

TRAFFIC IMPACT STATEMENT BAY SHORE 57

PROJECT DESCRIPTION & QUARE FOOTAGE:

This project is limited to the construction of five commercial / Retail buildings and two hundred twenty four residential Townhome Units.

The five Commercial / Retail buildings footprint will be as follow:

- 1- 224 Residential Town Homes Units.
- 2- Out Parcel #1 (4,766 sf) Restaurant.
- 3- Out Parcel #2 (4,230 sf) Restaurant.
- 4- Building #1: first floor (33,422 sf) retail and second floor (7,816 sf) office.
- 5- Building #2: first floor (50,363 sf) retail and second floor (8,324 sf) office.
- 6- Building #3: 28,000 sf Office/ Medical.
- 7- Building #4: 37,288 sf Office/ Medical.
- 8- Building #5: 35,604 sf Office/ Medical.

PROJECT ACCESS:

Access to the site is via Bayshore Road (State Road 78), a four lane Arterial road and Samville Road, a two lane Minor Collector.

TOTAL SQUARE FOOTAGE:

DCI 2007-00045

The proposed project (BAY SHORE 57) square footage is as follow :

- 1- 224 residential Town Home Units.
- 2- Restaurant 8,996 sf.
- 3- Office / Medical 100,892 sf.
- 4- Office 16,140 sf.
- 5- Shopping Center 83,785 sf.

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JUN 27 2007

COMMUNITY DEVELOPMENT

TRIP GENERATION:

Source : Institute of Transportation Engineers Trip Generation, 7th Edition, 2003.

Land Use Code is (230) Residential Condominium/Town House.

Land Use Code is (932) High Turn Over (Sit-Down) Restaurant.

Land Use Code is (720) Medical- Dental Office.

Land Use Code is (715) Single Tenant Office Building.

Land Use Code is (820) Shopping Center.

AMPHTE'S: 568 (347-enter, 221-exit)

PMPHTE'S: 931 (394-enter, 537-exit)

TRIP DISTRIBUTION:

Please see Figures 1 & 2

TURNLANE ANALYSIS:

Left Turn Lane

The left turn lane will be required when two or more warrants are satisfied.

Bayshore Rd. is an Arterial Street

- 1- posted speed limit of the arterial street is greater than thirty five (mph) and the peak hour left turning movement is 10 or more as conditioned herein.
(warrant)
- 2- Estimated two way peak season, peak hour through volume = 1,000 or more and the left turning movement from the arterial is equal to or greater than 10.
(warrant).
- 3- Available sight distance.
(Does not warrant)
- 4- Arterial Street has been designated as a controlled access facility by the BOCC.
(Does not warrant)
- 5- Traffic Control, of the intersection street or access point connection is by a traffic signal.
(Does not warrant)

Therefore a Left Turn Lane will be required.

Right Turn Lane

The right turn lane will be required when two or more warrants are satisfied.

Bayshore Rd.. is an Arterial Street

1- Posted speed limit of the arterial street is equal to or greater than thirty five (mph).
(Warrant)

2- Number of right turning movements from the arterial street is equal to or greater than thirty during either the A.M. or P.M. peak hour.

(warrant).

3-Available sight distance.

(Does not warrant)

4-Arterial Street has been designated as a controlled access facility by the BOCC.

(Does not warrant)

5-Traffic Control, of the intersection street or access point connection is by a traffic signal.
(Does not warrant)

Therefore a Right Turn Lane will be required.

LOS DETERMINATION:

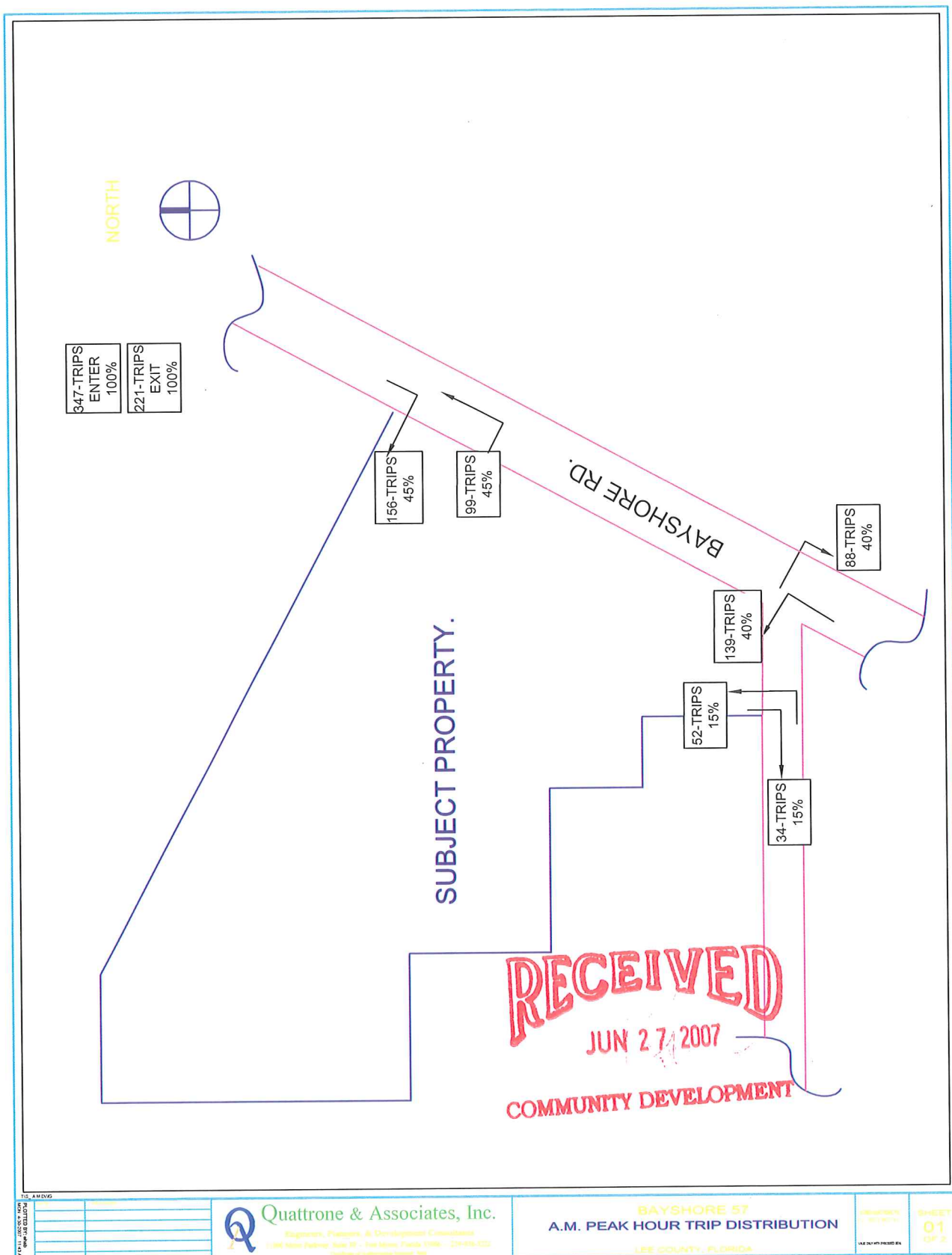
Attached is the LOS calculation for Bayshore Rd. Bayshore Rd has an existing LOS of B at the project location. The forecasted trip distribution (Figure 1 & 2) show minor increases in traffic volume headed southbound and northbound. There is no change in LOS resulting from this project.

REFERENCE:

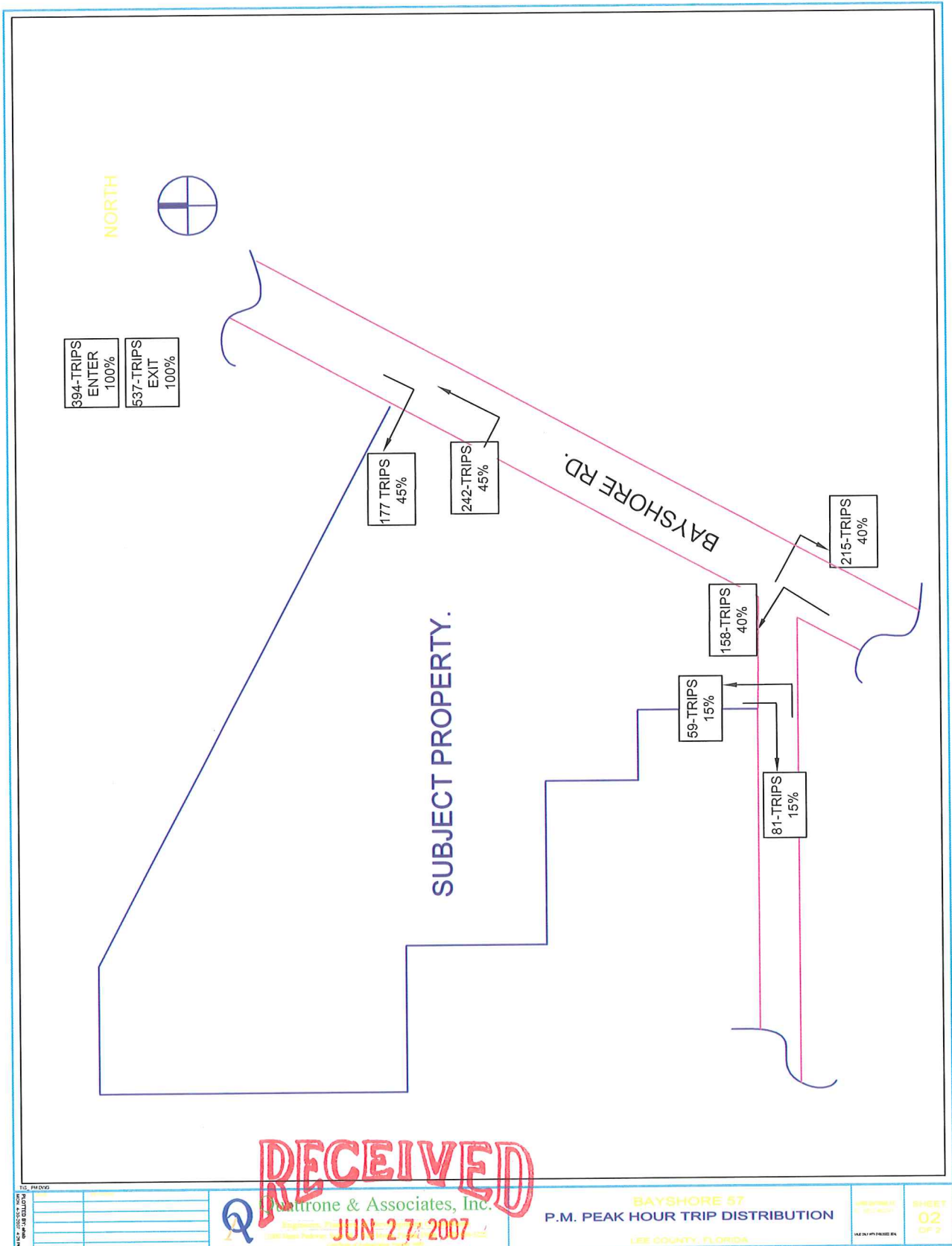
Trip Generation by Microtrans Version 5 (Source: Institute of Transportation Engineers Trip Generation, 7th Edition, 2003)
Link-Specific Service Volumes on Arterials in Lee County (2006) Data
Lee County Road Link Volumes
Lee County Periodic Count Station Data (2006)

CONCLUSION

The additional estimated traffic for the proposed project will not reduce the level of service of the above analyzed roadways below the minimum acceptable hour/peak season level of service E as stated in the Lee County/ DCA, settlement agreement.



DCI 2007-00045



COMMUNITY DEVELOPMENT

DCI 2007-00045

**100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
BAYSHORE 57**

QUATTRONE & ASSOCIATES, INC.

ENGINEER:

DATE:

April 30, 2007

PROJECT NAME:

BAYSHORE 57

PROJECT LOCATION:

BAYSHORE ROAD

PERMANENT COUNTING STATION NUMBER:

5

100TH HOUR V.P.H. (Year & Rate) =

2007

1,069

YEAR FOLLOWING PROJECT CONSTRUCTION:

2009

ADJUSTMENT FACTOR =

Count & Yr_{min}

24200

1997

Count & Yr_{max}

28500

2006

Adjustment Factor = $(28500 / 24200^{0.11})^2$

1.037

ADJUSTED 100TH HOUR V.P.H. =

1,069 x 1.037

1,109

EXISTING LEVEL OF SERVICE =

B

PROJECT V.P.H. =

36

TOTAL V.P.H. =

1,109 + 242

1,351

LEVEL OF SERVICE =

B

COMMENTS:

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COMMUNITY DEVELOPMENT

DCI 2007-00045

BAY SHORE 57 (Residential Town Homes)

Summary of Trip Generation Calculation

For 224 Dwelling Units of Residential Condominium / Townhouse

April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	1313
7-9 AM Peak Hour Enter	0.07	0.00	1.00	16
7-9 AM Peak Hour Exit	0.37	0.00	1.00	83
7-9 AM Peak Hour Total	0.44	0.69	1.00	99
4-6 PM Peak Hour Enter	0.35	0.00	1.00	78
4-6 PM Peak Hour Exit	0.17	0.00	1.00	38
4-6 PM Peak Hour Total	0.52	0.75	1.00	116
Saturday 2-Way Volume	5.67	3.10	1.00	1270
Saturday Peak Hour Enter	0.25	0.00	1.00	56
Saturday Peak Hour Exit	0.22	0.00	1.00	49
Saturday Peak Hour Total	0.47	0.71	1.00	105

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Residential Town Homes)
 Summary of Trip Generation Rates
 For 224 Dwelling Units of Residential Condominium / Townhouse
 April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	5.86	1.83	11.79	3.09	54
7-9 AM Peak Hour Enter	0.07	0.03	0.27	0.00	0
7-9 AM Peak Hour Exit	0.37	0.12	1.34	0.00	0
7-9 AM Peak Hour Total	0.44	0.15	1.61	0.69	59
4-6 PM Peak Hour Enter	0.35	0.12	0.83	0.00	0
4-6 PM Peak Hour Exit	0.17	0.06	0.41	0.00	0
4-6 PM Peak Hour Total	0.52	0.18	1.24	0.75	62
AM Pk Hr, Generator, Enter	0.08	0.03	0.17	0.00	0
AM Pk Hr, Generator, Exit	0.36	0.12	0.80	0.00	0
AM Pk Hr, Generator, Total	0.44	0.15	0.97	0.68	52
PM Pk Hr, Generator, Enter	0.33	0.12	0.79	0.00	0
PM Pk Hr, Generator, Exit	0.19	0.06	0.45	0.00	0
PM Pk Hr, Generator, Total	0.52	0.18	1.24	0.75	50
Saturday 2-Way Volume	5.67	1.17	11.40	3.10	30
Saturday Peak Hour Enter	0.25	0.08	0.50	0.00	0
Saturday Peak Hour Exit	0.22	0.06	0.43	0.00	0
Saturday Peak Hour Total	0.47	0.14	0.93	0.71	27
Sunday 2-Way Volume	4.84	1.36	8.56	2.71	30
Sunday Peak Hour Enter	0.22	0.08	0.52	0.00	0
Sunday Peak Hour Exit	0.23	0.08	0.55	0.00	0
Sunday Peak Hour Total	0.45	0.16	1.07	0.70	27

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Residential Town Homes)
 Summary of Average Vehicle Trip Generation
 For 224 Dwelling Units of Residential Condominium / Townhouse
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	1313	16	83	78	38

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	1270	56	49
Sunday	1084	49	52

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Residential Town Homes)
Summary of Trip Generation Calculation
For 224 Dwelling Units of Residential Condominium / Townhouse
April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	1313
7-9 AM Peak Hour Enter	0.07	0.00	1.00	16
7-9 AM Peak Hour Exit	0.37	0.00	1.00	83
7-9 AM Peak Hour Total	0.44	0.69	1.00	99
4-6 PM Peak Hour Enter	0.35	0.00	1.00	78
4-6 PM Peak Hour Exit	0.17	0.00	1.00	38
4-6 PM Peak Hour Total	0.52	0.75	1.00	116
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	18
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	81
AM Pk Hr, Generator, Total	0.44	0.68	1.00	99
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	74
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	43
PM Pk Hr, Generator, Total	0.52	0.75	1.00	116
Saturday 2-Way Volume	5.67	3.10	1.00	1270
Saturday Peak Hour Enter	0.25	0.00	1.00	56
Saturday Peak Hour Exit	0.22	0.00	1.00	49
Saturday Peak Hour Total	0.47	0.71	1.00	105
Sunday 2-Way Volume	4.84	2.71	1.00	1084
Sunday Peak Hour Enter	0.22	0.00	1.00	49
Sunday Peak Hour Exit	0.23	0.00	1.00	52
Sunday Peak Hour Total	0.45	0.70	1.00	101

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #1)

Summary of Trip Generation Calculation

For 4.766 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	127.15	41.77	1.00	606
7-9 AM Peak Hour Enter	5.99	0.00	1.00	29
7-9 AM Peak Hour Exit	5.53	0.00	1.00	26
7-9 AM Peak Hour Total	11.52	6.75	1.00	55
4-6 PM Peak Hour Enter	6.66	0.00	1.00	32
4-6 PM Peak Hour Exit	4.26	0.00	1.00	20
4-6 PM Peak Hour Total	10.92	9.39	1.00	52
Saturday 2-Way Volume	158.37	0.00	1.00	755
Saturday Peak Hour Enter	12.60	0.00	1.00	60
Saturday Peak Hour Exit	7.40	0.00	1.00	35
Saturday Peak Hour Total	20.00	16.54	1.00	95

