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December 9, 2013

Mr. E. Bruce Strayhorn, Esq.
P.O. Box 1288
Fort Myers, FL 33902-1288

**RE: Orange River Landings Property
Site Investigation Report**

Dear Mr. Strayhorn:

Please find the attached Site Investigation Report as we have discussed for your property located at 5750 Palm Beach Blvd. in unincorporated Lee County.

This report and the included Conceptual Site Plans reflect the potential for the development of this property utilizing the existing SFWMD ERP and ACOE Dredge and Fill permits as a recreational vehicle park, mobile home park, or some combination thereof.

If you have any questions or concerns related to the findings contained in this report or desire to explore other options that have not been considered, please let me know.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

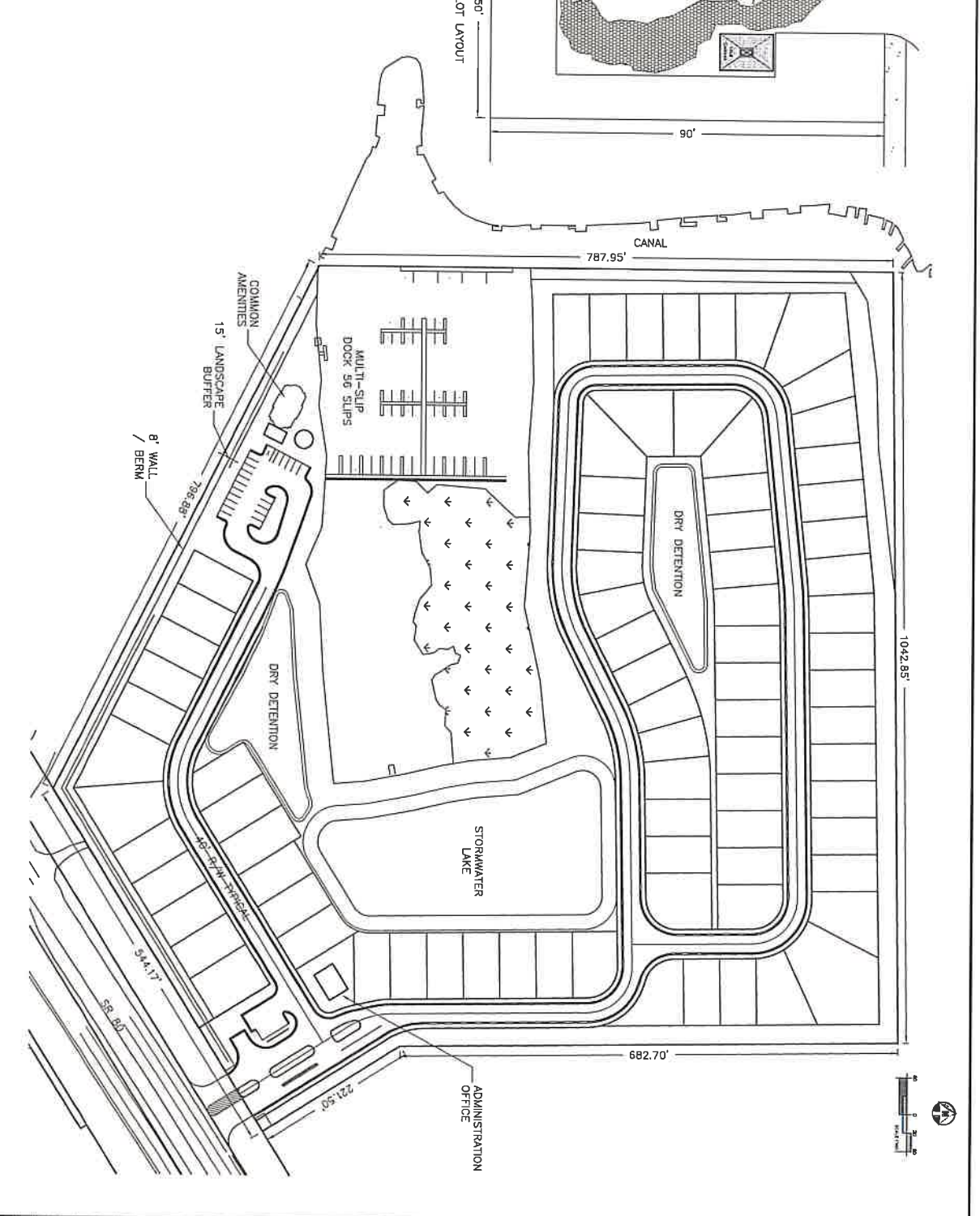


M. William Morris, Jr., PE, LEED® AP
Vice President

Enclosure:

SCANNED

PROPERTY INFORMATION:
 TOTAL AREA: 24.40 AC.
 PRESERVE: 4.73 AC.
 UPLAND DEVELOPMENT AREA: 19.67 AC.
 STORMWATER MANAGEMENT: 2.69 AC.
 PARCELS: 80
 ROAD LENGTH: 3,335 LF
 ZONING: A6-2



CONCEPTUAL MH/RV PARK (SINGLE ACCESS)
 Mr. Bruce Strayhorn, Esq.
 ORANGE RIVER LANDINGS PARCEL
 Lee County, Florida

MORRIS DEPEW
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 Toll Free: 888-337-7241
 FL CA #04522 / FL CERT #01556931 / LC#20000330

NO.	DATE	DESCRIPTION
1	10/17/2013	ISSUED FOR PERMIT



LEE COUNTY

SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

John E. Manning
District One

September 30, 2013

Cecil L. Pendergrass
District Two

Tanya Scholl

Larry Kiker
District Three

Morris-Depew Associates, Inc.
2891 Center Pointe Drive, #100

Tammy Hall
District Four

Fort Myers, FL 33916

Frank Mann
District Five

RE: Potable Water and Wastewater Availability
Strayhorn – Orange River Parcel, 5250 Palm Beach Blvd.
STRAP # 35-43-25-00-00012.0000

Roger Desjarlais
County Manager

Andrea Fraser
Interim County
Attorney

Dear Ms. Scholl:

Diana M. Parker
County Hearing
Examiner

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and/or 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 95 RV units, with an estimated flow demand of approximately 20,000 gallons per day. Based on these estimated flows, Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through Lee County Utilities' Olga Water Treatment Plant and sanitary sewer service will be provided by Lee County Utilities via the City of Fort Myers North Wastewater Plant. The Lee County Utilities Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
Utilities Engineering Division

VIA EMAIL
Original Mailed

SITE INVESTIGATION REPORT

SITE INFORMATION

Date: 10/31/13

Address: 5750 Palm Beach Blvd., Fort Myers, FL 33905

City: Fort Myers State: FL Zip: 33908

Municipality: Unincorporated Lee County

Parcel ID: 35-43-25-00-00012.0000

PREPARED BY:

Firm: Morris Depew Associates Inc.
Street: 2891 Center Pointe Drive, Unit 100
City: Fort Myers
State: FL Zip: 33916

Prepared By: M. William Morris, Jr., P.E.
Phone: 239-337-3993
Fax: 239-337-3994
Email: bmorris@m-da.com



Executive Summary

1. Entitlement Status: The subject property is zoned AG-2 and has active SFWMD ERP and ACOE Dredge and Fill development permits in place. The permits were issued for a single family development type of design.
2. Issues of Concern to obtain entitlements or to develop:
 - a. A rezoning to a MH or RV Planned Development with two separate public hearings is required
 - b. Maintaining/amending existing environmental entitlements
 - c. Future Land Use code for wetlands on the site may limit potential final density.
 - d. Future Land Use code for remainder of site allow a standard density between 4 and 10 units per acre up to a maximum of 15 units per acre. Planned density of 80-100 units is within the allowable density.
 - e. Site is a low lying, High Hazard Coastal area with a high FEMA AE 7 zone (BFE 7.0 NAVD). A substantial import of embankment will be required. We estimate an average proposed grade of 3.5 - 4-feet of additional fill in developable areas and an additional 10 feet of depth in an area that was excavated where developed parcels are now considered.
 - f. Lee County Indigenous Vegetation requirement that 20% of the site must be preserved as indigenous vegetation. A tree survey will be needed to determine what, if any, existing vegetation will be need to be preserved outside the areas targeted for preservation if any.
 - g. Deviation potentially required for a single access subdivision since project is greater than 5 acres if additional access is not feasible to obtain.
 - h. Deviation potentially required necessary for a 50 indigenous foot buffer adjacent to Palm Beach Blvd depending on native species content.
 - i. Due to indigenous preserve and or wetland preserve requirements alternative surface water management locations may be necessary.

EXECUTIVE SUMMARY: Entitlements

Existing Conditions:

The subject 24.4 acre parcel is located at 5750 Palm Beach Blvd. in East Fort Myers just east of the I-75/SR80 interchange. The site is vacant / undeveloped and significant portions are heavily forested. The vegetation appears to include mostly exotics contains some native vegetation. There are portions of the site that will require extensive backfilling where barrow has been removed to make them usable for the current plan of development.

The only existing legal access to the property is via Palm Beach Blvd. The site is low lying and has a several excavated and wetland areas throughout the property with an apparent connection to a navigable canal along the west side with access to the Caloosahatchee River.

Zoning & Land Use Information:

The site is within the jurisdiction of unincorporated Lee County, Florida. The site is zoned AG-2, subject to the requirements of Lee County Land Development Code. The future land use (FLU) category for the parcel is Central Urban. The Central Urban FLU category allows up to 15 units per acre and the wetlands FLU code allows up to one (1) dwelling unit per 20 acres.

The site is in the Coastal High Hazard Area according to Lee Plan Map 5, however, the site is located in an (AE) zone is not located in a (V) or velocity zone according to the current FEMA FIRM Panel so there do not appear to be any consequences that impact the constructability of the project according to Lee County Land Development Code (LDC) Secs 34-784, 34-939(a).

The underlying FLU and surrounding area seem to support a rezoning to either MHPD or RVPD with a consistent list of uses contained therein. Based on current GIS mapping a rezoning to MHPD, RVPD or a combination thereof is likely to allow between 80 and 100 units for the site. If rezoned to a MHPD, RV sites can be designated on the approved Master Concept Plan according to LDC Sec 34-934(20).

The development regulations can be customized for a PD zoning. The MH-2 zoning category development regulations were largely considered in this study.

A rezoning request will be required to go through two public hearings and will ultimately be subject to the Lee County Board of Commissioners' approval.

Required Development Standards:

The Lee County LDC indicates that residential projects are to have 40% open space for conventional zoning. Although, the proposed project will be a planned development zoning, it is likely that Lee County staff will not recommend approval for a single family residential project in this location to have less than 40% open space. A 40% open space for the RV portions of the project should be easily met considering the typical minimum lot dimensions would require a minimum 50' width and 90' depth.

This site appears to be sporadically vegetated with some amount of existing large canopy trees of undetermined type. Per section 10-415-(b) of the Lee County Land Development Code large developments with existing indigenous native vegetation must provide 50% of the required open space as on-site preservation. (20% of the site area if 40% of site is open space as above).

Additionally, per LDC section 10-415 (b)(5) – a project greater than 5 acres abutting an arterial road with existing native trees must provide a 50' ROW buffer for tree preservation. It is recommended that a deviation to this requirement be requested as part of the rezoning as there are other substantial areas of the site that are reserved for preservation where existing native trees can be maintained. If the existing trees were determined to be largely comprised of exotic species, this requirement would not likely apply

The Lee County LDC and FDOT Access Management require a minimum street separation on Palm Beach Blvd (SR 80) to be 660' as an arterial roadway. Based on the locations of existing access points, a deviation to this requirement will be required for more than one access point for the property.

Additionally, LDC section 10-291(3) requires that a project of greater than 5 acres to have two points of access. Section 10-295 of the LDC requires that streets stubs be designed to connect to adjoining properties. There is an existing driveway into the mobile home park to the west of the site that possesses a full median opening on SR 80, however, we can find no evidence that the subject property has the ability to legally use the access on the neighboring parcel and a title search may be needed to establish if any shared access exists.

There is a clear advantage to the subject property if an access easement is obtainable from the neighboring property owner to gain use of the full median opening on Palm Beach Blvd. If that is not feasible, a deviation from these requirements may be necessary depending on whether two access points can be obtained since the property only has 544' of frontage on SR 80. A direct access point is likely to be established on the eastern side of the subject parcel.

The minimum street right of way for a privately maintained subdivision street is 40' for a closed drainage design. A ten foot wide public utility easement will be required on both sides of the proposed internal streets.

The site is entirely within the AE floodzone with a minimum base flood elevation of 7.0 NAVD88. The existing elevations of the parcel appear to vary widely with an approximate average of 3.0 NAVD based on existing survey data. This differential is anticipated to add significantly to site development costs site design options as proposed mobile home pads will require substantial fill to be brought to a usable grade.

This site contains considerable environmental areas and contemplates a multi-slip docking facility. This type of development also requires a stormwater management system. These components appear to be addressed in the existing SFWMD ERP and the environmental impacts appear to be addressed in the ACOE Dredge and Fill permit approvals that were obtained for a two family housing development with the multi-slip docking facility. Modifications to the SFWMD ERP will be required if the form, uses, and intensity of the upland portion of the project are changed. Modifications to the ACOE Dredge and Fill approval

This project site is located within the Caloosahatchee Shores Planning Community and is subject to the requirements of the Chapter 33, Article VII of the Lee Co LDC, however, Sec. 33-1480(a) does appear to limit applicability to "...commercial, religious, institutional, multiple-family, and mixed use developments including live-work units..." A MH or RV development does not appear to be required to comply with the requirements of Chapter 33, Article VII of the LDC and even it is were, the code is almost exclusively applicable to commercial projects. Based on the language in LDC 33-1482, it does appear that the project will be required to present an application to the Planning Community Design Review Board (DRB) in an informational session.

