCKETT ROAD

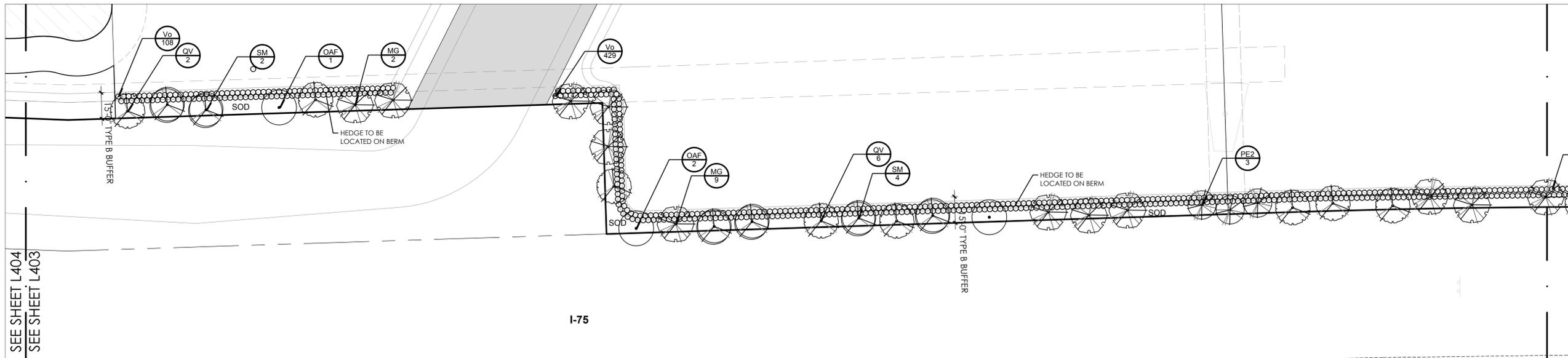
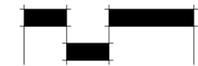
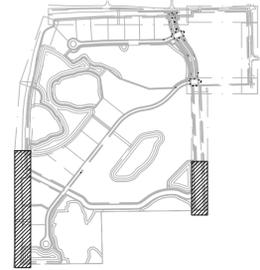
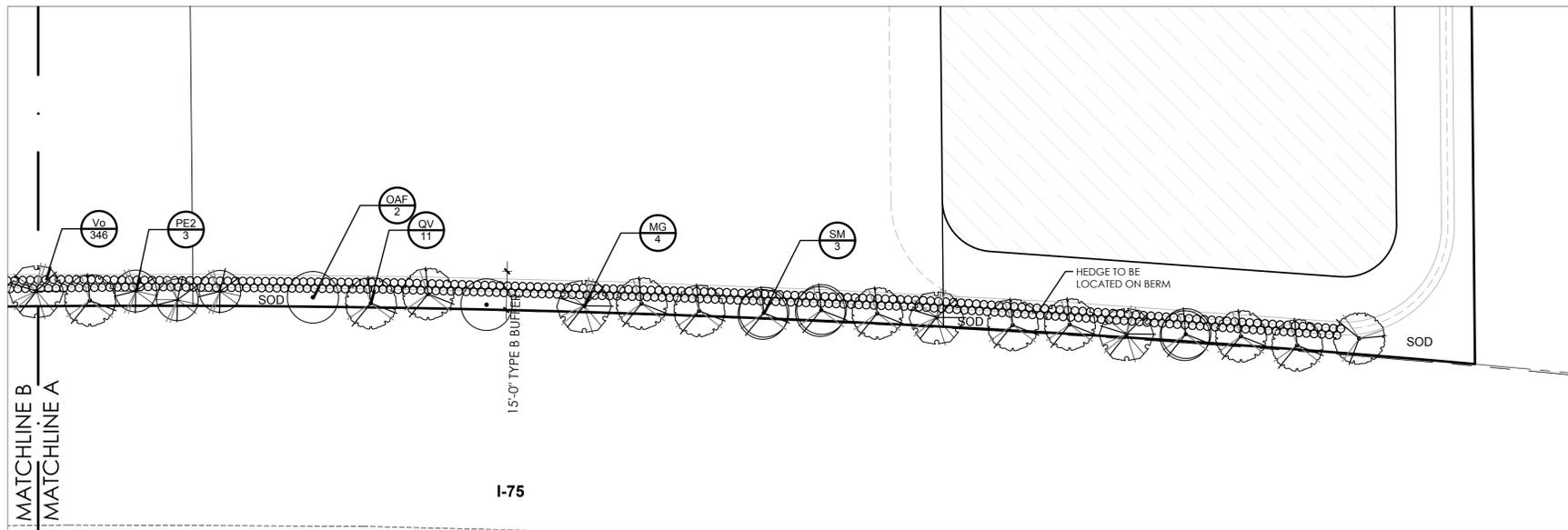
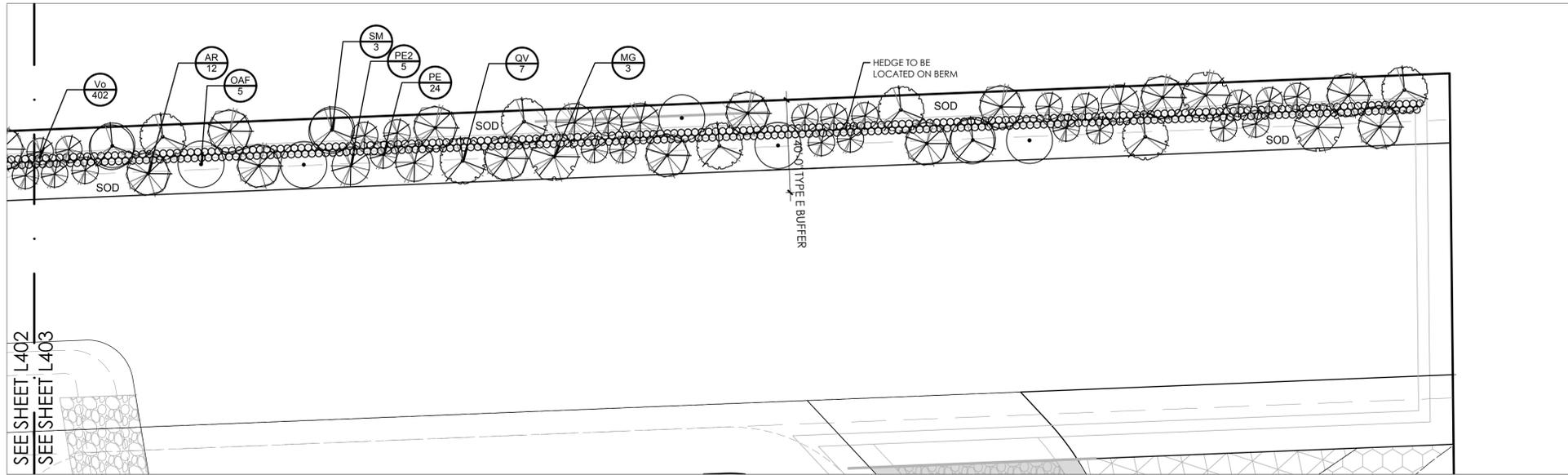


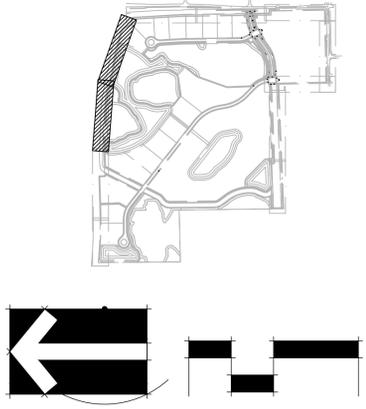
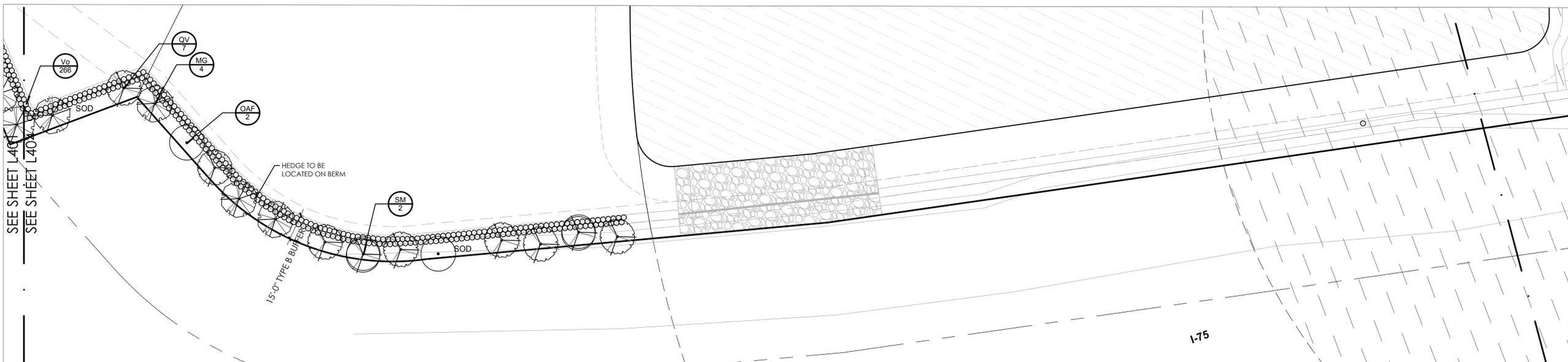
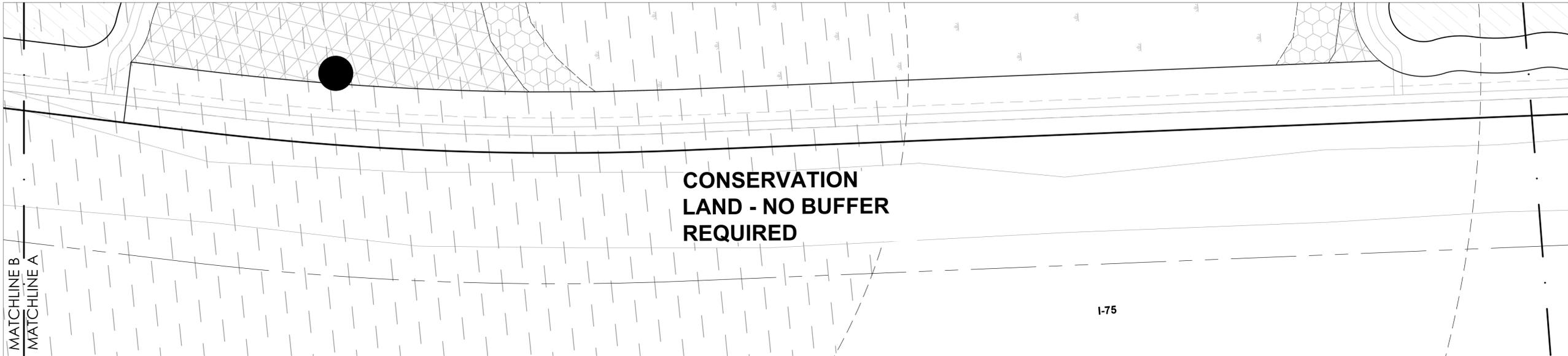
LUCKETT ROAD



LUCKETT ROAD









Icon: Metal panel with letters as void. Aluminum with dark bronze painted finish.

Masonry column with precast panels.

24'-0"

8'-0"

6'-0"

6'-0"

Provided 250 sq. ft.

12'-8"

Tri County Commerce Park

FT MYERS, FLORIDA

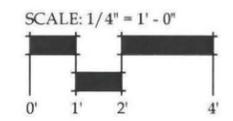
PREPARED FOR:

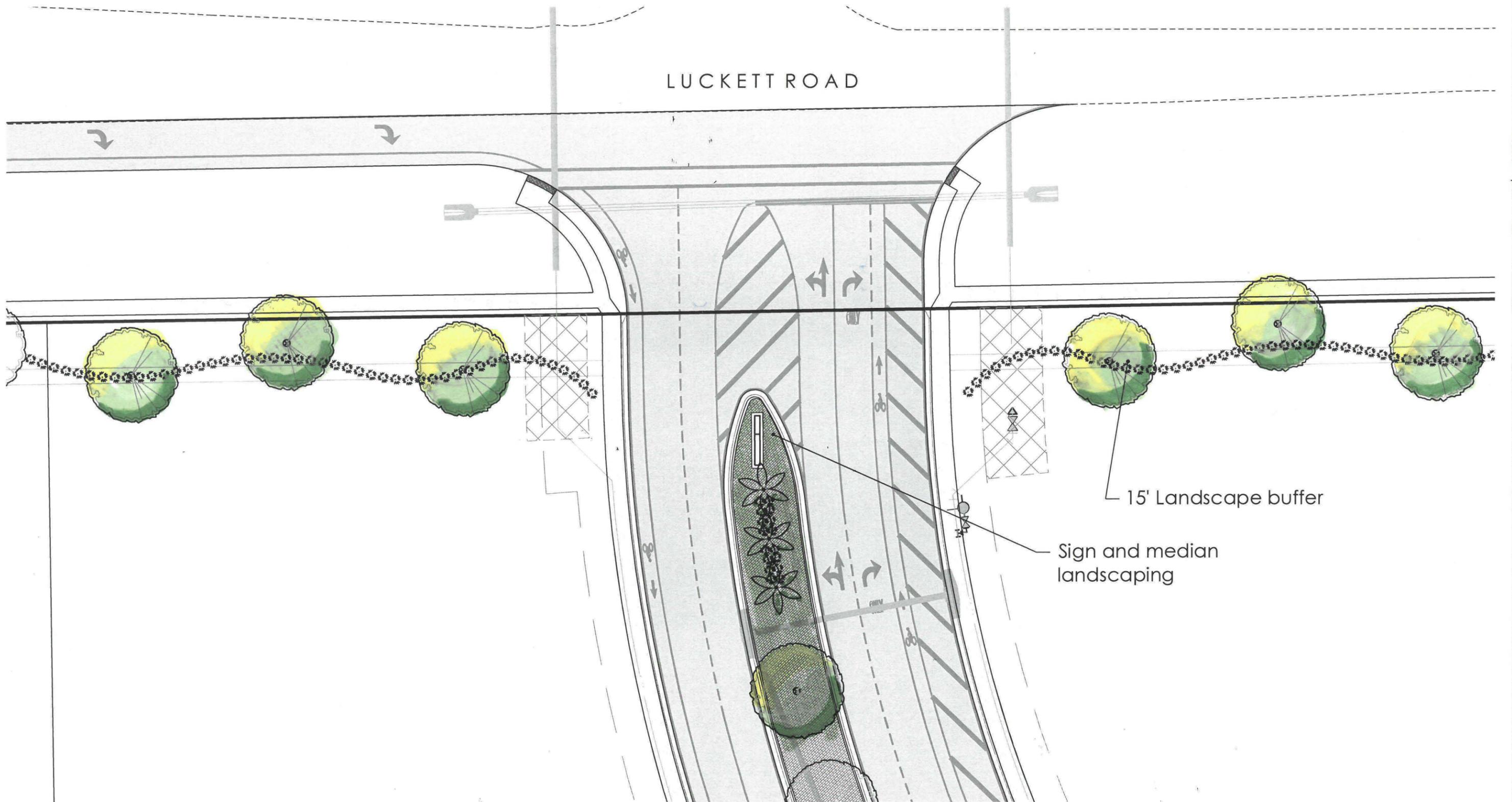
CHII Management, LLC

2019.133

July 18, 2019

Bd Bg
 BONNETT design group, llc
 landscape architecture . community planning
 FL LC 26000341
 400 South Orlando Ave. Suite 201 . Maitland, FL 32751
 407.622.1588 voice . 407.358.5363 fax
 www.BonnettDesignGroup.com





15' Landscape buffer

Sign and median landscaping

Tri County Commerce Park

FT MYERS, FLORIDA

PREPARED FOR:

CHII Management, LLC

2019.133

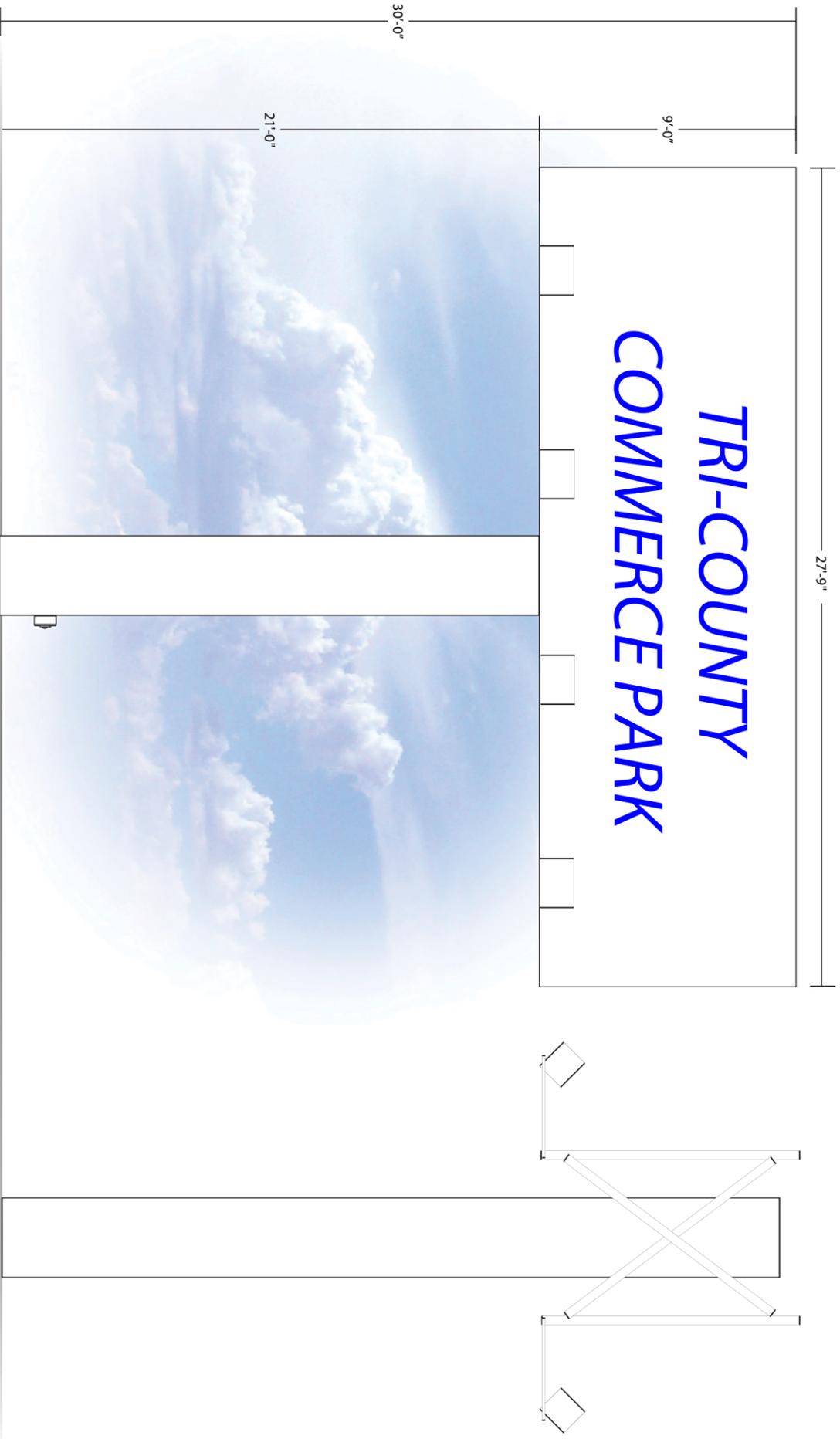
July 17, 2019



BONNETT design group, llc
 landscape architecture . community planning
 FL LC 26000341
 400 South Orlando Ave. Suite 201 . Maitland, FL 32751
 407.622.1588 voice . 407.358.5363 fax
 www.BonnettDesignGroup.com



SCALE: 1"=30'-0"
 0' 7.5' 15' 30'



SIDE VIEW

Tri County Commerce Center

Planned Unit Development

Deviation and Justification Narrative

1) Deviation from LDC Section 126-93(b)(1) which allows one additional sign (in addition to the main sign) not exceeding 125 sf to allow one additional sign not exceeding 250 sf.

