

# **PHASE I ENVIRONMENTAL SITE** **ASSESSMENT REPORT**

## ***CONDUCTED FOR:***

APPROXIMATE 21.42 ACRE TRACT  
7780 LIGHTARD KNOTT LANE  
FORT MYERS, LEE COUNTY, FLORIDA

## ***PREPARED FOR:***

Milhaus Properties LLC  
2002 East 4th Avenue  
Tampa, Florida 33605

24 November 2021

YPC Project No. 21EY850



*YPC Consulting Group, PL  
5931 Country Lakes Drive  
Fort Myers, Florida 33905  
Phone (239) 693-7700  
Fax (239) 690-0271*

## EXECUTIVE SUMMARY

YPC Consulting Group, PL (YPC) has performed a Phase I Environmental Site Assessment (ESA) for a property comprised of four parcels located at 7780 Lightard Knott Lane in Fort Myers, Lee County, Florida (the *property*). The *property* consists of approximately 21.42 acres and lies within Section 23 of Township 44 South and Range 25 East.

The purpose of this Phase I ESA was to determine if recognized environmental conditions (RECs) exist at the *property* or surrounding properties which could impact the value or use of the *property*. This determination was made based on an evaluation of information assimilated regarding the *property* and adjacent properties. The scope of work completed by YPC included collection of information regarding previous usage of the *property*, a review of published information available from federal, state, and local agencies, a site reconnaissance of the *property* and surrounding areas, interviews, and report preparation.

The owners of the *property* parcels according Lee County Property Appraiser website are Deborah Jo Wyatt Stotter and Monte Chris Flint, Monty C and Judy Flint, Milton Dallas Flint, and Lewis M Flint c/o Milton Dallas Flint. According to the Lee County Property Appraisers records the current use of the *property* parcels is single family residential and pasture, and mobile home and nursery.

Federal, State, and local regulatory records were researched for the *property* and adjoining properties. No regulatory records were located indicating current or past releases of hazardous substances or petroleum products that could affect the *property* at this time.

Based on the review of historical aerial photographs the *property* appeared as vegetated to wooded vacant land in the 1944 aerial photograph. The *property* was observed as mostly farm fields in the 1953 and 1958 aerial photographs. In the 1968 thru 2021 aerial photographs the *property* appeared as primarily rangeland.

The *property* consists of four parcels with four residences and pasture land. The *property* was bordered to the north by vacant vegetated to wooded land and a pond; to the east by vegetated land and two lakes; to the south by State Road 82 and vacant wooded land; and, to the west by vegetated land.

YPC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Designation: E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for the *property* described in **Section 2.0** of this report. YPC has determined through the course of this Phase I ESA that four RECs are present on the *property* or from adjoining properties that may have impacted the *property* at this time. These four RECs were REC 1) the use of the *property* (except the southwest portion) as a gladiolus farm indicating the application of pesticides/herbicides. This is a

historical REC. REC 2) the use of the northern portion of the parcel containing House #4 as a nursery indicating the application of pesticides/herbicides. REC 3) is the apparent petroleum product stained soil observed in the area of the garage on the parcel with House #1. REC 4) is the cattle pens where pesticides are typically applied to livestock.

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## **1.0 INTRODUCTION**

This introduction establishes the purpose and objectives for this Phase I Environmental Site Assessment (ESA). It identifies special terms, conditions, and limitations inherent in the methods used to conduct the Phase I ESA. It also describes the relationship between the user(s) and YPC Consulting Group, PL (YPC) and our warranty that the assessment reflects a commercially prudent and reasonable inquiry to assess the environmental condition of the property described in this report. Finally, it contains information on authorizations, access, and sources of data used in the preparation of this report.

### **1.1 Purpose**

The purpose of this document is to provide a Phase I ESA for a tract of land located at 7780 Lightard Knott Lane in Fort Myers, Lee County, Florida (the *property*). The *property* is comprised of four parcels totaling approximately 21.42 acres lying within Section 23 of Township 44 South and Range 25 East.

The purpose of this Phase I ESA was to determine if recognized environmental conditions (RECs) exist at the *property* or surrounding properties which could impact the value or use of the *property*. This determination was made based on an evaluation of information assimilated regarding the *property* and adjacent properties. The scope of work completed by YPC included collection of information regarding previous usage of the *property*, a review of published information available from federal, state, and local agencies, a site reconnaissance of the *property* and surrounding areas, interviews, and report preparation.

### **1.2 Scope of Services**

This Phase I ESA contains four components which constitute the Phase I ESA and are required to meet all appropriate inquiries into the environmental condition of the *property* in general accordance with ASTM Designation E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The four components of the assessment are: records review, site reconnaissance, interviews, and report preparation. The purpose of the records review is to obtain and review site-specific and local area regulatory records that will be useful in identifying RECs in connection with the *property*. The objective of the site reconnaissance is to obtain readily observable information from reasonably accessible locations indicating the likelihood of identifying RECs at the *property* or on adjacent properties. Interviews with site owners, occupants, key site managers, and users, as available, are documented. The Phase I ESA report provides the documentation to support the findings, opinions, and conclusions.

The Phase I ESA was performed with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

(42 U.S.C. §9601) and petroleum products. As such, the Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereafter, the landowner liability protections, or LLP): that is, the practice that constitutes "all appropriate inquiries" into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined by 42 U.S.C. §9601(35)(B). The Phase I ESA must be performed under the supervision or responsible charge of an environmental professional as defined in 40 C.F.R. Part 312.

Please note that ASTM Designation E 1527-13 requires a search of reasonably ascertainable historical information and government records. ASTM Designation E 1527-13 has determined 20 calendar days as reasonable time for a source to provide the requested information. ASTM Designation E 1527-13 also requires certain information regarding the *property* be provided by the user. These include environmental cleanup liens, land use restrictions, and likely presence of contamination at the *property*.

### **1.3 Significant Assumptions**

Although the reliability of information from public documents and other databases are presumed accurate, this presumption is also assumed for information from private sources. If conditions at the *property* change or new information become available, subsequent inquiries may be necessary. Additionally, as noted by the legal analysis in Appendix XI of ASTM Designation E 1527-13, some substances may be present on a *property* in quantities and under conditions that may lead to contamination of the *property* or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601 (14)) or do not otherwise present potential CERCLA liability and are beyond the scope of ASTM Designation E 1527-13. As a result there may be environmental issues that parties may wish to assess in connection with the *property* that are outside the scope of ASTM Designation E 1527-13 referred to as "non-scope issues" and the user may wish to assess the additional issues as a "business environmental risk".

### **1.4 Limitations and Exceptions**

No environmental assessment can totally eliminate uncertainty; however, the ASTM Standard Practice used in this assessment is intended to reduce uncertainty, to lessen ambiguity, and to exercise discretion regarding the environmental condition of the *property*. It should not be construed as an exhaustive assessment of the *property*. Future environmental assessments should not be used to judge the appropriateness of this assessment based on hindsight, new information, or use of developing technology and methods. Methods used to gather information contained in this report generally meet the standards of "all appropriate inquiries" contained within the ASTM Standard Practice and may be reliable for subsequent assessments, but such reliability should not be assumed.

Non-scope issues to a Phase I ESA include: Phase II ESAs, asbestos containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, vapor intrusion, and mold.

Phase I ESAs are performed by environmental professional(s) as defined in 40 CFR §312.10(b). A review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the *property* is a user responsibility.

### **1.5 Special Terms and Conditions**

The term REC as defined in ASTM E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or controlled RECs.

### **1.6 User Reliance**

The user of this report is Milhaus Properties LLC. YPC warrants that the findings and conclusions contained in this report were determined in general accordance with the methods set forth in the ASTM Standard Practice described above. These represent good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs and contain all of the limitations inherent in the methods which are referred to in the ASTM Standard Practice.

The contractual obligation between YPC and Milhaus Properties LLC is to provide an assessment of the observable environmental condition of the *property* and the status of regulatory issues in regard to RECs on and adjacent to the *property*. The exchange of information about the *property* between YPC and Milhaus Properties LLC is unique and serves as the basis upon which this report was prepared. Obligations to third party users not listed above are outside the scope of our contract and unauthorized reliance on findings or conclusions contained in this report will be at the third party's risk.

## 2.0 SITE DESCRIPTION

### 2.1 Location and Legal Description

The *property* is comprised of four parcels located at 7780 Lightard Knott Lane in Fort Myers, Lee County, Florida, at the approximate location shown in the Site Location Map included as **Figure 1**. The *property* consists of approximately 21.42 acres and lies within Section 23 of Township 44 South and Range 25 East. A parcel map indicating the *property* parcels was provided by Milhaus and is contained in **Appendix A**. Property information for each parcel was also downloaded from the Lee County Property Appraisers website and is also contained in **Appendix A**.

### 2.2 Site and Vicinity Characteristics

The *property* consists of four parcels with four residences and pasture land.

The *property* was bordered as follows:

- to the north by vacant vegetated to wooded land and a pond;
- to the east by vegetated land and two lakes;
- to the south by State Road 82 and vacant wooded land; and,
- to the west by vegetated land.

### 2.3 Current Use of the *Property*

The owners of the *property* parcels according Lee County Property Appraiser website are Deborah Jo Wyatt Stotter and Monte Chris Flint, Monty C and Judy Flint, Milton Dallas Flint, and Lewis M Flint c/o Milton Dallas Flint. According to the Lee County Property Appraisers records the current use of the *property* parcels is single family residential and pasture, and mobile home and nursery. Lee County Property Appraisers records are found in **Appendix A**.

### 2.4 Description of Improvements on the *Property*

Observed improvements on the *property* include the four houses, several out buildings, utilities, roadways, pasture land, small ponds, and a plant nursery.

## **2.5     Current Uses of Adjoining Properties**

Adjoining properties are vacant vegetated to wooded land, roadways, and a lake.

### **3.0 USER PROVIDED INFORMATION**

A User Questionnaire prepared by YPC was filled out by Mr. Troy Newberg of Milhaus Properties LLC who represents the potential purchaser. His responses are indicated below and provided on the User Questionnaire presented in **Appendix B**. Please note that the user may include a potential purchaser, a potential tenant, an owner, a lender, or a property manager.

#### **3.1 Title Records**

Title records are a user responsibility. The user should either engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records, including judicial records, for environmental liens or activity and use limitations currently recorded against or relating to the *property*.

#### **3.2 Environmental Liens or Activity and Use Limitations**

The user indicated that they are not aware of environmental cleanup liens or activity and use limitations filed or recorded against the *property* in a registry under federal, tribal, state, or local law.

#### **3.3 Specialized Knowledge**

If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the *property*, it is the user's responsibility to communicate any information to the environmental professional. The user had no specialized knowledge in connection with RECs on the *property*.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

If the user is aware of any commonly known or reasonably ascertainable information within the local community about the *property* that is material to RECs in connection with the *property*, it is the user's responsibility to communicate such information to the environmental professional. The user had no information in connection with RECs on the *property*.

#### **3.5 Valuation Reduction for Environmental Issues**

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the *property* to the fair market value of the *property* as if the *property* was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not

reasonably reflect fair market value if the *property* were not contaminated and make a written record of such explanation. The user indicated that the purchase price reflected fair market value.

### **3.6 Owner, Property Manager, and Occupant Information**

The owners of the *property* are Deborah Jo Wyatt Stotter and Monte Chris Flint, Monty C and Judy Flint, Milton Dallas Flint, and Lewis M Flint c/o Milton Dallas Flint. The *property* manager is Milton Dallas Flint. The occupants are the same as the owners.

### **3.7 Reason for Performing this Phase I Environmental Site Assessment**

The client indicated the reason for performing this Phase I ESA was to qualify for landowner liability protection.

### **3.8 Other**

No other environmental site assessment reports for the *property* were provided for YPC to review.



## 4.0 RECORDS REVIEW

Review of reasonably ascertainable, practically reviewable, and publicly available records was performed in an attempt to: (i) identify RECs in connection with the *property*; (ii) obtain information regarding the usage, storage, treatment, and disposal of hazardous substances and/or petroleum products at the *property*; and (iii) identify areas on or off the *property* presenting environmental concerns, and evaluate the potential effects of these areas on the *property*.

As part of the literature and records research, YPC screened federal and state regulatory lists readily available as part of the public record for the existence of federal, state, or local environmental regulatory activities at the *property* and at sites within ASTM Designation E 1527-13 approximate minimum search distances (AMSD) of the *property* as reported in the regulatory database report.

Environmental Risk Information Services (ERIS) provided the agency database information in their report contained in **Appendix C**. ERIS updates agency databases regularly such that recent information is provided on possible RECs within the AMSD of the *property*.

It should be noted that some sites identified in the regulatory database report procured by YPC may not have been properly located due to poor or inadequate address information or due to the regulatory database research company's computer program from which the database is generated. However, every reasonable effort is made during the site reconnaissance to identify if any of these sites are within the AMSD of the *property*. Additionally, not all applicable sites may have been identified or correctly located in the regulatory database report and, therefore, may not be known to YPC.

### 4.1 Standard Environmental Record Sources

#### 4.1.1 United States Environmental Protection Agency (USEPA) Lists

##### 4.1.1.1 National Priorities List (NPL)

This database includes USEPA National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**No NPL sites** were identified within the AMSD of one mile of the *property* boundaries.

#### **4.1.1.2 NPL Delisted**

This database includes sites from the USEPA Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**No NPL Delisted sites** were identified within the AMSD of one-half mile of the *property* boundaries.

#### **4.1.1.3 RCRA CORRACTS**

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The USEPA defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

**No RCRA CORRACTS sites** were identified within the AMSD of one mile of the *property* boundaries.

#### **4.1.1.4 RCRA Treatment, Storage and Disposal (TSD) Facilities**

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The USEPA defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

**No RCRA TSD sites** were identified within the AMSD of one-half mile of the *property* boundaries.

#### **4.1.1.5 RCRA Generators (GEN)**

This database includes sites listed as generators of hazardous waste (large, small, and conditionally exempt) in the RCRAInfo system. The USEPA defines RCRAInfo as the

comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

**No RCRA GEN sites** were identified within the AMSD of the *property*/adjoining properties for small and large quantity generators (SQGs & LQGs).

#### **4.1.1.6 Federal Institutional Controls/Engineering Controls (IC/EC)**

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

**No Federal IC/EC sites** were identified within the AMSD of the *property* boundaries.

#### **4.1.1.7 Emergency Response Notification System (ERNS)**

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the USEPA, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

**No ERNS sites** were identified within the AMSD of 0.15 mile of the *property* boundaries.

### **4.1.2 Florida Department of Environmental Protection (FDEP) Lists**

#### **4.1.2.1 State/Tribal Equivalent NPL Sites**

The FDEP, Division of Waste Management, Bureau of Waste Cleanup provides this listing of National Priorities List and State Funded Waste Cleanup Sites. The State-Funded

cleanup program is designed to address sites where there are no viable responsible parties; the site poses an imminent hazard; and, the site does not qualify for Superfund or is a low priority for EPA. Remediation efforts are triggered when a FDEP District Office requests adoption of a site for state-funded cleanup. Funding for these remedial efforts comes from the Water Quality Assurance Trust Fund. Remedial activity may include contamination assessments, risk assessments, feasibility studies, design and construction of treatment systems, operation and maintenance of the installed treatment systems, and removal of contaminated media when necessary.

**No State/Tribal NPL sites** were identified within the AMSD of one mile of the *property* boundaries.

#### **4.1.2.2 State/Tribal Equivalent CERCLIS Sites**

The FDEP, Division of Waste Management, Bureau of Waste Cleanup provides this listing of National Priorities List and State Funded Waste Cleanup Sites. The State-Funded cleanup program is designed to address sites where there are no viable responsible parties; the site poses an imminent hazard; and, the site does not qualify for Superfund or is a low priority for EPA. Remediation efforts are triggered when a FDEP District Office requests adoption of a site for state-funded cleanup. Funding for these remedial efforts comes from the Water Quality Assurance Trust Fund. Remedial activity may include contamination assessments, risk assessments, feasibility studies, design and construction of treatment systems, operation and maintenance of the installed treatment systems, and removal of contaminated media when necessary.

**No State/Tribal Equivalent CERCLIS sites** were identified within the AMSD of one-half mile of the *property* boundaries.

#### **4.1.2.3 State/Tribal Solid Waste Facilities (SWF)**

The Solid Waste Section of the FDEP is responsible for rule development, solid waste policy, financial assurance compliance, and implementing Florida's solid waste management program. Technical assistance is provided to the district offices concerning the permitting, compliance, and enforcement activities associated with solid waste facilities. These facilities can include landfills, material recovery facilities, transfer stations, composting/processing facilities, and waste tire management sites.

**One State/Tribal SWF site** was identified within the AMSD of one-half mile of the *property* boundaries. The Florida Department of Transportation (former owner) is located at 7400 Omni Lane approximately 0.26 mile northwest of the *property*. Information in the regulatory database report indicated there was a compliant for unauthorized disposal activities in 1991. Information in the FDEP OCULUS website indicated the facility was

permitted to accept solid waste consisting of yard trash. Small quantities of other types of solid waste were observed including construction and demolition (C&D) debris. A Consent Order was entered into, the C&D debris was removed from the site, and a fine was paid. Based on the information in the regulatory database report and the FDEP OCULUS website YPC does not believe that this site, as a SWF site, poses a significant environmental risk to the *property* at this time.

#### **4.1.2.4 State/Tribal Leaking Underground Storage Tanks (LUST)**

The Petroleum Cleanup Program of the FDEP encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess, and cleanup sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. These sites include those determined eligible for state funded cleanup using preapproval contractors designated by the *property* owner or responsible party and state lead contractors under direct contract with the FDEP, as well as non-program or voluntary cleanup sites that are funded by responsible parties.

**No State/Tribal LUST sites** were identified within the AMSD of one-half mile of the *property* boundaries.

#### **4.1.2.5 State/Tribal Underground Storage Tanks/Aboveground Storage Tanks (UST/AST)**

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the FDEP Division of Waste Management. This Section maintains all data for storage tank facilities registered with the FDEP and tracked for active storage tanks, storage tank history, or petroleum cleanup activity.

**One State/Tribal UST/AST site** was identified within the AMSD of one-quarter mile of the *property* boundaries. Cochran Equipment Company is located on State Road 82 approximately 0.04 mile southeast of the *property*. Information in the regulatory database report indicated four USTs were removed from the site and one AST containing fuel oil for heat remains at this facility.

*A listing on the UST/AST database does not suggest that "spills" or "leaks" have occurred. The facilities listed in this database simply maintain a registered storage tank(s).*

#### **4.1.2.6 State/Tribal Institutional Control and Engineering Controls (IC/EC)**

The FDEP Division of Waste Management maintains this list of sites with institutional and engineering controls listed in the Institutional Controls Registry (ICR). The information in the ICR summarizes certain data about properties where institutional and engineering

controls are used to control exposure and is, therefore, an incomplete analysis of the conditions on these properties. The ICR is periodically updated without notice. Additionally, due to data entry limitations, potential unauthorized access to the data or transmission errors, the ICR may contain errors and should not be exclusively relied upon. The department recommends that you contact the appropriate district or Tallahassee program office for more complete information regarding a property and the institutional control(s) that may be in place.

**No State/Tribal IC/EC sites** were identified within the AMSD of the *property* boundaries.

#### **4.1.2.7 State/Tribal Voluntary Cleanup Sites (VCS)**

The FDEP Waste Cleanup Program provides this list of voluntary cleanup sites. These sites are subject to the FDEP 62-780 Contaminated Site Cleanup Criteria regulations and may be included on this listing if a party wants to conduct voluntary cleanup for a site that is not already under enforcement; or if a property owner did not cause the contamination, but by ownership is still responsible for the contamination and/or enters the process voluntarily. Tax credits and incentives are only available for those voluntary cleanup sites that are in the Brownfields Program or they meet the requirements for voluntary cleanup in the Drycleaning Program.

**No State/Tribal VCS sites** were identified within the AMSD of one-half mile of the *property* boundaries.

#### **4.1.2.8 State/Tribal Brownfields**

Brownfields are defined by the FDEP as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

**No State/Tribal Brownfields sites** were identified within the AMSD of one-half mile of the *property* boundaries.

## **4.2 Additional Environmental Record Sources**

### **4.2.1 Local Inquiry**

The following agencies were contacted by YPC concerning records they may have with regard to the *property* and the activities of other entities within the vicinity. As described below, the agencies interviewed have no records of incidents or environmental violations with respect to the *property* that would indicate RECs at the *property*.