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #1)
 Summary of Trip Generation Rates
 For 4.766 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	127.15	73.51	246.00	41.77	14
7-9 AM Peak Hour Enter	5.99	1.47	13.31	0.00	0
7-9 AM Peak Hour Exit	5.53	1.36	12.29	0.00	0
7-9 AM Peak Hour Total	11.52	2.83	25.60	6.75	18
4-6 PM Peak Hour Enter	6.66	1.71	37.82	0.00	0
4-6 PM Peak Hour Exit	4.26	1.09	24.18	0.00	0
4-6 PM Peak Hour Total	10.92	2.80	62.00	9.39	38
AM Pk Hr, Generator, Enter	7.04	1.56	28.13	0.00	0
AM Pk Hr, Generator, Exit	6.49	1.44	25.96	0.00	0
AM Pk Hr, Generator, Total	13.53	3.00	54.09	10.05	21
PM Pk Hr, Generator, Enter	10.34	3.08	38.06	0.00	0
PM Pk Hr, Generator, Exit	8.46	2.52	31.14	0.00	0
PM Pk Hr, Generator, Total	18.80	5.60	69.20	13.82	27
Saturday 2-Way Volume	158.37	144.60	172.71	0.00	2
Saturday Peak Hour Enter	12.60	6.80	31.75	0.00	0
Saturday Peak Hour Exit	7.40	4.00	18.65	0.00	0
Saturday Peak Hour Total	20.00	10.80	50.40	16.54	3
Sunday 2-Way Volume	131.84	119.38	143.80	0.00	2
Sunday Peak Hour Enter	10.15	5.38	23.76	0.00	0
Sunday Peak Hour Exit	8.31	4.41	19.44	0.00	0
Sunday Peak Hour Total	18.46	9.79	43.20	13.74	3

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #1)
 Summary of Average Vehicle Trip Generation
 For 4.766 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	606	29	26	32	20

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	755	60	35
Sunday	628	48	40

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #1)
 Summary of Trip Generation Calculation
 For 4.766 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	127.15	41.77	1.00	606
7-9 AM Peak Hour Enter	5.99	0.00	1.00	29
7-9 AM Peak Hour Exit	5.53	0.00	1.00	26
7-9 AM Peak Hour Total	11.52	6.75	1.00	55
4-6 PM Peak Hour Enter	6.66	0.00	1.00	32
4-6 PM Peak Hour Exit	4.26	0.00	1.00	20
4-6 PM Peak Hour Total	10.92	9.39	1.00	52
AM Pk Hr, Generator, Enter	7.04	0.00	1.00	34
AM Pk Hr, Generator, Exit	6.49	0.00	1.00	31
AM Pk Hr, Generator, Total	13.53	10.05	1.00	64
PM Pk Hr, Generator, Enter	10.34	0.00	1.00	49
PM Pk Hr, Generator, Exit	8.46	0.00	1.00	40
PM Pk Hr, Generator, Total	18.80	13.82	1.00	90
Saturday 2-Way Volume	158.37	0.00	1.00	755
Saturday Peak Hour Enter	12.60	0.00	1.00	60
Saturday Peak Hour Exit	7.40	0.00	1.00	35
Saturday Peak Hour Total	20.00	16.54	1.00	95
Sunday 2-Way Volume	131.84	0.00	1.00	628
Sunday Peak Hour Enter	10.15	0.00	1.00	48
Sunday Peak Hour Exit	8.31	0.00	1.00	40
Sunday Peak Hour Total	18.46	13.74	1.00	88

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #2)

Summary of Trip Generation Calculation

For 4,230 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant

April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	127.15	41.77	1.00	538
7-9 AM Peak Hour Enter	5.99	0.00	1.00	25
7-9 AM Peak Hour Exit	5.53	0.00	1.00	23
7-9 AM Peak Hour Total	11.52	6.75	1.00	49
4-6 PM Peak Hour Enter	6.66	0.00	1.00	28
4-6 PM Peak Hour Exit	4.26	0.00	1.00	18
4-6 PM Peak Hour Total	10.92	9.39	1.00	46
Saturday 2-Way Volume	158.37	0.00	1.00	670
Saturday Peak Hour Enter	12.60	0.00	1.00	53
Saturday Peak Hour Exit	7.40	0.00	1.00	31
Saturday Peak Hour Total	20.00	16.54	1.00	85

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #2)
Summary of Trip Generation Rates
For 4.230 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	127.15	73.51	246.00	41.77	14
7-9 AM Peak Hour Enter	5.99	1.47	13.31	0.00	0
7-9 AM Peak Hour Exit	5.53	1.36	12.29	0.00	0
7-9 AM Peak Hour Total	11.52	2.83	25.60	6.75	18
4-6 PM Peak Hour Enter	6.66	1.71	37.82	0.00	0
4-6 PM Peak Hour Exit	4.26	1.09	24.18	0.00	0
4-6 PM Peak Hour Total	10.92	2.80	62.00	9.39	38
AM Pk Hr, Generator, Enter	7.04	1.56	28.13	0.00	0
AM Pk Hr, Generator, Exit	6.49	1.44	25.96	0.00	0
AM Pk Hr, Generator, Total	13.53	3.00	54.09	10.05	21
PM Pk Hr, Generator, Enter	10.34	3.08	38.06	0.00	0
PM Pk Hr, Generator, Exit	8.46	2.52	31.14	0.00	0
PM Pk Hr, Generator, Total	18.80	5.60	69.20	13.82	27
Saturday 2-Way Volume	158.37	144.60	172.71	0.00	2
Saturday Peak Hour Enter	12.60	6.80	31.75	0.00	0
Saturday Peak Hour Exit	7.40	4.00	18.65	0.00	0
Saturday Peak Hour Total	20.00	10.80	50.40	16.54	3
Sunday 2-Way Volume	131.84	119.38	143.80	0.00	2
Sunday Peak Hour Enter	10.15	5.38	23.76	0.00	0
Sunday Peak Hour Exit	8.31	4.41	19.44	0.00	0
Sunday Peak Hour Total	18.46	9.79	43.20	13.74	3

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #2)
 Summary of Average Vehicle Trip Generation
 For 4,230 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	538	25	23	28	18

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	670	53	31
Sunday	558	43	35

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Out Parcel #2)
 Summary of Trip Generation Calculation
 For 4,230 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	127.15	41.77	1.00	538
7-9 AM Peak Hour Enter	5.99	0.00	1.00	25
7-9 AM Peak Hour Exit	5.53	0.00	1.00	23
7-9 AM Peak Hour Total	11.52	6.75	1.00	49
4-6 PM Peak Hour Enter	6.66	0.00	1.00	28
4-6 PM Peak Hour Exit	4.26	0.00	1.00	18
4-6 PM Peak Hour Total	10.92	9.39	1.00	46
AM Pk Hr, Generator, Enter	7.04	0.00	1.00	30
AM Pk Hr, Generator, Exit	6.49	0.00	1.00	27
AM Pk Hr, Generator, Total	13.53	10.05	1.00	57
PM Pk Hr, Generator, Enter	10.34	0.00	1.00	44
PM Pk Hr, Generator, Exit	8.46	0.00	1.00	36
PM Pk Hr, Generator, Total	18.80	13.82	1.00	80
Saturday 2-Way Volume	158.37	0.00	1.00	670
Saturday Peak Hour Enter	12.60	0.00	1.00	53
Saturday Peak Hour Exit	7.40	0.00	1.00	31
Saturday Peak Hour Total	20.00	16.54	1.00	85
Sunday 2-Way Volume	131.84	0.00	1.00	558
Sunday Peak Hour Enter	10.15	0.00	1.00	43
Sunday Peak Hour Exit	8.31	0.00	1.00	35
Sunday Peak Hour Total	18.46	13.74	1.00	78

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Office Medical Buildings 3,4 and 5)
 Summary of Trip Generation Calculation
 For 100.892 Th.Gr.Sq.Ft. of Medical-Dental Office Building
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	3645
7-9 AM Peak Hour Enter	1.96	0.00	1.00	198
7-9 AM Peak Hour Exit	0.52	0.00	1.00	52
7-9 AM Peak Hour Total	2.48	1.94	1.00	250
4-6 PM Peak Hour Enter	1.00	0.00	1.00	101
4-6 PM Peak Hour Exit	2.72	0.00	1.00	274
4-6 PM Peak Hour Total	3.72	2.50	1.00	375
Saturday 2-Way Volume	8.96	9.17	1.00	904
Saturday Peak Hour Enter	2.07	0.00	1.00	209
Saturday Peak Hour Exit	1.56	0.00	1.00	157
Saturday Peak Hour Total	3.63	1.93	1.00	366

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Office Medical Buildings 3,4 and 5)
Summary of Trip Generation Rates
For 100.892 Th.Gr.Sq.Ft. of Medical-Dental Office Building
April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	36.13	23.16	50.51	10.18	10
7-9 AM Peak Hour Enter	1.96	0.67	3.78	0.00	0
7-9 AM Peak Hour Exit	0.52	0.18	1.01	0.00	0
7-9 AM Peak Hour Total	2.48	0.85	4.79	1.94	21
4-6 PM Peak Hour Enter	1.00	0.26	2.39	0.00	0
4-6 PM Peak Hour Exit	2.72	0.71	6.47	0.00	0
4-6 PM Peak Hour Total	3.72	0.97	8.86	2.50	41
AM Pk Hr, Generator, Enter	2.39	0.80	4.94	0.00	0
AM Pk Hr, Generator, Exit	1.23	0.41	2.55	0.00	0
AM Pk Hr, Generator, Total	3.62	1.21	7.49	2.38	16
PM Pk Hr, Generator, Enter	1.78	0.88	3.04	0.00	0
PM Pk Hr, Generator, Exit	2.67	1.33	4.56	0.00	0
PM Pk Hr, Generator, Total	4.45	2.21	7.60	2.50	21
Saturday 2-Way Volume	8.96	1.10	21.93	9.17	5
Saturday Peak Hour Enter	2.07	1.76	2.29	0.00	0
Saturday Peak Hour Exit	1.56	1.32	1.73	0.00	0
Saturday Peak Hour Total	3.63	3.08	4.02	1.93	3
Sunday 2-Way Volume	1.55	0.71	5.11	1.80	4
Sunday Peak Hour Enter	0.21	0.15	0.33	0.00	0
Sunday Peak Hour Exit	0.19	0.13	0.30	0.00	0
Sunday Peak Hour Total	0.40	0.28	0.63	0.00	2

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Office Medical Buildings 3,4 and 5)
 Summary of Average Vehicle Trip Generation
 For 100.892 Th.Gr.Sq.Ft. of Medical-Dental Office Building
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	3645	198	52	101	274
	24 hour Two-Way Volume	Peak Hour		Enter	Exit
Saturday		904		209	157
Sunday		156		21	19

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Office Medical Buildings 3,4 and 5)
Summary of Trip Generation Calculation
For 100.892 Th.Gr.Sq.Ft. of Medical-Dental Office Building
April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	3645
7-9 AM Peak Hour Enter	1.96	0.00	1.00	198
7-9 AM Peak Hour Exit	0.52	0.00	1.00	52
7-9 AM Peak Hour Total	2.48	1.94	1.00	250
4-6 PM Peak Hour Enter	1.00	0.00	1.00	101
4-6 PM Peak Hour Exit	2.72	0.00	1.00	274
4-6 PM Peak Hour Total	3.72	2.50	1.00	375
AM Pk Hr, Generator, Enter	2.39	0.00	1.00	241
AM Pk Hr, Generator, Exit	1.23	0.00	1.00	124
AM Pk Hr, Generator, Total	3.62	2.38	1.00	365
PM Pk Hr, Generator, Enter	1.78	0.00	1.00	180
PM Pk Hr, Generator, Exit	2.67	0.00	1.00	269
PM Pk Hr, Generator, Total	4.45	2.50	1.00	449
Saturday 2-Way Volume	8.96	9.17	1.00	904
Saturday Peak Hour Enter	2.07	0.00	1.00	209
Saturday Peak Hour Exit	1.56	0.00	1.00	157
Saturday Peak Hour Total	3.63	1.93	1.00	366
Sunday 2-Way Volume	1.55	1.80	1.00	156
Sunday Peak Hour Enter	0.21	0.00	1.00	21
Sunday Peak Hour Exit	0.19	0.00	1.00	19
Sunday Peak Hour Total	0.40	0.00	1.00	40

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Second Floor Office for Buildings 1&2)
 Summary of Trip Generation Calculation
 For 16,140 Th.Gr.Sq.Ft. of Single Tenant Office Building
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.57	8.30	1.00	187
7-9 AM Peak Hour Enter	1.60	0.00	1.00	26
7-9 AM Peak Hour Exit	0.20	0.00	1.00	3
7-9 AM Peak Hour Total	1.80	1.51	1.00	29
4-6 PM Peak Hour Enter	0.26	0.00	1.00	4
4-6 PM Peak Hour Exit	1.47	0.00	1.00	24
4-6 PM Peak Hour Total	1.73	1.49	1.00	28
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Second Floor Office for Buildings 1&2)
Summary of Trip Generation Rates
For 16,140 Th.Gr.Sq.Ft. of Single Tenant Office Building
April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	11.57	5.33	35.68	8.30	14
7-9 AM Peak Hour Enter	1.60	0.67	4.07	0.00	0
7-9 AM Peak Hour Exit	0.20	0.08	0.50	0.00	0
7-9 AM Peak Hour Total	1.80	0.75	4.57	1.51	42
4-6 PM Peak Hour Enter	0.26	0.12	0.77	0.00	0
4-6 PM Peak Hour Exit	1.47	0.67	4.37	0.00	0
4-6 PM Peak Hour Total	1.73	0.79	5.14	1.49	42
AM Pk Hr, Generator, Enter	1.60	0.67	4.07	0.00	0
AM Pk Hr, Generator, Exit	0.20	0.08	0.50	0.00	0
AM Pk Hr, Generator, Total	1.80	0.75	4.57	1.51	42
PM Pk Hr, Generator, Enter	0.26	0.12	0.77	0.00	0
PM Pk Hr, Generator, Exit	1.47	0.67	4.37	0.00	0
PM Pk Hr, Generator, Total	1.73	0.79	5.14	1.49	42
Saturday 2-Way Volume	0.00	0.00	0.00	0.00	0
Saturday Peak Hour Enter	0.00	0.00	0.00	0.00	0
Saturday Peak Hour Exit	0.00	0.00	0.00	0.00	0
Saturday Peak Hour Total	0.00	0.00	0.00	0.00	0
Sunday 2-Way Volume	0.00	0.00	0.00	0.00	0
Sunday Peak Hour Enter	0.00	0.00	0.00	0.00	0
Sunday Peak Hour Exit	0.00	0.00	0.00	0.00	0
Sunday Peak Hour Total	0.00	0.00	0.00	0.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Second Floor Office for Buildings 1&2)
 Summary of Average Vehicle Trip Generation
 For 16.140 Th.Gr.Sq.Ft. of Single Tenant Office Building
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	187	26	3	4	24

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (Second Floor Office for Buildings 1&2)
Summary of Trip Generation Calculation
For 16,140 Th.Gr.Sq.Ft. of Single Tenant Office Building
April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.57	8.30	1.00	187
7-9 AM Peak Hour Enter	1.60	0.00	1.00	26
7-9 AM Peak Hour Exit	0.20	0.00	1.00	3
7-9 AM Peak Hour Total	1.80	1.51	1.00	29
4-6 PM Peak Hour Enter	0.26	0.00	1.00	4
4-6 PM Peak Hour Exit	1.47	0.00	1.00	24
4-6 PM Peak Hour Total	1.73	1.49	1.00	28
AM Pk Hr, Generator, Enter	1.60	0.00	1.00	26
AM Pk Hr, Generator, Exit	0.20	0.00	1.00	3
AM Pk Hr, Generator, Total	1.80	1.51	1.00	29
PM Pk Hr, Generator, Enter	0.26	0.00	1.00	4
PM Pk Hr, Generator, Exit	1.47	0.00	1.00	24
PM Pk Hr, Generator, Total	1.73	1.49	1.00	28
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (First Floor for Buildings 1&2)
 Summary of Trip Generation Calculation
 For 83.785 T.G.L.A. of Shopping Center
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	3598
7-9 AM Peak Hour Enter	0.63	0.00	1.00	53
7-9 AM Peak Hour Exit	0.40	0.00	1.00	34
7-9 AM Peak Hour Total	1.03	1.40	1.00	86
4-6 PM Peak Hour Enter	1.80	0.00	1.00	151
4-6 PM Peak Hour Exit	1.95	0.00	1.00	163
4-6 PM Peak Hour Total	3.75	2.75	1.00	314
Saturday 2-Way Volume	49.97	22.62	1.00	4187
Saturday Peak Hour Enter	2.58	0.00	1.00	216
Saturday Peak Hour Exit	2.39	0.00	1.00	200
Saturday Peak Hour Total	4.97	3.11	1.00	416

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (First Floor for Buildings 1&2)
 Summary of Trip Generation Rates
 For 83.785 T.G.L.A. of Shopping Center
 April 30, 2007

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	42.94	12.50	270.89	21.38	302
7-9 AM Peak Hour Enter	0.63	0.06	5.52	0.00	0
7-9 AM Peak Hour Exit	0.40	0.04	3.53	0.00	0
7-9 AM Peak Hour Total	1.03	0.10	9.05	1.40	98
4-6 PM Peak Hour Enter	1.80	0.33	14.05	0.00	0
4-6 PM Peak Hour Exit	1.95	0.35	15.22	0.00	0
4-6 PM Peak Hour Total	3.75	0.68	29.27	2.75	407
AM Pk Hr, Generator, Enter	0.00	0.00	0.00	0.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	0.00	0.00	0
AM Pk Hr, Generator, Total	0.00	0.00	0.00	0.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	0.00	0.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	0.00	0.00	0
PM Pk Hr, Generator, Total	0.00	0.00	0.00	0.00	0
Saturday 2-Way Volume	49.97	16.70	227.50	22.62	123
Saturday Peak Hour Enter	2.58	0.76	9.53	0.00	0
Saturday Peak Hour Exit	2.39	0.70	8.79	0.00	0
Saturday Peak Hour Total	4.97	1.46	18.32	3.11	124
Sunday 2-Way Volume	25.24	4.15	148.15	17.23	77
Sunday Peak Hour Enter	1.53	0.19	6.08	0.00	0
Sunday Peak Hour Exit	1.59	0.20	6.32	0.00	0
Sunday Peak Hour Total	3.12	0.39	12.40	2.78	39

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (First Floor for Buildings 1&2)
 Summary of Average Vehicle Trip Generation
 For 83.785 T.G.L.A. of Shopping Center
 April 30, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	3598	53	34	151	163

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	4187	216	200
Sunday	2115	128	133

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAY SHORE 57 (First Floor for Buildings 1&2)
 Summary of Trip Generation Calculation
 For 83.785 T.G.L.A. of Shopping Center
 April 30, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	42.94	21.38	1.00	3598
7-9 AM Peak Hour Enter	0.63	0.00	1.00	53
7-9 AM Peak Hour Exit	0.40	0.00	1.00	34
7-9 AM Peak Hour Total	1.03	1.40	1.00	86
4-6 PM Peak Hour Enter	1.80	0.00	1.00	151
4-6 PM Peak Hour Exit	1.95	0.00	1.00	163
4-6 PM Peak Hour Total	3.75	2.75	1.00	314
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	49.97	22.62	1.00	4187
Saturday Peak Hour Enter	2.58	0.00	1.00	216
Saturday Peak Hour Exit	2.39	0.00	1.00	200
Saturday Peak Hour Total	4.97	3.11	1.00	416
Sunday 2-Way Volume	25.24	17.23	1.00	2115
Sunday Peak Hour Enter	1.53	0.00	1.00	128
Sunday Peak Hour Exit	1.59	0.00	1.00	133
Sunday Peak Hour Total	3.12	2.78	1.00	261

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

BAYSHORE 57 MPD

Bayshore Road

North Fort Myers, FL

TIS and Transportation Report



TRAFFIC IMPACT ANALYSIS

FOR

BAYSHORE 75

PROJECT NO. F0806.09

PREPARED BY:

TR Transportation Consultants, Inc.
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July 31, 2008

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

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I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact analysis in order to fulfill the requirements set forth by the Lee County Department of Community Development for projects seeking re-zoning approval. This report has been completed in compliance with the requirements established in the Lee County Traffic Impact Statement Guidelines. The proposed Bayshore 75 development is located along the west side of Bayshore Road (S.R. 78) just north of its intersection with Samville Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the proposed Bayshore 75 development.