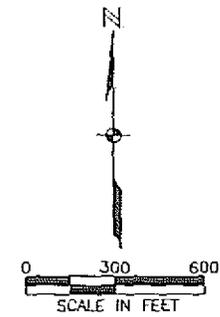
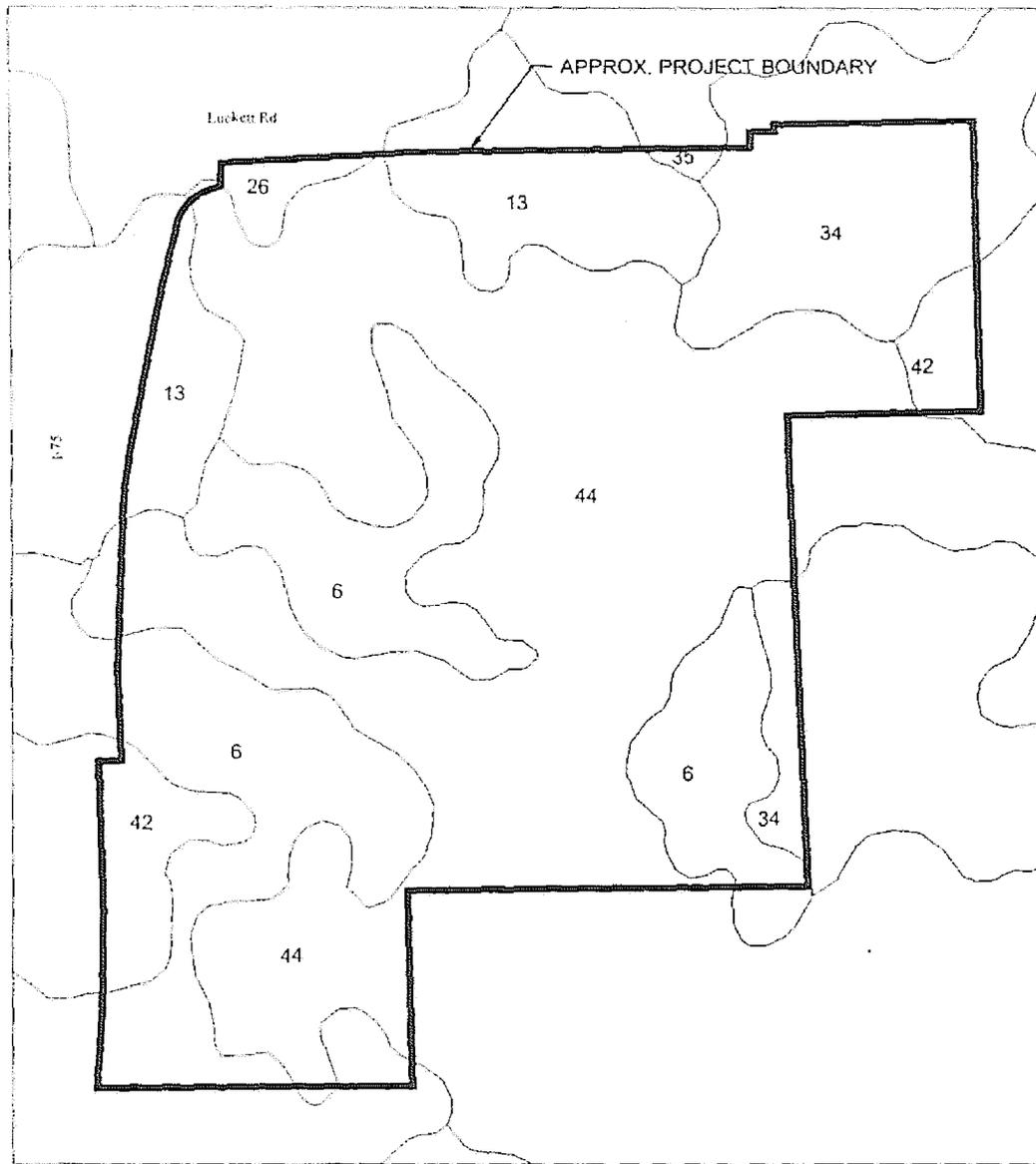
Justification: In addition to a main project sign, the Land Development Code allows one additional sign for each public street frontage. Each additional sign may not exceed 125 sf. The main project sign is located at the corner of I-75 and Lockett Road. A rendering of this 30-foot tall pole sign is included with the zoning package. An additional ground-mounted sign is proposed along Lockett Road. As noted in the rendering of this sign, the total sign face is 250 sf. No additional project signs are proposed along I-75. Approval of the proposed deviation transfers the sign square footage that is allowed by LDC from the I-75 frontage to Lockett Road frontage.

The above mentioned LDC requirements pertain to commercial centers, however, businesses that are not located in commercial centers are allowed one 250 sf sign. IL, IH, CG and CI zoning districts all have a lot width of 100 feet. The LDC would allow each of these lots to construct a 250 sf sign. Applying this rate of sign usage to the project's Lockett Road frontage the site would have 25 signs. In other words, if the land were developed by conventional zoning standards a total of 6,250 sf of signage could exist along Lockett Road and meet LDC criteria (25 signs x 250 sf). This calculation demonstrates the arbitrary nature of the LDC provision, wherein the project size bears no weight to the size of sign allowed.

The additional square footage will provide for an aesthetically pleasing, easy to read, and substantial identification for a large commercial/industrial project. The larger ground mounted sign will be able to provide more detail on the facilities within the development, helping to avoid confusion and therefore will not be a detriment to Public Health, Safety, and Welfare.

2) Deviation from LDC Chapter 126-93(b)(1) to allow the existing billboard to remain.

Justification: In an abundance of caution a deviation is request to allow the existing billboard to remain. The billboard is a true billboard advertising offsite matters and regulated by FDOT. While nonconformities exist with the current LDC, Lee County Property Appraiser aerials shows the billboard in existence on the earliest aerials Lee County provides, 1998. During SIT permitting maintenance access will be addressed with appropriate easements and/or tract dedication during the platting process.



SYMBOL	DESCRIPTION	STATUS
6	Hallandale f.s.	Non-hydric
13	Boca f.s.	Hydric
26	Pineda f.s.	Hydric
34	Malabar f.s.	Hydric
35	Wabasso sand	Hydric
42	Wabasso sand, limestone substratum	Non-hydric
44	Malabar f.s., depressional	Hydric

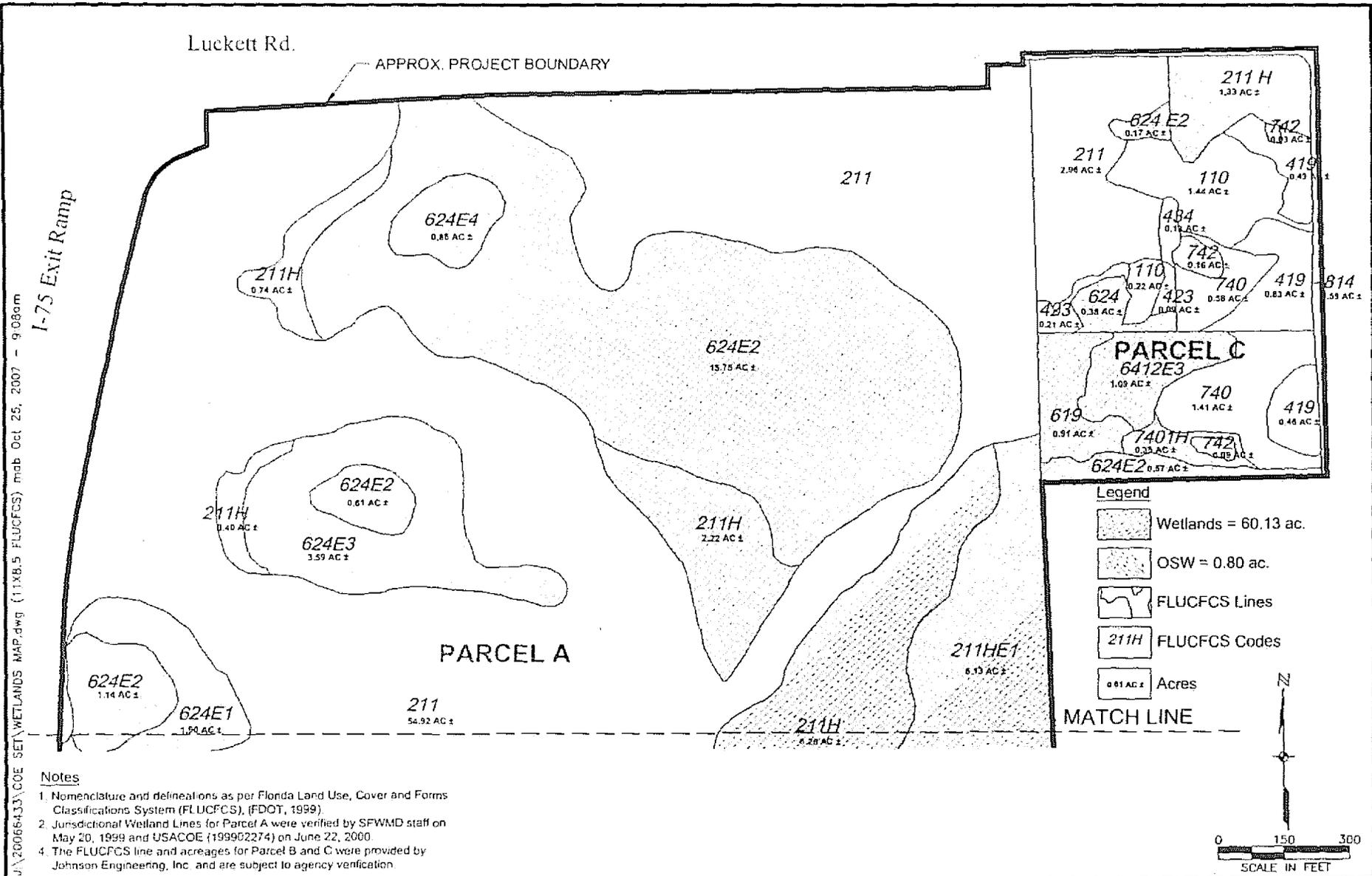
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JOHNSON
 ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

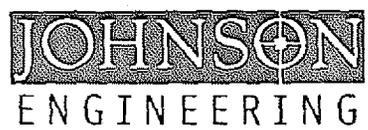
Southland Lakes
 Soils Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	3



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SAJ-2007-4533 (IP-MJD)
 Southland Lakes.
 April 11, 2008
 Page 3 of 15

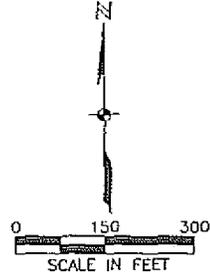
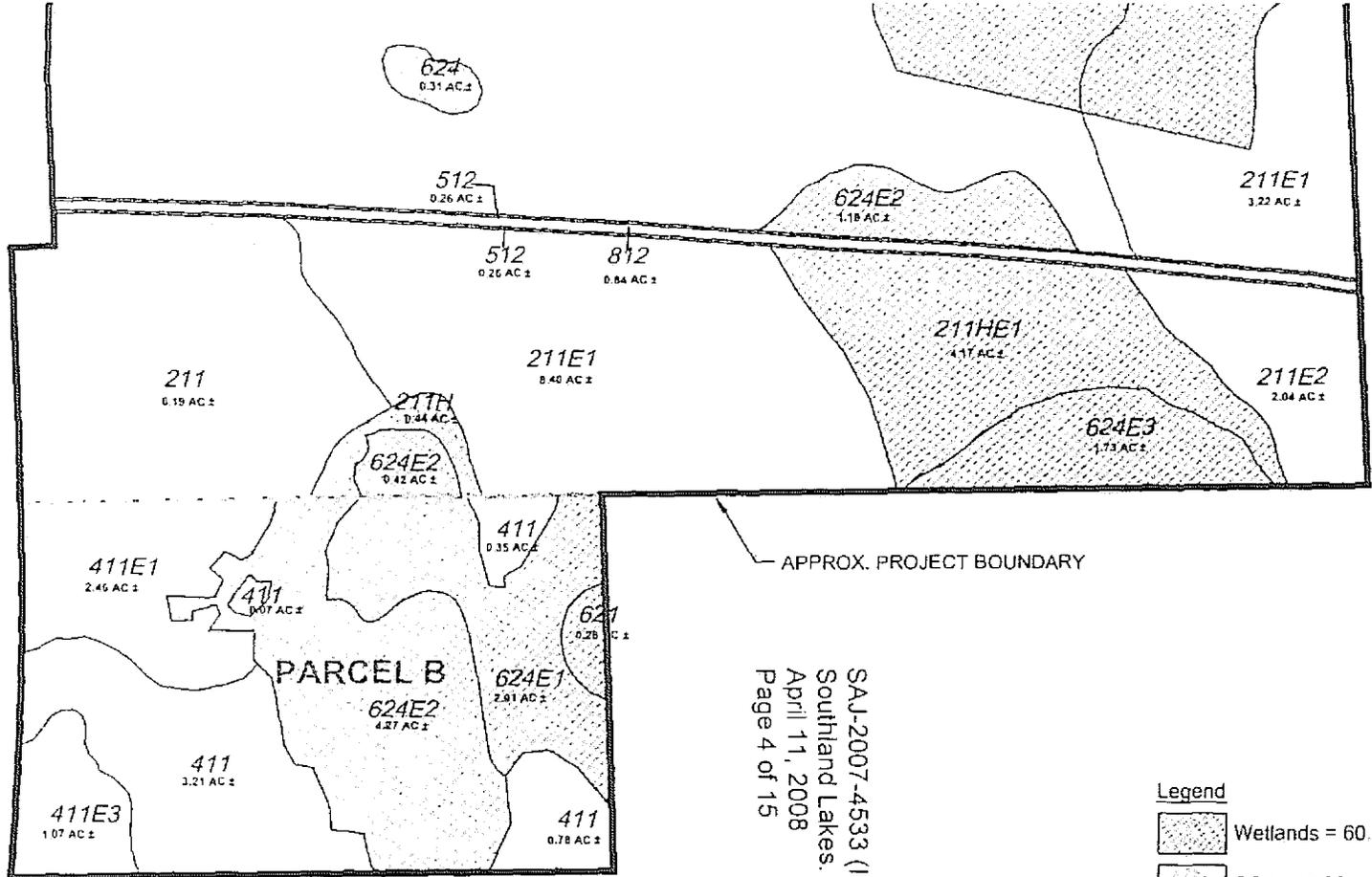


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 E.B. #642 & L.B. #642

Southland Lakes
 FLUCFCS and Wetlands Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	4

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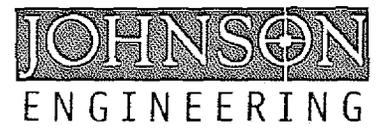
SAJ-2007-4533 (IP-MJD)
 Southland Lakes.
 April 11, 2008
 Page 4 of 15

Notes

1. Nomenclature and delineations as per Florida Land Use, Cover and Forms Classifications System (FLUCFCS). (FDOT, 1999)
2. Jurisdictional Wetland Lines for Parcel A were verified by SFWMD staff on May 20, 1999 and USACOE (199902274) on June 22, 2000
4. The FLUCFCS line and acreages for Parcel B and C were provided by Johnson Engineering, Inc. and are subject to agency verification

Legend

-  Wetlands = 60.13 ac.
-  OSW = 0.80 ac.
-  FLUCFCS Lines
-  211H FLUCFCS Codes
-  0.61 AC ± Acres



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Southland Lakes
 FLUCFCS and Wetlands Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	4g

Wetland ID	Polygon ID	FLUCFCS	Total Impact Acres
W-A	3	211H	0.74
	6	211H	2.22
	1	624 E2	3.99
	2	624 E4	0.84
W-B	7	624 E3	0.38
W-C	5	624 E2	0.03
	22	624 E1	0.05
W-D	17	624	0.31
	16	211H	6.26
	15	211H E1	6.13
	12	619	0.91
W-E	10	624	0.38
	14	624 E2	0.57
	11	6412 E3	1.09
	13	7401H	0.35
W-F	19	211H E1	4.18
	7	624 E2	1.19
W-G	20	211H	0.44
	21	624 E2	0.20
W-H	8	211H	1.33
	9	624 E2	0.17
Total			31.76

FLUCFCS	TOTAL AC. OF FLUCFCS	IMPACTED BY FLUCFCS	% IMPACTED
211H	11.39	10.99	96.49
211HE1	10.31	10.31	100
619	0.91	0.91	100
6240E1	4.81	0.05	1.03
624E2	22.97	6.84	29.78
624E3	5.33	0.38	7.13
624E4	0.86	0.84	97.64
6412E3	1.09	1.09	100
7401H	0.35	0.35	100
621	0.28	0	0
624	1.83	0	0
	60.13	31.76	

J:\20066433\CDE SET\Site Plan.dwg (Impact Table) mab Oct 25, 2007 - 9:00am

SAJ-2007-4533 (IP-MJD)
 Southland Lakes.
 April 11, 2008
 Page 10 of 15

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 (239) 334-3661
 42 & L.B. #642

Southland Lakes
 Impacts Table

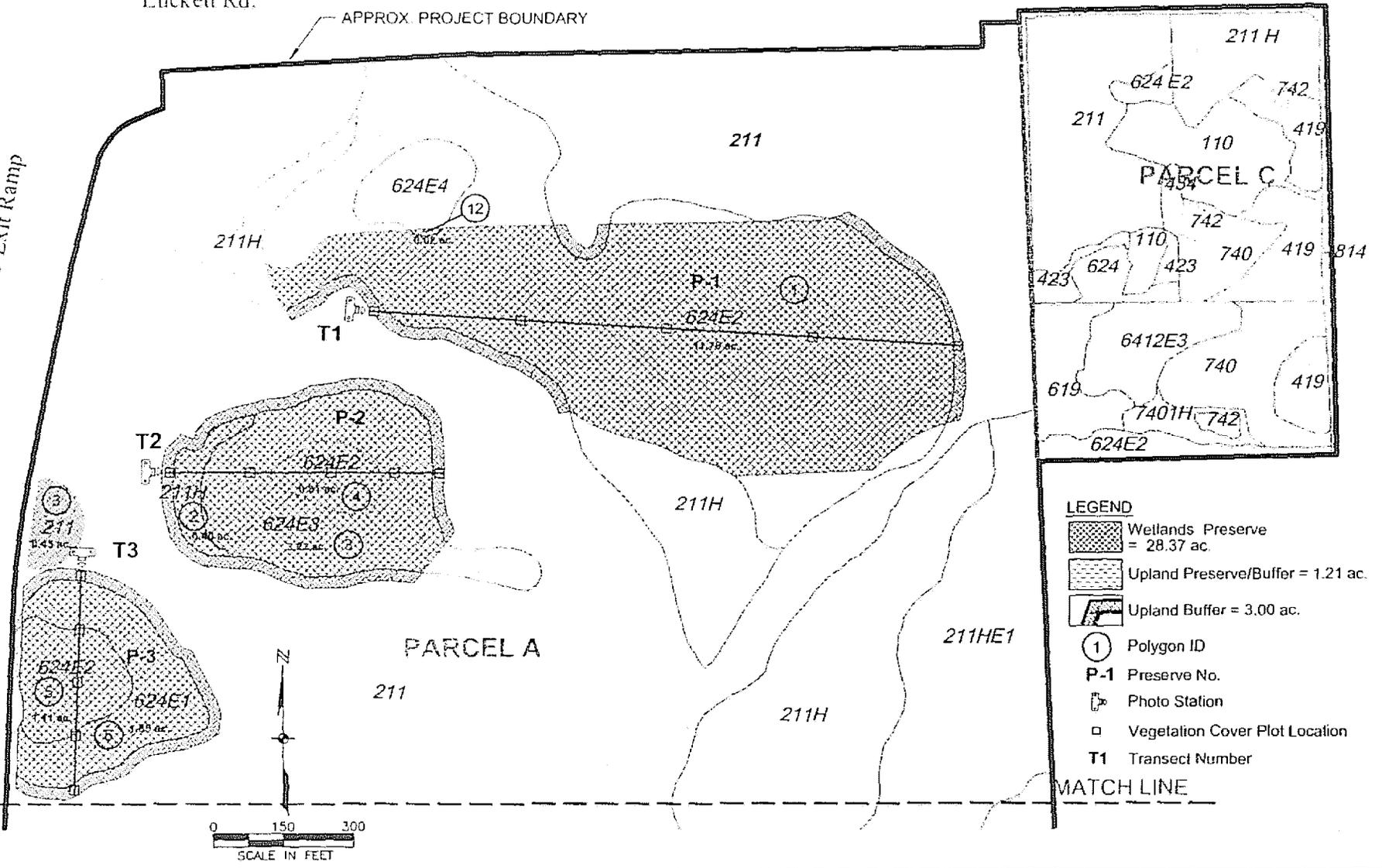
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433			66

I:\20066433\COE SET\PRESERVE_ENHANCEMENT_MAP.dwg (11XB.5 PRESERVE-MIT) mob Oct 25, 2007 - 8:58am

I-75 Exit Ramp

Luckett Rd.