#### **4.2.1.1 Fort Myers Fire Department**

YPC contacted the Fort Myers Fire Department and sent a public records request to the City Clerk's Office concerning records they may have in regard to spills/releases/fires relate to hazardous substances or petroleum products. The City Clerk's Office did not respond to our records request prior to submittal of this report.

#### **4.2.1.2 Lee County Property Appraiser**

The Lee County Property Appraiser's website information indicates that the *property* is owned by Deborah Jo Wyatt Stotter and Monte Chris Flint, Monty C and Judy Flint, Milton Dallas Flint, and Lewis M Flint c/o Milton Dallas Flint. There was no information in the Property Appraiser's records that would indicate RECs associated with the current use of the *property*.

## **4.3 Physical Setting Source(s)**

**Figure 2** contains a portion of the USGS topographic quadrangle map for Fort Myers and Fort Myers Southeast, Florida that contains the *property*. According to **Figure 2** the *property* is relatively level and had a land surface elevation of approximately 23-ft above mean sea level. Surface water runoff appears to be controlled by topography and drainage. Groundwater flow in the surficial aquifer system generally mirrors surface topography and would appear to be to the south toward Six Mile Cypress Slough; however, surrounding water bodies may have an influence on the actual direction of ground water flow.

## **4.4 Historical Use Information on the *Property* and Adjoining Properties**

### **4.4.1 Aerial Photograph Review**

Aerial photographs of the *property* dated 1994, 1999, 2005, 2010, 2016, and 2021 were downloaded from the Google Earth Pro website. Aerial photographs of the *property* dated 1968, 1975, 1979, 1986, and 1990 were downloaded from the Florida Department of Transportation website. Aerial photographs of the *property* dated 1944, 1953, and 1958

were downloaded from the University of Florida website. Observations noted on these aerial photographs are summarized below.

- **1944 Aerial Photograph.** The *property* and surrounding properties appeared as vegetated to wooded vacant land with wetland areas. State Road 82 was observed bordering the *property* to the south. Six Mile Cypress Slough was observed to the east and south.
- **1953 Aerial Photograph.** Most of the *property* and surrounding properties to the north, east, and west appeared as farm fields. The southwest portion of the *property* appeared as vegetated to wooded vacant land. The surrounding property to the south, across State Road 82, appeared as vegetated to wooded vacant land.
- **1958 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph.
- **1968 Aerial Photograph.** The southeast and northern portions of the *property* appeared as rangeland. The southwest portion of the *property* appeared as vegetated to wooded vacant land. A dirt road bordered the east side of the *property*. The surrounding properties to the north, east, and west appeared as rangeland or fallow farm fields. The surrounding property to the south, across State Road 82, appeared as primarily wooded vacant land.
- **1975 Aerial Photograph.** Most of the *property* appeared as cattle rangeland. The southwest portion of the *property* appeared as densely vegetated to wooded vacant land. Two houses and two apparent mobile homes were observed in the northern portion of the *property*. A dirt road ran thru the middle of the *property* from east to west. The surrounding properties to the north appeared as rangeland with several home type structures. The eastern surrounding properties appeared as land being cleared and a borrow pit. The surrounding properties to the south appeared as State Road 82 and wooded land. The western surrounding properties appeared as a pond and fallow farm fields. Development was observed further to the west across Ortiz Avenue.
- **1979 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph. The southwest portion of the *property* appeared as vegetated to wooded land. Interstate 75 was observed further to the west.
- **1986 Aerial Photograph.** The *property* and surrounding properties to the north and south appeared similar to the previous aerial photograph. The surrounding property



to the east appeared as a larger borrow pit. The western surrounding property appeared as a pond and farm fields.

- **1990 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph. The southeast portion of the *property* appeared as farm fields. A fourth house was observed in the northwest portion of the *property*.
- **1994 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph.
- **1999 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph.
- **2005 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph. An apparent barn was observed in the west central portion of the *property*. A multi-family residential complex was observed further to the northwest.
- **2010 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph.
- **2016 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph. Two borrow pits were observed on the surrounding property to the east.
- **2021 Aerial Photograph.** The *property* and surrounding properties appeared similar to the previous aerial photograph. The farm fields in the southeast portion of the *property* and in the surrounding property to the west appeared to be fallow.

Based on this aerial photograph review YPC did not observe obvious signs of adverse environmental distress on the *property* or surrounding properties other than the past use of the *property* as farm fields indicating the likely use of pesticides and herbicides. **Figure 3** contains a 2021 aerial photograph of the area of the *property* downloaded from the Google Earth Pro website. Details concerning the specific types of activities taking place within the *property* and surrounding properties could not be determined based solely on this historical aerial photograph review.

#### **4.4.2 City Directories**

Local street directories are published by private or government sources and show ownership and or use of sites by reference to street addresses. The directories are typically available at libraries, colleges, universities, and historical libraries.

City directories were reviewed for 1988, 1993, 1999, 2005, 2010, 2015, and 2020. Neither Lightard Knott Lane or State Road 82 were listed in the 1988 directory. In the 1993 directory the listings on State Road 82 were well to the west of the *property* and there was no listing for Lightard Knott Lane. In the 1999 directory Sandland Equipment was listed at 9501 State Road 82, Lewis Flint was listed at 10251 State Road 82, and Sadisco was listed at 11950 State Road 82. 7760 Lightard Knott Lane (the *property*) was listed as Chris Flint Fill and Grading. The listings in the 2005 directory were similar to the 1999 directory with Hess Mart listed at 9660 State Road 82. In the 2010 directory Pump and Go Petroleum was listed at 9960 State Road 82. In the 2015 and 2020 directories a 7-Eleven was listed at 9960 State Road 82 and three Flint Residences were listed along Lightard Knott Lane. None of the listings in the directories reviewed were determined to be an environmental concern to the *property*.

#### **4.4.3 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps were prepared for fire-fighting and insurance purposes in urban areas. These maps are useful tools for determining historic information for a *property* generally from the 1890's to the 1940's. An attempt was made to review Sanborn Fire Insurance Maps for evidence of historical RECs at the *property* and nearby properties. However, Sanborn Fire Insurance Maps were not available for the area of the *property*.

## 5.0 SITE RECONNAISSANCE

A site reconnaissance of the *property* and adjoining properties was performed by Mr. George Evans, P.G., L.E.P., of YPC on 27 October 2021. A site plan/aerial photograph is included as **Figure 3**. The reconnaissance consisted of traversing readily accessible areas of the *property*, conducting a windshield survey of the accessible adjoining properties, recording observations, and photo documenting the *property* (**Appendix D**) and vicinity features.

### 5.1 Methodology and Limiting Conditions

The *property* was viewed from readily accessible areas. Viewed areas did not include heavily vegetated and wooded areas, areas under water, and other areas not immediately along paved roads, unimproved roads, and trails. *Property* boundaries also could not be observed under these conditions. RECs could be present on the *property* that were not observed during the site reconnaissance; however, every effort was made to view accessible areas where spills or releases of hazardous substances or petroleum products could have occurred and be observed.

### 5.2 General Site Setting

Observations noted during the site reconnaissance of the *property* and adjoining properties are presented below (refer to **Figure 3** and **Appendix D, Photos 1 through 22**).

- The *property* was observed to be primarily cleared land with small wooded areas and four house lots. A 2021 aerial photograph of the *property* is provided as **Figure 3**.
- The adjoining properties to the north consisted primarily of lightly vegetated rangeland with several structures (**Figure 3**).
- The eastern adjoining properties consisted of borrow pits (**Figure 3**).
- The adjoining properties to the south consisted of State Road 82 and vacant wooded land (**Figure 3**).
- The western adjoining properties consisted of fallow farm fields (**Figure 3**).

### 5.3 **Observations**

- The northern portion of the *property* was observed to consist of four house lots and a vacant lot.
- The eastern most lot consisted of House #1 (**Photo 1 and Figure 3**) and a garage (**Photo 2**). There were many items stored on the ground surface in the area of the garage and inside the garage including a small apparent petroleum product AST (**Photo 2**), many petroleum product containers (**Photo 3**), and stained soil (**Photo 4**). The northern portion of the garage contained heavy equipment (**Photo 5**). The ground surface in this portion of the garage appeared to asphalt and oily soil (**Photo 6**). The apparent petroleum product stained soil in several areas is a REC. Many items were stored within the garage (**Photo 7**) and a water well was observed near the northwest corner of the garage (**Photo 8**).
- House #2 was observed west of House #1 (**Photo 9 and Figure 3**). A pole mounted transformer was also observed. No leaks or releases were observed from this transformer.
- Adjacent and west of House #2 was a vacant lot (**Photo 10 and Figure 3**).
- West of the vacant lot is House #3 (**Photo 11 and Figure 3**).
- House #4 (mobile home) was the western most house (**Photo 12 and Figure 3**). A nursery business (this would indicate the use of pesticides/herbicides which is a REC) occupied the northern portion of this lot (**Photos 13, 14, and 15**). A garage/pole barn was observed next to the mobile home. The garage/pole barn contained equipment and supplies (**Photo 16**). A small barn south of House #4 contained equipment and supplies, and had a concrete floor (**Photo 17**).
- Cattle pens were observed south of the vacant lot and House #3 (**Photo 18**). No cattle were observed on the *property* and only one horse. Chutes or squeeze chutes in cattle pens are typically used for applying pesticides to livestock and this is a REC.
- Lightly vegetated land was observed in the southeast portion of the *property* (**Photo 19 and Figure 3**). An apparent water control device was observed along the southern portion of this area (**Photo 20**).
- Lightly vegetated land and a wetland area were observed in the southwest portion of the *property* (**Photo 21 and Figure 3**). Equipment and supplies were stored in the northwest area of the southwest portion of the *property* (**Photo 22 and Figure 3**).

- Several water wells were observed on the *property*.

## **6.0 INTERVIEWS**

Attempts were made by the environmental professional to interview the owner, key site manager, and occupants of the *property* as available. The local fire department was also contacted. The objective of the interviews is to obtain information indicating RECs in connection with the *property*.

### **6.1 Interview with Owner**

YPC interviewed Mr. Dallas Flint when performing the site reconnaissance. Mr. Flint occupies House #4 on the *property*. He said the nursery business is his and that only Roundup (herbicide) is applied in this area. He said he also has a pesticide business but that the chemicals he has for this business are only stored onsite and not used or mixed onsite. Mr. Flint said insecticide for controlling flies is applied to livestock in the cattle pens. He said that to his knowledge the *property*, except for the southwest portion, was formerly a gladiolus farm (this indicates the use of pesticides/herbicides which is a REC). Mr. Flint also said the rows in the southeast portion of the *property* was most recently used for a citrus grove. Mr. Flint said he was not aware of any spills or releases of hazardous substances or petroleum products on the *property*.

### **6.2 Interview with Key Site Manager**

Mr. Flint would also qualify as a key site manager for the *property*.

### **6.3 Interviews with Occupants**

Mr. Flint is also an occupant at the *property*.

### **6.4 Interviews with Local Government Officials**

YPC contacted the Fort Myers Fire Department. That information is contained in **Section 4.2.1.1** of this report.

### **6.5 Interviews with Others**

No other individuals were interviewed for this report.

## 7.0 FINDINGS

Four known or suspected RECs or controlled RECs were determined on the *property* during the course of this Phase I ESA. These four RECs were REC 1) the use of the *property* (except the southwest portion) as a gladiolus farm indicating the application of pesticides/herbicides. This is a historical REC. REC 2) the use of the northern portion of the parcel containing House #4 as a nursery indicating the application of pesticides/herbicides. REC 3) is the apparent petroleum product stained soil observed in the area of the garage on the parcel with House #1. REC 4) is the cattle pens where pesticides are typically applied to livestock.

## 8.0 OPINION

YPC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Designation: E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for the *property* described in **Section 2.0** of this report. YPC has determined through the course of this Phase I ESA that four RECs are present on the *property* or from adjoining properties that may have impacted the *property* at this time.

## 9.0 DATA GAPS

No significant data gaps were determined for this report except for the lack of a response from the local fire department. YPC does not consider this to be a significant data gap based on the other information supplied in this report.

## 10.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Designation E 1527-13 of the *property*. Any exceptions to, or deletions from, this practice are described in **Section 11.0** of this report. This assessment has revealed evidence of four RECs (including controlled RECs) in connection with the *property*.

## 11.0 LIMITING CONDITIONS/DEVIATIONS

No limiting conditions/deviations from the ASTM Standard Practice are noted for this Phase I ESA.

## 12.0 ADDITIONAL SERVICES

No additional services were requested or performed for this Phase I ESA.

## 13.0 REFERENCES

ASTM Designation: E 1527-13; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Digital-Topo-Maps.com; United States Geological Survey 7.5 minute Topographic Quadrangle, Fort Myers and Fort Myers Southeast, Florida.

Florida Department of Transportation website; 1968, 1975, 1979, 1986, and 1990 aerial photographs.

ERIS; Approximate 21.42 Acre Tract, 7780 Lightard Knott Lane, Fort Myers, Florida; 27 October 2021. Regulatory database report.

FDEP OCULUS website. Information.

Fort Myers Fire Department. Information.

Google Earth Website; 1994, 1999, 2005, 2010, 2016, and 2021 aerial photographs.

Lee County Library System. City Directories.

Lee County Property Appraisers website; *property* parcel information.

University of Florida, George A. Smathers Libraries, Digital Collections, Aerial Photography: Florida; 1944, 1953, and 1958 aerial photographs.

University of Florida, George A. Smathers Libraries, Digital Collections, Sanborn Fire Insurance Maps of Florida.

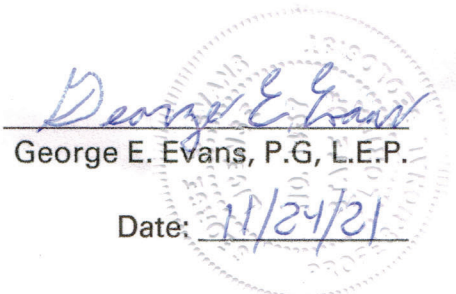


#### **14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

The signature appearing below is that of the environmental professional responsible for the preparation, review, and approval of this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I am a licensed Professional Geologist in the State of Florida, perform geological services in conformance with Chapter 492 "Professional Geology" of the Florida Statutes, and provide my seal for the geological portions of this report.

  
George E. Evans, P.G., L.E.P.  
Date: 11/24/21

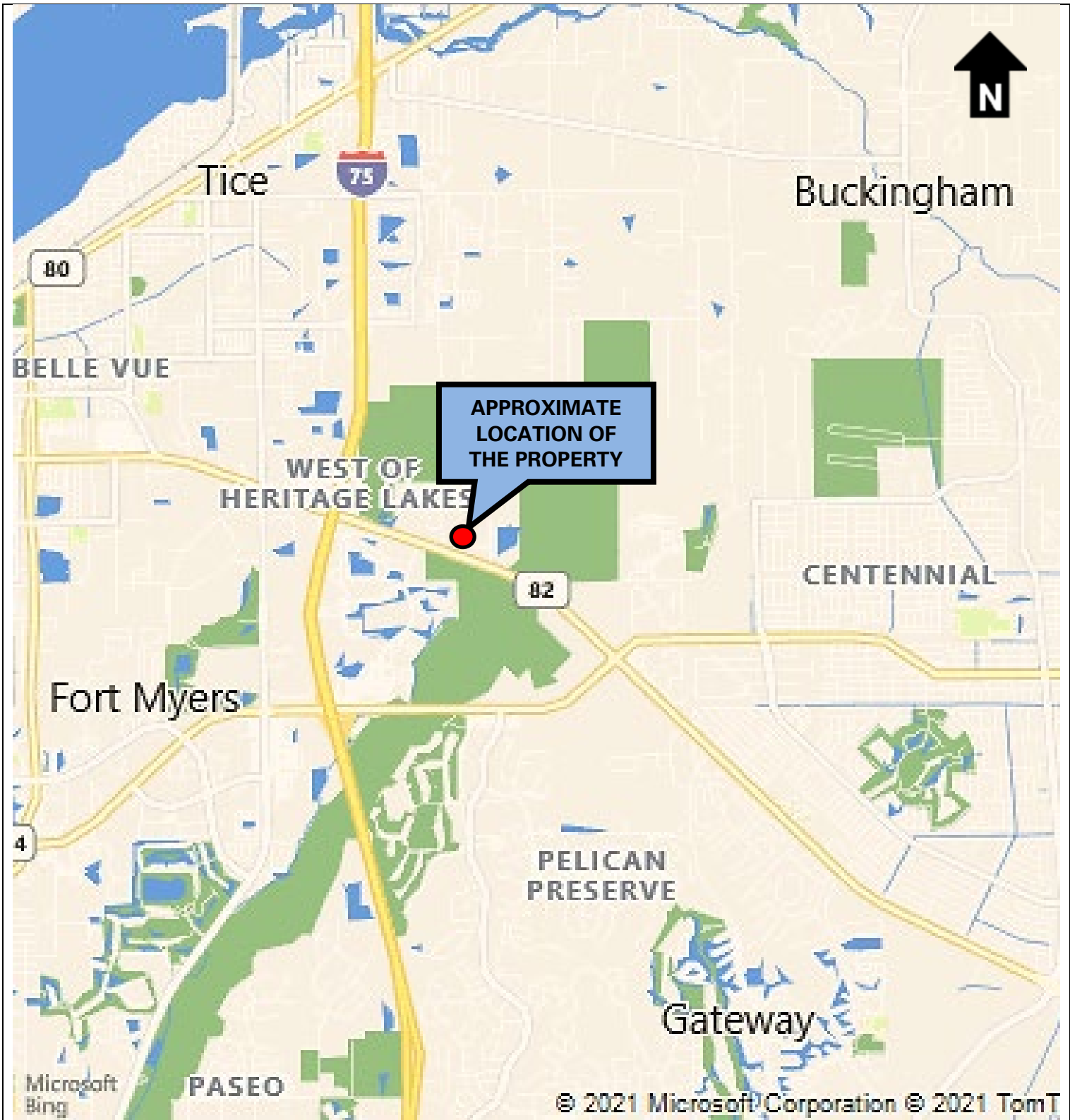
#### **15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**


The resume of the individual who performed and prepared this Phase I ESA is contained in **Appendix E**.