The Bayshore 75 re-zoning as currently proposed would permit the development of retail, office, and residential uses. Based on the Master Concept Plan (MCP), the subject site could be developed with up to approximately 100,000 square feet of retail uses, up to approximately 53,500 square feet of general office uses, up to approximately 32,000 square feet of medical office uses, and up to approximately 192 multi-family dwelling units.

Access to the subject site will be provided to both Bayshore Road (S.R. 78) and Samville Road. The proposed site access intersection on Bayshore Road will permit right-in/right-out turning movements only. The site access intersection on Samville Road will permit all turning movements.

The following report will examine the anticipated trip generation of the proposed development and evaluate the impact the additional trips will have on the surrounding roadway network.

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II. EXISTING CONDITIONS

The subject site is currently vacant. Bayshore Road (S.R. 78) borders the subject site to the south and east. Vacant land borders the subject site to the north and east. To the west and south of the subject site is the existing Bayshore Elementary School, an existing office development, and an existing Lee County wastewater treatment plant.

Bayshore Road (S.R. 78) is a four-lane divided arterial roadway that borders the subject site to the southeast. Bayshore Road between Sean Lane and Nalle Road has an adopted Access Management Classification of 3 with a minimum median opening spacing of 1320 feet. Bayshore Road has a posted speed limit of 50 mph and is under the jurisdiction of the Florida Department of Transportation.

Samville Road is a two-lane undivided local roadway that borders the subject site to the south. Samville Road currently operates under two-way stop control at its intersection with Bayshore Road (S.R. 78). Samville Road is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

Based on the Master Concept Plan (MCP), the subject site could be developed with up to approximately 100,000 square feet of retail uses, up to approximately 53,500 square feet of general office uses, up to approximately 32,000 square feet of medical office uses, and up to approximately 192 multi-family dwelling units. **Table 1** summarizes the land use utilized for trip generation purposes for the subject development.

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**Table 1
Land Uses
Bayshore 75**

Land Use	Size
Shopping Center (LUC 820)	100,000 square feet
General Office (LUC 710)	53,500 square feet
Medical/Dental Office (LUC 720)	32,000 square feet
Multi-Family Housing (LUC 230)	192 dwelling units

Access to the subject site will be provided to both Bayshore Road (S.R. 78) and Samville Road. The proposed site access intersection on Bayshore Road will permit right-in/right-out turning movements only. The site access intersection on Samville Road will permit all turning movements.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 7th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses proposed on the subject site. Land Use Code 710 (General Office Building) was utilized for the trip generation purposes of the general office uses proposed on the subject site. Land Use Code 720 (Medical-Dental Office Building) was utilized for the trip generation purposes of the medical/dental office uses proposed on the subject site. Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the trip generation purposes of the multi-family housing proposed on the subject site. The equations for these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation of the Bayshore 75 development as currently proposed. The daily trip generation is also indicated in the table.

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**Table 2
Trip Generation
Bayshore 75**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Shopping Center (100,000 square feet)	95	60	155	300	325	625	6,790
General Office (53,500 square feet)	100	15	115	25	115	140	825
Medical/Dental Office (32,000 square feet)	65	15	80	30	80	110	1,095
Multi-Family Housing (192 dwelling units)	15	70	85	70	35	105	1,120
Total Trips	275	160	435	425	555	980	9,830

However, not all of the trips generated by the proposed development will utilize the public roadway system. Some of the trips will travel to/from the land uses located within the proposed Bayshore 75 development. Therefore, an internal capture rate of twelve percent (12%) was calculated between the various proposed land uses within the Bayshore 75 site by utilizing the methodologies presented in the ITE Trip Generation Handbook June 2004, which calculates the internal capture rates of multi-use developments. The summary sheet utilized to calculate this internal capture rate is included in the Appendix of this report for reference. **Table 3** indicates the number of trips the proposed Bayshore 75 development is anticipated to add to the public roadway network.

**Table 3
External Trip Generation
Bayshore 75**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	275	160	435	425	555	980	9,830
Less 12% Internal Capture	-30	-20	-50	-50	-70	-120	-1,180
Total Trips (To the public roadway network)	245	140	385	375	485	860	8,650

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The trips shown in Table 3 will not all be new trips to the adjacent roadway system. ITE estimates that a retail center of comparable size may attract as much as 10 to 90 percent of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. From the ITE Trip Generation report, the relationship between the percent pass-by and the size of the development for Land Use Code 820 is:

$$\ln(T) = -0.29 \ln(X) + 5.00$$

T = Percent pass-by traffic
X = 1,000's of square feet GLA of the retail portion of the development

Therefore, the percent pass-by for this development was calculated as follows:

$$\ln(T) = -0.29 \ln(100) + 5.00$$

T = 39%

However, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for Land Use Code 820 (Shopping Center).

For this analysis, the "pass-by" traffic was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 4** summarizes the pass-by percentage for each use. **Table 5** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Pass-by Trip Reduction Factors
Bayshore 75

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30%

Table 5
Trip Generation – New Trips
Bayshore 75

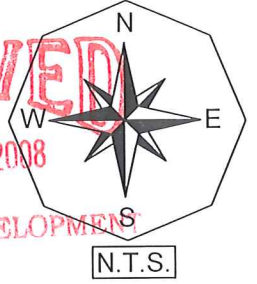
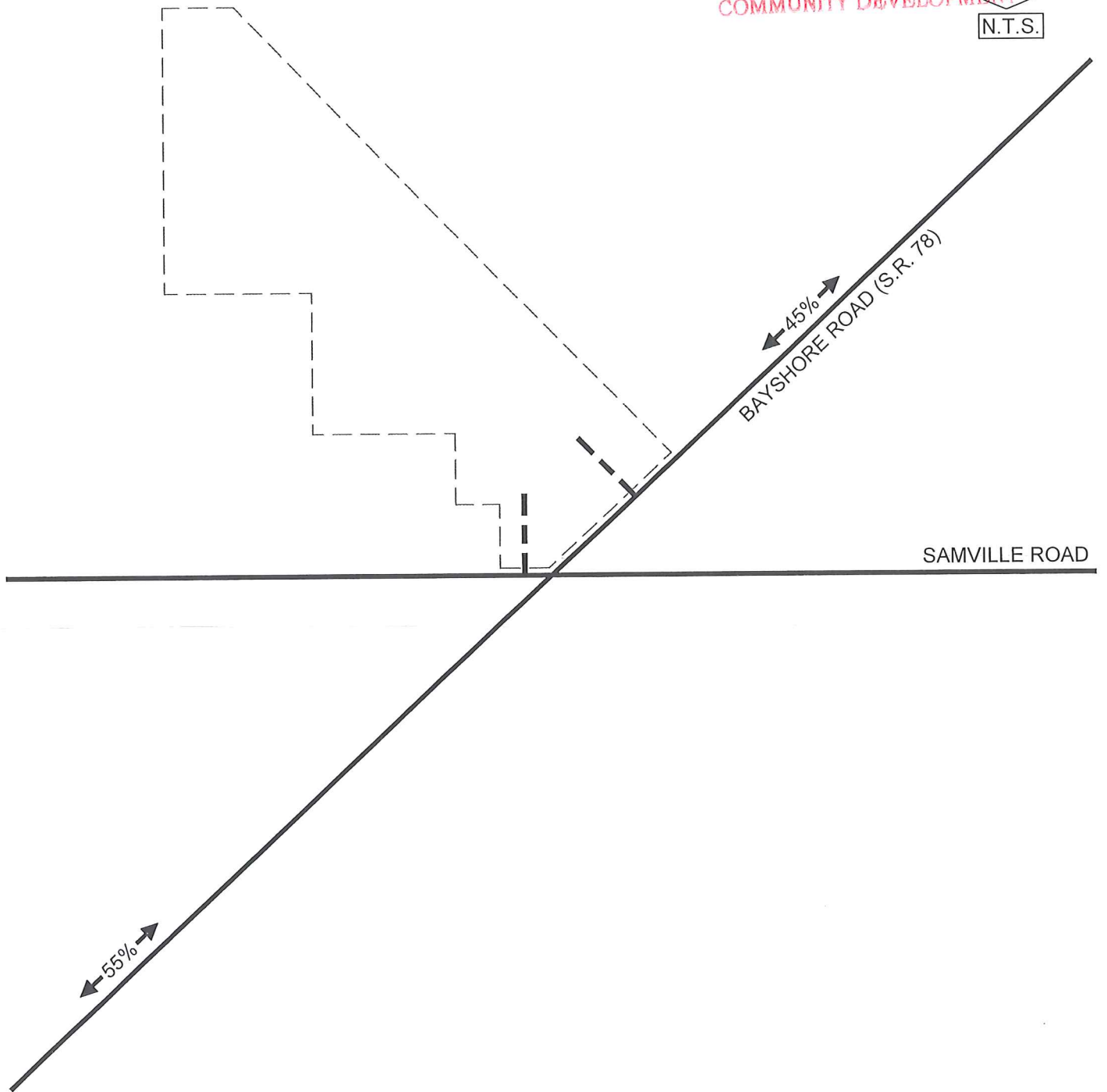
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips (To the public roadway network)	245	140	385	375	485	860	8,650
Total Retail Trips (To the public roadway network)	85	50	135	265	285	550	5,975
Less 30% Retail Pass-by	-25	-15	-40	-80	-85	-165	-1,795
New Trips (To the public roadway network)	220	125	345	295	400	695	6,855

V. TRIP DISTRIBUTION

The new trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 3 were assigned to the site access drives. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in determining a distribution of the site traffic. Based on this information, the anticipated trip distribution of the development traffic is illustrated on **Figure 2**. **Figure 3** illustrates the site traffic assignment to the surrounding roadway network.

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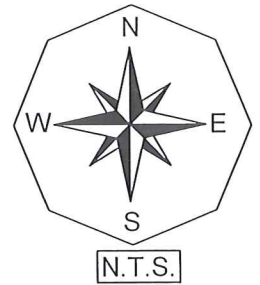


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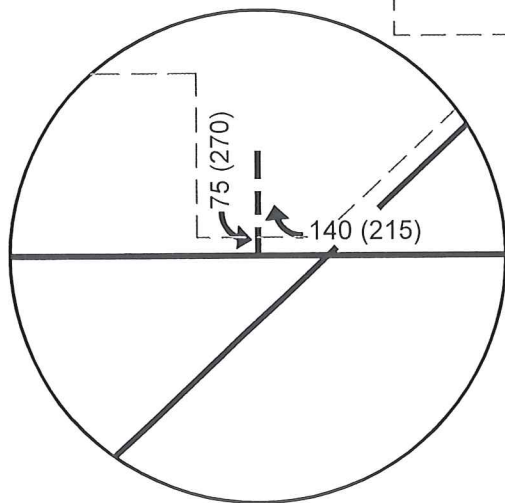
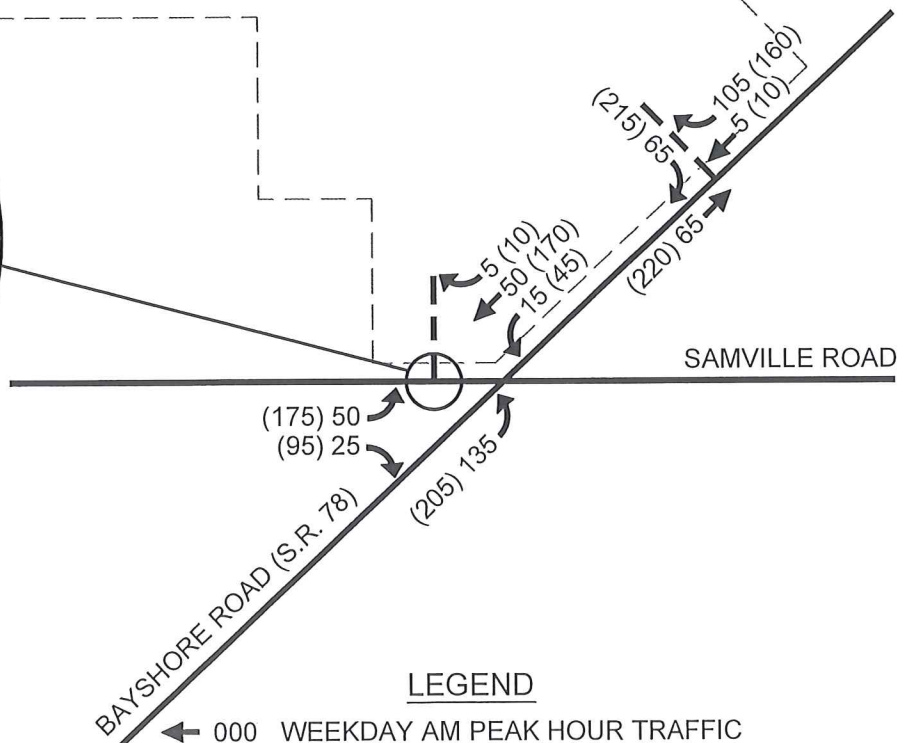
←20%→ PERCENT DISTRIBUTION

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- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes, as defined by the Lee County Generalized Peak Hour, Peak Direction Service Volumes, as provided by the Lee County Department of Transportation.

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2012. Therefore, the surrounding roadway network was analyzed under 2013 projected traffic conditions. Based on this projected build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by the proposed development. The growth rates were calculated from historical traffic count data for the past ten years as contained in the 2007 Lee County Traffic Count Report.

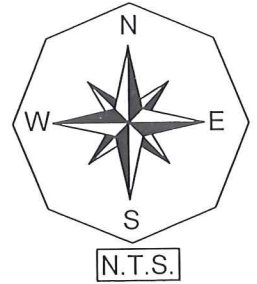
Based on the project traffic distribution illustrated on Figure 2, the link data was analyzed for the existing conditions, year 2013 without the development and year 2013 with the development. The 2006 peak hour traffic volumes were obtained from the 2005/2006-2006/2007 Lee County Concurrency Report as the current 2007 Lee County Concurrency Report does not contain any data for this count location. Table 2A, contained in the Appendix of the report, outlines the methodology used in determining the growth rate utilized for each roadway segment.

Figure 4 indicates the year 2013 peak hour traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 is the peak hour volume and Level of Service of each link should no development occur on the subject site and the Peak Hour volume and Level of Service for the weekday A.M. and P.M. peak hours with

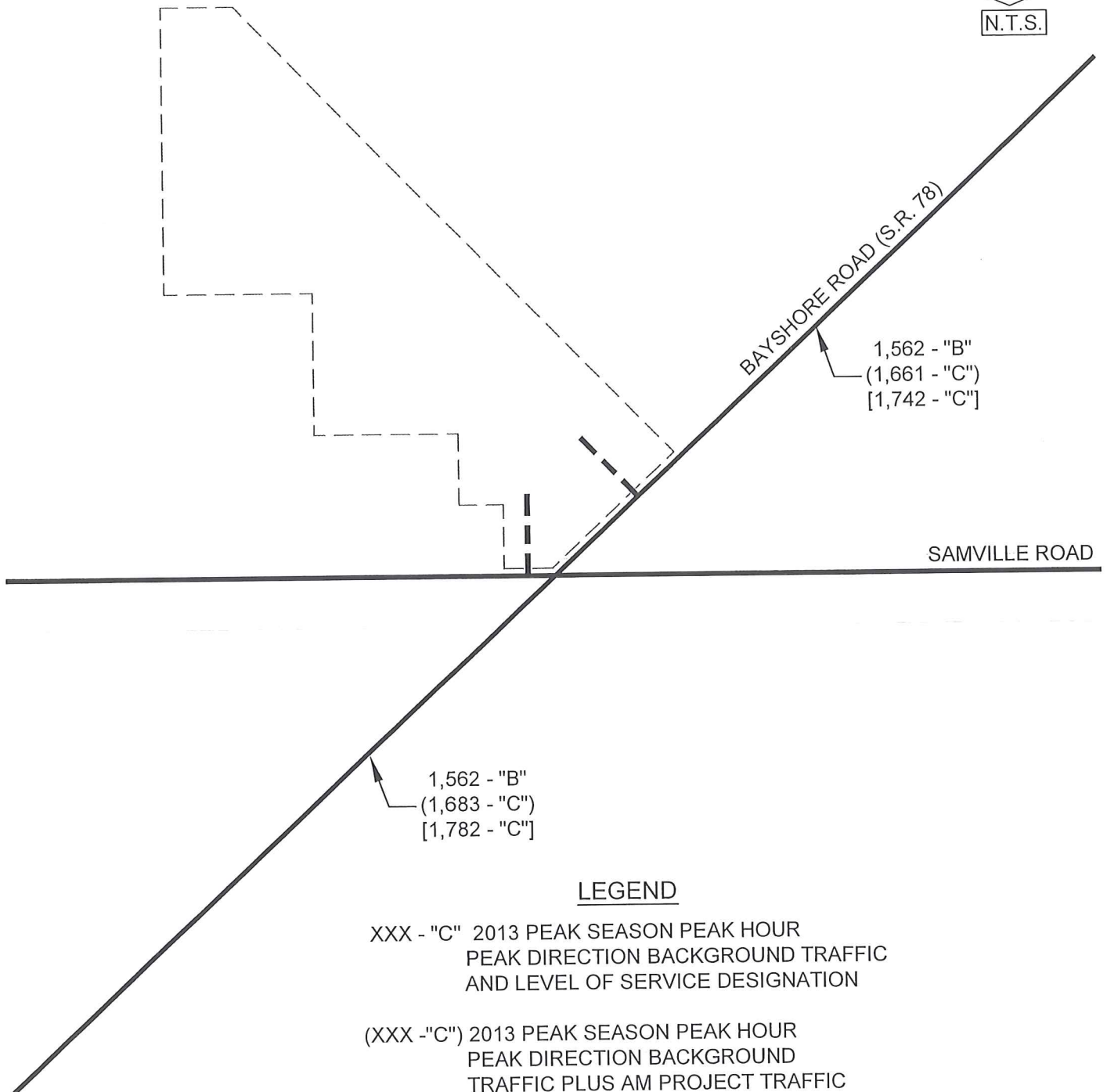
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XXX - "C" 2013 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2013 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS AM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

[XXX - "C"] 2013 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

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the development traffic added to the roadways. These values are derived from Table 2A contained in the Appendix.

