

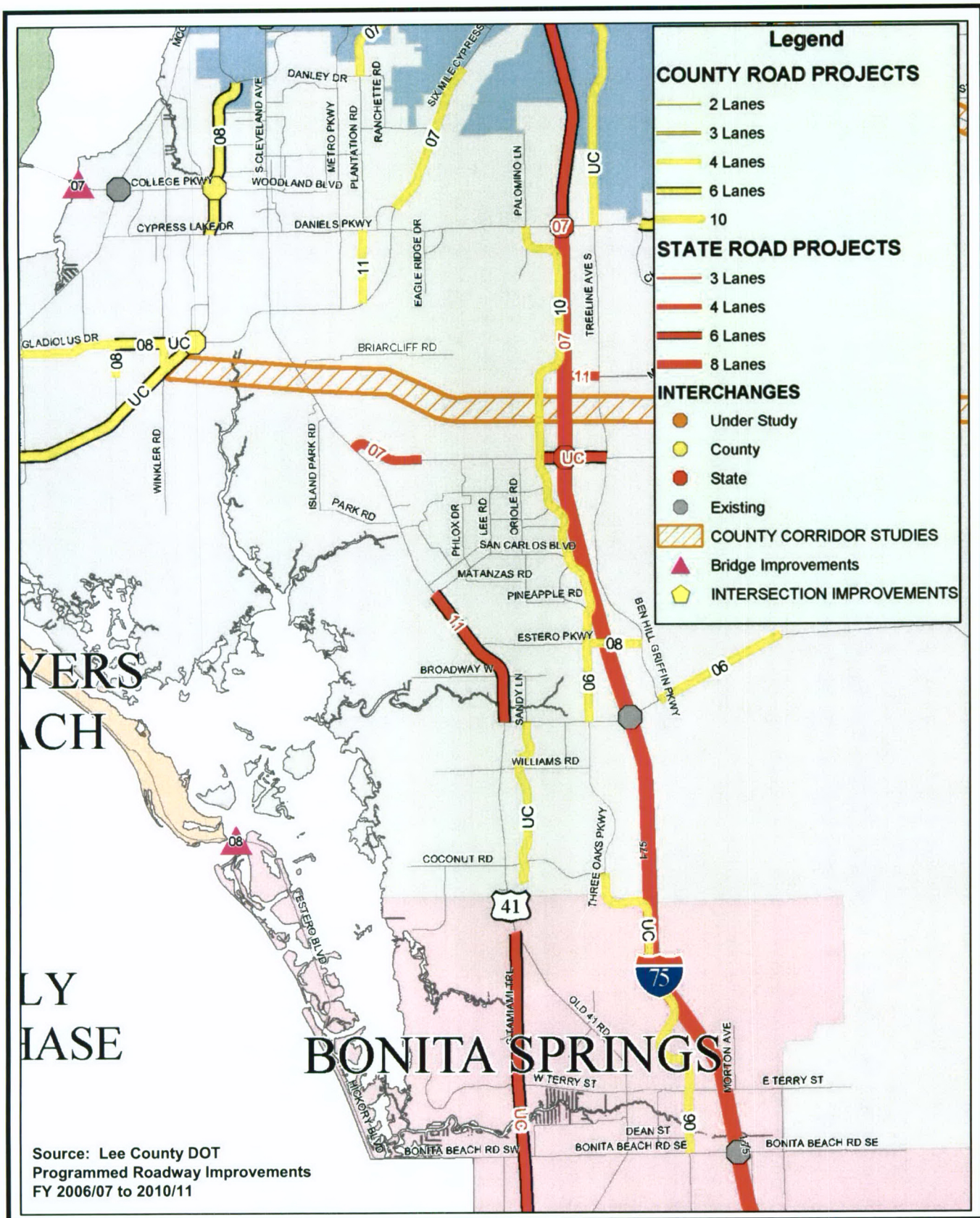


Figure 3
 Programmed Roadway Improvements in the Study Area
 Villages of San Carlos DRI – Time Extension Traffic Study
 Revised August 2006

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

CDOM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 06-07 PRIOR EXP.	FY 06/07 BUDGET	06/07	07/08	08/08	09/10	10/11	5-YEAR TOTAL	B-ID	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5	5034	Alco-Green Meadows Corridor Study Feasibility/alignment study for arterial extension from end of Allico Rd Up Green Meadows Dr. to SR 82 opposite Sunshine Blvd.	7.00	4,233 PRELIM	495,767 PRELIM	0	0	0	0	0	0	DES, ROW & CST	73,500,000	IF25	Sarah Clarke, 479-8718 sclarke@leegov.com
5	4030	Allico Road Multi-Laning		13,780,956 ALL	3,010,120 CST	0	0	600,000 DES	1,000,000 ROW	400,000 CST	2,000,000	0	18,801,076	GT	Nicole Maxey, 479-8589 maxeync@leegov.com
All	6002	Additional work beyond 6L on maintenance access to Fiddlesticks Canal Bicycle/Pedestrian Facilities		9,006,171 CST	5,761,502 CST	2,885,650 CST	3,090,215 CST	3,315,237 CST	3,439,000 CST	3,568,948 CST	16,299,050	16,000,000	47,066,723	IF/GT	Vickie Griffin, 479-8580 griffinv@leegov.com
1	6047	Annual project for facilities on existing County-maintained roads		404,555 DES/CST	1,251,070 CST	500,000 CST	0	0	0	0	500,000	0	2,155,625	GT	Eyra Cash, 479-8562 ecash@leegov.com
3		Boca Grande Master Drainage Project													
		Development of master plan and implementation in 9 phases													
3		Bonita Beach Road Phase 2	0.90	0	0	0	0	0	0	0	0	14,697,000	14,697,000	IF24/CITY	Eyra Cash, 479-8562 ecash@leegov.com
5		6L Old 41 to Lime St.	2.55	0	0	0	0	0	1,880,000 DES	15,000,000 ROW	16,880,000	12,135,000	28,015,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
1,4	4088	Buckingham/Orange River-SR 80													
4	4020	4L from Orange River Blvd. to SR 80	3.60	387,570 DES/ROW	4,586,289 DES/ROW	608,937 ROW	1,000,000 ROW	5,564,068 ROW	7,715,941 ROW	2,941,287 ROW	17,830,233	32,155,000	54,969,082	SURP TOLLS	Nicole Maxey, 479-8569 maxeync@leegov.com
4		SR 78 (Pine Island Road) to Van Buren Parkway	1.40	0	5,278,888 CST	0	0	0	0	0	0	0	5,278,888	GT	Betsy Rowan, 479-8511 browan@leegov.com
2,3	5815	SR 78 (Pine Island Road) to Littleton Road	2.54	0	0	1,400,000 DES	0	0	0	0	1,400,000	20,690,000	22,090,000	IF21/IF22	Betsy Rowan, 479-8511 browan@leegov.com
1	5053	Business US 41 (SR 739)/Littleton - US 41		1,635,274 DES	4,580,401 CST	6,000,000 CST	0	0	0	0	6,000,000	0	12,215,879	SURP TOLLS	Paul Wingard, 479-8545 wingardp@leegov.com
5	4054	4L Widening	2.65	0	450,000 CST	0	0	586,000 CST	0	0	586,000	0	1,046,000	GT	Randy Carcho, 479-8573 rcarcho@leegov.com
2	5054	Cape Coral Toll Facility Reconstruction		185,937 DES	2,749,063 DES/ROW	13,775,000 ROW/CST	221,000 LS	0	0	0	13,996,000	0	18,931,000	IF23	Mike Rigby, 479-8513 mrigby@leegov.com
2	6084	Rebuild and expand the Cape Coral Bridge toll plaza		0	2,600,000 PD&E	8,605,109 DES	6,884,891 DES	200,000,000 ROW	0	181,800,000 CST	397,400,000	0	400,000,000	SURP/NEW TOLLS	Nicole Maxey, 479-8569 maxeync@leegov.com
2	5035	Adding 4-ft. paved shoulders on both sides, Blind Pass to South Seas		5,486 DES	1,836,002 DES	0	0	0	0	24,400,000 CST	24,400,000	0	26,341,488	NEW TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
5		Colonial Expressway		0	285,000 CST	0	0	300,000 CST	0	0	300,000	0	585,000	GT	Harry Campbell, 533-9500 campbellh@leegov.com
5		4 elevated express lanes, McGregor Blvd. to Metro Pkwy.		0	0	0	0	0	0	0	1,305,000	0	1,305,000	GT	Eyra Cash, 479-8562 ecash@leegov.com
3		Tolled grade separation		0	0	0	0	0	0	0	0	0	0	0	
3		Communications Plant Updates		0	0	0	0	0	0	0	0	0	0	0	
5		Installation of fiber optics from Billys Creek to downtown and RTMC		0	0	0	0	0	0	0	0	0	0	0	
5	4723	Project to ease severe curve at Hendy County line	3.0	0	1,000,000 CST	0	0	0	0	0	0	0	1,000,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4078	Cortcrew Road East (Special Assessment)	15.00	1,388,953 PD&E	1,388,953 PD&E	0	0	0	0	0	0	0	1,388,953	IF25/GT	Don DeBerry, 479-8503 ddeberry@leegov.com
3		4L, Ben Hill Griffin Pkwy. to The Habitat entrance (Co. participation only)		0	0	0	0	0	0	0	0	0	0	0	
3		CR 951 Extension PD&E (UNDERWAY)		0	0	0	0	0	0	0	0	0	0	0	
3		Study for new 4L, Immokalee Rd. (Collier Co.) to Allico Rd.	4.50	0	0	0	0	0	0	0	0	0	0	0	
3,5	4097	CR 951 Extension South	11.50	0	22,500,000 ROW	0	0	0	0	0	0	0	22,500,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
All	6066	New 4L, Immokalee Rd. (Collier Co.) to Bonita Beach Rd.		0	557,500 CST	0	0	0	0	0	0	0	557,500	IF25	Harry Campbell, 533-9500 campbellh@leegov.com
5		Complete signal system retiming and timing updates	1.70	0	0	0	0	0	0	0	0	0	0	0	
1	5033	Daniels 6L/Chamberlin-Gateway		0	0	0	0	0	0	0	0	0	0	0	
4		6L widening, Chamberlin Pkwy. to Gateway Blvd.		0	750,000 CST	0	0	0	0	0	0	0	750,000	IF5/IF22	Nicole Maxey, 479-8569 maxeync@leegov.com
		Del Prado/Cape Coral Parkway		0	0	0	0	0	0	0	0	0	0	0	
		Addition of 3rd SB to EB left turn lane at intersection		0	0	0	0	0	0	0	0	0	0	0	
		Del Prado ROW		0	0	0	0	0	0	0	0	0	0	0	
		Reimbursement of land acquisition by Cape Coral south of SR 78		0	0	0	0	0	0	0	0	0	0	0	

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

CDM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 06-07 PRIOR EXP.	FY06/07 BUDGET	06/07	07/08	08/09	09/10	10/11	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
2	5038	e-ARCS Upgrade Software upgrade for electronic toll collections		0	350,000 DES	850,000 DES	0	0	0	0	850,000	0	1,200,000	SURP.	Rob Redford, 573-1680 redfordr@leegov.com
5	5021	Estero Parkway Extension New 4L, Three Oaks Pkwy. to Ben Hill Griffin Pkwy., including prelim. phases for 2L ext. from Ben Hill Griffin Pkwy. to Corkscrew Rd.	0.70	9,234,990 DES/ROW	22,002,815 ALL	454,962 CST	17,074,533 CST	120,000 LS	0	0	17,648,495	0	48,887,300	IF3/IF24 IF25	Betsy Rowan, 479-8511 browan@leegov.com
3	4083	Gladiolus Widening 4L Pine Ridge Rd. to Bass Rd., 6L Bass Rd. to Winkler Rd., plus 4L Bass Rd. from Heathpark to Gladiolus and A&W Bulb Rd. overlay/sidewalk	2.30	1,606,609 DES/ROW	1,970,391 DES/ROW	0	15,490,000 CST	515,000 LS	0	0	16,005,000	0	19,582,000	IF4/IF24/ GT	Rob Phelan, 479-8594 phelanr@leegov.com
5	4055	Gunnery Road/ SR 82 to Lee Blvd. (CST UNDERWAY)	2.20	1,690,859 DES/ROW	11,632,141 ALL	0	0	0	0	0	0	0	13,323,000	IF3/IF23	Nicole Maxey, 479-8569 maxeync@leegov.com
5		Homestead 4L/Sunrise-Alabama 4L widening, Sunrise Blvd. to Alabama Rd.	1.50	0	0	2,100,000 DES/ROW	4,740,000 ROW	7,060,000 CST	0	0	13,900,000	150,000 LS	14,050,000	IF23	Sarah Clarke, 479-8718 clarke@leegov.com
3	4060	Imperial Street (CST UNDERWAY)	1.00	5,385,977 DES/ROW	13,101,127 ALL	0	0	0	0	0	0	0	18,487,104	IF8/GT/ CITY	Nicole Maxey, 479-8569 maxeync@leegov.com
2,3,5	5036	ITS Installation on County roads adjacent to Interstate ITS installation on County roads adjacent to Interstate	3.24	0	0	0	0	0	0	0	0	0	800,000	GT	Harry Campbell, 533-9500 campbellh@leegov.com
5		4L widening, 17th St. to SR 80	0.46	0	0	0	1,630,000 DES/ROW	2,390,000 ROW	3,960,000 CST	0	7,870,000	13,780,000 CST/LS	29,240,000	IF23	Sarah Clarke, 479-8718 clarke@leegov.com
2		Luckett Rd 4L/Ontz to I-75 4L widening	0.46	0	0	0	0	0	0	0	0	0	1,200,000	IF23	Eyra Cash, 479-8562 ecash@leegov.com
5	5060	Luckett/Sunshine Corridor Study (UNDERWAY) Corridor alignment study of Luckett Rd. Extension to Lehigh Acres from I-75 to Joel Blvd. and Sunshine Blvd. Ext. North to SR 80		0	1,200,000 PRELIM	0	0	0	0	0	0	0	1,200,000	IF23	Sarah Clarke, 479-8718 clarke@leegov.com
1	5904	Maithe Pass Bridge Replacement		0	2,668,000 DES	0	0	0	0	25,000,000 CST	25,000,000	0	27,668,000	GT/IF22	Don DeBerry, 479-8503 deberryd@leegov.com
All		Monitoring Camera Deployment Install monitoring cameras at various intersections		0	0	0	175,000 CST	0	0	0	175,000	0	175,000	GT/PS	Harry Campbell, 533-9500 campbellh@leegov.com
All		Monitoring Station Upgrades Converting periodic count stations to permanent count stations		0	0	30,000 CST	30,000 CST	30,000 CST	60,000 CST	60,000 CST	210,000	0	210,000	GT	Harry Campbell, 533-9500 campbellh@leegov.com
2		Ortiz 4L/Colonial-MLK 4L widening, Colonial Blvd. to SR 82 (Dr. Martin Luther King, Jr. Blvd.)	1.73	0	0	0	0	1,840,000 DES	12,060,000 CST	0	13,900,000	200,000 LS	14,100,000	IF23	Eyra Cash, 479-8562 ecash@leegov.com
2	4072	Ortiz 4L/MLK-Luckett 4L widening, SR 82 (Dr. Martin Luther King, Jr. Blvd.) to Luckett Rd.	1.25	78,974 PRELIM	3,139,852 DES/ROW	3,500,000 ROW	0	8,935,000 CST	155,000 LS	0	12,590,000	0	15,808,826	IF23	Eyra Cash, 479-8562 ecash@leegov.com
2	5056	Ortiz 4L/Luckett-SR 80 4L widening, Luckett Rd. to SR 80 (Palm Beach Blvd.)	1.33	0	2,630,000 DES/ROW	6,000,000 ROW	0	9,475,600 CST	185,000 LS	0	15,660,600	0	18,290,600	IF1/IF23	Eyra Cash, 479-8562 ecash@leegov.com
1		Pine Island ITS Fiber optic/ITS equipment installation along Pine Island Road		0	0	21,000 DES	189,000 CST	0	0	120,000 CST	330,000	0	330,000	PS/GT	Harry Campbell, 533-9500 campbellh@leegov.com
2	4065	Plantation Ext./Idlewild to Colonial New 4L	1.00	867,849 DES/ROW	1,775,151 DES/ROW	6,709,980 CST	140,000 LS	0	0	0	6,849,860	0	9,482,860	IF23	Betsy Rowan, 479-8511 browan@leegov.com
2		Plantation 4L/Six Mile-Daniels 4L widening, Six Mile Parkway to Daniels Parkway	1.25	0	0	0	0	1,910,000 DES/ROW	1,000,000 ROW	8,360,000 ROW/CST	11,270,000	175,000 LS	11,445,000	IF24	Betsy Rowan, 479-8511 browan@leegov.com
All	0700	Project Planning & Pre-Design Funds for feasibility studies, cost estimates, alignment studies		1,160,587 PRELIM	202,961 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	750,000	750,000 PRELIM	2,863,148	GT	Don DeBerry, 479-8503 deberryd@leegov.com
1	6067	Real Time Travel Info System Test project for using transponders for real time traffic data		0	160,000 DES/CST	0	0	0	0	0	0	0	160,000	FDOT	Harry Campbell, 533-9500 campbellh@leegov.com
All	4078	Right-of-Way Opportunity Buys Funds for feasibility studies, cost estimates, alignment studies		597,454 ROW	1,390,547 ROW	500,000 ROW	500,000 ROW	500,000 ROW	500,000 ROW	500,000 ROW	2,500,000	2,500,000 ROW	6,988,001	GT	Don DeBerry, 479-8503 deberryd@leegov.com
3	6069	San Carlos Blvd ITS ITS equipment installation along San Carlos Boulevard		0	200,000 DES/CST	0	0	0	0	0	0	0	200,000	GT/PS	Harry Campbell, 533-9500 campbellh@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

CDMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 06-07 PRIOR EXP.	FY06/07 BUDGET	06/07	07/08	08/09	09/10	10/11	5-YEAR TOTAL	B-ID ROW/CST	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5		Sandy Lane Ext. North	1.43	0	0	0	0	0	0	1,410,000	1,410,000	ROW/CST	18,670,000	IF24	Andy Gatch, 479-8510
1	5814	2L Extension, Corkscrew Road to Estero Parkway		41,878,547	73,507,522	0	0	0	0	0	0	0	115,386,069	TOLL	Paul Wingard, 479-8545
1	5816	Sanibel Bridge Replacement (CST UNDERWAY)		1,052,687	17,844,075	0	0	0	0	0	0	0	18,896,742	TOLL	Paul Wingard, 479-8546
1,4	6068	Sanibel Toll Facility Reconstruction (CST UNDERWAY)		0	558,000	0	0	0	0	0	0	0	558,000	BONDS	Paul Wingard, 479-8545
2	4604	Rebuild and expand the Sanibel Bridge toll plaza and building		0	0	0	0	0	0	0	0	0	0	TOLLS	Paul Wingard, 479-8545
5		SoGo Implementation		0	0	0	0	0	0	0	0	0	0	IF23	Paul Wingard, 479-8545
2,3,5	6007	New transponders and related readers, software upgrades	2.30	122,187	1,563,813	10,228,000	604,000	0	0	0	10,833,000	0	12,518,000	IF23	Mike Rigby, 479-8513
3	4067	Six Mile Cypress Pkwy 4L		0	0	0	0	0	0	0	0	0	0	IF23	Mike Rigby, 479-8513
5		SR 82/Daniels Dual Left Lanes		0	0	0	0	0	0	0	0	0	0	IF23	Nicole Maxey, 479-8569
2,3,5	6007	Expansion to include dual NB-to-WB left turn lanes	2.60	2,276,005	7,317,210	0	0	0	0	0	0	0	1,000,000	IF23	Mike Rigby, 479-8513
3	4067	Summerlin/Boy Scout-Cypress Lake	4.26	11,839,207	32,065,994	0	0	0	0	0	0	0	40,354,215	IF23	Sarah Clarke, 479-8718
5	4053	Summerlin Rd./San Carlos to Gladiolus (CST UNDERWAY)	3.50	1,980,290	11,113,132	0	0	0	0	0	0	0	43,905,201	IF24	Mike Rigby, 479-8513
3	4043	6L widening, including overpass at College Parkway	4.15	13,631,873	37,820,102	0	0	0	0	0	0	0	35,566,362	IF24	Mike Rigby, 479-8513
5	4081	Summerlin Rd./San Carlos to Gladiolus Pkwy.	3.50	1,980,290	11,113,132	0	0	0	0	0	0	0	43,905,201	IF24	Mike Rigby, 479-8513
3	4043	Three Oaks Parkway Extension North	4.15	13,631,873	37,820,102	0	0	0	0	0	0	0	35,566,362	IF24	Mike Rigby, 479-8513
5	4081	Three Oaks Parkway Extension South (CST UNDERWAY)	4.60	9,015,592	17,636,145	0	0	0	0	0	0	0	26,651,737	IF24/GT	Mike Rigby, 479-8513
All	5037	New 4L, E. Terry St. to Bonita Bill Dr. (Joint project with City)		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
5	4068	Three Oaks Parkway Widening	4.60	9,015,592	17,636,145	0	0	0	0	0	0	0	26,651,737	IF24/GT	Mike Rigby, 479-8513
All	5037	4L, Corkscrew Rd. to Alco Rd.		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
5	4068	Traffic Management Center Upgrade		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
All	4066	Hardware/software upgrades at Billys Creek	4.20	382,386	227,614	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5039	Treeline Extension North (CST UNDERWAY BY DEVELOPER)		1,063,708	5,987,369	1,200,000	1,200,000	0	0	0	0	0	2,167,000	IF24/GT	Mike Rigby, 479-8513
1,4	5039	New 4L, Daniels Pkwy. to S. of Colonial Blvd.		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Urban Arterial Street Lighting		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Adding street lights along major County roads		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	VES and Fiber Optics		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Implementation of Vehicle Enforcement System at toll bridges		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Veterans Pkwy @ Del Prado		12,560	369,114	700,000	0	0	0	0	0	0	8,081,674	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Interim and ultimate improvements at exit ramp of overpass		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Veterans/Santa Barbara Overpass		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
1,4	5029	Grade separation at intersection		0	0	0	0	0	0	0	0	0	0	IF24/GT	Mike Rigby, 479-8513
TOTAL													\$765,302,198		

NOTE: Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when phase started or completed.

KEY (PHASES): PRELIM = Preliminary Study; PDRE = Project Development & Environmental Study; DES = Design; ROW = Right-of-Way Acquisition; CST = Construction; CEI = Construction Engineering Inspection; PM = Project Management; LS = Landscaping

KEY (FUNDS): MIT = Mitigation

IF23 = Road Impact Fees from District 23; GT = Local Option Gas Taxes; CITY = City funds; PS = Public Safety funds; FDOT = Florida Dept. of Transportation; AV = Ad Valorem

Florida Department of Transportation Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **420647-1**

Transportation System Description	District	Length		Type of Work	Item	
	Fiscal Year:	2007	2008	2009	2010	2011
Category: Highways						
Non-intrastate Off State Highw ALICO ROAD FROM US 41 TO DUSTY ROAD	01 - Lee County		0.9 Miles	New Road Construction	420647-1	
Railroad & Utilites	\$77,234					
Construction	\$18,057,723					
Administration				\$1,397,760	\$2,000,000	\$2,000,000
Construction Support	\$1,824,982					

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Florida Department of Transportation Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **200966-1**

Transportation System Description	District	Length		Type of Work		Item
	Fiscal Year:	2007	2008	2009	2010	2011

Category: Highways

Intrastate Interstate I-75 AT ALICO ROAD .	01 - Lee County	2.117 Miles	Interchange (major)	200966-1	** SIS **	
Right Of Way (On-Going)	\$716,843					
Construction (On-Going)	\$2,761,892					
Contract Incentives	\$400,000					

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Florida Department of Transportation Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Design Build**
Item Number: **415101-1**

Transportation System Description	District		Length		Type of Work		Item	
	Fiscal Year:	2007	2008		2009		2010	2011
Category: Highways								
Intrastate Interstate I-75 AT CORKSCREW INTERCHANGE RAMPS	01 - Lee County		0.685 Miles		Interchange (minor)		415101-1	
	Design Build (On-Going)	\$31,607						** SIS **

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Florida Department of Transportation Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **195765-1**

Transportation System Description	District	Length	Type of Work				Item
	Fiscal Year:	2007	2008	2009	2010	2011	
Category: Highways							
Non-intrastate State Highway US 41 FROM CORKSCREW ROAD TO SAN CARLOS BLVD	01 - Lee County	2.237 Miles	Add Lanes & Rehabilitate Pvmnt				195765-1
Right Of Way (On-Going)	\$6,506,198						
Railroad & Utilites					\$250,000	\$968,473	
Construction						\$29,027,499	
Administration	\$6,741,000						
Construction Support						\$2,875,044	

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-4**

Transportation System Description	District	Length		Type of Work			Item
		Fiscal Year:	2006	2007	2008	2009	

Category: Highways

Intrastate Interstate	01 - Lee County	7.717 Miles	Add Lanes & Reconstruct	406225-4
I-75 FROM S OF CORKSCREW ROAD TO S OF DANIELS PARKWAY				** SIS **
Right Of Way (On-Going)	\$21,742,735	\$9,302,865		
Railroad & Utilites		\$100,000	\$1,150,000	
Construction			\$29,702,308	
Construction Support			\$5,534,462	

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-2**

Transportation System Description	District	Length	Type of Work	Item	
Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	7.316 Miles	Add Lanes & Reconstruct	406225-2	
I-75 FROM S OF BONITA BCH RD TO S OF CORKSCREW ROAD					
					** SIS **
Right Of Way	\$13,452,445	\$5,532,655			
Railroad & Utilites	\$100,000	\$500,000			
Construction			\$47,562,768		
Environmental	\$35,000	\$2,507,673	\$250,000		
Construction Support			\$7,234,482		

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Florida Department of Transportation Work Program

2006-2010 ADOPTED

Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE CountyCategory: **Highways**Phase: **Construction**Item Number: **411035-1**

Transportation System Description	District	Length		Type of Work		Item
	Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways						
Intrastate Interstate	01 - Lee County	3.703 Miles	Add Lanes & Reconstruct		411035-1	
I-75 FROM N OF DANIELS PKWY TO S OF COLONIAL BLVD					** SIS **	
	Right Of Way			\$7,177,100		
	Construction					\$19,669,860
	Construction Support					\$3,489,878

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Florida Department of Transportation Work Program

2006-2010 ADOPTED

Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE CountyCategory: **Highways**Phase: **Construction**Item Number: **406224-2**

Transportation System Description	District	Length	Type of Work	Item	
Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	1.628 Miles	Interchange (major)	406224-2	
I-75 AT DANIELS PARKWAY INTERCHANGE					** SIS **
Right Of Way	\$35				
Railroad & Utilites		\$232,049			\$2,363,439
Construction				\$39,753,669	
Construction Support				\$3,269,945	

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Attachment IV
Historical Traffic Data
for FDOT Count Stations

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0034 - SR 45/US 41, NW OF SANIBEL BOULEVARD				LC424		
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005 C	46000 N	23000 S	23000	0.10	0.54	4.10
2004 C	50000 N	25000 S	25000	0.10	0.54	8.40
2003 C	42000 N	21000 S	21000	0.10	0.56	8.40
2002 C	42000 N	21500 S	20500	0.10	0.57	7.40
2001 C	38500 N	19500 S	19000	0.10	0.56	6.00
2000 C	32000 N	16000 S	16000	0.10	0.55	7.30
1999 C	30000 N	15000 S	15000	0.10	0.55	5.80
1998 C	27000 N	14000 S	13000	0.10	0.54	5.00
1997 C	29500 N	15000 S	14500	0.10	0.54	5.40
1996 C	30500 N	15500 S	15000	0.11	0.57	5.20
1995 C	28500 N	14500 S	14000	0.10	0.55	6.90
1994 C	28000 N	14000 S	14000	0.10	0.55	4.80
1993 C	29500 N	16000 S	13500	0.00	0.00	0.00
1992 C	28000 N	14500 S	13500	0.00	0.00	0.00
1991	26482 N	13299 S	13183	0.00	0.00	0.00
1990	26451 N	13167 S	13284	0.00	0.00	0.00
1989	16036 N	7839 S	8197	0.00	0.00	0.00
1988	17976 N	8673 S	9303	0.00	0.00	0.00
1987	16506 N	8221 S	8285	0.00	0.00	0.00
1986	16543 N	8359 S	8184	0.00	0.00	0.00
1985	15122 N	7527 S	7595	0.00	0.00	0.00
1984	13568 N	6834 S	6734	0.00	0.00	0.00
1983	12149 N	6169 S	5980	0.00	0.00	0.00
1982	12576 N	6266 S	6310	0.00	0.00	0.00
1980	12613 N	6309 S	6304	0.00	0.00	0.00
1979	13587 N	6872 S	6715	0.00	0.00	0.00
1978	12441 N	6269 S	6172	0.00	0.00	0.00
1977	10780 N	5396 S	5384	0.00	0.00	0.00
1976	10520 N	5245 S	5275	0.00	0.00	0.00
1975	12581 N	6235 S	6346	0.00	0.00	0.00
1974	11512 N	5723 S	5789	0.00	0.00	0.00
1973	10472 N	5202 S	5270	0.00	0.00	0.00
1972	9152 N	4512 S	4640	0.00	0.00	0.00
1971	8291 N	4116 S	4175	0.00	0.00	0.00
1970	7934 N	3970 S	3964	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0054 - SR 93/I 75 SOUTH OF CORKSCREW ROAD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005 C	82500	N 41000	S 41500	0.09	0.53	14.60
2004 C	63000	N 31000	S 32000	0.09	0.51	6.70
2003 C	60000	N 29500	S 30500	0.10	0.53	6.70
2002 C	65500	N 32500	S 33000	0.10	0.56	13.00
2001 C	60500	N 30000	S 30500	0.10	0.55	13.10
2000 C	58500	N 28500	S 30000	0.10	0.58	14.70
1999 C	52500	N 27000	S 25500	0.10	0.57	13.60
1998 C	50500	N 25000	S 25500	0.10	0.56	13.40
1997 C	45000	N 22500	S 22500	0.11	0.57	11.90
1996 C	39000	N 19500	S 19500	0.10	0.53	10.30
1995 C	36000	N 18500	S 17500	0.10	0.54	13.00
1994 C	35000	N 17000	S 18000	0.11	0.58	10.40
1993 C	31000	N 15000	S 16000	0.11	0.59	11.00
1992 C	28500	N 14500	S 14000	0.00	0.00	10.90
1991	22772	N 11246	S 11526	0.08	0.61	13.50
1990	24982	N 12789	S 12193	0.09	0.67	14.80
1989	17150	N 8452	S 8698	0.00	0.00	0.00
1988	19340	N 9871	S 9469	0.00	0.00	0.00
1987	17701	N 8963	S 8738	0.00	0.00	0.00
1986	13942	N 7158	S 6784	0.00	0.00	0.00
1985	11359	N 5689	S 5670	0.00	0.00	0.00
1984	10289	N 5144	S 5145	0.00	0.00	0.00
1983	8810	N 4388	S 4422	0.00	0.00	0.00
1982	11552	N 5848	S 5704	0.00	0.00	0.00
1981	6967	N 3458	S 3509	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0055 - SR 93/I 75 SOUTH OF ALICO ROAD

Year		AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor	
2005	C	76000	N	38000 S	38000	0.09	0.53	15.60
2004	C	67500	N	33500 S	34000	0.09	0.51	13.10
2003	C	64500	N	32000 S	32500	0.10	0.53	13.10
2002	F	65500	N	32500 S	33000	0.10	0.56	13.10
2001	C	62500	N	31000 S	31500	0.10	0.55	10.20
2000	C	60500	N	30500 S	30000	0.10	0.58	15.50
1999	C	59000	N	29500 S	29500	0.10	0.57	13.30
1998	C	52000	N	26000 S	26000	0.10	0.56	14.20
1997	C	44500	N	22000 S	22500	0.11	0.57	12.90
1996	C	32000	N	15500 S	16500	0.10	0.53	10.30
1995	C	37500	N	18500 S	19000	0.10	0.54	13.00
1994	C	35000	N	17500 S	17500	0.11	0.58	10.40
1993	C	37000	N	17000 S	20000	0.00	0.00	0.00
1991		25219	N	11748 S	13471	0.00	0.00	0.00
1990		22720	N	11178 S	11542	0.00	0.00	0.00
1989		16464	N	7604 S	8860	0.00	0.00	0.00
1988		18000	N	8101 S	9899	0.00	0.00	0.00
1987		12604	N	6379 S	6225	0.00	0.00	0.00
1986		12960	N	6505 S	6455	0.00	0.00	0.00
1985		12068	N	6039 S	6029	0.00	0.00	0.00
1984		11065	N	5429 S	5636	0.00	0.00	0.00
1983		9544	N	4835 S	4709	0.00	0.00	0.00
1982		12171	N	6230 S	5941	0.00	0.00	0.00
1981		7428	N	3648 S	3780	0.00	0.00	0.00
1980		0	N	0 S	0	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0056 - SR 93/I 75, SOUTH OF DANIELS PARKWAY

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005 C	86000 N	42500 S	43500	0.09	0.53	16.00
2004 C	82000 N	40500 S	41500	0.09	0.51	14.00
2003 C	78000 N	38500 S	39500	0.10	0.53	14.00
2002 F	69500 N	35500 S	34000	0.10	0.56	15.70
2001 C	66000 N	33500 S	32500	0.10	0.55	14.00
2000 C	70500 N	35500 S	35000	0.10	0.58	10.90
1999 C	70000 N	35500 S	34500	0.10	0.57	11.50
1998 C	65000 N	32500 S	32500	0.10	0.56	13.20
1997 C	51000 N	24000 S	27000	0.11	0.57	12.30
1996 C	38500 N	19000 S	19500	0.10	0.53	10.30
1995 C	44500 N	22500 S	22000	0.10	0.54	13.00
1994 C	40500 N	21500 S	19000	0.11	0.58	10.40
1993 C	42000 N	21000 S	21000	0.00	0.00	0.00
1991	31080 N	15336 S	15744	0.00	0.00	0.00
1990	21102 N	10990 S	10112	0.00	0.00	0.00
1989	16893 N	8583 S	8310	0.00	0.00	0.00
1988	18077 N	9132 S	8945	0.00	0.00	0.00
1987	16242 N	8019 S	8223	0.00	0.00	0.00
1986	16096 N	8145 S	7951	0.00	0.00	0.00
1985	14567 N	7371 S	7196	0.00	0.00	0.00
1984	13238 N	6659 S	6579	0.00	0.00	0.00
1983	11375 N	5715 S	5660	0.00	0.00	0.00
1982	14204 N	7196 S	7008	0.00	0.00	0.00
1980	0 N	0 S	0	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
 Transportation Statistics Office
 2005 Historical AADT Report

County: 12 - LEE

Site: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005 F	59000	N 29500	S 29500	0.10	0.54	6.20
2004 C	55000	N 27500	S 27500	0.10	0.54	6.20
2003 C	44500	N 22500	S 22000	0.10	0.56	6.20
2002 C	45000	N 22000	S 23000	0.10	0.57	8.00
2001 C	39500	N 20000	S 19500	0.10	0.56	6.80
2000 C	38000	N 19000	S 19000	0.10	0.55	7.30
1999 C	33000	N 16500	S 16500	0.10	0.55	5.80
1998 C	32000	N 16000	S 16000	0.10	0.54	5.00
1997 F	36000	N 18000	S 18000	0.10	0.54	8.80
1996 C	35000	N 17500	S 17500	0.11	0.57	5.20
1995 C	31500	N 15500	S 16000	0.10	0.55	6.90
1994 C	34500	N 17000	S 17500	0.10	0.55	4.80
1993 C	31500	N 16000	S 15500	0.10	0.57	3.40
1992 C	32500	N 16000	S 16500	0.00	0.00	3.40
1991	22275	N 11183	S 11092	0.08	0.61	3.70
1990	31464	N 15954	S 15510	0.08	0.54	5.80
1989	26330	N 12929	S 13401	0.00	0.00	0.00
1988	29378	N 14470	S 14908	0.00	0.00	0.00
1987	27409	N 13561	S 13848	0.00	0.00	0.00
1986	22643	N 12032	S 10611	0.00	0.00	0.00
1985	21523	N 10667	S 10856	0.00	0.00	0.00
1984	0	N 0	S 0	0.00	0.00	0.00
1983	16875	N 8294	S 8581	0.00	0.00	0.00
1982	18198	N 9141	S 9057	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
 S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0067 - SR 45/US 41, NORTHWEST OF ALICO ROAD				LC420		
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005	C	59500 N	30000 S	29500	0.10	0.54
2004	C	61500 N	31500 S	30000	0.10	0.54
2003	C	57500 N	29500 S	28000	0.10	0.56
2002	C	51500 N	26500 S	25000	0.10	0.57
2001	C	54000 N	26500 S	27500	0.10	0.56
2000	C	47000 N	23500 S	23500	0.10	0.55
1999	C	41500 N	19000 S	22500	0.10	0.55
1998	C	42000 N	20000 S	22000	0.10	0.54
1997	C	41000 N	20000 S	21000	0.10	0.54
1996	C	46000 N	23500 S	22500	0.11	0.57
1995	C	42500 N	21500 S	21000	0.10	0.55
1994	C	42000 N	21000 S	21000	0.10	0.55
1993	C	40500 N	20500 S	20000	0.00	0.00
1992	C	39500 N	19500 S	20000	0.00	0.00
1991		36910 N	18536 S	18374	0.00	0.00
1990		37113 N	18624 S	18489	0.00	0.00
1989		29695 N	14634 S	15061	0.00	0.00
1988		33849 N	16612 S	17237	0.00	0.00
1987		32046 N	15791 S	16255	0.00	0.00
1986		28922 N	14444 S	14478	0.00	0.00
1985		25080 N	12443 S	12637	0.00	0.00
1984		0 N	0 S	0	0.00	0.00
1983		19513 N	9876 S	9637	0.00	0.00
1982		20407 N	10290 S	10117	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0089 - SR 45/US 41/TAMIAMI TR,N OF ESTERO RV/S OF CNTY RD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2005 C	39000 N	19500 S	19500	0.10	0.54	4.40
2004 C	48500 N	24500 S	24000	0.10	0.54	6.70
2003 C	37500 N	19000 S	18500	0.10	0.56	6.70
2002 C	32500 N	15000 S	17500	0.10	0.55	7.80
2001 C	32000 N	16000 S	16000	0.10	0.56	6.30
2000 F	30500 N	15500 S	15000	0.10	0.55	9.00
1999 C	28500 N	14500 S	14000	0.10	0.55	5.60
1998 C	26000 N	13000 S	13000	0.10	0.54	5.50
1997 C	26500 N	13500 S	13000	0.10	0.54	5.40
1996 C	24500 N	12500 S	12000	0.11	0.57	5.20
1995 F	26000 N	13500 S	12500	0.10	0.55	6.90
1994 C	25000 N	13000 S	12000	0.10	0.55	4.80
1993 C	23000 N	11500 S	11500	0.00	0.00	0.00
1992 C	22500 N	11500 S	11000	0.00	0.00	0.00
1991	25537 N	11341 S	14196	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0105 - SR 45/US 41 SOUTHEAST OF HICKORY DRIVE					LCPR25		
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor	
2005	C	44000 N	22000 S	22000	0.10	5.30	
2004	C	44000 N	22000 S	22000	0.10	6.30	
2003	C	41000 N	20000 S	21000	0.10	6.20	
2002	C	43000 N	21500 S	21500	0.10	5.60	
2001	C	38500 N	19000 S	19500	0.10	5.90	
2000	C	35500 N	17500 S	18000	0.10	7.30	
1999	C	32000 N	16000 S	16000	0.10	5.80	
1998	C	29500 N	14500 S	15000	0.10	8.20	
1997	C	31000 N	15500 S	15500	0.10	8.80	
1996	C	31500 N	16000 S	15500	0.11	6.20	
1995	C	30000 N	15000 S	15000	0.11	7.60	
1994	C	30000 N	15000 S	15000	0.10	9.70	
1993	C	27500 N	14000 S	13500	0.00	0.00	
1992	C	27000 N	13500 S	13500	0.00	0.00	

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Attachment V
Original DRI Traffic Information

OTHER

Although most of the on-site facilities are accounted for in the preceding categories, the trips generated by the proposed school can be counted as internal trips. By taking the projection of 1310 students, and assuming 2 trips per pupil, 2620 trips can be classified as internal, with the remainder as external.