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021


## FIGURES



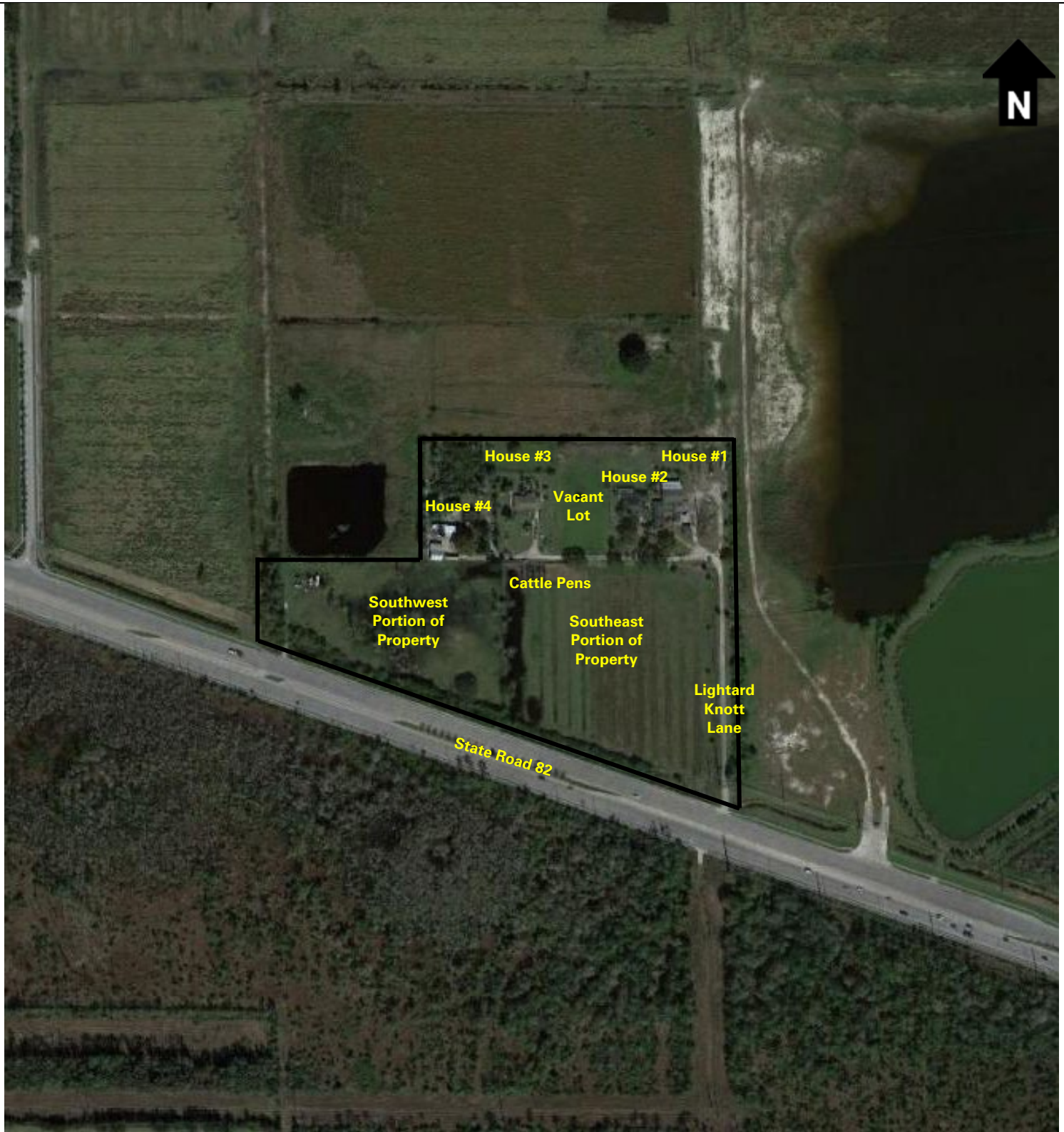
|   |  |   |                        |
|---|--|---|------------------------|
| <b>TITLE</b><br>Site Location Map   | <b>SOURCE</b><br>Microsoft Corporation | <b>DRAWING FILE NO.</b><br>21EY850.fg1  | <b>FIGURE NO.</b><br>1 |
|  | <b>DATE</b><br>25 October 2021         | Phase I Environmental Site Assessment Report<br><b>Approximate 21.42 Acre Tract</b><br>7780 Lightard Knott Lane<br>Fort Myers, Lee County, Florida<br>Prepared For:<br>Milhaus Properties LLC |                        |
|   | <b>DRAWN BY</b><br>GE                  |   |                        |
|   | <b>CHECKED BY</b><br>GE                |   |                        |
|   | <b>SCALE</b><br>Not to Scale           |   |                        |
|   | <b>PROJECT NO.</b><br>21EY850          |   |                        |






|   |   |   |                            |
|---|---|---|----------------------------|
| <b>TITLE</b><br><br>USGS Topographic Map – Fort Myers and Fort Myers Southeast, Florida | <b>SOURCE</b><br><br>MyTopo.com                         | <b>DRAWING FILE NO.</b><br><br>21EY850.fg2  | <b>FIGURE NO.</b><br><br>2 |
|      | <b>DATE</b> 25 October 2021                             | Phase I Environmental Site Assessment Report<br><b>Approximate 21.42 Acre Tract</b><br>7780 Lightard Knott Lane<br>Fort Myers, Lee County, Florida<br>Prepared For:<br>Milhaus Properties LLC |                            |
|   | <b>DRAWN BY</b> GE                                      |   |                            |
|   | <b>CHECKED BY</b> GE                                    |   |                            |
|   | <b>SCALE</b> Not to Scale<br><b>PROJECT NO.</b> 21EY850 |   |                            |





|   |                          |   |            |
|---|--------------------------|---|------------|
| TITLE   | SOURCE                   | DRAWING FILE NO.  | FIGURE NO. |
| Site Map – 2021 Aerial Photograph   | Google Earth Pro Website | 21EY850.fg3   | 3          |
|  | DATE                     | Phase I Environmental Site Assessment Report<br><b>Approximate 21.42 Acre Tract</b><br>7780 Lightard Knott Lane<br>Fort Myers, Lee County, Florida<br>Prepared For:<br>Milhaus Properties LLC |            |
|   | DRAWN BY                 |   |            |
|   | CHECKED BY               |   |            |
|   | SCALE                    |   |            |
|   | PROJECT NO.              |   |            |
|   | 1 February 2021          |   |            |
|   | GE                       |   |            |
|   | GE                       |   |            |
|   | Not to Scale             |   |            |
|   | 21EY850                  |   |            |

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021

# **APPENDIX A**

## ***PROPERTY INFORMATION***

**EXHIBIT A**  
**Depiction of Property**



**EXHIBIT B**  
**Description of Property**

Strap No. 23-44-25-P4-00004.0010-DS & MCF Parcel-7780 Lightard Knott Lane, Fort Myers, FL 33905

Strap No. 23-44-25-P4-00004.0020-MCF & JAF Parcel-7760 Lightard Knott Lane, Fort Myers, FL 33905

Strap No. 23-44-25-P4-00004.0030-MDF Parcel 1-7800 Lightard Knott Lane, Fort Myers, FL 33905

Strap No. 23-44-25-P4-00004.0040-MDF Parcel 2-State Road 82, Fort Myers, FL 33905



## Property Data

STRAP: 23-44-25-P4-00004.0010 Folio ID: 10254173

Owner Of Record - Joint Tenants

[Change Address]



STOTTER DEBORAH JO WYATT +  
FLINT MONTE CHRIS  
7780 LIGHTARD KNOTT LN  
FORT MYERS FL 33905

Site Address

Site Address maintained by E911 Program Addressing

7780 LIGHTARD KNOTT LN  
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PARC IN E1/2 OF SW1/4 AS DESC IN OR 1718/718

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]



Current Working Values



Just

302,183

Attributes

|                               |         |
|-------------------------------|---------|
| Land Units Of Measure         | AC      |
| Units                         | 11.78   |
| Total Number of Buildings     | 1       |
| Total Bedrooms / Bathrooms    | 3 / 2.0 |
| Total Living Area             | 1,947   |
| 1st Year Building on Tax Roll | 1972    |
| Historic Designation          | No      |

Image of Structure



◀ Photo Date June of 2009 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

## Property Value History

| Tax Year | Just      | Land    | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|-----------|---------|-----------------|-----------------|------------|---------|
| 1992     | 290,040   | 32,830  | 89,070          | 89,070          | 25,000     | 64,070  |
| 1993     | 286,880   | 32,830  | 85,910          | 85,910          | 25,000     | 60,910  |
| 1994     | 286,220   | 32,840  | 85,260          | 85,260          | 25,000     | 60,260  |
| 1995     | 285,560   | 32,830  | 84,590          | 84,590          | 25,000     | 59,590  |
| 1996     | 283,950   | 32,840  | 82,990          | 82,990          | 25,000     | 57,990  |
| 1997     | 283,300   | 32,890  | 82,390          | 82,390          | 25,000     | 57,390  |
| 1998     | 282,650   | 32,870  | 81,720          | 81,720          | 25,000     | 56,720  |
| 1999     | 281,990   | 32,830  | 81,020          | 81,020          | 25,000     | 56,020  |
| 2000     | 281,340   | 24,940  | 72,480          | 72,480          | 25,000     | 47,480  |
| 2001     | 278,820   | 21,050  | 66,070          | 66,060          | 25,000     | 41,060  |
| 2002     | 278,190   | 21,330  | 65,720          | 65,720          | 25,000     | 40,720  |
| 2003     | 277,570   | 21,580  | 65,350          | 65,350          | 25,000     | 40,350  |
| 2004     | 277,290   | 21,710  | 65,200          | 65,200          | 25,000     | 40,200  |
| 2005     | 370,730   | 27,940  | 94,720          | 67,330          | 25,000     | 42,330  |
| 2006     | 480,190   | 37,010  | 108,050         | 69,370          | 25,000     | 44,370  |
| 2007     | 1,404,830 | 116,700 | 177,180         | 70,740          | 25,000     | 45,740  |
| 2008     | 1,170,110 | 97,190  | 156,750         | 85,190          | 75,000     | 10,190  |
| 2009     | 476,130   | 37,350  | 104,330         | 85,430          | 75,000     | 10,430  |
| 2010     | 194,123   | 17,341  | 36,114          | 36,114          | 33,773     | 2,341   |
| 2011     | 170,095   | 14,067  | 44,477          | 36,247          | 34,280     | 1,967   |
| 2012     | 174,378   | 14,680  | 44,686          | 37,638          | 35,308     | 2,330   |
| 2013     | 155,250   | 14,606  | 53,813          | 38,164          | 35,908     | 2,256   |
| 2014     | 241,607   | 17,806  | 79,504          | 39,350          | 36,934     | 2,416   |
| 2015     | 240,139   | 17,517  | 77,747          | 39,356          | 37,229     | 2,127   |
| 2016     | 283,206   | 20,727  | 91,893          | 40,217          | 37,490     | 2,727   |

|      |         |        |         |        |        |       |
|------|---------|--------|---------|--------|--------|-------|
| 2017 | 296,432 | 20,393 | 104,785 | 40,670 | 38,277 | 2,393 |
| 2018 | 293,157 | 20,339 | 101,456 | 41,420 | 39,081 | 2,339 |
| 2019 | 300,348 | 20,307 | 108,615 | 42,131 | 39,824 | 2,307 |
| 2020 | 312,059 | 20,865 | 115,583 | 44,136 | 41,721 | 2,415 |
| 2021 | 302,183 | 21,188 | 106,030 | 45,043 | 42,305 | 2,738 |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

## Exemptions

| Exemption                               | Amount     |
|---|------------|
| Agricultural *                          | 196,153.00 |
| Homestead Exemption *                   | 25,000.00  |
| Additional Homestead Exemption *        | 0.00       |
| Senior Homestead Exemption *            | 0.00       |
| Senior Exemption with 25yr Residency *  | 0.00       |
| Additional Senior Homestead Exemption * | 0.00       |

**\*Existing exemptions will be canceled as of Jan 1 of the next year**

## Values (2021 TRIM)

| Property Values     |         | Attributes                      |         |
|---------------------|---------|---------------------------------|---------|
| Just                | 302,183 | Land Units Of Measure ⓘ         | AC      |
| Assessed            | 106,030 | Units ⓘ                         | 11.78   |
| Portability Applied | 0       | Total Number of Buildings       | 1       |
| Cap Assessed        | 45,043  | Total Bedrooms / Bathrooms      | 3 / 2.0 |
| Taxable             | 2,738   | Total Living Area ⓘ             | 1,947   |
| Cap Difference      | 60,987  | 1st Year Building on Tax Roll ⓘ | 1972    |
|                     |         | 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 MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |

|   |                      |   |
|---|----------------------|---|
| LEE COUNTY LIBRARY DIST / 052                             | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO HYACINTH CONTROL DIST / 051                        | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053                        | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| WEST COAST INLAND NAVIGATION DIST / 098                   | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF FORT MYERS / 031                                  | Municipal            | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012                      | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013                        | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| CITY OF FORT MYERS FIRE RESCUE SERVICES / 189             | Special District     | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196 | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| CITY OF FORT MYERS STORMWATER / 142                       | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| FLORIDA GREEN FINANCE AUTHORITY / 358                     | Special District     |   |
| SFWMD-DISTRICT-WIDE / 110                                 | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084               | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                              | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### Sales / Transactions

| Sale Price | Date       | OR Number                     | Type               | Notes | Vacant/Improved |
|------------|------------|-------------------------------|--------------------|-------|-----------------|
| 0.00       | 03/22/2021 | <a href="#">2021000129315</a> | <a href="#">11</a> |       |                 |
| 10.00      | 11/16/2012 | <a href="#">2012000258138</a> | <a href="#">11</a> |       |                 |
| 0.00       | 02/01/1984 | <a href="#">1718/718</a>      | <a href="#">01</a> |       |                 |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **718** for the book and page numbers and **Official Records** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

### Building/Construction Permit Data

| Permit Number                 | Permit Type | Date       |
|-------------------------------|-------------|------------|
| <a href="#">TRD2012-00096</a> | Roof        | 01/19/2012 |
| <a href="#">TRD2010-00919</a> | Electric    | 05/12/2010 |
| <a href="#">98030213</a>      | Roof        | 03/17/1998 |

#### IMPORTANT: 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 |
|------------------------|---------------------|--|---------------|
| 23-44-25-00-00003.001A | <a href="#">N/A</a> | Delete Parcel-add back to roll under new STRAP(same value) |               |

### Location Information

| Township           | Range    | Section   | Block | Lot |
|--------------------|----------|-----------|-------|-----|
| 44                 | 25E      | 23        |       |     |
| Municipality       | Latitude | Longitude |       |     |
| City of Fort Myers | 26.63057 | -81.78448 |       |     |

[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 | R - Residential Category |          | 1           | 32.03      |

### Flood and Storm Information

| Community | Flood Insurance Panel | Find my flood zone Version | Date      | Evacuation Zone |
|-----------|-----------------------|----------------------------|-----------|-----------------|
| 125106    | 0295                  | F                          | 8/28/2008 | D               |

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

### Address History

| Street Number | Street Name       | Unit | City       | Zip   | Maintenance Date       |
|---------------|-------------------|------|------------|-------|------------------------|
| 7780          | LIGHTARD KNOTT LN |      | Fort Myers | 33905 | 12/31/1996 11:11:19 AM |

### Appraisal Details (2021 TRIM)

Land  
[Land Tracts](#)

| Use Code | Use Code Description         | Number of Units | Unit of Measure |
|----------|------------------------------|-----------------|-----------------|
| 100      | Single Family Residential    | 1.00            | Acres           |
| 6110     | Pasture, Semi-Improved, Good | 10.78           | Acres           |

#### Buildings

#### Building 1 of 1

#### Building Characteristics

| Improvement Type   | Model Type                    | Stories    | Living Units         |
|--------------------|-------------------------------|------------|----------------------|
| 99 - Florida Ranch | 1 - single family residential | 1.0        | 1                    |
| Bedrooms           | Bathrooms                     | Year Built | Effective Year Built |
| 3                  | 2.0                           | 1972       | 1981                 |

#### Building Subareas

| Description                 | Heated / Under Air | Area (Sq Ft) |
|-----------------------------|--------------------|--------------|
| BAS - BASE                  | Y                  | 1,947        |
| FGR - FINISHED GARAGE       | N                  | 288          |
| FSP - FINISHED SCREEN PORCH | N                  | 56           |
| FST - FINISHED UTILITY      | N                  | 108          |

#### Building Features

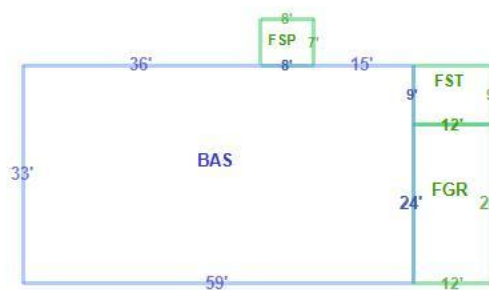
| Description | Year Added | Units |
|-------------|------------|-------|
| SHED - POLE | 2003       | 120   |
| SHED - POLE | 2003       | 132   |

#### Building Front Photo



Photo Date: June of 2009

#### Building Footprint



## Appraisal Details (Current Working Values)

### Land

#### Land Tracts

| Use Code | Use Code Description         | Number of Units | Unit of Measure |
|----------|------------------------------|-----------------|-----------------|
| 100      | Single Family Residential    | 1.00            | Acres           |
| 6110     | Pasture, Semi-Improved, Good | 10.78           | Acres           |

### Buildings

#### Building 1 of 1

#### Building Characteristics

| Improvement Type   | Model Type                    | Stories    | Living Units         |
|--------------------|-------------------------------|------------|----------------------|
| 99 - Florida Ranch | 1 - single family residential | 1.0        | 1                    |
| Bedrooms           | Bathrooms                     | Year Built | Effective Year Built |
| 3                  | 2.0                           | 1972       | 1981                 |

#### Building Subareas

| Description                 | Heated / Under Air | Area (Sq Ft) |
|-----------------------------|--------------------|--------------|
| BAS - BASE                  | Y                  | 1,947        |
| FGR - FINISHED GARAGE       | N                  | 288          |
| FSP - FINISHED SCREEN PORCH | N                  | 56           |
| FST - FINISHED UTILITY      | N                  | 108          |

#### Building Features

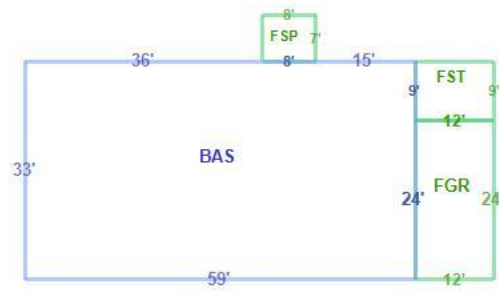
| Description | Year Added | Units |
|-------------|------------|-------|
| SHED - POLE | 2003       | 120   |
| SHED - POLE | 2003       | 132   |

Building Front Photo



Photo Date: June of 2009

Building Footprint





## Property Data

STRAP: 23-44-25-P4-00004.0020 Folio ID: 10254174

Owner Of Record - Tenants by Entirety [Change Address] ?

FLINT MONTE C + JUDY  
7760 LIGHTARD KNOTT LN  
FORT MYERS FL 33905

### Site Address

Site Address maintained by E911 Program Addressing

7760 LIGHTARD KNOTT LN  
FORT MYERS FL 33905

### Property Description

Do not use for legal documents!

PARL IN E1/2 OF SW1/4 AS  
DESC IN OR 1718/720

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

Current Working Values ?