Entitlements and Site Permitting required for this project include

- 1. Lee County Rezoning - Public Hearing 10-12 months**
(Rezone from AG-2 to MHPD or RVPD with master concept plan)
- 2. Caloosahatchee Shores Public Information Session 1-2 months**
Community Planning DRB
(Input is limited to non-residential design)
- 3. ACOE Dredge and Fill Modification Administrative 18-24 months**
Should be filed and reviewed concurrently with rezoning request (if needed)
- 4. Lee County Development Order - Administrative review 6 months**
(rezoning above must be approved prior, rezoning and development order may be reviewed concurrently)
- 5. SFWMD ERP Modification Administrative review 4 months**
(assumes no significant wetland impacts.
(Can be reviewed concurrently with above and approved independently)
- 6. Utility Permitting Administrative review 2-3 months**
(follows Lee Co. Development Order Approval)

SECTION 1 PROPERTY

1. Lot Information :

Parcel No.: **35-43-25-00-00012.0000**
Lot Size: **24.4 AC per existing permits**
Vacant: **Yes**

2. Use of adjacent properties:

North: **Industrial Vacant / FPL**
South: **Right of way/ Palm Beach Blvd**
East: **Industrial Vacant / FPL**
West: **Mobile Home Park**

3. Corner Location: Yes: No:
Stop Sign: Traffic Signal:

4. Existing use of site: **Vacant / undeveloped**

5. Roadways:

Front: **Palm Beach Blvd**
Side: **None**

a. Number of Lanes: **6L divided**

b. Speed Limit: **50 MPH**

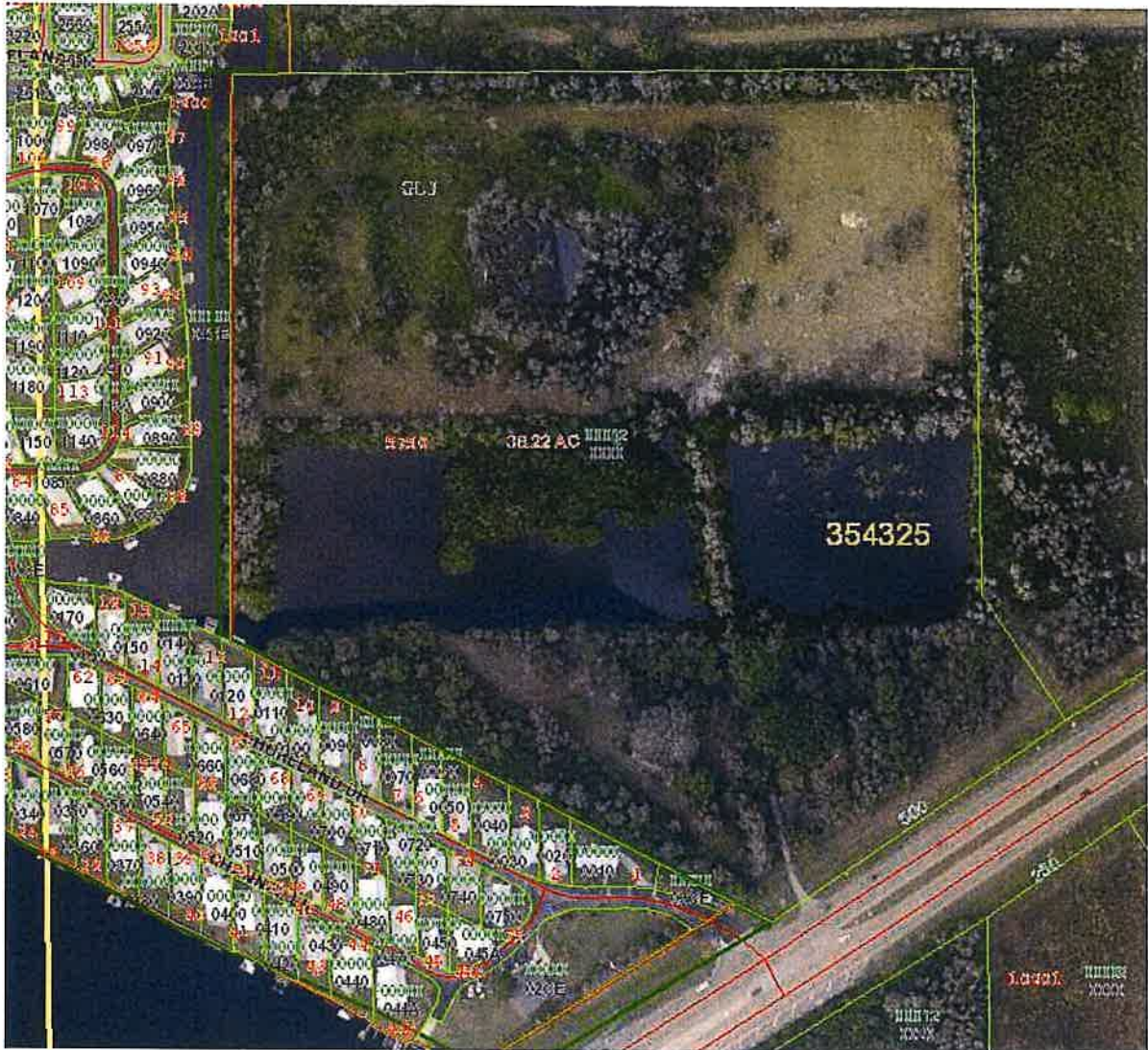
c. Road Type:

Concrete: Asphalt: Gravel:

d. Road Conditions:

Good: Fair: Poor:

SECTION 1.a – Site Photos



AERIAL VIEW (2013)

SECTION 1.b – Site Samples



Frontage along Palm Beach Blvd



Existing D/W on Palm Beach in SW corner of site

SECTION II – SITE PLANNING/ZONING INFORMATION

1. ZONING

Current Zoning: **AG-2 (was rezoned to RPD in 2007 – expired)**
Any Special Zoning Districts: **Caloosahatchee Shores Planning Community – SR80 Corridor**
Future Land Use Category: **Central Urban**

Is there an active Home Owners Association? **No**

Proposed Zoning: **MHPD or RVPD – Mobile Home or Recreational Vehicle Planned Development**

Adjacent Zoning:
North: **IL (Part of FPL property)**
East: **IL (Part of FPL property)**
South: **ROW (Palm Beach Blvd / SR 80)**
West: **MH-2 and RVPD**

Is re-zoning necessary: Yes: No:

If yes, what is the re-zoning process: **Two Public Hearings – The first hearing before Lee County Hearing Examiner for a recommendation for project approval. The second hearing before Lee County BOCC for project approval.**

Lot Sizes: The minimum lot size required for RVPD is reflected in the RV District property development regulations of the LDC (LDC Sec 34-792) which allows 30' x 55' minimum parcel sizes.
Conventional MH-2 District property development regulations (LDC Sec 34—736) which shows 50' x 100' minimum parcel sizes.
The neighboring development has 45' wide parcels.
The project proposes the use of 50' x 90' parcels for either RV or MH use to be included as part of the PD process. This width may create a limitation on the size of the MH units that can be placed on the site without a change in parcel orientation from 90° to either 45 or 60 to the internal circulation road.