2620 Internal

5731 External

SUMMARY OF INTERNAL/EXTERNAL SPLIT

	<u>Internal</u>	<u>External</u>
Work	600	3665
Shopping	1550	6801
Soc/Rec	3126	5225
Other	<u>2620</u>	<u>5731</u>
Total Internal	*7896	Total External 21,4222
Total Trips	29,318	
Generated from		
within the project		

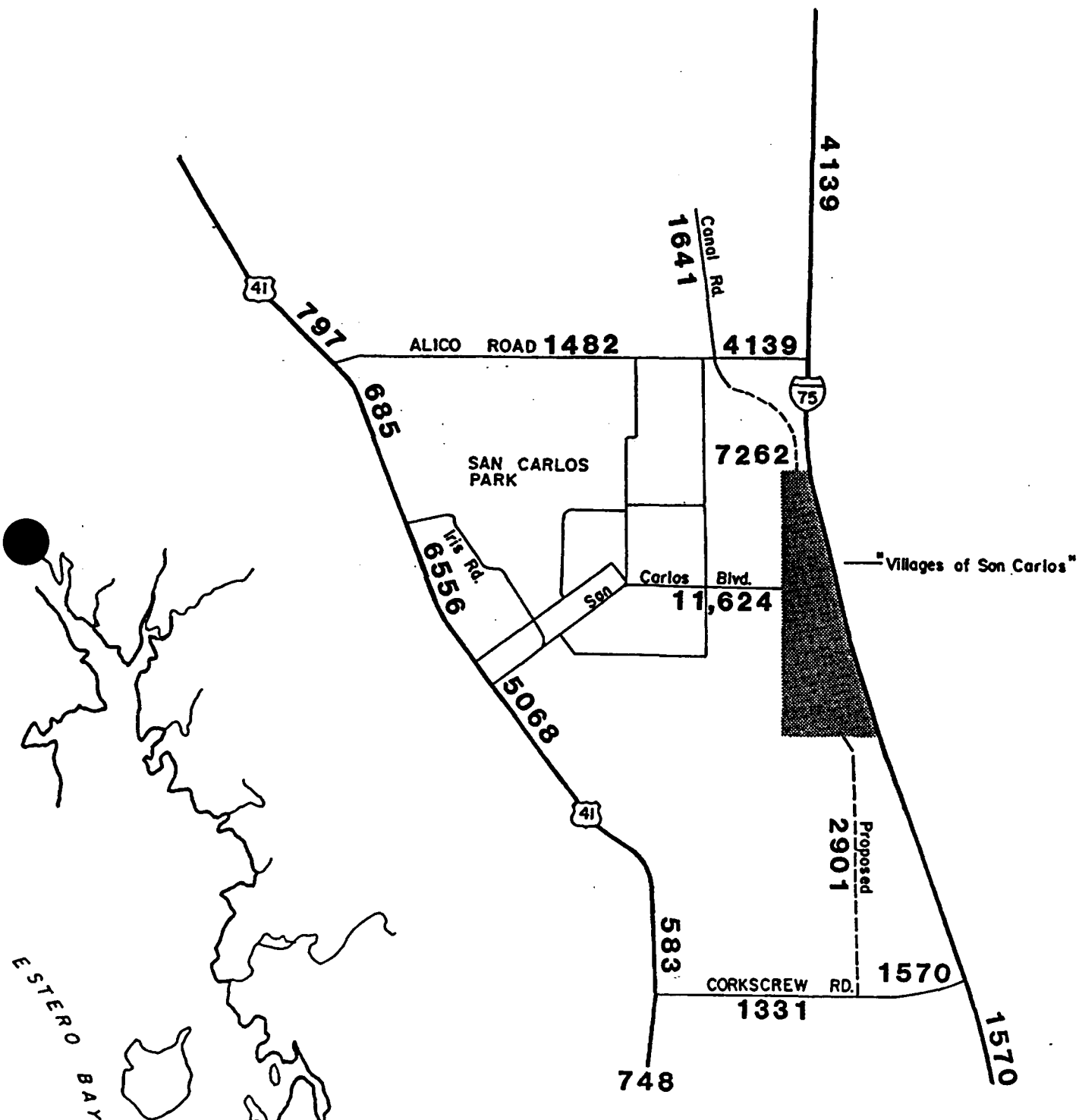
TRIPS ATTRACTED from OUTSIDE the PROJECT BOUNDARIES

Since 80 percent of the shopping trips generated by the commercial facility are assumed to be coming from within the project, 20 percent, or 387 will be externally generated.

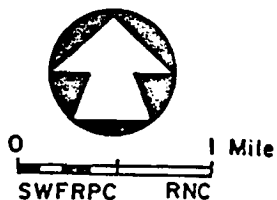
TOTAL TRIPS GENERATED BY THE PROJECT

Internal 7896

External 21,809



MAP D-2
YEAR 2000 TRAFFIC ADDED
BY VILLAGES OF SAN CARLOS



August 9, 2006

Mr. Alvin Block, AICP
Principal Planner
Lee County Department of Community Development
1500 Monroe Street
2nd Floor
Fort Myers, Florida 33901

RECEIVED

AUG 21 2006

COMMUNITY DEVELOPMENT

DCI 2005-00025

Re: Miromar Square CPD DCI 2005-00025-PDL Application (Major PD)

Dear Mr. Block:

This letter is in response to your June 22, 2006 correspondence regarding the above referenced application.

Legal Requirements Sufficiency Checklist

- 6a) Legal Description. The request must include a legal description of the property upon which the action is to be initiated. Please print the updated legal description on an 8.5"x11" sheet of paper for suitable attachment to the zoning resolution.

Response: The survey firm of Hole, Montes will be supplying this information to the County.

- 6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books.

As per the above referenced LDC requirement, please provide a certified sketch to accompany the updated legal description. This sketch must be printed on an 8½"x11" or 11"x14" sheet of paper for suitable attachment to the zoning resolution. A reduced copy of 24"x36" survey is not acceptable for this purpose as the scale gets distorted and the legibility of the document is compromised. Thanks.

Response: The survey firm of Hole, Montes will be supplying this information to the County.

Mr. Alvin Block, AICP
Principal Planner
Lee County Department of Community Development
August 9, 2006
Page 2

RECEIVED
AUG 21 2006
COMMUNITY DEVELOPMENT

DCI 2005-00025

- 6c3) If the property encompasses 10 or more acres the survey must be tied to the state plan coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment).

The revised boundary survey is not tied to the State Plane Coordinate System for the Florida West Zone (North America Datum of 1983/1990 Adjustment). Please tie and display at least (2) coordinates, one coordinate being the point of beginning (POB) of the subject property and the other an opposing corner on the Survey.

Response: The survey firm of Hole, Montes will be supplying this information to the County.

21) Miscellaneous Items.

Master Concept Plan:

- A. Due to the inclusion of the International Design Center into the CPD it will be necessary to revise the request to read as follows:

Amend Resolution Z-02-043A (International Design Center) by adding and rezoning 17.46+/- acres from general commercial (CG) to the commercial planned development to allow an additional 90,000

Sq ft of office; 5,000 sq ft of retail; and 125 hotel/motel units to the commercial planned development, not to exceed 60ft. in height. No blasting is being proposed. The applicant indicates that development of this site will include connection to public potable water and public sanitary-sewer service.

Please advise if this wording is appropriate.

Response: The wording is appropriate and acceptable to the applicant.

- B. It was agreed to add the 17.46+/- acres to the 9.11+/- acres by amending the existing commercial planned development approved by Resolution Z-02-043A (International Design Center), which required a revised master concept plan and a new legal description for the entire property.

Mr. Alvin Block, AICP
Principal Planner
Lee County Department of Community Development
August 9, 2006
Page 3

The revised legal description and master concept plan were not provided. The revised master concept plan is separate and different from Map H. This still needs to be provided.

Response: Please see attached revised Master Concept Plan that now incorporates the International Design Center Property into the concept plan to depict the entire parcel, while still providing the specific details of the Miromar Square hotel and office parcel, per Lee County's request.

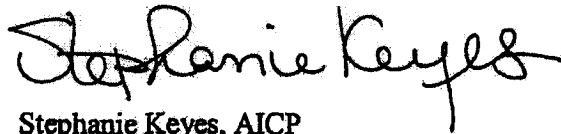
- C. Since the International Design Center property will be included in the application, please provide authorization from the property owner(s) of International Design Center.

Response: The new affidavit was previously submitted to Lee County by the Pavese Law Firm under separate cover, and should suffice for this application.

Should you have any questions or need additional information, please call.

Very truly yours,

JOHNSON ENGINEERING, INC.



Stephanie Keyes, AICP
Principal Planner

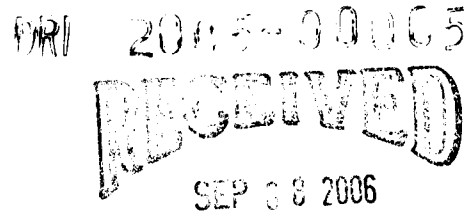
Enclosure

cc: Miromar Development
Neale Montgomery, Pavese Law Firm

RECEIVED
AUG 21 2006

COMMUNITY DEVELOPMENT

DCI 2005-00025



LCDOT Sufficiency Checklist

COMMUNITY DEVELOPMENT

1) Sufficiency Comments.

The submittal indicates a traffic study has been submitted under separate cover, but as of 6/28 it has not been received, therefore the previous questions below have not been addressed"

- a) Three Oaks Pkwy from Alico Rd to Daniels Pkwy is not an existing or a 3 year committed improvement facility. This would appear to affect the northbound trip distribution in Figure 4B and subsequent calculations. We apologize for the error in the graphic indicating 8 lanes but I-75 from Bonita Beach Road to Daniels Parkway is currently committed as a 6 lane freeway. Recent funding has also expanded the committed 6-laning north to Palm Beach Boulevard and south into Collier County. Please correct the study references and calculations for these facilities.
- b) The applicant's consultant called to discuss the methodology in late November. However, some corrections in calculation methods in the December 2005 study needed. The peak season peak hour traffic volumes were calculated from AADT and a peak hour % of weekday in the peak season. The standard is based on AADT multiplied by the K-100 factors. The study used historic rates instead of the more traditional historic growth rates. LCDOT staff evaluation will include a comparison to LOS results using historic growth rates while discussing the likely influence of committed road improvements. Use of the regional growth rate for the all facilities in the study area may yield different LOS results on road segments.
- c) Clarifications are needed for the difference in trip distribution from the original approved DRI. Of most concern is the reduction of project traffic on the 4 lane portion of U.S. 41 to below the significance threshold. Additional explanation of the justification for the difference is necessary.
- d) This is not a sufficiency comment, but we will refer to the original SWFRPC staff report page 24 as the reference for approved ADA trip generation estimate. In Table 1A the applicant's consultant refers to ITE Trip Generation 7th edition.
- e) This is not a sufficiency comment, but we will refer to the Three Oaks Middle School and Three Oaks Regional Park as external uses for the purpose of evaluating the residential and commercial development.

A copy of the updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been submitted directly to Andy Getch.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

18) Developments of Regional Impact. Developments of Regional Impact must comply with fee information submittal requirements of F.S. ch 380. [34-203(a)]

- A. The resubmittal documents refer to the "revised land use table". However, this table was not submitted with the documentation. Please submit the requested table.

The entire Land Use Table in the previous DRI Development Order is to be replaced by the newly revised Land Use Table. A copy of this new Land Use Table is attached.

Villages of San Carlos
DRI2005-00005 - NPC Application (NOPC) #4
Page 2 of 2

- B. This rezoning is in conjunction with a rezoning application for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient

So noted, we have also provided a response to the DCI rezoning sufficiency comments.

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SEP 14 2005

COMMUNITY DEVELOPMENT

DRI 2005-00005

Land Use Table:

COMMUNITY DEVELOPMENT

Land Use Table		
• Residential Tracts + R/W Total	309.32 acres <u>49.01 acres</u> 358.33 acres	2,500 D.U.'s
• Commercial	25.35 acres	158,799 SF
• County Park	44.97 acres	-
• Public Facilities	17.28 acres	-
• School	25.03 acres	-
• Preserve	23.80 acres	-
Total	494.76 acres	-

to some file
del 2005-00054

Staff Report Comments:

- 1) II.D.2.a ; Parcels "F" & "F-1" Uses
 - **Hardware Store Use** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A hardware store is a likely tenant in a retail center of this size.
 - **Recreation Facilities, Commercial** - staff report lists Groups I & II as allowed. However Group II is now listed as "Reserved" in Sec. 34-622. The activities that had been previously allowed by Group II, included coin operated arcades and pool halls, which have now been combined into Group I. We believe that Group IV should be included (instead of Group II), as it is a use allowed in a "CC" district. Group IV "Indoor Facilities" includes uses such as Bingo Halls, Bowling Alleys, & Health Clubs, which are all possible tenants in a retail center of this size.
 - **Rental or Leasing Establishments, Group III "Automotive"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A small rental car agency is a likely tenant in a retail center of this size.
 - **Storage, Enclosed** - was a use that had been previously allowed, but is no longer defined or listed in the current LDC. We would suggest that the use "Storage, Open" be added with a limitation that mimics the original definition of "enclosed storage", (i.e. the keeping of goods or products within a structure not defined as a building, or within a completely fenced in area screened so as not to be seen from any other property). Storage, Open is a use allowed in a "CC" district.
 - **Transportation Services, Group II "Automobile"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. This use allows businesses that provide services such as limousine, taxi, as well as non-emergency transport. We see no reason to exclude this use from this commercial area.
 - **Vehicle & Equipment Dealers, Group II "Motorcycle and lawnmower dealers"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A motorcycle or lawnmower dealership is a possible tenant in a retail center of this size. We see no reason to exclude this use from this commercial area.
- 2) II.D.4.a.(1); This should read: "Permitted uses within the Eastgate, Cypress Chase, Pine Glen & Pine Run single family subdivisions are limited to the following uses:" Note that each of the four (4) named subdivisions were recorded as two (2) separate phases (i.e. Unit One & Unit Two).
- 3) II.D.4.b.(1); This should read: "The single family residential areas shall be limited to a maximum density of 4 units per acre, in those specific areas denoted in the original DRI Development Order. In no case, however shall the density for the RPD area (375.4 acres) exceed 2,500 units."
- 4) II.D.5. & 12; Maximum building height / separation - Condition 5 limits height to 35' subject to compliance with LDC Sec. 34-2174(a) for increases in setbacks "wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area". Condition 12 states that "Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Sec. 34-935(e)(4)". However LDC Sec. 34-2174(b) infers that the increases in setbacks will only apply in zoning districts that do not specify a maximum building height. The applicant has suggested that stating these two (2) conditions (i.e. re-statement of the code requirements), without establishing a maximum building height for specific tracts within this planned development, is a greater restriction than what was previously approved. Note that condominium uses have previously and are still approved for up to eight (8) stories in height.

RECEIVED
APR 11 2007
ZONING

Staff Report Comments:

- 1) II.D.2.a ; Parcels "F" & "F-1" Uses
 - **Hardware Store Use** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A hardware store is a likely tenant in a retail center of this size.
 - **Recreation Facilities, Commercial** - staff report lists Groups I & II as allowed. However Group II is now listed as "Reserved" in Sec. 34-622. The activities that had been previously allowed by Group II, included coin operated arcades and pool halls, which have now been combined into Group I. We believe that Group IV should be included (instead of Group II), as it is a use allowed in a "CC" district. Group IV "Indoor Facilities" includes uses such as Bingo Halls, Bowling Alleys, & Health Clubs, which are all possible tenants in a retail center of this size.
 - **Rental or Leasing Establishments, Group III "Automotive"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A small rental car agency is a likely tenant in a retail center of this size.
 - **Storage, Enclosed** - was a use that had been previously allowed, but is no longer defined or listed in the current LDC. We would suggest that the use "Storage, Open" be added with a limitation that mimics the original definition of "enclosed storage", (i.e. the keeping of goods or products within a structure not defined as a building, or within a completely fenced in area screened so as not to be seen from any other property). Storage, Open is a use allowed in a "CC" district.
 - **Transportation Services, Group II "Automobile"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. This use allows businesses that provide services such as limousine, taxi, as well as non-emergency transport. We see no reason to exclude this use from this commercial area.
 - **Vehicle & Equipment Dealers, Group II "Motorcycle and lawnmower dealers"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A motorcycle or lawnmower dealership is a possible tenant in a retail center of this size. We see no reason to exclude this use from this commercial area.
- 2) II.D.4.a.(1); This should read: "Permitted uses within the Eastgate, Cypress Chase, Pine Glen & Pine Run single family subdivisions are limited to the following uses:" Note that each of the four (4) named subdivisions were recorded as two (2) separate phases (i.e. Unit One & Unit Two).
- 3) II.D.4.b.(1); This should read: "The single family residential areas shall be limited to a maximum density of 4 units per acre, in those specific areas denoted in the original DRI Development Order. In no case, however shall the density for the RPD area (375.4 acres) exceed 2,500 units."
- 4) II.D.5. & 12; Maximum building height / separation - Condition 5 limits height to 35' subject to compliance with LDC Sec. 34-2174(a) for increases in setbacks "wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area". Condition 12 states that "Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Sec. 34-935(e)(4)". However LDC Sec. 34-2174(b) infers that the increases in setbacks will only apply in zoning districts that do not specify a maximum building height. The applicant has suggested that stating these two (2) conditions (i.e. re-statement of the code requirements), without establishing a maximum building height for specific tracts within this planned development, is a greater restriction than what was previously approved. Note that condominium uses have previously and are still approved for up to eight (8) stories in height.

RECEIVED
MAR 27 2005
PERMIT COUNTER

DCI 2005-00054
PRELIMINARY

NOV 0 8 2005

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

- a) The approved trip generation is not specifically indicated in Resolution 81-1. However, the Southwest Florida Regional Planning Council Staff Assessment includes trip generation estimates. For older DRI's, the staff estimates are generally considered the approved project trip generation.

So noted.

- b) Three Oaks Middle School and Three Oaks Regional Park may be considered as external uses for the transportation analysis.

So noted.

- c) Internal capture between residential, retail and office uses and pass-by capture is best calculated using the methods outlined in the ITE Trip Generation Handbook.

So noted.

- d) A determination of regional impacts based on Rule 9J-2.045 and a comparison to impacts identified in the original SWFRPC staff assessment should be included in the analysis. A meeting to discuss methodology is recommended.

An updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, will be provided under separate cover directly to Andy Getch.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Legal Requirements Sufficiency Checklist

5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-202(a)]

Along with DCI2005-00054

We believe that the applicant has filed the application utilizing the appropriate forms, however if you believe this not to be the case, please provide us with copies of the correct forms.

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below.

See individual responses below.

6a3) If the application includes multiple abutting parcels or consists of other than one or more undivided

DRI 2005-00005

Villages of San Carlos
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platted lots, the legal description must specifically describe the perimeter of the total property, by metes & bounds with accurate bearings and distance for every line, but need not describe each individual parcel. [34-202(a)(1)]

As per the above-referenced LDC requirement, please generate an additional overall metes & bounds legal description on a 8.5" by 11" sheet. It must specifically describe the PERIMETER Boundary of the TOTAL property without "together with & less and except language" by providing accurate bearings and distances for every line, but NOT each individual parcel. The submitted legal description is not acceptable because it includes "together with & less and except language". Thanks.

An overall (metes & bounds) legal description has been prepared by the surveyor, and is attached.

6b) Certified sketch of description. A certified sketch of description as set out in Chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document. This is in addition to the already provided Boundary Survey. Thanks.

A certified sketch of the overall (metes & bounds) legal description has been prepared by the surveyor, and is attached.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]

As per the above-referenced LDC requirement, please tie and display at least (2) coordinates on two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

The survey sketch has referenced and displayed at least (2) coordinates, tied to the Florida State Plane (West Zone) coordinate system.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

So noted.

8) Contact. *The Planner may be contacted regarding any questions on this Checklist.*

Please contact Luis G. Machado, Planning / Zoning Technician at (239) 479-8485 or e-mail: lmachado@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

DRI 2005-00005

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*1a) The application was signed by the owner of the property or an authorized representative.
[34-201(a)(1)a.1.]*

The affidavit for public hearing was signed by Alan Freeman as the owner of the property. However, the disclosure of interest form shows Alan Freeman as president of a corporation. Therefore, if the title and name of the corporation are correct then they should be on the affidavit for public hearing. However, staff has not found the corporation name in the valid STRAP numbers provided by the applicant.

The developer of the project is Southwest Florida Capital Corporation, which includes Alan C. Freeman, Paul H. Freeman, and Neil D. Freeman as officers / directors. With the exception of the parcel identified by STRAP Number 15-46-25-00-00005.1070, the ownership of the various undeveloped parcels are also held in some fashion (jointly, as a trust, tenants in common, etc.) by Alan C. Freeman, Paul H. Freeman, and Neil D. Freeman.

Also, there is an affidavit from Alan Freeman signing the Affidavit for public hearing as the President of Southwest Florida Capital Corporation. However, of the STRAP numbers provided, none are in the name of Southwest Capital Corporation.

The requisite "disclosure of interest", and authorization forms are attached.

The STRAP Numbers are as follows:

10-46-25-00-00001.2030 Freeman Paul H 1/2 Int + Lee-Oaks LLC 1/2 Int T/C

The undeveloped portion of Parcel M (as shown on the MCP).

15-46-25-00-00005.1020 Freeman Paul H etal Alan C. Freeman

The undeveloped portion of "commercial" Parcel F (as shown on the MCP).

15-46-25-00-00005.1050 Freeman Paul H etal

The newly proposed commercial Parcel F-1 (as shown on the MCP).

15-46-25-00-00005.1000 Freeman Paul H. Alan C. Freeman

The cypress preserve labeled as Parcel A (as shown on the MCP).

15-46-25-00-00005.102A Freeman Paul H etal Alan C. Freeman

The developed portion of "commercial" Parcel F (as shown on the MCP).

(Remainder of STRAP Numbers were invalid numbers)

STRAP Number 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

DRI 2005-00005

NOV 08 2005

Therefore, an affidavit should be provided and properly executed for each of the above entities, if they are different.

The requisite "disclosure of interest", and authorization forms are attached. If others are deemed to be required, they will be provided.

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)c.]

Source Inc. will be acting as agent for the project. Therefore, the agent must provide a document establishing his authority, which has been signed by the owner and notarized by a notary public.

Source, Inc. is one of the consultants employed by the applicant to assist in the preparation of the application. Alan C. Freeman as President of Southwest Florida Capital Corporation is the agent filing this application on behalf of the property owners.

Also, the NOPC lists W. Dexter Bender & Associates., Inc. as an authorized agent, however the Lee County Application for public Hearing for a DRI does not list W. Dexter Bender & Associates., Inc as an agent. Please correct this discrepancy. Also, the agent must provide a document establishing his authority, which has been signed by the owner and notarized by a notary public.

W. Dexter Bender & Associates, Inc. is another consultant employed by the applicant to assist in the preparation of the application. Alan C. Freeman as President of Southwest Florida Capital Corporation is the agent filing this application on behalf of the property owners.

1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

The Disclosure of interest form lists Julio J. Gonzalez as 100% ownership under a General Partnership or Limited Partnership. However, Julio J Gonzales does not show up under any of the valid STRAP Numbers provided by the applicant. Also, Disclosure of interest forms must be provided for each different entity with the corresponding STRAP Number(s) listed on each executed Disclosure of interest form.

STRAP Number 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

6a4) The individual STRAP number for each parcel must be provided. [34-202(a) (1)]

The applicant has provided nine (9) STRAP Numbers for the subject property. However, all the STRAP Numbers do not appear to be valid numbers. Please provide a complete list of valid STRAP Numbers.

The zoning amendment primarily affects only the undeveloped parcels still under control by the applicant as well as the parcel owned by "Villages of Cypress Island, LLLP". The following is a list of all of the parcels affected, including those which have already been developed, but are still

DRI 2005-00005

6 NOV 08 2005

under control of the applicant. They are listed as follows:

- 1) 10-46-25-00-00001.2030 is the undeveloped portion of "residential" Parcel M (as shown on the MCP).
- 2) 15-46-25-00-00005.1020 is the undeveloped portion of "commercial" Parcel F (as shown on the MCP).
- 3) 15-46-25-00-00005.102A is the already developed portion of "commercial" Parcel F (as shown on the MCP). It is also known as the Three Oaks Town Center.
- 4) 15-46-25-00-00005.1050 is the newly proposed (expanded) commercial Parcel F-1 (as shown on the MCP).
- 5) 15-46-25-00-00005.1000 is the existing cypress preserve labeled as Parcel A (as shown on the MCP).
- 6) 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

18) Developments of Regional impact. Developments of Regional impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]

A. Please provide our office with all previously approved DRI amendments.

All previously approved DRI amendments are attached.

B. Please provide a draft of the complete DRI Development Order showing all the proposed changes in strike through and underline format.

A draft DRI Development Order showing all the proposed changes (in strike through and underline format is attached.

C. The DRI development order Item 2.1.c. states: "Map H of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference". Please provide the appropriate updated Map H to accompany the DRI Development Order, given DRI item 2.1.c. (this may be a series of maps) .

The proposed MCP (Exhibit B-1) is intended to replace the previous DRI Map H.

D. In the rezoning request you requested that an Adult Living Facility (ALF) be added to the schedule of uses for the commercial planned development

The applicant is requesting to include Assisted Living Facilities (ALF) units as some of the

DRI 2005-00005

104 0 8 2005

multi-family units that are proposed within the residential tracts or as a stand alone facility within the commercial tracts. No specific location or number of units has been determined at this time. This ALF option, if exercised, will comply with all aspects of LDC Sec. 34-1411, as well as the density equivalents set forth in LDC Sec. 34-1494.

(Parcels F and F1). Will the ALF be only on Parcels F and F1 ? Also, the ALF is not shown on Exhibit "B", Revised Land Use Table. What is the total number of units for the ALF?

No specific location or number of units has been determined at this time. This ALF option, if exercised, will comply with all aspects of LDC Sec. 34-1411, as well as the density equivalents set forth in LDC Sec. 34-1494, and replace the equivalent commercial square footage or multi-family units shown in the revised land use table.

- E. In the Revised Land Use Table, Exhibit "B", the Phase II, acres column Low Density South Parcel and High Density South Parcel add up to a total of 76.22 acres (42.78 + 33.44). However the survey shows a total acreage of 76.15 acres. Please clarify this discrepancy. This discrepancy also shows up in Total Project Acreage column for the Low Density South Parcel and High Density South Parcel.

This is a minor discrepancy which has occurred as a result of the newly prepared and computed survey sketch. The applicant does not feel that this presents any problem.

- F. The application for NOPC, item 5, Proposed Changes, change #5, shows 2010 being established as the downsizing date. However, the draft Development Order, Page 2, item 4.i. does not mention a downsizing date, other than to say, "The Villages of San Carlos DRI shall be not be subject to downsizing, ..." Please clarify this discrepancy.

The referenced discrepancy has been corrected.

- G. See attached comments from the School District of Lee County dated June 21, 2005.

"In August of 1991 the Developers of the Villages of San Carlos dedicated 25.09 acres to The Lee County School District for a middle school site. This dedication of the property was in lieu of any school impact fees if and when enacted. The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Villages of San Carlos developers will receive school impact credits".

So Noted.

- H. See attached comments from the Department of Public Works dated June 24, 2005.

"It appears that the applicant may be proposing to rezone the existing 17.3 acre parcel which is owned by Lee County Utilities and developed with a wastewater treatment plant. Based on the information provided with the request, Lee County has not authorized the rezoning of this parcel at this time. Please have the applicant provide information to explain exactly what they are proposing including a list of proposed permitted uses and property development regulations. In addition, please have the applicant provide a proposed Master Concept Plan which reflects the Planned Development rezoning. Further, it may also be helpful to have Public Works staff meet with the applicant prior to resubmittal of any application documents."

Villages of San Carlos
DRI2005-00005 - NPC Application (NOPC)
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The department of public works staff was contacted and they concurred that the Three Oaks wastewater treatment facility parcel "G", should be rezoned from CPD to CFPD. The requisite authorizations will be forthcoming, directly from that department.

DRI 2005-00005

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

- a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, will be provided under separate cover directly to Andy Getch.

- b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd, north Cypress Drive and MF entrance.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, will be provided under separate cover directly to Andy Getch.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

1) Description of Existing Conditions, Soils, Vegetation Flucucs, Topography. The application for a Planned Development must be accompanied by the following: [34-373(a) (4)]

1a) Aerial Photograph. An aerial photograph (at a maximum scale of 1:200 for field verification) with the site clearly delineated. [34-373(a)(4)d.]

Please submit an original aerial for the undeveloped portions of the project. ES staff utilize these during field inspections.

A copy of the most recent aerial photographs for this project, (as obtained from the Property Appraisers Mapping Dept.) have been attached.

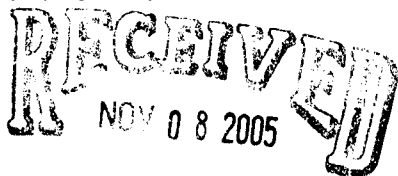
1b) Maps. Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]

1b2) Vegetation/Ground Cover. Vegetation and ground cover classified in accordance with the Florida Land Use and Cover Classification System. [34-373(a)(4)e.i.]

Please submit for undeveloped portions of the project.

Please see the prior letter from Lee County Environmental Sciences regarding updated vegetation and ground cover mapping for the undeveloped portions of the project, which are to be provided during the development order phase for each of the remaining parcels.

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments. [34-373(b)(2)]



DCI 2005-00054

Please submit for the undeveloped parcels.

A protected species survey for the undeveloped portions of the project has been prepared by the environmental consultant.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@2leegov.com

Legal Requirements Sufficiency Checklist

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below.

See individual responses below.

6a3) if the application includes multiple abutting parcels or consists of other than one or more undivided platted lots, the legal description must specifically describe the perimeter of the total property, by metes & bounds with accurate bearings and distances for every line, but need not describe each individual parcel. [34-202(a)(1)]

As per the above-referenced LDC requirement, please generate an additional overall metes & bounds legal description on a 8.5" by 11" sheet. It must specifically describe the PERIMETER Boundary of the TOTAL property without "together with & less and except language" by providing accurate bearings and distances for every line, but NOT each individual parcel. The submitted legal description is not acceptable because it includes "together with & less and except language".
Thanks.

An overall (metes & bounds) legal description has been prepared by the surveyor, and is attached.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document. This is in addition to the already provided Boundary Survey. Thanks.

A certified sketch of the overall (metes & bounds) legal description has been prepared by the surveyor, and is attached.

6c3) if the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a) (2)]

As per the above-referenced LDC requirement, please tie and display at least (2) coordinates on

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two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

The survey sketch has referenced and displayed at least (2) coordinates, tied to the Florida State Plane (West Zone) coordinate system.

7) Miscellaneous items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

So noted.

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planning / Zoning Technician at (239) 479-8485 or e-mail: lmachado@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

*1a) The application was signed by the owner of the property or an authorized representative.
[34-201(a)(1)a.1.]*

The affidavit for public hearing was signed by Alan Freeman as the owner of the property. However, the disclosure of interest form shows Alan Freeman as president of a corporation. Therefore, if the title and name of the corporation are correct then they should be on the affidavit for public hearing. However, staff has not found the corporation name in the valid STRAP numbers provided by the applicant.

The developer of the project is Southwest Florida Capital Corporation, which includes Alan C. Freeman, Paul H. Freeman, and Neil D. Freeman as officers / directors. With the exception of the parcel identified by STRAP Number 15-46-25-00-00005.1070, the ownership of the various undeveloped parcels are also held in some fashion (jointly, as a trust, tenants in common, etc.) by Alan C. Freeman, Paul H. Freeman, and Neil D. Freeman.

Also, there is an affidavit from Alan Freeman signing the Affidavit for public hearing as the President of Southwest Florida Capital Corporation. However, of the STRAP numbers provided, none are in the name of Southwest Capital Corporation.

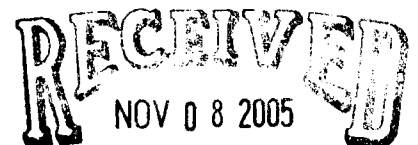
The requisite "disclosure of interest", and authorization forms are attached.

The STRAP Numbers are as follows:

10-46-25-00-00001.2030 Freeman Paul H 1/2 Int + Lee-Oaks LLC 1/2 Int T/C

The undeveloped portion of Parcel M (as shown on the MCP).

15-46-25-00-00005.1020 Freeman Paul H etal Alan C. Freeman



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The undeveloped portion of "commercial" Parcel F (as shown on the MCP).

15-46-25-00-00005.1050 Freeman Paul H etal

The newly proposed commercial Parcel F-1 (as shown on the MCP).

15-46-25-00-00005.1000 Freeman Paul H. Alan C. Freeman

The cypress preserve labeled as Parcel A (as shown on the MCP).

(Remainder of STRAP Numbers were invalid numbers)

STRAP Number 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

Therefore, a properly executed affidavit should be provided for each of the above entities if they are different.

The requisite "disclosure of interest", and authorization forms are attached.

1a1) if the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)c.]

It is staff's understanding that Source inc. will be acting as agent for the project. Therefore, the agent must provide a document establishing his authority, which has been signed by the owner and notarized by a notary public. Also, the application should be amended to reflect Source inc. as the agent.

Source, Inc. is one of the consultants employed by the applicant to assist in the preparation of the application. Alan C. Freeman as President of Southwest Florida Capital Corporation is the agent filing this application on behalf of the property owners.

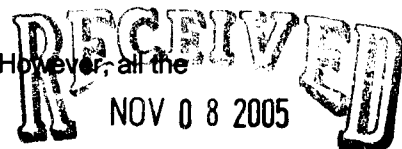
1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

The Disclosure of interest form list Villages of Cypress island, LLP as 100% ownership. However, the LLP does not show up under any of the valid STRAP Numbers provided by the applicant. Also, Disclosure of interest forms must be provided for each different entity with the corresponding STRAP Number(s) listed on each executed Disclosure of interest form.

STRAP Number 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

6a4) The individual STRAP number for each parcel must be provided. [34-202(a)(1)]

The applicant has provided nine (9) STRAP Numbers for the subject property. However, all the



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STRAP Numbers do not appear to be valid numbers. Please provide a complete list of valid STRAP Numbers.

The zoning amendment primarily affects only the undeveloped parcels still under control by the applicant as well as the parcel owned by "Villages of Cypress Island, LLLP". The following is a list of all of the parcels affected, including those which have already been developed, but are still under control of the applicant. They are listed as follows:

- 1) 10-46-25-00-00001.2030 is the undeveloped portion of "residential" Parcel M (as shown on the MCP).
- 2) 15-46-25-00-00005.1020 is the undeveloped portion of "commercial" Parcel F (as shown on the MCP).
- 3) 15-46-25-00-00005.102A is the already developed portion of "commercial" Parcel F (as shown on the MCP). It is also known as the Three Oaks Town Center.
- 4) 15-46-25-00-00005.1050 is the newly proposed (expanded) commercial Parcel F-1 (as shown on the MCP).
- 5) 15-46-25-00-00005.1000 is the existing cypress preserve labeled as Parcel A (as shown on the MCP).
- 6) 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Villages of Cypress Island, LLLP" (Julio J. Gonzalez, Registered Agent).

6f) Property owners list. A complete list of all owners of property subject to this request and their mailing addresses must be provided. If multiple parcels are involved, a map showing the owner's interest must be provided. The names & addresses of property owners will be deemed to be those appearing on the latest county tax rolls. [34-202(a)(5)]

Please provide the required property owners list and two (2) sets of mailing labels.

The property owners list and mailing labels were delivered to Bryan Kelner on June 23, 2005.

6g) Surrounding property owners list. A complete list, and two (2) sets of mailing labels, of all property owners, and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request [34-202(a)(6)]*

Please provide the required property owners list and two (2) sets of mailing labels.

The property owners list and mailing labels were delivered to Bryan Kelner on June 23, 2005.

6h) Surrounding property owners map. A map displaying all parcels of property within 500 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must*

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reference by number or other symbol the names on the surrounding property owners list. [34-202(a)(7)]

Please provide the required surrounding property owner's map.

The property owners map (as prepared by the property appraisers office) was delivered to Bryan Kelner on June 23, 2005.

6n) if blasting is proposed, the application must show location of the blasting and demonstrate what measures will be used to ameliorate any negative impacts. This must include soil borings, drawings showing the location(s) of the blasting, and any other information deemed necessary to allow compatibility analysis. {34-202(b)(6)}

If blasting is proposed, please respond to the above requirements.

No blasting is proposed, for the remainder of this project development at this time, however if at a later date, blasting becomes the only reasonable alternative to facilitate excavation, then another application will be made, along with the requisite documentation.

6o) Statement from the owner describing the type and intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application. " {34-202(b)(7)}

It is my understanding that agriculture exists on portions of the subject property. Please respond to the above requirements agricultural uses existing on the subject property in accordance with Section 34-202(b)(7) of the LDC.

Copies of the "agricultural use" exhibits and affidavits are attached.

For your assistance staff has provided a copy of the type of affidavit required for an existing agricultural use.

Copies of the "agricultural use" exhibits and affidavits are attached.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

- A. Sheet D, Current Land Use & Existing Zoning, must be updated to reflect current and existing zoning. The subject property must show the realignment of Three Oaks Parkway and the revised planned development zoning district, multiple-family high density and low density development areas, etc. and acreages assigned to each as proposed as part of this zoning action. Acreage numbers should be consistent with the revised Land Use Table for the DRI.