Just

316,627

### Attributes

|                                 |         |
|---------------------------------|---------|
| Land Units Of Measure ?         | AC      |
| Units ?                         | 2.65    |
| Total Number of Buildings       | 1       |
| Total Bedrooms / Bathrooms      | 3 / 2.0 |
| Total Living Area ?             | 2,274   |
| 1st Year Building on Tax Roll ? | 1980    |
| Historic Designation            | No      |

### Image of Structure



◀ Photo Date June of 2009 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

## Property Value History

| Tax Year | Just    | Land   | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|---------|--------|-----------------|-----------------|------------|---------|
| 1992     | 122,870 | 15,060 | 105,050         | 105,050         | 25,000     | 80,050  |
| 1993     | 122,220 | 15,030 | 104,400         | 104,400         | 25,000     | 79,400  |
| 1994     | 121,030 | 15,030 | 103,210         | 103,210         | 25,000     | 78,210  |
| 1995     | 119,840 | 15,030 | 102,020         | 102,020         | 25,000     | 77,020  |
| 1996     | 114,970 | 15,030 | 97,150          | 97,150          | 25,000     | 72,150  |
| 1997     | 113,800 | 13,990 | 95,990          | 95,990          | 25,000     | 70,990  |
| 1998     | 112,620 | 13,990 | 94,810          | 94,810          | 25,000     | 69,810  |
| 1999     | 111,440 | 13,980 | 93,620          | 93,620          | 25,000     | 68,620  |
| 2000     | 110,280 | 12,760 | 91,240          | 91,240          | 25,000     | 66,240  |
| 2001     | 110,680 | 12,160 | 91,040          | 91,030          | 25,000     | 66,030  |
| 2002     | 109,480 | 12,210 | 89,880          | 89,880          | 25,000     | 64,880  |
| 2003     | 108,240 | 12,240 | 88,680          | 88,680          | 25,000     | 63,680  |
| 2004     | 110,680 | 12,260 | 91,140          | 91,140          | 25,000     | 66,140  |
| 2005     | 152,670 | 17,300 | 124,920         | 93,900          | 25,000     | 68,900  |
| 2006     | 216,390 | 35,310 | 158,950         | 96,720          | 25,000     | 71,720  |
| 2007     | 267,620 | 55,260 | 177,130         | 99,080          | 25,000     | 74,080  |
| 2008     | 238,510 | 52,740 | 198,500         | 125,500         | 50,000     | 75,500  |
| 2009     | 227,630 | 58,160 | 214,240         | 138,770         | 50,000     | 88,770  |
| 2010     | 173,251 | 35,585 | 165,110         | 138,534         | 50,000     | 88,534  |
| 2011     | 125,379 | 30,246 | 118,458         | 112,786         | 50,000     | 62,786  |
| 2012     | 115,307 | 27,522 | 109,041         | 109,041         | 50,000     | 59,041  |
| 2013     | 131,633 | 27,519 | 126,114         | 125,527         | 50,000     | 75,527  |
| 2014     | 192,714 | 32,976 | 185,184         | 129,866         | 50,000     | 79,866  |
| 2015     | 190,005 | 32,963 | 182,462         | 133,808         | 50,000     | 83,808  |
| 2016     | 231,503 | 44,611 | 221,285         | 148,570         | 50,000     | 98,570  |



|      |         |        |         |         |        |         |
|------|---------|--------|---------|---------|--------|---------|
| 2017 | 259,640 | 44,595 | 249,406 | 155,536 | 50,000 | 105,536 |
| 2018 | 256,379 | 53,859 | 243,988 | 155,195 | 50,000 | 105,195 |
| 2019 | 260,726 | 53,857 | 248,333 | 156,332 | 50,000 | 106,332 |
| 2020 | 318,281 | 55,206 | 305,580 | 163,819 | 50,000 | 113,819 |
| 2021 | 316,627 | 55,221 | 303,941 | 165,867 | 50,000 | 115,867 |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

## Exemptions

| Exemption                      | Amount    |
|--------------------------------|-----------|
| Agricultural                   | 12,686.00 |
| Homestead Exemption            | 25,000.00 |
| Additional Homestead Exemption | 25,000.00 |

## Values (2021 TRIM)

| Property Values     |         | Attributes                      |         |
|---------------------|---------|---------------------------------|---------|
| Just                | 316,627 | Land Units Of Measure ⓘ         | AC      |
| Assessed            | 303,941 | Units ⓘ                         | 2.65    |
| Portability Applied | 0       | Total Number of Buildings       | 1       |
| Cap Assessed        | 165,867 | Total Bedrooms / Bathrooms      | 3 / 2.0 |
| Taxable             | 115,867 | Total Living Area ⓘ             | 2,274   |
| Cap Difference      | 138,074 | 1st Year Building on Tax Roll ⓘ | 1980    |
|                     |         | 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 MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052 | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |

|   |                      |   |
|---|----------------------|---|
| LEE CO HYACINTH CONTROL DIST / 051                        | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053                        | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| WEST COAST INLAND NAVIGATION DIST / 098                   | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF FORT MYERS / 031                                  | Municipal            | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012                      | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013                        | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| CITY OF FORT MYERS FIRE RESCUE SERVICES / 189             | Special District     | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196 | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| CITY OF FORT MYERS STORMWATER / 142                       | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| FLORIDA GREEN FINANCE AUTHORITY / 358                     | Special District     |   |
| SFWMD-DISTRICT-WIDE / 110                                 | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084               | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                              | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### Sales / Transactions ⓘ

| Sale Price | Date       | OR Number                | Type               | Notes | Vacant/Improved |
|------------|------------|--------------------------|--------------------|-------|-----------------|
| 0.00       | 02/01/1984 | <a href="#">1718/720</a> | <a href="#">01</a> |       | I               |
| 100.00     | 05/01/1980 | <a href="#">1434/16</a>  | <a href="#">04</a> |       | I               |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **720** for the book and page numbers and **Official Records** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

## Building/Construction Permit Data

| Permit Number                 | Permit Type | Date       |
|-------------------------------|-------------|------------|
| <a href="#">TRD2012-00096</a> | Roof        | 01/19/2012 |
| <a href="#">TRD2006-00864</a> | Electric    | 03/21/2006 |

### IMPORTANT: 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 |
|------------------------|---------------------|--|---------------|
| 23-44-25-00-00003.001B | <a href="#">N/A</a> | Delete Parcel-add back to roll under new STRAP(same value) |               |

## Location Information

| Township                                   | Range    | Section   | Block                                  | Lot |
|--|----------|-----------|--|-----|
| 44   | 25E      | 23        |  |     |
| Municipality                               | Latitude | Longitude |  |     |
| City of Fort Myers                         | 26.63155 | -81.78394 |  |     |
| <div>Links</div>                           |          |           |  |     |
| <a href="#">View Parcel on Google Maps</a> |          |           | <a href="#">View Parcel on GeoView</a> |     |

## Solid Waste (Garbage) Roll Data

| Solid Waste District     | Roll Type                | Category | Unit / Area | Tax Amount |
|--------------------------|--------------------------|----------|-------------|------------|
| 009 - City of Fort Myers | R - Residential Category |          | 1           | 32.03      |

## Flood and Storm Information

| Community | Flood Insurance Panel | Find my flood zone Version | Date      | Evacuation Zone |
|-----------|-----------------------|----------------------------|-----------|-----------------|
| 125106    | 0295                  | F                          | 8/28/2008 | D               |

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

## Address History

| Street Number | Street Name       | Unit | City       | Zip   | Maintenance Date       |
|---------------|-------------------|------|------------|-------|------------------------|
| 7760          | LIGHTARD KNOTT LN |      | Fort Myers | 33905 | 12/31/1996 11:11:19 AM |

## Appraisal Details (2021 TRIM)

| Land          |                              |                 |                 |
|---------------|------------------------------|-----------------|-----------------|
| Land Tracts   |                              |                 |                 |
| Use Code      | Use Code Description         | Number of Units | Unit of Measure |
| 100           | Single Family Residential    | 1.65            | Acres           |
| 100           | Single Family Residential    | 0.50            | Acres           |
| 6110          | Pasture, Semi-Improved, Good | 0.50            | Acres           |
| Land Features |                              |                 |                 |

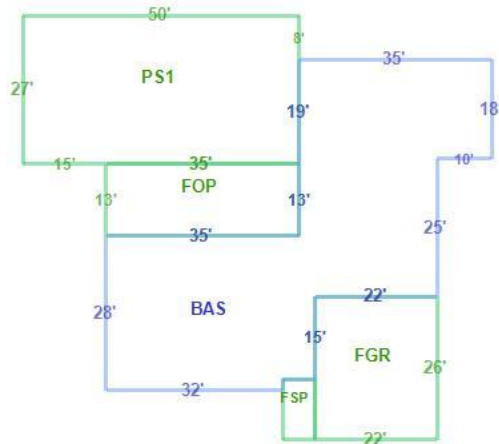
| Description                              |                               | Year Added         | Units                |
|--|-------------------------------|--------------------|----------------------|
| IRRIGATION SYSTEM LAWN                   |                               | 1980               | 1                    |
| Buildings                                |                               |                    |                      |
| Building 1 of 1                          |                               |                    |                      |
| Building Characteristics                 |                               |                    |                      |
| Improvement Type                         | Model Type                    | Stories            | Living Units         |
| 102 - Ranch                              | 1 - single family residential | 1.0                | 1                    |
| Bedrooms                                 | Bathrooms                     | Year Built         | Effective Year Built |
| 3  | 2.0                           | 1980               | 1983                 |
| Building Subareas                        |                               |                    |                      |
| Description                              |                               | Heated / Under Air | Area (Sq Ft)         |
| BAS - BASE                               |                               | Y                  | 2,274                |
| FGR - FINISHED GARAGE                    |                               | N                  | 572                  |
| FOP - FINISHED OPEN PORCH                |                               | N                  | 455                  |
| FSP - FINISHED SCREEN PORCH              |                               | N                  | 66                   |
| PS1 - 1 STORY SCREEN ENCL                |                               | N                  | 1,350                |
| Building Features                        |                               |                    |                      |
| Description                              |                               | Year Added         | Units                |
| UTILITY - FINISHED                       |                               | 1972               | 780                  |
| UTILITY - FINISHED                       |                               | 1972               | 364                  |
| FIREPLACE - TYPE C                       |                               | 1980               | 1                    |
| POOL - RESIDENTIAL                       |                               | 1989               | 510                  |
| PATIO - CONCRETE                         |                               | 1989               | 840                  |
| UTILITY - FINISHED                       |                               | 2003               | 396                  |
| CARPORT - FINISHED                       |                               | 2003               | 1,078                |
| CARPORT - FINISHED                       |                               | 2003               | 435                  |
| BARBECUE PIT                             |                               | 2003               | 1                    |
| UTILITY - FINISHED                       |                               | 2005               | 494                  |
| CARPORT - FINISHED                       |                               | 2005               | 260                  |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL |                               | 2006               | 1,624                |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL |                               | 2007               | 1,344                |
| CARPORT - FINISHED                       |                               | 2007               | 396                  |

### Building Front Photo



Photo Date: June of 2009

### Building Footprint



## Appraisal Details (Current Working Values)

### Land

#### Land Tracts

| Use Code | Use Code Description         | Number of Units | Unit of Measure |
|----------|------------------------------|-----------------|-----------------|
| 100      | Single Family Residential    | 1.65            | Acres           |
| 100      | Single Family Residential    | 0.50            | Acres           |
| 6110     | Pasture, Semi-Improved, Good | 0.50            | Acres           |

#### Land Features

| Description            | Year Added | Units |
|------------------------|------------|-------|
| IRRIGATION SYSTEM LAWN | 1980       | 1     |

### Buildings

#### Building 1 of 1

#### Building Characteristics

| Improvement Type | Model Type                    | Stories    | Living Units         |
|------------------|-------------------------------|------------|----------------------|
| 102 - Ranch      | 1 - single family residential | 1.0        | 1                    |
| Bedrooms         | Bathrooms                     | Year Built | Effective Year Built |
| 3                | 2.0                           | 1980       | 1983                 |

#### Building Subareas

| Description | Heated / Under Air | Area (Sq Ft) |
|-------------|--------------------|--------------|
|-------------|--------------------|--------------|

|                             |   |       |
|-----------------------------|---|-------|
| BAS - BASE                  | Y | 2,274 |
| FGR - FINISHED GARAGE       | N | 572   |
| FOP - FINISHED OPEN PORCH   | N | 455   |
| FSP - FINISHED SCREEN PORCH | N | 66    |
| PS1 - 1 STORY SCREEN ENCL   | N | 1,350 |

#### Building Features

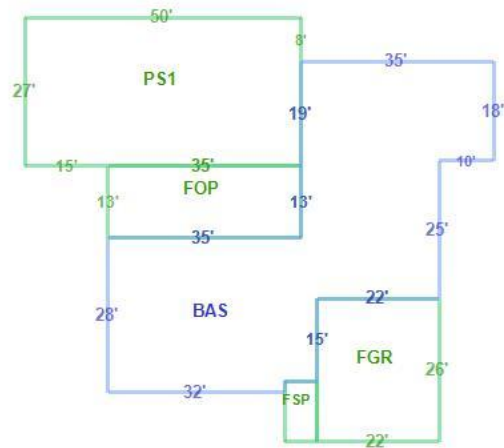
| Description                              | Year Added | Units |
|--|------------|-------|
| UTILITY - FINISHED                       | 1972       | 780   |
| UTILITY - FINISHED                       | 1972       | 364   |
| FIREPLACE - TYPE C                       | 1980       | 1     |
| POOL - RESIDENTIAL                       | 1989       | 510   |
| PATIO - CONCRETE                         | 1989       | 840   |
| UTILITY - FINISHED                       | 2003       | 396   |
| CARPORT - FINISHED                       | 2003       | 1,078 |
| CARPORT - FINISHED                       | 2003       | 435   |
| BARBECUE PIT                             | 2003       | 1     |
| UTILITY - FINISHED                       | 2005       | 494   |
| CARPORT - FINISHED                       | 2005       | 260   |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2006       | 1,624 |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2007       | 1,344 |
| CARPORT - FINISHED                       | 2007       | 396   |

Building Front Photo



Photo Date: June of 2009

Building Footprint





## Property Data

STRAP: 23-44-25-P4-00004.0030 Folio ID: 10254175

Owner Of Record - Sole Owner

[Change Address]



FLINT MILTON DALLAS  
7800 LIGHTARD KNOLL LN  
FORT MYERS FL 33905

Site Address

Site Address maintained by E911 Program Addressing

7800 LIGHTARD KNOTT LN  
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PARL IN E1/2 OF SW1/4 AS  
DESC IN OR 1718/722

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

Current Working Values



Just

93,471

Attributes

|                               |         |
|-------------------------------|---------|
| Land Units Of Measure         | AC      |
| Units                         | 1.45    |
| Total Number of Buildings     | 1       |
| Total Bedrooms / Bathrooms    | 2 / 1.0 |
| 1st Year Building on Tax Roll | 1973    |
| Historic Designation          | No      |

Image of Structure



Photo Date April of 2015 View other photos

Last Inspection Date: 05/23/2019

## Property Value History

| Tax Year | Just    | Land   | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|---------|--------|-----------------|-----------------|------------|---------|
| 1992     | 26,680  | 8,600  | 17,880          | 17,880          | 17,880     | 0       |
| 1993     | 26,770  | 12,080 | 21,450          | 21,450          | 21,450     | 0       |
| 1994     | 27,150  | 12,100 | 21,850          | 21,850          | 21,850     | 0       |
| 1995     | 27,130  | 12,100 | 21,830          | 21,830          | 21,830     | 0       |
| 1996     | 27,380  | 12,080 | 22,060          | 22,060          | 22,060     | 0       |
| 1997     | 27,320  | 12,040 | 21,960          | 21,960          | 21,960     | 0       |
| 1998     | 27,250  | 12,070 | 21,920          | 21,920          | 21,920     | 0       |
| 1999     | 27,190  | 12,060 | 21,850          | 21,850          | 21,850     | 0       |
| 2000     | 27,130  | 12,050 | 21,780          | 21,780          | 21,780     | 0       |
| 2001     | 27,130  | 12,060 | 21,790          | 21,790          | 21,730     | 60      |
| 2002     | 27,130  | 12,070 | 21,800          | 21,800          | 21,730     | 70      |
| 2003     | 27,130  | 12,090 | 21,820          | 21,820          | 21,730     | 90      |
| 2004     | 40,000  | 12,090 | 34,690          | 30,270          | 25,000     | 5,270   |
| 2005     | 47,250  | 17,110 | 39,710          | 31,190          | 25,000     | 6,190   |
| 2006     | 74,150  | 35,110 | 58,510          | 32,120          | 25,000     | 7,120   |
| 2007     | 103,040 | 55,090 | 78,380          | 32,910          | 25,000     | 7,910   |
| 2008     | 73,920  | 35,120 | 58,290          | 33,060          | 25,000     | 8,060   |
| 2009     | 66,560  | 43,500 | 66,560          | 40,000          | 25,000     | 15,000  |
| 2010     | 66,507  | 19,032 | 58,714          | 41,612          | 25,000     | 16,612  |
| 2011     | 44,271  | 16,227 | 37,733          | 37,733          | 25,000     | 12,733  |
| 2012     | 40,411  | 13,834 | 35,032          | 35,032          | 25,000     | 10,032  |
| 2013     | 33,209  | 13,141 | 27,637          | 27,637          | 25,000     | 2,637   |
| 2014     | 60,425  | 20,088 | 51,803          | 27,943          | 25,000     | 2,943   |
| 2015     | 63,362  | 20,088 | 54,740          | 28,164          | 25,000     | 3,164   |
| 2016     | 75,377  | 24,442 | 65,077          | 28,553          | 25,000     | 3,553   |



|      |        |        |        |        |        |       |
|------|--------|--------|--------|--------|--------|-------|
| 2017 | 73,031 | 24,331 | 62,620 | 29,031 | 25,000 | 4,031 |
| 2018 | 92,609 | 29,346 | 79,905 | 29,608 | 25,000 | 4,608 |
| 2019 | 92,933 | 29,356 | 80,239 | 30,174 | 25,000 | 5,174 |
| 2020 | 93,248 | 30,095 | 80,242 | 30,874 | 25,000 | 5,874 |
| 2021 | 93,471 | 30,100 | 80,470 | 31,306 | 25,000 | 6,306 |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

## Exemptions

| Exemption                        | Amount    |
|----------------------------------|-----------|
| Homestead Exemption              | 25,000.00 |
| Additional Homestead Exemption * | 0.00      |
| Agricultural                     | 13,001.00 |

**Minimum exemption amount may not be applied because of a lower assessed value**

## Values (2021 TRIM)

| Property Values     |        | Attributes                    |         |
|---------------------|--------|-------------------------------|---------|
| Just                | 93,471 | Land Units Of Measure         | AC      |
| Assessed            | 80,470 | Units                         | 1.45    |
| Portability Applied | 0      | Total Number of Buildings     | 1       |
| Cap Assessed        | 31,306 | Total Bedrooms / Bathrooms    | 2 / 1.0 |
| Taxable             | 6,306  | 1st Year Building on Tax Roll | 1973    |
| Cap Difference      | 49,164 | 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 MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052 | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |

|   |                      |   |
|---|----------------------|---|
| LEE CO HYACINTH CONTROL DIST / 051                        | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053                        | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| WEST COAST INLAND NAVIGATION DIST / 098                   | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF FORT MYERS / 031                                  | Municipal            | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012                      | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013                        | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| CITY OF FORT MYERS FIRE RESCUE SERVICES / 189             | Special District     | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196 | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| CITY OF FORT MYERS STORMWATER / 142                       | Special District     | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| FLORIDA GREEN FINANCE AUTHORITY / 358                     | Special District     |   |
| SFWMD-DISTRICT-WIDE / 110                                 | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084               | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                              | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### Sales / Transactions ⓘ

| Sale Price | Date       | OR Number                 | Type               | Notes | Vacant/Improved |
|------------|------------|---------------------------|--------------------|-------|-----------------|
| 100.00     | 08/11/2000 | <a href="#">3290/2737</a> | <a href="#">01</a> |       |                 |
| 0.00       | 02/01/1984 | <a href="#">1718/722</a>  | <a href="#">01</a> |       |                 |
| 100.00     | 05/01/1980 | <a href="#">1434/16</a>   | <a href="#">04</a> |       |                 |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **722** for the book and page numbers and **Official Records** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

## Building/Construction Permit Data

| Permit Number                 | Permit Type                             | Date       |
|-------------------------------|---|------------|
| <a href="#">SIT2008-00341</a> | Site Development - Driveway / Sidewalks | 10/21/2009 |
| <a href="#">96080312</a>      | Roof                                    | 09/03/1996 |

### IMPORTANT: 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 |
|------------------------|---------------------|--|---------------|
| 23-44-25-00-00003.001C | <a href="#">N/A</a> | Delete Parcel-add back to roll under new STRAP(same value) |               |

## Location Information

| Township           | Range    | Section   | Block | Lot |
|--------------------|----------|-----------|-------|-----|
| 44                 | 25E      | 23        |       |     |
| Municipality       | Latitude | Longitude |       |     |
| City of Fort Myers | 26.63154 | -81.78582 |       |     |

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

## Real Property Tag Information

### RP Tag 1 of 1

| RP Tag Number  | Title Number       | Identification Number | DCA/HUD Number | Manufacturer | Model Year | Year Built |
|----------------|--------------------|-----------------------|----------------|--------------|------------|------------|
| R210556        | 11075129           | 60122032F             |                | FLEETWOOD    |            | 1973       |
| Year Purchased | First Year On Roll | Length                | Width          | Bedrooms     | Bathrooms  | In Name Of |
|                |                    | 60                    | 12             |              |            |            |

## Solid Waste (Garbage) Roll Data

| Solid Waste District     | Roll Type                | Category | Unit / Area | Tax Amount |
|--------------------------|--------------------------|----------|-------------|------------|
| 009 - City of Fort Myers | R - Residential Category |          | 1           | 32.03      |

## Flood and Storm Information

| Community | Flood Insurance Panel | Find my flood zone Version | Date      | Evacuation Zone |
|-----------|-----------------------|----------------------------|-----------|-----------------|
| 125106    | 0295                  | F                          | 8/28/2008 | D               |

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

## Address History

| Street Number | Street Name       | Unit | City       | Zip   | Maintenance Date       |
|---------------|-------------------|------|------------|-------|------------------------|
| 7800          | LIGHTARD KNOTT LN |      | Fort Myers | 33905 | 12/31/1996 11:11:19 AM |

## Appraisal Details (2021 TRIM)

Land  
Land Tracts

| Use Code | Use Code Description  | Number of Units | Unit of Measure |
|----------|-----------------------|-----------------|-----------------|
| 235      | Mobile Home, Acreage  | 1.00            | Acres           |
| 6910     | Nursery, Above Ground | 0.45            | Acres           |

Buildings

Building 1 of 1

Building Characteristics

| Improvement Type | Model Type      | Stories    | Living Units         |
|------------------|-----------------|------------|----------------------|
| 8 - Mobile Home  | 2 - mobile home | 1.0        | 1                    |
| Bedrooms         | Bathrooms       | Year Built | Effective Year Built |
| 2                | 1.0             | 1973       | 1980                 |