2. LAND DIVISION

The following division of land is required:

None: **Subdivision Plat:** Parcel Map:
Lot Line Adjustment: Other:

By: Client: Seller:

Process: **Primary Plat and Final Plat Review**

Processing Time (from date of request through effective date): **5-6 months - concurrently with or after Site Development Order approval**

3. ENVIRONMENTAL ASSESSMENT/EIR/TRAFFIC STUDIES

Is a Phase I Environment Assessment required: Yes: No:

Is a Phase II Environment Assessment required: Yes: No:

Is an asbestos Survey required: Yes: No:

Is a Traffic Study required: Yes: No:

Study is required as part of Lee County Development Order application / review process. From the December 2012 Lee County Concurrency Report, the project segment of Palm Beach Blvd had a LOS of B with a future forecast volume of LOS B with 1,828 one way trips. The capacity of this segment is LOS D with 2,940 trips. A development of 80-100 mobile homes or RVs should not generate enough traffic in the short term for the road to reach capacity in the immediate future. Should the project not proceed quickly, traffic capacity should be revisited.

Is the site in a 100 year Flood Zone: Yes: No:
Flood Zone AE 7 – Base Elevation of 7.0 NAVD

Is the site in 100 year Flood Way: Yes: No:

Note: A portion of the site is located within the Coastal High Hazard Zone

4. SIGN REQUIREMENTS:

Monument: Yes: No: N/A:

Sec. 30-152. Permanent signs in residential areas.

Permanent signs in residential areas are subject to the following:

- (1) Definition. For purposes of this section, the term "subdivision" shall be interpreted to include mobile home and recreational vehicle developments, condominiums and multiple-family buildings containing five or more dwelling units.**
- (2) Residential development identification signs.**
 - a. Entrance signs. Permanent wall or ground-mounted signs for identification purposes only (the name of the subdivision or residential development and, where applicable, the name of recreational facilities internal to the subdivision or development) may be permitted at each main entrance into such subdivision or development, subject to the following regulations:**
 - 1. Subdivision or residential development entrances which contain a boulevard entrance, i.e., a median strip separating the entrance and exit lanes, may be permitted:**
 - i. A single ground-mounted sign located in the median strip of the entrance, provided that it is set back a minimum of 15 feet from the right-of-way of the**

public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes; or

- ii. Two single-faced signs equal in size and located on each side of the entranceway.
2. Subdivision or residential development entrances which are not boulevards may be permitted:
 - i. One double-faced sign facing perpendicular to the public road; or
 - ii. Two single-faced signs equal in size and located on each side of the entranceway.
 - b. Additional identification signs. One additional permanent wall or ground-mounted sign for identification purposes only, and giving only the name of the subdivision or residential development, may be permitted along each boundary line of the development which exceeds 2,000 feet in length.
 - c. Internal subdivision signs. Permanent wall or ground-mounted signs for identification purposes may be permitted at one main entrance into each internal subdivision or development, subject to the following:
 1. Subdivision entrances which contain a boulevard entrance, i.e., a median strip separating the entrance and exit lanes, would be permitted:
 - i. A single ground-mounted sign located in the median strip of the entrance, provided that it is set back a minimum of 15 feet from the right-of-way of the public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes; or
 - ii. Two single-faced signs equal in size and located on each side of the entranceway.
 2. Subdivision entrances which are not boulevards may be permitted:
 - i. One double-faced sign facing perpendicular to the public road; or
 - ii. Two single-faced signs equal in size and located on each side of the entranceway.
 - d. Limitations.
 1. The subdivision shall have a homeowners' association or similar entity which will be responsible for maintenance of the sign.

2. The face of each permitted main entrance identification sign shall not exceed 32 square feet, except that, in developments of more than 25 units, the face may be up to 105 square feet in area. The sign shall be not more than ten feet in height.
3. The face of each permitted internal identification sign shall not exceed 32 square feet in area, and the sign shall not be more than eight feet in height.
4. Except when permitted in the entrance median strip, the sign shall be located on private or commonly owned property and shall be set back a minimum of 15 feet from the edge of the public right-of-way and at least 15 feet from the edge of the entranceway pavement, if a private street.
5. The sign may be illuminated with a steady light so shielded as to not allow the light to interfere with vehicular traffic.
6. The sign may incorporate or be incorporated into accessory entrance structural features such as a project wall or landscaping.

Site Sign Setbacks:

Front: 15' Measured from: ROW
 Side 1: 5' Measured from: Edge of Pavement of entrance or exit lane

5. SETBACK REQUIREMENTS:

Front: 20' Measured from: Future Private Street ROW (25' from SR 80)
 Side: 15* Measured from: Property line
 Rear: 15* Measured from: Property line

***Side and Rear Setbacks can be defined during the rezoning process for a planned development**

Overhang allowed in setback? Yes: No:
 Maximum allowable projection: Two (2) feet

6. LANDSCAPING REQUIREMENTS:

Open Space - Per section 10-415(a) of the Lee County Code residential projects with conventional zoning require 40% open space. However, a Residential Planned development can request a deviation from this requirement as part of the rezoning application if warranted by the master concept plan for the project development

Per section 10-415-(b) large developments with existing indigenous native vegetation must provide 50% of the required open space as on-site preservation. (20% of the site area if 40% of site is open space as above)

Per section 10-415 (b)(5) – a project greater than 5 acres abutting a collector road with existing native trees must provide a 50' ROW buffer for tree preservation.