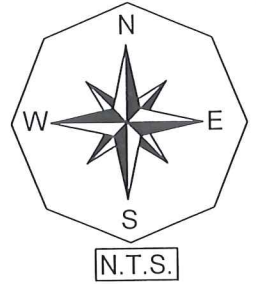
VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

From Figure 4, Bayshore Road is shown to operate at an acceptable Level of Service condition in 2013 both with and without the proposed development. Therefore, no roadway capacity improvements are required in order to meet the Lee County Concurrency Standards.

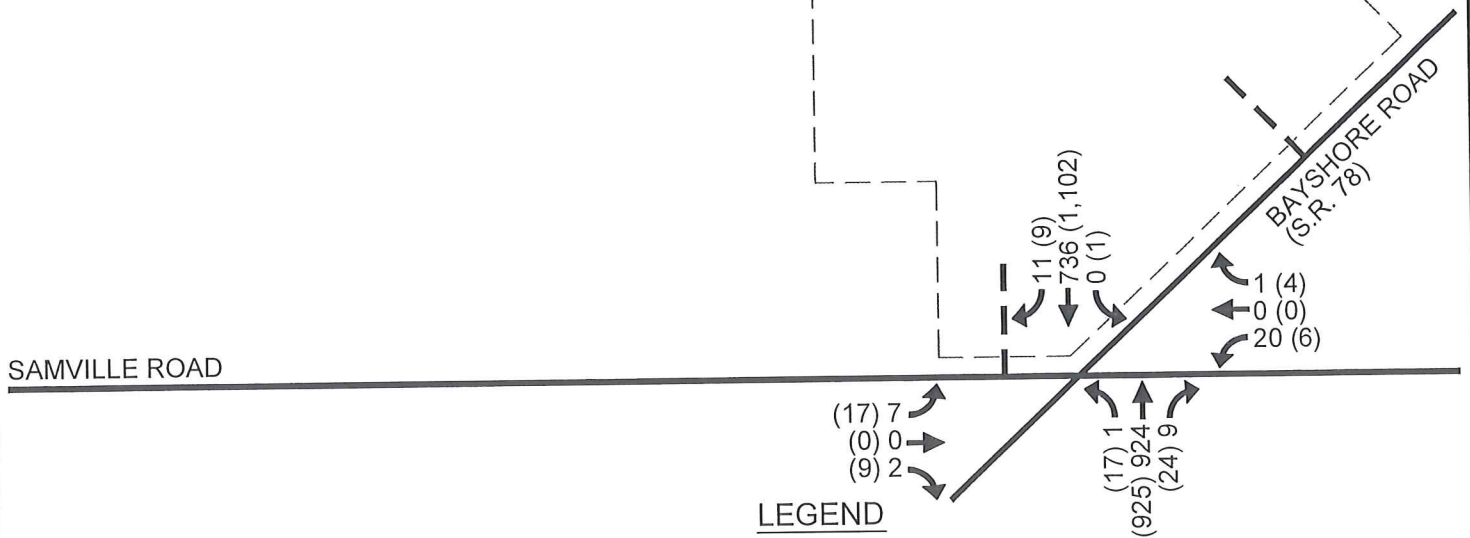
Turning movement counts were performed at the intersection of Bayshore Road and Samville Road in July 2008. The raw data sheets for the turning movement counts are included in the Appendix of this report for reference. The existing 2008 peak hour traffic data was then adjusted for peak season utilizing data from the 2007 Lee County Traffic Count Report for Permanent Count Station #34, the results of which are illustrated on **Figure 5**. The 2013 background traffic volumes were then calculated by growing the volumes by the appropriate growth rate as indicated in Table 2A for five (5) years, compounded annually. In addition, the trips from the existing Bayshore Elementary School were added to the projected 2013 background traffic volumes as the turning movement count was performed during summer break. The assignment of the school traffic as well as the data utilized to conduct the trip generation for the school is included in the Appendix for reference. The resulting 2013 background traffic volumes are illustrated on **Figure 6**. The 2013 build-out traffic volumes, illustrated on **Figure 7**, were then calculated by adding the 2013 background traffic volumes, illustrated on Figure 6, to the site traffic assignment, illustrated on Figure 3.

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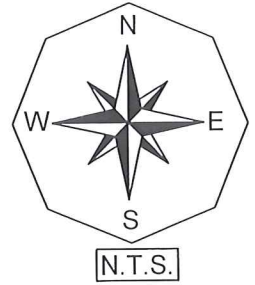


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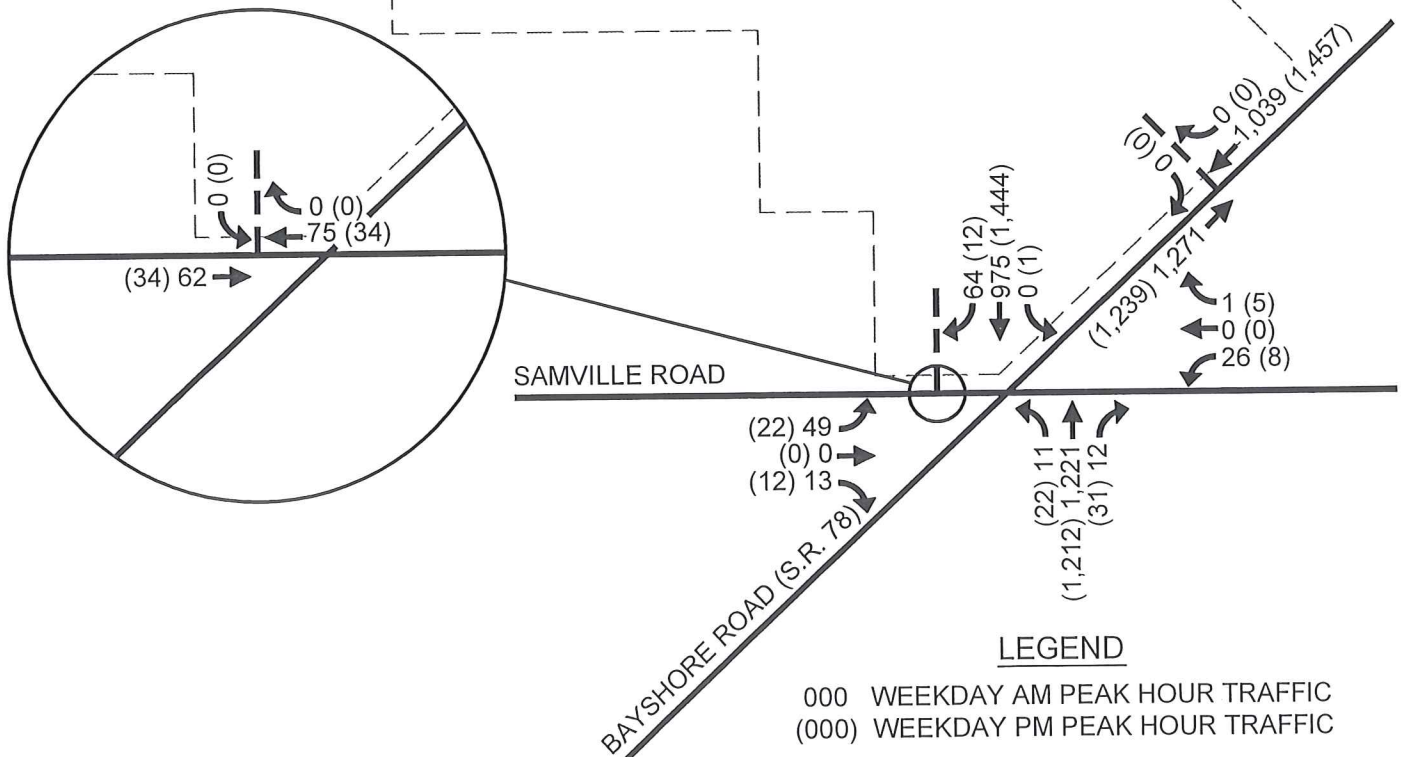
- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

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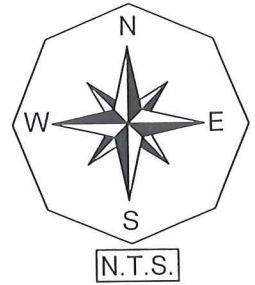
F0806.09



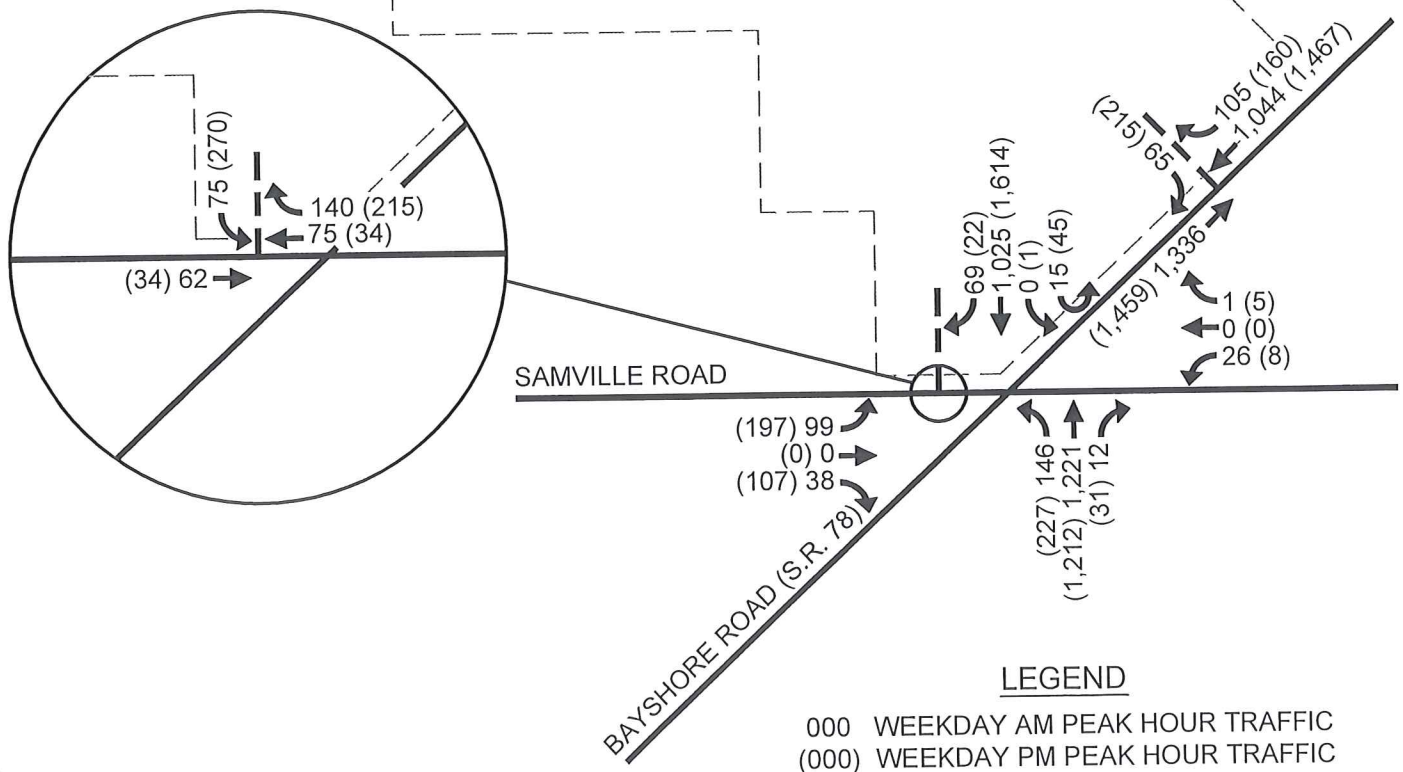
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Based upon a preliminary turn lane analysis conducted at the proposed site access intersection along Bayshore Road, a southbound right turn lane will likely be warranted. At the Bayshore Road/Samville Road intersection, a northbound left turn lane approximately 400 feet in overall length and a southbound right turn lane approximately 330 feet in overall length currently exist. The adequacy of these turn lanes will be further analyzed at the time of local Development Order.

Intersection analysis was performed at the Bayshore Road/Samville Road intersection as well as at the site access intersection on Bayshore Road. Based upon the results of the analysis, the eastbound and westbound approaches at the Bayshore Road/Samville Road intersection are shown to operate below acceptable Level of Service conditions in 2013 with the additional traffic from the proposed development. All movements at the site access intersection along Bayshore Road are shown to operate at an acceptable Level of Service condition.

The Level of Service deficiency at the Bayshore Road/Samville Road intersection could be corrected by signalizing the intersection as evidenced by the attached analysis. If/when a traffic signal is warranted at this location, the Developer of the Bayshore 57 project would be responsible for a proportionate share of the cost and installation of the traffic signal. This Level of Service deficiency will be further investigated at the time of local Development Order.

VIII. CONCLUSION

The proposed Bayshore 75 development located along the west side of Bayshore Road (S.R. 78) just north of its intersection with Samville Road in Lee County, Florida will not have a detrimental impact on the surrounding roadway system. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

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Based upon a preliminary turn lane analysis conducted at the proposed site access intersection along Bayshore Road, a southbound right turn lane will likely be warranted. At the Bayshore Road/Samville Road intersection, a northbound left turn lane approximately 400 feet in overall length and a southbound right turn lane approximately 330 feet in overall length currently exist. The adequacy of these turn lanes will be further analyzed at the time of local Development Order.

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The Level of Service deficiency at the Bayshore Road/Samville Road intersection could be corrected by signalizing the intersection as evidenced by the attached analysis. If/when a traffic signal is warranted at this location, the Developer of the Bayshore 57 project would be responsible for a proportionate share of the cost and installation of the traffic signal. This Level of Service deficiency will be further investigated at the time of local Development Order.

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TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BAYSHORE 57 RE-ZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	345 VPH	IN=	220	OUT=	125
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	695 VPH	IN=	295	OUT=	400

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Bayshore Rd.	E. of Business 41	4LD	450	1,630	1,900	1,950	1,950	40%	160	8.4%
	E. of Hart Rd.	4LD	450	1,630	1,900	1,950	1,950	45%	180	9.5%
	E. of Slater Rd.	4LD	450	1,630	1,900	1,950	1,950	55%	220	11.6%
	E. of Samville Rd.	4LD	450	1,630	1,900	1,950	1,950	45%	180	9.5%
Business 41	N. of Bayshore Rd.	4LD	450	1,630	1,900	1,950	1,950	15%	60	3.2%
	S. of Bayshore Rd.	6LD	670	2,490	2,850	2,920	2,920	5%	20	0.7%
Hart Rd.	N. of Bayshore Rd.	2LN	0	0	530	800	850	5%	20	3.8%
Slater Rd.	N. of Bayshore Rd.	2LN	0	290	760	900	920	10%	40	5.3%

* Level of Service thresholds were obtained from the Lee County Generalized Volumes on Arterials

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**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAYSHORE 57 RE-ZONING**

TOTAL PROJECT TRAFFIC AM =	345	VPH	IN =	220	OUT=	125
TOTAL PROJECT TRAFFIC PM =	695	VPH	IN=	295	OUT=	400

																2006		2013				2013		2013		
																PK HR		PK HR PK SEASON		PERCENT		BCKGRND		BCKGRND		
																BASE YR	2006	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>PCS#</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH</u>	<u>RATE</u>	<u>PEAK DIR.¹</u>	<u>VOLUME</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>										
Bayshore Rd.	E. of Slater Rd.	4	16,400	26,700	9	5.56%	1,069	1,562	B	55%	121	220	1,683	C	1,782	C										
	E. of Samville Rd.	4	16,400	26,700	9	5.56%	1,069	1,562	B	45%	99	180	1,661	C	1,742	C										

¹ The 2006 Peak Hour, Peak Season, Peak Direction Traffic Volumes were obtained from the 2005/2006-2006/2007 Lee County Concurrency Report
as the current 2007 Concurrency Report does not contain any data for this count location

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INTERSECTION ANALYSIS

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**BAYSHORE ROAD @
SAMVILLE ROAD**

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Bayshore & Samville
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	7/30/2008	Analysis Year	2013 background
Analysis Time Period	AM peak hour		
Project Description F0806.09 - Bayshore 57 Re-Zoning			
East/West Street: Samville Road		North/South Street: Bayshore Road (S.R. 78)	
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)	11	1221	12	0	975	64
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	11	1285	12	0	1026	67
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	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)	49	0	13	26	0	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	51	0	13	27	0	1
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		Y			Y	
Storage		1			1	
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)	11	0		28			64	
C (m) (veh/h)	628	525		132			200	
v/c	0.02	0.00		0.21			0.32	
95% queue length	0.05	0.00		0.76			1.31	
Control Delay (s/veh)	10.8	11.9		39.9			31.2	
LOS	B	B		E			D	
Approach Delay (s/veh)	--	--	39.9			31.2		
Approach LOS	--	--	E			D		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation
Date Performed	7/30/2008
Analysis Time Period	AM peak hour