Building Subareas

| Description                    | Heated / Under Air | Area (Sq Ft) |
|--------------------------------|--------------------|--------------|
| BAS - BASE                     | Y                  | 720          |
| BAS - BASE                     | Y                  | 192          |
| BAS - BASE                     | Y                  | 240          |
| FDG - FINISHED DETACHED GARAGE | N                  | 720          |
| FOP - FINISHED OPEN PORCH      | N                  | 160          |
| FST - FINISHED UTILITY         | N                  | 164          |

Building Features

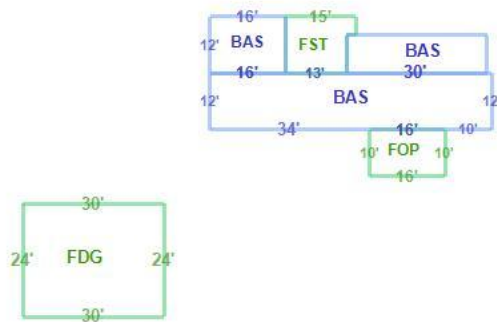
| Description                              | Year Added | Units |
|--|------------|-------|
| SHED - FRAME W/FLOOR                     | 2003       | 140   |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2003       | 840   |
| CARPORT - FINISHED                       | 2003       | 768   |
| SHED - FRAME W/FLOOR                     | 2003       | 112   |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2003       | 132   |
| SHED - FRAME W/FLOOR                     | 2009       | 36    |
| GREENHOUSE-SCREEN COVERING ONLY          | 2009       | 1,056 |
| PUMP HOUSE                               | 2009       | 81    |

### Building Front Photo



Photo Date: April of 2015

### Building Footprint



## Appraisal Details (Current Working Values)

### Land

#### Land Tracts

| Use Code | Use Code Description  | Number of Units | Unit of Measure |
|----------|-----------------------|-----------------|-----------------|
| 235      | Mobile Home, Acreage  | 1.00            | Acres           |
| 6910     | Nursery, Above Ground | 0.45            | Acres           |

### Buildings

#### Building 1 of 1

#### Building Characteristics

| Improvement Type | Model Type      | Stories    | Living Units         |
|------------------|-----------------|------------|----------------------|
| 8 - Mobile Home  | 2 - mobile home | 1.0        | 1                    |
| Bedrooms         | Bathrooms       | Year Built | Effective Year Built |
| 2                | 1.0             | 1973       | 1980                 |

#### Building Subareas

| Description                    | Heated / Under Air | Area (Sq Ft) |
|--------------------------------|--------------------|--------------|
| BAS - BASE                     | Y                  | 720          |
| BAS - BASE                     | Y                  | 192          |
| BAS - BASE                     | Y                  | 240          |
| FDG - FINISHED DETACHED GARAGE | N                  | 720          |

|                           |   |     |
|---------------------------|---|-----|
| FOP - FINISHED OPEN PORCH | N | 160 |
| FST - FINISHED UTILITY    | N | 164 |

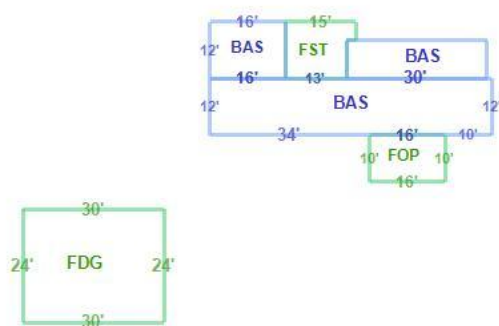
| Building Features                        |            |       |
|--|------------|-------|
| Description                              | Year Added | Units |
| SHED - FRAME W/FLOOR                     | 2003       | 140   |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2003       | 840   |
| CARPORT - FINISHED                       | 2003       | 768   |
| SHED - FRAME W/FLOOR                     | 2003       | 112   |
| BARN - POLE (STEEL ROOF NO WALLS - NO FL | 2003       | 132   |
| SHED - FRAME W/FLOOR                     | 2009       | 36    |
| GREENHOUSE-SCREEN COVERING ONLY          | 2009       | 1,056 |
| PUMP HOUSE                               | 2009       | 81    |

Building Front Photo



Photo Date: April of 2015

Building Footprint



## Property Data

STRAP: 23-44-25-P4-00004.0040 Folio ID: 10441494

Owner Of Record - Life Estate

[Change Address]



FLINT LEWIS M L/E  
c/o MILTON DALLAS FLINT  
7800 LIGHTARD KNOT LN  
FORT MYERS FL 33905

Site Address

Site Address maintained by E911 Program Addressing

STATE ROAD 82  
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PAR IN E 1/2 OF SW 1/4 DESC OR 2882 PG 295

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]



Current Working Values



Just

112,185

Attributes

Land Units Of Measure

AC

Units

5.54

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Image of Structure



## Property Value History

| Tax Year | Just    | Land  | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|---------|-------|-----------------|-----------------|------------|---------|
| 1998     | 92,230  | 640   | 640             | 640             | 0          | 640     |
| 1999     | 92,240  | 560   | 560             | 560             | 0          | 560     |
| 2000     | 92,240  | 510   | 510             | 510             | 0          | 510     |
| 2001     | 92,240  | 550   | 550             | 550             | 0          | 550     |
| 2002     | 92,230  | 690   | 690             | 690             | 0          | 690     |
| 2003     | 92,240  | 830   | 830             | 830             | 0          | 830     |
| 2004     | 92,230  | 890   | 890             | 890             | 0          | 890     |
| 2005     | 145,340 | 1,010 | 1,010           | 1,010           | 0          | 1,010   |
| 2006     | 195,650 | 1,050 | 1,050           | 1,050           | 0          | 1,050   |
| 2007     | 642,850 | 890   | 890             | 890             | 0          | 890     |
| 2008     | 531,050 | 1,150 | 1,150           | 1,150           | 0          | 1,150   |
| 2009     | 195,650 | 1,230 | 1,230           | 1,230           | 0          | 1,230   |
| 2010     | 131,365 | 1,224 | 1,224           | 1,224           | 0          | 1,224   |
| 2011     | 83,850  | 1,029 | 1,029           | 1,029           | 0          | 1,029   |
| 2012     | 84,968  | 1,219 | 1,219           | 1,219           | 0          | 1,219   |
| 2013     | 72,111  | 1,179 | 1,179           | 1,179           | 0          | 1,179   |
| 2014     | 79,797  | 1,263 | 1,263           | 1,263           | 0          | 1,263   |
| 2015     | 79,797  | 1,112 | 1,112           | 1,112           | 0          | 1,112   |
| 2016     | 99,720  | 1,402 | 1,402           | 1,402           | 0          | 1,402   |
| 2017     | 99,720  | 1,230 | 1,230           | 1,230           | 0          | 1,230   |
| 2018     | 109,692 | 1,202 | 1,202           | 1,202           | 0          | 1,202   |
| 2019     | 109,692 | 1,186 | 1,186           | 1,186           | 0          | 1,186   |
| 2020     | 112,185 | 1,241 | 1,241           | 1,241           | 0          | 1,241   |
| 2021     | 112,185 | 1,407 | 1,407           | 1,407           | 0          | 1,407   |

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).



The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

## Exemptions

| Exemption    | Amount     |
|--------------|------------|
| Agricultural | 110,778.00 |

## Values (2021 TRIM)

| Property Values     |         | Attributes                      |      |
|---------------------|---------|---------------------------------|------|
| Just                | 112,185 | Land Units Of Measure ⓘ         | AC   |
| Assessed            | 1,407   | Units ⓘ                         | 5.54 |
| Portability Applied | 0       | Total Number of Buildings       | 0    |
| Cap Assessed        | 1,407   | Total Bedrooms / Bathrooms      | 0    |
| Taxable             | 1,407   | 1st Year Building on Tax Roll ⓘ | N/A  |
| Cap Difference      | 0       | 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 MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052           | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO HYACINTH CONTROL DIST / 051      | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| LEE CO MOSQUITO CONTROL DIST / 053      | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| WEST COAST INLAND NAVIGATION DIST / 098 | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408 |



|   |                  |   |
|---|------------------|---|
| CITY OF FORT MYERS / 031                      | Municipal        | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012          | Public Schools   | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013            | Public Schools   | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| CITY OF FORT MYERS FIRE RESCUE SERVICES / 189 | Special District | CITY OF FORT MYERS<br>BUDGET MANAGER<br>PO DRAWER 2217<br>FORT MYERS FL 33902             |
| CITY OF FORT MYERS STORMWATER / 142           | Special District | CITY OF FORT MYERS<br>2925 DR MARTIN LUTHER KING JR BLVD<br>FORT MYERS FL 33916           |
| FLORIDA GREEN FINANCE AUTHORITY / 358         | Special District |   |
| SFWMD-DISTRICT-WIDE / 110                     | Water District   | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084   | Water District   | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                  | Water District   | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### Sales / Transactions ⓘ

| Sale Price | Date       | OR Number                | Type               | Notes | Vacant/Improved |
|------------|------------|--------------------------|--------------------|-------|-----------------|
| 54,500.00  | 10/22/1997 | <a href="#">2882/295</a> | <a href="#">01</a> |       | I               |
| 100.00     | 05/01/1984 | <a href="#">1727/337</a> | <a href="#">04</a> |       | I               |
| 100.00     | 05/01/1980 | <a href="#">1434/16</a>  | <a href="#">04</a> |       | I               |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **2882** and **295** for the book and page numbers and **Official Records** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

### Parcel Numbering History ⓘ

| Prior STRAP            | Prior Folio ID           | Renumber Reason             | Renumber Date |
|------------------------|--------------------------|-----------------------------|---------------|
| 23-44-25-P4-00004.0000 | <a href="#">10254172</a> | Split (From another Parcel) | 03/02/1998    |

### Location Information

| Township           | Range    | Section | Block     | Lot |
|--------------------|----------|---------|-----------|-----|
| 44                 | 25E      | 23      |           |     |
| Municipality       | Latitude |         | Longitude |     |
| City of Fort Myers | 26.63039 |         | -81.7864  |     |

[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       |

### Flood and Storm Information

| Community | Flood Insurance<br>Panel | Find my flood zone<br>Version | Date      | Evacuation Zone |
|-----------|--------------------------|-------------------------------|-----------|-----------------|
| 125106    | 0295                     | F                             | 8/28/2008 | D               |

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

### Address History

| Street Number      | Street Name | Unit | City       | Zip   | Maintenance Date       |
|--------------------|-------------|------|------------|-------|------------------------|
| SR 82              |             |      | FORT MYERS | 33905 | 12/13/2005 11:13:52 AM |
| SR 82/IMMOKALEE RD |             |      | Fort Myers | 33905 | 1/18/2001 3:10:09 PM   |
| SR 82              |             |      | Fort Myers | 33905 | 5/14/1998 12:59:25 PM  |
|                    |             |      |            |       | 3/2/1998 4:28:33 PM    |

### Appraisal Details (2021 TRIM)

| Land        |                              |                 |                 |
|-------------|------------------------------|-----------------|-----------------|
| Land Tracts |                              |                 |                 |
| Use Code    | Use Code Description         | Number of Units | Unit of Measure |
| 6110        | Pasture, Semi-Improved, Good | 5.54            | Acres           |

### Appraisal Details (Current Working Values)

| Land        |                              |                 |                 |
|-------------|------------------------------|-----------------|-----------------|
| Land Tracts |                              |                 |                 |
| Use Code    | Use Code Description         | Number of Units | Unit of Measure |
| 6110        | Pasture, Semi-Improved, Good | 5.54            | Acres           |

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021

## **APPENDIX B**

# **USER QUESTIONNAIRE**

**Project Name: Approximate 21.42 Acre Tract**

**Project Number: 21EY850**

**USER QUESTIONNAIRE**

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*") the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.21. These inquiries must also be conducted by the EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriated inquiries*" is not complete.

**(1.) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25).**

Did a search recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the *property* under federal, tribal, state, or local law?

No

**(2.) Activity and land use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).**

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state, or local law?

No

**(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

**(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

**Project Name: Approximate 21.42 Acre Tract**

**Project Number: 21EY850**

**USER QUESTIONNAIRE**

**(5.) Commonly known or reasonably ascertainable information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

No

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

**(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

Based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of releases at the *property*?

No

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Troy Newberg

Affiliation: \_\_\_\_\_

Purchaser

Date: \_\_\_\_\_

11/04/21

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021

# **APPENDIX C**

## **REGULATORY DATABASE REPORT**



# DATABASE REPORT

|                          |  |
|--------------------------|--|
| <b>Project Property:</b> | <i>Approximate 21.42 Acre Tract<br/>7780 Lightard Knott Lane<br/>Fort Myers FL</i> |
| <b>Project No:</b>       | <i>21EY850</i>   |
| <b>Report Type:</b>      | <i>Database Report</i>   |
| <b>Order No:</b>         | <i>21102500239</i>   |
| <b>Requested by:</b>     | <i>YPC Consulting Group, P.L.</i>  |
| <b>Date Completed:</b>   | <i>October 27, 2021</i>  |

## **Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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# Executive Summary

## Property Information:

**Project Property:** *Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane Fort Myers FL*

**Project No:** *21EY850*

## **Coordinates:**

**Latitude:** *26.63076677*  
**Longitude:** *-81.78499139*  
**UTM Northing:** *2,945,780.27*  
**UTM Easting:** *421,862.70*  
**UTM Zone:** *17R*

**Elevation:** *19 FT*

## Order Information:

**Order No:** *21102500239*  
**Date Requested:** *October 25, 2021*  
**Requested by:** *YPC Consulting Group, P.L.*  
**Report Type:** *Database Report*

## Historicals/Products:

**ERIS Xplorer** [\*ERIS Xplorer\*](#)  
**Excel Add-On** *Excel Add-On*

## Executive Summary: Report Summary

| <i>Database</i>                              | <i>Searched</i> | <i>Search Radius</i> | <i>Project Property</i> | <i>Within 0.25mi</i> | <i>0.25mi to 0.50mi</i> | <i>0.50mi to 1.00mi</i> | <i>Total</i> |
|--|-----------------|----------------------|-------------------------|----------------------|-------------------------|-------------------------|--------------|
| <b><u>Standard Environmental Records</u></b> |                 |                      |                         |                      |                         |                         |              |
| <b>Federal</b>                               |                 |                      |                         |                      |                         |                         |              |
| DOE FUSRAP                                   | Y               | 1                    | 0                       | 0                    | 0                       | 0                       | 0            |
| NPL  | Y               | 1                    | 0                       | 0                    | 0                       | 0                       | 0            |
| PROPOSED NPL                                 | Y               | 1                    | 0                       | 0                    | 0                       | 0                       | 0            |
| DELETED NPL                                  | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| SEMS   | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| ODI  | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| SEMS ARCHIVE                                 | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| IODI   | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| CERCLIS                                      | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| CERCLIS NFRAP                                | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| CERCLIS LIENS                                | Y               | PO                   | 0                       | -                    | -                       | -                       | 0            |
| RCRA CORRACTS                                | Y               | 1                    | 0                       | 0                    | 0                       | 0                       | 0            |
| RCRA TSD                                     | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| RCRA LQG                                     | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| RCRA SQG                                     | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| RCRA VSQG                                    | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| RCRA NON GEN                                 | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| FED ENG                                      | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| FED INST                                     | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| LUCIS  | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| ERNS 1982 TO 1986                            | Y               | PO                   | 0                       | -                    | -                       | -                       | 0            |
| ERNS 1987 TO 1989                            | Y               | PO                   | 0                       | -                    | -                       | -                       | 0            |
| ERNS   | Y               | PO                   | 0                       | -                    | -                       | -                       | 0            |
| FED BROWNFIELDS                              | Y               | 0.5                  | 0                       | 0                    | 0                       | -                       | 0            |
| FEMA UST                                     | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| FRP  | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |
| HIST GAS STATIONS                            | Y               | 0.25                 | 0                       | 0                    | -                       | -                       | 0            |

| Database      | Searched | Search Radius | Project Property | Within 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---------------|----------|---------------|------------------|---------------|------------------|------------------|-------|
| REFN          | Y        | 0.25          | 0                | 0             | -                | -                | 0     |
| BULK TERMINAL | Y        | 0.25          | 0                | 0             | -                | -                | 0     |
| SEMS LIEN     | Y        | PO            | 0                | -             | -                | -                | 0     |
| SUPERFUND ROD | Y        | 1             | 0                | 0             | 0                | 0                | 0     |

#### State

|                  |   |      |   |   |   |   |   |
|------------------|---|------|---|---|---|---|---|
| SHWS             | Y | 1    | 0 | 0 | 0 | 0 | 0 |
| DELISTED SHWS    | Y | 1    | 0 | 0 | 0 | 0 | 0 |
| CLEANUP DEP      | Y | 1    | 0 | 0 | 0 | 0 | 0 |
| WCRPS            | Y | 1    | 0 | 0 | 0 | 0 | 0 |
| DELISTED WCRPS   | Y | 1    | 0 | 0 | 0 | 0 | 0 |
| SWF/LF           | Y | 0.5  | 0 | 0 | 1 | - | 1 |
| LST              | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| DELISTED LST     | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| UST              | Y | 0.25 | 0 | 1 | - | - | 1 |
| AST              | Y | 0.25 | 0 | 1 | - | - | 1 |
| DEL UST AST TANK | Y | 0.25 | 0 | 0 | - | - | 0 |
| TANK             | Y | 0.25 | 0 | 0 | - | - | 0 |
| DEL STORAGE TANK | Y | 0.25 | 0 | 0 | - | - | 0 |
| FF TANKS         | Y | 0.25 | 0 | 0 | - | - | 0 |
| STCS             | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| INST             | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| ENG              | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| VCP              | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| BROWNFIELDS      | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| BROWNFIELD AREA  | Y | 0.5  | 0 | 0 | 0 | - | 0 |

#### Tribal

|               |   |      |   |   |   |   |   |
|---------------|---|------|---|---|---|---|---|
| INDIAN LUST   | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| INDIAN UST    | Y | 0.25 | 0 | 0 | - | - | 0 |
| DELISTED ILST | Y | 0.5  | 0 | 0 | 0 | - | 0 |
| DELISTED IUST | Y | 0.25 | 0 | 0 | - | - | 0 |

#### County

**No County databases were selected to be included in the search.**

#### Additional Environmental Records

#### Federal

**No Federal additional environmental databases were selected to be included in the search.**

| <i>Database</i> | <i>Searched</i>   | <i>Search<br/>Radius</i> | <i>Project<br/>Property</i> | <i>Within<br/>0.25mi</i> | <i>0.25mi to<br/>0.50mi</i> | <i>0.50mi to<br/>1.00mi</i> | <i>Total</i> |
|-----------------|---|--------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------------|--------------|
| State           | <i>No State additional environmental databases were selected to be included in the search.</i>  |                          |                             |                          |                             |                             |              |
| Tribal          | <i>No Tribal additional environmental record sources available for this State.</i>              |                          |                             |                          |                             |                             |              |
| County          | <i>No County additional environmental databases were selected to be included in the search.</i> |                          |                             |                          |                             |                             |              |

---

|               |          |          |          |          |          |
|---------------|----------|----------|----------|----------|----------|
| <i>Total:</i> | <i>0</i> | <i>2</i> | <i>1</i> | <i>0</i> | <i>3</i> |
|---------------|----------|----------|----------|----------|----------|

*\* PO – Property Only*

*\* 'Property and adjoining properties' database search radii are set at 0.25 miles.*

# Executive Summary: Site Report Summary - Project Property

| <i>Map<br/>Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Direction</i> | <i>Distance<br/>(mi/ft)</i> | <i>Elev Diff<br/>(ft)</i> | <i>Page<br/>Number</i> |
|--------------------|-----------|--------------------------|----------------|------------------|-----------------------------|---------------------------|------------------------|
|--------------------|-----------|--------------------------|----------------|------------------|-----------------------------|---------------------------|------------------------|