Onsite:

Buffers East: 15'** North: 15'** South: 15'** West: 15'**

** - Buffers may be required during the rezoning process

Does landscape plan have to be submitted for review and approval? Yes: No:

Is irrigation required? Yes: No:

Only for required common area landscape buffers

Is landscaping allowed in the Right of Way? Yes: No:

Is landscaping required in the Right of Way? Yes: No:

Is irrigation required? Yes: No: NA

Does the municipality have an approved list of trees and plant materials? Yes: No:

Has list been obtained? **A prohibited species list is available**

Comments: **In addition to any required buffer trees, site is required to have 1 tree per 3000 SF of development area. Existing preserved trees can be used to offset this requirement and receive tree credits.**

Is site screening required? Yes: No:

***** North or south property line may require a 30' Type F buffer if entrance road is less than 125' from abutting residential uses**

If yes, which sides? North: or South: East: West:

7. OFF STREET PARKING REQUIREMENTS

Number of stalls required: **2 spaces per unit (driveways and garages of parceled units are considered to meet required parking for MH and RV uses)**

The following parking criteria is for private amenity areas if necessary

Minimum stall size: **9' X 18' (90 degree parking only)**

8 ½ X 18' (30-, 45- or 60-degree parking)

Parking layouts allowed: 90°: X Aisle width: **24' two way / 22' one way – (only needed for amenity parking)**

Are compact stalls permitted? Yes: No: Stall size: NA

Criteria for number of compact stalls? NA

Number of compacts allowed: NA

Number of Handicap stalls: **1 per FAC/ADA** Stall size: **per FAC/ADA**

Criteria for handicap stalls: **striping and grading per FAC/ADA**

Access van aisle: **per FAC/ADA**

Access car aisle: **per FAC/ADA**

Is specific Loading Zone required: Yes: No: Size: NA

Loading zones on required for uses that receive goods via large semitrailer

Bike rack required: Yes: No: N/A:

Criteria for bike rack: **Commercial Uses**

8. FIRE MARSHALL

1. Is this site located in a fire zone? Yes: No:

Describe special requirements: **NA**

2. Distance to nearest fire hydrant: **Existing FH located at SW corner of property**

Is new hydrant required? Yes: No:

Location: **Every 800 LF**

Size: **8" Main** Type: **N/A**

A dead end water main deviation may be required due to dead end fire water main exceeding 750 without a loop to another water main.

3. Are sprinklers required? Yes: No:

If yes, describe:

Is separate line required? Yes: No:

Are fire lanes required around the building? Yes: No:

Minimum Width: **20' (24' shown)**

Pavement thickness and materials: **Met through compliance with LDC**

Is striping required? **Not internally**

Administered by: **Fort Myers Shores Fire District**

9. STORM DRAINAGE

Applicable to this project: Yes: No:

Comments: **Project will be required to obtain a South Florida Water Management District Environment Resource Permit Modification of 36-07199-P.**

1. Is storm sewer available? Yes: No:

Can surface drainage be used? Yes: No:

Location of storm sewer: **on site discharging to onsite tidal canal**

What jurisdiction is storm sewer under: **Private**

2. Is storm sewer tap permitted? Yes: No:

3. Size of line: **N/A**

Depth: **NA**

Gravity: Forced:

How was information determined? ALTA: Yes: No:

4. What are the line size upgrade requirements? **To be determined by the Design Engineer**

5. Catch basins required: Yes: No:

Number: Type: **To be determined by the Design Engineer**

6. Is there a chance of a moratorium in the near future or now? Yes: No:
If yes, explain:

7. Are easements required? Yes: No:

Describe: **undetermined**

8. Is a hydrology study required? Yes: No:

Prepared by: **Licensed Design Engineer**

9. Is "Rational Method" of computing runoff acceptable? Yes: No:

Design storm return interval: 5yr: 10yr: 25yr: 50yr: 100 yr:

Other:

Per SFWMD Basis of Review: Unless otherwise specified by pervious District permits or District criteria, a storm event of 3 day duration and 25 year frequency shall be used in computing off-site discharge rates.

10. Is drainage/retention required? Yes No

11. Are erosion control or siltation plans required? Yes: No:

12. Is this site in a 100 year flood plain? Yes: No:

If yes, what is min. finish floor elevation to remove from flood plain: **7.0' NAVD88**

13. Storm Water Quality Requirements:

The first flush/first 1" of rainfall must be stored on site and treated.

Agency: **SFWMD**

Phone: **(239) 338-2929**

E-mail/website: www.sfwmd.gov

10. SANITARY SEWER SERVICE

Applicable to this project: Yes: No:

Comments: **Existing 24" sewer force main on the south side of Palm Beach Blvd**

1. Is sewer available? Yes: No:

Type of sewer: Combined: Sanitary:

What jurisdiction is sewer under: **Lee County Utilities**

2. Size of line: **24" PVC** Depth: **Unknown** Gravity: Forced:

Nearest manhole: **n/a**

Invert Elevation: **Unknown** Rim Elevation: **Unknown**

How was information determined? ALTA: Yes: No:

3. What is the minimum sanitary service upgrade requirement: **Lift Station with gravity sewer main to serve residential lots.**

4. Is sewer line serving site: Public: Private: Location: **Read above.**

5. Fees:

Sewer Connection (Impact) Fee = \$2,660 per ERC.

- Are fees based on water usage? Yes: No:
6. Tap to be made by: Agency: GC:
7. If sanitary sewer is not at property line in the public right-of-way, is an easement Required for installation, maintenance, or repair of the sanitary sewer?
 Yes: No: N/A:
- If yes, describe approximate location and dimensions of required easement:
 If applicable, a suitable answer is "as required to install service".
8. If sanitary sewer is not available can we use a septic tank? Yes: No: N/A:
- Will easement be required? Yes: No: N/A:
- What are local requirements for design and installation of septic system if sewer is not available:
9. Is there a chance of a moratorium in the near future or now? Yes: No:
- If yes, explain:
10. Are there any known rock problems that may inhibit the installation of Utilities, either on or off-site? Yes: No: Undetermined
- If yes, describe:

11. WATER SERVICE

- Applicable to this project: Yes: No:
- Comments:
1. Is water available? Yes: No: Existing:
- Location of water line: **North side of Palm Beach Blvd ROW**
 Jurisdiction of water line: **Lee County Utilities**
2. Size of Service line per city records: **20" and 30" per LCU records**
 Meter fee: **TBD** Meter inspection Fee: **TBD** Tap labor charge: **TBD**
 Soil inspection fee: **N/A** Construction water charge: **\$ X**
 Existing service cut and cap credit: **N/A**
Upon completion of design and with water demands known, please contact Mary McCormic (239) 533-8532 for information regarding fee totals.
Water Connect (Impact) Fee Information:
Water Impact Fee = \$2,440 per ERC.
4. Is well permitted? (If water is not available obtain design standard) Yes: No:
 N/A:
5. Minimum distance-well to septic fields: Yes: No: N/A:
6. Who makes the trench? Agency: Local plumber: **Depends on size of line**
 Who makes the tap? Agency: Local plumber: **Depends on size of line**
 Who furnishes meter? Agency: Local plumber: **Depends on size of line**
 Who installs meter? Agency: Local plumber: **Depends on size of line**
 Who installs service to PL? Agency: Local plumber: **Depends on size of line**
 *Where is meter to be located: At PL: At building: Outside: Inside:
 Service line material: Copper: Other:
If the service is under 2", the agency will install the tap. If the service is above 2", the GC is responsible for the construction.
7. If an irrigation sprinkler system is required, does it necessitate a second water line?
 Yes: No: Existing:
 Size:

8. Backflow preventer required Yes: No:
9. If water is not at property line in the public right-of-way, is an easement required for the installation, maintenance, or repair of the water line? Yes: No: N/A:
 If yes, describe approximate location and dimensions or required easement: **20 width**
10. Is water treatment required? Yes: No:

12. – ELECTRIC SERVICE

What electrical service **could** be available:

- a. 100a: 200a: 400a: 600a: 800a:
- b. 120v: 208v: 277v: 240v: 480v:
- c. 1Ø: 3Ø: 3W: 4W: Delta: Wye:

3 phase service is available at this site.

