



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

PALM COVE SUBDIVISION

EXECUTIVE SUMMARY & PERMITS APPROVAL STATUS

FOR

PALM COVE, LLC

HALEY WARD PROJECT NUMBER
2011463.001 (22-36)

February 11, 2026

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LIST OF ATTACHMENTS

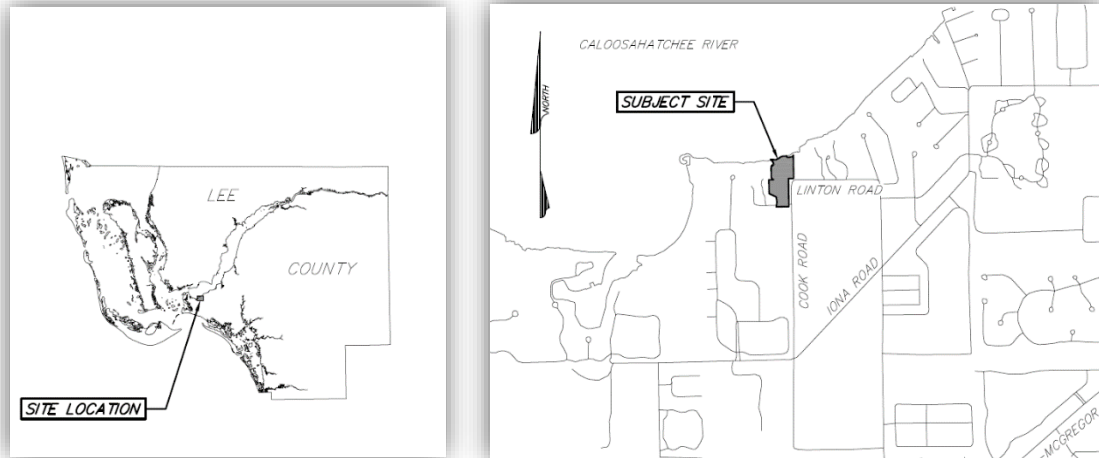
ATTACHMENT	1		SURVEY
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1.0 PROJECT NARRATIVE

1.1 Location

The subject project is located in Section 35, Township 45 South, Range 23 East, Lee County, Florida. The general location of the project is shown in the context maps below:



1.2 History & Characteristics

This parcel is an existing single family residential property on which the single-family residence has been demolished. The subject site is zoned RS-1.

The proposed project will redevelop the parcel into an eight (8) lot residential subdivision on two (2) cul-de-sacs, with common & preserve areas.

The property is surrounded by the Caloosahatchee River to the north, single family and road right of way to the east, a residential subdivision to the south, and single-family lots to the west.

The existing site contains some low-quality wetland areas, along with a man-made tidal lagoon. Wetland impacts have been minimized and mitigated.

1.3 Project Access

Traffic will access the proposed lots via two (2) proposed cul-de-sacs that connect to Cook and Linton Roads, a short drive from Downtown Fort Myers along McGregor Boulevard. A kayak dock in the existing tidal cove is proposed for river access, and sidewalks provide pedestrian accommodation.



2.0 PERMITS STATUS

2.1 LEE COUNTY DEPARTMENT OF PUBLIC SAFETY STREET NAME

E9-1-1 Program Addressing Office APPROVED on October 3, 2024

2.2 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOI

Facility ID: FLR20HR01 APPROVED on October 30, 2024

2.3 SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Environmental Resource Permit No. 36-114001-P APPROVED on July 1, 2025, revised July 30, 2025

2.4 US ARMY CORP OF ENGINEERS

Permit No: SAJ-2024-01172, APPROVED December 18, 2025

2.5 LEE COUNTY DEVELOPMENT ORDER

Development Order Number DOS2025-00101 was RESUBMITTED on January 20th, 2026 and is under review

2.6 LEE COUNTY PLAT

Plat Number PLT2026-00007 was SUBMITTED on January 27, 2026 and is under review

2.7 LEE COUNTY UTILITIES

To be submitted after Development Order Approval

2.8 FDEP WATER/SEWER EXTENSION PERMITS

To be submitted after Lee County Utilities Approval