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

| Map Key   | DB     | Company/Site Name                        | Address                               | Direction | Distance (mi/ft)   | Elev Diff (ft) | Page Number        |
|---|--------|--|---------------------------------------|-----------|--------------------|----------------|--------------------|
| <a href="#">1</a>   | UST    | COCHRAN EQUIPMENT CO                     | SR 82<br>FORT MYERS FL 33905          | SE        | 0.04 /<br>230.24   | 5              | <a href="#">15</a> |
| <b>Facility ID / Facility Status:</b> 9100308   OPEN<br><b>Tank Status / Status Date:</b> B - REMOVED FROM SITE   31-JAN-1990, B - REMOVED FROM SITE   31-JAN-1990, B - REMOVED FROM SITE   31-JAN-1990 |        |  |                                       |           |                    |                |                    |
| <a href="#">1</a>   | AST    | COCHRAN EQUIPMENT CO                     | SR 82<br>FORT MYERS FL 33905          | SE        | 0.04 /<br>230.24   | 5              | <a href="#">16</a> |
| <b>Facility ID / Facility Status:</b> 9100308   OPEN<br><b>Tank Status / Status Date:</b> U - IN SERVICE  |        |  |                                       |           |                    |                |                    |
| <a href="#">2</a>   | SWF/LF | FL DEPT OF TRANSPORTATION (FORMER OWNER) | 7400 OMNI LANE<br>FORT MYERS FL 33905 | NW        | 0.26 /<br>1,367.43 | 2              | <a href="#">16</a> |

## Executive Summary: Summary by Data Source

### Standard

#### State

##### SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated Mar 24, 2021 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

| <u>Equal/Higher Elevation</u>               | <u>Address</u>                        | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>    |
|---|---------------------------------------|------------------|-------------------------|-------------------|
| FL DEPT OF TRANSPORTATION<br>(FORMER OWNER) | 7400 OMNI LANE<br>FORT MYERS FL 33905 | NW               | 0.26 / 1,367.43         | <a href="#">2</a> |

##### UST - Underground Storage Tanks

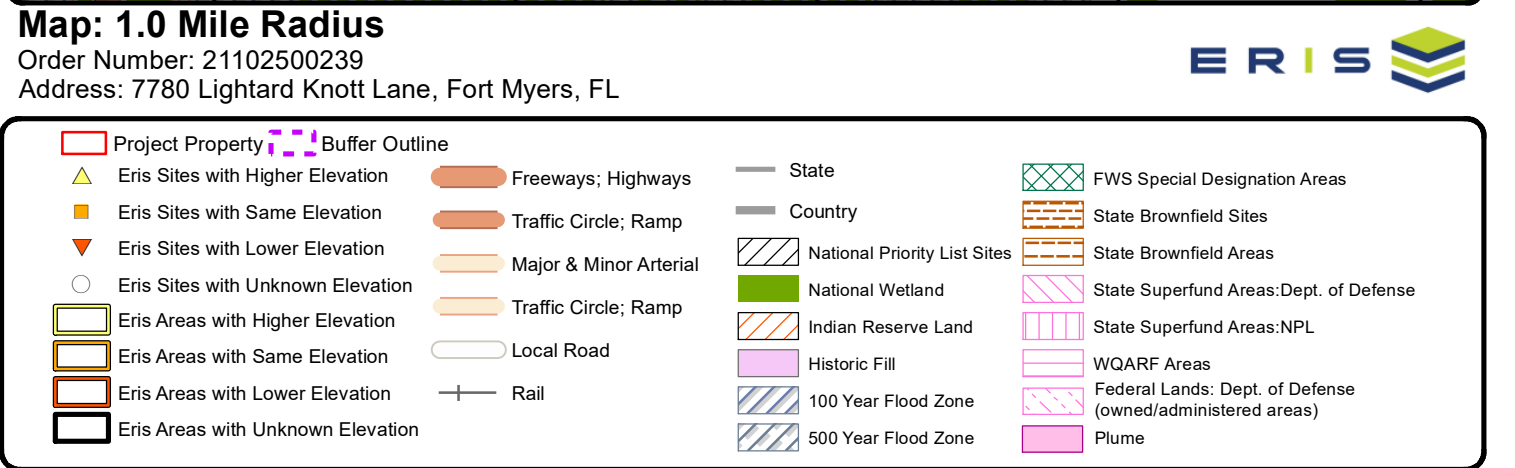
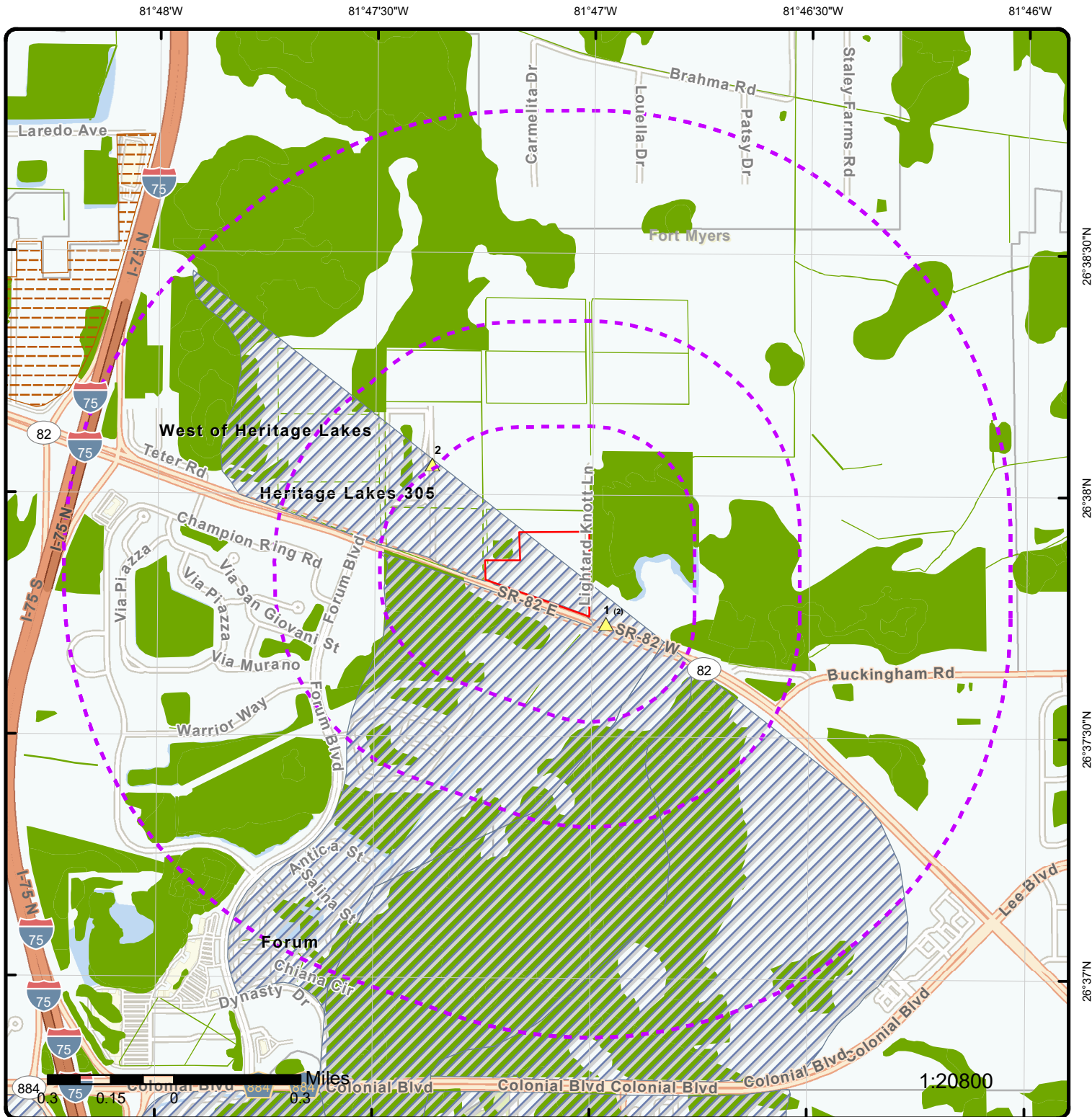
A search of the UST database, dated Aug 17, 2021 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

| <u>Equal/Higher Elevation</u>  | <u>Address</u>               | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>    |
|--|------------------------------|------------------|-------------------------|-------------------|
| COCHRAN EQUIPMENT CO   | SR 82<br>FORT MYERS FL 33905 | SE               | 0.04 / 230.24           | <a href="#">1</a> |
| <i>Facility ID   Facility Status: 9100308   OPEN</i><br><i>Tank Status   Status Date: B - REMOVED FROM SITE   31-JAN-1990, B - REMOVED FROM SITE   31-JAN-1990, B - REMOVED FROM SITE   31-JAN-1990, B - REMOVED FROM SITE   31-JAN-1990</i> |                              |                  |                         |                   |

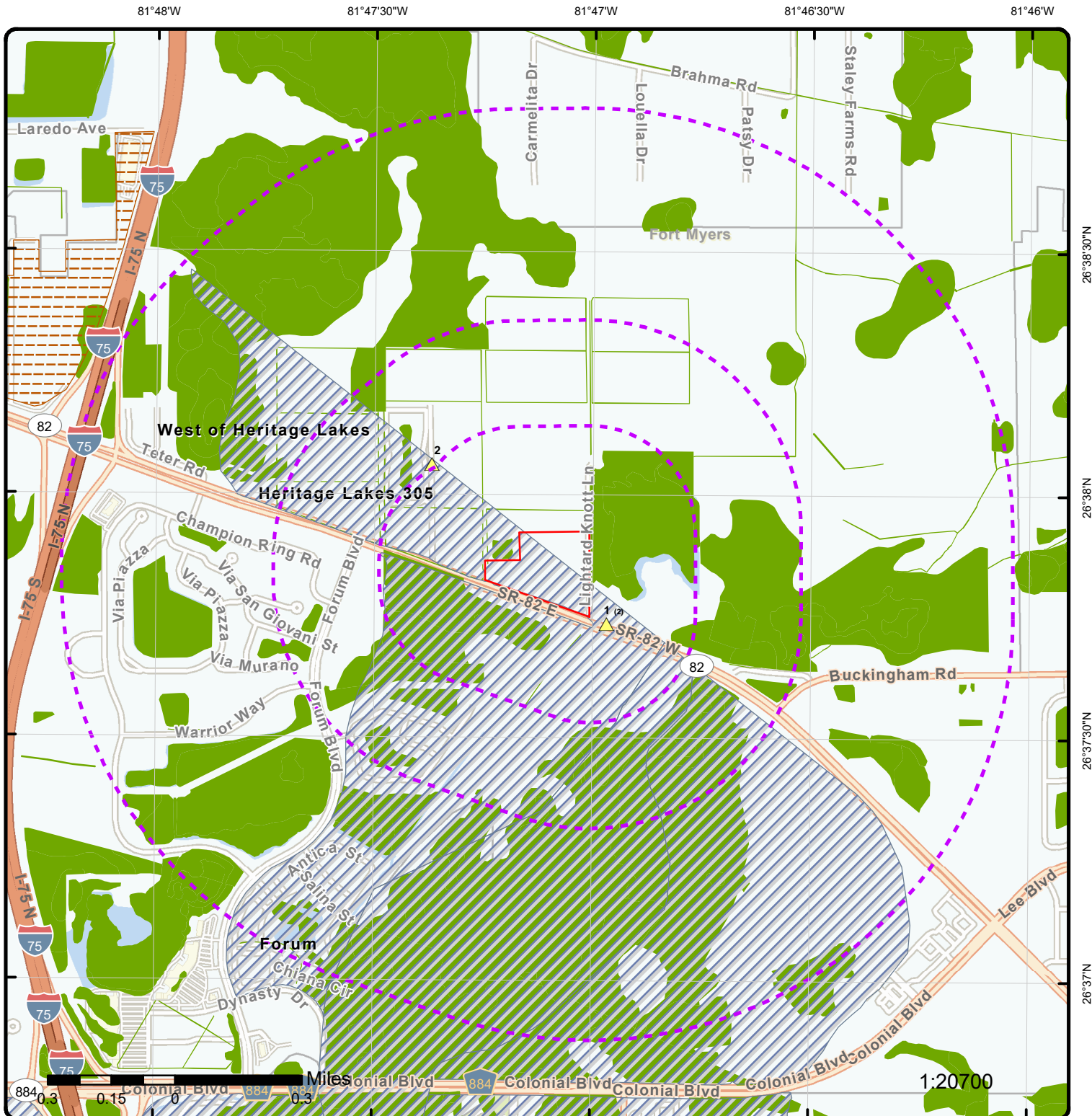
##### AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 17, 2021 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

| <u>Equal/Higher Elevation</u>  | <u>Address</u>               | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>    |
|--|------------------------------|------------------|-------------------------|-------------------|
| COCHRAN EQUIPMENT CO   | SR 82<br>FORT MYERS FL 33905 | SE               | 0.04 / 230.24           | <a href="#">1</a> |
| <i>Facility ID   Facility Status: 9100308   OPEN</i><br><i>Tank Status   Status Date: U - IN SERVICE  </i> |                              |                  |                         |                   |







## Map: 1.0 Mile Radius

Order Number: 21102500239

Address: 7780 Lightard Knott Lane, Fort Myers, FL



- |   |   |  |   |
|---|---|--|---|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Project Property | <span style="border: 2px dashed purple; display: inline-block; width: 15px; height: 10px;"></span> Buffer Outline           | <span style="border-bottom: 1px solid gray; width: 20px;"></span> State  | <span style="border: 1px solid green; width: 15px; height: 10px;"></span> FWS Special Designation Areas   |
| <span style="color: orange;">▲</span> Eris Sites with Higher Elevation  | <span style="background-color: orange; width: 15px; height: 10px;"></span> Freeways; Highways                               | <span style="border-bottom: 1px solid gray; width: 20px;"></span> Country  | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> State Brownfield Sites                                     |
| <span style="color: orange;">■</span> Eris Sites with Same Elevation  | <span style="background-color: orange; border-radius: 50%; width: 15px; height: 10px;"></span> Traffic Circle; Ramp         | <span style="background-color: #cccccc; border: 1px solid gray; width: 15px; height: 10px;"></span> National Priority List Sites | <span style="background-color: orange; border: 1px dashed orange; width: 15px; height: 10px;"></span> State Brownfield Areas                                    |
| <span style="color: orange;">▼</span> Eris Sites with Lower Elevation   | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> Major & Minor Arterial | <span style="background-color: #92d050; width: 15px; height: 10px;"></span> National Wetland                                     | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> State Superfund Areas: Dept. of Defense                    |
| <span style="color: gray;">○</span> Eris Sites with Unknown Elevation   | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> Traffic Circle; Ramp   | <span style="background-color: #ffff00; border: 1px solid orange; width: 15px; height: 10px;"></span> Indian Reserve Land        | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> State Superfund Areas: NPL                                 |
| <span style="border: 1px solid orange; width: 15px; height: 10px;"></span> Eris Areas with Higher Elevation     | <span style="border: 1px solid gray; width: 15px; height: 10px;"></span> Local Road   | <span style="background-color: #ffff00; border: 1px solid orange; width: 15px; height: 10px;"></span> Historic Fill              | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> WQARF Areas  |
| <span style="border: 1px solid orange; width: 15px; height: 10px;"></span> Eris Areas with Same Elevation       | <span style="border: 1px solid gray; width: 15px; height: 10px;"></span> Rail   | <span style="background-color: #cccccc; border: 1px solid gray; width: 15px; height: 10px;"></span> 100 Year Flood Zone          | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> Federal Lands: Dept. of Defense (owned/administered areas) |
| <span style="border: 1px solid orange; width: 15px; height: 10px;"></span> Eris Areas with Lower Elevation      |   | <span style="background-color: #cccccc; border: 1px solid gray; width: 15px; height: 10px;"></span> 500 Year Flood Zone          | <span style="background-color: orange; border: 1px solid orange; width: 15px; height: 10px;"></span> Plume  |
| <span style="border: 1px solid orange; width: 15px; height: 10px;"></span> Eris Areas with Unknown Elevation    |   |  |   |