Copies of the updated Sheet D, is included in the revised plan set.

- B. Day care centers are shown for Parcel M and Parcel B of Sheet D. However, they are not shown on the revised master concept plan, Sheets B1 and B2. Since the day care centers are not shown on Sheets B1 and B2, is it the applicants intent to remove the day care center locations from the Current Land Use & Existing Zoning (Sheet D)? Please provide an explanation. If they are to be removed then the locations should be removed from Sheet D.

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The locations for possible day care centers within the "RPD" portion of the project have been removed, as they are no longer proposed to be within those "residential" areas. The "day care center allowable use" will remain within the "CPD" portion of the project, however no specific location is being defined on the MCP.

- C. The existing Land Use Summary table must be deleted from Sheet D and replaced with the revised Land Use Summary table shown on Sheet B2. Then, the revised Land Use Summary table on Sheet B2 can be deleted. This is consistent with the previously approved master concept plan.

Copies of the updated Sheet D, is included in the revised plan set.

The Land Use Summary Table list low density, high density and multiple family mixed density. However, Multiple family mixed density is not shown on the DRI Revised Land Use Table. Please make this consistent with the DRI Land Use Table. Multiple family mixed density is a new term. Please provide an explanation as to what this means.

The area of the site that previously contained Parcels "B", "C", "D", & "E" was bisected by a north-south loop road, that separated the multi-family parcels into low and high density. The low density was between the cypress preserve and the loop road, and the high density was between the loop road and Interstate 75. The proposed realignment of Three Oaks Parkway, to be "primarily adjacent" to Interstate 75, necessitating removing the previously proposed north-south loop road. The newly created parcel is made up from portions of both of the previously defined low and high density parcels. The new term "mixed density multi-family" is a term resulting from the mixture of low and high density into the combined development parcel. This parcel has been conceived as a "village" concept, including the different multiple family product types currently included in the existing zoning resolution.

- D. The heading "Plan Development Modifications", is a new addition to Sheet B2. This addition should be deleted from Sheet B2 and the reference numbers deleted from Sheets B1 and B2. The "Plan Development Modifications" table should be on Sheet C1, which replaces the old Table B-1, shown on Sheet C1, Resolution Z-91-083. The numbers 1a through 19 should be on Sheets C1 and C2 and the old circled numbers 1 through 11 should be (as applicable) incorporated into Sheets C1 and C2 or removed from Sheets C1 and C2. It should be noted that Sheets C1 and C2 appear to be also Map "H" for the DRI. Therefore, consistency must be maintained. The DRI development order item 2.1.c. references Map "H" of the original application for development approval states "... is modified by Exhibit A hereto, the zoning resolution adopted February 17, 1992, and by the revised master concept plan which is incorporated herein by reference". Please verify that Sheets C1 and C2 are also Map "H" for the DRI development order.

Exhibit B-1 (which includes sheets B1 & B2) is the newly proposed MCP that this zoning application is attempting to realize. The note with the heading "Plan of Development Modifications" is a summary list of what has changed from the previously approved MCP and this currently proposed MCP. The circled numbers on Exhibit B-1 (sheets B1 & B2), pertain to the locations on the plan where the referenced change has occurred. In a similar fashion, the note with the heading "Proposed Changes to the Previously Approved Schedule of Uses" is a

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summary list of what has changed from the previously approved Schedule of Uses and this currently proposed Schedule of Uses. Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change that we feel is appropriate to make to that exhibit is that of the "exhibit number" and the label that references it as the "previously approved MCP".

Under "Plan Development Modifications", item 1f list various housing types. However, this list of housing types does not match the dwelling unit types in the proposed property development regulations on Sheet B1 and Sheet C1. The property development regulation should be removed from Sheet B1 and Sheet C1, since they are in Resolution Z-91-083 (See Deviation (6)). Also, if property development regulations are not listed for all the housing types mentioned in "Plan Development Modifications", item 1f, then Deviation (6) must be amended to add these property development regulations or item 1f must be modified to exclude the housing types.

The various housing types listed in "Item 1f" are exactly the dwelling unit types that have been previously approved by Resolution Z-91-083. We understand that the current thinking by staff, is not to show the property development regulations on the MCP, but to include them in the zoning resolution. However, the list of housing types, and development regulations, that has been shown on Exhibit B-1 (which includes sheets B1 & B2) have been expanded slightly to include some newly proposed housing types that are now proposed. The proposed housing types are similar to those that were previously shown on the previous MCP, identified as Exhibit C-1 (which includes sheets C1 & C2), but are slightly different, necessitating the newly proposed categories as well as the development regulations.

- E. Under "Villages of San Carlos, Currently Approved Schedule of Uses", reference is made to Temporary Agricultural Uses in the RPD, CPD, and CFPD zoning districts. These should be deleted and a condition will be drafted to replace Temporary Agricultural Uses (See Sufficiency Item 6o) above).

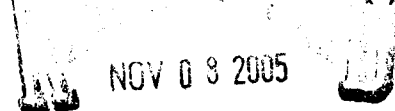
That referenced statement is what was "previously approved" and is still valid until this rezoning has been completed. The applicant has no objection to removing that entire notation, as well as others, after the zoning case has been heard, for recording a "clean copy" of the MCP, along with the new zoning resolution.

- F. The Legend, Existing Previously Completed, on Sheet B2, should also be shown on Sheet B1 for consistency.

The proposed MCP is a two sheet exhibit labeled as Exhibit B-1 (which includes both sheets B1 & B2), information, notes and legends found on one sheet, applies to the entire exhibit (i.e. both sheets). For clarity, we have added the legend to both sheets.

10) Lee Plan Compliance Narrative. A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). [34-373(a)(5)]

Please provide a Lee Plan narrative explaining how the proposed development complies with the Lee Plan and Sections 34-145(c)(2)a. and e., and 34-145(d)(3) of the LDC.



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The narrative explaining how the development complies with the Lee Plan and Sections 34-145(c)(2)a. & e. as well as 34-145(d)(3) of the LDC, was submitted with the previous zoning application. There is nothing that has changed that would require that previous statement to need to be revised or amended.

Also, a narrative must be provided explaining all the proposed changes and the reasons for the proposed changes. It is not clear in the application for the planned development rezoning just what the changes are or the reasons for the changes.

The proposed changes to the MCP have been summarized in the statements found in the notations entitled "Plan of Development Modifications", and "Proposed Changes to the Previously Approved Schedule of Uses", that are found on sheet B2 of the proposed MCP exhibit labeled as Exhibit B-1. The primary reasons for the changes are related to the revised alignment of Three Oaks Parkway by Lee County DOT, and how this realignment affected the development scenario within the remaining parcel configurations.

11) Master Concept Plan. All applications must be accompanied by a graphic illustration (Master Concept Plan) of the proposed development [34-373(a)(6)]

The revised master concept plan has been increased by one (1) sheet from that previously approved in Resolution Z-91-083. The sheets must be revised to reflect current conditions and proposed changes. Staff has commented throughout this sufficiency review on the changes required to the various sheet associated with the master concept plan.

The zoning exhibit plan set includes fourteen (14) sheets, the proposed MCP includes only two (2) sheets. Exhibit B-1 (which includes sheets B1 & B2) is the newly proposed MCP that this zoning application is attempting to realize. Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP.

For consistency, the revised sheets should reflect, as much as possible, the previously approved master concept plan, except for changes initiated by this zoning action.

So noted.

11a) Sizes of Plans. Copies of the Master Concept Plan must be provided in two (2) sizes, 24 inches by 36 inches and 11 inches by 17 inches in size. [34-373(a)(6)]

Please provide reduced copies (11 inch by 17 inch) of the revised 14 sheet master concept plan.

We have attached the required number of (11" x 17") reduced copies of the revised (fourteen (14) sheet) zoning exhibit plan set.

12b) Vehicular Access. The exact location of all points of vehicular ingress and 12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b]*

Sheets B1 and B2, Parcels B, C, D, & E do not show the exact location of all points of vehicular ingress and egress. Please provide this information as applicable to Sheets B1 and B2.

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The exact location of all proposed points of vehicular ingress and egress along the realigned Three Oaks Pkwy adjacent to Parcels B, C, D, & E, have been added to the revised MCP.

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

Sheet B2 lists the Villages of San Carlos Currently Approved Schedule of Uses. This should read Villages of San Carlos Schedule of Uses and the Schedule of Uses must be revised to reflect the current LDC uses. The "Proposed Changes to the Previously Approved Schedule", as shown on Sheet B2, must be incorporated into a new Schedule of Uses for the development.

The Schedule of Uses shown on Sheet B2 is the list that is "currently approved" for this development. The notation below labeled "Proposed Changes to Previously Approved Schedule of Uses", details what changes are being proposed. We can provide, or staff can compile, a composite list of all of the uses that would be allowed by executing those "proposed changes".

Today the Schedule of Uses are incorporated into the body of the zoning resolution and you may want to delete the Schedule of Uses (both current and proposed) from Sheet B2 and recreate the Schedule of Uses on a separate exhibit that can be worked into the body of the zoning resolution.

As stated above, we can provide, or staff can compile, a composite list of all of the uses that would be allowed by executing those "proposed changes", that can be incorporated into the body of the new zoning resolution.

The proposed Schedule of Uses are Shown on Sheet C2. The Schedule of Uses must be deleted from the Sheet C2. (This is a duplication of the Schedule of Uses shown on Sheet B2).

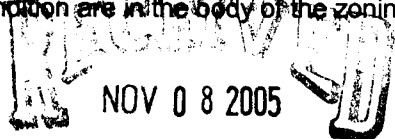
Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change that we feel is appropriate to make to that exhibit is that of the "exhibit number" and the label that references it as the "previously approved MCP".

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect the requested deviations wig have on the site plan. [34-373(a)(6)1.]

Sheet B1 list Deviations previously approved in Resolution Z-91-083. However, the deviations are not keyed to the master concept plan on Sheets B1 and B2. Please key the deviations appropriately.

The list of deviations shown on sheet B1 are those that were previously approved and utilized in the development of the project so far. Only one of those deviations had a "specific location" associated with it . These deviation locations were "defined" and not "keyed" on the previously approved MCP. We therefore have included them the same way as what had been previously approved.

The deviation requests can be shortened on Sheet B1, since the actual deviation request and condition are in the body of the zoning resolution. Therefore, staff recommends that the deviation



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language on Sheet B1 be more cryptic. Using Deviation 1 as an example, Deviation 1 would read: Deviation 1, for all districts, approved as conditioned.

The applicant has no objection to making the deviation language more cryptic, after the zoning case has been heard, for recording a "clean copy" of the MCP, along with the new zoning resolution.

Sheet C1 list all the deviations. These should be deleted from Sheet C1. Also, Determination requests should be deleted from Sheet C1 (See sufficiency Item 17, below).

Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change that we feel is appropriate to make to that exhibit is that of the "exhibit number" and the label that references it as the "previously approved MCP".

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-3 73(a) (8) ii]

The applicant is requesting that Assisted Living Facilities (ALF) be added to the Schedule of Uses in the commercial planned development (CPD) zoning district. Please provide the number of beds for the ALF.

The applicant is requesting to include Assisted Living Facilities (ALF) units as some of the multi-family units that are proposed within the residential tracts or as a stand alone facility within the commercial tracts. No specific location or number of units has been determined at this time. This ALF option, if exercised, will comply with all aspects of LDC Sec. 34-1411, as well as the density equivalents set forth in LDC Sec. 34-1494.

17) Waivers. Request(s) for waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file. [34-202(a)]

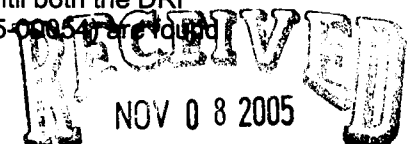
Sheet C1 has a Table entitled Determination Requests. This should be deleted from Sheet C1. If the applicant is requesting waivers from sections of the LDC as shown in the Determination Requests Table, Sheet C1, then the applicant must submit under separate letter head a request for waivers to the Director of Zoning. The application will not be found sufficient until a response is resubmitted as part of the sufficiency review.

Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change that we feel is appropriate to make to that exhibit is that of the "exhibit number" and the label that references it as the "previously approved MCP".

18) Developments of Regional impact Developments of Regional impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]

This rezoning is in conjunction with a DRI Development Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient.

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So noted.

21) Miscellaneous items.

- A. Sheet A, Villages of San Carlos index, under Zoning - Survey/Legal Description Page F. Exhibits Two: A.2 & A.3. However, I see no Exhibits A.2 & A.3 as part of the application. Please provide these Exhibits.

That exhibit was prepared by the surveying consultant. The exhibit was provided but was not labeled as shown on the cover sheet. We have labeled that sheet to match the reference on the cover sheet in the revised zoning exhibit plan set.

- B. Revision table must be provided on each Sheet of the Master Concept Plan showing the latest revision, including the previous revision dates.

So Noted.

- C. All the sheets comprising the master concept plan, where appropriate, should be updated to show the changes in the road alignment and other associated changes.

So Noted.

- D. Sheet C2 shows the typical lake x-section. This must be relocated to Sheet B2 where it was originally located on the master concept plan for Resolution Z-91-083.

The typical lake cross section has been added to the sheet B2.

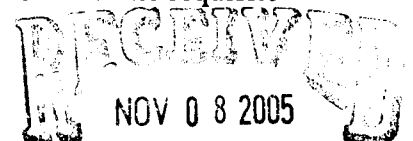
- E. Sheet B2 shows Parcels B, C, D, & E combined for residential. These parcels were originally shown as multiple family high density (Parcels E and D) or multiple family low density (Parcels B and C). Please indicate on Sheet B2 if these Parcels will be Multiple family low density or high density. This would be consistent with the DRI Revised Land Use Table which has acreages assigned to Parcels B, C, D, & E.

The newly created parcel is made up from portions of both of the previously defined low and high density parcels. The new term "mixed density multi-family" is a term resulting from the mixture of low and high density into the combined development parcel. This parcel has been conceived as a "village" concept, including the different multiple family product types currently included in the existing zoning resolution.

- F. The Three Oaks Treatment Facility is zoned currently zoned CPD, Parcel G. It is my understanding that the applicant is inquiring whether this Parcel should be rezoned to CFPD. Parcel G is owned by Lee County and the County's authorization would be required to rezone Parcel G. Please contact Mike Pavese, Public Works, 479-8505, to discuss this issue. If they wish to rezone, please provide the necessary authorizations.

The department of public works staff was contacted and they concurred that the Three Oaks wastewater treatment facility parcel "G", should be rezoned from CPD to CFPD. The requisite authorizations will be forthcoming, directly from that department.

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- G. Sheet C2, Under Notes, the first paragraph reads: "Refer to Sheet C1, Table B-1 for changes in the master concept plan indicated by the circled numbers" This is not clear, since there are two sets of circled numbers. Please clarify.

The referenced note is left over from when the current Exhibit C-1 (sheets C1 and C2) had been Exhibit B-1 from the zoning exhibit plan set approved with Resolution Z-91-083. They are referring to the changes that had been made at that time from the "original" MCP. They mean nothing to this application. As stated previously, Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change we felt appropriate to make to that exhibit was that of the "exhibit number" and the label that references it as the "previously approved MCP".

The second paragraph reads: "Refer to Sheet B1 for a List of Deviations from appropriate provisions of the Lee County zoning and development codes and ordinances". This is not necessary, please delete this note.

The referenced note is left over from when the current Exhibit C-1 (sheets C1 and C2) had been Exhibit B-1 from the zoning exhibit plan set approved with Resolution Z-91-083. They are referring to the changes that had been made at that time from the "original" MCP. They mean nothing to this application. As stated previously, Exhibit C-1 (which includes sheets C1 & C2) is the currently approved MCP. The only change we felt appropriate to make to that exhibit was that of the "exhibit number" and the label that references it as the "previously approved MCP".

- H. Sheet H has been revised for a typical single-family (standard) lot by adding setbacks for pool deck/enclosures, side setback reductions, building setbacks from water and privacy wall setbacks. Have the Property Development Regulations in Deviation (6) been adjusted to reflect these changes? A single-family (executive) typical lot has been added to Sheet H and have Property Development Regulations been established for these type (executive) of single-family lots? Also, a typical lot for zero lot line are shown on Sheet H. which have also been modified from the previously approved typical. Therefore, have the Property Development Regulations in Deviation (6) been adjusted to reflect these changes?

The list of housing types, and development regulations, that has been shown on Exhibit B-1 (which includes sheets B1 & B2) have been expanded slightly to include some newly proposed housing types that are now proposed. The proposed housing types are similar to those that were previously shown on the previous MCP, identified as Exhibit C-1 (which includes sheets C1 & C2), but are slightly different, necessitating the newly proposed categories as well as the development regulations. If another deviation is necessary to implement the additional unit type property development regulations, please advise.

- I. See attached comments from the School District of Lee County, dated June 21, 2005.

"In August of 1991 the Developers of the Villages of San Carlos dedicated 25.09 acres to The Lee County School District for a middle school site. This dedication of the property was in lieu of any school impact fees if and when enacted. The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Villages of San Carlos developers will receive school impact credits".

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So Noted.

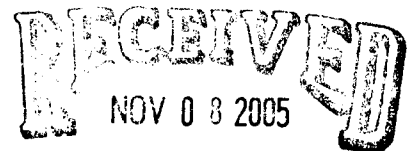
- J. See attached a completed agricultural affidavit that can be used as an example in providing an affidavit consistent with the requirements of Section 34-202(b)(7) of the LDC.

So Noted.

- K. See attached comments from the Department of Public Works, dated June 24, 2005.

"It appears that the applicant may be proposing to rezone the existing 17.3 acre parcel which is owned by Lee County Utilities and developed with a wastewater treatment plant. Based on the information provided with the request, Lee County has not authorized the rezoning of this parcel at this time. Please have the applicant provide information to explain exactly what they are proposing including a list of proposed permitted uses and property development regulations. In addition, please have the applicant provide a proposed Master Concept Plan which reflects the Planned Development rezoning. Further, it may also be helpful to have Public Works staff meet with the applicant prior to resubmittal of any application documents."

The department of public works staff was contacted and they concurred that the Three Oaks wastewater treatment facility parcel "G", should be rezoned from CPD to CFPD. The requisite authorizations will be forthcoming, directly from that department.



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LCDOT Sufficiency Checklist

COMMUNITY DEVELOPMENT

1) *Sufficiency Comments*

The resubmittal addressed the DRI comments but did not include intersection analyses previously requested at the project entrances, realigned Three Oaks Parkway San Carlos Blvd, north Cypress Drive and MF entrance.

The applicant has contracted with TR Transportation Consultants, Inc. (Ted Treesh), to perform the requested intersection analyses. Copies of the intersection analyses are attached.

2) *The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.*

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

3) *Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]*

Please revise the MCP to delineate a gopher tortoise preserve for the 76.12 acre undeveloped multifamily parcel.

The MCP has been revised to delineate the proposed preserve area within the referenced multifamily parcel.

13) *Contact The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.*

Kim Trebatoski, Principal Environmental Planner
(239) 479-9193
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

18) *Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]*

This rezoning is in conjunction with a DRI Development Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient.

So noted.

DCI 2005-00054

21) *Miscellaneous Items.*

A. A note has been provided on the master concept plan for the area east of the realigned road R/W, in the southeast corner, stating that this area is "Part of the R/W". However, no note is provided in the northeast corner of the realigned road R/W. Please provide the same note in the northeast

corner, east of the realigned R/W.

The referenced note has been added on the updated MCP.

- B. The legal descriptions do not include the rights of way within the boundary of the DCI/DRI. Consequently, the total of the parcel acreages equals 445.74 acres, while the overall boundary acreage totals 494.77. Because the roadways are within the boundary of the DCI/DRI and necessary to support the improvements, the legal descriptions of the parcels must include the roadways as well.

An additional legal description has been prepared for the rights-of-ways included within the boundary of the DCI/DRI.

- C. Environmental Sciences comments contained within this report are comments from the previous Insufficiency report. Environmental Sciences have not reviewed the protected species survey, therefore their comments will be forthcoming on the protected species survey.

So noted.

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Villages of San Carlos
DCI2005-00054 - PDA Application (PD Amendment) #4
Page 1 of 2
LCDOT Sufficiency Checklist

1) *Sufficiency Comments*

The submittal indicates a traffic study has been submitted under separate cover, but as of 6/28 it has not been received, therefore the previous questions below have not been addressed:

- a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.

A copy of the updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been submitted directly to Andy Getch.

- b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd north Cypress Drive and MF entrance.

A copy of the updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been submitted directly to Andy Getch.

2) *The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.*

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

- 2) *Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments [34-373(b)(2)]*

A protected species survey was received for Parcel M-2, however, there was not a protected species survey received for Parcel F-1 or Parcels B, C, D, & E. All undeveloped lands must be included in the protected species survey and preserves must be established for all listed species located. ES staff did locate a copy of a protected species survey for Parcels B, C, D, & E in a recently submitted development order. Please submit a protected species survey and FLUCCS map for Parcel F-1.

Copies of the protected species survey, along with the FLUCCS map for Parcel F-1 are attached. We do not know what happened to the protected species surveys that were included in our last submission, however in reviewing our file copy of the package that was submitted, we found a copy of the protected survey for both Parcel M-2 as well as Parcels B, C, D, & E.

- 3) *Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]*

Please revise the MCP to delineate a gopher tortoise preserve for the 76.12 acre undeveloped multifamily parcel.

The MCP has been revised to delineate the proposed preserve area within the referenced multifamily parcel.

- 13) *Contact The Environmental Planner may be contacted regarding any question on the*

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Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
(239) 479-9193
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

- 18) *Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]*

This rezoning is in conjunction with a DRI Development Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient.

So noted, we have also provided a response to the DRI sufficiency comments.

- 21) *Miscellaneous Items.*

- A. A note has been provided on the master concept plan for the area east of the realigned road R/W. However the note, which reads "Part of R/W is outside the proposed development. Please provide an arrow pointing to the area within the proposed development to which the note applies..

The referenced note has been relocated to within the subject parcel on the updated MCP.

- B. Please see attached comments from:

1. The School District of Lee County dated June 30, 2006.

The referenced letter has been reviewed and no action is required at this time.

2. Lee County Parks & Recreation dated June 27, 2006.

The referenced letter has been reviewed and the applicant acknowledges that the currently approved uses for the park site (Parcel K) will remain, and will also be utilized for the park expansion site (Parcel K-1). Therefore, no additional action is required at this time.

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AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE.

BEFORE ME, the undersigned authority, on this _____ day of _____ 2005, personally appeared Julio J. Gonzalez, Registered Agent for Villages of Cypress Island, LLLP, who is personally known to me or who produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the registered agent of the following described properties, to wit:

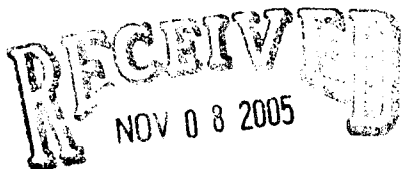
See attached Exhibit "A"
2. That the above described property was used for bona fide agricultural purposes; to wit livestock grazing and pasturage at the time of the Lee County Board of County Commissioners review and consideration of the re-zoning of the property described on the attached Exhibit "A".
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on the remaining undeveloped portion of the property. The portion of property, being used for the grazing of livestock is described on the attached Exhibit "A".
5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Julio J. Gonzalez, Registered Agent

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

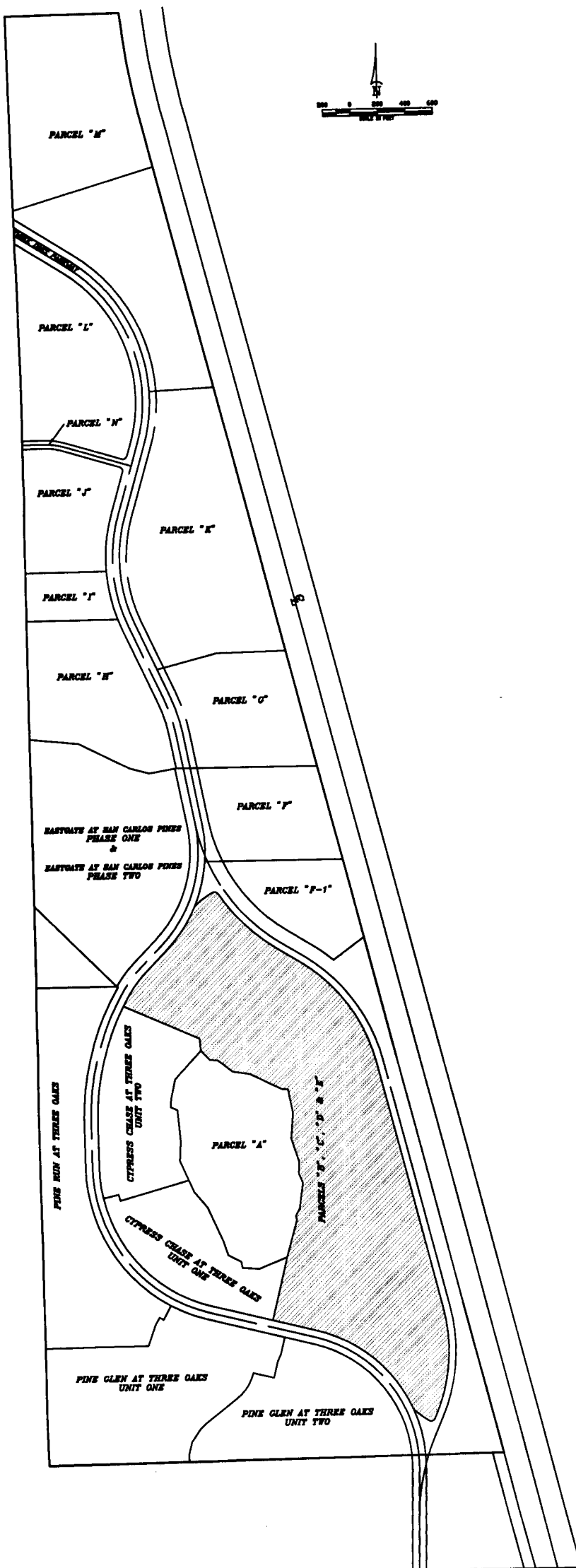


Signature of Notary Public

(Print, type or stamp commissioned name of
Notary Public)

Commission Number

DCI 2005-00054



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DCI 2005-00054

EXHIBIT "A2"
AGRICULTURAL USE AREA

JAMES P. ELLIOTT, P.E.
FLORIDA CERTIFICATE NUMBER 21022

DATE _____ 20__



SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.
110-01-03

DATE

SHEET NO.

1

1 OF 1

DRAWN BY

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE.

BEFORE ME, the undersigned authority, on this _____ day of _____ 2005, personally appeared Paul H. Freeman, who is personally known to me or who produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the trustee of the following described properties, to wit:

See attached Exhibit "A"

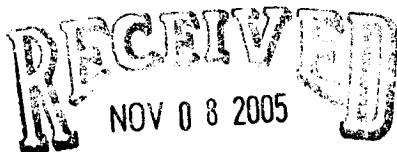
2. That the above described property was used for bona fide agricultural purposes; to wit livestock grazing and pasturage at the time of the Lee County Board of County Commissioners review and consideration of the re-zoning of the property described on the attached Exhibit "A".
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on the remaining undeveloped portion of the property. The portion of property, being used for the grazing of livestock is described on the attached Exhibit "A".
5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Paul H. Freeman, Trustee

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

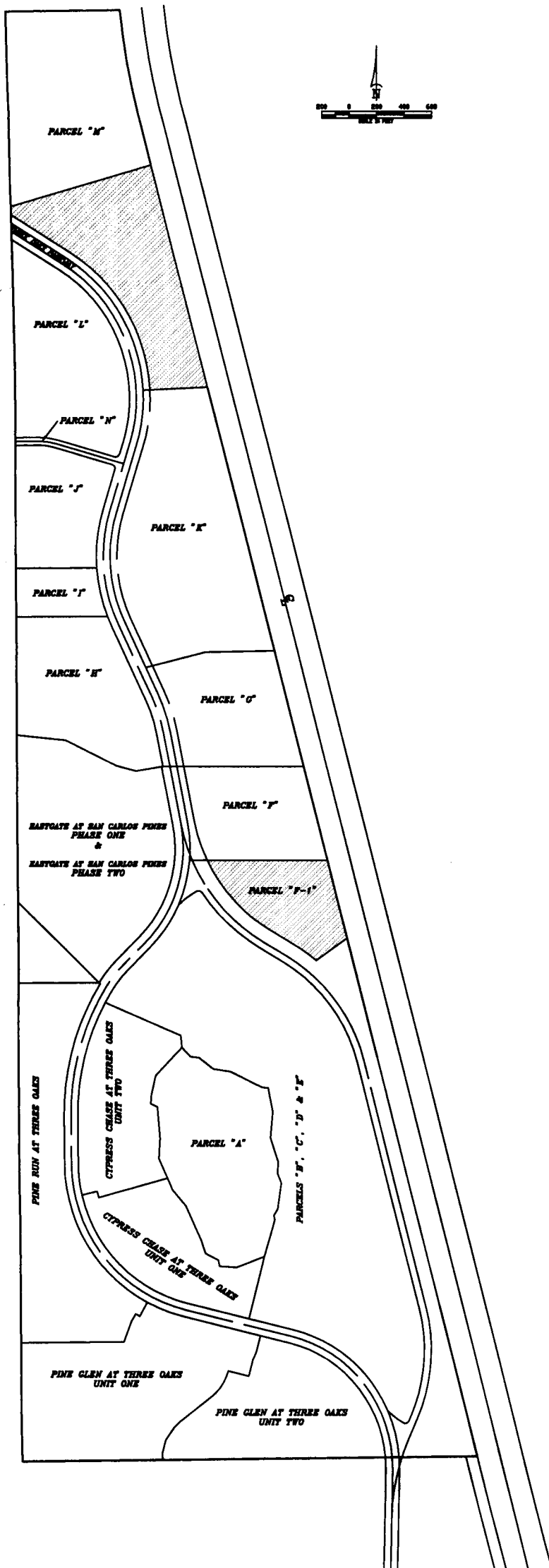


Signature of Notary Public

(Print, type or stamp commissioned name of Notary Public)

Commission Number

DCI 2005-00054



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NOV 08 2005

DCI 2005-00054

EXHIBIT "A1"
AGRICULTURAL USE AREA

JAMES P. ELLIOTT, P.E.
FLORIDA CERTIFICATE NUMBER 21022

DATE _____ 20__



SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.
110-01-03

DATE

SHEET NO.
1
OF 1
DRAWN

November 28, 2006

DCI 2005-00054

Mr. Timothy Pugh, P.E.
Source, Inc.
1334 Lafayette Street
Cape Coral, FL 33904

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RE: Villages of San Carlos DRI
DRI2005-00005

COMMUNITY DEVELOPMENT

Dear Mr. Pugh:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed NOPC Application for the Villages of San Carlos DRI. The comments and TR Transportation's response to those comments are listed below for reference.

The resubmittal addresses the DRI comments but did not include the intersection analysis previously requested at the project entrances, realigned Three Oaks Parkway, San Carlos Boulevard, North Cypress Drive, and multi-family entrance.

Turning movement counts were previously conducted along Three Oaks Parkway at its intersections with Cypress Drive North, San Carlos Boulevard, Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The results of the turning movement counts, which were conducted in 2002 and 2003, are illustrated on **Figure 1A** and **Figure 1B**. The existing traffic volumes were adjusted for peak season by utilizing the appropriate peak season factor obtained from the FDOT 2005 Peak Season Factor Category Report for Lee County. The volumes were then grown by the 6.05% area wide growth rate as calculated in the Villages of San Carlos DRI report prepared by Cathy Sweetapple & Associates dated August 2006.

Figure 2 illustrates the subject site and highlights the undeveloped parcels remaining within the Villages of San Carlos development. The trip generation assumed for each undeveloped outparcel is attached to the end of this document for reference and was developed utilizing the trip generation presented in the Villages of San Carlos DRI report dated August 2006. The site traffic from the undeveloped portion of the Villages of San Carlos DRI was then added to the appropriate intersections along Three Oaks Parkway. In addition, the turning volumes along the future Three Oaks Parkway alignment at its two intersections with the current Three Oaks Parkway alignment were calculated based on the turning movement counts performed along the current Three Oaks Parkway at its intersections with Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The through volumes utilized in the intersection analysis were

obtained from Table 7 of the Villages of San Carlos DRI report dated August 2006. The resulting 2009 build-out traffic volumes are illustrated on **Figure 3A** and **Figure 3B**.

Intersection analysis was then performed along Three Oaks Parkway at its intersections with the following roadways:

- North Multi-Family Entrance
- North Cypress Drive
- North Three Oaks Middle School Entrance/North Three Oaks Park Entrance
- South Three Oaks Park Entrance
- South Three Oaks Middle School Entrance
- San Carlos Boulevard
- North Connector to the current Three Oaks alignment
- South Multi-Family Entrance (Portofino Vineyards)
- South Connector to the current Three Oaks alignment

DCI 2005-00054

The latest version of the Highway Capacity Software, HCS+, was utilized to conduct the analysis. Based on the results of the analysis, the only intersections shown to operate below acceptable Level of Service conditions in 2009 are Three Oaks Parkway/San Carlos Boulevard, Three Oaks Parkway/North Connector, and Three Oaks Parkway/South Multi-Family Entrance.

At the intersection of Three Oaks Parkway and San Carlos Boulevard, the eastbound approach is shown to operate below acceptable Level of Service conditions during the PM peak hour. This Level of Service deficiency can be corrected by reconstructing the eastbound approach to include a dedicated left turn lane and a shared through/right turn lane. When analyzed as such, all movements at the intersection are shown to operate at an acceptable Level of Service condition.

At the intersection of Three Oaks Parkway and the North Connector to the current Three Oaks Parkway alignment, the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. This Level of Service deficiency could be corrected by signalizing the intersection and when analyzed as such all movements operate at an acceptable Level of Service condition. However, due to the proximity of the future traffic signal at the Three Oaks Parkway and San Carlos Boulevard intersection, there may be sufficient gaps created in traffic along Three Oaks Parkway for the eastbound left turning vehicles to complete the eastbound to northbound left turning movement without undue delay. Therefore, the need for a traffic signal at this location should be further analyzed after the realignment of Three Oaks Parkway has been completed.

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At the intersection of Three Oaks Parkway and the South Multi-Family development (Portofino Vineyards), the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. However, all movements at the intersection are shown to operate at an acceptable Level of Service condition when analyzed as a signalized intersection. The potential signalization of this intersection will be further analyzed at the time of local Development Order.