APPROX. PROJECT BOUNDARY

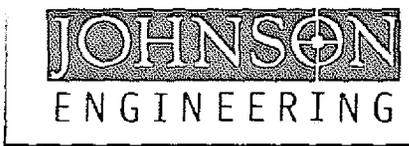


LEGEND

- Wellands Preserve = 28.37 ac.
- Upland Preserve/Buffer = 1.21 ac.
- Upland Buffer = 3.00 ac.
- ① Polygon ID
- P-1 Preserve No.
- Photo Station
- Vegetation Cover Plot Location
- T1 Transect Number

MATCH LINE

SAJ-2007-4533 (IP-MJD)
 Southland Lakes.
 April 11, 2008
 Page 11 of 15

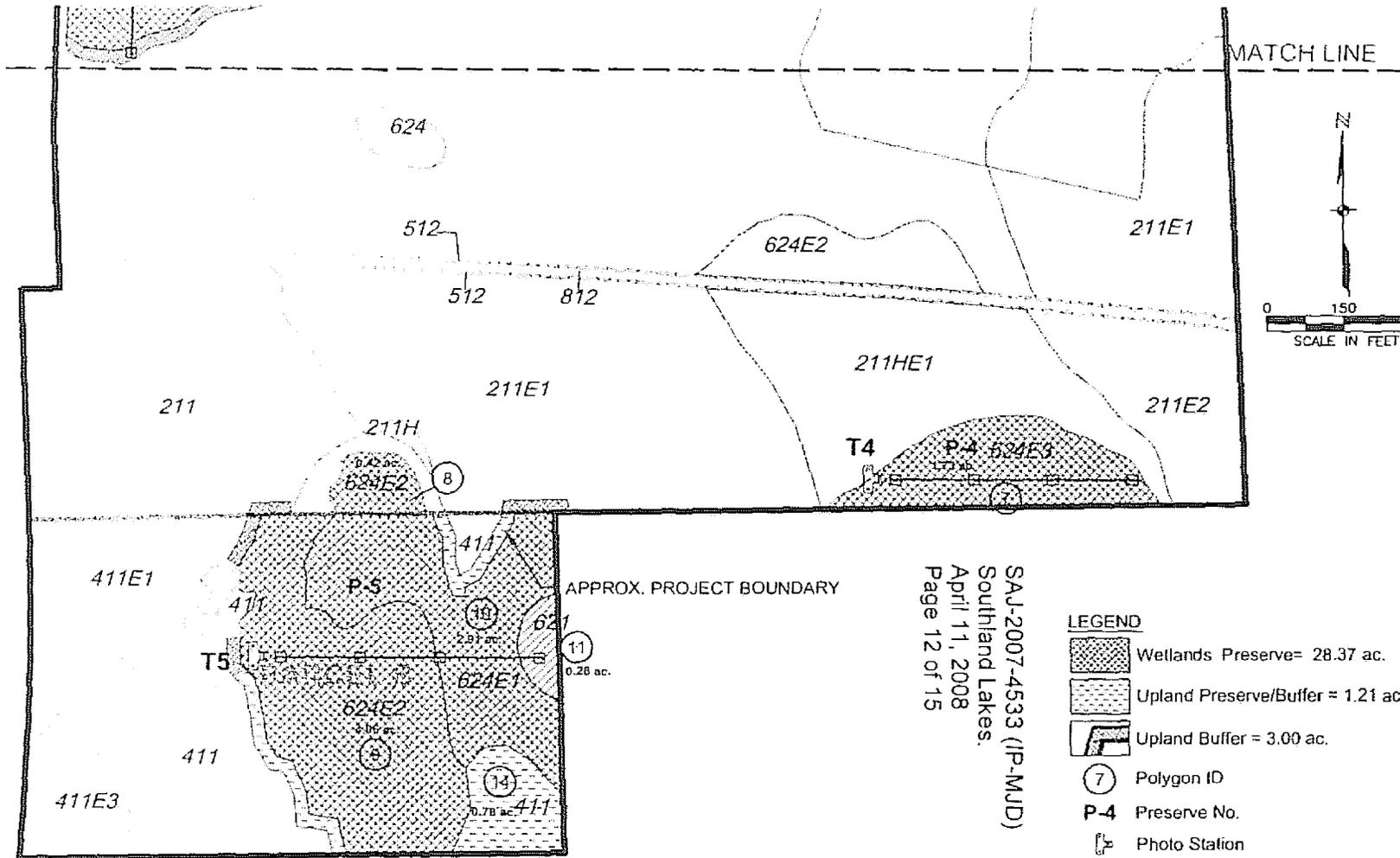


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Southland Lakes
 Preserve/Enhancement/Monitoring Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	7

J:\20066433\COE SET\PRESERVE_ENHANCEMENT MAP.dwg (11X8.5 PRESERVE-MIT 2).mab Oct 25, 2007 - 8:58am



SAJ-2007-4533 (P-MJD)
 Southland Lakes.
 April 11, 2008
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LEGEND

-  Wellands Preserve = 28.37 ac.
-  Upland Preserve/Buffer = 1.21 ac.
-  Upland Buffer = 3.00 ac.
-  Polygon ID
-  P-4 Preserve No.
-  Photo Station
-  Vegetation Cover Plot Location
-  T1 Transect Number

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Southland Lakes
 Preserve/Enhancement/Monitoring Map

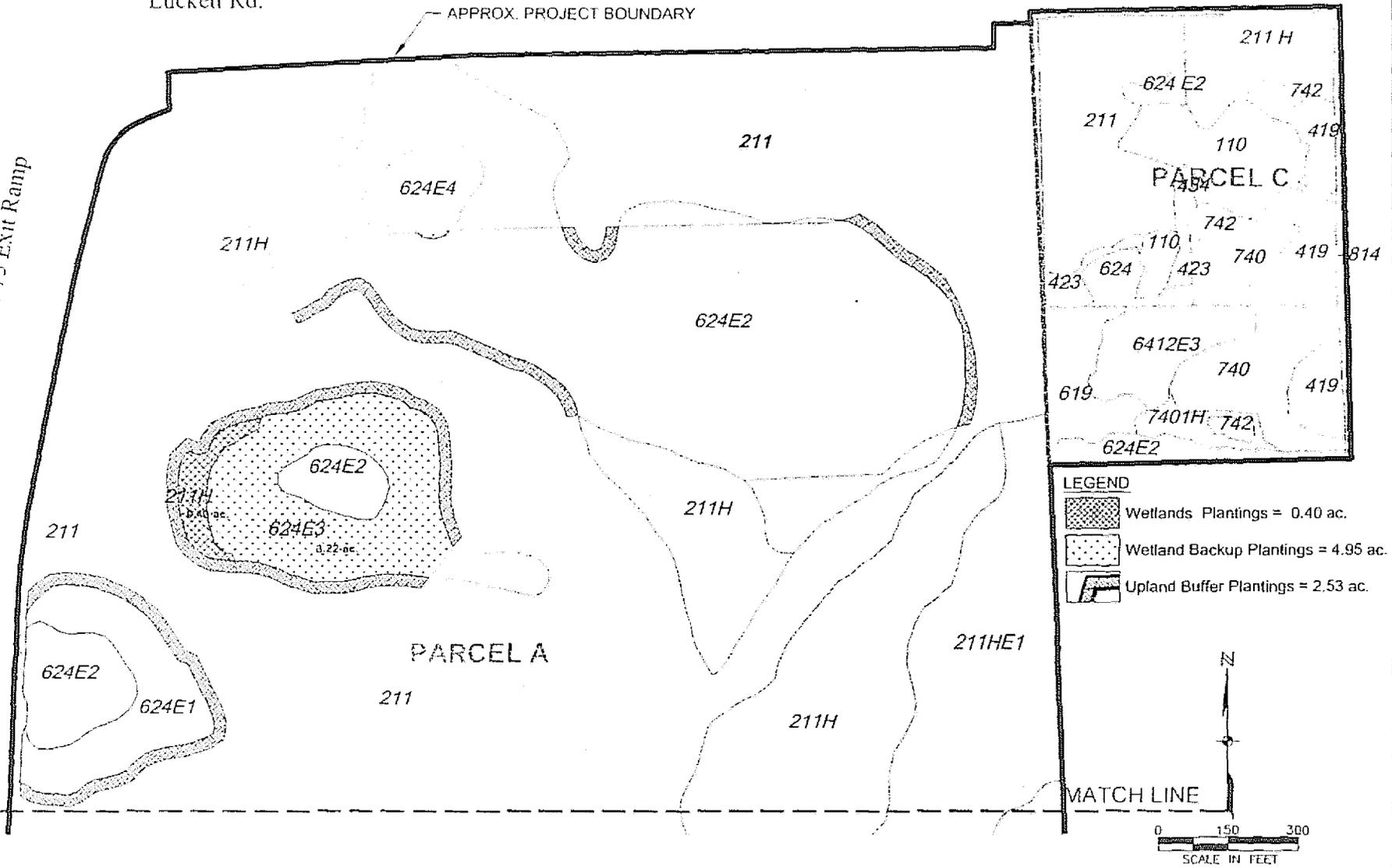
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	7a

J:\20066433\COE SET\PRESERVE_ENHANCEMENT MAP.dwg (11X8.5 PLANTING MAP) mab Oct 25, 2007 -- 8:58am

I-75 Exit Ramp

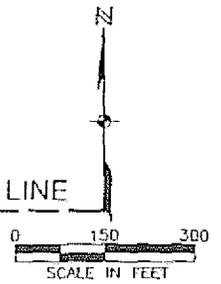
Luckett Rd.

APPROX. PROJECT BOUNDARY



LEGEND

-  Wetlands Plantings = 0.40 ac.
-  Wetland Backup Plantings = 4.95 ac.
-  Upland Buffer Plantings = 2.53 ac.



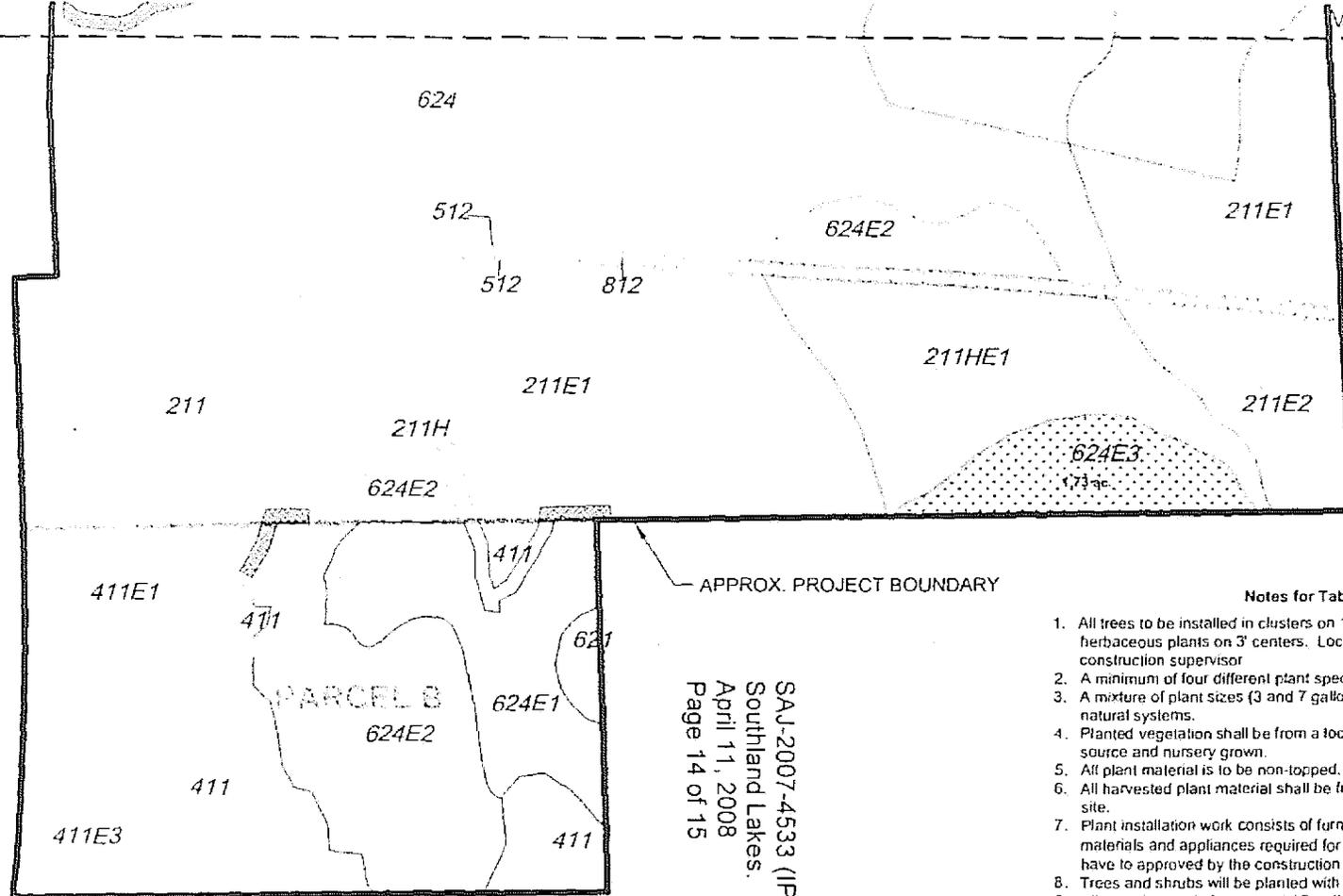
SAJ-2007-4533 (IP-MJD)
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Southland Lakes Planting Location Map				
DATE	PROJECT NO	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	8

J:\20066433\COE SET\PRESERVE\ENHANCEMENT MAP.dwg (11x8.5 PLANTING MAP(2)) mab Oct 25, 2007 - 8:53am



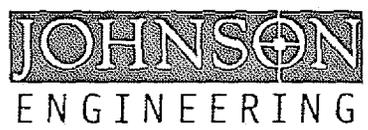
SJA-2007-4533 (IP-MJD)
 Southland Lakes.
 April 11, 2008
 Page 14 of 15

Notes for Table 4-P1 and 4-P2:

1. All trees to be installed in clusters on 12' center, shrubs on 8' centers and herbaceous plants on 3' centers. Locations of clusters to be approved by the construction supervisor.
2. A minimum of four different plant species will be planted in each cluster.
3. A mixture of plant sizes (3 and 7 gallon) will be used for each cluster to mimic natural systems.
4. Planted vegetation shall be from a local or regional (Lake Okechobee or south) source and nursery grown.
5. All plant material is to be non-topped.
6. All harvested plant material shall be from a FDEP approved and permitted harvest site.
7. Plant installation work consists of furnishing and installing the complete plant materials and appliances required for the installation. Changes to plant species have to approved by the construction supervisor.
8. Trees and shrubs will be planted with rootball intact and unexposed.
9. All containerized plant material 3-gallon size or larger will be fertilized with 20:10:5 AgriForm tablets of equivalent. Application rate shall be 10 grams per gallon of plant container.
10. Trees requiring stability will be staked and tied to keep them upright.
11. Any variances from the planting plan will require approval by the construction supervisor.
12. Due to the variability of wetland community types and hydrologic conditions, contractor shall be responsible for the proper placement of plant species within each planting area based on observations of hydrologic indicators and topography.

LEGEND

-  Wetlands Plantings = 0.40 ac.
-  Wetland Backup Plantings = 4.95 ac.
-  Upland Buffer Plantings = 2.53 ac.



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Southland Lakes
 Planting Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433		As Shown	8a

**Supplemental Planting Plan for Southland Lakes
Upland & Wetland Enhancement Areas**

Plant Name	Species	Min. Container Size/Height	Quantity	Estimated Cost	Total Cost
Upland Enhancement Planting (2.53 acres)					
Trees					
Slash pine	<i>Pinus elliotii</i>	3 gallon/4' - 6'	130	\$9.00	\$1,170.00
Slash pine	<i>Pinus elliotii</i>	7 gallon/6' - 8'	130	\$29.00	\$3,770.00
Live oak	<i>Quercus virginiana</i>	3 gallon/4' - 6'	65	\$9.00	\$585.00
Live oak	<i>Quercus virginiana</i>	7 gallon/6' - 8'	65	\$29.00	\$1,885.00
Red maple	<i>Acer rubrum</i>	3 gallon/4' - 6'	65	\$9.00	\$585.00
Red maple	<i>Acer rubrum</i>	7 gallon/4' - 6'	65	\$29.00	\$1,885.00
		Subtotal:	520		\$9,880.00
Shrubs					
Necklace pod	<i>Sophora tomentosa</i>	3 gallon/4' - 6'	74	\$3.50	\$259.00
Beautyberry	<i>Callicarpa americana</i>	3 gallon/4' - 6'	74	\$9.00	\$666.00
Myrsine	<i>Myrsine guianensis</i>	3 gallon/4' - 6'	74	\$12.00	\$888.00
		Subtotal:	222		\$1,813.00
Herbaceous					
Muhly grass	<i>Muhlenbergia capillaries</i>	4 inch/ 12"-24"	688	\$1.15	\$791.20
Wire grass	<i>Aristida sp.</i>	2 inch/ 12"-24"	688	\$1.05	\$722.40
Lopsided Indian	<i>Sorghastrum secundum</i>	2 inch/ 12"-24"	688	\$1.05	\$722.40
Tickseed	<i>Coreopsis leavenworthii</i>	1 gallon/2' to 4'	688	\$4.00	\$2,752.00
		Subtotal:	2,752		\$4,988.00
Wetland Enhancement Planting (0.40 acres)					
Herbaceous					
Cordgrass	<i>Spartina bakeri</i>	2 inch/12"-24"	242	\$1.05	\$254.10
Maidencane	<i>Panicum hemitomon</i>	bareroot	242	\$0.70	\$169.40
Giant bulrush	<i>Scirpus californicus</i>	bareroot	242	\$0.70	\$169.40
Jointed spikerush	<i>Elocharis interstincta</i>	bareroot	242	\$0.70	\$169.40
		Subtotal:			\$762.30
		Total:			\$17,443.30

Backup Planting Plan for Southland Lakes Wetland Enhancement Areas

Plant Name	Species	Min. Container Size/Height	Quantity	Estimated Cost	Total Cost
Wetland Enhancement Planting (4.95 acres)					
Trees					
Bald cypress	<i>Taxodium ditichum</i>	3 gallon/4' - 6'	73	\$30.00	\$2,190.00
Bald cypress	<i>Taxodium ditichum</i>	7 gallon/6' - 8'	73	\$10.00	\$730.00
Slash pine	<i>Pinus elliotii</i>	3 gallon/4' - 6'	73	\$29.00	\$2,117.00
Slash pine	<i>Pinus elliotii</i>	7 gallon/6' - 8'	73	\$9.00	\$657.00
		Subtotal:	292		\$5,694.00
Shrubs					
Pond apple	<i>Annona glabra</i>	1 gallon/2' - 4'	337	\$1.65	\$556.05
Wax myrtle	<i>Myrica cerifera</i>	3 gallon/4' - 6'	337	\$2.00	\$674.00
		Subtotal:	730		\$1,230.05
Herbaceous					
Pickeral weed	<i>Pontederia lanceolata</i>	bareroot	599	\$0.70	\$419.30
Arrowhead	<i>Sagittaria sp.</i>	bareroot	599	\$0.70	\$419.30
Cordgrass	<i>Spartina bakeri</i>	2 inch/12"-24"	599	\$1.05	\$628.95
Maidencane	<i>Panicum hemitomon</i>	bareroot	599	\$0.70	\$419.30
Giant bulrush	<i>Scirpus californicus</i>	bareroot	599	\$0.70	\$419.30
Jointed spikerush	<i>Elocharis interstincta</i>	bareroot	599	\$0.70	\$419.30
Swamp fern	<i>Belchnum serrulatum</i>	1 gallon/2' to 4'	599	\$2.00	\$1,198.00
Spider Lily	<i>Crinum americanum</i>	2 gallon/2' to 4'	599	\$1.75	\$1,048.25
		Subtotal:	4,792		\$4,971.70
		Total:	5,814		\$12,387.95

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SAJ-2007-4533 (IP-MJD)
Southland Lakes.
April 11, 2008
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158 JOHNSON STREET
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.B. #642 & L.B. #642

Southland Lakes
Planting Plan Tables

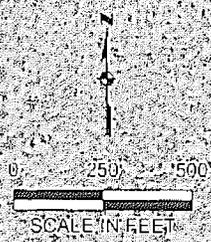
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2007	20066433			8b



LEGEND

Hand Clearing (32.14 ac.)

Mechanical Clearing (2.77 ac.)