Contact:

**Florida Power & Light
(239) 415-1329**

13. REFUSE COLLECTION

Applicable to this project: Yes: No:

Comments:

Agency: **County contractor**

14. HIGHWAY DATA

Applicable to this project: Yes: No:

Comments:

1. Primary Street Driveway Requirements:

Street: **Palm Beach Blvd (SR 80)**

Jurisdiction: **FDOT**

Minimum width: **24'** Maximum width: **36'**

Transition width or return radius: **30' Minimum**

Minimum Distance from property line: **Per FDOT Regulations**

Minimum Distance from street Intersection: **660'**

A deviation will need to be requested during the zoning process to decrease this distance.

Measured From: **edge of travel lane**

Minimum Distance between driveways: **Per county regulations**

Permit required? Yes: No: Fee: \$ **Unknown**

A contractor pulled Lee County ROW permit is required.

Bond required? Yes: No: By GC? Yes: No: Other:

A bond is required for off-site improvements

Materials required: Concrete: Asphalt: Curb:

Who pays for curb cuts? **Whoever is doing the work will pay for curb cuts.**

Future Highway changes anticipated? Yes: No:

When/What: **N/A**

2. Are offsite sidewalks required? Yes: No: Existing:

Type: **N/A** Width/Thickness: **N/A** Length: **N/A**

3. Are curbs required? Yes: (if 40' internal ROW is desired) No: Existing:

Type: **TBD** Width/Thickness: **2' wide (typical)** Length: **N/A**

4. Is pavement widening or deceleration lane required? Yes: No: TBD:

A deceleration lane is unlikely due to the number of units allowable on the site should not trip turnlane requirements. A traffic study will determine.

5. Are street lights (electrifiers) required? Yes: No: Existing:

Location: **Internal to the project**

Number: **Subject to a study** Spacing: **Subject to a study**

6. Can we obtain a median cut for this site? Yes: No: N/A:

Location: **The existing median opening is all that will be allowed. New median openings will be meet separation requirements.**

Describe procedure to obtain: **An access easement will be needed with the neighboring property owner**

Who pays for median cuts? **Subject to negotiation**

7. Are driveway cross culverts required? Yes: No:

TBD by Design Engineer.

Minimum size: **TBD**

Concrete headwalls required: Yes: No:

If yes, describe requirements: **N/A**

8. Describe other highway improvements required (i.e. street trees, landscaping, stop lights, re-sod R.O.W. after Work done, etc.):

ROW must be restored to existing condition.

Are bonds, fees or encroachment permits required for any of the above? Yes: No: N/A:

For: **ROW permit** Amount: **TBD**

15. Site Development Order of Magnitude Costs

DESCRIPTION	UNITS	UNIT COST	QUANTITY	AMOUNT
CONSTRUCTION RELATED COSTS				
MOBILIZATION	LS	\$ 10,000	1	\$ 10,000
CLEARING & GRUBBING	AC	\$ 1,500	24.4	\$ 36,600
EROSION CONTROLS	LS	\$ 20,000	1.0	\$ 20,000
SITE FILLING AND GRADING ⁽²⁾	CY	\$ 10.00	31,227	\$ 312,270
ROADWAY AND STORM SEWER (LOCAL CURB & GUTTER, PRIVATE)	LF of road	\$ 149	3,900	\$ 581,100
UTILITIES - WATER & SEWER (INCL LIFTSTATION)	LF of road	\$ 153	3,900	\$ 596,700
ENTRY FEATURE (BUDGET)	LS	\$ 150,000	1	\$ 150,000
MULTI SLIP DOCKING FACILITY	SLIP	\$ 10,000	56	\$ 560,000
LANDSCAPING (CODE MINIMUM INCL. WALLS)	AC	\$ 7,400	19.88	\$ 147,112
IRRIGATION (CODE MINIMUM)	AC	\$ 7,400	19.88	\$ 147,112
CONSTRUCTION RELATED COST TOTAL				\$ 2,560,894
PERMITTING RELATED COSTS				
APPLICATION FEES (BUDGET)	LS	\$ 15,000	1	\$ 15,000
REZONING APPLICATION	LS	\$ 17,000	1	\$ 17,000
DESIGN, PLAT, AND PERMITTING	LS	3% Const. Cost	1	\$ 76,827
PERMITTING RELATED COST TOTAL				\$ 108,827

CAPACITY / IMPACT RELATED FEES⁽¹⁾

OPTION A (ALL RV):

UTILITY CONNECTION FEES	Lot	\$ 2,040.00	100	\$ 204,000
IMPACT FEES	EA	\$ 1,276.44	100	\$ 127,644
OPTION A FEE TOTAL				\$ 331,644

OPTION B (ALL MH):

UTILITY CONNECTION FEES	Lot	\$ 5,100.00	85	\$ 433,500
IMPACT FEES	EA	\$ 1,417.64	85	\$ 120,499
OPTION B FEE TOTAL				\$ 553,999

OPTION C (50% RV/50% MH):