81°47'30"W

81°47'W

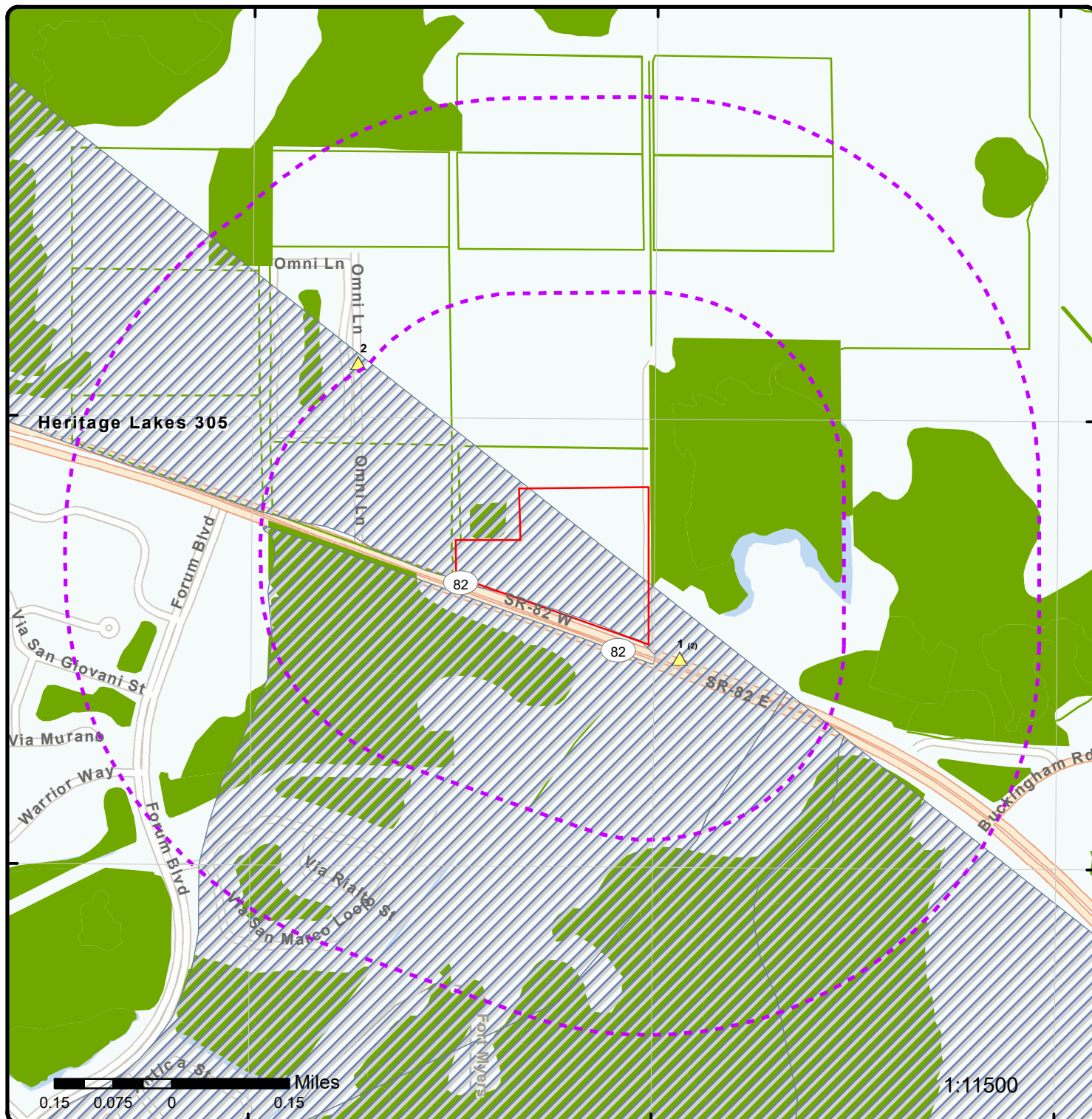
81°46'30"W

26°38'N

26°38'N

26°37'30"N

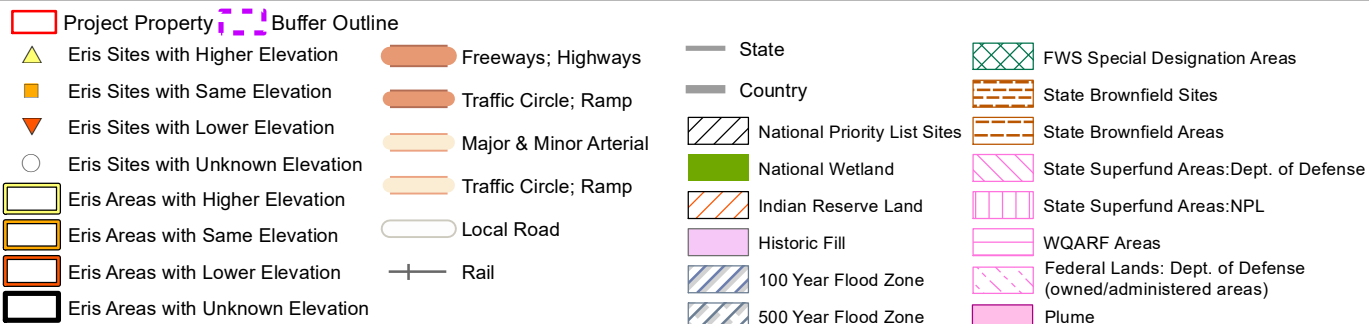
26°37'30"N



## Map: 0.5 Mile Radius

Order Number: 21102500239

Address: 7780 Lightard Knott Lane, Fort Myers, FL





81°47'30"W

81°47'W

26°38'N

26°38'N

26°37'30"N

26°37'30"N



**Aerial** Year: 2021

Address: 7780 Lightard Knott Lane, Fort Myers, FL

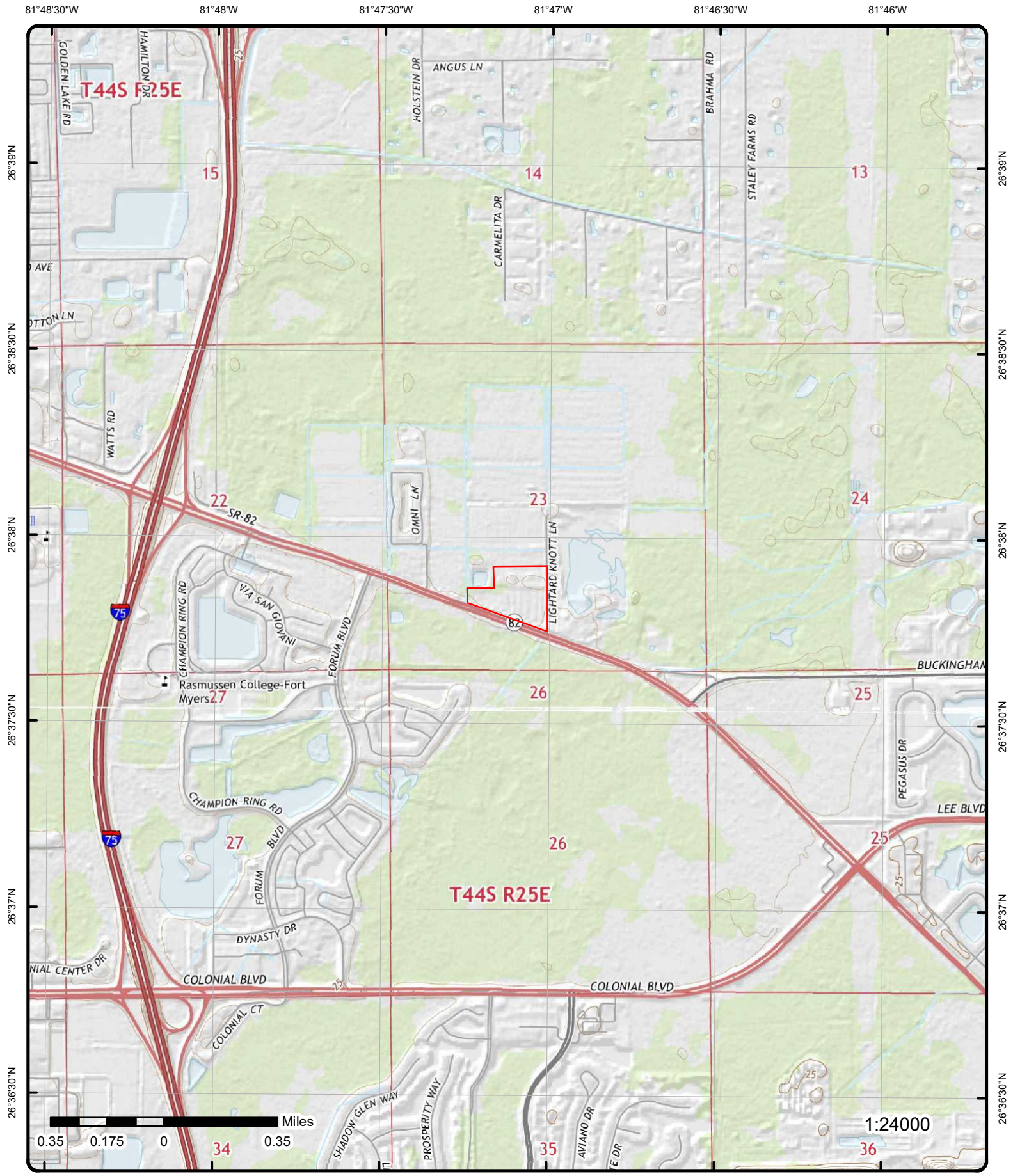
Source: ESRI World Imagery

Order Number: 21102500239



© ERIS Information Inc.





**Topographic Map**      Year: 2015

Order Number: 21102500239

Address: 7780 Lightard Knott Lane, FL



Quadrangle(s): Fort Myers, FL; Fort Myers SE, FL

© ERIS Information Inc.

Source: USGS Topographic Map

# Detail Report

| Map Key   | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site   | DB  |
|---|-------------------|-----------|------------------|----------------|--|-----|
| <a href="#">1</a>   | 1 of 2            | SE        | 0.04 / 230.24    | 24.37 / 5      | COCHRAN EQUIPMENT CO<br>SR 82<br>FORT MYERS FL 33905 | UST |
| <div> <div> <b>Facility ID:</b> 9100308<br/> <b>Facility Status:</b> OPEN<br/> <b>ASTs:</b><br/> <b>USTs:</b><br/> <b>Tanks:</b><br/> <b>Facility Type:</b> C<br/> <b>Contact:</b> JIMMY COCHRAN<br/> <b>Facility Phone:</b> 8136752551<br/> <b>Owner ID:</b> 24622<br/> <b>Owner Phone:</b><br/> <b>Owner:</b> LA BELLE LIME ROCK<br/> <b>Owner Address1:</b> RT 2 BOX 134<br/> <b>Owner Address2:</b><br/> <b>Owner City:</b> LA BELLE<br/> <b>Owner State:</b> FL<br/> <b>Owner Zip 5:</b> 33535<br/> <b>Owner Zip 4:</b><br/> <b>Type Desc:</b> Fuel user/Non-retail<br/> <b>Source:</b> Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information<br/> <b>Oculus Docs Inventory URL:</b> <a href="https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&amp;CAT=11">https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&amp;CAT=11</a><br/> <b>Information Portal Facility URL:</b> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=9100308">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=9100308</a><br/> <b>Information Portal Doc URL:</b> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search</a> </div> <div> <b>Lat DD:</b> 26<br/> <b>Lat MM:</b> 37<br/> <b>Lat SS:</b> 44<br/> <b>Long DD:</b> 81<br/> <b>Long MM:</b> 46<br/> <b>Long SS:</b> 58<br/> <b>Lat/Long Method:</b> UNVR<br/> <b>Bad Addr Indicator:</b><br/> <b>County:</b> LEE<br/> <b>Dep Co:</b> P </div> </div> |                   |           |                  |                |  |     |
| <b>Tank Information</b>   |                   |           |                  |                |  |     |
| <div> <div> <b>Tank ID:</b> 1<br/> <b>Tank Status:</b> B - REMOVED FROM SITE<br/> <b>Status Date:</b> 31-JAN-1990<br/> <b>Installation Date:</b> 01-JUL-1975<br/> <b>Substance:</b> Y - Unknown/Not Reported </div> <div> <b>Tank Desc:</b><br/> <b>Capacity:</b> 4000<br/> <b>Placement:</b> UNDERGROUND<br/> <b>Tank Vessel Indic:</b> TANK </div> </div>   |                   |           |                  |                |  |     |
| <b>Tank Information</b>   |                   |           |                  |                |  |     |
| <div> <div> <b>Tank ID:</b> 3<br/> <b>Tank Status:</b> B - REMOVED FROM SITE<br/> <b>Status Date:</b> 31-JAN-1990<br/> <b>Installation Date:</b> 01-JUL-1975<br/> <b>Substance:</b> Y - Unknown/Not Reported </div> <div> <b>Tank Desc:</b><br/> <b>Capacity:</b> 500<br/> <b>Placement:</b> UNDERGROUND<br/> <b>Tank Vessel Indic:</b> TANK </div> </div>  |                   |           |                  |                |  |     |
| <b>Tank Information</b>   |                   |           |                  |                |  |     |
| <div> <div> <b>Tank ID:</b> 4<br/> <b>Tank Status:</b> B - REMOVED FROM SITE<br/> <b>Status Date:</b> 31-JAN-1990<br/> <b>Installation Date:</b> 01-JUL-1975<br/> <b>Substance:</b> Y - Unknown/Not Reported </div> <div> <b>Tank Desc:</b><br/> <b>Capacity:</b> 500<br/> <b>Placement:</b> UNDERGROUND<br/> <b>Tank Vessel Indic:</b> TANK </div> </div>  |                   |           |                  |                |  |     |
| <b>Tank Information</b>   |                   |           |                  |                |  |     |
| <div> <div> <b>Tank ID:</b> 2<br/> <b>Tank Status:</b> B - REMOVED FROM SITE </div> <div> <b>Tank Desc:</b><br/> <b>Capacity:</b> 500 </div> </div>   |                   |           |                  |                |  |     |

| Map Key                                 | Number of Records | Direction   | Distance (mi/ft) | Elev/Diff (ft)               | Site   | DB                     |
|---|-------------------|---|------------------|------------------------------|--|------------------------|
| <b>Status Date:</b>                     |                   | 31-JAN-1990   |                  | <b>Placement:</b>            |  | UNDERGROUND            |
| <b>Installation Date:</b>               |                   | 01-JUL-1975   |                  | <b>Tank Vessel Indic:</b>    |  | TANK                   |
| <b>Substance:</b>                       |                   | Y - Unknown/Not Reported  |                  |                              |  |                        |
| <u>1</u>                                | 2 of 2            | SE  | 0.04 / 230.24    | 24.37 / 5                    | COCHRAN EQUIPMENT CO<br>SR 82<br>FORT MYERS FL 33905                                 | AST                    |
| <b>Facility ID:</b>                     |                   | 9100308   |                  | <b>Lat DD:</b>               |  | 26                     |
| <b>Facility Status:</b>                 |                   | OPEN  |                  | <b>Lat MM:</b>               |  | 37                     |
| <b>ASTs:</b>                            |                   |   |                  | <b>Lat SS:</b>               |  | 44                     |
| <b>USTs:</b>                            |                   |   |                  | <b>Long DD:</b>              |  | 81                     |
| <b>Tanks:</b>                           |                   |   |                  | <b>Long MM:</b>              |  | 46                     |
| <b>Facility Type:</b>                   |                   | C   |                  | <b>Long SS:</b>              |  | 58                     |
| <b>Contact:</b>                         |                   | JIMMY COCHRAN   |                  | <b>Lat/Long Method:</b>      |  | UNVR                   |
| <b>Facility Phone:</b>                  |                   | 8136752551  |                  | <b>Bad Addr Indicator:</b>   |  |                        |
| <b>Owner ID:</b>                        |                   | 24622   |                  | <b>County:</b>               |  | LEE                    |
| <b>Owner Phone:</b>                     |                   |   |                  | <b>Dep Co:</b>               |  | P                      |
| <b>Owner:</b>                           |                   | LA BELLE LIME ROCK  |                  |                              |  |                        |
| <b>Owner Address1:</b>                  |                   | RT 2 BOX 134  |                  |                              |  |                        |
| <b>Owner Address2:</b>                  |                   |   |                  |                              |  |                        |
| <b>Owner City:</b>                      |                   | LA BELLE  |                  |                              |  |                        |
| <b>Owner State:</b>                     |                   | FL  |                  |                              |  |                        |
| <b>Owner Zip 5:</b>                     |                   | 33535   |                  |                              |  |                        |
| <b>Owner Zip 4:</b>                     |                   |   |                  |                              |  |                        |
| <b>Type Desc:</b>                       |                   | Fuel user/Non-retail  |                  |                              |  |                        |
| <b>Source:</b>                          |                   | Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information   |                  |                              |  |                        |
| <b>Oculus Docs Inventory URL:</b>       |                   | <a href="https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&amp;CAT=11">https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&amp;CAT=11</a>   |                  |                              |  |                        |
| <b>Information Portal Facility URL:</b> |                   | <a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=9100308">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=9100308</a> |                  |                              |  |                        |
| <b>Information Portal Doc URL:</b>      |                   | <a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search</a>                     |                  |                              |  |                        |
| <b><u>Tank Information</u></b>          |                   |   |                  |                              |  |                        |
| <b>Tank ID:</b>                         |                   | 5   |                  | <b>Tank Desc:</b>            |  |                        |
| <b>Tank Status:</b>                     |                   | U - IN SERVICE  |                  | <b>Capacity:</b>             |  | 1000                   |
| <b>Status Date:</b>                     |                   |   |                  | <b>Placement:</b>            |  | ABOVEGROUND            |
| <b>Installation Date:</b>               |                   | 01-JUL-1986   |                  | <b>Tank Vessel Indic:</b>    |  | TANK                   |
| <b>Content Desc:</b>                    |                   | M - Fuel Oil - Onsite Heat  |                  |                              |  |                        |
| <u>2</u>                                | 1 of 1            | NW  | 0.26 / 1,367.43  | 21.53 / 2                    | FL DEPT OF TRANSPORTATION<br>(FORMER OWNER)<br>7400 OMNI LANE<br>FORT MYERS FL 33905 | SWF/LF                 |
| <b>Facility ID:</b>                     |                   | 101171  |                  | <b>LO Phone No:</b>          |  |                        |
| <b>Resp Authority:</b>                  |                   |   |                  | <b>Fac Type (Geodata):</b>   |  | Solid Waste            |
| <b>RA Address:</b>                      |                   |   |                  | <b>Fac Status (Geodata):</b> |  | Nfa,No Further Action  |
| <b>RA City:</b>                         |                   |   |                  | <b>Status Dt (Geodata):</b>  |  | 2015/09/01 00:00:00+00 |
| <b>RA State:</b>                        |                   |   |                  | <b>Ownership (Geodata):</b>  |  | Private                |
| <b>RA Zip:</b>                          |                   |   |                  | <b>City (Geodata):</b>       |  | Fort Myers             |
| <b>RA Phone No.:</b>                    |                   |   |                  | <b>Zip4 (Geodata):</b>       |  |                        |
| <b>RA Email:</b>                        |                   |   |                  | <b>Zip5 (Geodata):</b>       |  | 33905                  |
| <b>Site Supervisor:</b>                 |                   |   |                  | <b>District (Geodata):</b>   |  | SD                     |
| <b>SS Address:</b>                      |                   |   |                  | <b>Office (Geodata):</b>     |  |                        |
| <b>SS City:</b>                         |                   |   |                  | <b>County ID (Geodata):</b>  |  | 36                     |
| <b>SS State:</b>                        |                   |   |                  | <b>County (Geodata):</b>     |  | Lee                    |
| <b>SS Zip:</b>                          |                   |   |                  | <b>County:</b>               |  | LEE                    |
| <b>SS Phone No.:</b>                    |                   |   |                  | <b>District:</b>             |  | SD                     |
| <b>SS Email:</b>                        |                   |   |                  | <b>Section:</b>              |  |                        |
| <b>Land Owner:</b>                      |                   |   |                  | <b>Township:</b>             |  |                        |
| <b>LO Address:</b>                      |                   |   |                  | <b>Range:</b>                |  |                        |
| <b>LO City:</b>                         |                   |   |                  | <b>Latitude:</b>             |  | 26:38:14.6736          |
| <b>LO State:</b>                        |                   |   |                  | <b>Longitude:</b>            |  | 81:47:25.1715          |
| <b>LO Zip:</b>                          |                   |   |                  |                              |  |                        |
| <b>Facility Name (Geodata):</b>         |                   | FL DEPT OF TRANSPORTATION (FORMER OWNER)  |                  |                              |  |                        |
| <b>Address (Geodata):</b>               |                   | 7400 OMNI LANE  |                  |                              |  |                        |



| <b>Map Key</b>                          | <b>Number of Records</b> | <b>Direction</b>   | <b>Distance (mi/ft)</b> | <b>Elev/Diff (ft)</b> | <b>Site</b> | <b>DB</b> |
|---|--------------------------|--|-------------------------|-----------------------|-------------|-----------|
| <hr/>                                   |                          |  |                         |                       |             |           |
| <b>Documents (Geodata):</b>             |                          | https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/101171/gis-facility!search  |                         |                       |             |           |
| <b>Reports (Geodata):</b>               |                          | https://fldeploc.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Inventory_res2.asp?wacsid=101171   |                         |                       |             |           |
| <b>Information Portal Facility URL:</b> |                          | http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=101171 |                         |                       |             |           |
| <b>Oculus Docs Inventory URL:</b>       |                          | https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=101171&CAT=8                       |                         |                       |             |           |
| <b>Data Source:</b>                     |                          | Solid Waste Facility Inventory Report; Florida DEP Geospatial Open Data                          |                         |                       |             |           |

**Class details**

**Class:** UNAUTHORIZED DISPOSAL/PROCESSING-COMPLAINT  
**Class Status:** NFA,NO FURTHER ACTION (F)

**SWF Inventory Report/ Geo Data class details**

|                            |                              |                 |    |
|----------------------------|------------------------------|-----------------|----|
| <b>Object of Interest:</b> | General Disposal Area        | <b>Lat DD:</b>  | 26 |
| <b>Coordinate Method:</b>  | Digital Aerial Photography   | <b>Lat MM:</b>  | 38 |
| <b>Accuracy Level:</b>     | 3                            | <b>Lat SS:</b>  |    |
| <b>Accuracy:</b>           | 1.1 - 10 meters              | <b>Long DD:</b> | 81 |
| <b>QA Status:</b>          | Reviewed                     | <b>Long MM:</b> | 47 |
| <b>Datum ID:</b>           | NAD83                        | <b>Long SS:</b> |    |
| <b>Proximity ID:</b>       | Approximate feature location |                 |    |
| <b>X:</b>                  | -81.7903285854521            |                 |    |
| <b>Y:</b>                  | 26.6374142009513             |                 |    |

**Solid Waste Facility Inventory Geospatial Open Data**

|                            |                              |                  |       |
|----------------------------|------------------------------|------------------|-------|
| <b>Object of Interest:</b> | Facility                     | <b>Lat DD:</b>   | 26    |
| <b>Class:</b>              |                              | <b>Lat MM:</b>   | 38    |
| <b>Class Status:</b>       |                              | <b>Lat SS:</b>   |       |
| <b>Coord Method ID:</b>    | Digital Aerial Photography   | <b>Long DD:</b>  | 81    |
| <b>Accuracy Level:</b>     | 3                            | <b>Long MM:</b>  | 47    |
| <b>Accuracy:</b>           | 1.1 - 10 meters              | <b>Long SS:</b>  |       |
| <b>QA Status:</b>          | Reviewed                     | <b>Datum ID:</b> | NAD83 |
| <b>Proximity ID:</b>       | Approximate feature location |                  |       |
| <b>X:</b>                  | -81.7903285854521            |                  |       |
| <b>Y:</b>                  | 26.6374142009513             |                  |       |

# Unplottable Summary

Total: 1 Unplottable sites

| DB  | Company Name/Site Name   | Address | City          | Zip   | ERIS ID   |
|---|--------------------------|---------|---------------|-------|-----------|
| AST   | HAWKINS FLOWER FARMS INC | SR 82   | FORT MYERS FL | 33905 | 894396666 |
| <b>Facility ID / Facility Status:</b> 8840926   OPEN<br><b>Tank Status / Status Date:</b> U - IN SERVICE   , U - IN SERVICE   , U - IN SERVICE   , U - IN SERVICE   , U - IN SERVICE   , U - IN SERVICE |                          |         |               |       |           |