W:\ms01\proj-fm\20066433\exotics.mxd

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**Exotics Removal
Southland Lakes**

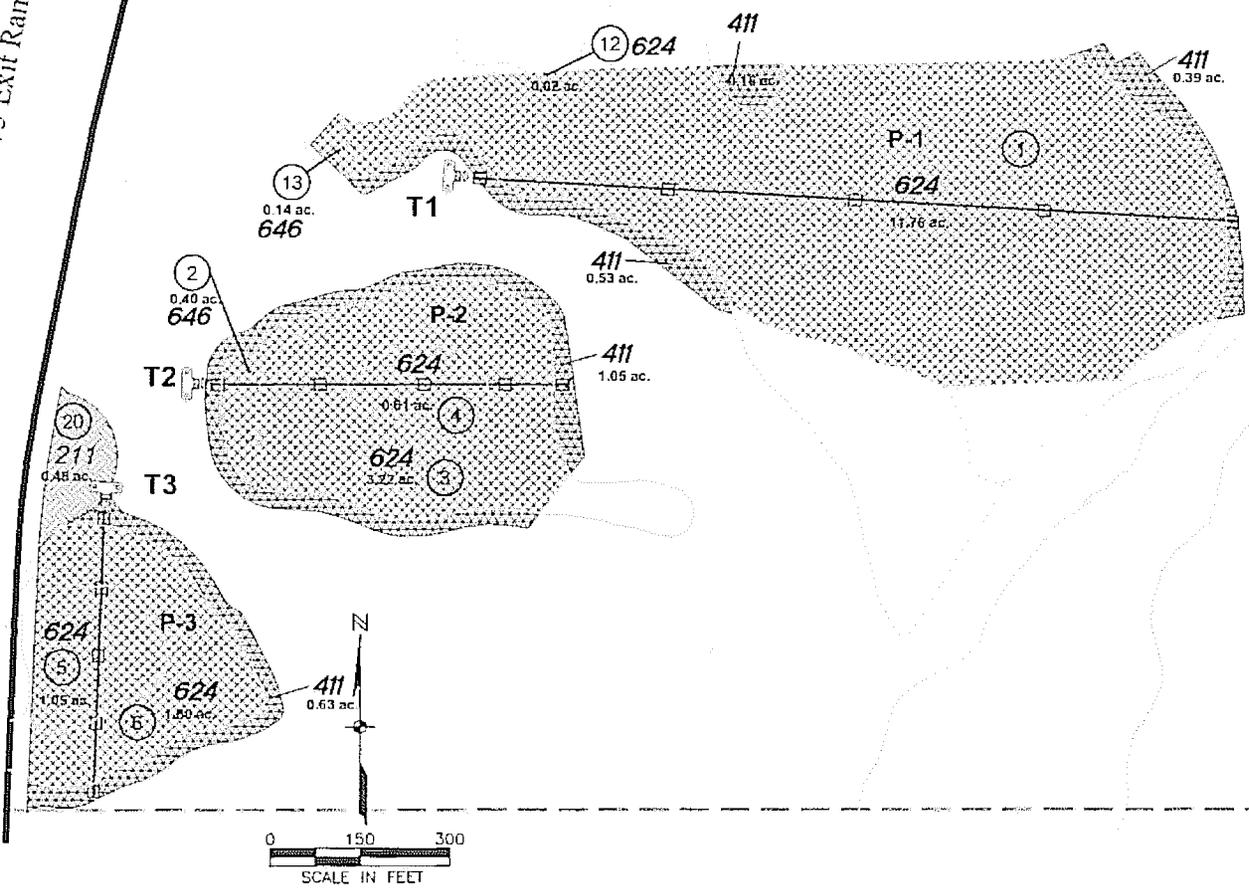
DATE	PROJECT	FILE NO.	SCALE	SHEET
May 2009	20066433	---	As Shown	1

\\Firma01\Proj-fmn\20066433\COE SET\Proposed PRESERVE-ENHANCEMENT MAP.dwg (11X8.5 PRESERVE-MIT) jrm May 15, 2009 -- 8:22am

I-75 Exit Ramp

Luckett Rd.

APPROX. PROJECT BOUNDARY



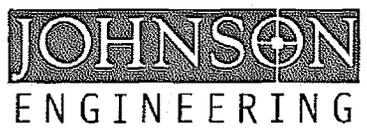
LEGEND

- Wetlands Enhancement = 29.33 ac.
- Upland Preserve = 2.00 ac.
- Upland Buffer = 3.58 ac.
- Polygon ID
- P-1 Preserve No.
- Photo Station
- Vegetation Cover Plot Location
- T1 Transect Number

MATCH LINE

Notes

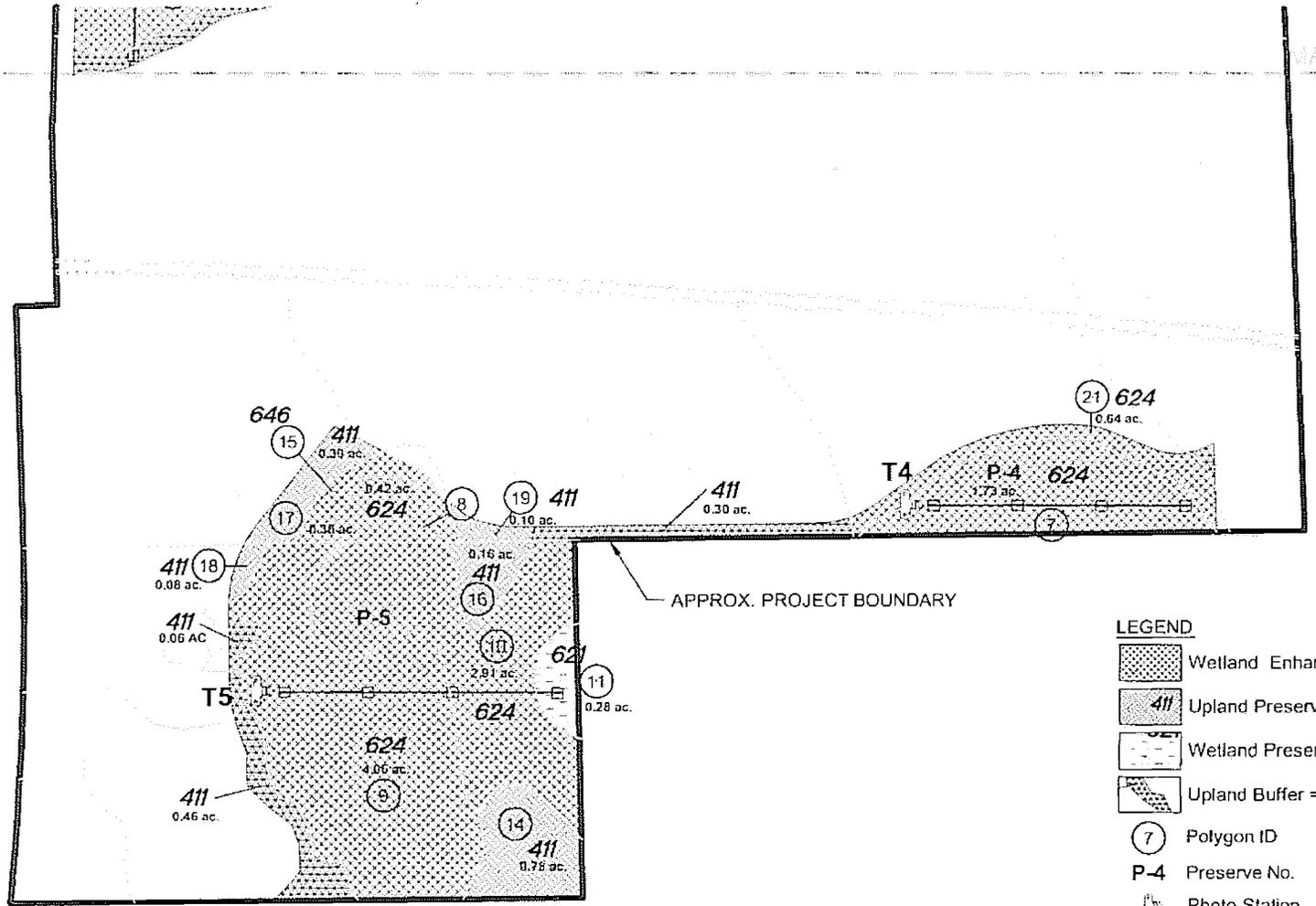
1. Nomenclature and delineations as per Florida Land Use, Cover and Form Classification System (FLUCFS) (FDOT, 1999).
2. Wetland Lines were verified by SFWMD sds on September 14, 2007.
3. Wetland Lines are subject to ACOE verification.



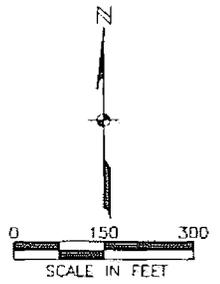
2158 JOHNSON STREET
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Southland Lakes Preserve/ Monitoring Map Proposed Conditions				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2009	20066433		As Shown	7

\\Flms01\Proj-fm\20066433\COE SET\Proposed PRESERVE_ENHANCEMENT MAP.dwg (11X8.5 PRESERVE-INT 2) jwm May 15, 2009 - 8:23am



MATCH LINE

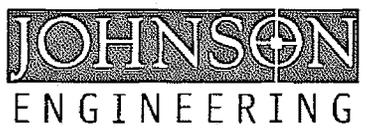


LEGEND

- Wetland Enhancement = 29.33 ac.
- 411 Upland Preserve = 2.00 ac.
- Wetland Preserve = 0.28 ac.
- Upland Buffer = 3.58 ac.
- Polygon ID
- P-4** Preserve No.
- Photo Station
- Vegetation Cover Plot Location
- T1** Transect Number

Notes

1. Nomenclature and delineation as per Florida Land Use, Cover and Forms Classification System (FLUCFCS), (FDOT, 1993).
2. Wetland Lines were verified by SHWMD staff on September 14, 2007.
3. Wetland Lines are subject to ACOE verification.



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Southland Lakes Preserve/ Monitoring Map Proposed Conditions				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2009	20066433		As Shown	7a

5.0 Big Cypress Fox Squirrel Management Plan

Twenty-seven (27) nest structures were located on the project site during the protected species survey, some of which could have been for Big Cypress fox squirrels (BCFS). Development plans for this site include impacts to pine and cypress communities, all of which may provide habitat for the BCFS. Onsite preserve areas will provide habitat for the BCFS post-development and will be maintained free of exotics in order to ensure long-term viability as BCFS habitat.

This management plan has been prepared to address the protection of BCFS on the property during construction and the maintenance, management, and enhancement of the preservation areas.

PRE-CONSTRUCTION ACTIVITIES

- Thirty (30) days prior to clearing, the site will be re-surveyed for the presence of BCFS. If a potential BCFS nest is found at that time and is located within 125' of development, the nest(s) will be monitored during the morning and evening for five days, in order to determine if it is being actively used by BCFS. If an active BCFS nest is found at that time, a 125' undisturbed buffer will be left around the nest tree until it has been determined to be "inactive" by FWC personnel. At that time, the appropriate permits will be obtained to remove the nest tree if it is located in an area to be impacted by development.

PROTECTION DURING CONSTRUCTION

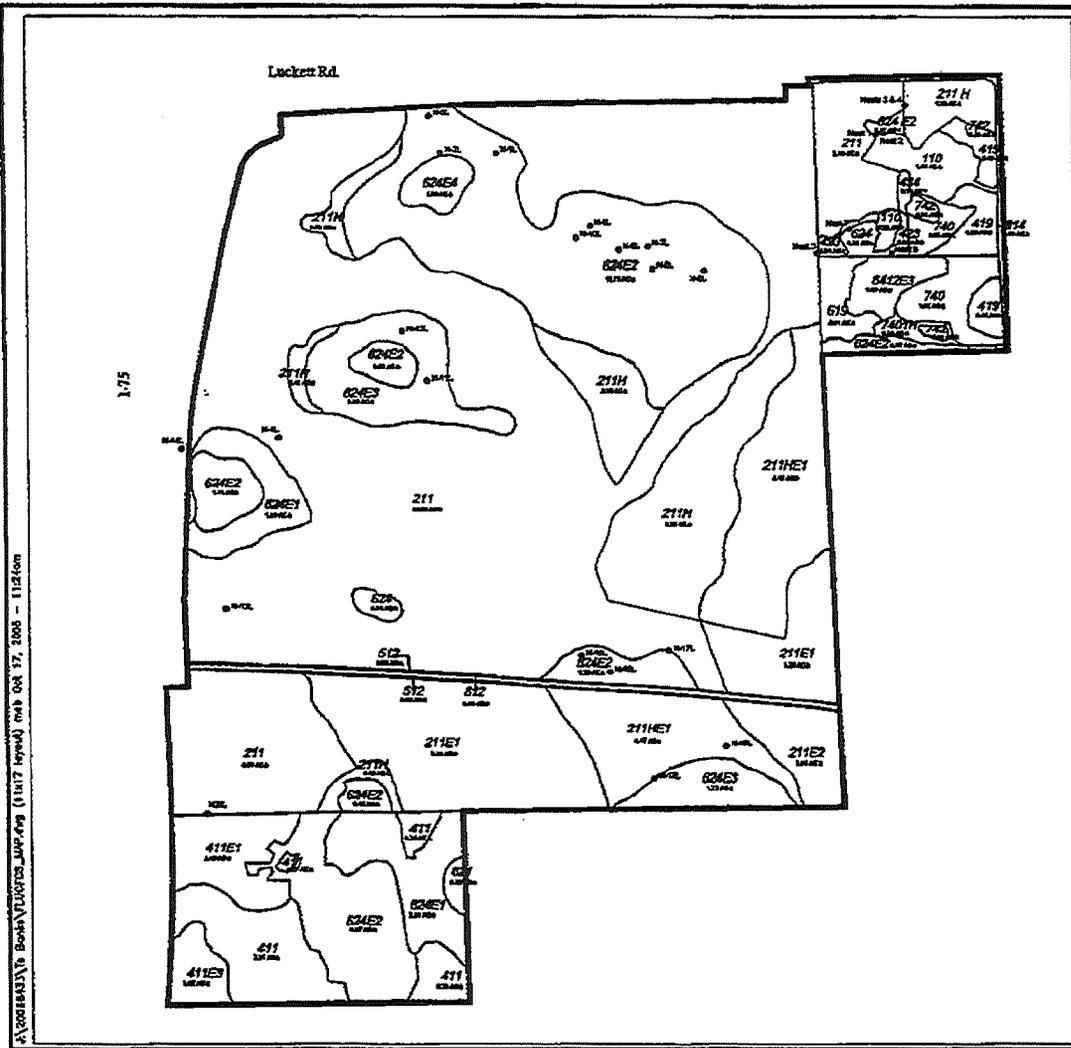
Efforts will be made during construction to help ensure the safety of BCFS. Actions taken will include, but may not be limited to, the following:

- Educational pamphlets will be provided to contractors with contractual obligations to distribute this information to construction workers. These pamphlets will provide information regarding the special status of BCFS, the appearance of BCFS and their nests/day-beds, and measures to be taken during construction to help protect these squirrels. Workers will be informed to stop clearing in the immediate area where a

BCFS or nest is observed. The workers will be instructed to call the project biologist or similar environmental professional in such a situation. The project biologist or similar environmental professional and/or designated crew member will encourage the BCFS to move away from the area being cleared. Once the BCFS has departed and the area has again been inspected for BCFS nests, clearing activities will be continued assuming no nests are encountered.

HABITAT MANAGEMENT AND MAINTENANCE ACTIVITIES

The project's preservation areas will be managed in an effort to maintain these areas as suitable BCFS habitat. Management and maintenance activities will include eradication of exotic and nuisance plant species within the preservation areas. The goal of these efforts will be to control the spread of these plants such that: exotic and nuisance plants constitute no more than 5% of the total vegetative cover present in a given conservation area, or; exotic and nuisance plants constitute no more than 5% and 10%, respectively, of the total plant cover present in a preserve.



FLUCFCS CODE	DESCRIPTION	APPROX. ACREAGE	USACOE STATUS	STATE STATUS
110	Residential, Low Density	1.66	N	N
211	Improved pasture	64.08	N	N
211H	Improved pasture, hydric	11.39	W	W
211E1	Improved pasture, hydric (Exotics 5-24%)	10.31	W	W
211E1	Improved pasture (Exotics 5-24%)	11.62	N	N
211E2	Improved pasture (Exotics 25-49%)	2.04	N	N
411	Pine Flatwoods	4.41	N	N
411E1	Pine Flatwoods, (Exotics 5-24%)	2.46	N	N
411E3	Pine Flatwoods, (Exotics 50-74%)	1.07	N	N
419	Pine with Grassland Understory	1.78	N	N
425	Oak-pine-cypress	0.30	N	N
434	Hardwood Conifer Mix	0.13	N	N
512	Ditch	0.52	WUS	OSW
619	Metalouca wetland	0.31	W	W
621	Cypress	0.28	W	W
624	Cypress, Pine	1.83	W	W
624E1	Cypress, Pine (Exotics 5-24%)	4.31	W	W
624E2	Cypress, Pine (Exotics 25-49%)	22.37	W	W
624E3	Cypress, Pine (Exotics 50-74%)	5.33	W	W
624E4	Cypress, Pine (Exotics 75%)	0.86	W	W
641E3	Cattail Marsh, (Exotics 50-74%)	1.09	W	W
740	Disturbed Land	1.99	N	N
740H	Disturbed Land, Hydric	0.25	W	W
742	Borrow Pit	0.28	WUS	OSW
812	Old Railroad bed	0.84	N	N
814	Road	0.59	N	N
Total		153.90		
Non-Wetland		92.97		
Wetland		60.13		
OSW		0.80		

LEGEND
 N= Non Wetland
 W= Wetland
 WUS= Waters of the US
 OSW= Other Surface Water

 Ditch
 Unidentified nest

1. Nomenclature and delineations as per Florida Land Use, Cover and Forms Classifications System (FLUCFCS), (FDOT, 1999).
2. Jurisdictional Wetland Lines for Parcel A were verified by SFWMD staff on May 20, 1999 and USACOE (199902274) on June 22, 2000.
4. The FLUCFCS line and acreages for Parcel B and C were provided by Johnson Engineering, Inc. and are subject to agency verification.

Lee County, Florida

JOHNSON ENGINEERING

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**Southeast Lakes
 Protected Species Survey Map**

DATE: May 2007 PROJECT NO.: 2006P433 FILE NO.: SCALE: As shown SHEET: Appendix A

Wading Bird Management Plan

Protection During Construction

Prior to construction activities, the project ecologist will survey any wetlands within the development footprint to ensure that no active nests are taken during construction. If an active wading bird nest is discovered within the development footprint, all applicable permits will be secured and appropriate buffers will be implemented based on coordination with the FWC.

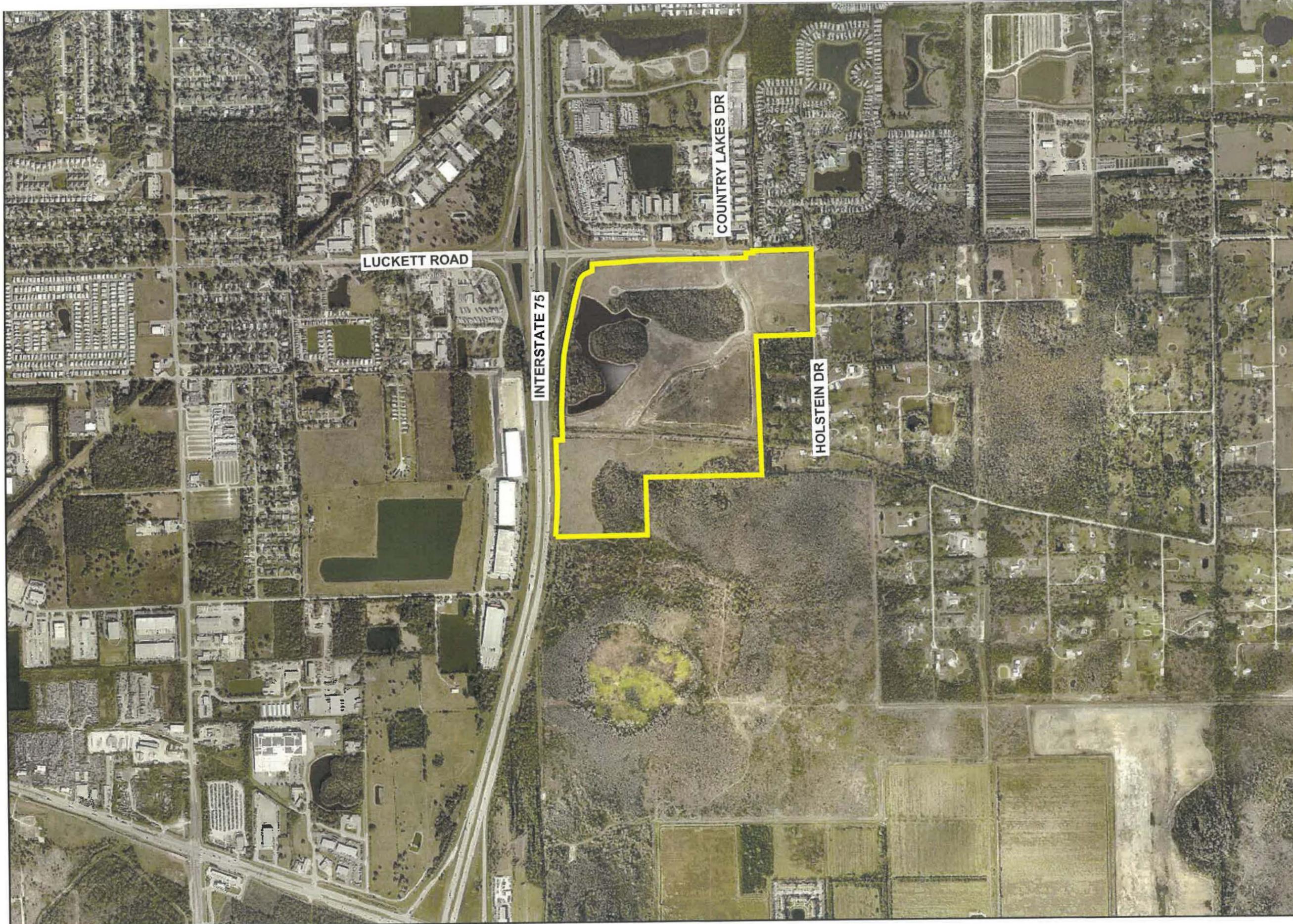
Habitat Management

The current density of exotics and hydrological alteration on this project site have significantly degraded the habitat available to wading birds and will be corrected by onsite management via wetland preservation and enhancement, i.e exotic removal and implementation of the planting plan. In addition, the storm water management lakes will be designed with lake littoral shelves and native plantings.