Site Information

Intersection	Bayshore & Samville
Jurisdiction	Lee County
Analysis Year	2013 background & AM project

Project Description F0806.09 - Bayshore 57 Re-Zoning

East/West Street: Samville Road

North/South Street: Bayshore Road (S.R. 78)

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)	146	1221	12	15	1025	69
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	153	1285	12	15	1078	72
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	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)	99	0	38	26	0	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	104	0	40	27	0	1
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		Y			Y	
Storage		1			1	
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)	153	15		28			144	
C (m) (veh/h)	598	525		66			135	
v/c	0.26	0.03		0.42			1.07	
95% queue length	1.01	0.09		1.64			7.93	
Control Delay (s/veh)	13.1	12.1		94.9			160.8	
LOS	B	B		F			F	
Approach Delay (s/veh)	--	--		94.9			160.8	
Approach LOS	--	--		F			F	

SHORT REPORT

General Information						Site Information						
Analyst	DLW					Intersection	Bayshore & Samville					
Agency or Co.	TR Transportation					Area Type	All other areas					
Date Performed	7/30/2008					Jurisdiction	Lee County					
Time Period	AM peak hour					Analysis Year	2013 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	0	1	0	0	1	0	1	2	1	1	2	1
Lane Group		LTR			LTR		L	T	R	L	T	R
Volume (vph)	99	0	38	26	0	1	146	1221	12	15	1025	69
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
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	Excl. Left	Thru & RT	07	08
Timing	G = 20.0	G = 0.0	G = 0.0	G = 0.0	G = 20.0	G = 65.0	G = 0.0	G = 0.0
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y = 5	Y = 0	Y = 0
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		149			29		159	1327	13	16	1114	75
Lane Group Capacity		227			224		292	1902	849	292	1902	849
v/c Ratio		0.66			0.13		0.54	0.70	0.02	0.05	0.59	0.09
Green Ratio		0.17			0.17		0.17	0.54	0.54	0.17	0.54	0.54
Uniform Delay d ₁		46.8			42.6		45.8	20.3	12.7	42.1	18.5	13.2
Delay Factor k		0.23			0.11		0.14	0.26	0.11	0.11	0.18	0.11
Incremental Delay d ₂		6.7			0.3		2.1	1.1	0.0	0.1	0.5	0.0
PF Factor		1.000			1.000		1.000	1.000	1.000	1.000	1.000	1.000
Control Delay		53.5			42.8		47.9	21.4	12.7	42.1	18.9	13.3
Lane Group LOS		D			D		D	C	B	D	B	B
Approach Delay		53.5			42.8		24.1			18.9		
Approach LOS		D			D		C			B		
Intersection Delay		23.7					Intersection LOS					C

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Bayshore & Samville
Agency/Co.	TR Transportation		Jurisdiction	Lee County
Date Performed	7/30/2008		Analysis Year	2013 background
Analysis Time Period	PM peak hour			

Project Description F0806.09 - Bayshore 57 Re-Zoning

East/West Street: Samville Road

North/South Street: Bayshore Road (S.R. 78)

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	1212	31	1	1444	12
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	23	1275	32	1	1520	12
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	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)	22	0	12	8	0	5
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	23	0	12	8	0	5
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		Y			Y	
Storage		1			1	
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)	23	1		13			35	
C (m) (veh/h)	426	520		174			140	
v/c	0.05	0.00		0.07			0.25	
95% queue length	0.17	0.01		0.24			0.93	
Control Delay (s/veh)	13.9	11.9		30.7			42.7	
LOS	B	B		D			E	
Approach Delay (s/veh)	--	--		30.7			42.7	
Approach LOS	--	--		D			E	

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation
Date Performed	7/30/2008
Analysis Time Period	PM peak hour

Site Information

Intersection	Bayshore & Samville
Jurisdiction	Lee County
Analysis Year	2013 background & PM project

Project Description F0806.09 - Bayshore 57 Re-Zoning

East/West Street: Samville Road

North/South Street: Bayshore Road (S.R. 78)

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)	227	1212	31	46	1614	22
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	238	1275	32	48	1698	23
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	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)	197	0	107	8	0	5
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	207	0	112	8	0	5
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)		0			0	
Flared Approach		Y			Y	
Storage		1			1	
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)	238	48		13			319	
C (m) (veh/h)	359	520						
v/c	0.66	0.09						
95% queue length	4.54	0.30						
Control Delay (s/veh)	32.7	12.6						
LOS	D	B						
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

SHORT REPORT

General Information						Site Information					
Analyst DLW						Intersection Bayshore & Samville					
Agency or Co. TR Transportation						Area Type All other areas					
Date Performed 7/30/2008						Jurisdiction Lee County					
Time Period PM peak hour						Analysis Year 2013 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	0	1	0	1	2	1	1	2	1		
Lane Group			LTR			LTR		L	T	R	L	T	R		
Volume (vph)		197	0	107	9	0	5	227	1212	31	46	1614	22		
% Heavy Vehicles		3	3	3	3	3	3	3	3	3	3	3	3		
PHF		0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92		
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		Excl. Left		Thru & RT		07		08	
Timing	G = 30.0	G = 0.0		G = 0.0		G = 0.0		G = 19.0		G = 56.0		G = 0.0		G = 0.0	
	Y = 5	Y = 0		Y = 0		Y = 0		Y = 5		Y = 5		Y = 0		Y = 0	
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		330			15		247	1317	34	50	1754	24
Lane Group Capacity		349			364		277	1639	732	277	1639	732
v/c Ratio		0.95			0.04		0.89	0.80	0.05	0.18	1.07	0.03
Green Ratio		0.25			0.25		0.16	0.47	0.47	0.16	0.47	0.47
Uniform Delay d ₁		44.2			34.1		49.5	27.3	17.4	43.8	32.0	17.3
Delay Factor k		0.46			0.11		0.42	0.35	0.11	0.11	0.50	0.11
Incremental Delay d ₂		34.2			0.0		28.2	3.0	0.0	0.3	43.7	0.0
PF Factor		1.000			1.000		1.000	1.000	1.000	1.000	1.000	1.000
Control Delay		78.4			34.1		77.7	30.3	17.5	44.1	75.7	17.4
Lane Group LOS		E			C		E	C	B	D	E	B
Approach Delay		78.4			34.1		37.4			74.1		
Approach LOS		E			C		D			E		
Intersection Delay		58.7					Intersection LOS			E		

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BAYSHORE ROAD ACCESS

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Bayshore Site Access
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	7/30/2008	Analysis Year	2013 background & AM project
Analysis Time Period	AM peak hour		

Project Description F0806.09 - Bayshore 57 Re-Zoning

East/West Street: Site Access

North/South Street: Bayshore Road (S.R. 78)

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)		1336			1044	105
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1406	0	0	1098	110
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		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)			65			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	68	0	0	0
Percent Heavy Vehicles	0	0	3	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								R
v (veh/h)								68
C (m) (veh/h)								477
v/c								0.14
95% queue length								0.49
Control Delay (s/veh)								13.8
LOS								B
Approach Delay (s/veh)	--	--				13.8		
Approach LOS	--	--				B		

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Two-Way Stop Control

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation
Date Performed	7/30/2008
Analysis Time Period	PM peak hour

Site Information

Intersection	Bayshore Site Access
Jurisdiction	Lee County
Analysis Year	2013 background & PM project

Project Description F0806.09 - Bayshore 57 Re-Zoning

East/West Street: Site Access

North/South Street: Bayshore Road (S.R. 78)

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)		1459			1467	160
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1535	0	0	1544	168
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		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)			215			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	226	0	0	0
Percent Heavy Vehicles	0	0	3	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								R
v (veh/h)								226
C (m) (veh/h)								340
v/c								0.66
95% queue length								4.52
Control Delay (s/veh)								34.3
LOS								D
Approach Delay (s/veh)	--	--					34.3	
Approach LOS	--	--					D	

**BAYSHORE ELEMENTARY SCHOOL
DATA**

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COMMUNITY DEVELOPMENT

Powered by: 

Wednesday, July 30, 2008

For
STUDENTS

For
PARENTS

For
EMPLOYEES

COMMUNITY
INVOLVEMENT

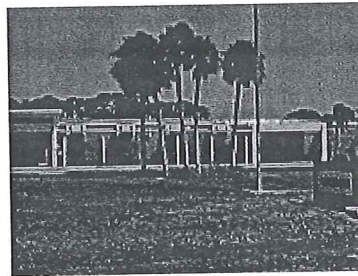
Elementary Schools • Middle Schools • High Schools • Special Centers • Charter Schools

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Bayshore Elementary



Principal: Lynn Herrell

Address: 17050 Williams Road
 North Fort Myers, FL 33917

Phone: 239-543-3663

Fax: 239-543-4040

Web site: <http://bay.leeschools.net/>

Board Member: StevenKT@leeschools.net

School Location Number: 0521

Data

Grades: K-5

Uniforms: Yes

Mascot: Buccaneers

School Hours: 8 a.m. - 2:15 p.m.

Colors: Royal Blue and White

Enrollment Data: [Click Here](#)

Location

Zone: East

Subzone: E-1

Directions: Directions from the Lee County Public Education Center
 Exit through the East Entrance to Metro Parkway; Turn Left onto Colonial
 Boulevard at the Light; Merge onto I-75 North toward Tampa; Exit to
 Bayshore Road (Exit 143); Turn Left onto Bayshore Road; Turn Right onto
 Samville Road

School Grades (State A+ Program)

2004	2005	2006	2007	2008
 A	A	A	A	A

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THE SCHOOL DISTRICT OF LEE COUNTY 2007-2008 ELEMENTARY SCHOOLS

Enrollment as of June 6, 2008

ELEMENTARY (K - 5th) SCHOOLS	PreK Cycle 9 Enrollment	K-5th Cycle 9 Enrollment	Total Cycle 9 Enrollment ¹	Enrollment Minority Percentage ²	Free/ Reduced Lunch % ³
Allen Park Elem.	55	834	889	44.2%	40%
Alva Elem.	18	423	441	34.3%	50%
Bayshore Elem.	16	599	615	32.2%	53%
Bonita Springs Elem.	48	386	434	64.8%	76%
Caloosa Elem.	54	1,007	1,061	46.0%	51%
Cape Elem.	0	800	800	29.6%	40%
Colonial Elem.	68	687	755	84.9%	87%
Diplomat Elem.	0	936	936	32.8%	43%
Edgewood Acad.	56	415	471	87.5%	93%
Edison Park Elem.	0	381	381	36.7%	30%
Fort Myers Beach Elem.	0	174	174	16.1%	33%
Franklin Park Elem.	114	413	527	95.6%	92%
Gateway Elem.	0	771	771	51.2%	51%
Gulf Elem.	4	1,262	1,266	27.7%	33%
Hancock Creek Elem.	29	874	903	34.7%	55%
Harns Marsh Elem.	12	859	871	78.0%	77%
Hector Cafferata Elem.	0	739	739	61.7%	66%
Heights Elem.	12	627	639	66.3%	71%
J.Colin English Elem.	31	428	459	49.8%	84%
Lehigh Elem.	35	855	890	64.1%	72%
Littleton Elem.	43	658	701	36.9%	63%
Manatee Elem.	23	762	785	78.3%	84%
Michigan International Acad.(K-5th)	16	340	356	88.8%	91%
Mirror Lakes Elem.	71	1,007	1,078	65.8%	67%
N Ft Myers Acad. (K-5th)	17	535	552	39.8%	71%
Orange River Elem.	34	816	850	72.7%	83%
Orangewood Elem.	37	683	720	56.1%	59%
Patriot Elem.	26	741	767	47.1%	67%
Pelican Elem.	51	1,056	1,107	32.2%	46%
Pine Island Elem.	17	301	318	23.6%	52%
Pinewoods Elem.	47	922	969	36.9%	39%
Ray Pottorf Elem.	7	637	644	84.8%	85%
Rayma Page Elem.	12	630	642	51.3%	62%
River Hall Elem.	22	845	867	54.2%	66%
San Carlos Park Elem.	8	856	864	50.9%	52%
Sanibel School (K-5th)	2	242	244	10.3%	8%
Skyline Elem.	52	1,012	1,064	43.6%	55%
Spring Creek Elem.	17	728	745	75.8%	77%
Sunshine Elem.	50	1,098	1,148	65.2%	70%
Tanglewood/Rs Elem. (K-5th)	57	663	720	47.2%	50%
Three Oaks Elem.	52	724	776	34.7%	32%
Tice Elem.	58	520	578	89.4%	93%
Trafalgar Elem.	0	873	873	37.3%	44%
Treeline Elem.	32	640	672	75.3%	81%
Tropic Isles Elem.	78	858	936	46.7%	71%
Veterans Park (K-5th)	19	908	927	58.9%	58%
Villas Elem.	47	797	844	63.7%	64%
Elem. Totals	1,447	33,322	34,769	53.1%	61%

1. Cycle Report--Enrollment totals includes ALL PreK students.

2. Minority percentages excludes ALL PreK students.

3. Free/Reduced Lunch percentages reported May 31, 2008; provided by Food & Nutrition Services.

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Trip Generation
Bayshore Elementary School

Land Use	Weekday A.M. Peak Hour		
	In	Out	Total
Elementary School (615 students)	120	100	220

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BAYSHORE ELEMENTARY SCHOOL AM PEAK HOUR SITE TRAFFIC ASSIGNMENT

**FDOT ACCESS MANAGEMENT
CLASSIFICATION FOR
BAYSHORE ROAD**

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Table 1
CONTROLLED ACCESS FACILITY CLASSIFICATION

ACCESS CLASS	FACILITY DESIGN FEATURES	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN OPENING SPACING		MINIMUM SIGNAL SPACING
	MEDIAN TREATMENT & SERVICE ROADS	>45mph / ≤ 45 mph or less*	DIRECTIONAL ^② (FEET)	FULL ^② (MILES)	(MILES)
2	Restrictive with Service Roads	1320/660	1320	0.500	0.500
3	Restrictive ^①	660/440	1320	0.500	0.500
4	Non-Restrictive ^①	660/440	N/A	N/A	0.500
5	Restrictive	440/245	660	0.5/0.25	0.5/0.25
6	Non-Restrictive	440/245	N/A	N/A	0.25
7	Both Median Types	125	330	0.125	0.25

*(Greater than 45 MPH/ Less than or $\leq$ 45 MPH)

NOTE:

- Section 14-97.003 and 14-97.004, FAO, contain supplementary and more detailed instructions for the use of these standards. These minimum spacings may not be adequate if auxiliary lanes and storage are required.
- Single properties with frontages exceeding the minimum spacing criteria may not receive permits for the maximum number of possible connections.
- The standards found in Table 1 will apply to the State Highway System once the Highway system has been described. Until Final Classification, Interim Standards found in Administrative Rule 14-97 will apply.

- ^① "Restrictive" medians prevent vehicles from crossing due to curbs, grass, or other barriers. "Non-Restrictive" Medians or centers allow turns across at any point.
- ^② "Directional" median openings only allow specific movements, such as left turns into property or "U" turns. "Full" median openings allow all turning movements.

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT ONE

ADOPTED ACCESS CLASSIFICATIONS TO THE STATE HIGHWAY SYSTEM FOR LEE COUNTY

SECTION NUMBER	ROAD DESIGNATION	BEGIN SEGMENT	MILE POST	END SEGMENT	MILE POST	LENGTH IN MILES	ADOPTED CLASS
12090000	SR 31	SR 80	0.000	CHARLOTTE CO/L	4.654	4.7	4
12060000	SR 78	BURNT STORE ROAD	5.457	U.S. 41 (SR 45)	14.749	9.3	C.A.M.P.
12060000	SR 78	U.S. 41 (SR 45)	14.749	SEAN LANE	19.004	4.3	5
12060000	SR 78	SEAN LANE	19.004	NALLE ROAD	21.732	2.7	3
12060000	SR 78	NALLE ROAD	21.732	SR 31	24.404	2.7	4
12020102	SR 80 E.B.	MONROE STREET	0.000	SR 80 W.B. (PALM BH. BLVD.)	1.560	1.6	7
12020101	SR 80 W.B.	MONROE STREET	0.448	BUS. U.S. 41 (FOWLER ST.)	0.000	0.4	7
12020000	SR 80 W.B.	BUS. U.S. 41 (FOWLER ST.)	0.658	SR 80 E.B. (SEABOARD STREET)	1.666	1.0	7
12020000	SR 80	SR 80 E.B. (SEABOARD STREET)	1.666	MORSE PLAZA	5.291	3.6	6
12020000	SR 80	MORSE PLAZA	5.291	ORANGE RIVER BRIDGE E.	6.026	0.7	5
12020000	SR 80	ORANGE RIVER BRIDGE E.	6.026	HENDRY CO/L	20.358	14.3	3
12070000	SR 82	U.S. 41 (SR 45)	0.000	EVANS STREET	0.768	0.8	7
12070000	SR 82	EVANS STREET	0.768	MICHIGAN LINK	2.960	2.2	6
12070000	SR 82	MICHIGAN LINK	2.960	I-75	4.391	1.4	5
12070000	SR 82	I-75	4.391	GUNNERY ROAD	11.206	6.8	3
12070000	SR 82	GUNNERY ROAD	11.206	HENDRY CO/L	21.551	10.3	4
12004000	SR 865	ESTERO BLVD.	0.000	MAIN STREET	0.659	0.7	4
12004000	SR 865	MAIN STREET	0.659	SUMMERLIN ROAD	3.128	2.5	7
12004000	SR 865	SUMMERLIN ROAD	3.128	SR 867 (MCGREGOR BLVD.)	4.778	1.6	6
12040000	SR 867	GLADIOLUS BLVD.	0.000	U.S. 41 (SR 45)	9.829	9.8	6
12005000	SR 884	U.S. 41 (SR 45)	1.171	METRO PARKWAY	2.513	1.3	5