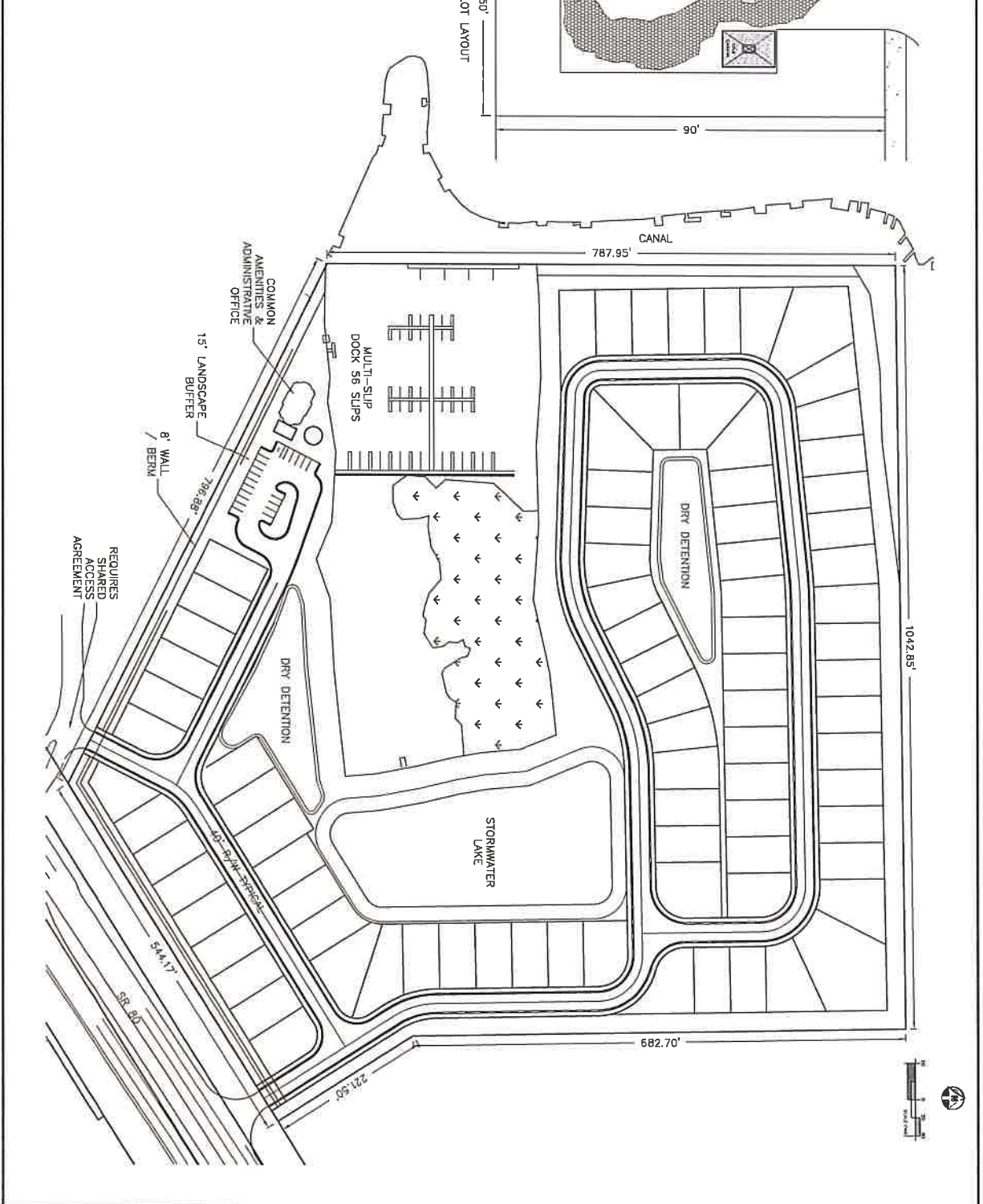
UTILITY CONNECTION FEES (MH)	Lot	\$ 5,100.00	50	\$ 255,000
UTILITY CONNECTION FEES (RV)	Lot	\$ 2,040.00	50	\$ 102,000
IMPACT FEES (MH)	EA	\$ 1,417.64	50	\$ 70,882
IMPACT FEES (RV)	EA	\$ 1,276.44	50	\$ 63,822
OPTION C FEE TOTAL				\$ 491,704

NOTES:

1. THREE SCENARIOS ARE USED TO DETERMINE COSTS BASED ON DIFFERENT PRODUCT MIXES.
2. THE FILL QUANTITY IS BASED ON AN AVERAGE OF 3.5' OF MATERIAL IMPORTED TO THE SITE TO BRING TO FINISHED GRADE. AN ADDITIONAL 20,000 CY IS APPLIED TO ACCOUNT FOR AN EXCAVATED AREA AROUND 1.1 ACRES IN SIZE.

APPENDIX

PROPERTY INFORMATION:
 TOTAL AREA: 24.40 AC.
 PRESERVE: 4.73 AC.
 UPLAND DEVELOPMENT AREA: 19.67 AC.
 STORMWATER MANAGEMENT: 2.69 AC.
 PARCELS: 85
 ROAD LENGTH: 3,500 LF
 ZONING: AG-2



CONCEPTUAL MH/RV PARK (SHARED ACCESS)
 Mr. Bruce Strayhorn, Esq.
 ORANGE RIVER LANDINGS PARCEL
 Lee County, Florida

MORRIS DEPEW
 ENGINEERS + PLANNERS + SUPERVISORS
 LANDSCAPE ARCHITECTS
 2881 Center Pointe Drive
 Fort Myers, Florida 33916
 2025 271-2723
 Fax: 239-337-2884
 Toll Free: 866-281-7243
 FL CA 14, 6532 / FL CERT NO. LB6893 / LC22000332

NO.	DATE	DESCRIPTION

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Spatial District Query Report

STRAP Number: 35-43-25-00-00012.0000

District Name	District Value	Pct Of Parcel In District (If Fractional)	Notes
Airspace Notification		NOT FOUND	
Census Tract		NOT FOUND	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High Hazard 51.88%	
Fire District	Fire District Taxing Authority	Ft Myers Shores 039	
Evacuation Zone	Zone	B	
Active Evacuation Status		NOT FOUND	
Flood Insurance Zone	Flood Zone Assigned Number	AE-EL7 (NAVD88) 407	1
Flood Insurance Zone - Old	Flood Zone	AE-EL8 (NGVD 29)	
FIRM Floodway		NOT FOUND	
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date Revised Date	125124 0283 12071C0283F 8/28/2008 12:00:00 AM	
Flood Insurance Panel - Old	Community Panel Version Date	125124 225 C 031594	
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Coastal Barrier Resources System (COBRA)		NOT FOUND	
Coastal Barrier Resources System (COBRA) - Old		NOT FOUND	
Lighting District/MSTBU	Authority Number Taxing Authority	325 Palm Beach Blvd SIU	1.98% 2
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID Plan Community	4 Fort Myers Shores	
Community Planning Area	Planning Area Goal	Caloosahatchee Shores See Goal 21 For Objectives And Policies Specific To The Caloosahatchee Shores And Olga Areas	
Future Land Use Map	From Designation	Central Urban	98.58%
	From Designation	Public Facilities	1.42% 2
Proposed Land Use Map	To Designation	Urban Neighborhood	98.58%
	To Designation	Public Facilities	1.42% 2