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

1. An eastern indigo snake protection/education plan shall be developed by the applicant or requestor for all construction personnel to follow. The plan shall be provided to the Service for review and approval at least 30 days prior to any clearing activities. The educational materials for the plan may consist of a combination of posters, videos, pamphlets, and lectures (e.g., an observer trained to identify eastern indigo snakes could use the protection/education plan to instruct construction personnel before any clearing activities occur). Informational signs should be posted throughout the construction site and along any proposed access road to contain the following information:
 - a. a description of the eastern indigo snake, its habits, and protection under Federal Law;
 - b. instructions not to injure, harm, harass or kill this species;
 - c. directions to cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming clearing; and,
 - d. telephone numbers of pertinent agencies to be contacted if a dead eastern indigo snake is encountered. The dead specimen should be thoroughly soaked in water and then frozen.
2. If not currently authorized through an Incidental Take Statement in association with a Biological Opinion, only individuals who have been either authorized by a section 10(a)(1)(A) permit issued by the Service, or by the State of Florida through the Florida Fish Wildlife Conservation Commission (FWC) for such activities, are permitted to come in contact with an eastern indigo snake.
3. An eastern indigo snake monitoring report must be submitted to the appropriate Florida Field Office within 60 days of the conclusion of clearing phases. The report should be submitted whether or not eastern indigo snakes are observed. The report should contain the following information:
 - a. any sightings of eastern indigo snakes and
 - b. other obligations required by the Florida Fish and Wildlife Conservation Commission, as stipulated in the permit.

Revised February 12, 2004



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

N
W E
S
0 250 500 1000
SCALE IN FEET

PROJECT DESCRIPTION

**TRI-COUNTY
COMMERCE
CENTER**

LEE COUNTY, FLORIDA

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FILE NAME: 23773-AERIAL.DWG
LOCATION: J:\23773\DWG\ZONING\1
PLOT DATE: FRI 8-2-2019 - 11:43 AM
PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

AERIAL

PROJECT / FILE NO.	SHEET NUMBER
23773	

November 1, 2019

Ms. Laura Tefft, MPA
Senior Planner
City of Fort Myers
Community Development Department
1825 Hendry Street, Suite 101
Fort Myers, FL 33901

Re: Sufficiency - Staff Review Comments
Tri County Commerce Center PUD (19PUD03)

Dear Ms. Tefft:

Please accept the following information in response to Staff's Review Comments dated October 2, 2019 regarding the referenced project. The following responses are provided in order with respect to your correspondence.

The revised schedule of uses are provided in two formats; a "clean" black and white version and a highlighted version. The highlighted list shows the changes made since the initial submittal, color coded by the party promoting the change. Two signage deviations have also been added and justifications for the deviations are included.

Engineering Review: William Porter
Utilities

Comment 1:

Water – Lee County Utility and LDOT approval is required prior to issuance of the site work permit. A copy of the Lee County/City bulk agreement for utilities shall be provided. The City can provide treatment capacity on a first come, first serve basis upon receipt of a formal request for service, payment of appropriate fees and charges, and approval of all State and local regulatory agencies. Extension of off-site mains for adequate domestic supply and fire protection will be the responsibility of the owner.

Response 1:

Understood.

Comment 2:

Sanitary Sewer – Lee County Utility and LDOT approval is required prior to issuance of the site work permit. A copy of the Lee County/City bulk agreement for utilities shall be provided. If upgrades are needed at the time of build-out, the developer will be responsible for completing them. The City's wastewater treatment plant can provide treatment capacity on a first come, first serve basis for the project upon receipt of a formal request for service, payment of appropriate fees and charges, and approval of all State and local regulatory agencies. Off-site mains, collection lines, and pump stations and/or appurtenances will need to be installed or increased/upgraded by the owner to handle additional flow as needed. The applicant agrees and will be required to submit all necessary calculations at the time of permit submittal.

Response 2:

Agreed.

Comment 3:

Stormwater – A South Florida Water Management District Environmental Resource permit is required. Master Concept plan is reflecting drainage and conveyance swales. The technical data needs to be supplied for this system and platting will need to be done.

Response 3:

SFWMD Permit 36-06705-P was issued in 2008. The noted conveyance swale is included in the SFWMD Permit as well as the original City Sitework Permit for the infrastructure of the project. Any additional information deemed necessary by the City can be submitted concurrent with a future Sitework Permit following approval of the current zoning request. It is acknowledged platting of the property will be required; the applicant anticipates submitting a plat following completion of the zoning approval process.

Comment 4:

The location of the protected Eagle’s nest needs to be reflected on the MASTER CONCEPT PLAN. Please provide an updated Environmental Assessment.

Response 4:

The enclosed MCP has been revised to reflect the Bald Eagle protection zones. A copy of the environmental assessment used to obtain the approved USACOE permit is included with this submittal. Future permitting efforts will be in accordance with USACOE and SFWMD regulations and approvals.

Comment 5:

Solid Waste Disposal – Dumpsters or compactors will be required for each parcel. The method of access to the dumpster or Compactor needs to be reflected during site plan review.

Response 5:

Understood. Solid waste disposal will be determined during SIT permitting.

Transportation

Comment 1:

Because this is a new PUD, the Trip Generation Comparison must reflect the most intense trip generation uses from the list of proposed uses presented in Barraco and Associates, Inc.’s Schedule of Uses for parcels A, B, C, and D, as well as those presented for parcels E and F. This rationale should be explained in the report, so that the Trip Generation – Resulting Trip Change (Table 4) accurately justifies the resulting trip changes for the new PUD based on the most intense uses.

Comment 2:

Table 3, Trip Generation – Proposed Land Uses based on PUD, reflects proposed land uses associated with Industrial Park and Retail; however, these land use trips do not necessarily reflect the most intense trips from the uses presented on Barraco and Associates, Inc.’s Schedule of Uses (comment #1). As noted above, the basis for comparative land use review must accurately reflect trips based on the most intense uses listed Barraco and Associates, Inc.’s Schedule of Uses.

Response 1 & 2: The trip generation for the proposed scenario was conducted based on the intensity summary shown on the Master Concept Plan (Maximum

Industrial Intensity – 1,100,000 SF, Maximum Commercial Intensity – 150,000 SF). The uses presented in the proposed Schedule of Uses such as banks, retail, wholesale, hotel, motel, offices, etc. are included in the proposed maximum commercial intensity of 150,000 square feet. Therefore, the trip generation for the proposed scenario was completed based on the most intense trip generation scenario. Note, the description in the ITE Trip Generation Manual for LUC 130 (Industrial Park) states that “many industrial parks contain highly diversified facilities—some with a large number of small businesses”. Hence some of the uses shown in the proposed Schedule of Uses also fall under this land use category.

Comment 3:

The subject project is primarily serviced by Luckett Road, which is a Lee County roadway. There are several existing “Access Roads” that are currently located within the various development areas on the southern side of Luckett Road. These include a partially constructed Forum Boulevard roadway, which terminates approximately 1,000 feet south of Luckett Road (two lanes on west side of future 4-lane divided roadway). As such, the City reserves the right to receive comments from Lee County regarding traffic/intersection impacts at the Luckett Road/Forum Boulevard intersection.

Response 3:

Understood.

Comment 4:

When new developers/tenants acquire parcels, they often develop their sites’ access connections/roadways without regard to future buildout access/connection needs that impact other future developments. As such, the proposed master development plan should include a generic roadway/access improvements and context discussions as to the responsibilities/nature of the proposed access roads that potentially will be servicing the various development facilities that ultimately occur, including but not limited to:

- *Plan for utilizing or modifying the current existing “Access Roads” and/or conceptual approximation of the proposed roadway alignment(s)/network(s) to be constructed, especially with regard to the heavy truck traffic that may prevail with industrial facilities.*
- *Approximate timing plan for construction of the roadways; i.e. when each new development is built, how will the roadway network function on an interim basis until full buildout.*
- *Proposed roadway right-of-way width(s).*
- *Proposed roadway Typical Sections – lane widths, sidewalks, bike lanes, paths, etc.*
- *Roadway maintenance responsibilities including lighting, if necessary.*
- *Proportionate share costs for any special roadway/intersection requirements that may be necessary (e.g. traffic signals or roundabouts, etc., at Luckett Road/Forum Boulevard intersection).*

The aforementioned requirements may be construed as premature, however, based on past developer reviews, experience shows that subdivided parcels often do not consider these overall site access needs, which then leads to inefficient/less safe access designs. Therefore, having such a site masterplan, depicting basic access routes that will ultimately connect to Lockett Road, can serve as an overall plan that addresses future access efficiencies. When developers obtain site permits – each new developer should comply with meeting the intent of the overall site masterplan, so that City doesn't end up with a poorly designed/built-out complex.

Response 4:

The applicant intends to utilize the existing road infrastructure to the greatest extent practical, but at this time some of the internal road network is unknown. The Master Concept Plan shows utilization of the existing entrance road with arrows indicating approximate access points into each parcel.

A reverse frontage road is shown on Parcel A, with subdivided lots. Property development regulations are provided to govern lot size and setback criteria. Parcel B shows a similar reverse frontage, but demonstrated with a dash line type. The subdivided lots in Parcel B also show a dash line type. A note on the plan indicates that the reverse frontage road is optional, wherein the frontage road would only be utilized if Parcel B is divided into multiple smaller lots. However, if Parcel B is developed as a singular parcel with a larger tenant a reverse frontage road would not be needed, with access to Parcel B provided by Forum Blvd.

Parcels C and D access points are shown from Forum Blvd. While tenants are still unknown, the applicant anticipates these tracts may be developed for a singular use. As a single use tenant, the parcels would likely not develop internal roadways.

The development of Parcels E and F is the most uncertain at this time. The MCP shows generally how vehicular connection will occur and how those connection points interface with the other elements of the site plan, such as the crossing over the conveyance swale.

The application has been revised to outline a phasing program that begins along Lockett Road, starting first on the west side near I-75 the moving east. The final phase is anticipated to be the back portion of the property in Parcels E and F. As development phases progress the applicant will utilize the existing road infrastructure as practical, and will demonstrate traffic maintenance and safety during each SIT approval phase. The internal roadways will be privately owned and maintained by a master association. Proportionate share costs for roadway improvements will be addressed during SIT permitting.

The flexibilities incorporated into the MCP are located in areas where offsite impacts and compatibility concerns are extremely minimal. Parcels E and F are well buffered by preserves and located far from existing residential uses. As such the internal roadway configuration is of little consequence to adjacent uses. Allowing flexibility within the MCP lessens the likelihood of future administrative amendments to revise inconsequential details on the MCP. No deviations from roadway design required by the LDC are sought by this application. At time of SIT permitting future roadways will therefore conform to Land Development Code requirements. Please note that a conventional zoning, which was previously supported by staff, would not show these details or internal road designs at this stage.

Comment 5:

The City reserves the right to provide new/additional comments based on future developments/TIS confirmation reviews.

Response 5:

Understood.

Deviations/Warrants

No warrants are reflected.

Miscellaneous

- *Site visibility triangles are required for all entrances and exits, and points where walls will hinder pedestrian visibility*

Response:

Understood.

- *A roadway/access needs to be reflected to all parcels. All roadways will need to be platted this also includes the frontage road. (the optional note needs to be removed from the plans.*

Response:

Please refer to Transportation response #4 above regarding road design and platting of roadways.

- *A lighting plan is required.*

Response:

Pursuant to Section 98.3.10 of the LDC a lighting plan is not required for a rezone to PUD. A lighting plan will be provided during SIT permitting.

- *Roadway detail needs to be provided.*

Response:

Please see Transportation response #4 above regarding roadway design information.

- *Sidewalk is required.*

Response:

Understood. No deviations are requested from the LDC.

- *Billboard/sign easements will need to be reflected in the plat.*

Response:

Understood. All necessary easements will be determined during SIT and plat review.

- *The protected areas need to be reflected on the master concept plan.*

Response:

A legend showing the preserve areas has been added to the MCP and is included as part of this submittal.

- *A landscaping plan is required.*

Response:

Enclosed with this submittal please find landscape plan prepared by Todd W. Bonnett, FLA #FL0001718.

Planning, Landscape & Zoning Review: Laura Tefft

Landscaping

Comment 1:

The landscape plan provided is insufficient. Please provide a signed and sealed landscape plan showing all areas of vegetation, wetlands, and location and dimensions of all buffer yards. Plans are to include a list of plants and tree species and numbers required and proposed. Areas for littoral plantings need to be identified with typical planting information.

Response 1:

Enclosed with this submittal please find landscape plan prepared by Todd W. Bonnett, FLA #FL0001718. Plant and tree species and calculations are included. No deviations are sought from the landscape requirements of the LDC. Full conformance with the landscape requirements will be demonstrated during SIT approval.

Comment 2:

Provided Open Space Area total listed as 32.6 acres on Master Concept Plan, please clarify the numbers in the table provided do not equal 32.6 acres.

Response 2:

The MCP's Provided Open Space has been corrected.

Comment 3:

Individual parcels shall comply with the landscape code in effect at the time of permitting.

Response 3:

Understood. Buffers will demonstrate accordance with the LDC during SIT permitting.

Planning & Zoning

Comment 1:

Please correct the application to reflect appropriate acreage, page 3 item #12 states “+ 153.9 feet”.

Response 1:

The enclosed PUD application has been corrected as requested. Please also note a change to the phasing description within the application has been added, outlining the first phases of the project along Lockett Road.

Comment 2:

Schedule of Uses:

- a. Billboards – Please add the following language, “Billboard (adjacent to I-75 only and in compliance with section 126-105 Off-Premise advertising signs.”

Response: The Schedule of Uses have been revised as requested.

- b. General manufacturing, processing, construction and utility uses; excluding water and sewer treatment plants, add the language “or other prohibited uses as listed in sec. 118.3.3.D.4.”

Response: The Schedule of Uses have been revised as requested.

- c. Religious assembly – revise to say “religious institutions” to be consistent with section 118.3.3.B Civic use standards

Response: The Schedule of Uses have been revised as requested.

- d. Repair services: add “(heavy equipment repair is prohibited on parcels A and B)”

Response: The schedule of uses have been revised to exclude heavy equipment repair on parcel A and B. A clarification note is added to indicate RV repair remains as an allowed use on Parcels A and B.

- e. Stone, clay, concrete products... add “batch plants are prohibited on parcels A, B, C, and D)”

Response: The Schedule of Uses have been revised as requested.

- f. Travel trailer park, recreational vehicle park is considered a residential use (118.3.3.A), residential uses are not permitted on land within the Industrial Future Land Use district. Remove this from the list of uses for all parcels.

Response:

The Schedule of Uses have been revised as requested.

Comment 3:

A deviation will be needed if parcels C-F are to have any signage on Lockett Road. If a project identification sign is proposed, it cannot exceed 250 square feet. Location of the sign should be shown on the MCP.

Response 3:

Deviations 1 and 2 have been added to address signage. The signage plan has been updated to include a pole sign on the corner of I-75 and Lockett Road.

As part of this resubmittal, please find the following documentation enclosed for your review:

Ms. Laura Tefft, MPA – City of Fort Myers
Tri County Commerce Center PUD (19PUD03) – Sufficiency Response
October 31, 2019

1. PUD Application
2. Master Concept Plan
3. Landscape Plan
4. Sign Package
5. Schedule of Uses
6. Deviations and Justifications
7. Environmental Assessment

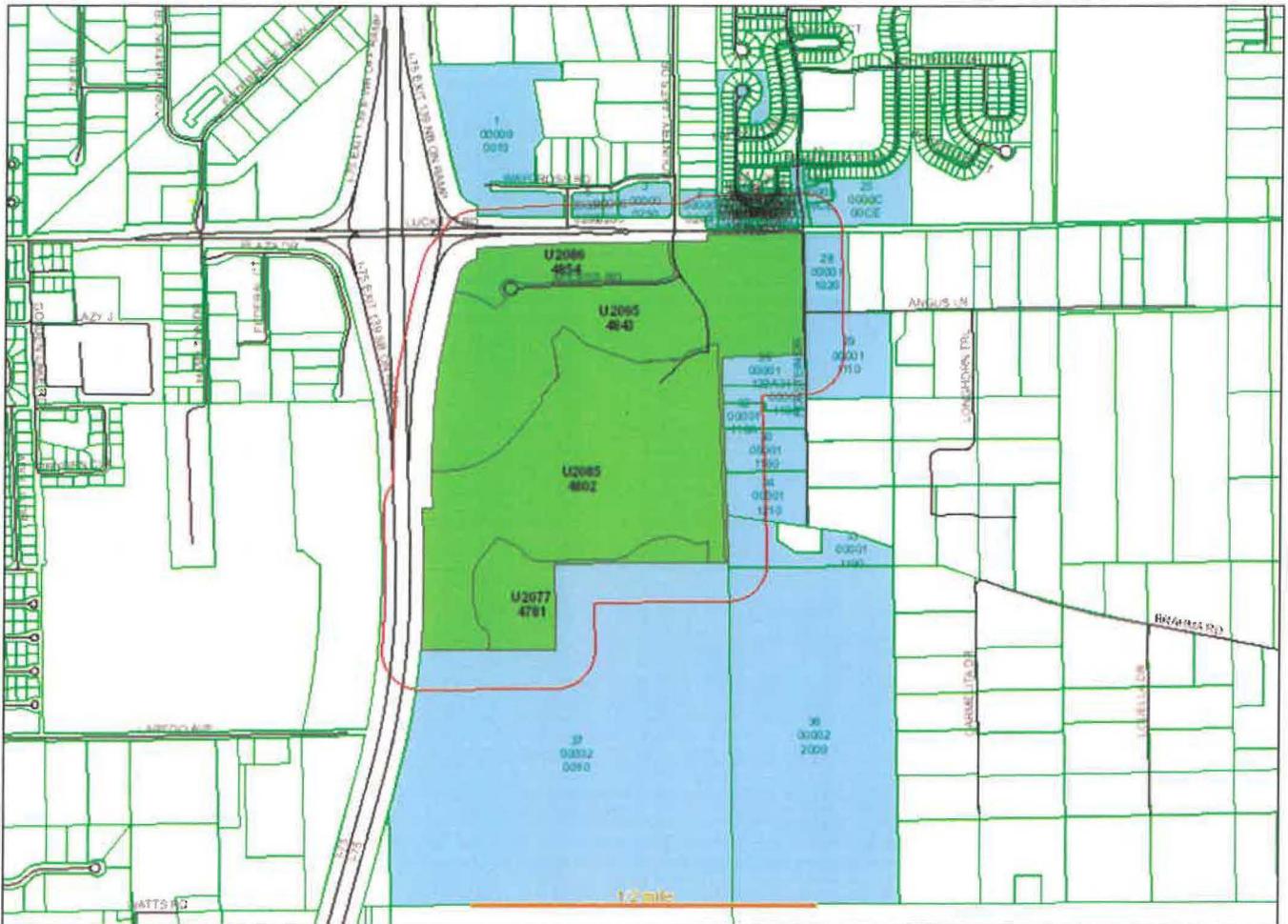
If you should have any questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP
Principal Planner

JS/dmr
23773



Date of Report: July 23, 2019
 Buffer Distance: 300 feet
 Parcels Affected: 37
 Subject Parcels: 15-44-25-P2-U2085.4802, 15-44-25-P2-U2086.4854, 15-44-25-P2-U2095.4843, 15-44-25-P3-U2077.4781

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
COLE CW FORT MYERS FL LLC CAMPING WORLD - ANNA GOUMAS 250 PARKWAY DR STE 270 LINCOLNSHIRE IL 60069	10-44-25-07-00000.0010 4621 WAYCROSS RD FORT MYERS FL 33905	B F INDUSTRIAL CENTER PB 47 PG 92 LOTS 1 THRU 4 + VAC ROW OR 3857/1078 + LOTS 29 THRU 34	1
SYMAR LLC 3532 MAGGIE BLVD ORLANDO FL 32811	10-44-25-07-00000.0240 5971 COUNTRY LAKES DR FORT MYERS FL 33905	B F INDUSTRIAL CENTER P B 47 PG 91 LOTS 23 + 24	2
MONRO MUFFLER BRAKE INC 200 HOLLE DER PKWY ROCHESTER NY 14615	10-44-25-07-00000.0250 5960 COUNTRY LAKES DR FORT MYERS FL 33905	B F INDUSTRIAL CENTER P B 47 PG 92 LOT 25	3
MCILTROT BROTHERS LLC 3960 ELLIS RD FORT MYERS FL 33905	10-44-25-07-00000.0260 4850 WAYCROSS RD FORT MYERS FL 33905	B F INDUSTRIAL CENTER P B 47 PG 92 LOT 26	4
OZINUS NORTHLAND LLC 12481 BRANTLEY COMMONS CT FORT MYERS FL 33907	10-44-25-07-00000.0280 5961 NORTHLAND RD FORT MYERS FL 33905	B F INDUSTRIAL CENTER P B 47 PG 92 LOTS 27 + 28	5
CYPRESS WOODS RV RESORT HOMEOW	11-44-25-04-0000A.00CE 5901 CYPRESSWOODS RESORT	CYPRESS WOODS RV RESORT UT 1	6