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**ITE INTERNAL CAPTURE
CALCULATION SUMMARY SHEET**

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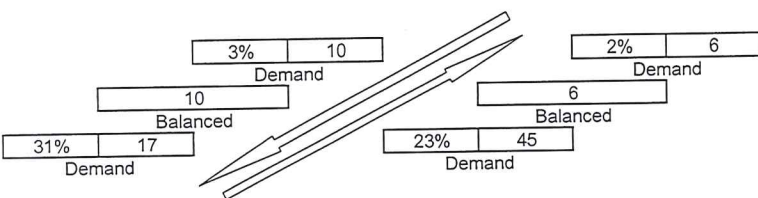
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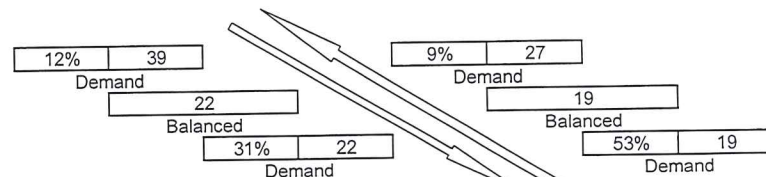
Internal Capture Calculation Summary Sheet

Exit to External		Land Use A - Retail Uses			
293		Total	300	Internal	25
←		Enter	325	Exit	275
→		Exit	625	Total	568
275		%	100%	9%	91%
Enter from External					



Exit to External		Land Use B - Office Uses			
188		Total	55	Internal	10
←		Enter	195	Exit	188
→		Total	250	Total	233
45		%	100%	7%	93%
Enter from External					

Demand		Balance		Demand	
0%	0	0	0	0%	0
2%	4	1	1	2%	1



Exit to External		Land Use C - Residential Uses			
16		Total	70	Internal	23
←		Enter	35	Exit	47
→		Total	105	Total	63
47		%	100%	40%	60%
Enter from External					

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	275	45	47	367	
Exit	293	188	16	497	
Total	568	233	63	864	
Single-Use Trip Gen. Est.	625	250	105	980	Internal Capture Rate
					12%

**LEE COUNTY GENERALIZED
SERVICE VOLUMES TABLE**

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Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept.. 2005

c:\input2

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

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**ITE PASS-BY RATE FOR
LAND USE CODE 820**

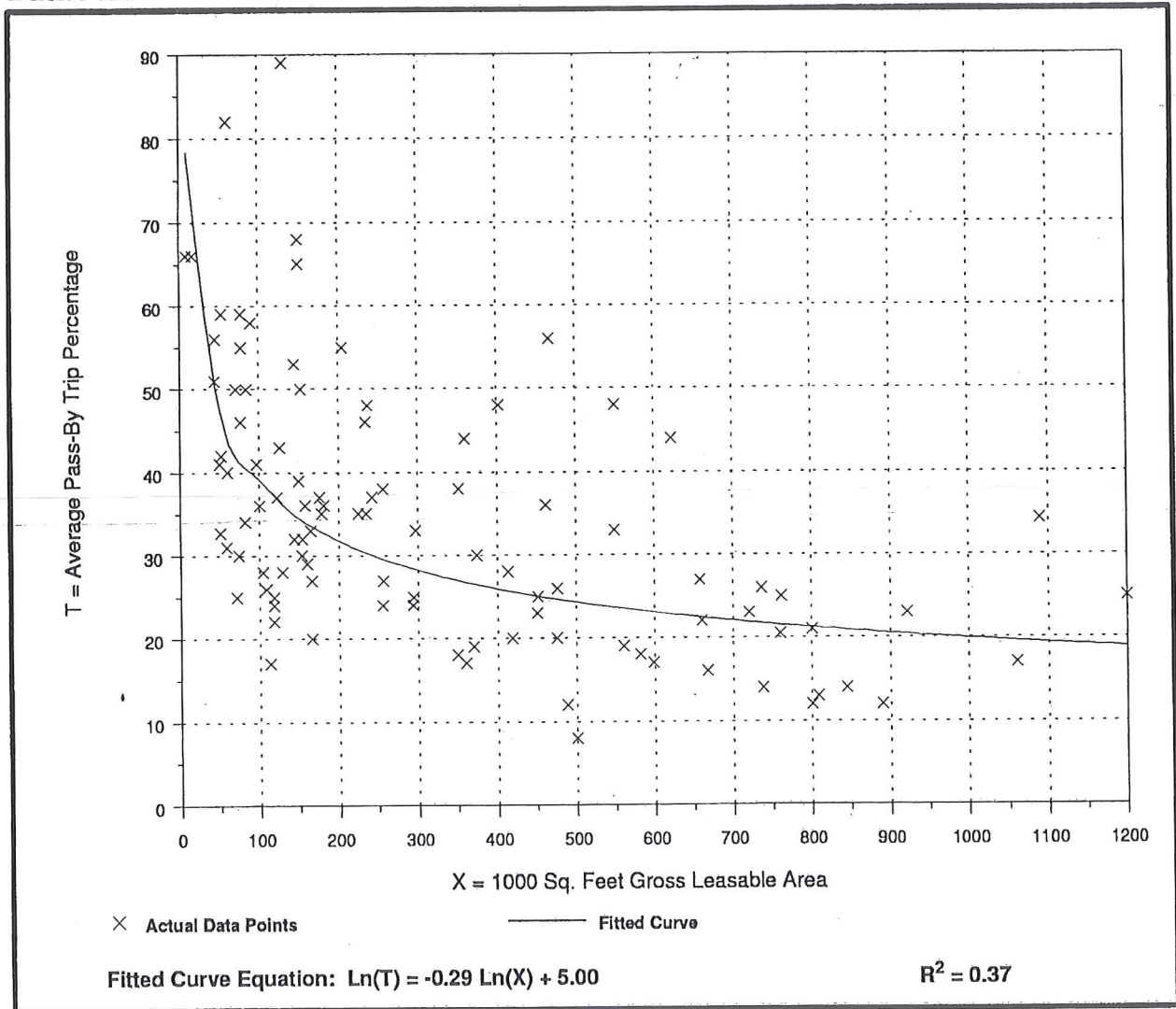
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Figure 5.5 Shopping Center (820)

Average Pass-By Trip Percentage vs: 1,000 Sq. Feet Gross Leasable Area
 On a: Weekday, p.m. Peak Period
 Number of Studies: 100
 Average 1,000 Sq. Feet GLA: 329

Data Plot



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TURNING MOVEMENT COUNT DATA
BAYSHORE ROAD @
SAMVILLE ROAD

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15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD

15 MIN BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE 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	0	168	1	169	1	118	1	120	2	0	1	3	0	0	0	0	292
7:15 AM	0	141	2	143	0	130	5	135	0	0	1	1	3	0	1	4	283
7:30 AM	1	198	2	201	0	163	0	163	3	0	0	3	4	0	0	4	371
7:45 AM	0	223	1	224	0	174	4	178	1	0	1	2	5	0	0	5	409
8:00 AM	0	183	1	184	0	141	0	141	0	0	0	0	4	0	1	5	330
8:15 AM	0	179	4	183	0	146	5	151	2	0	1	3	4	0	0	4	341
8:30 AM	4	157	2	163	0	137	9	146	6	0	1	7	3	0	0	3	319
8:45 AM	1	153	3	157	0	138	10	148	4	0	2	6	5	1	1	7	318
TOTAL:	6	1,402	16	1,424	1	1,147	34	1,182	18	0	7	25	28	1	3	32	2,663

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD

HOUR BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE 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	1	730	6	737	1	585	10	596	6	0	3	9	12	0	1	13	1,355
7:15 AM	1	745	6	752	0	608	9	617	4	0	2	6	16	0	2	18	1,393
7:30 AM	1	783	8	792	0	624	9	633	6	0	2	8	17	0	1	18	1,451
7:45 AM	4	742	8	754	0	598	18	616	9	0	3	12	16	0	1	17	1,399
8:00 AM	5	672	10	687	0	562	24	586	12	0	4	16	16	1	2	19	1,308

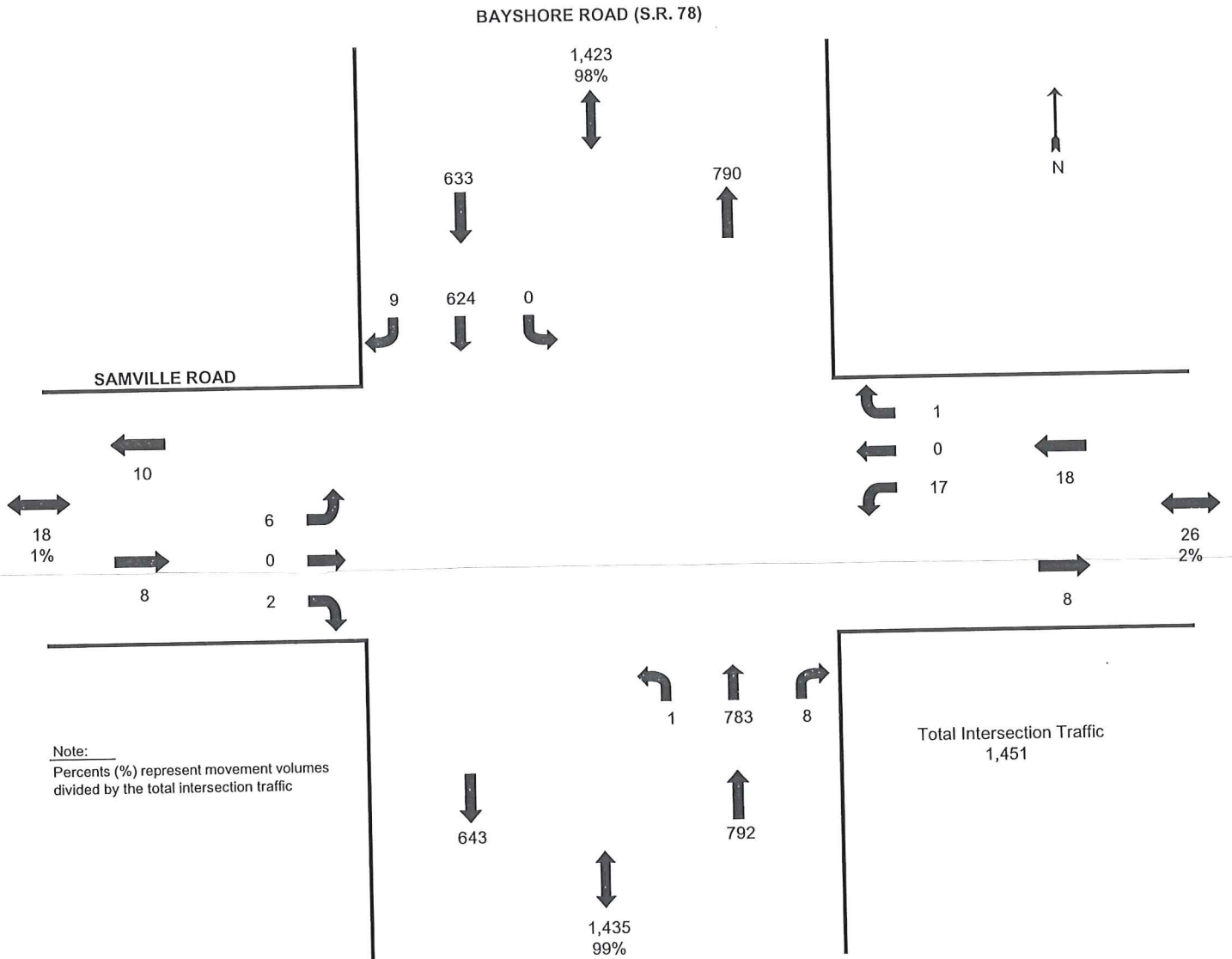
PEAK HOUR SUMMARY

HOUR BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
	7:30 AM	1	783	8	792	0	624	9	633	6	0	2	8	17	0	1	

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AUG 25 2008

COMMUNITY DEVELOPMENT

DATE: July 10, 2008
 DAY: THURSDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:30 AM - 8:30 AM
 INTERSECTION: BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD



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 AUG 25 2008

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD

15 MIN BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE 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	0	158	7	165	0	210	3	213	0	0	2	2	4	0	1	5	385
4:15 PM	1	166	1	168	1	231	0	232	1	0	1	2	1	0	0	1	403
4:30 PM	2	173	4	179	1	224	4	229	1	0	0	1	2	0	1	3	412
4:45 PM	4	160	2	166	0	186	0	186	3	0	4	7	1	0	0	1	360
5:00 PM	1	186	3	190	0	245	3	248	3	0	1	4	1	0	0	1	443
5:15 PM	8	225	5	238	0	257	0	257	2	0	4	6	1	0	0	1	502
5:30 PM	2	184	7	193	0	235	2	237	3	0	2	5	1	0	3	4	439
5:45 PM	3	189	5	197	1	197	3	201	6	0	1	7	2	0	0	2	407
TOTAL:	21	1,441	34	1,496	3	1,785	15	1,803	19	0	15	34	13	0	5	18	3,351

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD

HOUR BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE 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	7	657	14	678	2	851	7	860	5	0	7	12	8	0	2	10	1,560
4:15 PM	8	685	10	703	2	886	7	895	8	0	6	14	5	0	1	6	1,618
4:30 PM	15	744	14	773	1	912	7	920	9	0	9	18	5	0	1	6	1,717
4:45 PM	15	755	17	787	0	923	5	928	11	0	11	22	4	0	3	7	1,744
5:00 PM	14	784	20	818	1	934	8	943	14	0	8	22	5	0	3	8	1,791

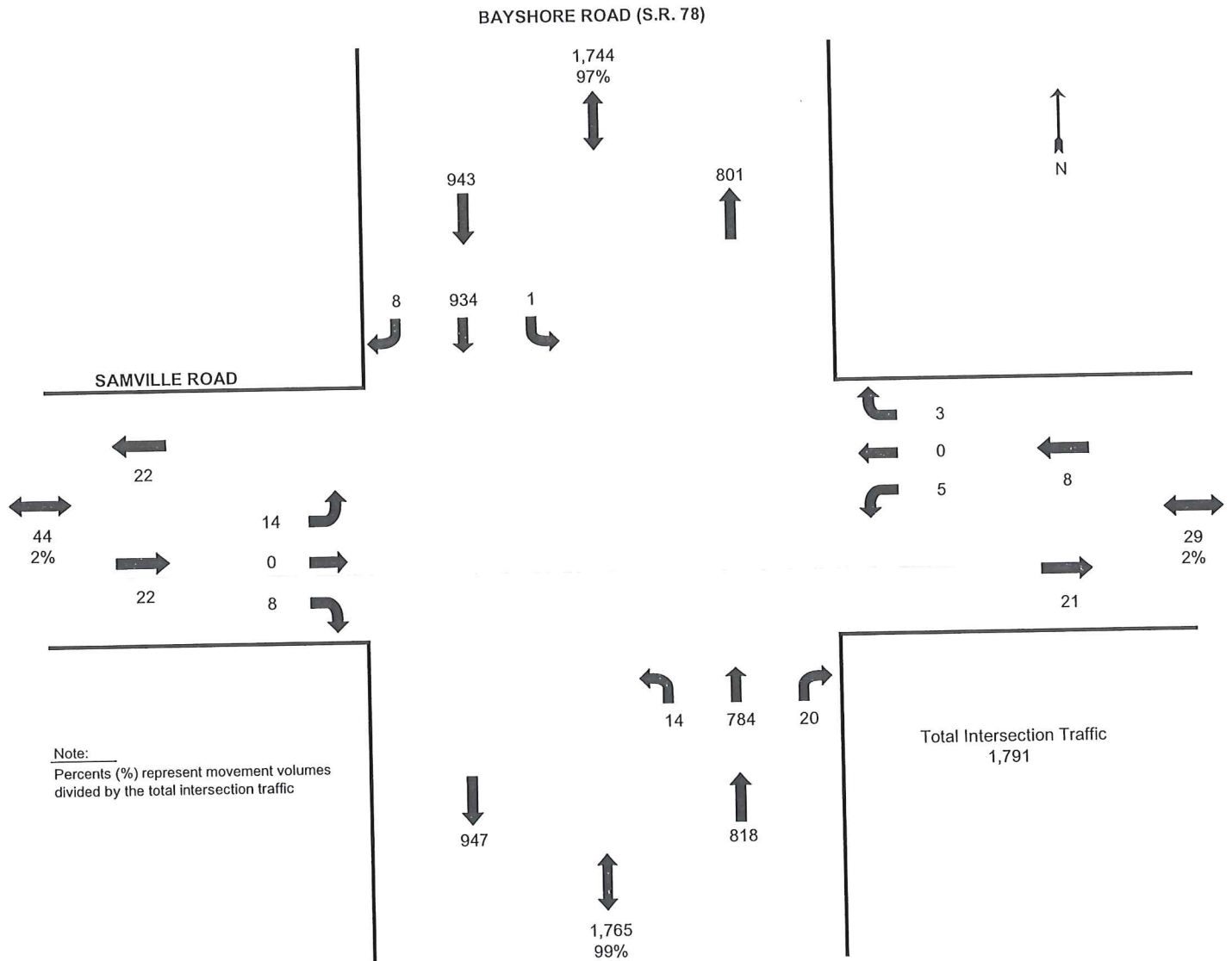
PEAK HOUR SUMMARY

HOUR BEGIN	BAYSHORE ROAD (S.R. 78)								SAMVILLE 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	14	784	20	818	1	934	8	943	14	0	8	22	5	0	3	8	1,791

RECEIVED
AUG 25 2008

COMMUNITY DEVELOPMENT

DATE: July 10, 2008
 DAY: THURSDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: BAYSHORE ROAD (S.R. 78) & SAMVILLE ROAD



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 AUG 25 2008
 COMMUNITY DEVELOPMENT

TRIP GENERATION EQUATIONS

RECEIVED
AUG 25 2008

COMMUNITY DEVELOPMENT

**TRIP GENERATION EQUATIONS
BAYSHORE 57 RE-ZONING
ITE TRIP GENERATION REPORT, 7th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Shopping Center (LUC 820)	$\ln(T) = 0.60 \ln(X) + 2.29$ (61% In/39% Out)	$\ln(T) = 0.66 \ln(X) + 3.40$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
General Office Building (LUC 710)	$\ln(T) = 0.80 \ln(X) + 1.55$ (88% In/12% Out)	$T = 1.12 (X) + 78.81$ (17% In/83% Out)	$\ln(T) = 0.77 \ln(X) + 3.65$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Medical-Dental Office (LUC 720)	$T = 2.48 (X)$ (79% In/21% Out)	$\ln(T) = 0.93 \ln(X) + 1.47$ (27% In/73% Out)	$T = 40.89 (X) - 214.97$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Residential Condominium/Townhouse (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$ (17% In/83% Out)	$\ln(T) = 0.82 \ln(X) + 0.32$ (67% In/33% Out)	$\ln(T) = 0.85 \ln(X) + 2.55$
T = Number of Trips, X = Number of dwelling units			
Elementary School (LUC 520)	$\ln(T) = 1.11 \ln(X) - 1.73$ (55% In/45% Out)	$\ln(T) = 1.08 \ln(X) - 1.90$ (45% In/55% Out)	$T = 1.29 (X)$
T = Number of Trips, X = Number of students			