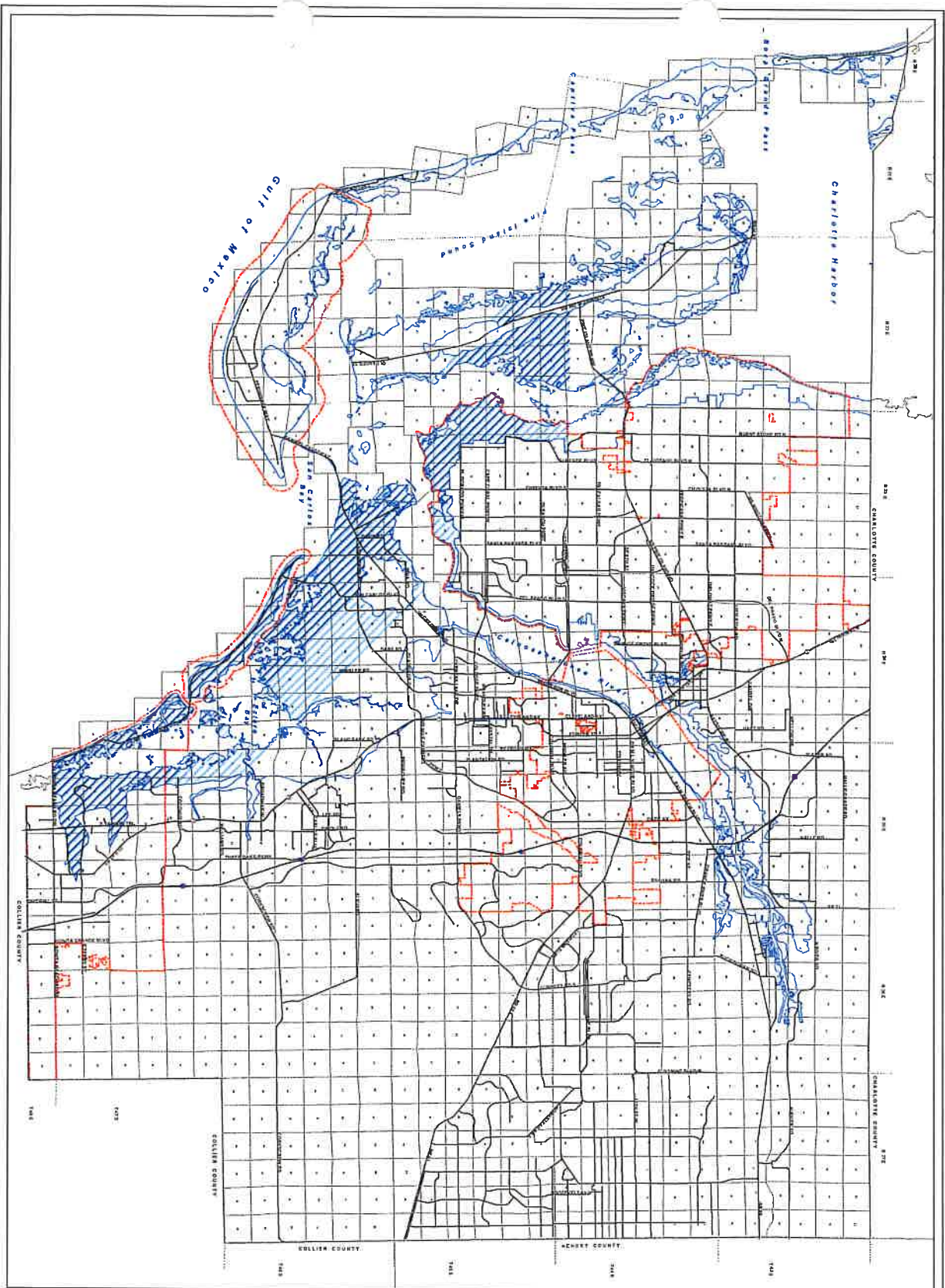
Spatial District Query Report

Sanibel/County Agreement				NOT FOUND
School Board District	District	5		
	School Board Member	Thomas Scott		
School Choice Zone	Choice Zones	East Zone 2		
	Choice Zones	East Zone		
Solid Waste District	District Area	Area 4		
Storm Surge	Category	A		
Subdivisions				NOT FOUND
Traffic Analysis Zone				
Archaeological Sensitivity	Sensitivity Level	2		
Sea Turtle Lighting Zone				NOT FOUND
Watersheds	Shed ID			
FLUCCS1999				
Soil	Map Symbol	28	40.89%	
	Soil Name	IMMOKALEE SAND		
	Map Symbol	12	35.94%	3
	Soil Name	FELDA FINE SAND		
	Map Symbol	99	17.94%	
	Soil Name	WATER		
	Map Symbol	25	5.19%	2
	Soil Name	ST. AUGUSTINE, ORGANIC SUBSTRATUM-URBAN LAND COMPLEX		
	Map Symbol	23	0.03%	2 3
	Soil Name	WULFERT MUCK		
Commissioner District	District	5		
	Commissioner	Frank Mann		
Unincorporated Lee County Zoning	Zoning Designation	AG-2	98.42%	Zoning Notes
	Zoning Designation	IL	1.42%	2
	Zoning Designation	MH-2	0.15%	2
Development Orders	Development Order Status	LDO2005-00174	1.42%	2
	Wet Season Water Table			
	Development Order Status	96-07-109-01L	1.42%	2
	Wet Season Water Table			
	Development Order Status	89-09-013-00D	1.42%	2
	Wet Season Water Table			
	Development Order Status	LDO2000-00123	0.01%	2
	Wet Season Water Table			
Road Impact Fee Districts	District	3		
	Tidemark ID	53		
	Name	CENTRAL		
Water Franchise	Franchise Name	Lee County Utilities		
Water Treatment Plant Service Area	Treatment Plant	Olga WTP		
Wastewater Franchise	Franchise Name	Lee County Utilities		
Wastewater Treatment Plant Service Area	Treatment Plant	CFM - Central WWTP		
Res. Garbage Collection Day	Hauling Day	Friday		

Res. Recycling Collection Day	Hauling Day	Wednesday
Res. Horticulture Collection Day	Hauling Day	Wednesday

[\[Modify Report Settings \]](#)

Note	Details
1	The Flood Zone With The Highest Corresponding Assigned Number Is The Recognized Flood Zone Designation For This Property. Residents Of Unincorporated Lee County May Call Zoning Review At (239) 533-8597 (Option #4) With Additional Questions. Residents Of Incorporated Areas Should Call The City In Which They Reside To Verify Flood Zone Status.
2	Small Percentages Can Result From Slight Variations In The Way Lines Are Drawn Or Imported Into Our System. Such Values May Not Accurately Reflect An Overlap With The Subject Parcel.
3	Contact DEP (239) 344-5600 For Wetland Determination



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

Legend

- City Limits
- Coastal High Hazard Area



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council
Map Generated: May 2009
City Limits current to date of map generation
Last Amended: May 15, 2009
Amended by Ordinance No. 09-17