5551 LUCKETT RD FORT MYERS FL 33905	DR FORT MYERS FL 33905	PB 65 PG 85 + 86 TRACT A	
HENKEL EVERETT E JR + PO BOX 62823 FORT MYERS FL 33906	11-44-25-04-0000B.0040 5960 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 4	7
WIDDIS RICHARD C + MOLLY B 5551 LUCKETT RD LOT B5 FORT MYERS FL 33905	11-44-25-04-0000B.0050 5950 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 5	8
LANGER DEAN D + 10023 104TH AVE NORTH MAPLE GROVE MN 55369	11-44-25-04-0000B.0060 5940 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 6	9
JOHNSTON GRACE 1691 NEW LONDON RD LANDENBERG PA 19350	11-44-25-04-0000B.0070 5930 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 7	10
SMITH JOHN A + 2610 ELVA PL LEHIGH ACRES FL 33971	11-44-25-04-0000B.0080 5920 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 8	11
KNOL ANDREW W TR + 1125 WEBSTER LN DES PLAINES IL 60016	11-44-25-04-0000B.0090 5910 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 9	12
CYPRESS WOODS RV RESORT HOMEOW 5551 LUCKETT RD FORT MYERS FL 33905	11-44-25-04-0000B.00CE RIGHT OF WAY FORT MYERS FL	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 TRACT B + ELY PORT OF TRACT E	13
ROBERT + MERRYDALE COLE TRUST 8897 VERGENNES ADA MI 49301	11-44-25-04-0000B.0100 5900 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 10	14
BURNS GARY M + MARY E TR 2712 ROSEDALE RD IRWIN OH 43029	11-44-25-04-0000B.0110 5890 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 11	15
COTTRILL RONALD W + CHRISTINE 5551 LUCKETT RD LOT B12 FORT MYERS FL 33905	11-44-25-04-0000B.0120 5880 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 12	16
HOLWADEL RONALD L + IDA R 5551 LUCKETT RD LOT B13 FORT MYERS FL 33905	11-44-25-04-0000B.0130 5870 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 13	17
CONREUX MARK & PATRICIA 5551 LUCKETT RD LOT B-14 FORT MYERS FL 33905	11-44-25-04-0000B.0140 5860 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 14	18
REECE DEAN W + DONNA J 3867 E MACKAY CT MERIDIAN ID 83642	11-44-25-04-0000B.0150 5850 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 15	19
MACMICHAEL ALBERT C + KATHLEEN 120 CARRIAGE WAY EAST EARL PA 17519	11-44-25-04-0000B.0980 5951 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 98	20

BAKER DOLORES A TR 5551 LUCKETT RD LOT B99 FORT MYERS FL 33905	11-44-25-04-0000B.0990 5931 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 99	21
FORRESTER CAROLYN MARLEY 5551 LUCKETT RD #B-100 FORT MYERS FL 33905	11-44-25-04-0000B.1000 5891 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 100	22
THOMAS W SIMMONS TRUST + 62 CALEF HWY STE 227 LEE NH 03861	11-44-25-04-0000B.1010 5861 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 101	23
WOOD WILLIAM E + LINDA J TR 12310 HERRING RD LEES SUMMIT MO 64086	11-44-25-04-0000B.1020 5841 MAPLEWOOD CT FORT MYERS FL 33905	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 102	24
CYPRESS WOODS RV RESORT HOMEOW 5551 LUCKETT RD FORT MYERS FL 33905	11-44-25-04-0000C.00CE CYPRESS WOODS RV RESORT C/E FORT MYERS FL	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 TRACT C	25
CYPRESS WOODS RV RESORT HOMEOW 5551 LUCKETT RD FORT MYERS FL 33905	11-44-25-04-0000D.00CE CYPRESS WOODS RV C/E FORT MYERS FL	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 TRACT D	26
CYPRESS WOODS RV RESORT HOMEOW 5551 LUCKETT RD FORT MYERS FL 33905	11-44-25-04-0000E.00CE CYPRESS WOODS RV RESORT C/E FORT MYERS FL	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 WLY PORT OF TRACT E	27
RATHOD MOHAN R 147 E NORTH SHORE AVE NORTH FORT MYERS FL 33917	14-44-25-00-00001.1020 6051 HOLSTEIN DR FORT MYERS FL 33905	TRACT 14 UNIT 3 FR NW COR SE 1006.25 FT TO POB THENCE S 635 FT W 342.45	28
ROSE DAVID A + GWENDOLYN B 10180 ANGUS LN FORT MYERS FL 33905	14-44-25-00-00001.1110 10180 ANGUS LN FORT MYERS FL 33905	SE 1/4 OF NW 1/4 OF NW 1/4 AKA TRACTS 12 + 13 HAPPY BULL FARMS UNREC	29
STRAND CHARLES 15780 COUNTRY CT FORT MYERS FL 33912	14-44-25-00-00001.1160 6300 HOLSTEIN DR FORT MYERS FL 33905	TRACT 6 UNIT 3 FR NW COR SE 663.80 FT TH S 1533.18 FT TO POB TH S 336.06 FT W	30
BARDWELL BUTCH 6240 HOLSTEIN DR FORT MYERS FL 33905	14-44-25-00-00001.1180 6240 HOLSTEIN DR FORT MYERS FL 33905	TRACT 5 + S 107 FT TRACT 4 UNIT 3 FR NW COR E ALG N LI LES 1.118A	31
KINSEY FARRAH 6260 HOLSTEIN DR FORT MYERS FL 33905	14-44-25-00-00001.118A 6260 HOLSTEIN DR FORT MYERS FL 33905	PT TR 5 UT 3 FR NW COR E 663.80 FT S 1393.18 FT TO POB	32
SIO HOLSTEIN L L C 9990 COCONUT RD STE 375 BONITA SPRINGS FL 34135	14-44-25-00-00001.1190 ACCESS UNDETERMINED FORT MYERS FL 33905	TRACT 8 UNIT 3 FR NW COR RUN E ALG N LI 663.80 FT TH S 2292.2 FT LESS 2016000211336	33
FELICIANO LOURDES O + 6360 HOLSTEIN DR FORT MYERS FL 33905	14-44-25-00-00001.1210 6360 HOLSTEIN DR FORT MYERS FL 33905	HAPPY BULL FARMS UNREC TRACT 7 UNIT 3 FR NW COR RUN S 89 DEG 39	34
HOGG SHARON ANGER 6190 HOLSTEIN DR FORT MYERS FL 33905	14-44-25-00-00001.122A 6190 HOLSTEIN DR FORT MYERS FL 33905	PARL IN SEC 14 T44 R25 DESC IN OR 1429 PG 0673	35
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	14-44-25-P4-00002.2000 ACCESS UNDETERMINED FORT MYERS FL	PARL LOC IN W 1/2 OF SW 1/4 AS DESC IN INST# 2010000164296 + S 2595 FT OF W 1289 FT OF W 1/2 OF SW 1/4 AS DESC IN 2011000027057	36
			37

LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS FL 33902

15-44-25-P3-00032.0010
ACCESS UNDETERMINED
FORT MYERS FL

W 1/2 OF SE 1/4 LESS N 658FT +
N 798FT OF E 1/2 OF THE SE 1/4
LESS I-75 + E 1/2 OF SE 1/4 LESS
N 798 FT

AFFIDAVIT OF POSTING NOTICE

CITY OF FORT MYERS PLANNING BOARD PUBLIC HEARING

Hearing Date/Time: January 8, 2020 @ 1 pm

City File Name/Number: Tri-County Commerce Center PUD Case #19PUD03

Date/Time of Posting: 12-26-19 - 4:00 pm

STATE OF FLORIDA
COUNTY OF LEE

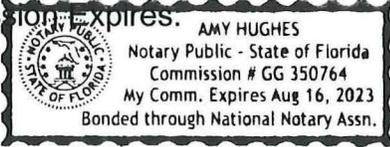
Before me this day personally appeared Jennifer Saper,
who being first duly sworn, deposes and says that he/she has properly posted a notice of
public hearing (sign), as provided by the City of Fort Myers Community Development
Department, on the subject property at least ten (10) days prior to the above referenced
Planning Board public hearing.

Jennifer Saper
Signature of Applicant or Agent

Jennifer Saper
Name (Typed or Printed)

2271 McGregor Blvd Ft. Myers, 33901
Address (Typed or Printed)

Sworn to and subscribed before me this 27 day of Dec A.D. 2019.
Amy Hughes
Notary Public

My Commission Expires.  AMY HUGHES
Notary Public - State of Florida
Commission # GG 350764
My Comm. Expires Aug 16, 2023
Bonded through National Notary Assn.

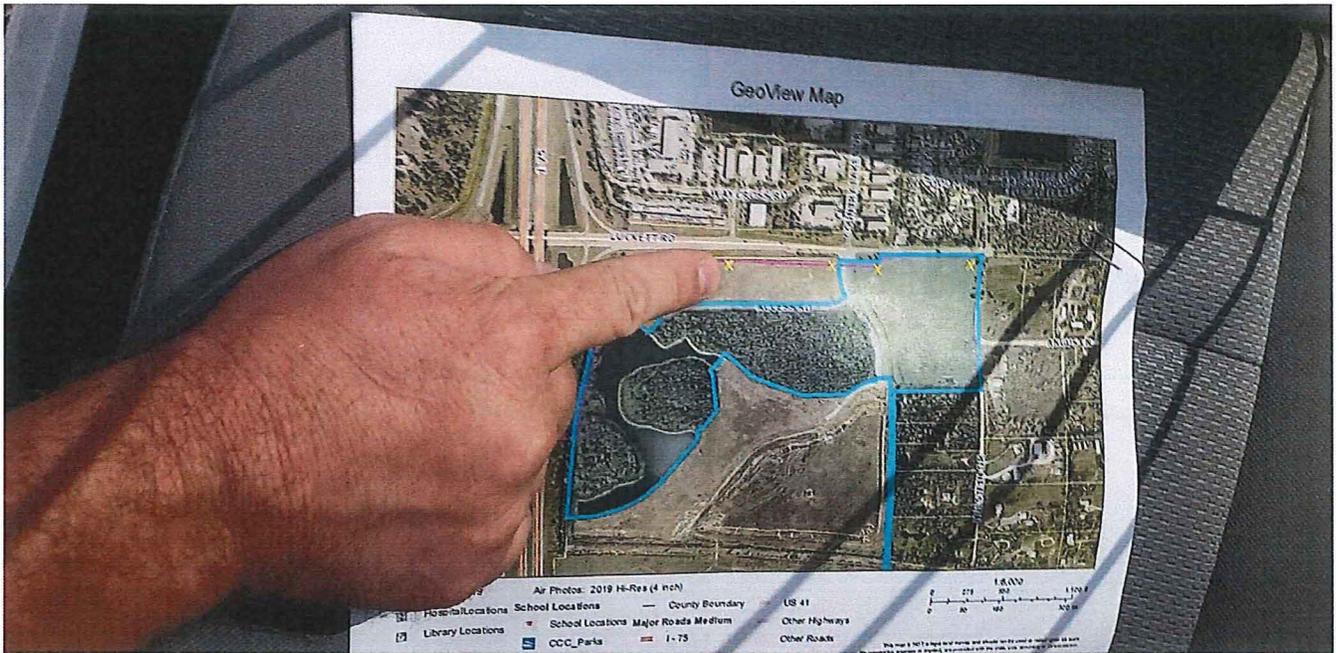
THIS AFFIDAVIT MUST BE RETURNED TO: CITY OF FT. MYERS, COMMUNITY
DEVELOPMENT DEPARTMENT (attn: Planning Division) BY: December 30, 2019















MEMORANDUM

TO: Mr. John T. Wojdak, P.E.
DeLisi Fitzgerald, Inc.

FROM: Ted B. Treesh, PTP
President

DATE: August 5, 2019

RE: Southland Lakes
Trip Generation Comparison

TR Transportation Consultants, Inc. has completed a trip generation comparison for a 154 acre property known as Southland Lakes located at the southeast corner of I-75 and Luccett Road in the City of Fort Myers, Florida.

The City of Fort Myers Future Land Use Map shows the subject site to consist of two future land use categories, Industrial (IND) and Corridor Commercial (C/C). Based on the email correspondence with DeLisi Fitzgerald, Inc., the two permitted future land use categories on the subject site would allow approximately 75 acres of the property to be developed with up to 1,875 multi-family dwelling units (25 du/acre) and 9,801,000 square feet of commercial uses (FAR of 3.0). The remaining 79 acres of property would allow the site to be developed with up to 3,441,240 square feet of industrial uses (FAR of 1.0). The proposed Industrial (IND) future land use category would allow the entire 154 acre subject site to be developed with up to 6,708,240 of industrial uses.

A trip generation comparison was completed to determine the total trip difference between the uses permitted under the current future land use category and those uses assumed under the proposed planned unit development rezoning application. Note, for the trip generation purposes of the permitted commercial uses (9,801,000 square feet), approximately sixty percent (60%) of area was assumed to be developable with general office uses and the remaining forty percent (40%) to be developable with retail uses. The land uses for the proposed Planned Unit Development (PUD) were taken from the proposed Master Concept Plan. **Table 1** summarizes the land uses utilized for the trip generation comparison purposes.

Table 1
Land Uses
Southland Lakes

Land Use Category	Intensity
Industrial (IND) & Corridor Commercial (C/C)	1,875 MF Dwelling Units 5,880,600 sq. ft. of General Office 3,920,400 sq. ft. of Retail 3,441,240 sq. ft. of Industrial Park
PUD Zoning	1,100,000 sq. ft. of Industrial Park 150,000 sq. ft. of Retail

The trip generation for the uses permitted under the existing land use category and the proposed land uses being requested under the PUD were determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the residential uses, Land Use Code 710 (General Office Building) was utilized for the trip generation purposes of the office uses, Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses and Land Use Code 130 (Industrial Park) was utilized for the trip generation purposes of the industrial uses. The trip generation equations utilized from the aforementioned land uses are attached to this Memorandum for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation of the permitted and proposed land uses, respectively.

Table 2
Trip Generation – Permitted Land Uses Under Current FLUM
Southland Lakes

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Low-Rise (1,875 Dwelling Units)	178	594	772	505	297	802	14,134
General Office Building (5,880,600 sq. ft.)	4,776	778	5,554	874	4,587	5,461	55,217
Shopping Center (3,920,400 sq. ft.)	1,309	803	2,112	3,939	4,268	8,207	70,859
Industrial Park (3,441,240 sq. ft.)	1,115	261	1,376	289	1,087	1,376	5,912
Total Trips	7,378	2,436	9,814	5,607	10,239	15,846	146,122

Table 3
Trip Generation – Proposed Land Uses based on PUD
Southland Lakes

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Industrial Park (1,100,000 sq. ft.)	356	84	440	92	348	440	3,267
Retail (150,000 sq. ft.)	141	86	227	353	381	734	7,921
Total Trips	497	170	667	445	729	1,174	11,188

Table 4 indicates the trip generation difference between the proposed land use and permitted land use designations.

Table 4
Trip Generation – Resultant Trip Change
Southland Lakes

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Use	497	170	667	445	729	1,174	11,188
Existing Uses	-7,378	-2,436	-9,814	-5,607	-10,239	-15,846	-146,122
Resultant Trip Change	-6,881	-2,266	-9,147	-5,162	-9,510	-14,672	-134,934

As indicated by the trip generation comparison in Table 4, the proposed change in trip generation when comparing the land uses that could be constructed based on the FLUM versus the land uses that the development will be limited to based on the requested PUD approval, the trip generation of the site will be substantially **REDUCED**.

Should you have any questions concerning this matter, please feel free to contact us.

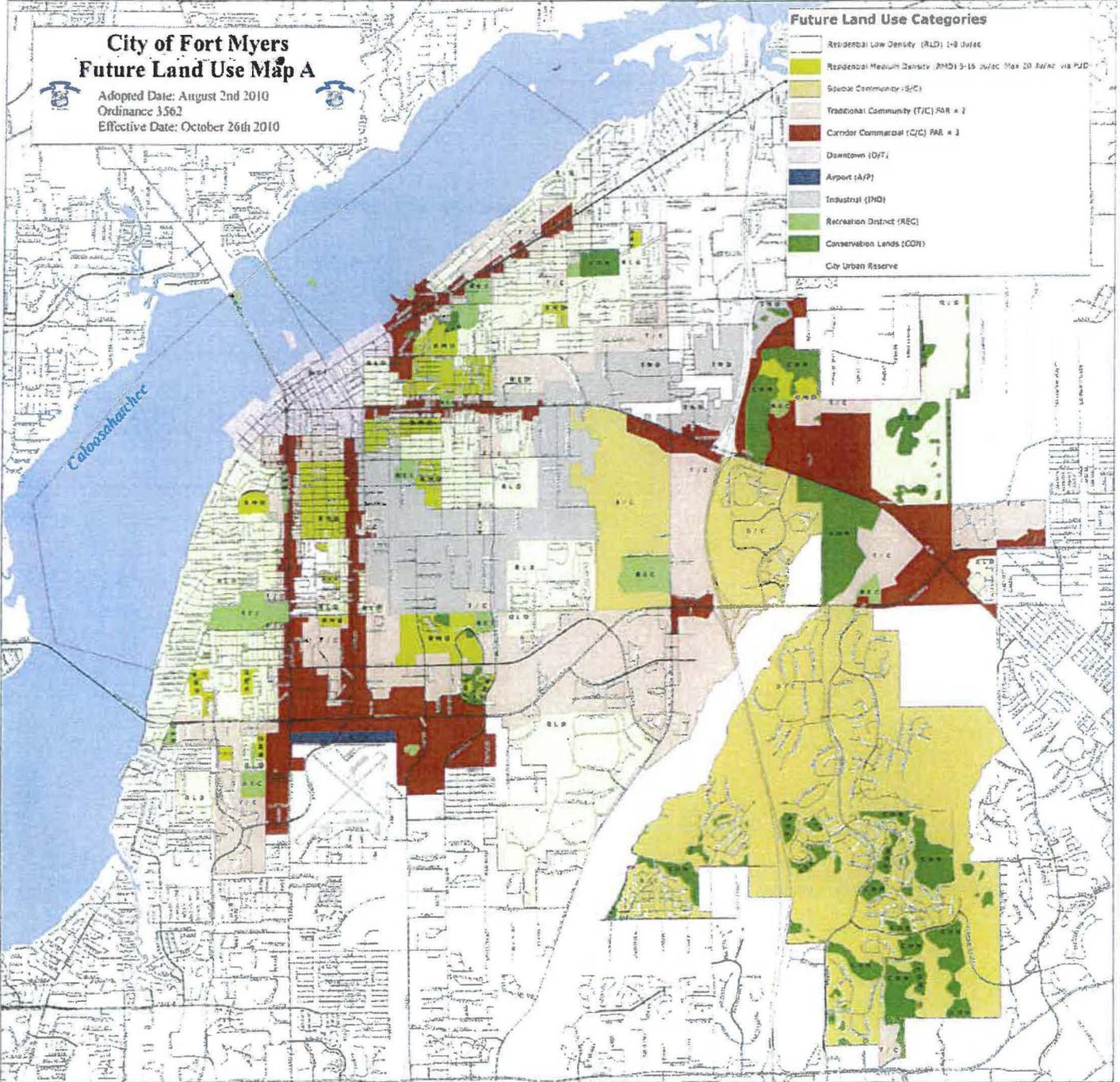
Attachments

City of Fort Myers Future Land Use Map A

Adopted Date: August 2nd 2010
Ordinance 3562
Effective Date: October 26th 2010

Future Land Use Categories

- Residential Low Density (RLD) 1-8 du/ac
- Residential Medium Density (RMD) 9-15 du/ac Max 20 Units via PUD
- Special Community (SC)
- Traditional Community (TC) FAR = 2
- Corridor Commercial (CC) FAR = 3
- Downtown (DT)
- Airport (AP)
- Industrial (IND)
- Recreation District (RD)
- Conservation Lands (CON)
- City Urban Reserve



City of Fort Myers
Planning Department
2010

Industrial Park (130)