# Unplottable Report

**Site:** HAWKINS FLOWER FARMS INC  
SR 82 FORT MYERS FL 33905

AST

|   |   |                            |     |
|---|---|----------------------------|-----|
| <b>Facility ID:</b>                     | 8840926   | <b>Lat DD:</b>             |     |
| <b>Facility Status:</b>                 | OPEN  | <b>Lat MM:</b>             |     |
| <b>ASTs:</b>                            |   | <b>Lat SS:</b>             |     |
| <b>USTs:</b>                            |   | <b>Long DD:</b>            |     |
| <b>Tanks:</b>                           |   | <b>Long MM:</b>            |     |
| <b>Facility Type:</b>                   | M   | <b>Long SS:</b>            |     |
| <b>Contact:</b>                         | GEORGE HAWKINS  | <b>Lat/Long Method:</b>    |     |
| <b>Facility Phone:</b>                  | 8133320862  | <b>Bad Addr Indicator:</b> |     |
| <b>Owner ID:</b>                        | 9640  | <b>County:</b>             | LEE |
| <b>Owner Phone:</b>                     | 8133320862  | <b>Dep Co:</b>             | P   |
| <b>Owner:</b>                           | HAWKINS FLOWER FARMS INC  |                            |     |
| <b>Owner Address1:</b>                  | 1592 CUMBERLAND CT  |                            |     |
| <b>Owner Address2:</b>                  |   |                            |     |
| <b>Owner City:</b>                      | FORT MYERS  |                            |     |
| <b>Owner State:</b>                     | FL  |                            |     |
| <b>Owner Zip 5:</b>                     | 33919   |                            |     |
| <b>Owner Zip 4:</b>                     |   |                            |     |
| <b>Type Desc:</b>                       | Agricultural  |                            |     |
| <b>Source:</b>                          | Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information   |                            |     |
| <b>Oculus Docs Inventory URL:</b>       | <a href="https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8840926&amp;CAT=11">https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8840926&amp;CAT=11</a>   |                            |     |
| <b>Information Portal Facility URL:</b> | <a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8840926">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8840926</a> |                            |     |
| <b>Information Portal Doc URL:</b>      | <a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8840926/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8840926/facility!search</a>                     |                            |     |

## Tank Information

|                           |                  |                           |             |
|---------------------------|------------------|---------------------------|-------------|
| <b>Tank ID:</b>           | 6                | <b>Tank Desc:</b>         |             |
| <b>Tank Status:</b>       | U - IN SERVICE   | <b>Capacity:</b>          | 250         |
| <b>Status Date:</b>       |                  | <b>Placement:</b>         | ABOVEGROUND |
| <b>Installation Date:</b> |                  | <b>Tank Vessel Indic:</b> | TANK        |
| <b>Content Desc:</b>      | B - Unleaded Gas |                           |             |

## Tank Information

|                           |                      |                           |             |
|---------------------------|----------------------|---------------------------|-------------|
| <b>Tank ID:</b>           | 1                    | <b>Tank Desc:</b>         |             |
| <b>Tank Status:</b>       | U - IN SERVICE       | <b>Capacity:</b>          | 500         |
| <b>Status Date:</b>       |                      | <b>Placement:</b>         | ABOVEGROUND |
| <b>Installation Date:</b> |                      | <b>Tank Vessel Indic:</b> | TANK        |
| <b>Content Desc:</b>      | D - Vehicular Diesel |                           |             |

## Tank Information

|                           |                      |                           |             |
|---------------------------|----------------------|---------------------------|-------------|
| <b>Tank ID:</b>           | 4                    | <b>Tank Desc:</b>         |             |
| <b>Tank Status:</b>       | U - IN SERVICE       | <b>Capacity:</b>          | 250         |
| <b>Status Date:</b>       |                      | <b>Placement:</b>         | ABOVEGROUND |
| <b>Installation Date:</b> |                      | <b>Tank Vessel Indic:</b> | TANK        |
| <b>Content Desc:</b>      | D - Vehicular Diesel |                           |             |

## Tank Information

|                           |                      |                           |             |
|---------------------------|----------------------|---------------------------|-------------|
| <b>Tank ID:</b>           | 2                    | <b>Tank Desc:</b>         |             |
| <b>Tank Status:</b>       | U - IN SERVICE       | <b>Capacity:</b>          | 500         |
| <b>Status Date:</b>       |                      | <b>Placement:</b>         | ABOVEGROUND |
| <b>Installation Date:</b> |                      | <b>Tank Vessel Indic:</b> | TANK        |
| <b>Content Desc:</b>      | D - Vehicular Diesel |                           |             |

**Tank Information**

**Tank ID:** 3  
**Tank Status:** U - IN SERVICE  
**Status Date:**  
**Installation Date:**  
**Content Desc:** D - Vehicular Diesel

**Tank Desc:**  
**Capacity:** 500  
**Placement:** ABOVEGROUND  
**Tank Vessel Indic:** TANK

**Tank Information**

**Tank ID:** 5  
**Tank Status:** U - IN SERVICE  
**Status Date:**  
**Installation Date:**  
**Content Desc:** B - Unleaded Gas

**Tank Desc:**  
**Capacity:** 500  
**Placement:** ABOVEGROUND  
**Tank Vessel Indic:** TANK

## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### Standard Environmental Record Sources

#### Federal

##### Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date:** Mar 4, 2017

##### National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date:** Aug 25, 2021

##### National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date:** Aug 25, 2021

##### Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date:** Aug 25, 2021

##### SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date:** Jul 29, 2021

##### Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date:** Jun 1985

**SEMS List 8R Archive Sites:**[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date:** Jul 29, 2021

**EPA Report on the Status of Open Dumps on Indian Lands:**[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date:** Dec 31, 1998

**Comprehensive Environmental Response, Compensation and Liability Information System -**[CERCLIS](#)**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date:** Oct 25, 2013

**CERCLIS - No Further Remedial Action Planned:**[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date:** Oct 25, 2013

**CERCLIS Liens:**[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Jan 30, 2014

**RCRA CORRACTS-Corrective Action:**[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date:** Aug 30, 2021

**RCRA non-CORRACTS TSD Facilities:**[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date:** Aug 30, 2021

**RCRA Generator List:**[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date:** Aug 30, 2021

**RCRA Small Quantity Generators List:**[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Aug 30, 2021**

**RCRA Very Small Quantity Generators List:**[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Aug 30, 2021**

**RCRA Non-Generators:**[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jun 14, 2021**

**Federal Engineering Controls-ECs:**[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Feb 23, 2021**

**Federal Institutional Controls- ICs:**[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Feb 23, 2021**

**Land Use Control Information System:**[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**[ERNS](#)

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Jul 26, 2021**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Aug 20, 2021

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date:** Dec 31, 2017

**Facility Response Plan:**

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date:** Dec 2, 2020

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date:** Jul 1, 1930

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date:** Jul 10, 2020

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date:** Apr 28, 2020

**LIEN on Property:**

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date:** Jul 29, 2021

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date:** Jun 28, 2021

**State**

**Superfund Waste Cleanup & State-Funded Action Sites:**

[SHWS](#)

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database is state equivalent CERCLIS.

**Government Publication Date:** Aug 6, 2021

**Delisted State-Funded Action Sites:**[DELISTED SHWS](#)

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

**Government Publication Date:** Aug 6, 2021

**Florida Department of Environmental Protection Cleanup Sites:**[CLEANUP DEP](#)

The Cleanup Sites layer feeds the FDEP's Contamination Locator Map (CLM). It provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

**Government Publication Date:** Aug 11, 2021

**Waste Cleanup Responsible Party Sites:**[WCRPS](#)

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

**Government Publication Date:** Apr 11, 2021

**Delisted Waste Cleanup Responsible Party Sites:**[DELISTED WCRPS](#)

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Responsible Party Sites made available by the Florida Department of Environmental Protection.

**Government Publication Date:** Aug 11, 2021

**Solid Waste Facilities and Landfills:**[SWF/LF](#)

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

**Government Publication Date:** Mar 24, 2021

**Leaking Tanks:**[LST](#)

The Storage Tank Regulation Section is part of the Petroleum Restoration Program in the Florida Department of Environmental Protection (FDEP)'s Division of Waste Management. In 1983, Florida was one of the first states in the union to pass legislation and adopt rules for underground and aboveground storage tank systems. Since then, over 28,000 facilities have reported discharges of petroleum products from storage tank systems. Florida relies on groundwater for about 92 percent of its drinking water needs, and has some of the most stringent rules in the country.

**Government Publication Date:** Aug 13, 2021

**Delisted Leaking Tanks:**[DELISTED LST](#)

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

**Government Publication Date:** Aug 18, 2021

**Underground Storage Tanks:**[UST](#)

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

**Government Publication Date:** Aug 17, 2021

**Aboveground Storage Tanks:**[AST](#)

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.

**Government Publication Date:** Aug 17, 2021

**Delisted AST UST Storage Tanks:**[DEL UST AST TANK](#)

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

**Government Publication Date:** Jul 2, 2015



**Storage Tank Facilities:****TANK**

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

**Government Publication Date: Aug 17, 2021**

**Delisted Storage Tanks:****DEL STORAGE TANK**

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

**Government Publication Date: Aug 17, 2021**

**Federal Facilities Listing:****FF TANKS**

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

**Government Publication Date: Jun 24, 2021**

**Storage Tank/Contaminated Facility Search:****STCS**

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search which do not currently have active, regulated underground or aboveground storage tanks (USTs or ASTs) containing petroleum. Note that tank details do not appear for facilities for which all tanks have been removed.

**Government Publication Date: Aug 18, 2021**

**Institutional Controls Registry:****INST**

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

**Government Publication Date: May 24, 2021**

**Engineering Controls:****ENG**

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: May 24, 2021**

**Voluntary Cleanup Sites:****VCP**

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: Apr 27, 2021**

**Brownfield Sites:****BROWNFIELDS**

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

**Government Publication Date: Sep 8, 2021**

**Brownfield Areas:****BROWNFIELD AREA**

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

**Government Publication Date: Aug 24, 2021**

**Tribal****Leaking Underground Storage Tanks (LUSTs) on Indian Land:****INDIAN LUST**

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 4, which includes Florida.



**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

Listing of underground storage tanks (USTs) on Tribal/Indian Lands in EPA Region 4, which includes Florida.

Government Publication Date: Apr 14, 2020

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

**County**

*No County databases were selected to be included in the search.*

***Additional Environmental Record Sources***

**Federal**

*No Federal additional environmental databases were selected to be included in the search.*

**State**

*No State additional environmental databases were selected to be included in the search.*

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental databases were selected to be included in the search.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021

## **APPENDIX D**

# **PHOTOGRAPHIC DOCUMENTATION**



**Photo 1 – View of House #1 and Garage,  
the Eastern House on the Property**



**Photo 2 – View of the Garage**





**Photo 3 – View of Petroleum Product Containers**



**Photo 4 – View of Stained Soil**





**Photo 5 – View of the Heavy Equipment in the Garage**



**Photo 6 – View of Asphalt and Oily Soil in the Garage**





**Photo 7 – View of Items Stored Within the Garage**



**Photo 8 – View of the Water Well**





**Photo 9 – View of House #2**



**Photo 10 – View of the Vacant Lot**





**Photo 11 – View of House #3**



**Photo 12 – View of the House #4**





**Photo 13 – View of the Nursery Business**



**Photo 14 – View of the Nursery Business**



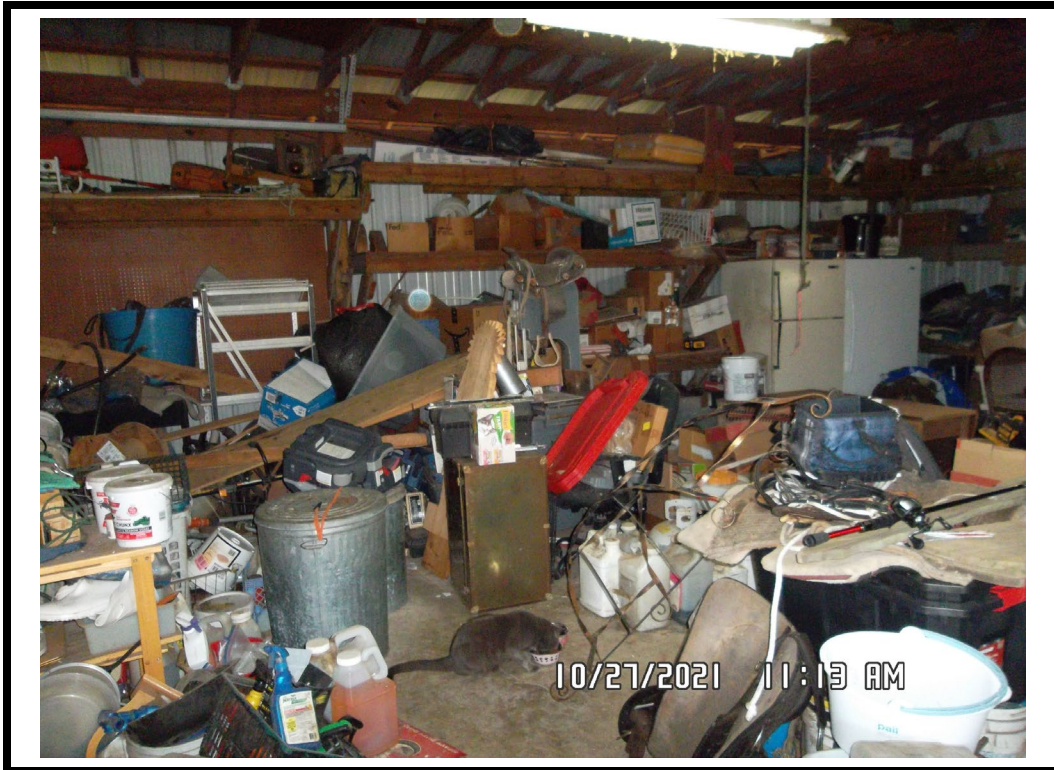


**Photo 15 – View of the Nursery Business**



**Photo 16 – View of Equipment in Garage/Pole Barn**





**Photo 17 – View Inside the Small Barn**



**Photo 18 – View of the Cattle Pens**





**Photo 19 – View of the Lightly Vegetated  
Southeast Portion of the Property**



**Photo 20 – View of the Apparent Water Control Device**





**Photo 21 – View of the Lightly Vegetated Land and Wetland Area  
in the Southwest Portion of the Property**



**Photo 22 – View of Equipment and Supplies Stored in the Northwest  
Area of the Southwest Portion of the Property**

Phase I Environmental Site Assessment Report  
Approximate 21.42 Acre Tract  
7780 Lightard Knott Lane  
Fort Myers, Lee County, Florida  
Project No. 21EY850

YPC Consulting Group, PL  
24 November 2021

# **APPENDIX E RESUME**



|                                    |   |
|------------------------------------|---|
| <b>EDUCATION</b>                   | University of North Carolina at Charlotte - Charlotte, North Carolina<br>Bachelor of Science in Earth Sciences (Geology), 1978  |
| <b>REGISTRATIONS/<br/>LICENSES</b> | Licensed Professional Geologist – Florida #1457 and Georgia #1274<br>Licensed Environmental Professional #134   |
| <b>TRAINING</b>                    | Ground Water and Unsaturated Zone Monitoring and Sampling, 1985<br>The Second Multidisciplinary Conference on Sinkholes and the Environmental Impacts of Karst, 1989<br>Hazardous Waste Management under RCRA, 1994<br>Advanced Hazardous Waste Management under RCRA, 1994<br>IBM-PC Applications for Ground Water Pollution and Hydrology, 1996<br>Phase I Environmental Site Assessments, 1999<br>Phase II Environmental Site Assessments, 2000<br>All Appropriate Inquiry, 2006<br>Brownfields Redevelopment and Reuse in Florida, 2006<br>FDEP Risk Based Corrective Actions Seminar, 2007<br>Continuing OSHA Hazardous Waste Site Operations (HAZWOPER) since 1989 including Site Supervisor Training, 1993 |

**PROFESSIONAL EXPERIENCE PROFILE:**

|                        |  |
|------------------------|--|
| <b>2011 to Present</b> | YPC Consulting Group, P.L., Fort Myers, Florida<br>Environmental Services Manager                  |
| <b>2007-2011</b>       | American Compliance Technologies, Inc., Lakeland, Florida<br>Senior Project Manager                |
| <b>1997-2007</b>       | ASC Geosciences, Inc.; Lakeland, Florida<br>Director of Geoenvironmental Services/Regional Manager |
| <b>1995-1996</b>       | HSA Scientists and Engineers; Tampa, Florida<br>Senior Geologist                                   |
| <b>1991-1995</b>       | Missimer & Associates; Tampa, Florida<br>Senior Geologist  |
| <b>1983-1991</b>       | Cline Engineering; Oldsmar, Florida<br>Geologist   |
| <b>1979-1983</b>       | Law Engineering Testing Company; Charlotte, North Carolina<br>Geotechnical Engineering Technician  |





## **PROFESSIONAL EXPERIENCE**

George E. Evans is currently the Environmental Services Manager/Senior Geologist at YPC Consulting Group, PL. He has been a geologist for more than 29 years with over 21 years of project management experience in contamination assessments and remediation including project scope development, project oversight, report preparation, report review, and permit preparation. Projects include both hazardous and non-hazardous substances/wastes including volatile and semi-volatile organic compounds such as solvents, petroleum related constituents, pesticides, herbicides as well as metals. He has successfully managed petroleum preapproval projects and has acted as quality assurance manager.

As a project manager, his responsibilities involved every aspect of projects from proposal preparation through project closure. This includes obtaining contract approval, job initiation, budgetary analysis, budget tracking, subcontractor invoice review, invoice preparation, and collections. Mr. Evans' experience also includes regulatory agency negotiation, subcontractor selection, and environmental expert during meetings.

Developed many site assessment reports and generally achieved first time approval of the report through the applicable regulatory agency. Written several remedial action plans with recommendations for AS/SVE, pump and treat, low flow pump and treat, in-situ bioremediation, and participated in many others.

While at ASC Geosciences, Inc. Mr. Evans was responsible for re-starting the environmental services division. He was promoted to the regional manager for the Central Florida area with over-site of geotechnical engineering, materials testing, and environmental services.

## **SUMMARY OF PROJECT EXPERIENCE**

Consultant for several Brownfields sites including projects in Jacksonville, Fort Myers, and Polk County, Florida. For the Jacksonville site project tasks included finishing the site assessment, preparing the remedial action plan, and preparing the risk assessment. For the Brownfields site in Fort Myers tasks included performance of an All Appropriate Inquiry which resulted in the determination of areas recommended for further investigation. The developer entered into a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection and acquired the property. The Polk County project tasks for several sites included All Appropriate Inquiries, Site Specific Quality Assurance Project Plans, and Phase II Environmental Site Assessments.

Senior Project Manager for numerous site assessments and remediation projects at petroleum contaminated facilities and non-petroleum sites. Sites include FDEP administered Preapproval Program sites and sites regulated by Chapter 62-770 of the Florida Administrative Code (F.A.C.) Petroleum Contaminated Site Cleanup Criteria. Also managed sites regulated by Chapter 62-780 F.A.C. Contaminated Site Cleanup Criteria and Chapter 62-785 F.A.C. Brownfields Cleanup Criteria.

Senior Project Manager for a major boat manufacturer in Manatee County, Florida. Volatile organic compounds were suspected in groundwater. A contamination assessment was performed with oversight by the Florida Department of Environmental Protection. Up to 50% acetone in groundwater was discovered beneath the facility. Subsurface investigation activities were performed in Level B personal protective equipment. The groundwater plume was delineated and a remedial action pilot study was performed. The pilot study revealed that the selected remedial alternative was applicable to site conditions.



Project Manager for a dry cleaner facility project in Fort Lauderdale, Florida. Groundwater beneath the facility was determined to be impacted by the solvent tetrachloroethene (common drycleaner spot remover). The resulting groundwater investigation found impacts to neighboring properties and the regional drinking water aquifer. Remediation involved injections of sodium permanganate which greatly reduced solvent concentrations.

Consultant for numerous Phase I/Phase II Environmental Site Assessments (ESAs). Sites ranged from small commercial properties, large commercial/industrial facilities, and small to large undeveloped and agricultural sites up to 20,000 acres in size. Performed many Phase I/Phase II ESAs for the Southwest Florida Water Management District.

Consultant for a land developer in Collier/Lee Counties, Florida. One project entailed the performance of 80 Phase I ESAs in 60 days. Many other projects were performed on agricultural properties and wooded properties.

Senior Project Manager on several RCRA facilities including two sites in Georgia. Contaminates were primarily solvents and metals.

Senior Project Manager for several sites where Risk Based Corrective Actions were performed utilizing the benzo-a-pyrene equivalents conversion table and the TRPH fractions calculator.