In conclusion, the eastbound approach to the Three Oaks Parkway/San Carlos Boulevard intersection should be reconstructed to include a dedicated left turn lane and a shared through/right turn lane. No other intersection improvements are warranted as a result of this analysis.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



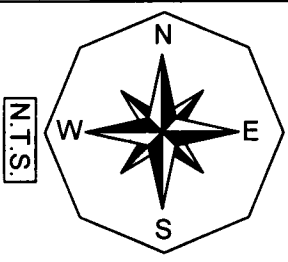
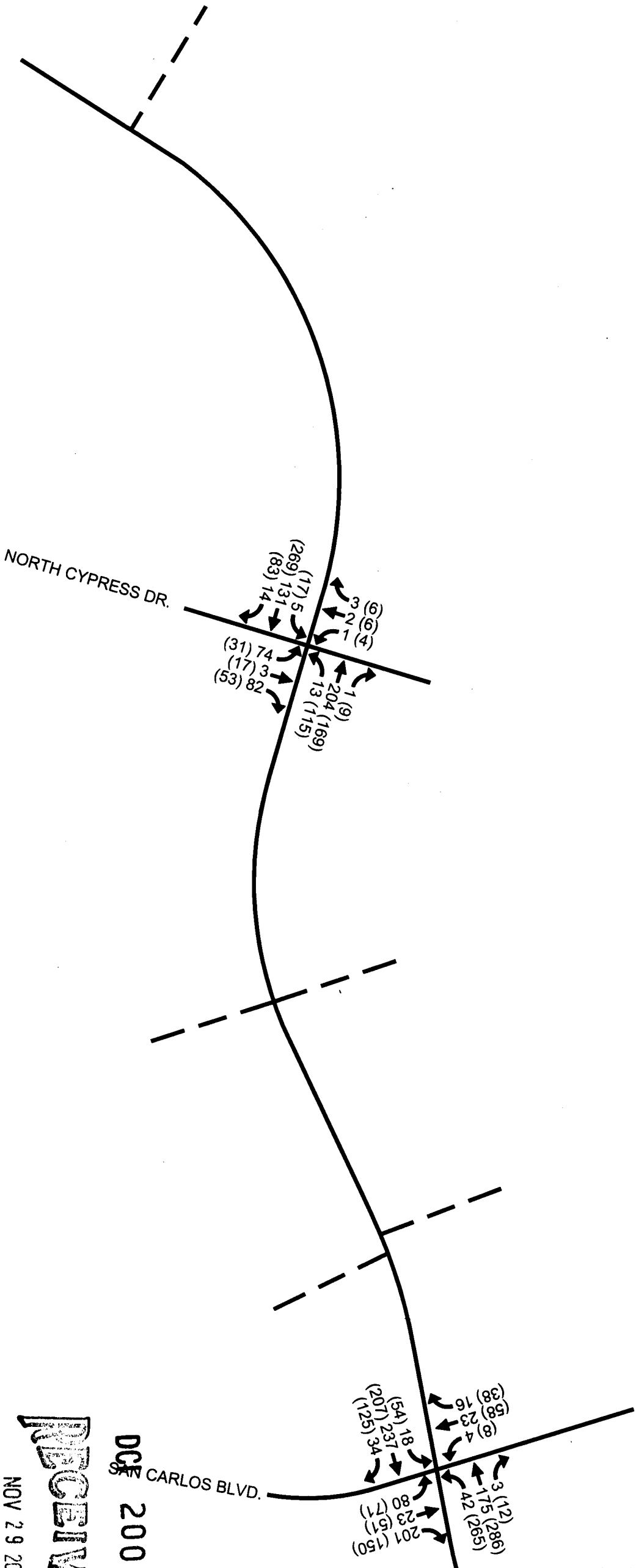
David L. Wheeler
Transportation Consultant

DCI 2005-00054

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Attachments



SEE SHEET 1B

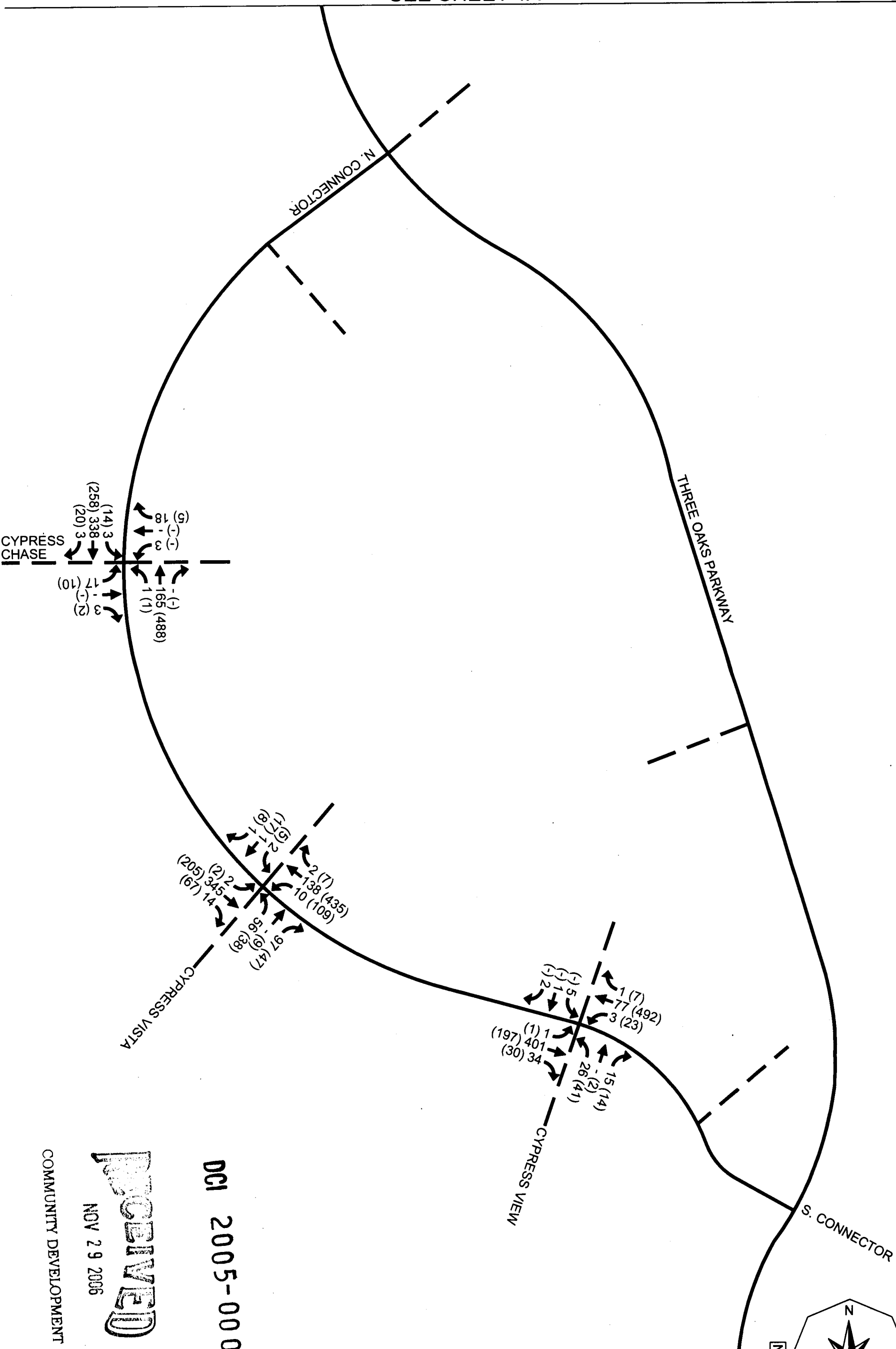
DC# 2005-00054

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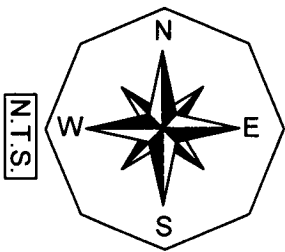
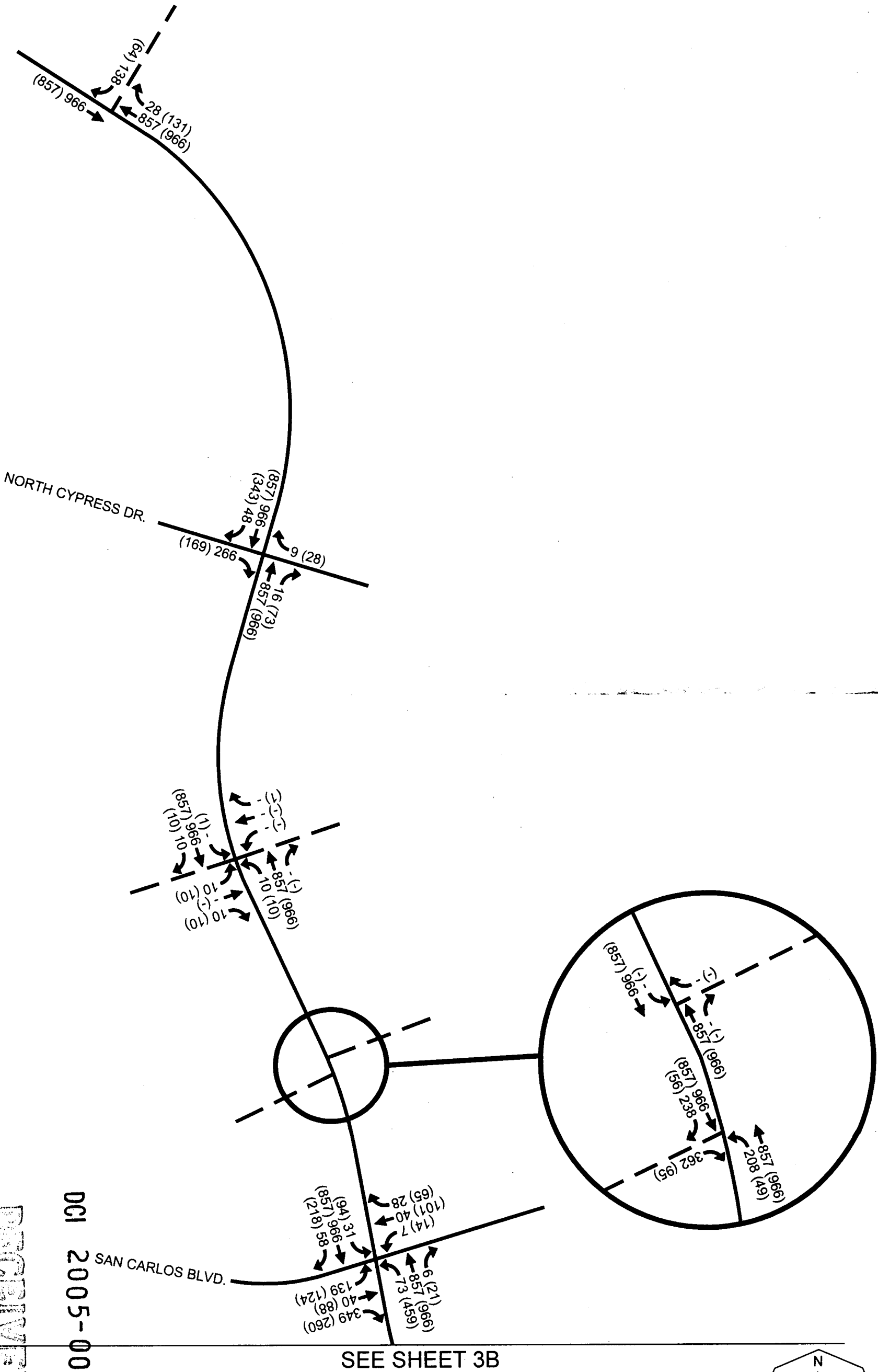
COMMUNITY DEVELOPMENT

Figure 1A

SEE SHEET 1A





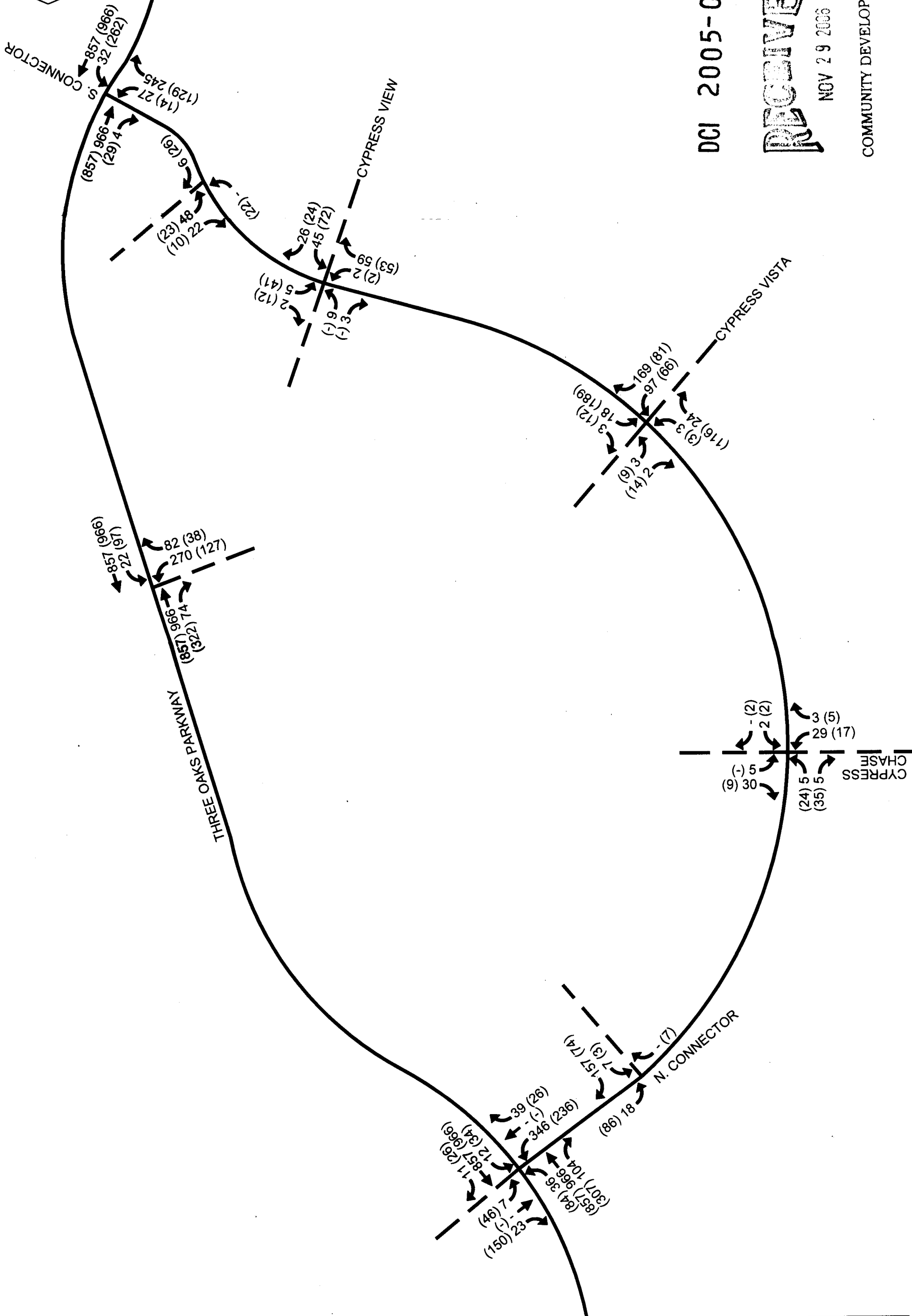
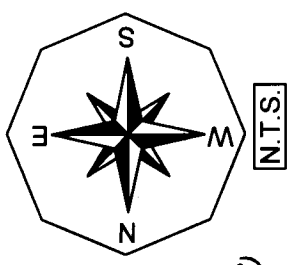


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Figure 3A



SEE SHEET 3A

F0611/Three Oaks Parkway

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2009 BUILD-OUT TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRI

TRIP GENERATION FOR VACANT RESIDENTIAL PARCELS

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Table 1
Trip Generation – Proposed Uses
Villages of San Carlos DRI

COMMUNITY DEVELOPMENT

Single-Family Housing (388 dwelling units)	70	211	281	229	134	363	3,620
Multi-Family Housing (2,112 dwelling units)	158	771	929	736	362	1,098	12,376
Total Trips (Proposed Uses)	228	982	1,210	965	496	1,461	15,996

Table 2
Trip Generation – Existing Uses
Villages of San Carlos DRI

DCI 2005-00054

Single-Family Housing (381 dwelling units)	69	207	276	225	132	357	3,560
Multi-Family Housing (142 dwelling units)	11	51	62	49	25	74	832
Total Trips (Existing Uses)	80	258	338	274	157	431	4,392

Table 3
Trip Generation – Remaining Uses
Proposed Uses – Existing Uses
Villages of San Carlos DRI

Proposed Uses	228	982	1,210	965	496	1,461	15,996
Existing Uses	-80	-258	-338	-274	-157	-431	-4,392
Total Trips (Remaining Uses)	148	724	872	691	339	1,030	11,604

Table 4
Trip Generation per Outparcel – Residential
Villages of San Carlos DRI

Outparcel #1 (19% of Remaining Residential)	28	138	166	131	64	195	2,205
Outparcel #5 (81% of Remaining Residential)	120	586	706	560	275	835	9,399
Remaining Uses	148	724	872	691	339	1,030	11,604

TRIP GENERATION FOR VACANT COMMERCIAL PARCELS

Table 5
Trip Generation
Remaining Commercial Uses
Villages of San Carlos DRI

Proposed Uses (158,799 square feet)	126	81	207	408	441	849	9,173
Existing Uses (41,000 square feet)	-56	-36	-92	-167	-181	-348	-3,804
Remaining Uses (117,799 square feet)	70	45	115	241	260	501	5,369

Table 6
Trip Generation per Outparcel – Commercial
Villages of San Carlos DRI

Outparcel #3 (33% of Remaining Commercial)	23	15	38	131	64	195	2,205
Outparcel #4 (67% of Remaining Commercial)	47	30	77	110	196	306	3,164
Remaining Uses	70	45	115	241	260	501	5,369

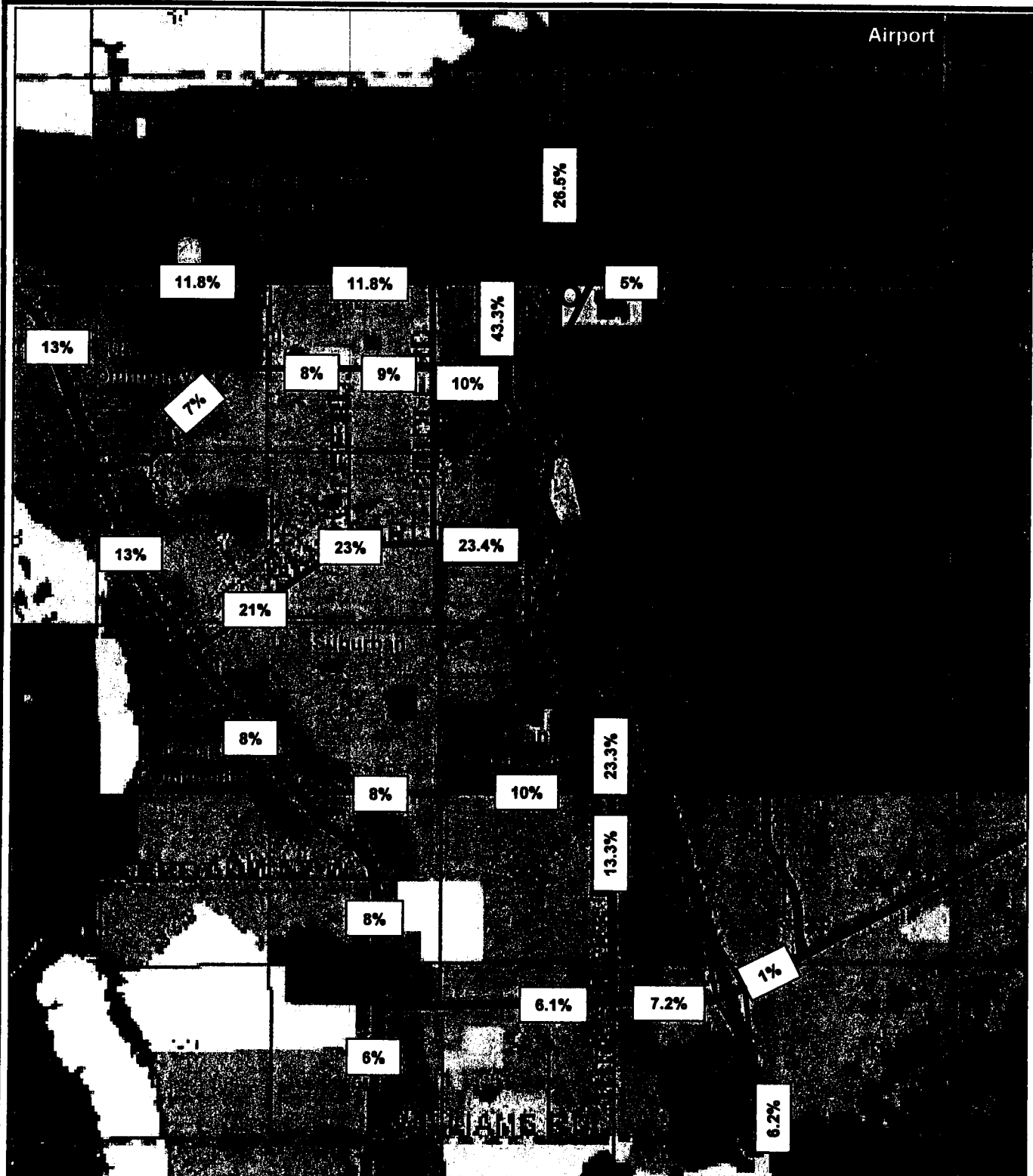
NOTE: As outparcel #4 is currently zoned for Counties uses it was assumed that this parcel would not be developed with any of the remaining residential or commercial land uses proposed within the Villages of San Carlos DRI.

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COMMUNITY DEVELOPMENT

Airport



xx.x% Project distribution totals 100%.

xx.x% Project distribution on the surrounding roadway network.

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Legend

Site Location

Project Distribution Adjacent to the Site based upon the Mature Roadway Network and Employment Destinations
Villages of San Carlos DRI - Time Extension Traffic Study
September 2006

COMMUNITY DEVELOPMENT

Source: Cathy Sweetapple & Associates

NOV 29 2006

Figure 4B

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1200 LEE COUNTYWIDE

MOCF: 0.91

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	1.02	1.12
2	01/02/2005 - 01/08/2005	0.99	1.09
3	01/09/2005 - 01/15/2005	0.97	1.07
4	01/16/2005 - 01/22/2005	0.95	1.04
* 5	01/23/2005 - 01/29/2005	0.94	1.03
* 6	01/30/2005 - 02/05/2005	0.92	1.01
* 7	02/06/2005 - 02/12/2005	0.91	1.00
* 8	02/13/2005 - 02/19/2005	0.90	0.99
* 9	02/20/2005 - 02/26/2005	0.89	0.98
*10	02/27/2005 - 03/05/2005	0.89	0.98
*11	03/06/2005 - 03/12/2005	0.89	0.98
*12	03/13/2005 - 03/19/2005	0.89	0.98
*13	03/20/2005 - 03/26/2005	0.90	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.00
*15	04/03/2005 - 04/09/2005	0.92	1.01
*16	04/10/2005 - 04/16/2005	0.93	1.02
*17	04/17/2005 - 04/23/2005	0.94	1.03
18	04/24/2005 - 04/30/2005	0.95	1.04
19	05/01/2005 - 05/07/2005	0.96	1.05
20	05/08/2005 - 05/14/2005	0.97	1.07
21	05/15/2005 - 05/21/2005	0.98	1.08
22	05/22/2005 - 05/28/2005	1.00	1.10
23	05/29/2005 - 06/04/2005	1.01	1.11
24	06/05/2005 - 06/11/2005	1.03	1.13
25	06/12/2005 - 06/18/2005	1.05	1.15
26	06/19/2005 - 06/25/2005	1.06	1.16
27	06/26/2005 - 07/02/2005	1.06	1.16
28	07/03/2005 - 07/09/2005	1.07	1.18
29	07/10/2005 - 07/16/2005	1.07	1.18
30	07/17/2005 - 07/23/2005	1.07	1.18
31	07/24/2005 - 07/30/2005	1.07	1.18
32	07/31/2005 - 08/06/2005	1.07	1.18
33	08/07/2005 - 08/13/2005	1.07	1.18
34	08/14/2005 - 08/20/2005	1.08	1.19
35	08/21/2005 - 08/27/2005	1.09	1.20
36	08/28/2005 - 09/03/2005	1.09	1.20
37	09/04/2005 - 09/10/2005	1.10	1.21
38	09/11/2005 - 09/17/2005	1.11	1.22
39	09/18/2005 - 09/24/2005	1.11	1.22
40	09/25/2005 - 10/01/2005	1.11	1.22
41	10/02/2005 - 10/08/2005	1.10	1.21
42	10/09/2005 - 10/15/2005	1.10	1.21
43	10/16/2005 - 10/22/2005	1.08	1.19
44	10/23/2005 - 10/29/2005	1.07	1.18
45	10/30/2005 - 11/05/2005	1.05	1.15
46	11/06/2005 - 11/12/2005	1.03	1.13
47	11/13/2005 - 11/19/2005	1.02	1.12
48	11/20/2005 - 11/26/2005	1.02	1.12
49	11/27/2005 - 12/03/2005	1.02	1.12
50	12/04/2005 - 12/10/2005	1.02	1.12
51	12/11/2005 - 12/17/2005	1.02	1.12
52	12/18/2005 - 12/24/2005	0.99	1.09
53	12/25/2005 - 12/31/2005	0.97	1.07

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COMMUNITY DEVELOPMENT

* Peak Season

14-Mar-2006 16:29:21

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TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1]	[2]	YEAR 2009 BKGND VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	[3]	YEAR 2009 BKGND LOS	VILLAGES OF SAN CARLOS DRI						[5]	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO		
				EXISTING PM PEAK HR DIRECTIONAL TRAFFIC VOLUME	GROWTH RATE					DIST	IN/OUT	TOTAL PM TRIPS										
												755 in	410 in	808 in	1276						UNBUILT PM TRIPS	BUILT PM TRIPS
US-41	ALICO ROAD	NB	6LD	2,371	6.05%	3,181	3,170	F	13.0%	O	98	37	61	3,242	3,170	F	3.09%	NO				
	CONSTITUTION CIRCLE	SB	6LD	2,345	6.05%	3,145	3,170	D	13.0%	O	158	53	105	3,250	3,170	F	4.98%	NO				
	SANIBEL BLVD	NB	6LD	2,000	6.05%	2,718	3,170	B	8.0%	O	98	37	61	2,779	3,170	F	3.06%	NO				
	SAN CARLOS BLVD	NB	4LD [7]	2,148	6.05%	2,530	3,170	B	8.0%	O	158	53	105	2,535	3,170	B	4.98%	NO				
	ESTERO PKWY	NB	4LD [7]	2,000	6.05%	2,718	2,110	F	8.0%	O	60	23	37	2,755	2,110	F	2.84%	NO				
	SAN CARLOS BLVD	NB	4LD [7]	2,361	6.05%	2,530	2,110	F	8.0%	O	97	33	64	2,594	2,110	F	4.60%	NO				
	ESTERO PKWY	NB	4LD [7]	1,899	6.05%	2,986	2,110	F	8.0%	O	97	33	64	3,050	2,110	F	4.60%	NO				
	CORKSCREW ROAD	NB	4LD [7]	2,209	6.05%	2,784	2,110	F	6.1%	O	60	23	37	2,439	2,110	F	2.84%	NO				
	CORKSCREW ROAD	NB	4LD [7]	2,209	6.05%	2,784	2,110	F	6.1%	O	74	25	49	2,843	2,110	F	3.51%	NO				
	CORKSCREW ROAD	NB	4LD [7]	1,388	6.05%	1,755	2,110	B	2.0%	O	46	18	28	1,783	2,110	B	2.18%	NO				
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	2LU	387	6.05%	461	800	C	2.0%	O	15	6	9	470	800	C	1.88%	NO				
US-41	SANIBEL BLVD	NB	2LU	295	6.05%	352	800	C	2.0%	O	24	8	16	368	800	C	3.00%	NO				
PHLOX DRIVE	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO				
	WINGED FOOT DRIVE	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO				
	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO				
	SANIBEL BLVD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO				
LEE ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO				
	WINGED FOOT DRIVE	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO				
	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO				
	SANIBEL BLVD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO				
ORIOLE ROAD	WINGED FOOT DRIVE	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO				
	WINGED FOOT DRIVE	SB	2LU	139	6.05%	166	800	C	1.0%	O	12	4	8	174	800	C	1.50%	NO				
	SAN CARLOS BLVD	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO				
	SAN CARLOS BLVD	SB	2LU	139	6.05%	166	800	C	1.0%	O	12	4	8	174	800	C	1.50%	NO				
THREE OAKS PARKWAY	WINGED FOOT DRIVE	NB	4LD	312	6.05%	372	1,950	A	43.3%	O	327	124	203	575	1,950	B	16.77%	YES				
	WINGED FOOT DRIVE	SB	4LD	532	6.05%	635	1,950	B	53.3%	O	527	178	349	984	1,950	B	27.03%	YES				
	SAN CARLOS BLVD	NB	4LD	312	6.05%	372	1,950	B	53.3%	O	402	153	249	621	1,950	B	20.62%	YES				
	ESTERO PKWY	NB	4LD	532	6.05%	635	1,950	B	23.3%	O	649	219	430	1,065	1,950	B	33.28%	YES				
	ESTERO PKWY	NB	4LD	810	6.05%	966	1,950	B	23.3%	O	284	96	188	1,154	1,950	B	14.56%	YES				
	ESTERO PKWY	SB	4LD	718	6.05%	857	1,950	B	13.3%	O	176	67	109	966	1,950	B	9.03%	YES				
	CORKSCREW ROAD	NB	4LD	810	6.05%	966	1,950	B	13.3%	O	162	55	107	1,073	1,950	B	8.31%	YES				
	CORKSCREW ROAD	SB	4LD	718	6.05%	857	1,950	B	13.3%	O	100	38	62	919	1,950	B	5.13%	YES				
INTERSTATE 75	AIRPORT ENTRANCE RD ALICO ROAD	NB	6L EXPY	3,577	6.05%	4,525	5,410	D	26.5%	O	200	76	124	4,649	5,410	D	3.70%	NO				
	CORKSCREW ROAD	SB	6L EXPY	3,184	6.05%	4,027	5,410	C	5.0%	O	323	109	214	4,241	5,410	D	5.97%	YES				
	CORKSCREW ROAD	NB	6L EXPY	3,183	6.05%	4,026	5,410	C	5.0%	O	61	21	40	4,066	5,410	C	1.13%	NO				
	CORKSCREW ROAD	SB	6L EXPY	2,763	6.05%	3,495	5,410	C	6.2%	O	61	21	40	3,535	5,410	C	1.13%	NO				
	BONITA BEACH ROAD	NB	6L EXPY	3,572	6.05%	4,518	5,410	D	6.2%	O	78	25	51	4,569	5,410	D	1.40%	NO				
	BONITA BEACH ROAD	SB	6L EXPY	3,034	6.05%	3,838	5,410	C	6.2%	O	47	18	28	3,867	5,410	C	0.87%	NO				

Villages of San Carlos DRI
NOPC Application

DRI Time Extension Traffic Study
Revised September 2006

TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & N. Multi-Family
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: North Multi-Family Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	28		966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	145
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						138
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	29
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					145			
C (m) (veh/h)					561			
v/c					0.26			
95% queue length					1.03			
Control Delay (s/veh)					13.6			
LOS					B			
Approach Delay (s/veh)	--	--	13.6					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Multi-Family
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

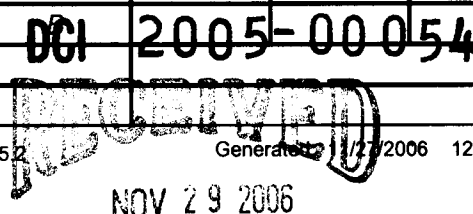
Project Description *Villages of San Carlos DRI*East/West Street: *North Multi-Family Access*North/South Street: *Three Oaks Parkway*Intersection Orientation: *North-South*Study Period (hrs): *0.25***Vehicle Volumes and Adjustments**

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	131		857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	67
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						64
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	137
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					67			
C (m) (veh/h)					515			
v/c					0.13			
95% queue length					0.45			
Control Delay (s/veh)					13.0			
LOS					B			
Approach Delay (s/veh)	--	--	13.0					
Approach LOS	--	--	B					



TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & N Cypress Drive
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: North Cypress Drive

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	16		966	48
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	280	0	0	9
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			266			9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	50	0	902	16
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			R
v (veh/h)					9			280
C (m) (veh/h)					546			507
v/c					0.02			0.55
95% queue length					0.05			3.31
Control Delay (s/veh)					11.7			20.5
LOS					B			C
Approach Delay (s/veh)	--	--	11.7					
Approach LOS	--	--	B					

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N Cypress Drive
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Cypress Drive

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	73		857	343
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	177	0	0	29
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			169			28
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	361	0	1016	76
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound		Eastbound		
Movement	1	2	8	9	10	11	12
Lane Configuration	DCI 2005-00054			R			R
v (veh/h)	RECEIVED			29			177
C (m) (veh/h)	NOV 29 2006			479			553
v/c				0.06			0.32
95% queue length				0.19			1.37
Control Delay (s/veh)				13.0			14.5
LOS	COMMUNITY DEVELOPMENT			B			B
Approach Delay (s/veh)	--	--	13.0		14.5		
Approach LOS	--	--	B		B		

TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & N. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: North Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	857	0	0	966	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	0
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	10	10	902	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	0		0			20	
C (m) (veh/h)	301	762					147	
v/c	0.03	0.00					0.14	
95% queue length	0.10	0.00					0.46	
Control Delay (s/veh)	17.4	9.7					33.3	
LOS	C	A					D	
Approach Delay (s/veh)	--	--					33.3	
Approach LOS	--	--					D	

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TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	PM peak hour

Site Information

Intersection	Three Oaks & N. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & PM project

Project Description Villages of San Carlos DRI

East/West Street: North Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	966	0	1	857	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	1
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	1	902	10	10	1016	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	1		1			20	
C (m) (veh/h)	350	691		515			168	
v/c	0.03	0.00		0.00			0.12	
95% queue length	0.09	0.00		0.01			0.04	
Control Delay (s/veh)	15.6	10.2		12.0			29.3	
LOS	C	B		B			D	
Approach Delay (s/veh)	--	--		12.0			29.3	
Approach LOS	--	--		B			D	

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & S Park Access
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Park Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	0	0	966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		743			553			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		9.8			11.5			
LOS		A			B			
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & S Park Access
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Park Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	0	0	857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		672			507			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		10.4			12.1			
LOS		B			B			
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & S. School Access
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	208	857			238	966
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	381	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			362			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	250	1016	218	902	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	218							381
C (m) (veh/h)	556							909
v/c	0.39							0.42
95% queue length	1.85							2.10
Control Delay (s/veh)	15.6							11.8
LOS	C							B
Approach Delay (s/veh)	--	--					11.8	
Approach LOS	--	--					B	

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & S. School Access
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	49	966			857	56
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	100	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			95			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	58	51	1016	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	51							100
C (m) (veh/h)	725							561
v/c	0.07							0.18
95% queue length	0.23							0.64
Control Delay (s/veh)	10.3							12.8
LOS	B							B
Approach Delay (s/veh)	--	--				12.8		
Approach LOS	--	--				B		

SHORT REPORT												
General Information							Site Information					
Analyst <i>DLW</i>							Intersection <i>Three Oaks & San Carlos</i>					
Agency or Co. <i>TR Transportation Consultants</i>							Area Type <i>All other areas</i>					
Date Performed <i>11/27/2006</i>							Jurisdiction <i>Lee County</i>					
Time Period <i>AM peak hour</i>							Analysis Year <i>2009 background & AM project</i>					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	0	1	2	0	1	2	1
Lane Group		LTR			LTR		L	TR		L	T	R
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3		3	3		3	3	3
Unit Extension		3.0			3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0			12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0			0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate		586			83		81	959		64	1073	34
Lane Group Capacity		620			692		281	1169		283	1171	523
v/c Ratio		0.95			0.12		0.29	0.82		0.23	0.92	0.07
Green Ratio		0.42			0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d ₁		33.7			21.5		21.8	36.7		20.1	38.4	27.3
Delay Factor k		0.46			0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d ₂		23.5			0.1		0.6	4.8		0.4	11.3	0.1
PF Factor		1.000			1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		57.1			21.6		22.4	41.5		20.5	49.7	27.3
Lane Group LOS		E			C		C	D		C	D	C
Approach Delay	57.1			21.6			40.0			47.4		
Approach LOS	E			C			D			D		
Intersection Delay	46.0									D		

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & San Carlos				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	1	1	0	1	2	0	1	2	1
Lane Group		LTR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3		3	3		3	3		3	3	3
Unit Extension		3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 40.0	G =	G =	G =	G = 33.0	G = 32.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 120.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		525		16	184		510	1096		104	952	242
Lane Group Capacity		389		217	579		543	2042		129	937	418
v/c Ratio		1.35		0.07	0.32		0.94	0.54		0.81	1.02	0.58
Green Ratio		0.33		0.33	0.33		0.58	0.58		0.27	0.27	0.27
Uniform Delay d ₁		40.0		27.3	29.8		32.6	15.2		41.1	44.0	38.2
Delay Factor k		0.50		0.11	0.11		0.45	0.14		0.35	0.50	0.17
Incremental Delay d ₂		173.5		0.1	0.3		24.5	0.3		30.1	33.5	2.0
PF Factor		1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		213.5		27.5	30.1		57.0	15.4		71.2	77.5	40.2
Lane Group LOS		F		C	C		E	B		E	E	D
Approach Delay		213.5		29.9			28.7			70.0		
Approach LOS		F					C			E		
Intersection Delay		70.3										
							Intersection LOS					E

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & San Carlos				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	AM peak hour					Analysis Year	2009 background & AM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 120.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	154	432		8	75		81	959		64	1073	34
Lane Group Capacity	544	665		258	721		281	1169		283	1171	523
v/c Ratio	0.28	0.65		0.03	0.10		0.29	0.82		0.23	0.92	0.07
Green Ratio	0.42	0.42		0.42	0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d ₁	23.1	28.0		20.7	21.3		21.8	36.7		20.1	38.4	27.3
Delay Factor k	0.11	0.23		0.11	0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d ₂	0.3	2.2		0.0	0.1		0.6	4.8		0.4	11.3	0.1
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	23.4	30.2		20.7	21.4		22.4	41.5		20.5	49.7	27.3
Lane Group LOS	C	C		C	C		C	D		C	D	C
Approach Delay	28.4			21.3			40.0			47.4		
Approach LOS	C			C			D			D		
Intersection Delay	40.1						Intersection LOS			D		

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & San Carlos				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 35.0	G =	G =	G =	G = 35.0	G = 35.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 120.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	138	387		16	184		510	1096		104	952	242
Lane Group Capacity	299	478		137	506		572	2188		141	1024	457
v/c Ratio	0.46	0.81		0.12	0.36		0.89	0.50		0.74	0.93	0.53
Green Ratio	0.29	0.29		0.29	0.29		0.63	0.63		0.29	0.29	0.29
Uniform Delay d ₁	34.8	39.4		31.2	33.7		32.8	12.3		38.4	41.3	35.6
Delay Factor k	0.11	0.35		0.11	0.11		0.42	0.11		0.30	0.45	0.13
Incremental Delay d ₂	1.1	10.1		0.4	0.4		16.2	0.2		18.3	14.3	1.2
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	35.9	49.5		31.5	34.1		48.9	12.5		56.7	55.6	36.8
Lane Group LOS	D	D		C	C		D	B		E	E	D
Approach Delay	45.9			33.8			24.0			52.2		
Approach LOS	D			C			C			D		
Intersection Delay	37.8						Intersection LOS			D		

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Connector
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Connector

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	12	857	11	36	966	104
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	364	0	41	7	0	24
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	346	0	39	7	0	23
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	37	1016	109	12	902	11
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT	L		TR	L		TR
v (veh/h)	12	37	7		24	364		41
C (m) (veh/h)	611	736	179		549	150		468
v/c	0.02	0.05	0.04		0.04	2.43		0.09
95% queue length	0.06	0.16	0.12		0.14	31.13		0.29
Control Delay (s/veh)	11.0	10.2	25.9		11.9	709.5		13.4
LOS	B	B	D		B	F		B
Approach Delay (s/veh)	--	--	15.0			639.0		
Approach LOS	--	--	C			F		

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Connector
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Connector

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

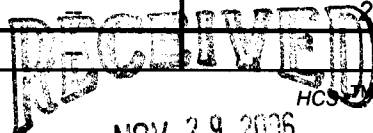
Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	34	966	26	84	857	307
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	248	0	27	48	0	157
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	236	0	26	46	0	150
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	88	902	323	35	1016	27
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT	L		TR	L		TR
v (veh/h)	35	88	48		157	248		27
C (m) (veh/h)	559	657	135		497	95		434
v/c	0.06	0.13	0.36		0.32	2.61		0.06
95% queue length	0.20	0.46	1.46		1.34	23.14		0.20
Control Delay (s/veh)	11.9	11.3	45.7		15.6	824.6		13.8
LOS	B	B	E		C	F		B
Approach Delay (s/veh)	--		22.6			745.0		
Approach LOS	--		C			F		



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DCI 2005-00054

SHORT REPORT												
General Information							Site Information					
Analyst DLW							Intersection Three Oaks & N. Connector					
Agency or Co. TR Transportation Consultants							Area Type All other areas					
Date Performed 11/27/2006							Jurisdiction Lee County					
Time Period AM peak hour							Analysis Year 2009 background & AM project					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	346	0	39	7	0	23	12	857	11	36	966	104
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	NS Perm	06	07	08				
Timing	G = 40.0	G =	G =	G =	G = 70.0	G =	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	384	43		8	26		13	964			1229	
Lane Group Capacity	455	523		448	523		165	2045			1774	
v/c Ratio	0.84	0.08		0.02	0.05		0.08	0.47			0.69	
Green Ratio	0.33	0.33		0.33	0.33		0.58	0.58			0.58	
Uniform Delay d ₁	37.1	27.4		26.8	27.1		10.9	14.4			17.5	
Delay Factor k	0.38	0.11		0.11	0.11		0.11	0.11			0.26	
Incremental Delay d ₂	13.6	0.1		0.0	0.0		0.2	0.2			1.2	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	50.7	27.5		26.8	27.2		11.1	14.5			18.7	
Lane Group LOS	D	C		C	C		B	B			B	
Approach Delay	48.3			27.1			14.5			18.7		
Approach LOS	D			C			B			B		
Intersection Delay	22.0			Intersection LOS			C					