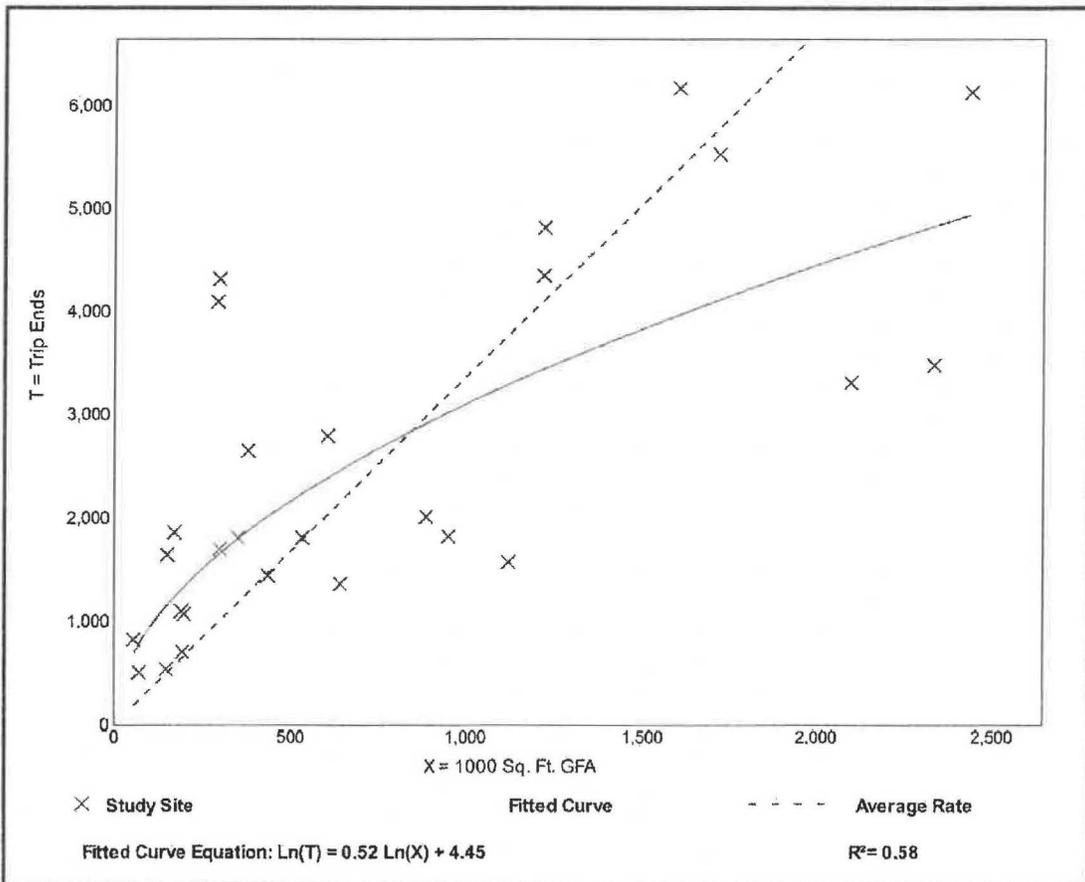
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



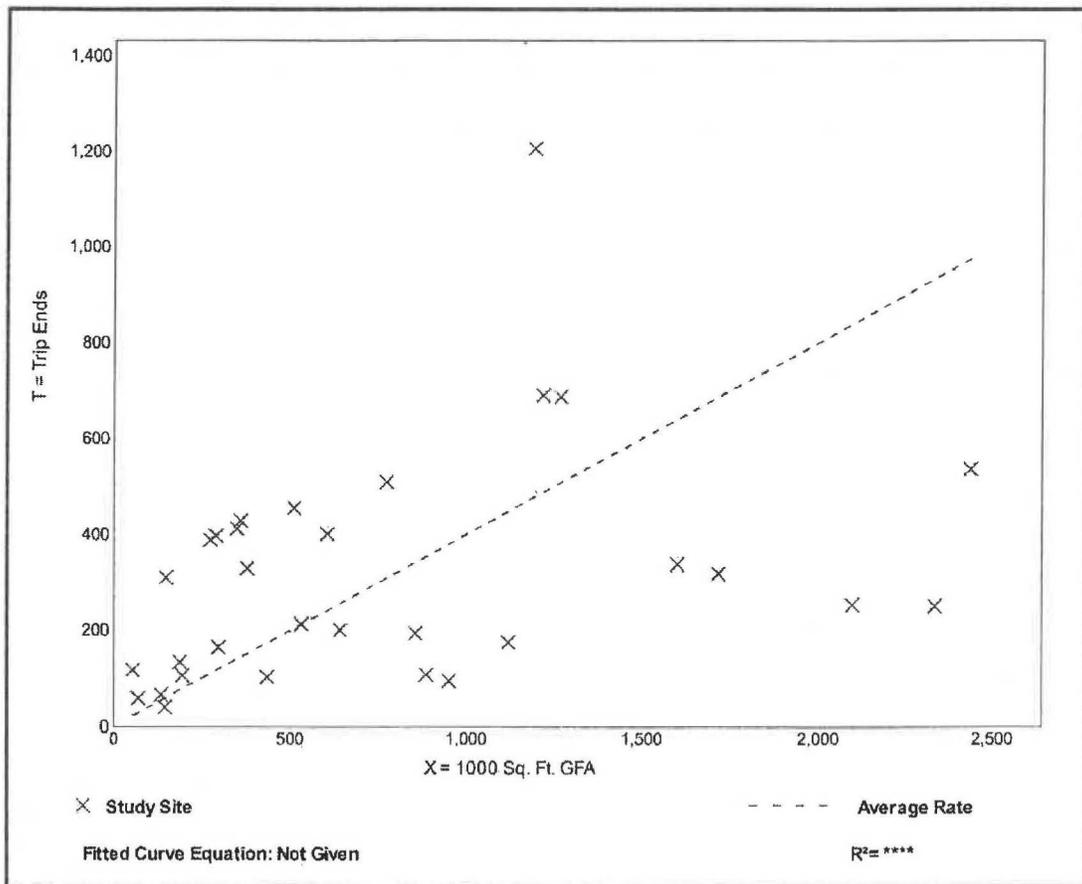
Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 31
 1000 Sq. Ft. GFA: 776
 Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.13	0.37

Data Plot and Equation



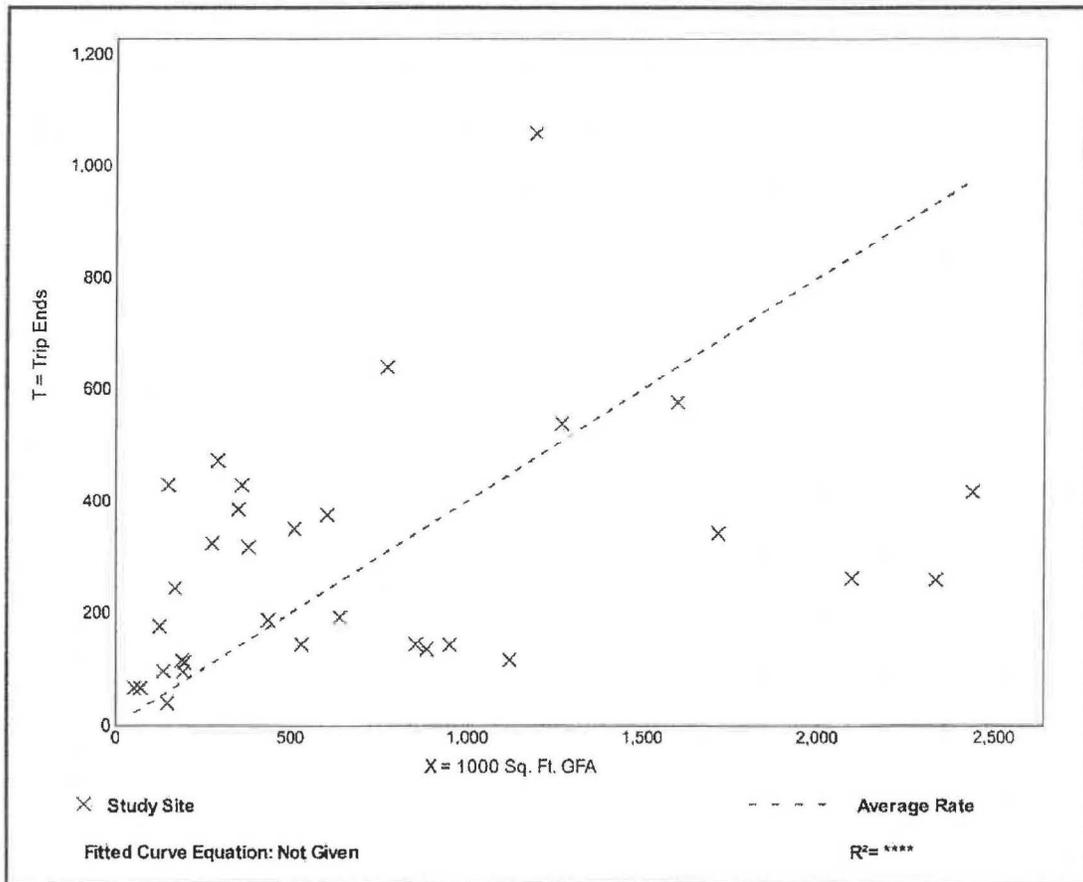
Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 1000 Sq. Ft. GFA: 720
 Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.85	0.41

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

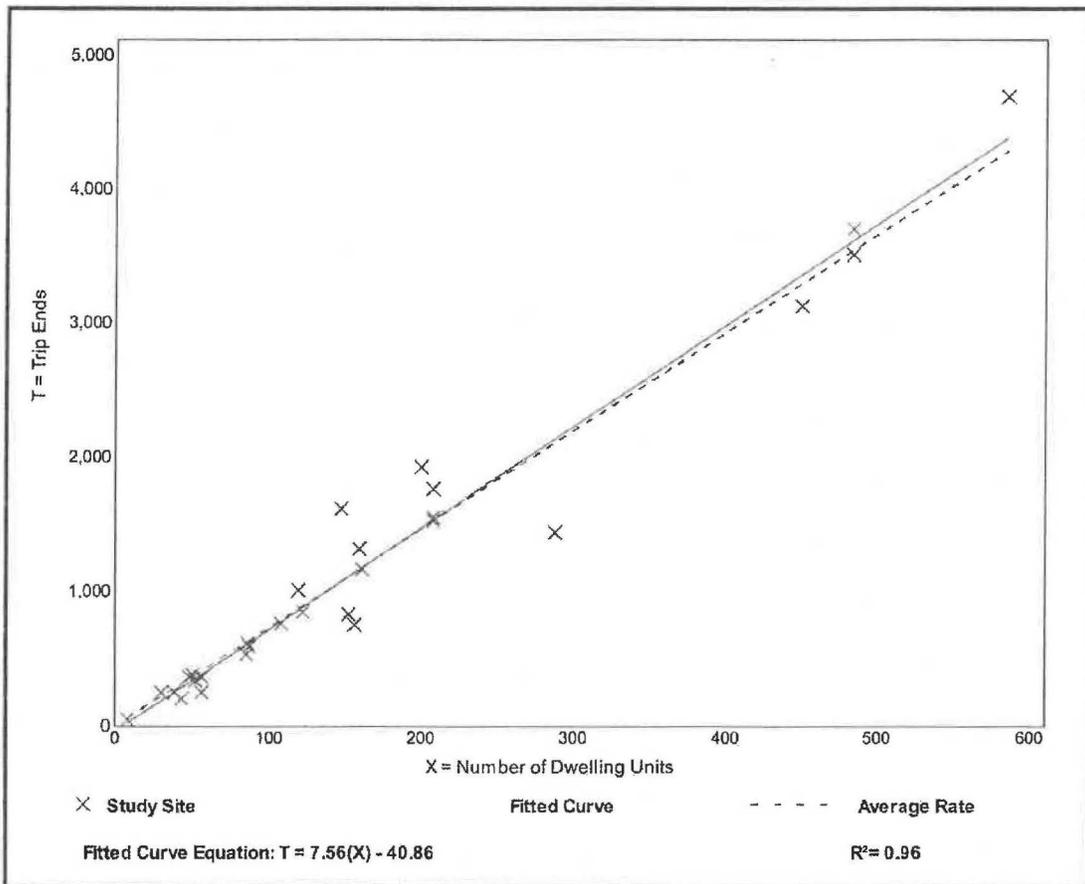
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



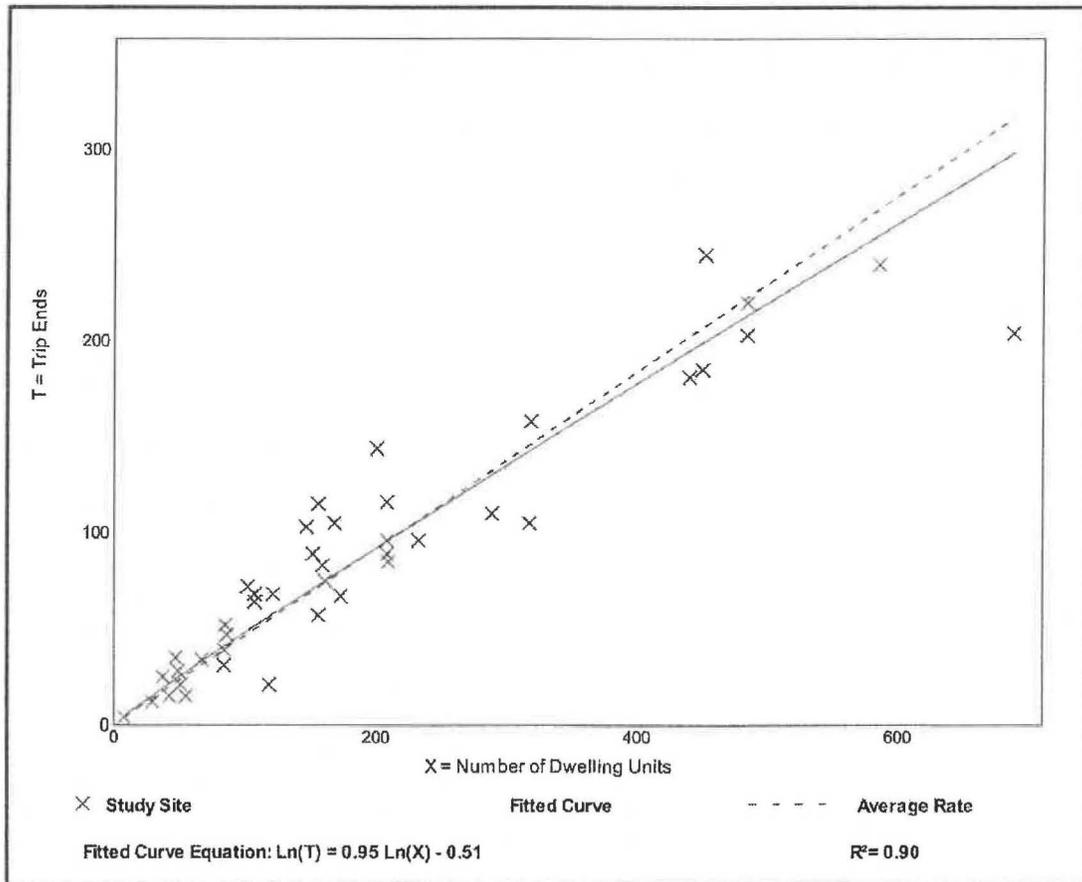
Multifamily Housing (Low-Rise) (220)

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: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



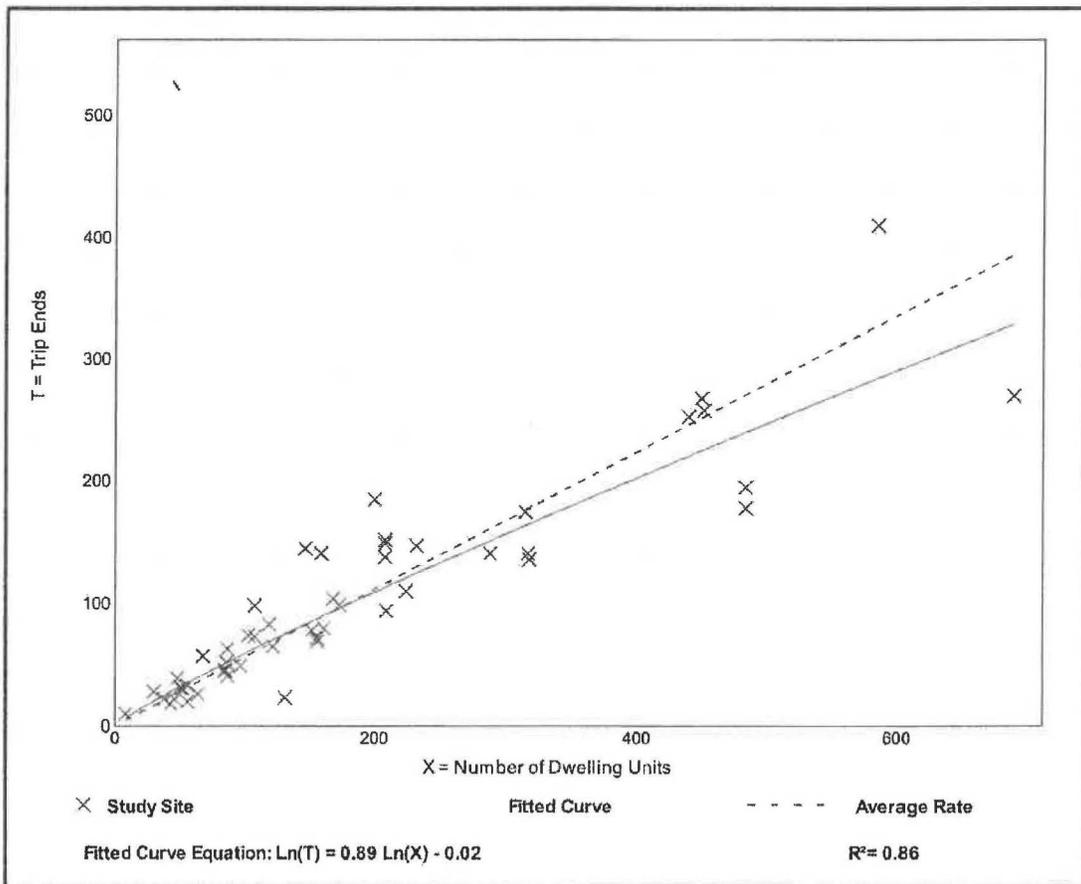
Multifamily Housing (Low-Rise) (220)

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: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



General Office Building (710)

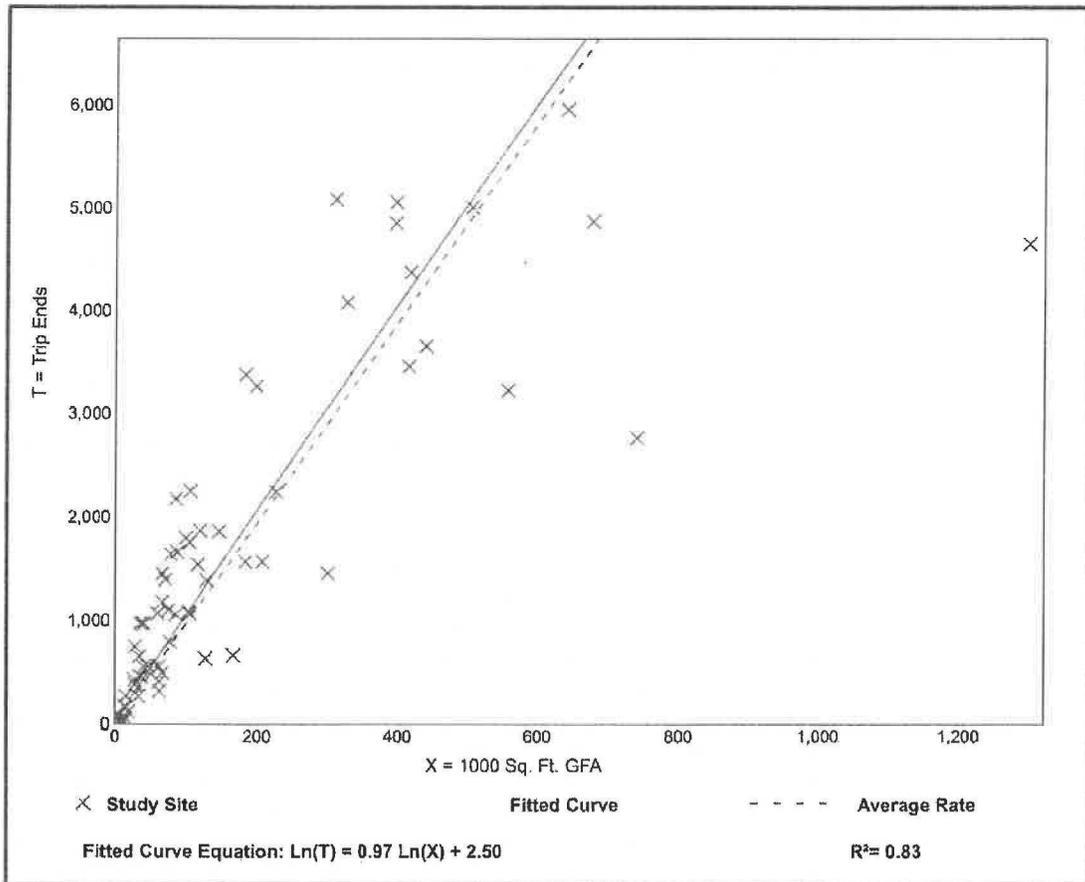
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