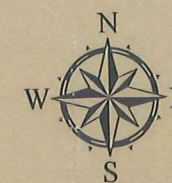
RECEIVED
AUG 25 2008

COMMUNITY DEVELOPMENT



BAYSHORE 57 MPD TOPOGRAPHIC MAP - D-7-H

0 275 550 1,100 Feet

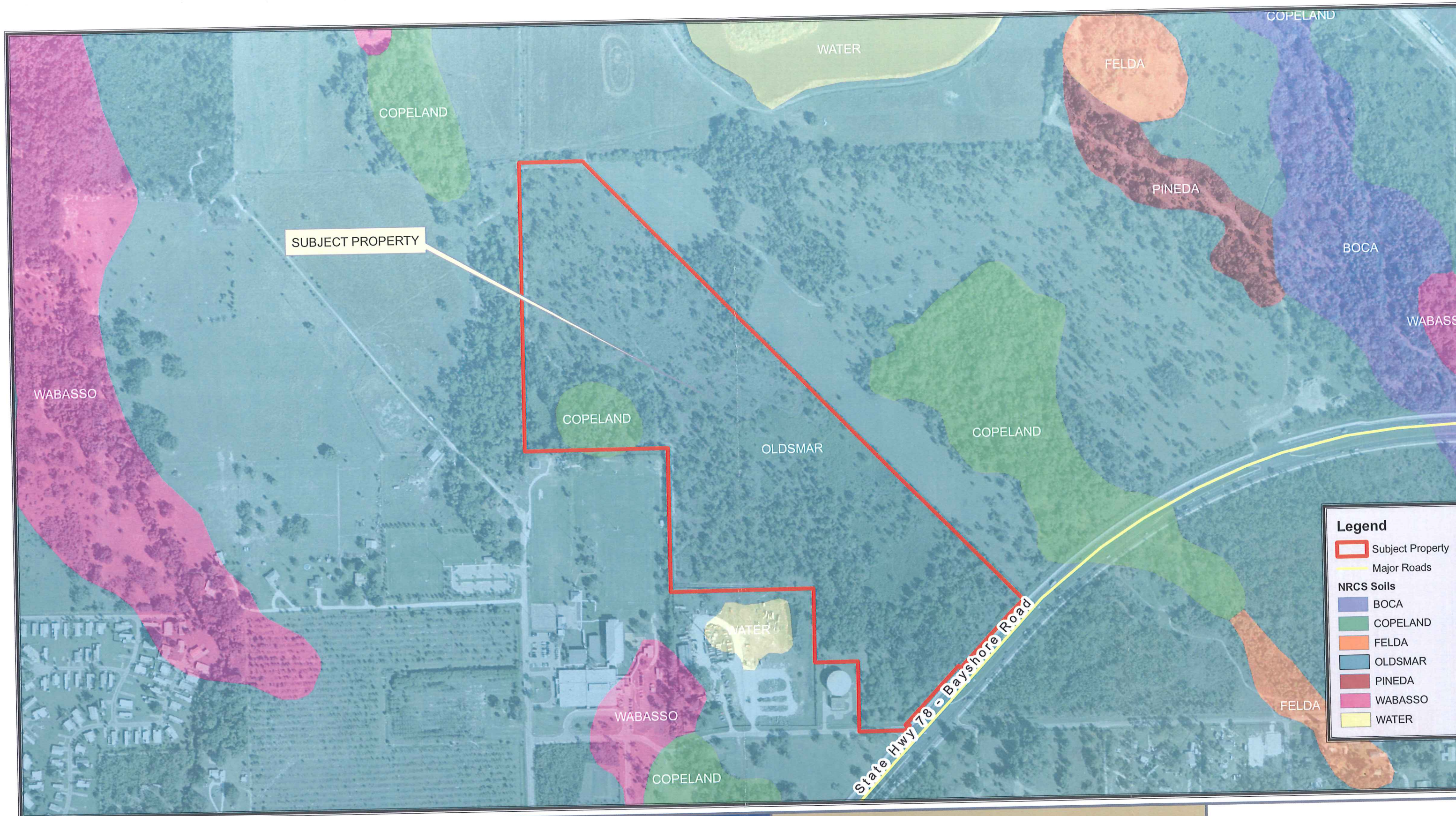


Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants
11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33966
Tel: (239) 936-5222 • Fax: (239) 936-7228

DCI 2007-00045

GENERAL NOTE: DATA IN THIS MAP WAS OBTAINED FROM VARIOUS SOURCES WITH VARYING LEVELS OF ACCURACY



BAYSHORE 57 MPD SOILS MAP - D-7-E

0 265 530 1,060 Feet

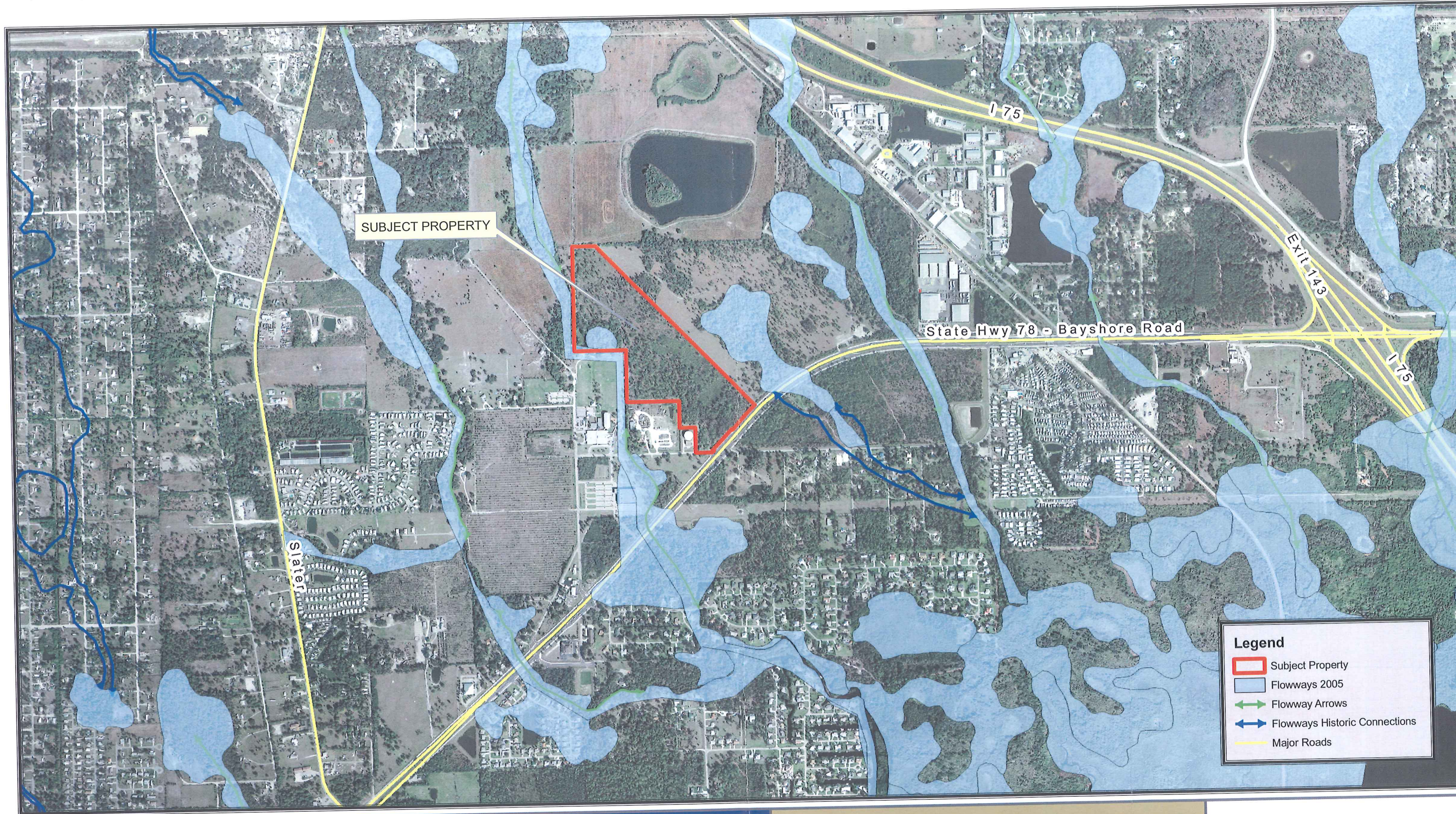


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DOI 2007.00045

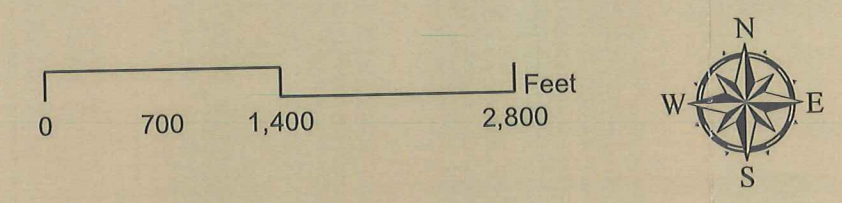


Legend

- Subject Property
- Flowways 2005
- Flowway Arrows
- ↔ Flowways Historic Connections
- Major Roads

BAYSHORE 57 MPD

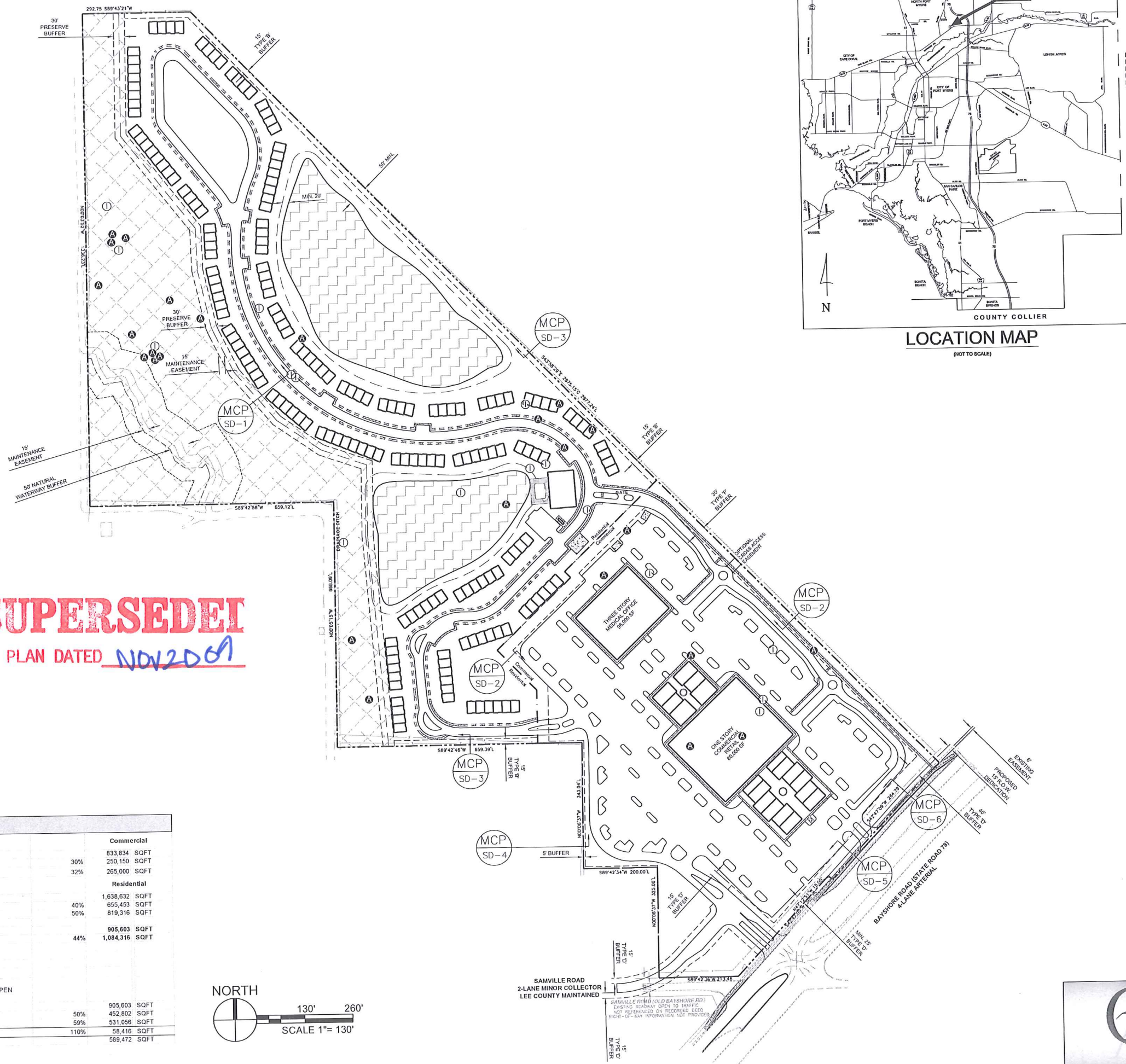
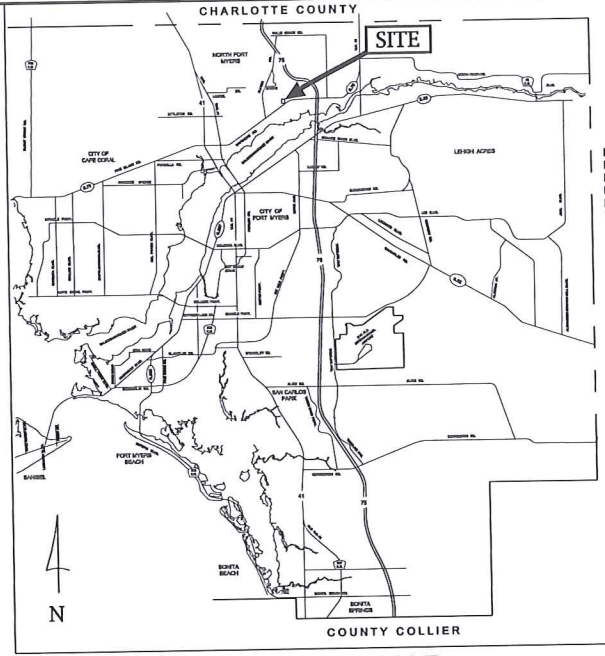
HISTORIC FLOWWAYS MAP - D-7-I



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DCI 2007-00045



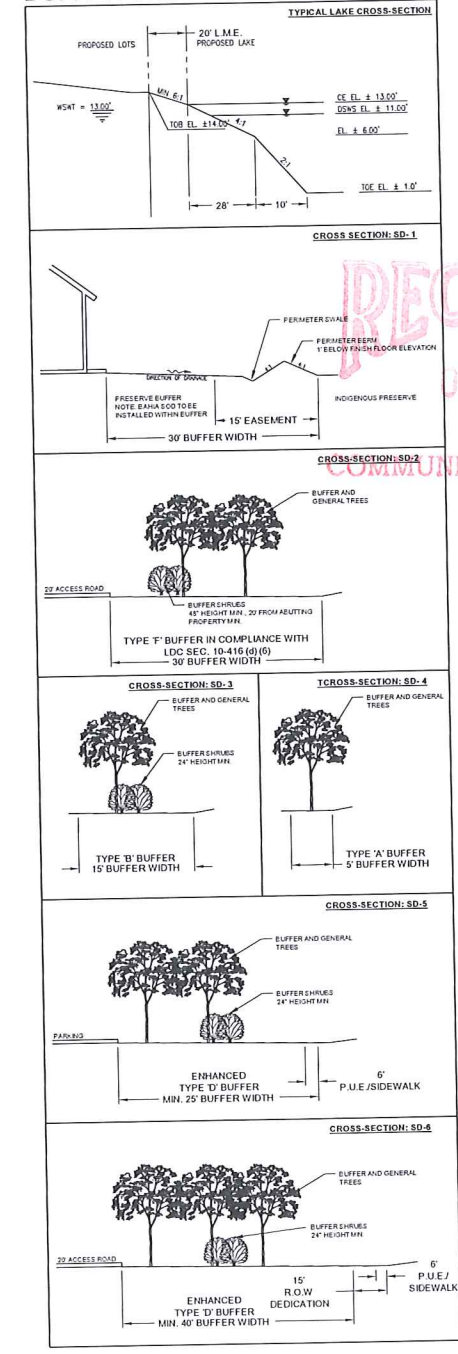
MASTER CONCEPT PLAN

BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

OPEN SPACE AND LANDSCAPING EXHIBIT

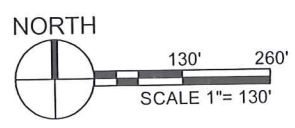
DCI 2007-00045



- GOPHER TORTOISE**
- ACTIVE BURROWS
 - INACTIVE BURROWS
- MAP OVERLAY LEGEND**
- LAKE
 - INDIGENOUS PRESERVE

SUPERSEDED
BY PLAN DATED NOV 2009

LDC SEC 10-415 OPEN SPACE		
PROJECT USE CLASSIFICATION		
PROJECT DEVELOPMENT AREA	833,834	SQFT
OPEN SPACE REQUIRED	250,150	SQFT
OPEN SPACE PROVIDED	265,000	SQFT
PROJECT USE CLASSIFICATION		
PROJECT DEVELOPMENT AREA	1,638,632	SQFT
OPEN SPACE REQUIRED	655,453	SQFT
OPEN SPACE PROVIDED	819,316	SQFT
TOTAL PROJECT OPEN SPACE REQUIRED	905,603	SQFT
TOTAL PROJECT OPEN SPACE PROVIDED	1,084,316	SQFT
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN SPACE		
TOTAL OPEN SPACE REQUIRED	905,603	SQFT
INDIGENOUS OPEN SPACE REQUIRED	452,802	SQFT
INDIGENOUS OPEN SPACE PROVIDED	531,056	SQFT
CREDITS FOR LARGER AREA	58,416	SQFT
TOTAL INDIGENOUS AREA CREDITED	589,472	SQFT