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & N. Connector				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	236	0	26	46	0	150	34	966	26	84	857	307
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 37.0	G =	G =	G =	G = 73.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 120.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	262	29		51	167		38	1102			1386	
Lane Group Capacity	335	483		420	483		138	2128			1408	
v/c Ratio	0.78	0.06		0.12	0.35		0.28	0.52			0.98	
Green Ratio	0.31	0.31		0.31	0.31		0.61	0.61			0.61	
Uniform Delay d ₁	37.8	29.2		29.8	32.1		11.1	13.4			22.9	
Delay Factor k	0.33	0.11		0.11	0.11		0.11	0.12			0.49	
Incremental Delay d ₂	11.4	0.1		0.1	0.4		1.1	0.2			20.3	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	49.2	29.3		30.0	32.6		12.1	13.7			43.2	
Lane Group LOS	D	C		C	C		B	B			D	
Approach Delay	47.2			32.0			13.6			43.2		
Approach LOS	D			C			B			D		
Intersection Delay	31.7						Intersection LOS			C		

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information			
Analyst	DLW			Intersection	Three Oaks & Port. Vineyards		
Agency/Co.	TR Transportation Consultants			Jurisdiction	Lee County		
Date Performed	11/27/2006			Analysis Year	2009 background & AM project		
Analysis Time Period	AM peak hour						
Project Description Villages of San Carlos DRI							
East/West Street: Portofino Vineyards Access				North/South Street: Three Oaks Parkway			
Intersection Orientation: North-South				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	22	857			966	74	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	284	0	86	0	0	0	
Percent Heavy Vehicles	3	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	2	0	0	2	1	
Configuration	L	T			T	R	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	270		82				
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	0	1016	77	23	902	0	
Percent Heavy Vehicles	3	0	3	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	1	0	1	0	0	0	
Configuration	L		R				
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L					L	R
v (veh/h)	23					284	86
C (m) (veh/h)	628					224	507
v/c	0.04					1.27	0.17
95% queue length	0.11					14.73	0.61
Control Delay (s/veh)	11.0					194.5	13.5
LOS	B					F	B
Approach Delay (s/veh)	--					152.4	
Approach LOS	--					F	

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & Port. Vineyards
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI				
East/West Street: Portofino Vineyards Access			North/South Street: Three Oaks Parkway	
Intersection Orientation: North-South			Study Period (hrs): 0.25	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	97	966			857	322
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	133	0	40	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	127		38			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	338	102	1016	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	102					133		40
C (m) (veh/h)	552					199		553
v/c	0.18					0.67		0.07
95% queue length	0.67					4.05		0.23
Control Delay (s/veh)	13.0					53.4		12.0
LOS	B					F		B
Approach Delay (s/veh)	--					43.8		
Approach LOS	--					E		

SHORT REPORT

General Information					Site Information				
Analyst	DLW				Intersection	Three Oaks & Port. Vineyards			
Agency or Co.	TR Transportation Consultants				Area Type	All other areas			
Date Performed	11/27/2006				Jurisdiction	Lee County			
Time Period	AM peak hour				Analysis Year	2009 background & AM project			

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1		1				1	2			2	1
Lane Group	L		R				L	T			T	R
Volume (vph)	270		82				22	857			966	74
% Heavy Vehicles	3		3				3	3			3	3
PHF	0.90		0.90				0.90	0.90			0.90	0.90
Pretimed/Actuated (P/A)	A		A				A	A			A	A
Startup Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Extension of Effective Green	2.0		2.0				2.0	2.0			2.0	2.0
Arrival Type	3		3				3	3			3	3
Unit Extension	3.0		3.0				3.0	3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	8				0	0		0	0	7
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
Parking/Grade/Parking	N	0	N				N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0		0				0	0			0	0
Minimum Pedestrian Time		3.2						3.2			3.2	
Phasing	EB Only	02	03	04	NS Perm	06	07	08				
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0	G =	G =	G =				
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 120.0				

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	300		82				24	952			1073	74
Lane Group Capacity	511		457				244	2195			2195	980
v/c Ratio	0.59		0.18				0.10	0.43			0.49	0.08
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d ₁	36.3		31.8				9.0	11.6			12.1	8.9
Delay Factor k	0.18		0.11				0.11	0.11			0.11	0.11
Incremental Delay d ₂	1.8		0.2				0.2	0.1			0.2	0.0
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	38.1		32.0				11.7				12.3	8.9
Lane Group LOS	D						A	B			B	A
Approach Delay	36.8						11.7			12.1		
Approach LOS	D						B			B		
Intersection Delay	15.7						Intersection LOS			B		

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & Port. Vineyards				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1		1				1	2			2	1
Lane Group	L		R				L	T			T	R
Volume (vph)	127		38				97	966			857	322
% Heavy Vehicles	3		3				3	3			3	3
PHF	0.90		0.90				0.90	0.90			0.90	0.90
Pretimed/Actuated (P/A)	A		A				A	A			A	A
Startup Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Extension of Effective Green	2.0		2.0				2.0	2.0			2.0	2.0
Arrival Type	3		3				3	3			3	3
Unit Extension	3.0		3.0				3.0	3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	4				0	0		0	0	32
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
Parking/Grade/Parking	N	0	N				N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0		0				0	0			0	0
Minimum Pedestrian Time		3.2						3.2			3.2	
Phasing	EB Only	02	03	04	NS Perm	06	07	08				
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0	G =	G =	G =				
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 120.0				

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	141		38				108	1073			952	322
Lane Group Capacity	511		457				290	2195			2195	980
v/c Ratio	0.28		0.08				0.37	0.49			0.43	0.33
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d ₁	32.7		30.9				11.0	12.1			11.6	10.6
Delay Factor k	0.11		0.11				0.11	0.11			0.11	0.11
Incremental Delay d ₂	0.3		0.1				0.8	0.2			0.1	0.2
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	33.0		30.9				11.8	12.3			11.7	10.8
Lane Group LOS	C		C				B	B			B	B
Approach Delay	32.6						12.3			11.5		
Approach LOS	C						B			B		
Intersection Delay	13.3						Intersection LOS			B		

TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & S. Connector
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description *Villages of San Carlos DRI*East/West Street: *South Connector*North/South Street: *Three Oaks Parkway*Intersection Orientation: *North-South*Study Period (hrs): *0.25***Vehicle Volumes and Adjustments**

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	32	857			966	4
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	28	0	257	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T			T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	27		245			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	4	33	902	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	33						285	
C (m) (veh/h)	670						448	
v/c	0.05						0.64	
95% queue length	0.16						4.33	
Control Delay (s/veh)	10.7						26.1	
LOS	B						D	
Approach Delay (s/veh)	--	--	NOV 29 2006			26.1		
Approach LOS	--	--				D		

TWO-WAY STOP CONTROL SUMMARY**General Information**

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	PM peak hour

Site Information

Intersection	Three Oaks & S. Connector
Jurisdiction	Lee County
Analysis Year	2009 background & PM project

Project Description Villages of San Carlos DRI

East/West Street: South Connector

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	262	966			857	29
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	14	0	135	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T			T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	14		129			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	30	275	1016	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	275						149	
C (m) (veh/h)	724						409	
v/c	0.38						0.36	
95% queue length	1.78						1.64	
Control Delay (s/veh)	13.0						18.8	
LOS	B						C	
Approach Delay (s/veh)	--						18.8	
Approach LOS	--						C	

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	41	0	42	0	18	0	18	24	0	18	42	0	0	0	0	102
7:15 AM	2	56	0	58	0	29	3	32	23	0	17	40	0	0	0	0	130
7:30 AM	2	53	0	55	2	27	2	31	29	0	25	54	0	0	0	0	140
7:45 AM	2	53	0	55	0	33	4	37	13	0	16	29	0	1	1	2	123
8:00 AM	1	55	1	57	1	34	4	39	15	2	25	42	0	1	1	2	140
8:15 AM	8	43	0	51	2	37	4	43	17	1	16	34	1	0	1	2	130
8:30 AM	9	53	0	62	1	33	2	36	12	2	18	32	0	0	0	0	130
8:45 AM	5	24	0	29	5	28	1	34	14	6	14	34	0	3	4	7	104
TOTAL:	30	378	1	409	11	239	20	270	147	11	149	307	1	5	7	13	999

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	7	203	0	210	2	107	9	118	89	0	76	165	0	1	1	2	495
7:15 AM	7	217	1	225	3	123	13	139	80	2	83	165	0	2	2	4	533
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533
7:45 AM	20	204	1	225	4	137	14	155	57	5	75	137	1	2	3	6	523
8:00 AM	23	175	1	199	9	132	11	152	58	11	73	142	1	4	6	11	504

PEAK HOUR SUMMARY

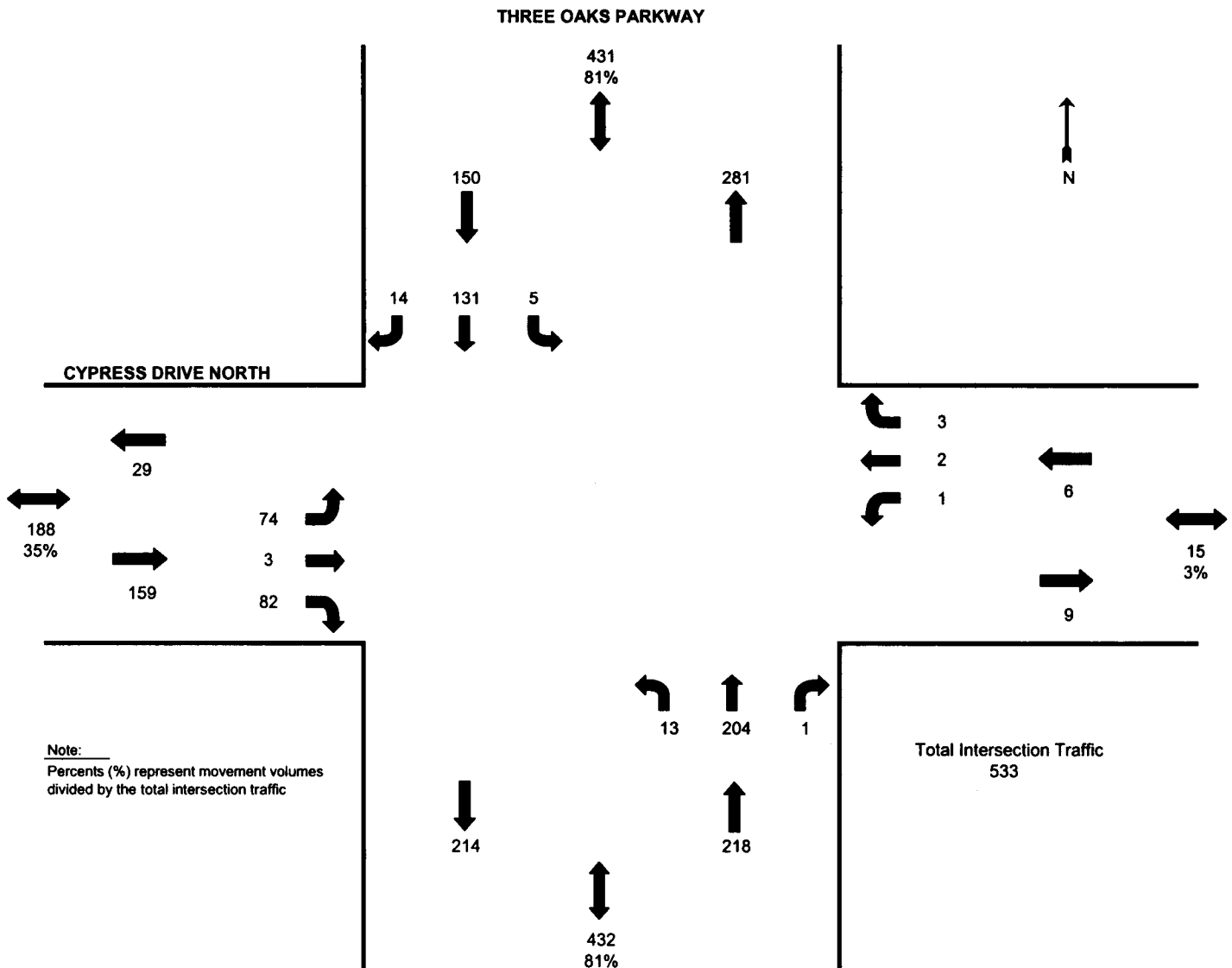
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 4, 2002
 DAY: TUESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:30 AM - 8:30 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



DCI 2005-00054

RECEIVED
 NOV 29 2005

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	20	37	0	57	0	41	12	53	8	0	9	17	0	1	0	1	128
4:15 PM	17	45	3	65	2	40	15	57	6	0	12	18	0	2	0	2	142
4:30 PM	20	33	1	54	2	50	13	65	6	0	8	14	2	0	2	4	137
4:45 PM	23	31	1	55	2	49	11	62	6	0	9	15	1	0	0	1	133
5:00 PM	24	37	1	62	0	65	21	86	9	1	10	20	0	0	0	0	168
5:15 PM	34	47	6	87	2	62	26	90	5	3	19	27	2	1	0	3	207
5:30 PM	34	54	1	89	6	76	19	101	6	5	16	27	1	3	0	4	221
5:45 PM	23	31	1	55	9	66	17	92	11	8	8	27	1	2	6	9	183
TOTAL:	195	315	14	524	23	449	134	606	57	17	91	165	7	9	8	24	1319

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	80	146	5	231	6	180	51	237	26	0	38	64	3	3	2	8	540
4:15 PM	84	146	6	236	6	204	60	270	27	1	39	67	3	2	2	7	580
4:30 PM	101	148	9	258	6	226	71	303	26	4	46	76	5	1	2	8	645
4:45 PM	115	169	9	293	10	252	77	339	26	9	54	89	4	4	0	8	729
5:00 PM	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

PEAK HOUR SUMMARY

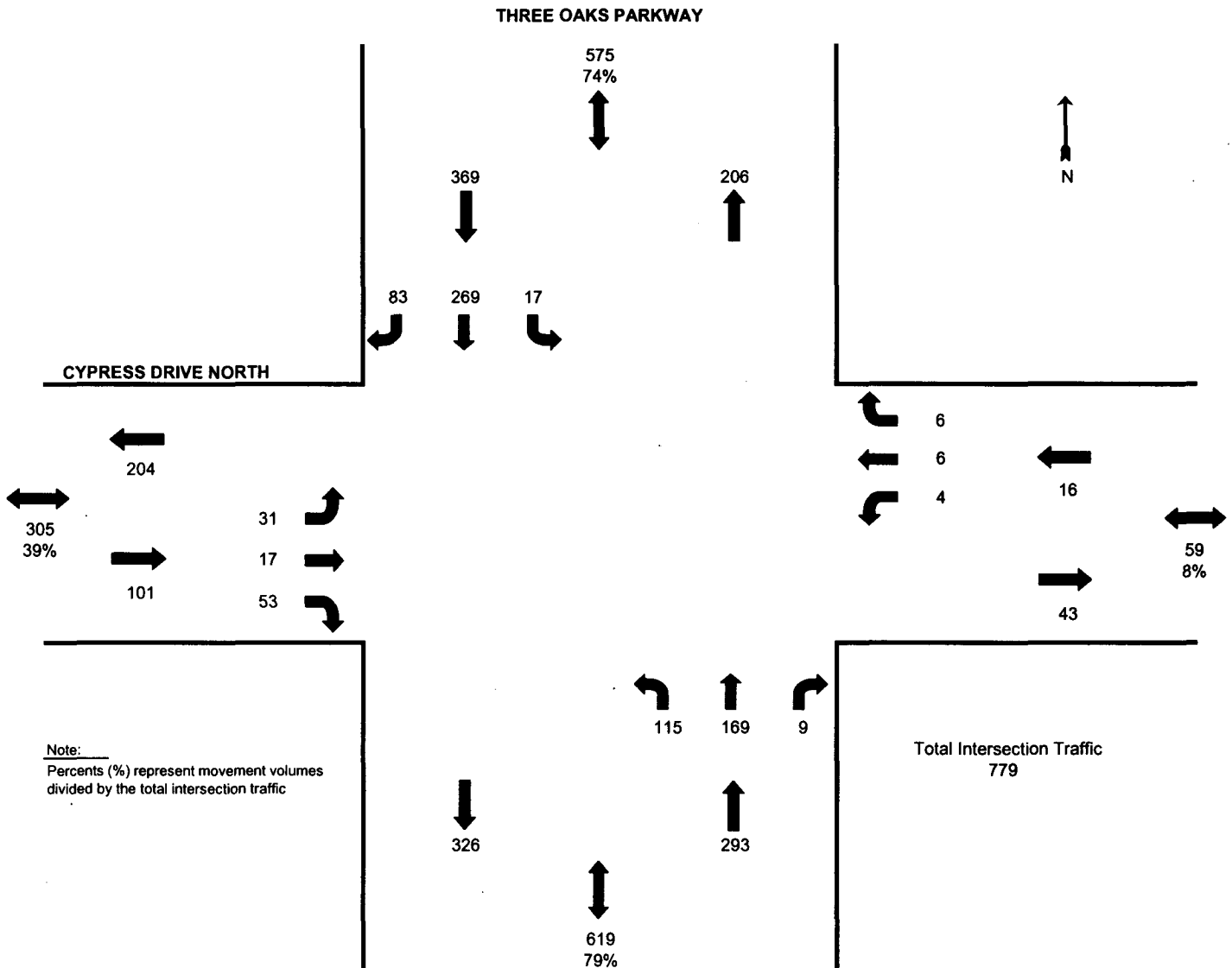
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

DCI 2005-00054

RECEIVED

NOV 29 2006

DATE: June 4, 2002
 DAY: TUESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	13	34	1	48	0	33	8	41	13	8	40	61	1	1	1	3	153
7:15 AM	12	50	2	64	5	61	7	73	18	2	48	68	1	4	4	9	214
7:30 AM	11	53	1	65	4	63	6	73	23	6	54	83	1	1	5	7	228
7:45 AM	10	42	0	52	4	62	15	81	24	9	50	83	1	11	1	13	229
8:00 AM	9	30	0	39	5	51	6	62	15	6	49	70	1	7	6	14	185
8:15 AM	5	19	0	24	6	45	12	63	13	5	32	50	1	6	4	11	148
8:30 AM	9	37	2	48	10	67	9	86	10	4	52	66	2	2	7	11	211
8:45 AM	21	64	2	87	4	80	12	96	16	4	52	72	4	4	3	11	266
TOTAL:	90	329	8	427	38	462	75	575	132	44	377	553	12	36	31	79	1634

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	46	179	4	229	13	219	36	268	78	25	192	295	4	17	11	32	824
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856
7:30 AM	35	144	1	180	19	221	39	279	75	26	185	286	4	25	16	45	790
7:45 AM	33	128	2	163	25	225	42	292	62	24	183	269	5	26	18	49	773
8:00 AM	44	150	4	198	25	243	39	307	54	19	185	258	8	19	20	47	810

PEAK HOUR SUMMARY

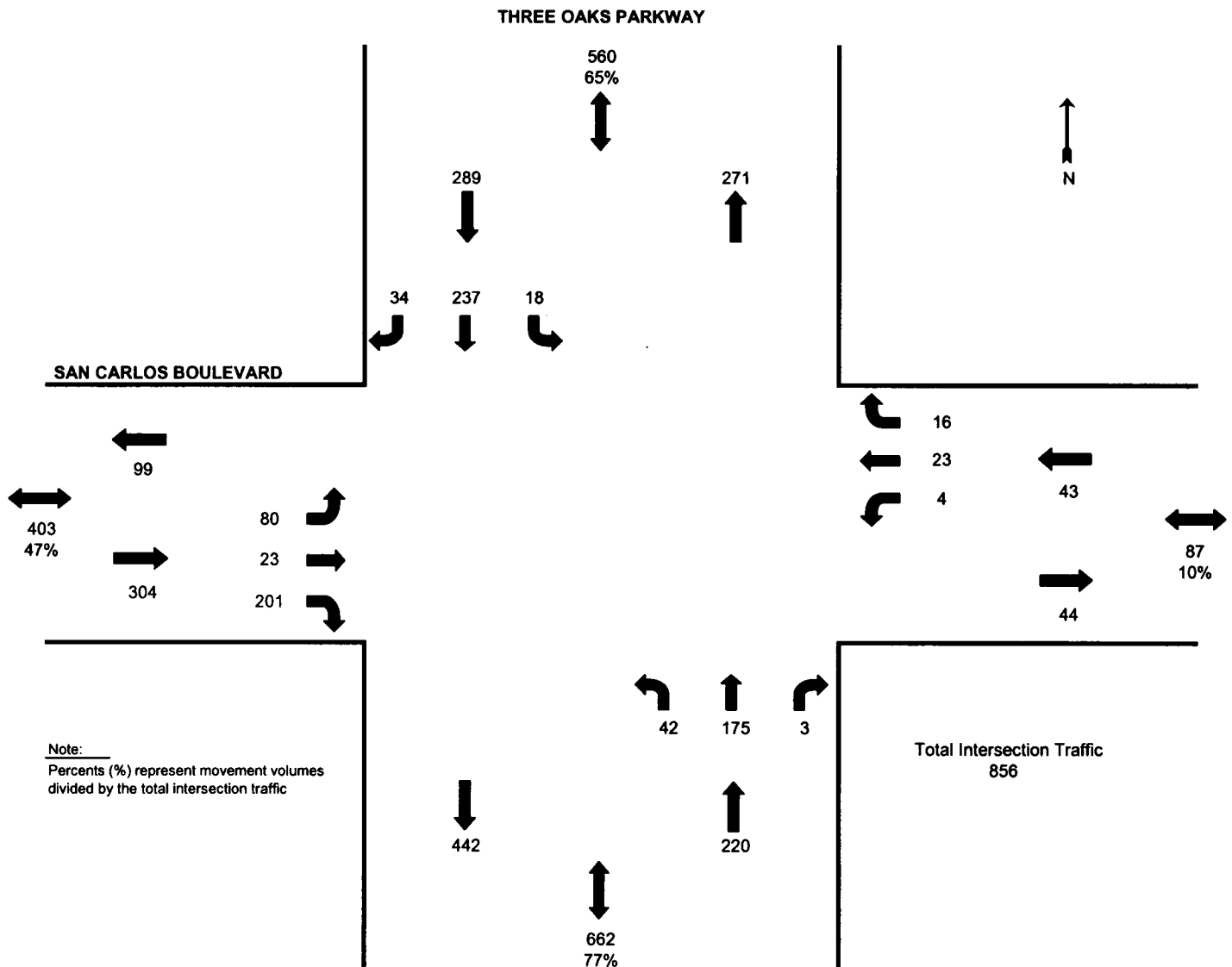
HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856

DCI 2005-00054

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NOV 29 2005

COMMUNITY DEVELOPMENT

DATE: September 12, 2003
 DAY: FRIDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:15 AM - 8:15 AM
 INTERSECTION: THREE OAKS PARKWAY & SAN CARLOS BOULEVARD



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	41	74	3	118	13	67	54	134	12	4	32	48	1	9	9	19	319
4:15 PM	61	55	1	117	7	51	41	99	7	9	39	55	0	11	10	21	292
4:30 PM	58	50	1	109	8	50	28	86	8	12	24	44	2	10	6	18	257
4:45 PM	73	39	4	116	12	45	27	84	11	6	26	43	1	14	5	20	263
5:00 PM	63	68	1	132	9	50	36	95	13	11	25	49	2	14	7	23	299
5:15 PM	67	58	4	129	16	49	31	96	16	10	43	69	2	15	6	23	317
5:30 PM	70	82	3	155	11	55	27	93	16	15	36	67	3	14	12	29	344
5:45 PM	65	78	4	147	18	53	31	102	26	15	46	87	1	15	13	29	365
TOTAL:	498	504	21	1023	94	420	275	789	109	82	271	462	12	102	68	182	2456

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	233	218	9	460	40	213	150	403	38	31	121	190	4	44	30	78	1131
4:15 PM	255	212	7	474	36	196	132	364	39	38	114	191	5	49	28	82	1111
4:30 PM	261	215	10	486	45	194	122	361	48	39	118	205	7	53	24	84	1136
4:45 PM	273	247	12	532	48	199	121	368	56	42	130	228	8	57	30	95	1223
5:00 PM	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

PEAK HOUR SUMMARY

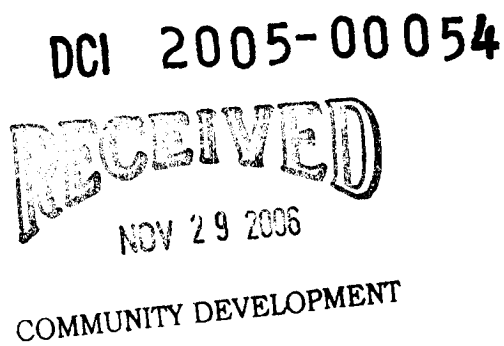
HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

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COMMUNITY DEVELOPMENT



15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	34	0	34	0	78	0	78	2	0	0	2	1	0	4	5	119
7:15 AM	0	41	0	41	0	99	2	101	4	0	0	4	1	0	3	4	150
7:30 AM	1	43	0	44	1	77	1	79	4	0	2	6	2	0	5	7	136
7:45 AM	0	46	0	46	0	85	0	85	4	0	1	5	0	0	5	5	141
8:00 AM	0	35	0	35	2	77	0	79	5	0	0	5	0	0	5	5	124
8:15 AM	0	30	0	30	0	54	0	54	5	0	0	5	1	0	0	1	90
8:30 AM	0	34	0	34	0	52	3	55	0	0	1	1	1	0	0	1	91
8:45 AM	2	40	1	43	0	52	1	53	2	0	1	3	0	0	2	2	101
TOTAL:	3	303	1	307	3	574	7	584	26	0	5	31	6	0	24	30	952

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	164	0	165	1	339	3	343	14	0	3	17	4	0	17	21	546
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551
7:30 AM	1	154	0	155	3	293	1	297	18	0	3	21	3	0	15	18	491
7:45 AM	0	145	0	145	2	268	3	273	14	0	2	16	2	0	10	12	446
8:00 AM	2	139	1	142	2	235	4	241	12	0	2	14	2	0	7	9	406

PEAK HOUR SUMMARY

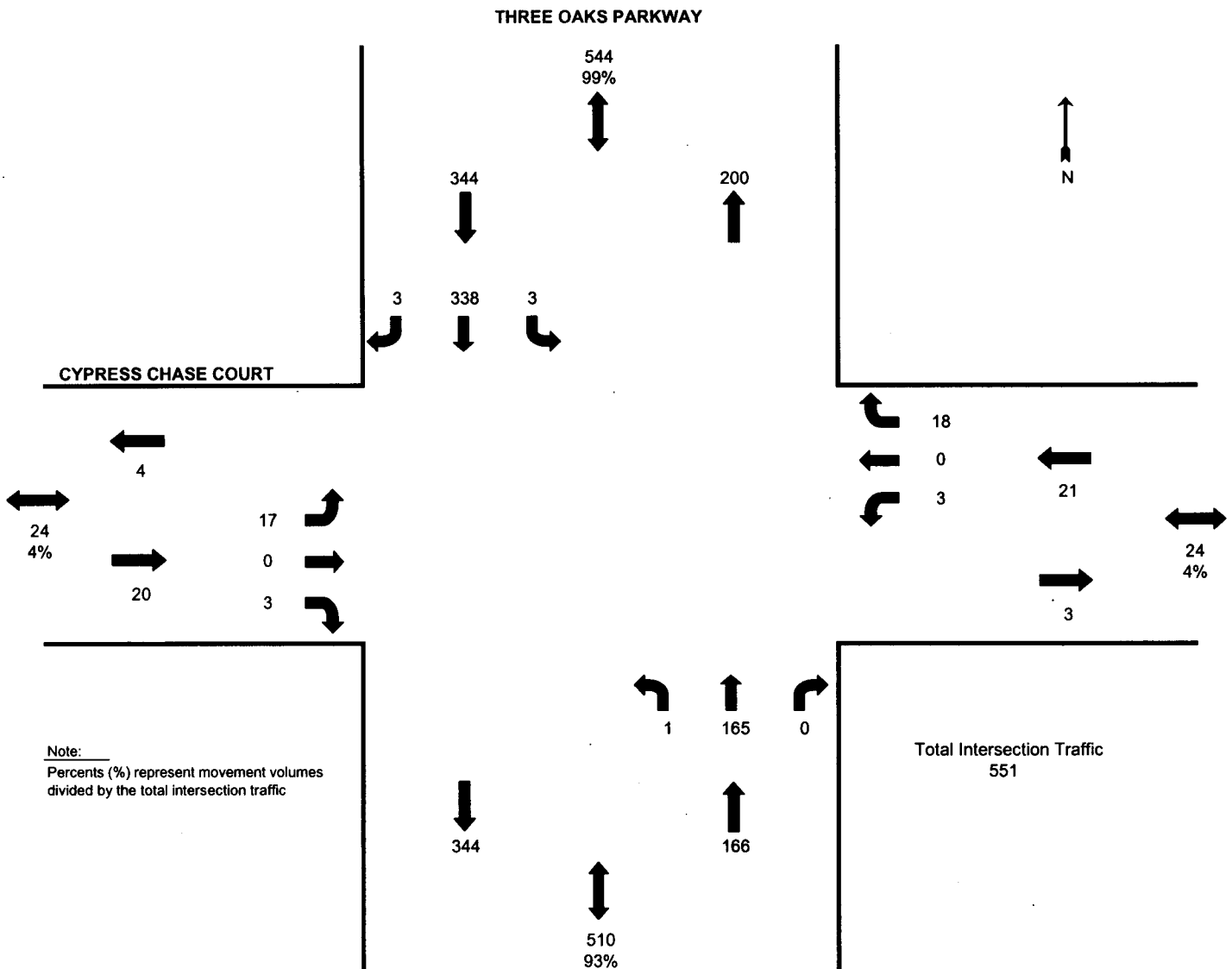
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 5, 2002
 DAY: WEDNESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:15 AM - 8:15 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



DCI 2005-00054

RECEIVED
 NOV 29 2006

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	95	1	96	0	51	6	57	3	0	2	5	0	1	3	4	162
4:15 PM	1	95	3	99	1	47	4	52	0	0	2	2	0	0	3	3	156
4:30 PM	0	105	0	105	1	40	4	45	0	0	0	0	0	0	1	1	151
4:45 PM	2	71	1	74	7	61	8	76	2	0	0	2	0	0	3	3	155
5:00 PM	0	127	0	127	0	63	5	68	0	0	2	2	0	0	1	1	198
5:15 PM	0	126	1	127	3	66	5	74	2	0	0	2	0	0	2	2	205
5:30 PM	1	131	0	132	5	66	2	73	5	0	0	5	0	0	0	0	210
5:45 PM	0	104	0	104	6	63	8	77	3	0	0	3	0	0	2	2	186
TOTAL:	4	854	6	864	23	457	42	522	15	0	6	21	0	1	15	16	1423

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	3	366	5	374	9	199	22	230	5	0	4	9	0	1	10	11	624
4:15 PM	3	398	4	405	9	211	21	241	2	0	4	6	0	0	8	8	660
4:30 PM	2	429	2	433	11	230	22	263	4	0	2	6	0	0	7	7	709
4:45 PM	3	455	2	460	15	256	20	291	9	0	2	11	0	0	6	6	768
5:00 PM	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

PEAK HOUR SUMMARY

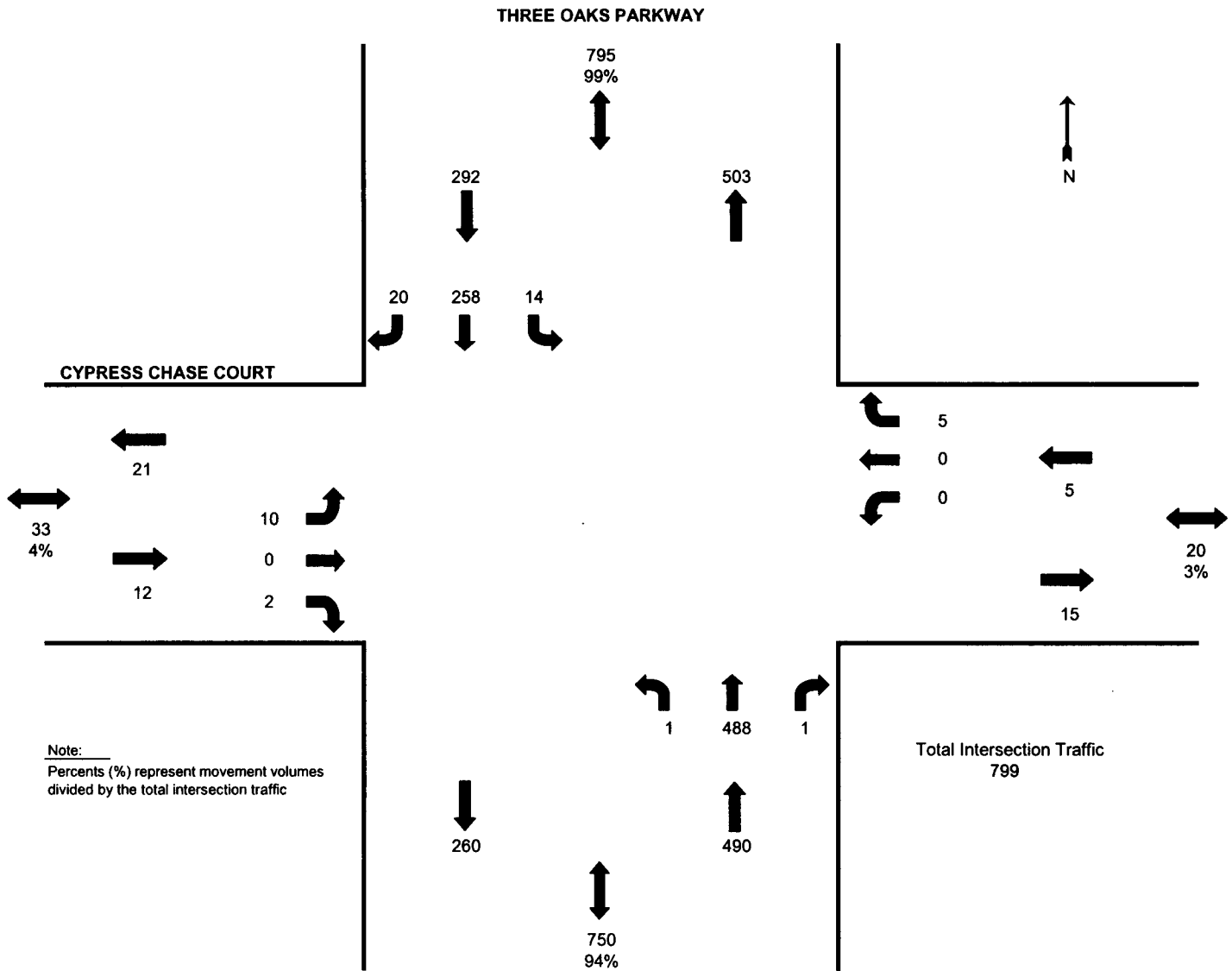
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 5, 2002
 DAY: WEDNESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



DCI 2005-00054

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	2	26	0	28	0	86	4	90	11	0	21	32	2	0	0	2	152
7:15 AM	3	30	1	34	0	79	0	79	19	0	18	37	0	0	0	0	150
7:30 AM	3	39	1	43	1	97	4	102	12	0	36	48	0	0	0	0	193
7:45 AM	1	31	0	32	0	91	4	95	12	0	19	31	0	1	0	1	159
8:00 AM	3	38	0	41	1	78	6	85	13	0	24	37	2	0	1	3	166
8:15 AM	4	29	0	33	0	70	0	70	6	0	18	24	0	0	0	0	127
8:30 AM	1	30	1	32	0	60	4	64	8	0	16	24	0	2	0	2	122
8:45 AM	5	43	0	48	0	63	3	66	7	0	11	18	1	0	2	3	135
TOTAL:	22	266	3	291	2	624	25	651	88	0	163	251	5	3	3	11	1204

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	9	126	2	137	1	353	12	366	54	0	94	148	2	1	0	3	654
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668
7:30 AM	11	137	1	149	2	336	14	352	43	0	97	140	2	1	1	4	645
7:45 AM	9	128	1	138	1	299	14	314	39	0	77	116	2	3	1	6	574
8:00 AM	13	140	1	154	1	271	13	285	34	0	69	103	3	2	3	8	550

PEAK HOUR SUMMARY

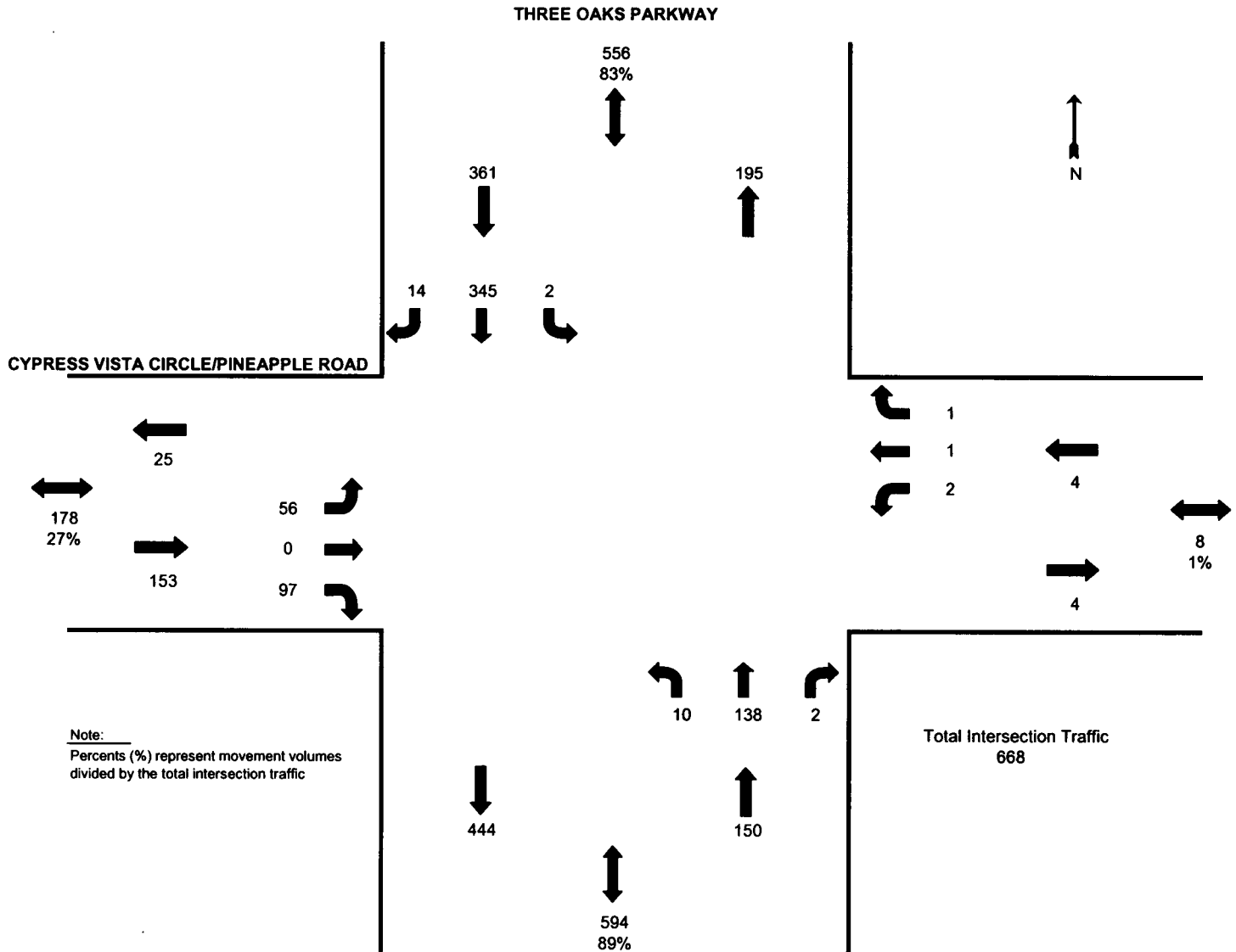
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668