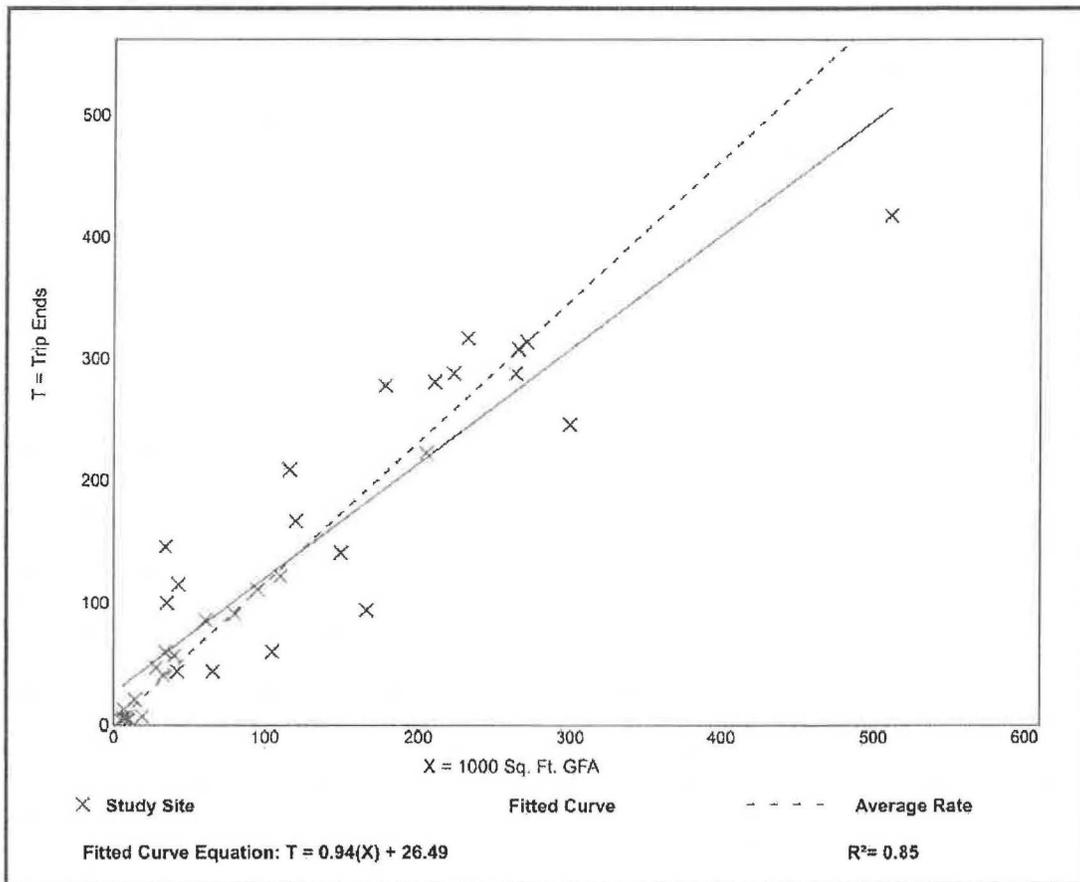
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



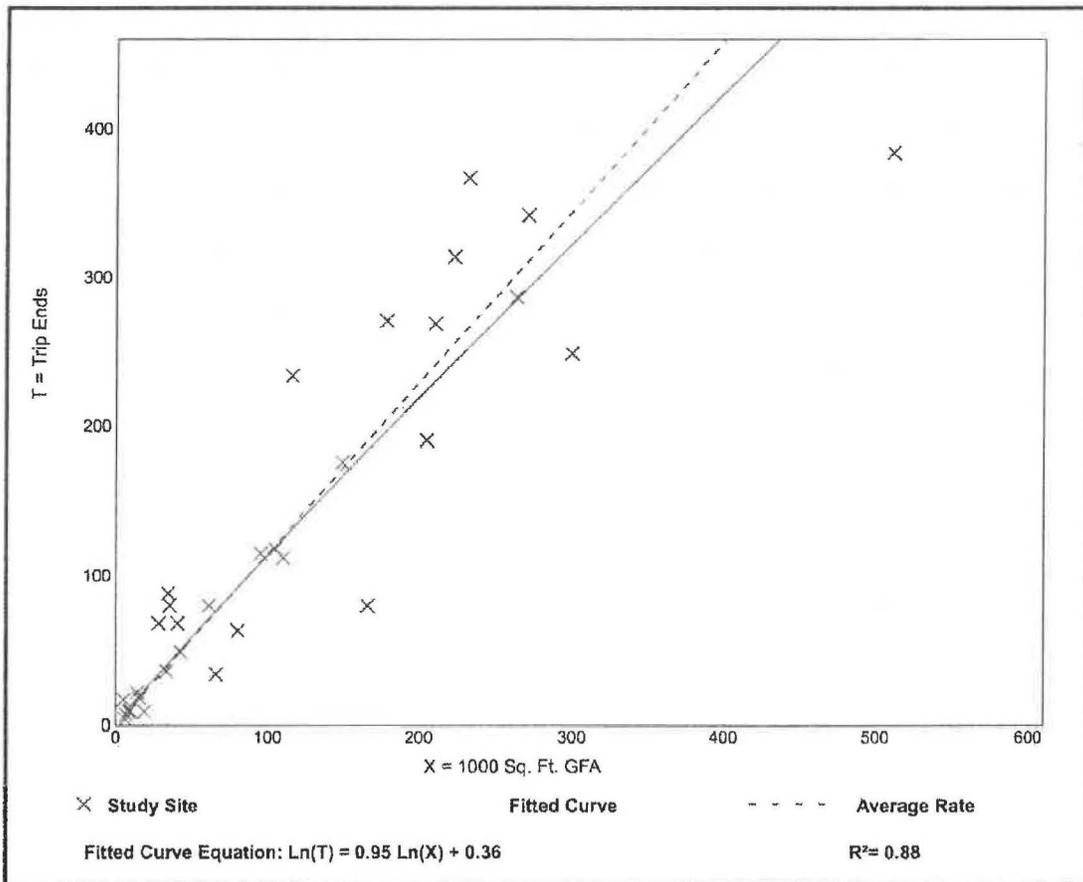
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Shopping Center (820)

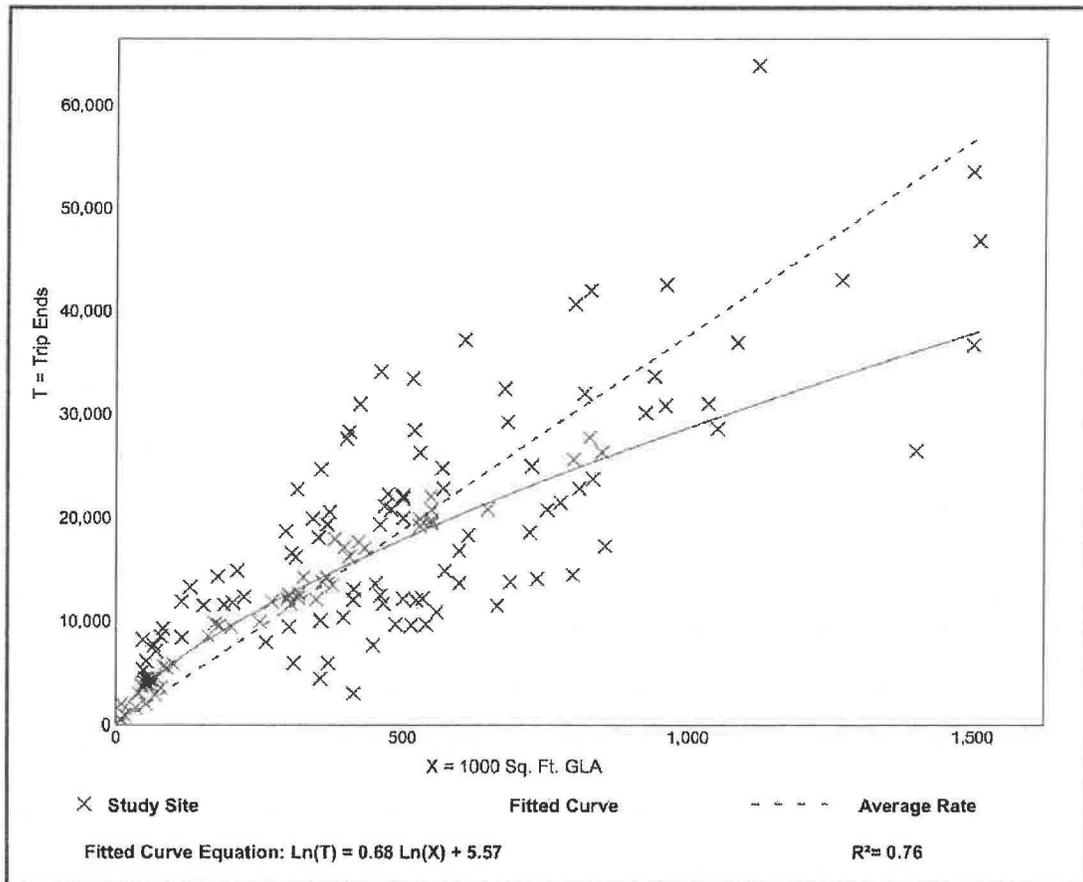
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



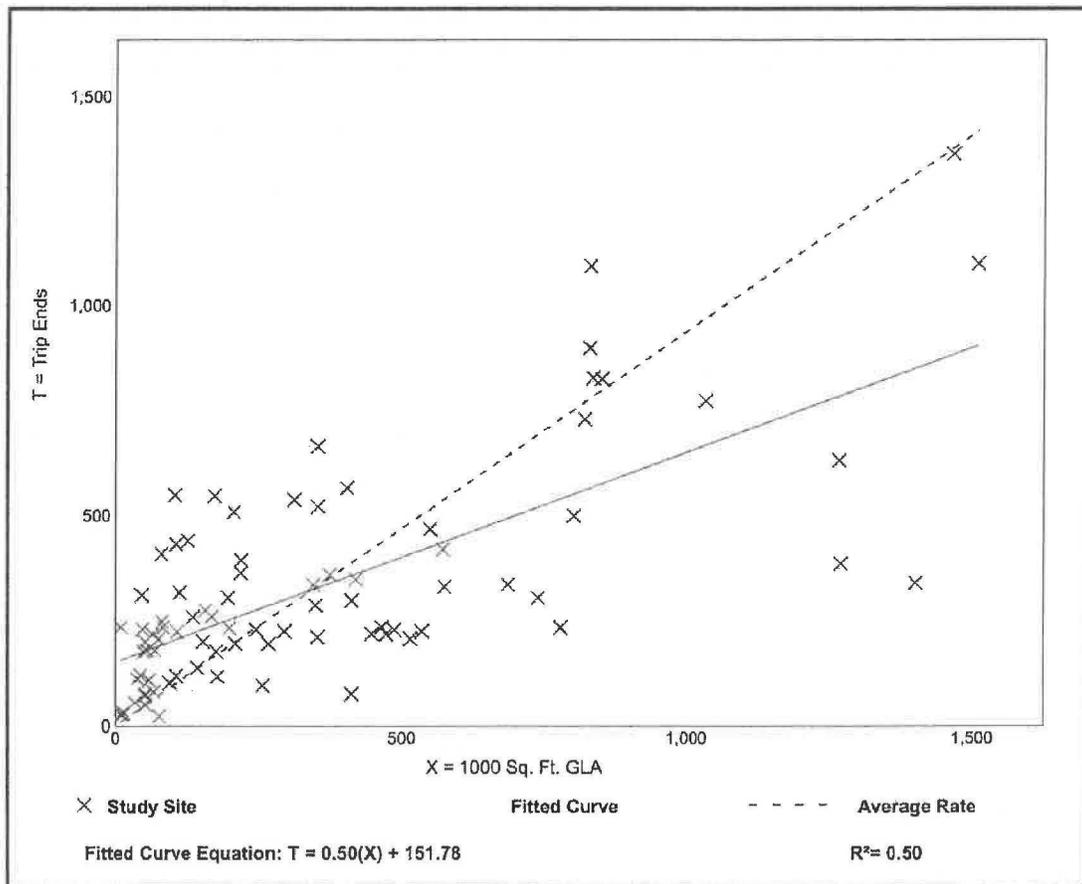
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



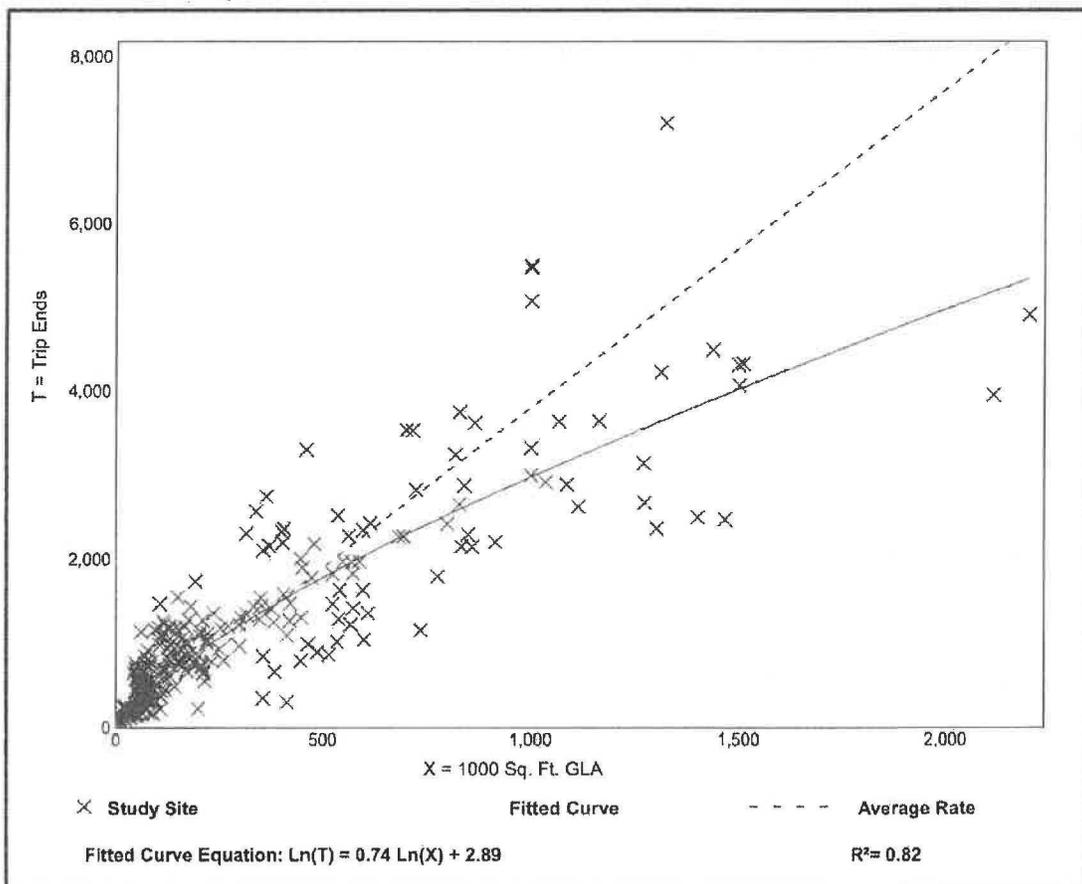
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
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: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



AFFIDAVIT OF POSTING NOTICE

CITY OF FORT MYERS PLANNING BOARD PUBLIC HEARING

Hearing Date/Time: January 8, 2020 @ 1 pm

City File Name/Number: Tri-County Commerce Center PUD Case #19PUD03

Date/Time of Posting: 12-26-19 - 4:00 pm

STATE OF FLORIDA
COUNTY OF LEE

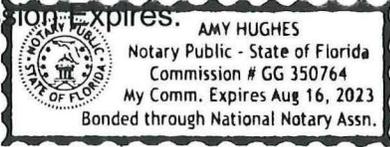
Before me this day personally appeared Jennifer Saper,
who being first duly sworn, deposes and says that he/she has properly posted a notice of
public hearing (sign), as provided by the City of Fort Myers Community Development
Department, on the subject property at least ten (10) days prior to the above referenced
Planning Board public hearing.

Jennifer Saper
Signature of Applicant or Agent

Jennifer Saper
Name (Typed or Printed)

2271 McGregor Blvd Ft. Myers, 33901
Address (Typed or Printed)

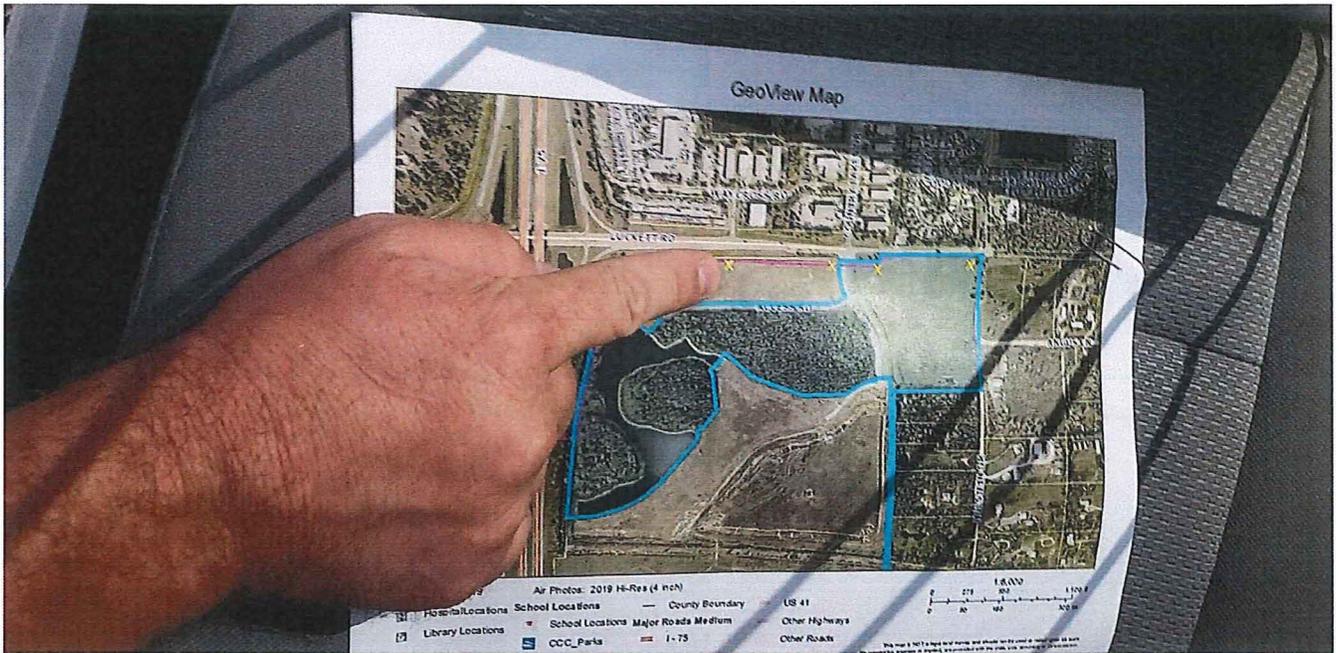
Sworn to and subscribed before me this 27 day of Dec A.D. 2019.
Amy Hughes
Notary Public

My Commission Expires.  AMY HUGHES
Notary Public - State of Florida
Commission # GG 350764
My Comm. Expires Aug 16, 2023
Bonded through National Notary Assn.

THIS AFFIDAVIT MUST BE RETURNED TO: CITY OF FT. MYERS, COMMUNITY
DEVELOPMENT DEPARTMENT (attn: Planning Division) BY: December 30, 2019









Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CITY OF FT MYERS_LEGALS

Ad No.: 0003970272

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FORT MYERS FL 33901
USA

Net Amt: \$197.57

Run Times: 1

No. of Affidavits: 1

Run Dates: 12/27/19

Text of Ad:

**CITY OF FORT MYERS
NOTICE OF PUBLIC HEARINGS**

The City of Fort Myers Planning Board will hold public hearings to consider the following:

PUBLIC HEARING: Consider a request to rezone 153.8 acres, more or less, for a Planned Unit Development (PUD) to allow an industrial development including 150,000 square feet of Commercial Uses, 1,100,000 square feet of Industrial Uses and 23 acres of open space located at 5990 Lockett Rd., Fort Myers, FL. Ward 2 (Quasi-Judicial)

The hearings will be held on Wednesday, January 8, 2020, at 1:00 pm in Council Chambers at Oscar M. Corbin Jr. City Hall, 2200 Second St, Fort Myers, Florida.

If a person decides to appeal any decision made by the Planning Board with respect to any matter considered at such hearing, he or she will need a record of the proceedings & that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which includes the testimony & evidence upon which the appeal is to be based.

Comments may be made at the hearing or filed in writing prior to the hearing. For information, call Ms. Tefft, 239-321-7993.

Special Requirements: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the Community Development Department, Ms. Barnes, 239-321-7901.

AD 3970272 Dec. 27, 2019