DCI 2005-00054

RECEIVED
NOV 29 2003

COMMUNITY DEVELOPMENT

DATE: June 13, 2002
 DAY: THURSDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:15 AM - 8:15 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA
 CIRCLE/PINEAPPLE ROAD



DCI 2005-00054

RECEIVED
 NOV 29 2005

COMMUNITY DEVELOPMENT

DATE: June 13, 2002
DAY: THURSDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	19	73	1	93	5	45	4	54	7	0	7	14	0	1	0	1	162
4:15 PM	27	76	1	104	1	35	9	45	3	0	6	9	0	0	0	0	158
4:30 PM	22	81	1	104	1	43	15	59	8	0	10	18	2	1	0	3	184
4:45 PM	15	80	2	97	0	51	12	63	5	1	10	16	0	0	0	0	176
5:00 PM	25	113	3	141	0	51	8	59	15	1	12	28	0	0	0	0	228
5:15 PM	34	107	0	141	0	49	18	67	7	0	12	19	0	0	0	0	227
5:30 PM	27	116	1	144	1	58	29	88	7	0	13	20	0	1	6	7	259
5:45 PM	23	99	3	125	1	47	12	60	9	8	10	27	5	16	2	23	235
TOTAL:	192	745	12	949	9	379	107	495	61	10	80	151	7	19	8	34	1629

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	83	310	5	398	7	174	40	221	23	1	33	57	2	2	0	4	680
4:15 PM	89	350	7	446	2	180	44	226	31	2	38	71	2	1	0	3	746
4:30 PM	96	381	6	483	1	194	53	248	35	2	44	81	2	1	0	3	815
4:45 PM	101	416	6	523	1	209	67	277	34	2	47	83	0	1	6	7	890
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

PEAK HOUR SUMMARY

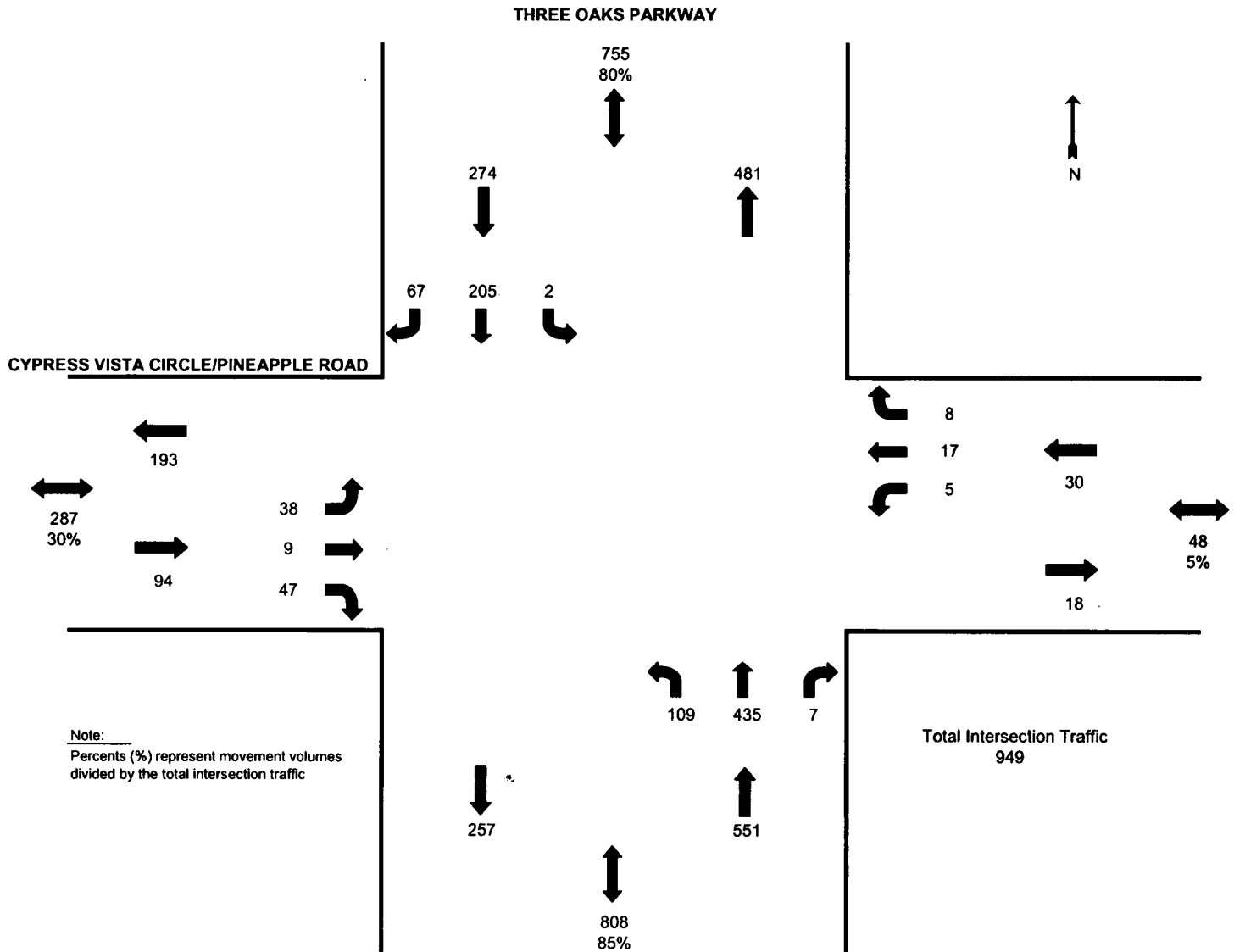
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

DCI 2005-00054

RECEIVED
NOV 29 2003

COMMUNITY DEVELOPMENT

DATE: June 13, 2002
 DAY: THURSDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA
 CIRCLE/PINEAPPLE ROAD



DCI 2005-00054

RECEIVED
 NOV 29 2005

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	21	1	23	0	108	10	118	5	0	3	8	1	0	0	1	150
7:15 AM	0	19	0	19	0	82	6	88	7	0	5	12	2	0	0	2	121
7:30 AM	1	23	0	24	0	121	11	132	7	0	1	8	1	1	1	3	167
7:45 AM	0	18	1	19	0	75	7	82	2	0	4	6	1	0	0	1	108
8:00 AM	2	16	0	18	1	114	7	122	5	0	6	11	0	0	0	0	151
8:15 AM	0	20	0	20	0	91	9	100	12	0	4	16	3	0	1	4	140
8:30 AM	1	17	0	18	0	77	8	85	4	0	2	6	0	0	0	0	109
8:45 AM	2	16	1	19	0	61	7	68	6	0	6	12	1	0	2	3	102
TOTAL:	7	150	3	160	1	729	65	795	48	0	31	79	9	1	4	14	1048

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	2	81	2	85	0	386	34	420	21	0	13	34	5	1	1	7	546
7:15 AM	3	76	1	80	1	392	31	424	21	0	16	37	4	1	1	6	547
7:30 AM	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566
7:45 AM	3	71	1	75	1	357	31	389	23	0	16	39	4	0	1	5	508
8:00 AM	5	69	1	75	1	343	31	375	27	0	18	45	4	0	3	7	502

PEAK HOUR SUMMARY

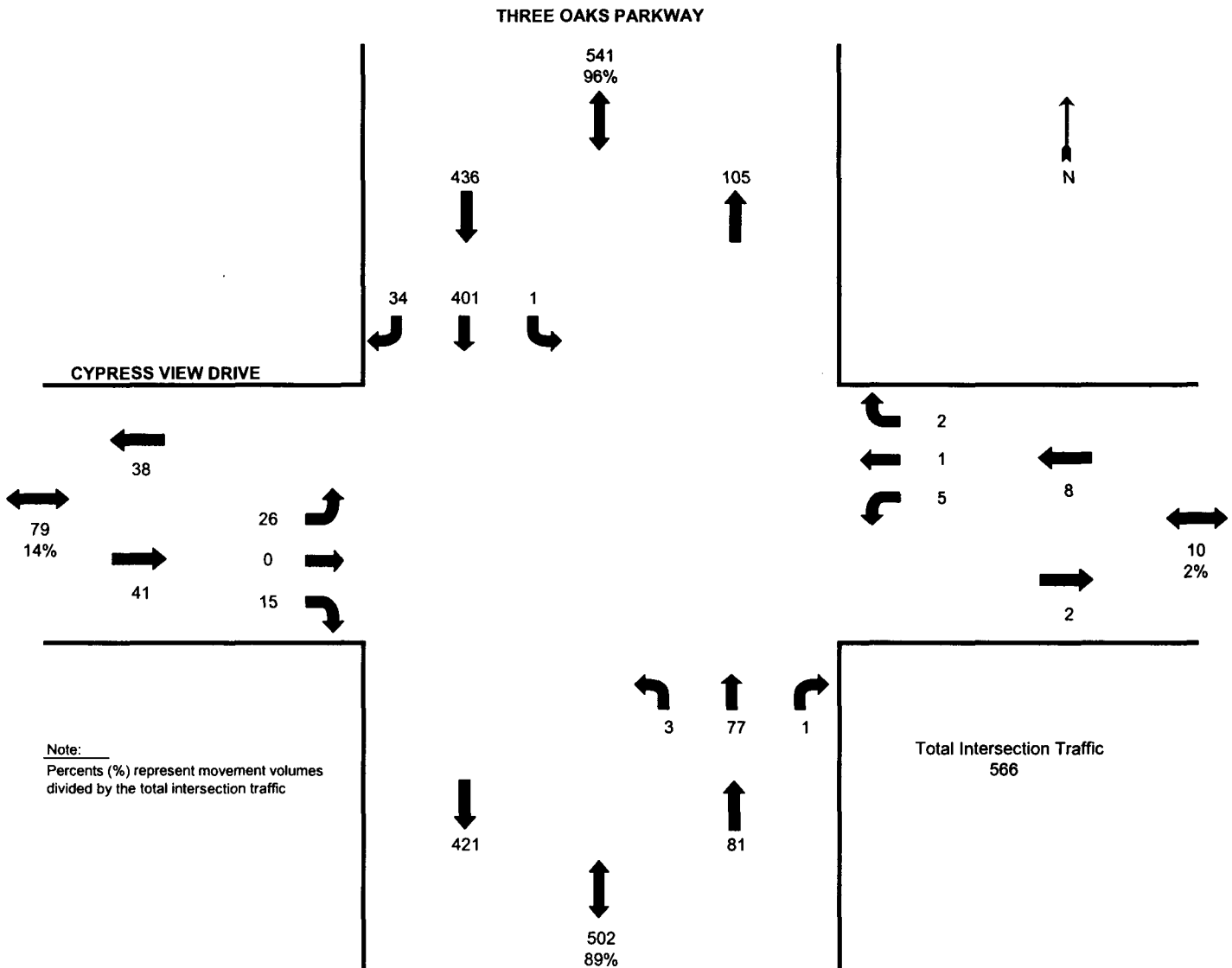
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566

DCI 2005-00054

RECEIVED
NOV 29 2003

COMMUNITY DEVELOPMENT

DATE: June 19, 2002
 DAY: WEDNESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:30 AM - 8:30 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VIEW DRIVE



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RECEIVED
 NOV 29 2003

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	3	90	0	93	0	44	2	46	5	1	0	6	1	0	0	1	146
4:15 PM	2	82	0	84	2	36	12	50	5	0	2	7	3	0	0	3	144
4:30 PM	5	64	3	72	2	43	2	47	7	1	3	11	1	0	0	1	131
4:45 PM	6	115	1	122	0	41	6	47	5	0	2	7	2	0	0	2	178
5:00 PM	7	114	1	122	0	50	8	58	12	0	2	14	0	0	0	0	194
5:15 PM	5	131	1	137	0	43	10	53	10	0	7	17	0	0	0	0	207
5:30 PM	4	119	4	127	1	56	3	60	10	0	3	13	0	0	0	0	200
5:45 PM	7	128	1	136	0	48	9	57	9	2	2	13	0	0	0	0	206
TOTAL:	39	843	11	893	5	361	52	418	63	4	21	88	7	0	0	7	1406

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	16	351	4	371	4	164	22	190	22	2	7	31	7	0	0	7	599
4:15 PM	20	375	5	400	4	170	28	202	29	1	9	39	6	0	0	6	647
4:30 PM	23	424	6	453	2	177	26	205	34	1	14	49	3	0	0	3	710
4:45 PM	22	479	7	508	1	190	27	218	37	0	14	51	2	0	0	2	779
5:00 PM	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

PEAK HOUR SUMMARY

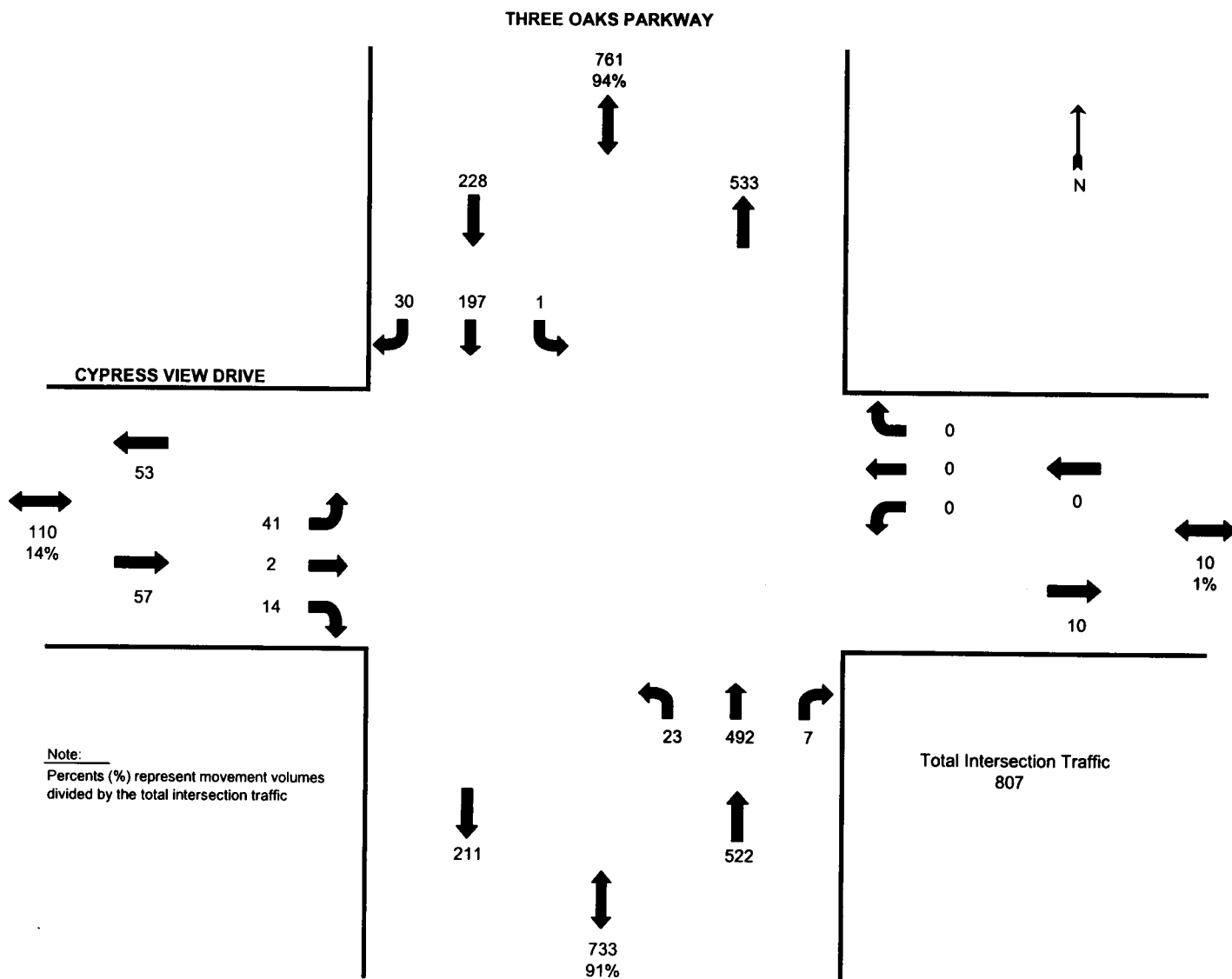
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

DCI 2005-00054

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

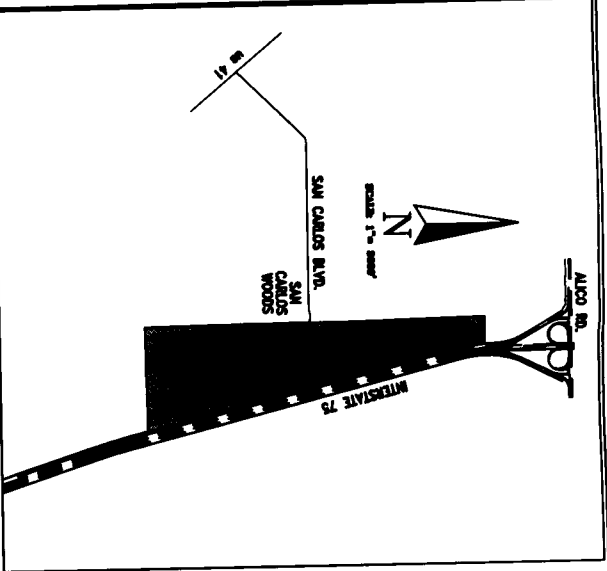
DATE: June 19, 2002
 DAY: WEDNESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VIEW DRIVE



DCI 2005-00054

RECEIVED
 NOV 29 2005

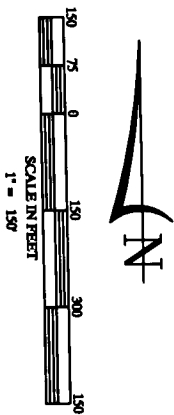
COMMUNITY DEVELOPMENT



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL
APPROVED ONLY

- NOTE:
- If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:
- All Districts ① Access road deviation
 - All Districts ② Access to adjoining property
 - All Districts ③ Powers drive deviation
 - RPD Only ④ Open space deviation
 - All Districts ⑤ Excavation depth deviation
 - RPD Only ⑥ Property development deviation
 - All Districts ⑦ Sign deviation
 - All Districts ⑧ Fence around excavation deviation
 - All Districts ⑨ Street buffer deviation
 - All Districts ⑩ Pavement standards deviation
 - RPD Only ⑪ Road easile sales deviation
 - RPD Only ⑫ Back out parking deviation
 - All District ⑬ - WITHDRAWN
 - Specific Location ⑭ Intersection separation deviation



Nov 29, 2005 - 12:54pm C.O. Hejerman
Z:\Current Projects\110-01-03(12) Village of San Carlos (05-12-06)\02 110-08-87 MCP B1-B2.dwg

REVISION	DATE	REVISION	DATE
1	11-29-05	1	11-29-05
2	11-29-05	2	11-29-05
3	11-29-05	3	11-29-05
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98	11-29-05	98	11-29-05
99	11-29-05	99	11-29-05
100	11-29-05	100	11-29-05

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-91-47.

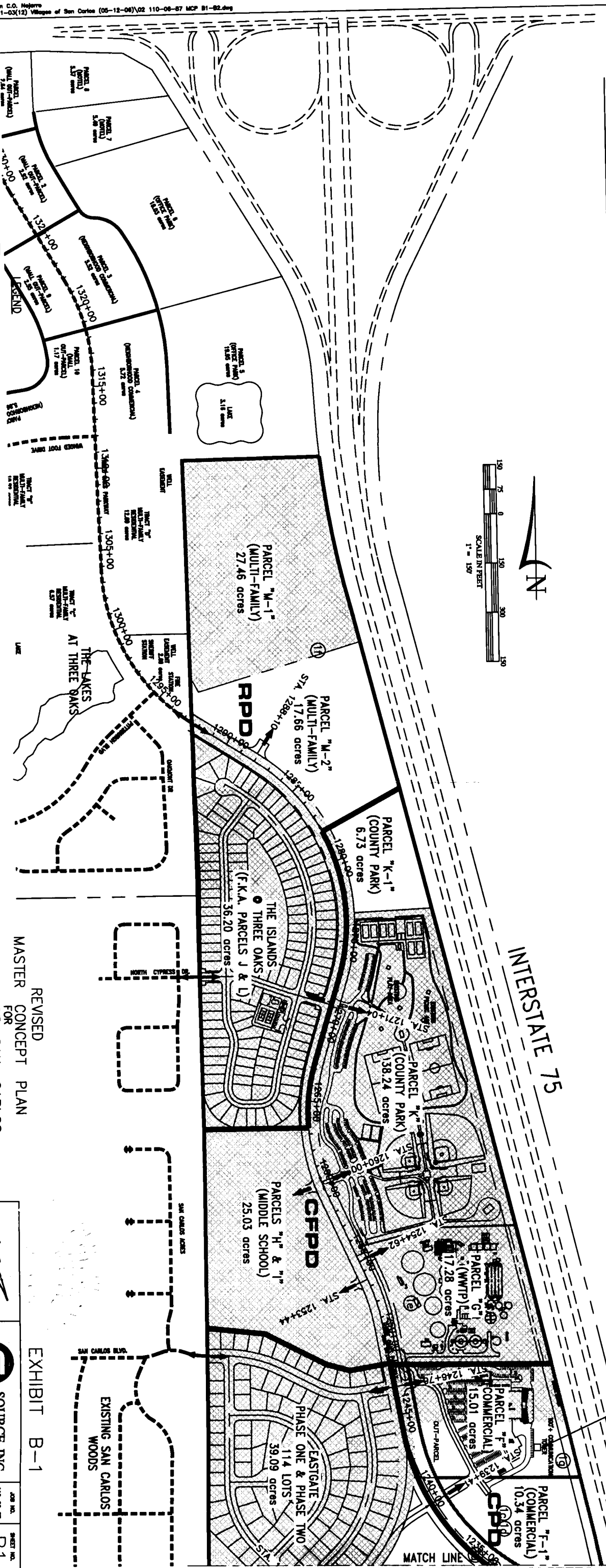
STATIONS FOR THESE C'S ARE BASED ON ORIGINAL CORRIDO ROAD ALIGNMENT

REVISED MASTER CONCEPT PLAN FOR VILLAGES OF SAN CARLOS BY SOUTHWEST FLORIDA CAPITAL CORPORATION (REDUCED TO HALF SCALE)

THOMAS J. LEE, L.P.E.
NOV 29 2006

SOURCE, INC.
TALLAHASSEE, FLORIDA 32309
TEL: 904-222-2222 FAX: 904-222-2222

DATE 11-29-06
SHEET NO. B1
DRAWING BY JBN
FILE NAME 02-110



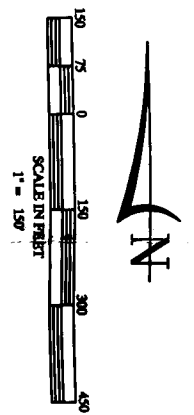
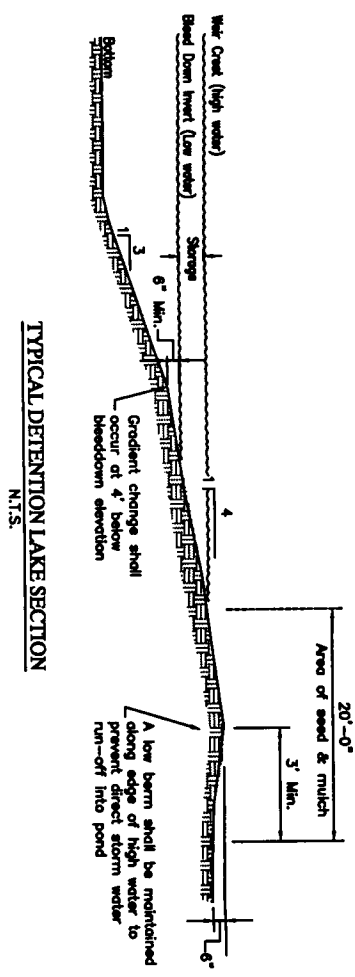
DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

COMMUNITY DEVELOPMENT

RECEIVED
NOV 29 2006

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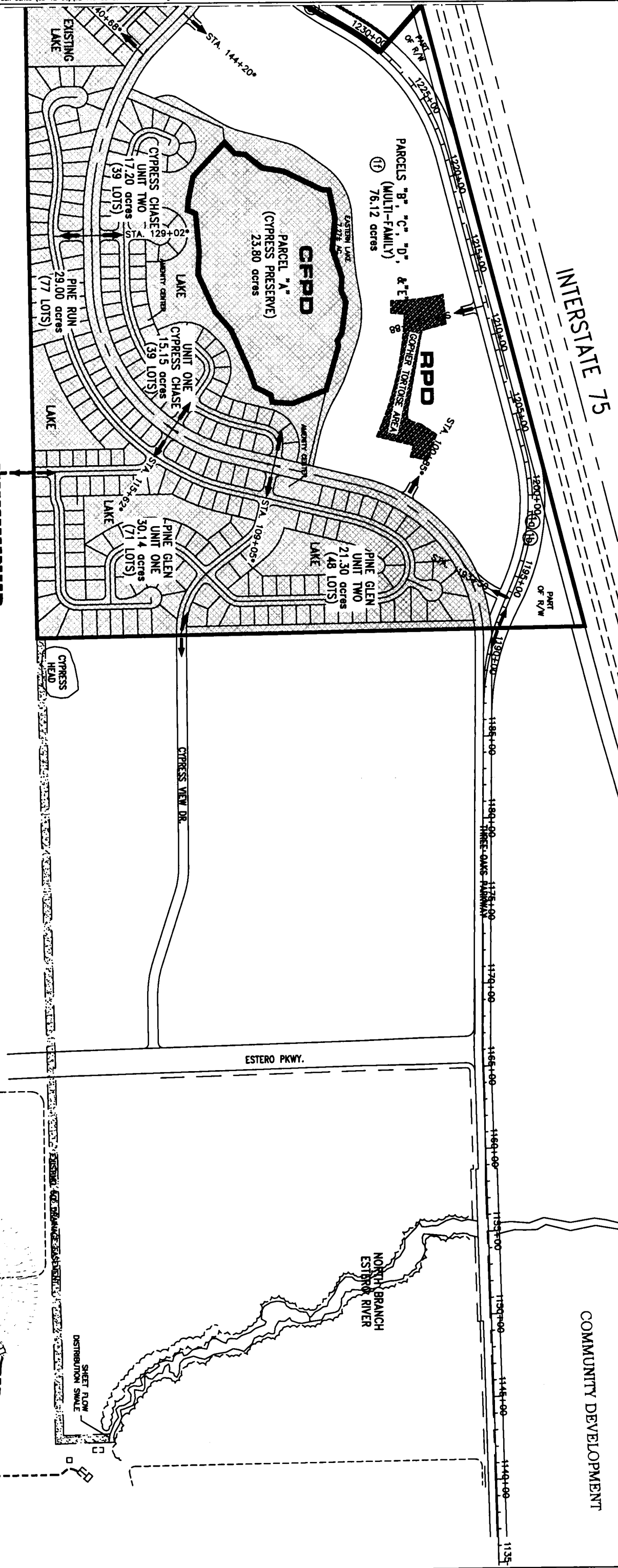
COMMUNICATION TOWER APPROVED BY SE22005-00012 & UD02005-00051



DCI 2005-00054

CREATED
1972-9-28

COMMUNITY DEVELOPMENT



REVISÉ _____

MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

EXHIBIT B-2

SHEET NO. B2	JOB NO. 110-08-87
DATE 4-21-88	DATE 110-08-87
DRAWN BY: R.E. HARRIS CHECKED BY: R.E. HARRIS	DATE 4-21-88



Property Boundary

424H-1/400

411-1/424

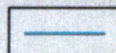
740/424

424

740/424

LEGEND

CODE:	DESCRIPTION:	ACREAGE:
411-1/424	Disturbed Pine Flatwood/Melaleuca >50%	1.52ac
424	Melaleuca >75%	7.46ac
424H/400	Melaleuca/Pine/Cypress >75%	0.24ac
740/424	Disturbed Land/Melaleuca	1.09ac
Total Project Area:		10.31ac

 = Transect Lines

DATE: 07-06-06

FILE: Transect_Map-7-6-06.dwg

PROJECT NO: S01153.1

AERIAL: TC 2004 stplwft

SCALE: 1" = 150'

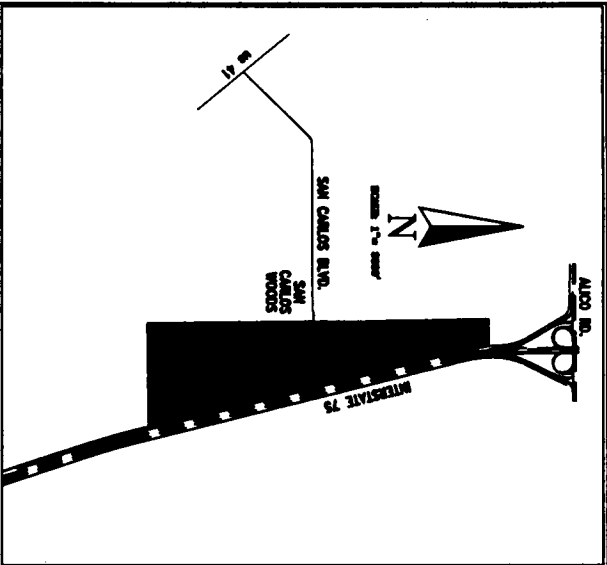
FLUCCS MAP / SHOWING TRANSECT LOCATIONS
VILLAGES OF SAN CARLOS
LEE COUNTY, FLORIDA



2579 North Toledo Blade Blvd.
North Port, FL 34289
Tel (941) 426-7878
Fax (941) 426-8778
www.earthbalance.com

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LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-81-083 FOR CONDITIONS OF APPROVAL
APPROVED ONLY

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- All Districts ⑦ Sign deviation
- All Districts ⑧ Fence around second deviation
- All Districts ⑨ Street buffer deviation
- All Districts ⑩ Pavement standards deviation
- RPD Only ⑪ Road estate sides deviation
- RPD Only ⑫ Back out parking deviation
- All District ⑬ - WITHDRAWN
- Specific Location ⑭ Intersection separation deviation

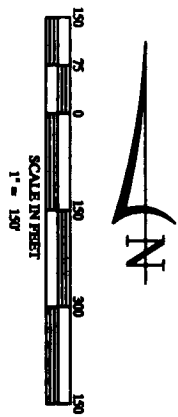
DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

Approved as Exhibit
MCP Page 1 of 2
Resolution # 2-07-087

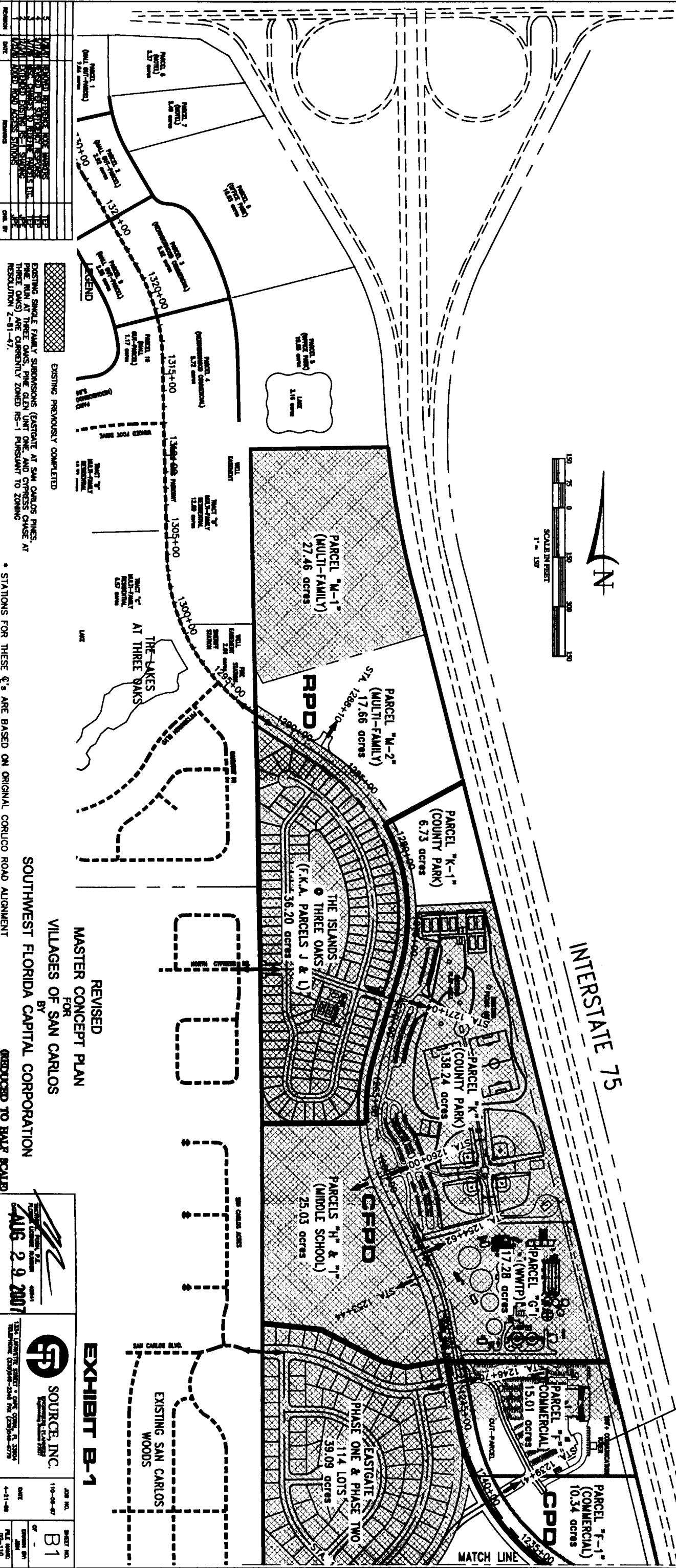
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AUG 30 2007
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COMMUNICATION
TOWER APPROVED
BY SE2005-00012
& LD02005-00551



Aug 28, 2007 - 4:31pm C.D. Mojero
Z:\Current Projects\110-01-03 (12) Village of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg



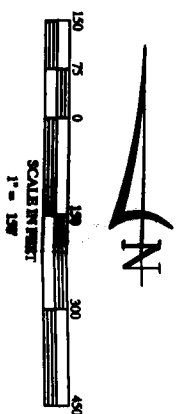
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EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE CROWN AND CROSS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE C'S ARE BASED ON ORIGINAL CORRUJO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

SOURCE, INC.
Engineering & Planning
110-06-87

DATE: 11-09-07
SHEET NO.: B1
DRAWN BY: B1
CHECKED BY: B1
DATE: 11-09-07



N.T.S

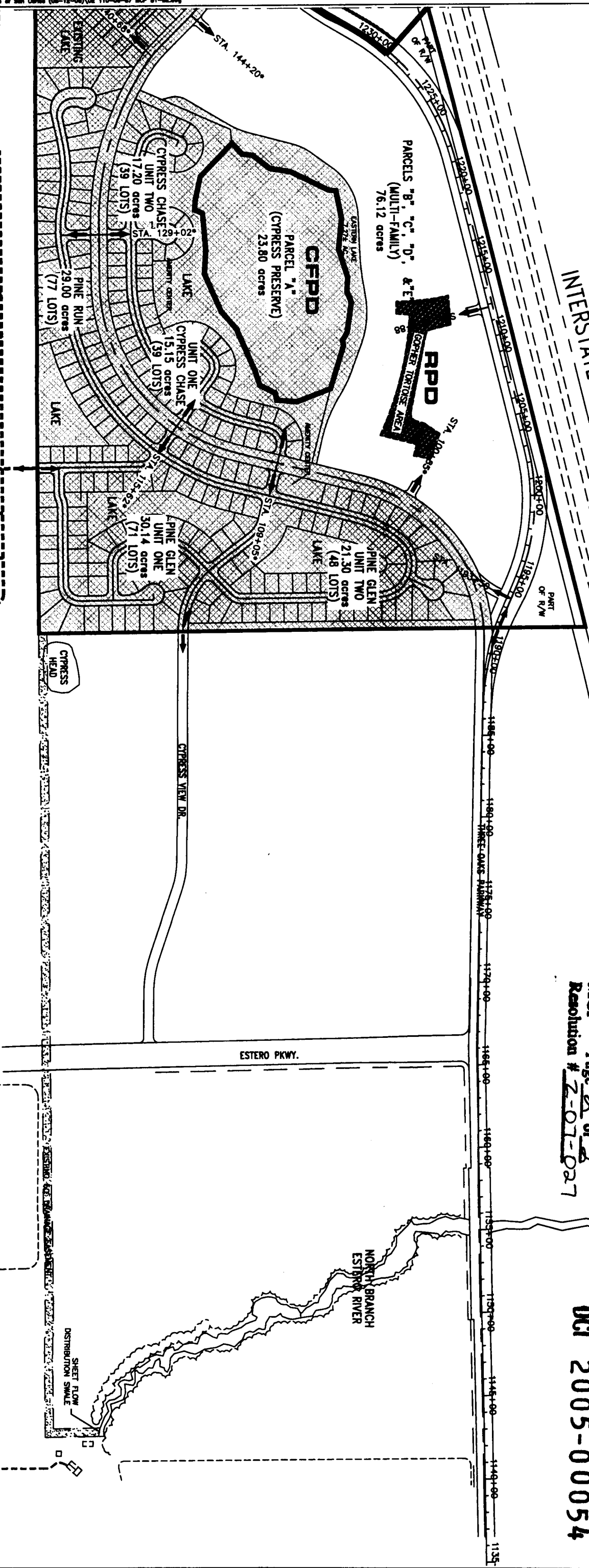
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Approved as Exhibit
MCP Page 2 of 2
Resolution # 2-07-027

DCI 2005-00054

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LEGEND

EXISTING PREVIOUSLY COMPLETED

* STATIONS FOR THESE C&S ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED

MASTER CONCEPT PLAN

VILLAGES OF SAN CARLOS

SOUTHWEST FLORIDA CAPITAL CORPORATION

(REDUCED TO HALF SCALE)

EXHIBIT B-2

甲子

SHEET NO.
B2

Page	Continued On:
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4-21-88
FILE NAME:
02-110

FIL NO:
02-110

Banks Engineering

Professional Engineers, Planners & Land Surveyors
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966
Phone: (239) 939-5490
Fax: (239) 939-2523

Please Reply To:
FORT MYERS OFFICE

January 11, 2007

Mr. Bryan Kelner, Principal Planner
Lee County Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JAN 12 2007
COMMUNITY DEVELOPMENT

Reference: **DCI2005-00054**
VILLAGES OF SAN CARLOS - PARCEL M-2
TIMBERWALK SOUTH

Dear Bryan:

Pursuant to your meeting with Tom Lehnert on December 12, 2006 regarding Parcel M-2 of the Villages of San Carlos DRI, attached please find the following documents as additional information for the sufficiency review for the Villages of San Carlos:

1. Two (2) Master Concept Plans (24" x 36")
2. Fourteen (14) Master Concept Plans (11" x 17")
3. Fourteen (14) Schedule of Uses
4. Fourteen (14) Site Development Regulations

Should you have any questions or require further information in this regard, please do not hesitate to contact me at (239) 939-5490.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt
Director of Planning

cc: Jonathon M. Pentecost

DCI 2005-00054

S:\Jobs\24xx\2406\Documents\Lee County-Zoning\2406 LC Kelner sufficiency submittal 12-27-06.doc

Naples Office
2515 Northbrooke Plaza Drive
Suite 200
Naples, Florida
34119
(239) 597-2061
Fax (239) 597-3082

Sarasota Office
1144 Tallevast Road
Suite 115
Sarasota, Florida
34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769
Suite B
Lake Suzy, Florida
34269
(941) 625-1165
Fax (941) 625-1149

Timberwalk South (Parcel "M-2")

December 19, 2006

Schedule of Uses (Parcel "M-2" Only):

Accessory Apartment
Accessory Uses, Buildings & Structures
Administrative Offices
Assisted Living Facility
Bed and Breakfast
Boarding House
Community Residential Home
Day Care Center, Child
Docks, Seawalls
Dwelling Unit, Duplex
Dwelling unit, Multi-family building
Dwelling unit, Single Family Residence, Conventional
Dwelling Unit, Single Family Residence, Executive
Dwelling Unit, Two-Family Attached
Dwelling Unit, Townhouse
Dwelling Unit, Zero Lot Line or Patio Home
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences, Walls
Food and Beverage Services, Limited
Health Care Facilities, Groups I and II (less than 50 beds)
Home Care Facility
Home Occupation (no outside help)
Model Display Center
Model Homes
Model Units
Non-roofed Accessory Structures
Parking Lot, Accessory
Parks, Group I
Personal Services, Groups I and II (ancillary use only)
Place of Worship
Real Estate Sales Office
Recreational Facilities, Commercial
Recreational Facilities, Personal
Recreational Facilities, Private
Residential Accessory Uses
Rooming House
Signs, in accordance with Chapter 30 of the Lee County LDC
Specialty Retail Store, Group I (ancillary use only)
Temporary Uses, Sales Trailer and Construction Trailer
Timeshare Units
Triplex (fee simple) *

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JAN 12 2007
COMMUNITY DEVELOPMENT

DCI 2005-00054

*See attached site development regulations for this use.

December 19, 2006

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JAN 12 2007

Site Development Regulations (Parcel "M-2" Only):

COMMUNITY DEVELOPMENT

Triplex building development standards:

Minimum Lot Area & Dimensions:

Minimum Lot Area:	550 Sq. Ft.*
Minimum Lot Width:	18' *
Minimum Lot Depth:	20' *

Minimum building setbacks:

Street/Front:	20' *
Side:	0' *
Side/Street:	10' *
Rear:	0' *
Water:	25'
Perimeter Property Line:	20' ***
Accessory Structures	0' **

Minimum Building Separation	15'
Maximum Building Height	2 stories / 35'
Maximum Lot Coverage:	100%

* Please see attached Exhibit A

** No enclosed structures are allowed beyond the principle building envelope.

*** Rear patio pads (No enclosed structures are allowed beyond the principle building envelope) shall be setback a minimum of 19' from perimeter boundary line.

Air conditioning units, small walls to screen AC units (not exceeding 42" height) and unenclosed patio pads may encroach into the common areas provided proper easements are recorded for those structures and equipment.

Each building lot contains 3 dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units.

All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.

Each unit will have one car garage and one parking space in the driveway.

DCI 2005-00054

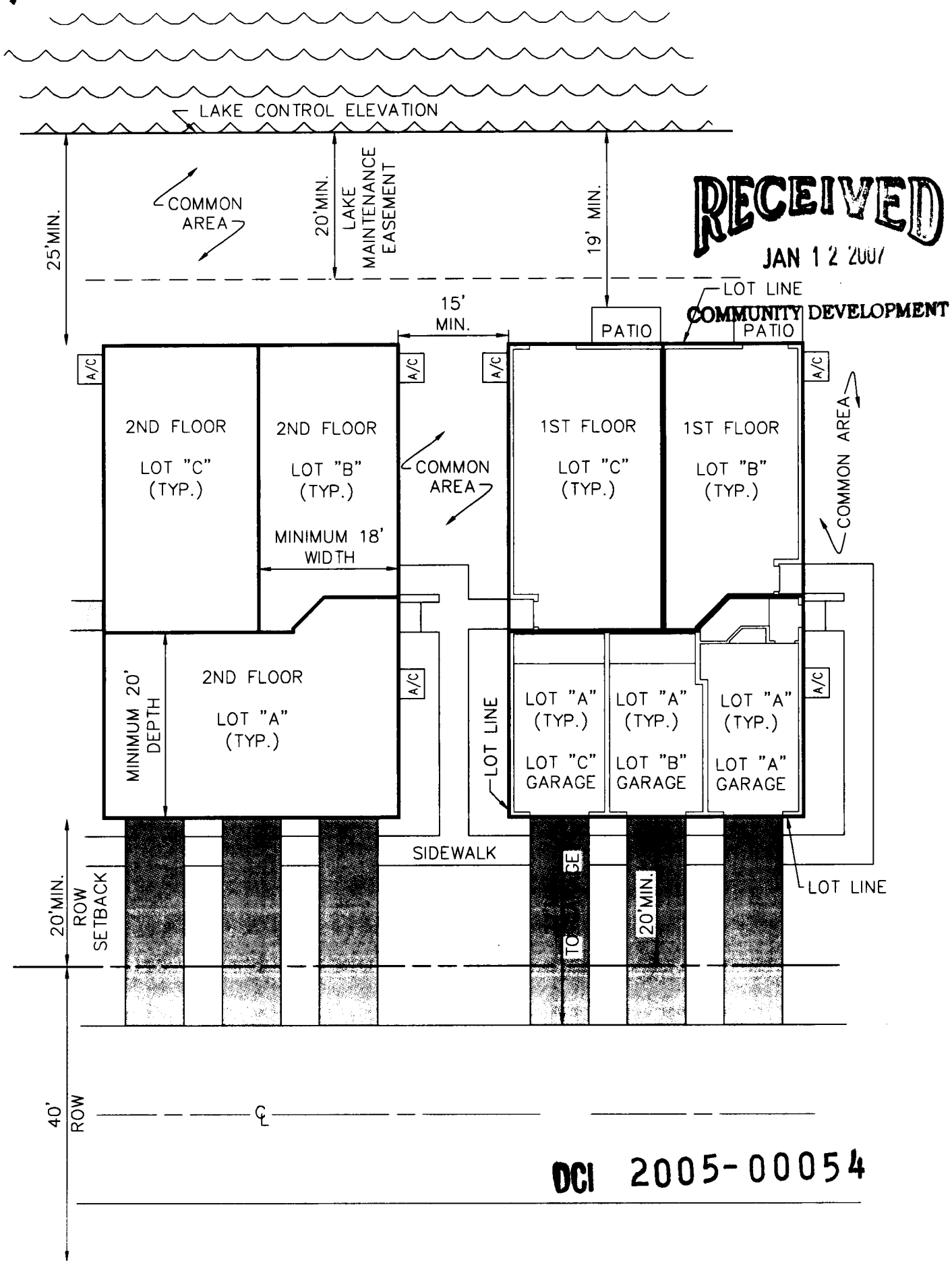
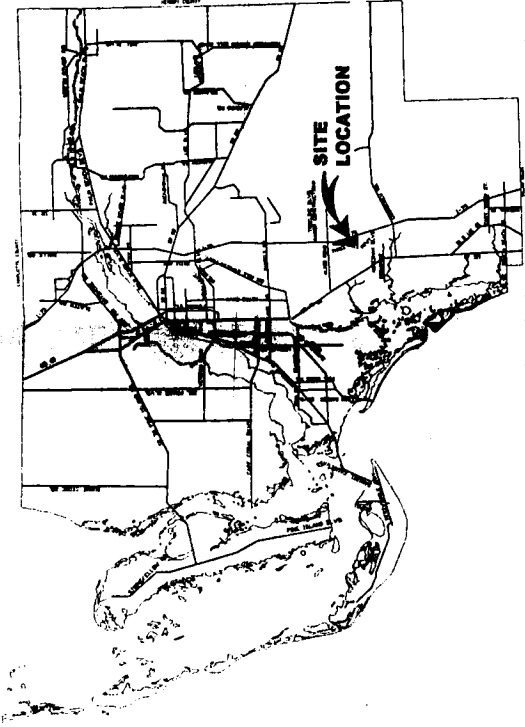


EXHIBIT "A" - TRIPLEX LOT (PARCEL M-2 ONLY)

NOT TO SCALE



VICINITY MAP
N.T.S.

VILLAGES OF SAN CARLOS

INDEX

TITLE	PAGE	EXHIBIT NO.
COVER	A	
REVISED MASTER CONCEPT PLAN (RPD, CPD, CFPD)	B1,B2	EXHIBIT B-1
CURRENTLY APPROVED MASTER CONCEPT PLAN	C1,C2	EXHIBIT C-1
CURRENT LAND USE & EXISTING ZONING MAP	D	
TOPOGRAPHIC MAP (ADA-DRI MAP C)	E1,E2	
ZONING - SURVEY PLAT / LEGAL DESCRIPTIONS	F	EXHIBIT TWO: A.2
AERIAL PHOTOGRAPH WITH SOILS CLASSIFICATION	G,G1,G2,G3	
SETBACK ILLUSTRATIONS (LOT SKETCHES)	H	

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VILLAGES OF SAN CARLOS

PLAN SET

	SOURCE, INC. ENGINEERS PLANNERS	JOB NO. 110-08-82	SHEET NO. A
		DATE 6-21-08	OF
1354 LAFAYETTE STREET • SAN CARLOS, CA 94069 TELEPHONE (415) 246-2348 FAX (415) 246-8778		www.sicorp.com	



SINGLE FAMILY DETACHED (Standard):

ZERO LOT LINE or PATIO HOMES:
(from 40' wide up to 50' wide)

Minimum lot area: 4000 S.F.
Minimum lot dimension: 40' wide x 95' deep
Minimum corner lot dimension: 42.5' wide x 95' deep
Minimum separation between buildings on adjacent lots: 5'
Front Setback from local R/W line to building wall: 5'
Front Setback from local R/W line to courtyard: 10'
Front Setback from local R/W line to privacy wall: 10'
Rear Setback from property line to building wall: 0'
Rear Setback from property line to courtyard: 3'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from lake or canal water line to building or property line: 5'
Side Setback from property line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 0'
Side Setback from local R/W line to house building wall: 15'
Side Setback from property line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%

Minimum lot area: 900 S.F.

CONDOMINIUMS (or Multi-Family Apartments or ALF's)

Minimum unit area (2 story, max. 35' tall): 500 S.F.
Minimum unit area (3-6 story, max. 75' tall): 500 S.F.
Minimum unit area (7 & 8 story, max. 95' tall): 500 S.F.
Setback from any property line to building wall: 25'
Water Setback from water to building wall: 20'
Maximum lot coverage by buildings: 45%

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all Districts 1. Deviation from the requirement that an access road (frontage road) be approved along arterial or collector roads (i.e., Three Data Parkway), (D.S.O. Sections 3.0.3.0 and 3.0.4.0) to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All right-of-way easements through adjacent parcels to accommodate access will be the Developer's responsibility.—APPROVED

All Districts 2. Deviation from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area (D.S.O. Sections 3.3 e & f) to limit access as shown on the Master Concept Plan for District 2. The Developer's responsibility to provide roadway access between internal tracts where necessary. --APPROVED

All Districts 3. Deviation for the road requirements (D.S.O. Section D.3.b & Table D-3-1, 7.c); to allow paver block concrete surface course within "private" local streets.—APPROVED

4. Deviation from the zoning open space requirements (Section 431.C.4) approved Only

6. Deviation from the minimum area, lot coverage and dimension requirements (Sections 431.C.1. & 202.18.D) and from the minimum setbacks of structures and buildings (Sections 431.C.2 and 202.18.B.2.d) to those shown on the following table for the various products proposed—APPROVED

All Districts 7. Deviation from Ordinance 85-26, as amended by Ordinance 88-12, Section M, SPECIAL REGULATIONS - ON-SITE SIGNS, Paragraph B.2., Residential Development Identification Sign, and Paragraph B.4., Directional Signs On Site Only, which requires signs to be setback a minimum of fifteen feet from the edge of the street right-of-way or easement to:

a. Five (5) feet at intersections with collector or arterial roads (i.e., Three Oaks Parkway).

All Districts 5. Deviation from the requirement that a four (4) foot fence may be required, at the discretion of the director, to be placed around excavations when located less than one hundred (100) feet from any property under separate ownership (Section 509.F.) to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6:1:(V) to a water depth of four (4) feet below dry season water table—APPROVED

All Districts 9. Deviation from Table C-3 of the Lee County Development Standards Ordinance which requires a 20' buffer along Three Oaks Parkway to 10' (See attached correspondence, "Item M-1" relating to buffer).--APPROVED

All Districts 10. Deviation from the requirement that gives the standards for pavement widths for local County maintained streets (D.S.O. Table D-1.2.c.(1)) to twenty-foot (20') pavement with sole drainage or valley gutter drainage, or twenty-four foot (24') pavement with curb and gutter drainage--APPROVED

RPD Only 11. Requirement that no real estate sales except those incidental to the sale of model homes are to be conducted in a model home (Section 509.D.3.g), to allow sales offices within model homes and units located throughout the development.—APPROVED

RPD Only 12. Requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (202.16.2.d), to all back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments--APPROVED

All District 13: WITHDRAWN

Specific Location 14. Deviation from Section C.3.h of the D.S.O. which requires intersections of streets with an arterial street to be not less than six hundred sixty (660) feet apart, using a centerline measurement, to not less than five hundred eleven (511) feet apart, using a centerline measurement for the two (2) "tee" intersections immediately south of the Son Carlos Boulevard/Three Oaks Parkway intersection.—APPROVED

All Districts 7. Deviation from Ordinance 85-28, as amended by Ordinance 88-12, Section 7.01, is hereby approved. The Ordinance is hereby amended to read as follows: Section 7.01. SPECIAL REGULATIONS - ON-SITE SIGNS, Paragraph B.2., Residential Deviation from Identification Sign, and Paragraph B.4., Directional Signs On Site Only, which requires signs to be setback a minimum of fifteen feet from the edge of the street right-of-way or easement to:

Five (5) feet of internal R/W (local) intersections

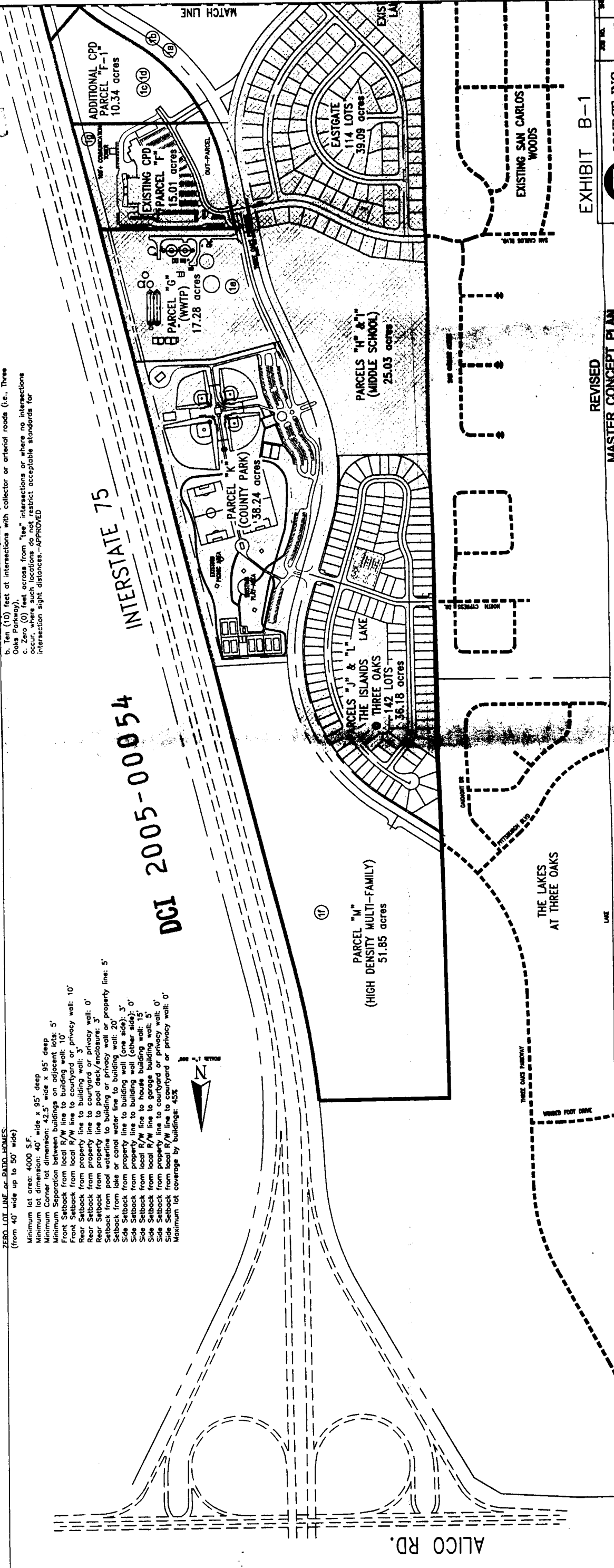
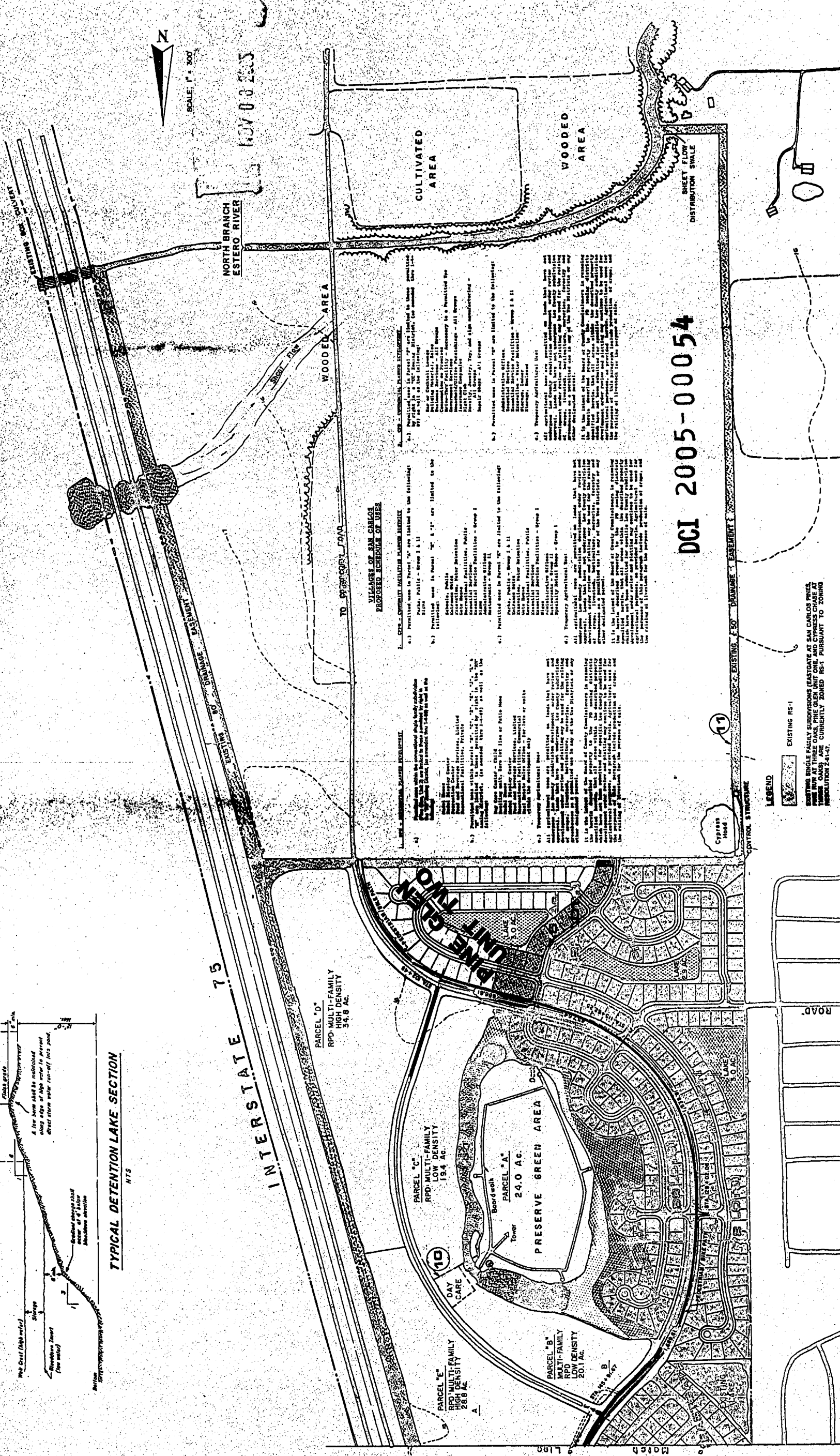
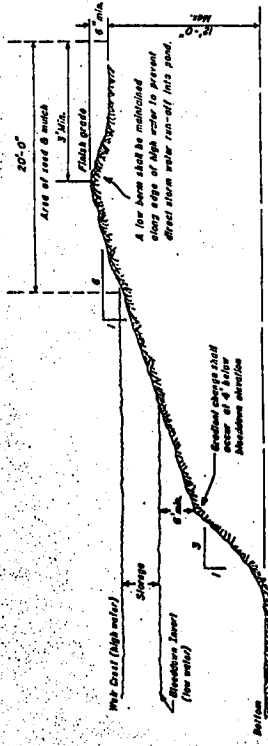


EXHIBIT B-1

**MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION**

 SOURCE, INC. Engineering • Sales • Service	1334 LAURENCE STREET • CAPE CROWN, FL 33004 TELEPHONE (305) 464-3348 FAX (305) 464-6776	
	DATE _____ 4-21-88	OF _____ B1
JOB NO. _____ 110-08-42	PROJECT _____ 400-08-02	



CURRENTLY APPROVED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
WEST FLORIDA CAPITAL CORP.

							JPE
							JPE
							CHARLES
REVISION	DATE	BY	DESCRIPTION	APPROVED BY	APPROVED DATE	STATUS	
2	8-23-91		EXTENDED EXISTING E-1 RAMP(S)				
1	8-23-90		ADDED ROAD ACCESS STATION				

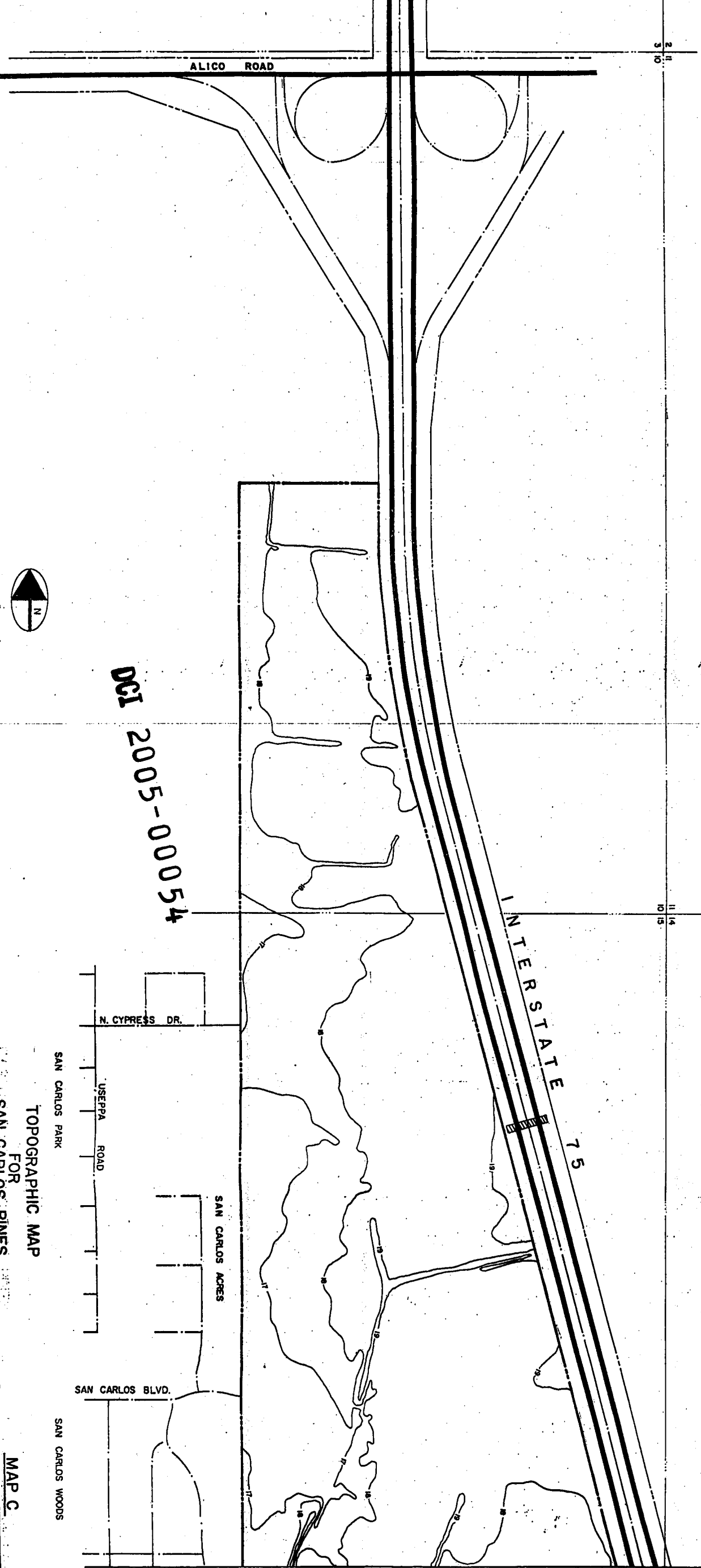
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SOURCE, INC.
EXPORT-IMPORT

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DCI 2005-00054



TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

MAP C

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNING
ONE CORRAL/DOCK, 2000
L-1291
E1

DCI
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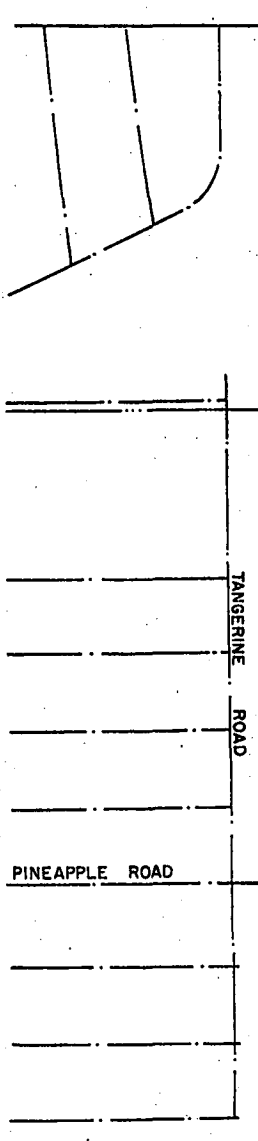
NORTH BRANCH
ESTERO RIVER

23 26
22 27

INTERSTATE
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Match Line

DCI 2005-00054



SCALE: 1" = 300'

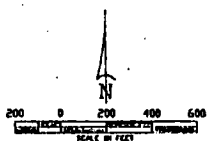
TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

MAP C

SOURCE, INC. CONSULTING ENGINEERS LAND PLANNING ONE CORAL PALM BLVD., SUITE 200 FORT LAUDERDALE, FL 33304	DCI 2005-00054	SHEET NO. E2
	1-21-01	

1 BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE
2 MAP/PLAT OF SECTION 26-46-25, AS BEING MAP/39'30"W.
3 FIELD NOTES OF SECTION 16-46-25.
4 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
5 THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT
6 A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7 THE ZONING MAP/PLAT DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH
8 AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR
9 FOUND INFORMATION IN THE FIELD.
10 THIS CERTIFICATION DOES NOT COVER EASEMENTS, IF ANY, ARE NOT INCLUDED.
11 THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
12 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAPPER.
13 BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE
14 SHOWN.
15 ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
16 FLOOD ZONE: "B" ELEVATION MAP N.G.V.D.
17 COMMUNITY # 105814 PANEL # 0475
18 SUFFIX --- C REVISION DATE 5/24/03
19 THIS ZONING SKETCH IS CERTIFIED TO
20 PAUL M. FREEDMAN
21 PAUL C. FREEDMAN
22 NEB, D. FREEDMAN
23 ATTORNEYS' TITLE INSURANCE FUND, INC.
24 HERITAGE NATIONAL BANK

ZONING SKETCH OF



THAT PART OF THE S.E. 1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (1-75); THAT PART OF THE S.W. 1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (1-75); THAT PART OF THE E. 1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (1-75); THE N.E. 1/4 OF SECTION 22; AND THAT PART OF THE N.W. 1/4 OF SECTION 23, LYING WEST OF STATE ROAD 93 (1-75), CONTAINING ALTOGETHER 499.09 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

THIS IS NOT A SURVEY!

TRACT	ACRES	N.F. (L.B.) ACRES	N.F. (M.B.) ACRES	N.F. (S.B.) ACRES	CDPH ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.30						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.28						
EASTGATE	39.09						
PARCEL A						23.00	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F-1					10.24		
PARCEL G					17.28		
PARCEL H						20.02	
PARCEL I						5.00	
PARCEL J	12.68						
PARCEL K						38.24	
PARCEL L	22.43						
PARCEL N			51.05				
PARCEL O	1.07						
CORLICO PKWY. (THREE OAKS PKWY.)							25.74
PROPOSED THREE OAKS PKWY. REALIGNMENT							23.26
TOTAL = 494.77	151.00	36.18	51.05	76.15	42.63	87.87	49.01

DESCRIPTION: Preserve Area (Parcel "A")

[illegible]

DESCRIPTION: WASTE WATER TREATMENT PLANT (PERCHLOROETHYLENE)

A tract of land lying in the East Half (E.1) of Section 18, Township 46 North, Range 25 North, Lee County, Florida has more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1) of said Section 18; then run S.84°00'13"W. for 296.42 feet; thence run S.63°22'18"W. for 417.26 feet; thence run S.74°58'42"E. for 147.25 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 100 feet to the point of beginning; thence run N.17°00'00"E. for 117.00 feet; thence run N.80°12'17"E. for 236.25 feet in the arc of a curve passing Southeastwardly with a radius of 1228.00 feet (center bearing N.15°15'00"E. for 1228.00 feet) to the point of beginning; thence run S.20°55'55"E. for 375.54 feet; thence run S.75°45'37"E. for 458.00 feet; thence run S.86°46'52"E. for 508.41 feet to a point on the westerly right of way line of the Lee County Road 100 feet wide; thence run S.67°55'00"E. for 100 feet to the point of beginning; thence run S.67°55'00"E. for 100 feet to the point of beginning.

DESCRIPTION: Multifamily (Parcel 9.0)

[illegible]

DESCRIPTION: Multi-family (Parcel "H")

A tract of land located in the Southeast Quarter (S.E.1/4) of Section 18 Township 46 South, Range 25 East, Loup County, Nebraska, more particularly described as follows:

beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 18; thence N. 89°11'40"W. 474' along the North line of said Section 18 to the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 74°15'10"E. 75'; thence run Southeastwardly along said West line 1/4 section for 95.40 feet to the arc of a curve commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 10°43'39"E., chord distance of 156.37 feet; thence run S. 14°12'13"E. 100' along said West line 1/4 section to the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 74°15'10"E. 75' along the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence run Northeastwardly along said right of way line for 1163.2 feet to the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 20°07'55"W., chord distance of 1119.30 feet; thence run S. 83°22'23"E. 424' along said right of way line for 451.00 feet to the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 74°15'10"E. 75' along the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence S. 11°20'00"E., chord distance of 1120.00 feet; thence run S. 74°15'10"E. 75' along the West line of the Southeast Quarter (S.E.1/4) of said Section 18; thence run S. 83°22'47"W. 424' along said West line for 1051.01 feet to the point of beginning.

Test bowls described contain 51.85 acres.

DESCRIPTION: School Tract (Additional)

A tract of land lying in the Northeast Quarter (N.E.¼) of Section 15, Township 46 South, Range 29 East, Lee County, Florida, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W., along the West line of said Northeast Quarter (N.E.¼) for 850.00 feet; to the point of beginning; thence continue S.00°19'48"W., along said West line for 350.00 feet; thence turn right 90 degrees and run E.00°00'00"W. for 346.01 feet to the intersection of Carlisle Parkway; thence run Southeasterly for 346.01 feet on the arc of a curve concave Northerly having a radius of 1229.00 feet (chord = 346.01 feet) to the intersection of Carlisle Parkway; thence run S.67°01'27"E. for 667.81 feet to the point of beginning.

S. 23° 40' 12" W. for 667.81 feet to the point.

Tract boundaries described contains 5.00 acres.

DESCRIPTION: West-half (Parcel 12")

A Tract of land lying in the Northeast Quarter (N.E. 1/4) of Section 15, Township 4 North, Range 25 East, 1st County, Florida, begin as particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (N.E. 1/4); thence run S. 89° 09' 12" E., along the West line of said Northeast Quarter (N.E. 1/4) for 431.50 feet to the point of beginning; thence run S. 89° 09' 12" E. for 178.95 feet to a point of curvature; thence run Southeastwary for 100.63 feet on the arc of a curve to the right having a radius of 100.63 feet, a central angle of 180.36 degrees; thence run S. 73° 29' 12" E. for 44.86 feet to a point of curvature; thence run Southeastwary for 47.12 feet on the arc of a curve to the right having a radius of 47.12 feet, a central angle of 180.36 degrees; then, above distance of 434.50 feet to the westerly right of way line of the State Road 12, a point of beginning; thence run along the West line of said road for 500.00 feet to the General corner of my line for 500.00 feet to a point of curvature; thence run Southeastwary along said right of way line for 431.50 feet on the arc of a curve to the right having a radius of 431.50 feet, a central angle of 180.36 degrees; then, above distance of 434.50 feet; thence run S. 89° 09' 12" E. for 178.95 feet to the West line of said Northeast Quarter (N.E. 1/4); thence run S. 89° 09' 12" E. for 431.50 feet to the point of beginning.

Point of Departure *1997* *1998* *1999* *2000* *2001* *2002* *2003* *2004* *2005* *2006* *2007* *2008* *2009* *2010* *2011* *2012* *2013* *2014* *2015* *2016* *2017* *2018* *2019* *2020* *2021* *2022* *2023* *2024* *2025* *2026* *2027* *2028* *2029* *2030* *2031* *2032* *2033* *2034* *2035* *2036* *2037* *2038* *2039* *2040* *2041* *2042* *2043* *2044* *2045* *2046* *2047* *2048* *2049* *2050* *2051* *2052* *2053* *2054* *2055* *2056* *2057* *2058* *2059* *2060* *2061* *2062* *2063* *2064* *2065* *2066* *2067* *2068* *2069* *2070* *2071* *2072* *2073* *2074* *2075* *2076* *2077* *2078* *2079* *2080* *2081* *2082* *2083* *2084* *2085* *2086* *2087* *2088* *2089* *2090* *2091* *2092* *2093* *2094* *2095* *2096* *2097* *2098* *2099* *2100* *2101* *2102* *2103* *2104* *2105* *2106* *2107* *2108* *2109* *2110* *2111* *2112* *2113* *2114* *2115* *2116* *2117* *2118* *2119* *2120* *2121* *2122* *2123* *2124* *2125* *2126* *2127* *2128* *2129* *2130* *2131* *2132* *2133* *2134* *2135* *2136* *2137* *2138* *2139* *2140* *2141* *2142* *2143* *2144* *2145* *2146* *2147* *2148* *2149* *2150* *2151* *2152* *2153* *2154* *2155* *2156* *2157* *2158* *2159* *2160* *2161* *2162* *2163* *2164* *2165* *2166* *2167* *2168* *2169* *2170* *2171* *2172* *2173* *2174* *2175* *2176* *2177* *2178* *2179* *2180* *2181* *2182* *2183* *2184* *2185* *2186* *2187* *2188* *2189* *2190* *2191* *2192* *2193* *2194* *2195* *2196* *2197* *2198* *2199* *2200* *2201* *2202* *2203* *2204* *2205* *2206* *2207* *2208* *2209* *2210* *2211* *2212* *2213* *2214* *2215* *2216* *2217* *2218* *2219* *2220* *2221* *2222* *2223* *2224* *2225* *2226* *2227* *2228* *2229* *2230* *2231* *2232* *2233* *2234* *2235* *2236* *2237* *2238* *2239* *2240* *2241* *2242* *2243* *2244* *2245* *2246* *2247* *2248* *2249* *2250* *2251* *2252* *2253* *2254* *2255* *2256* *2257* *2258* *2259* *2260* *2261* *2262* *2263* *2264* *2265* *2266* *2267* *2268* *2269* *2270* *2271* *2272* *2273* *2274* *2275* *2276* *2277* *2278* *2279* *2280* *2281* *2282* *2283* *2284* *2285* *2286* *2287* *2288* *2289* *2290* *2291* *2292* *2293* *2294* *2295* *2296* *2297* *2298* *2299* *2300* *2301* *2302* *2303* *2304* *2305* *2306* *2307* *2308* *2309* *2310* *2311* *2312* *2313* *2314* *2315* *2316* *2317* *2318* *2319* *2320* *2321* *2322* *2323* *2324* *2325* *2326* *2327* *2328* *2329* *2330* *2331* *2332* *2333* *2334* *2335* *2336* *2337* *2338* *2339* *2340* *2341* *2342* *2343* *2344* *2345* *2346* *2347* *2348* *2349* *2350* *2351* *2352* *2353* *2354* *2355* *2356* *2357* *2358* *2359* *2360* *2361* *2362* *2363* *2364* *2365* *2366* *2367* *2368* *2369* *2370* *2371* *2372* *2373* *2374* *2375* *2376* *2377* *2378* *2379* *2380* *2381* *2382* *2383* *2384* *2385* *2386* *2387* *2388* *2389* *2390* *2391* *2392* *2393* *2394* *2395* *2396* *2397* *2398* *2399* *2400* *2401* *2402* *2403* *2404* *24*

WEEKLY: 1986: County Party (Parcel 76)

A tract of land lying in the Northwest Quarter (N.W.1/4) of Section 15, Township 41 North, Range 25 East, Lee County, Florida, begins more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (N.W.1/4) of Section 15, Township 41 North, Range 25 East, and along the north line of said Section 15 for 1306.09 feet to the Westary right of way line of Interstate Highway 76; thence Nor. 3.1471322°E., along said Westary right of way line of Interstate Highway 76 for 1809.59 feet; thence Nor. 5.0484153°E. for 300.61 feet; thence Nor. 1.7574970°E. for 656.10 feet; thence Nor. 1.5173222°E., along said Westary right of way line of Interstate Highway 76 for 1809.59 feet; thence Nor. 5.0484153°E. for 300.61 feet; thence Nor. 1.7574970°E. for 656.10 feet; thence Nor. 1.5173222°E., along said Westary right of way line for 364.63 feet to a point of curvature; thence along a circular arc having a radius of 1120.00 feet (chord bearing N.8°41'19"E., chord distance of 793.46 feet; thence Nor. 1.5173222°E. for 656.10 feet; thence Nor. 1.7574970°E. for 656.10 feet; thence Nor. 5.0484153°E. for 300.61 feet; thence Nor. 3.1471322°E. for 1306.09 feet to the point of beginning.

Tract herein described contains 47.24 acres

Tract herein described contains 38.24 acres

TABLE

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

LINE TABLE

Line	Reading
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L2	K.00744.13.17
L3	K.00744.13.17
L4	K.05177.23.27
L5	K.05275.51.57
L6	K.05275.51.57
L7	K.13353.41.47
L8	K.13353.41.47
L9	K.13353.41.47
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L96	K.08621.30.37
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L98	K.08621.30.37
L99	K.08621.30.37
L100	K.08621.30.37

CURVE TABLE

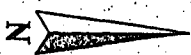
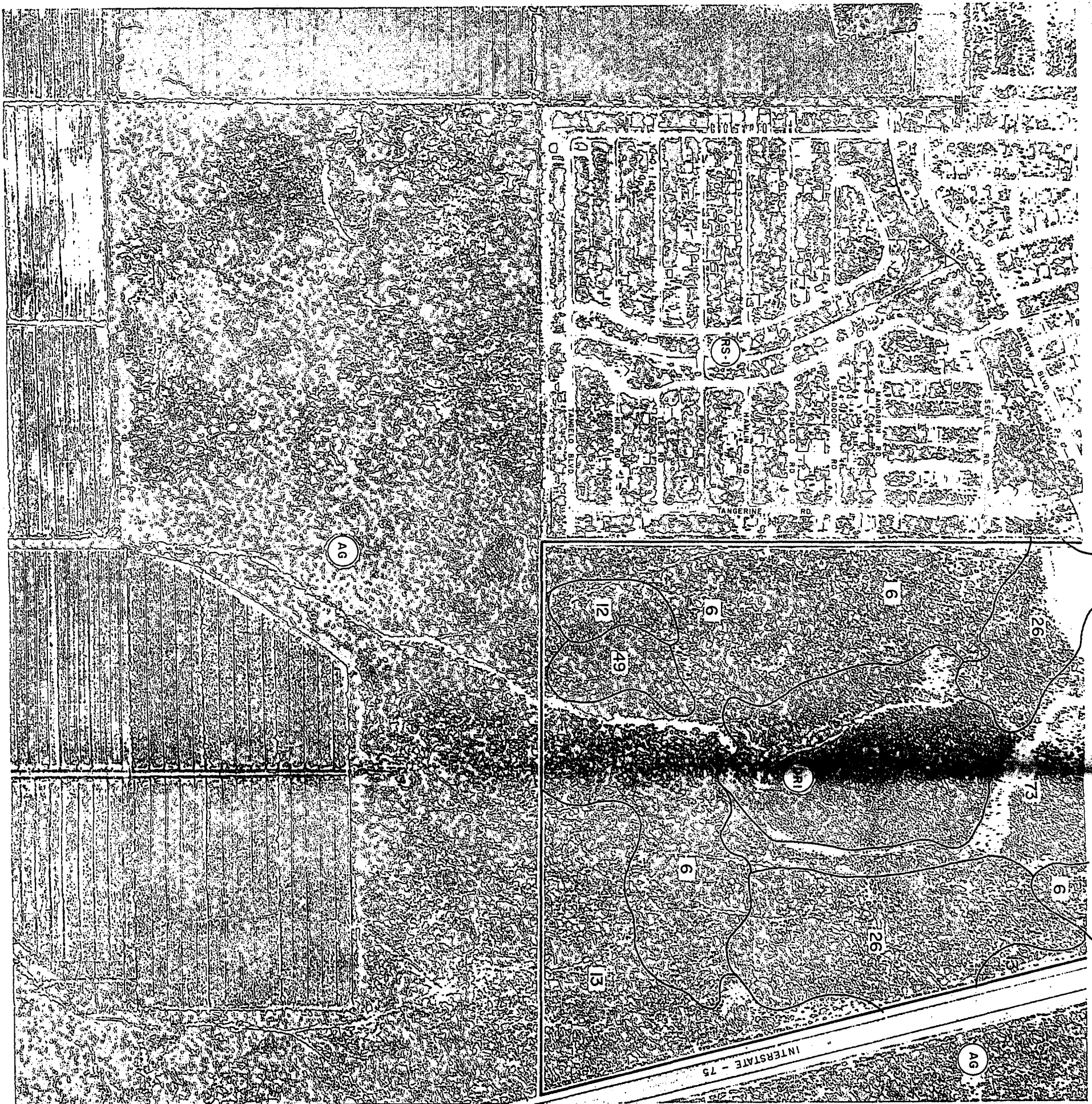
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2	913.00	02/48°26'	45.26	12.84	44.36	45.26	44.36	44.36	N.14°11'43"W
3	714.00	07/40°10'	70.10	124.10	11.54	70.10	11.54	11.54	S.47°11'25"E
4	923.00	07/28°10'	115.83	665.53	665.53	1080.47	1080.47	1080.47	S.40°22'13"E
5	1025.00	5/40°04'	966.85	525.65	525.65	931.23	931.23	931.23	N.49°05'43"E
6	1175.00	29/27°46'	814.46	1366.33	1366.33	1288.49	1288.49	1288.49	N.68°53'58"E
7	1175.00	29/27°46'	814.46	1366.33	1366.33	1288.49	1288.49	1288.49	N.68°53'58"E
8	1084.00	31°15'00"	1084.00	678.17	1168.33	1168.33	1168.33	1168.33	N.31°08'48"E
9	1050.00	12/09°38"	222.29	111.75	222.29	222.29	222.29	222.29	N.09°48'34"E
10	1765.36	31°07'17"	986.33	508.10	973.63	973.63	973.63	973.63	N.18°11'38"E
11	1326.00	32°00'00"	1326.00	830.27	1326.00	1326.00	1326.00	1326.00	N.32°00'00"E
12	1733.38	26°32'30"	888.55	438.81	888.78	888.78	888.78	888.78	N.13°30'28"E
13	860.00	17°33'14"	204.34	102.86	364.44	364.44	364.44	364.44	N.57°00'22"E
14	1326.00	32°00'00"	1326.00	830.27	1326.00	1326.00	1326.00	1326.00	N.32°00'00"E
15	810.00	32°42'18"	183.82	87.34	182.86	182.86	182.86	182.86	N.32°42'18"E
16	1733.38	17°33'14"	88.14	46.46	88.14	88.14	88.14	88.14	N.17°33'14"E
17	860.00	30°00'00"	860.00	517.40	860.00	860.00	860.00	860.00	N.30°00'00"E
18	930.00	59°40'32"	883.88	488.46	898.23	898.23	898.23	898.23	S.1°46'48"E
19	1030.00	21°18'10"	382.66	193.26	376.67	376.67	376.67	376.67	N.21°18'10"E
20	1400.00	14°00'00"	1400.00	893.28	1400.00	1400.00	1400.00	1400.00	N.14°00'00"E
21	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
22	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
23	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
24	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
25	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
26	1220.00	14°00'28"	298.26	148.78	297.81	297.81	297.81	297.81	N.14°00'28"E
27	1760.00	37°04'54"	811.21	424.32	783.80	783.80	783.80	783.80	N.37°04'54"E
28	1760.00	37°04'54"	811.21	424.32	783.80	783.80	783.80	783.80	N.37°04'54"E
29	1220.00	34°36'34"	1163.86	630.30	1118.88	1118.88	1118.88	1118.88	N.34°36'34"E
30	1220.00	34°36'34"	1163.86	630.30	1118.88	1118.88	1118.88	1118.88	N.34°36'34"E
31	1220.00	34°36'34"	1163.86	630.30	1118.88	1118.88	1118.88	1118.88	N.34°36'34"E
32	1220.00	34°36'34"	1163.86	630.30	1118.88	1118.88	1118.88	1118.88	N.34°36'34"E
33	1220.00	34°36'34"	1163.86	630.30	1118.88	1118.88	1118.88	1118.88	N.34°36'34"E
34	1350.00	24°35'18"	568.03	298.71	561.44	561.44	561.44	561.44	S.48°12'22"E
35	1400.00	33°00'00"	1400.00	893.28	1400.00	1400.00	1400.00	1400.00	N.33°00'00"E
36	1200.00	33°00'00"	604.32	357.18	604.84	604.84	604.84	604.84	N.42°13'58"W
37	370.00	87°40'20"	106.63	54.71	108.24	108.24	108.24	108.24	N.87°40'20"E
38	370.00	87°40'20"	106.63	54.71	108.24	108.24	108.24	108.24	N.87°40'20"E
39	30.00	87°40'20"	45.82	28.72	44.78	44.78	44.78	44.78	S.77°41'22"E
40	1275.00	34°45'13"	992.17	527.73	967.32	967.32	967.32	967.32	S.34°50'58"E
41	1200.00	24°40'00"	458.12	252.75	458.12	458.12	458.12	458.12	N.24°40'00"E
42	1350.00	08°38'30"	204.06	102.23	203.87	203.87	203.87	203.87	N.5°28'43"E
43	1200.00	34°45'13"	933.83	481.58	910.44	910.44	910.44	910.44	S.34°50'58"E
44	1200.00	34°45'13"	933.83	481.58	910.44	910.44	910.44	910.44	S.34°50'58"E
45	30.00	90°00'00"	47.12	30.00	42.43	42.43	42.43	42.43	S.61°29'32"E
46	1275.00	37°24'00"	832.50	431.58	817.60	817.60	817.60	817.60	S.37°24'00"E
47	1200.00	34°45'13"	933.83	481.58	910.44	910.44	910.44	910.44	S.34°50'58"E
48	430.00	18°42'00"	126.25	63.15	126.80	126.80	126.80	126.80	N.18°55'08"W
49	460.00	14°37'34"	117.77	89.20	119.44	119.44	119.44	119.44	N.52°50'21"W
50	1030.00	21°18'10"	382.66	193.26	376.67	376.67	376.67	376.67	N.21°18'10"E
51	1030.00	21°18'10"	382.66	193.26	376.67	376.67	376.67	376.67	N.21°18'10"E
52	1030.00	15°54'38"	282.73	142.58	281.84	281.84	281.84	281.84	S.15°08'42"E

REVISED	DESCRIPTION	BY
DRAWN FIN	JCH	SCALE 1"=400'
SKEETCH DATE 4/19/05	FILE NO. 46-23-10	PRIEL B THREE DAYS RAY SMT OF - 1

John B. Harris, PSN
 FLORIDA LAND SURVEYOR #
 HARRIS - JORDENSEN, INC.
 2706 S.E. SANTA BARBARA PL.
 CAFE IDGALL, FLORIDA
 PHONE (321) 772-9029
 FAX (321) 772-1315

NOTE: ANY REFERENCE TO CORLICO PARKWAY IS SAME AS REFERENCE TO THREE
OAKS PARKWAY (FORMERLY CORLICO PARKWAY).

EXHIBIT TWO: A.2 SHEET NO.



SCALE: 1" = 300'

NOV 08 2005

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
6	Holmdale Pine Sand
12	Red Pine Sand
13	Boca Pine Sand
26	Pinck Pine Sand
27	Pogon Pine Sand, Depressional
28	Imoknee Pine Sand
33	Oldemar Pine Sand
49	Red Pine Sand, Depressional
73	Pinck Pine Sand, Depressional

DEVELOPER:

DCI 2005-00054 SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

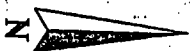
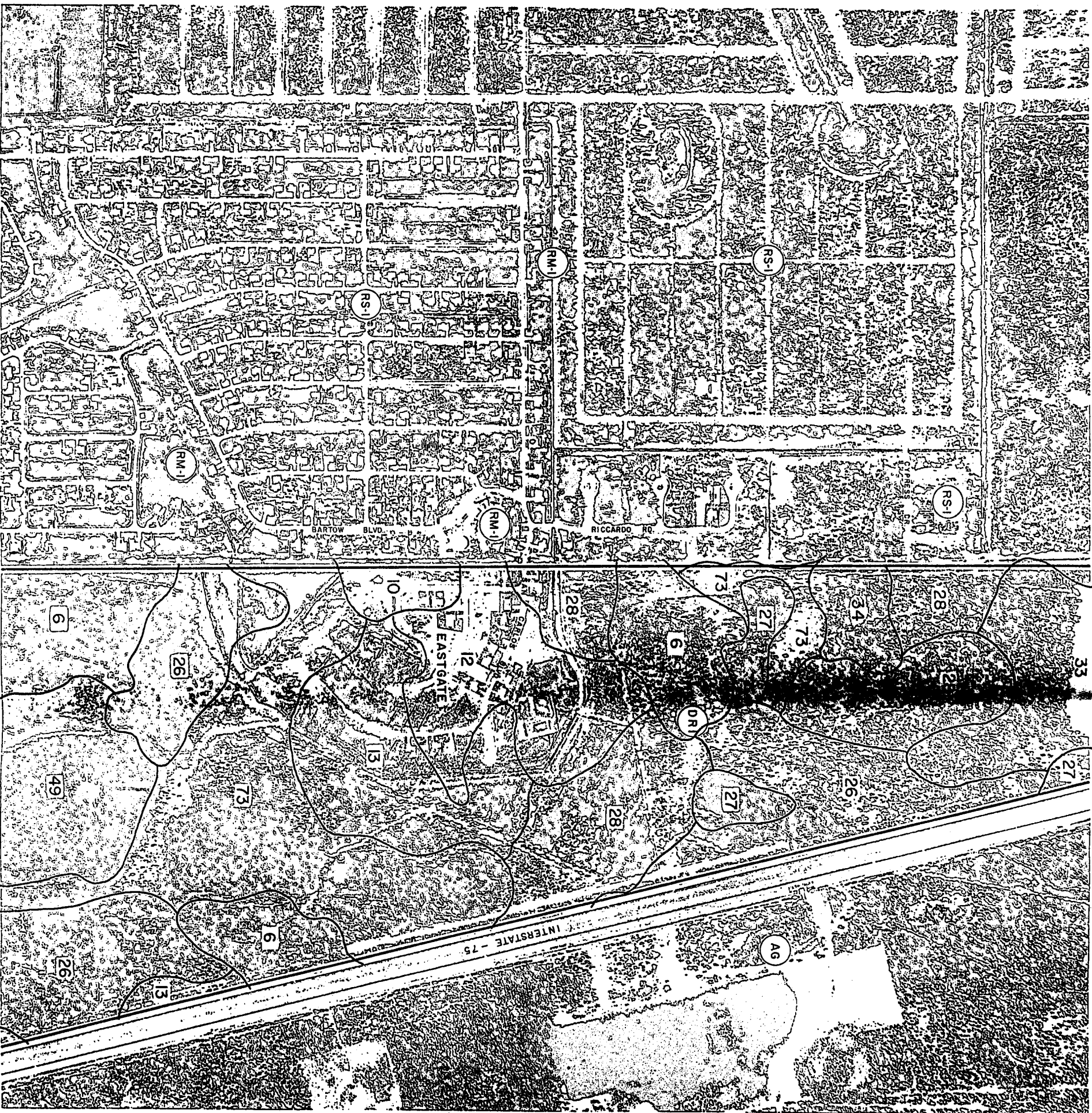
VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-7-1994

SOURCE, INC.
CONSULTING ENGINEER
LAND PLANNING
4-17-94

PROJECT NO.
G-1



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
6	Ballastable fine sand
12	Fine fine sand
13	Coarse fine sand
26	Fine fine sand
27	Deposited fine sand, Depositional
28	Immobile fine sand
33	Older fine sand
49	Fine fine sand, Depositional
73	Fine fine sand, Depositional
10	Porous fine sand
34	Mobile fine sand

LOT 2005-00054

DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

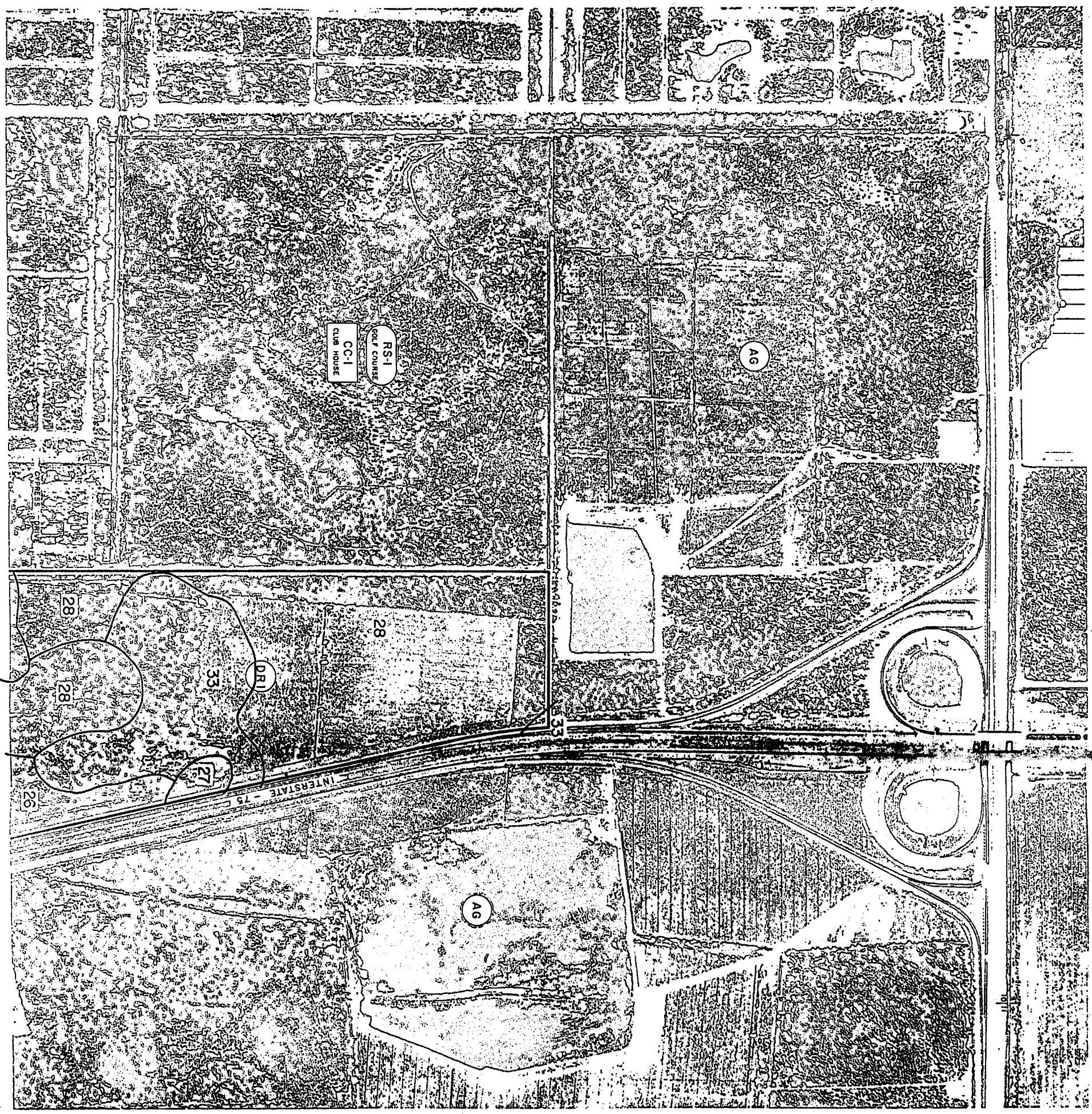
VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 50212
DATE 8-3-77

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNING
CAPE CORAL, FLORIDA 33904

PROJECT NO.
LIC-2005-00054
G-2



SCALE: 1" = 300'

DISCOVER
NOV 0 2005

SOILS CLASSIFICATION	
NUMBER	TYPE OF SOIL
6	Ballastable Fine Sand
12	Foldy Pine Sand
13	Boon Pine Sand
26	Pineb Pine Sand
27	Poguno Pine Sand, Depressional
28	Imachale Pine Sand
33	Oldmar Pine Sand
49	Foldy Pine Sand, Depressional
73	Pineb Pine Sand, Depressional

DCI 2005-00054

DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

**AERIAL AND EXISTING SITE CONDITIONS
VILLAGES OF SAN CARLOS**

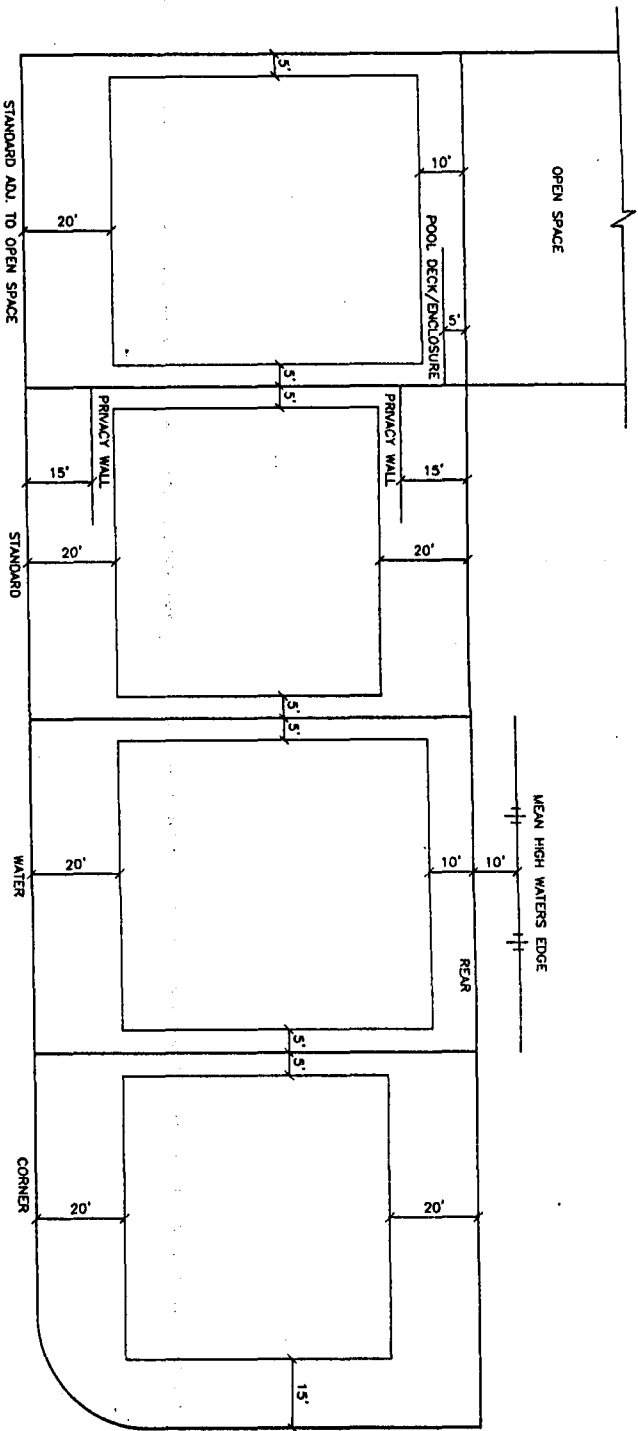
SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 2022
DATE 5-1-97

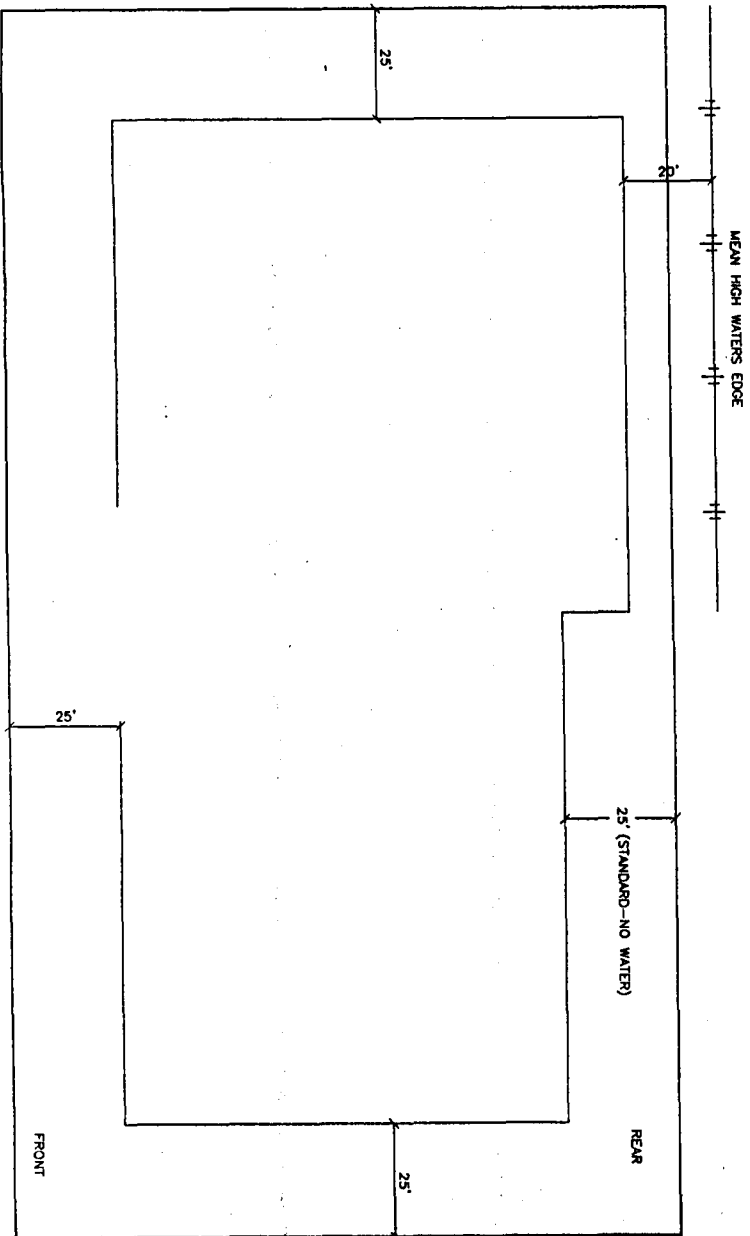
SOURCE, INC.
CONSULTING ENGINEERS
LAWN FLORIDA
CAPE CORAL, FLORIDA 33904

DATE 4-17-04

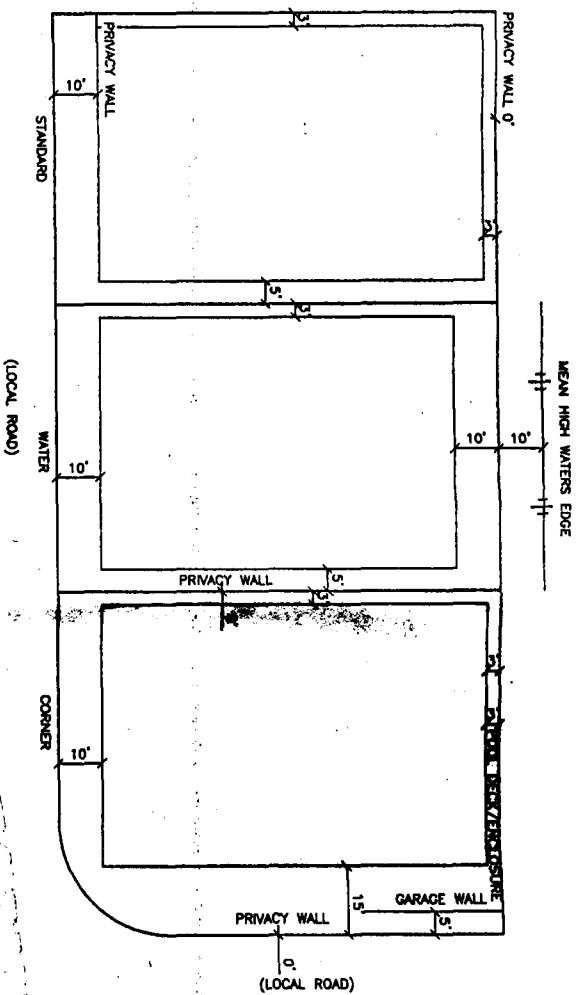
SHEET NO. 6-3



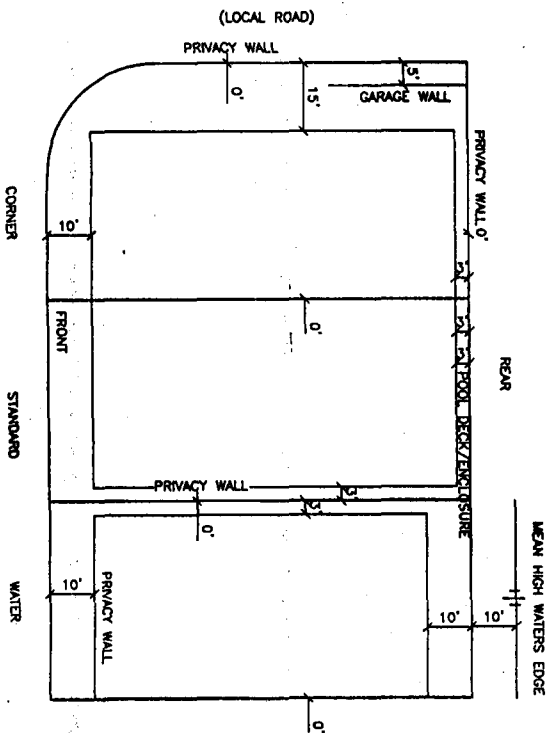
SINGLE FAMILY LOT
(STANDARD)



CONDOMINIUM TRACT



SINGLE FAMILY LOT
(EXECUTE)

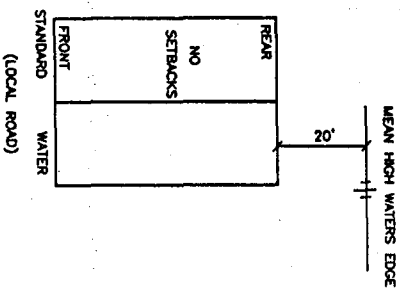


ZERO LOT LINE LOT
(PATIO HOME)

LEGEND

- PROPERTY LINE
- COURTYARD WALL SETBACK LINE
- BUILDING WALL SETBACK LINE
- WATERS EDGE

TOWNHOUSE LOT



061 2005-00054

NOV 08 2005

ALICO INTERCHANGE PARK



SOURCE, INC.
Engineering & Construction

100% LIABILITY LIMITED TO \$1,000,000
PER PROJECT (CUMULATIVE LIMIT \$5,000,000)
ALICO INTERCHANGE PARK

JOB NO.	110-02-89	SHEET NO.	H
DATE	11-07-05	DATE IN	
BY	LAJ	DATE OUT	
APPROVED		DATE OUT	

Exhibit II.A

The Terraces at Timberwalk

Section 10, Township 46 South, Range 25 East
Lee County, Florida

Protected Species Assessment

Parcel M-2

September 2006

Prepared for:

**DR Horton
Suite 9
12771 Westlinks Drive
Fort Myers, FL 33913**

Prepared by:

**W. Dexter Bender and Associates, Inc.
2052 Virginia Avenue
Fort Myers, FL 33901
(239) 334-3680**

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Introduction

The 16.2± acre parcel is located within a portion of Section 10, Township 46 South, Range 25 East, Lee County, Florida. This property is bordered to the east by I-75 and to the west by Three Oaks Parkway. The lands to the north of the site consist of the Timberwalk at Three Oaks residential community. The lands to the south are currently undeveloped flatwoods.

Site Conditions

The majority of this site has been disturbed in the past and contained some borrow areas until they were filled during a clearing phase.

Vegetation

The predominant vegetation associations were mapped in the field on 2005 digital color 1" = 200' scale aerial photography. The approximate property boundary was obtained from the Lee County Property Appraiser's web site and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Nine vegetation associations were identified using the Florida Land Use Cover Classification System (FLUCCS). The attached vegetation map depicts the approximate location and configuration of these vegetation associations. The approximate acreage is summarized by FLUCCS code on Table 1. A brief description of each FLUCCS association is provided below.

Table 1. Acreage summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
100	Urban and Built -up	0.40
321E1	Palmetto Prairies invaded by Exotics (10-25%)	0.33
411E3	Pine Flatwoods invaded by Exotics (51-75%)	0.70
422	Brazilian Pepper	0.89
510D	Ditches	0.10
740	Disturbed Land	14.60
743	Spoil Areas	0.10
814	Roads and Highways	0.05
832	Electrical Power Transmission Lines	0.06
Upland Subtotal		17.13
Other Surface Waters Subtotal		0.10
Total		17.23

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FLUCCS 100, Urban and Built-up

A construction trailer for the Timberwalk development is located in the northwestern portion of the site adjacent to Three Oaks Parkway. In addition to the trailers, this filled area is vegetated by bahia grass (*Paspalum notatum*) and various non native landscape species.

FLUCCS 321 E1, Palmetto Prairie invaded by Exotics (10-25%)

This habitat type contains melaleuca in the canopy. The sub-canopy is dominated by saw palmetto with scattered slash pine and Brazilian pepper. The ground cover includes and is dominated by saw palmetto with downy rose myrtle (*Rhodomyrtus tomentosa*) and rusty lyonia (*Lyonia ferruginea*).

FLUCCS 411E3, Pine Flatwoods invaded by Exotics (51 – 75%)

The southern edge of the property consists of pine flatwoods that has become invaded by exotics. Slash pine (*Pinus elliottii*) and melaleuca (*Melaleuca quinquenervia*) dominate the canopy while Brazilian pepper (*Schinus terebinthifolius*) is common in the midstory. The ground cover stratum is dominated by saw palmetto (*Serenoa repens*). Species such as grape vine (*Vitis* sp.), dog fennel (*Eupatorium capillifolium*), bahia grass, and Caesar weed (*Urena lobata*) are also present.

FLUCCS 422, Brazilian Pepper

A small area in the northwest corner of the site has become almost completely overgrown by Brazilian pepper. Scattered saw palmetto, cabbage palm (*Sabal palmetto*), grape vine, and rosary pea (*Abrus precatorius*) also occur in low densities within this area.

FLUCCS Code 510D, Ditches

These ditches are located along the eastern portion of the property and contain Melaleuca in the canopy. The sub-canopy includes melaleuca, Brazilian pepper, wax-myrtle and salt bush. The ground cover contains bahia grass (*Panicum notatum*) and maidencane (*Panicum hemitomon*)

FLUCCS 740, Disturbed Land

The majority of the property consists of an open field. Grasses, sedges, and weedy herbaceous species dominate this area. This includes bahia grass, dog fennel, Bermuda grass (*Cynodon dactylon*), flatsedges (*Cyperus* spp.), rustweed (*Polypremum procumbens*), thalia love grass (*Eragrostis atrovirens*), and whitehead broom (*Spermacoce verticillata*). Several small poorly defined areas in the southeastern portion of the site also contain wetland species such as torpedo grass (*Panicum repens*), primrose willow (*Ludwigia* sp.), coinwort (*Centella asiatica*), and marsh pennywort (*Hydrocotyle umbellata*). The apparent dewatering containment area, visible in the northern portion of the site on the aerial photograph, is no longer present.

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FLUCCS 743, Spoil Areas

This disturbed area contains melaleuca, Brazilian pepper, and slash pine in the canopy and sub-canopy. The ground cover includes saw palmetto, ceaser weed, bahia grass, and grape vine.

FLUCCS Code 814, Road and Highways.

This road includes Roundstone Drive.

FLUCCS Code 832. Electrical Power Transmission Line

This power line easement includes Brazilian pepper in the canopy and sub-canopy. The ground cover contains bahia grass, ceaser weed (*Urena lobata*), fottail grass (*Setaria* sp.) and hairy beggars tickseed (*Bidens alba*)

Survey Method

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County Administratively approved Meandering Transect Methodology. In order to provide at least 80% visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate location of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species, were denoted on the aerial photography. The attached 1" = 200' scale aerial Protected Species Assessment map depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-day hours of May 17, 2006. During the survey the weather was partly cloudy with temperatures in the high 80's and strong northwest winds.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown on Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 17.23± acre property, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a search of the FWC species database (updated in 2005) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

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DCI 2005-00054

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
100	80	None		
321E1	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Burrowing Owl (<i>Athene cunicularia floridana</i>) Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Gopher Frog (<i>Rana areolata</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Curtis Milkweed (<i>Asclepias curtisii</i>) Florida Coontie (<i>Zamia floridana</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
411E3	80	Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
422	80	None		

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DCI 2005-00054

510D	80	American Alligator (<i>Alligator mississippiensis</i>)		✓
		Roseate Spoonbill (<i>Ajaia ajaja</i>)		✓
		Limpkin (<i>Aramus guarauna</i>)		✓
		Little Blue Heron (<i>Egretta caerulea</i>)		✓
		Reddish Egret (<i>Egretta rufescens</i>)		✓
		Snowy Egret (<i>Egretta thula</i>)		✓
		Tricolored Heron (<i>Egretta tricolor</i>)		✓
		Everglades Mink (<i>Mustela vison evergladensis</i>)		✓
740	80	None		
743	80	None		
814	80	None		
832	80	None		

Survey Results

Other Listed Species

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspections, a search of the FWC species database (updated in 2005) revealed no additional known protected species within or immediately adjacent to the project limits.

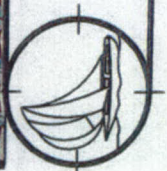
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DCI 2005-00054

Protected Species Assessment

SECTION 10
TOWNSHIP 46 S
RANGE 25 E



**W. DEXTER BENDER
AND ASSOCIATES**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239/334-3680
PORT CHARLOTTE 941/255-1462

DCI

2005-00054

**THE TERRACES
AT TIMBERWALK**

SEP 08 2006

SHEET

PERMIT ONLY,
FOR CONSTRUCTION

August 2006 3:29:50 PM
DWG (DCS)