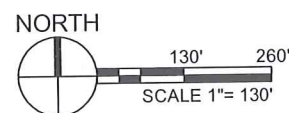
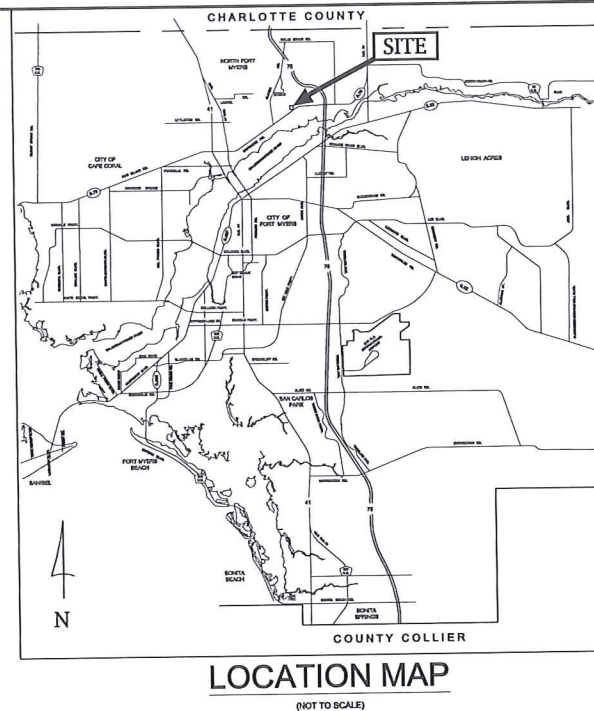


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4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

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OCT 15 2009

DCI 2007-00045

LDC SEC 10-415 OPEN SPACE			
PROJECT USE CLASSIFICATION		Commercial	
PROJECT DEVELOPMENT AREA		833,834	SQFT
OPEN SPACE REQUIRED	30%	250,150	SQFT
OPEN SPACE PROVIDED	32%	265,000	SQFT
PROJECT USE CLASSIFICATION		Residential	
PROJECT DEVELOPMENT AREA		1,638,632	SQFT
OPEN SPACE REQUIRED	40%	655,453	SQFT
OPEN SPACE PROVIDED	50%	819,316	SQFT
TOTAL PROJECT OPEN SPACE REQUIRED		905,603	SQFT
TOTAL PROJECT OPEN SPACE PROVIDED	44%	1,084,316	SQFT
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN SPACE			
TOTAL OPEN SPACE REQUIRED		905,603	SQFT
INDIGENOUS OPEN SPACE REQUIRED	50%	452,802	SQFT
INDIGENOUS OPEN SPACE PROVIDED	59%	531,056	SQFT
CREDITS FOR LARGER AREA	110%	58,416	SQFT
TOTAL INDIGENOUS AREA CREDITED		589,472	SQFT

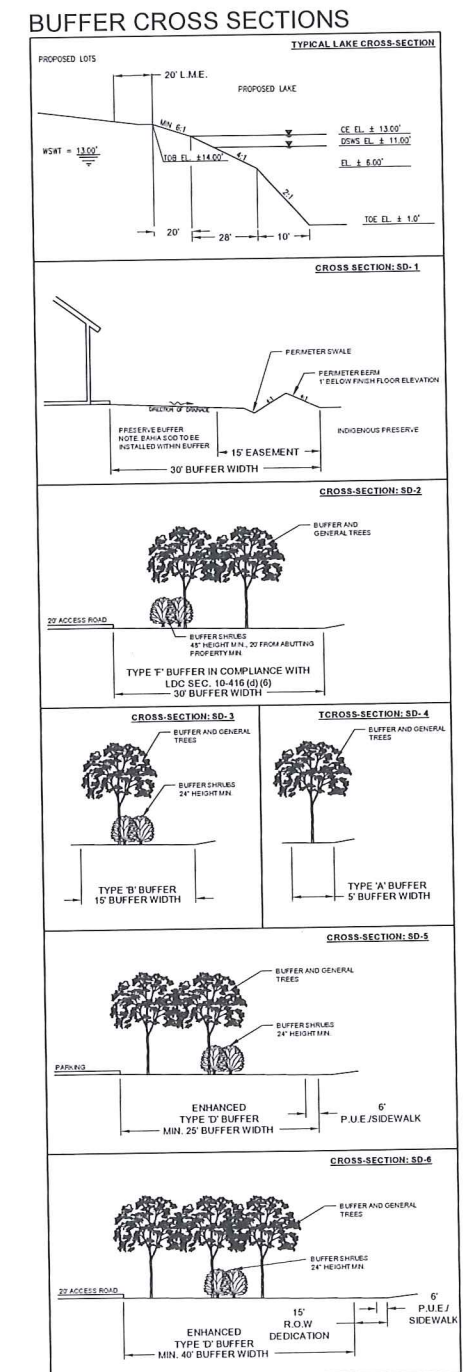


MASTER CONCEPT PLAN

BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

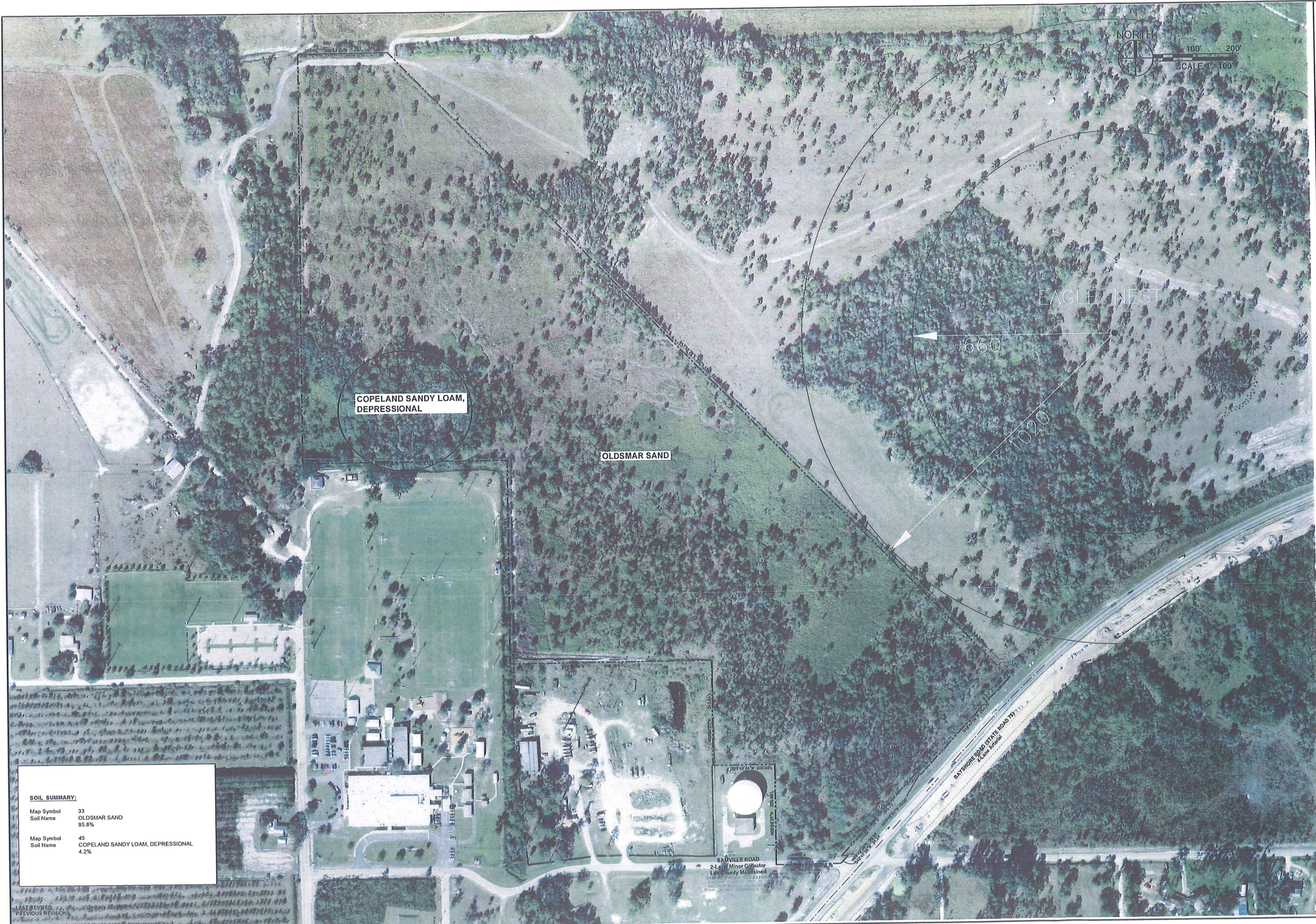
OPEN SPACE AND LANDSCAPING EXHIBIT



GOPHER TORTOISE
● ACTIVE BURROWS
○ INACTIVE BURROWS



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SOIL SUMMARY:	
Map Symbol	33
Soil Name	OLDSMAR SAND
	95.8%
Map Symbol	45
Soil Name	COPELAND SANDY LOAM, DEPRESSIONAL
	4.2%

RECEIVED

DATE

REVISIONS

061016-MCP-A.DWG

PLOTTED BY: Fred
FRI, 6-15-2007 9:03 AM

SHEET
57
OF

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33966 - 239-936-9222
Certificate of Authorization Number: 9465

Bayshore 57 MPD
EXHIBIT D-7-E: SOILS MAP
Theta Investments
North Fort Myers, FL
DCI 2007-00045

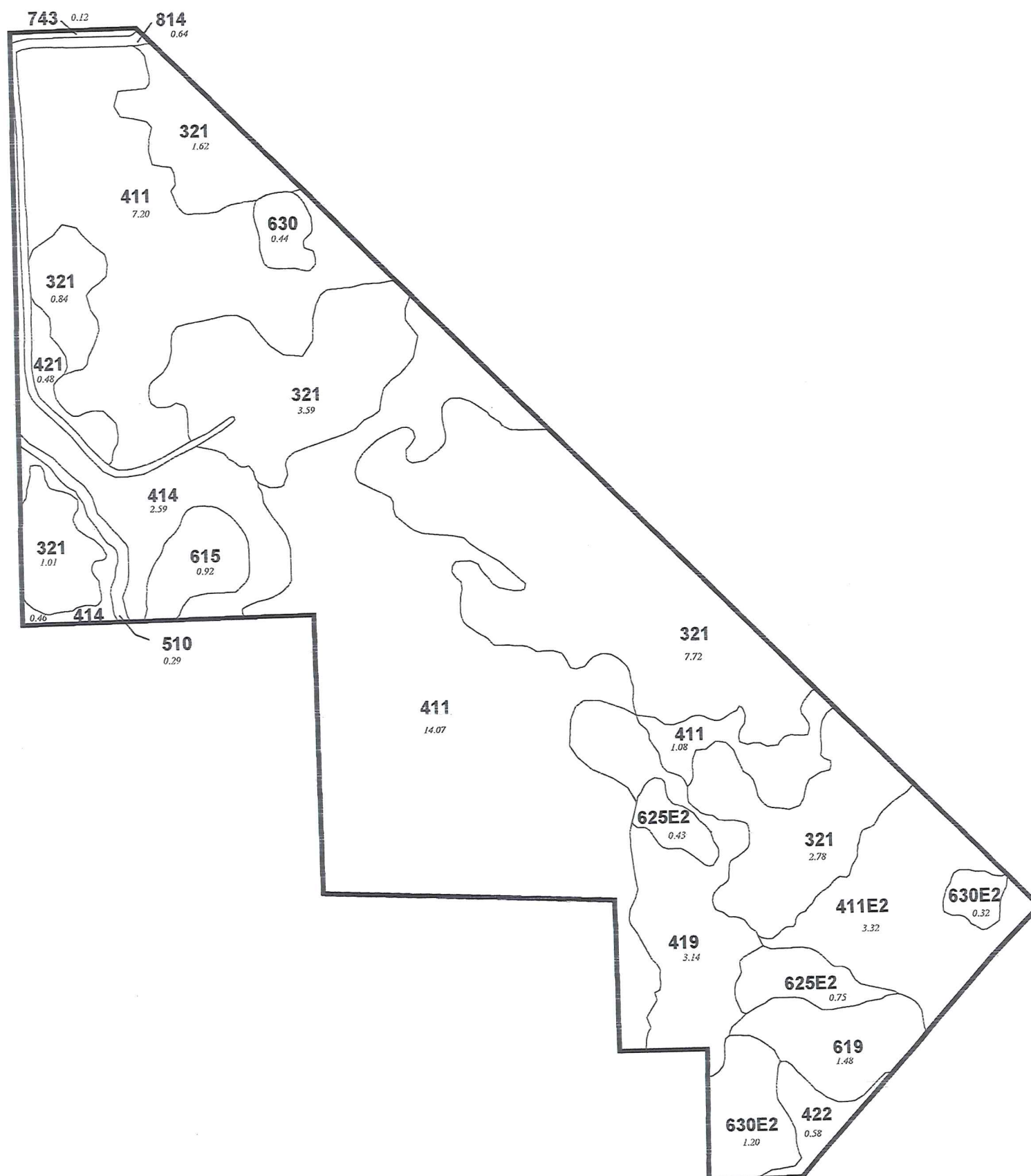
JUN 27 2007



Scale: 1" = 300'

FLUCFCS LEGEND

Code	Description	Acreage
321	Palmetto Prairie	17.56 ac
411	Pine Flatwoods	22.35 ac
411E2	Pine Flatwoods (Exotics 25-49%)	3.32 ac
414	Pine-Mesic Oak	3.05 ac
419	Mesic Pine	3.14 ac
421	Xeric Oak	0.48 ac
422	Brazilian Pepper	0.58 ac
510	Streams and Waterways (Creek)	0.29 ac
615	Stream and Lake Swamps (Bottomland)	0.92 ac
619	Exotic Wetland Hardwoods (Melaleuca)	1.48 ac
625 E2	Hydric Pine Flatwoods (Exotics 25-49%)	1.18 ac
630	Wetland Forested Mixed	0.44 ac
630 E2	Wetland Forested Mixed (Exotics 25-49%)	1.52 ac
743	Spoil Area (Berm)	0.12 ac
814	Roads and Trails	0.64 ac
TOTAL		57.07 ac



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COMMUNITY DEVELOPMENT

Boylan
Environmental
Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33906 (239) 418-0671

Drawn By:	Date:	Category
KAS	3/27/07	FLUCFCS
Job Number		Scale:
2007-13		1" = 300'
S/T/R		County
20/43S/25E		Lee

Theta Investments
FLUCFCS

Page

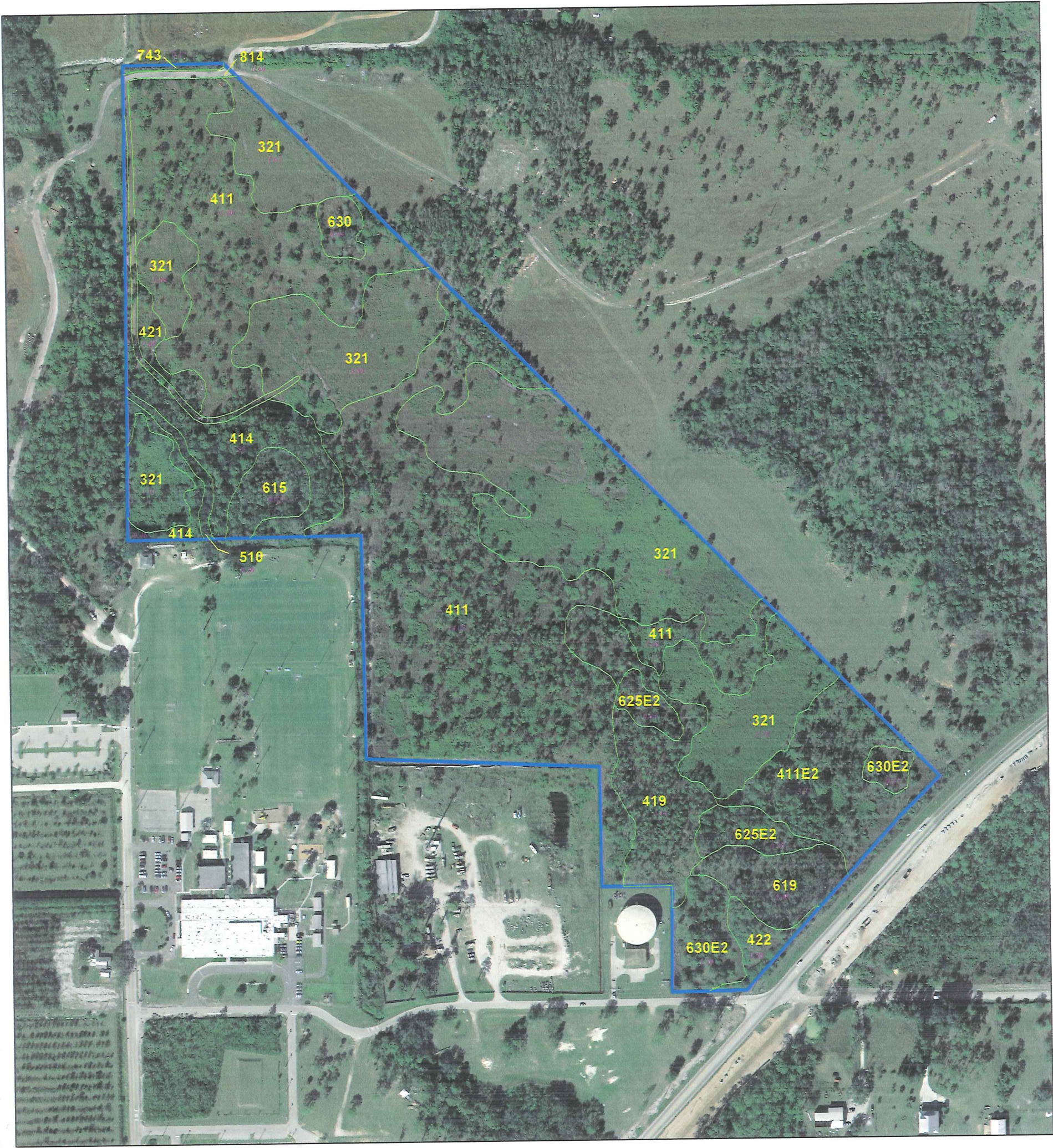
Exhibit



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COMMUNITY DEVELOPMENT



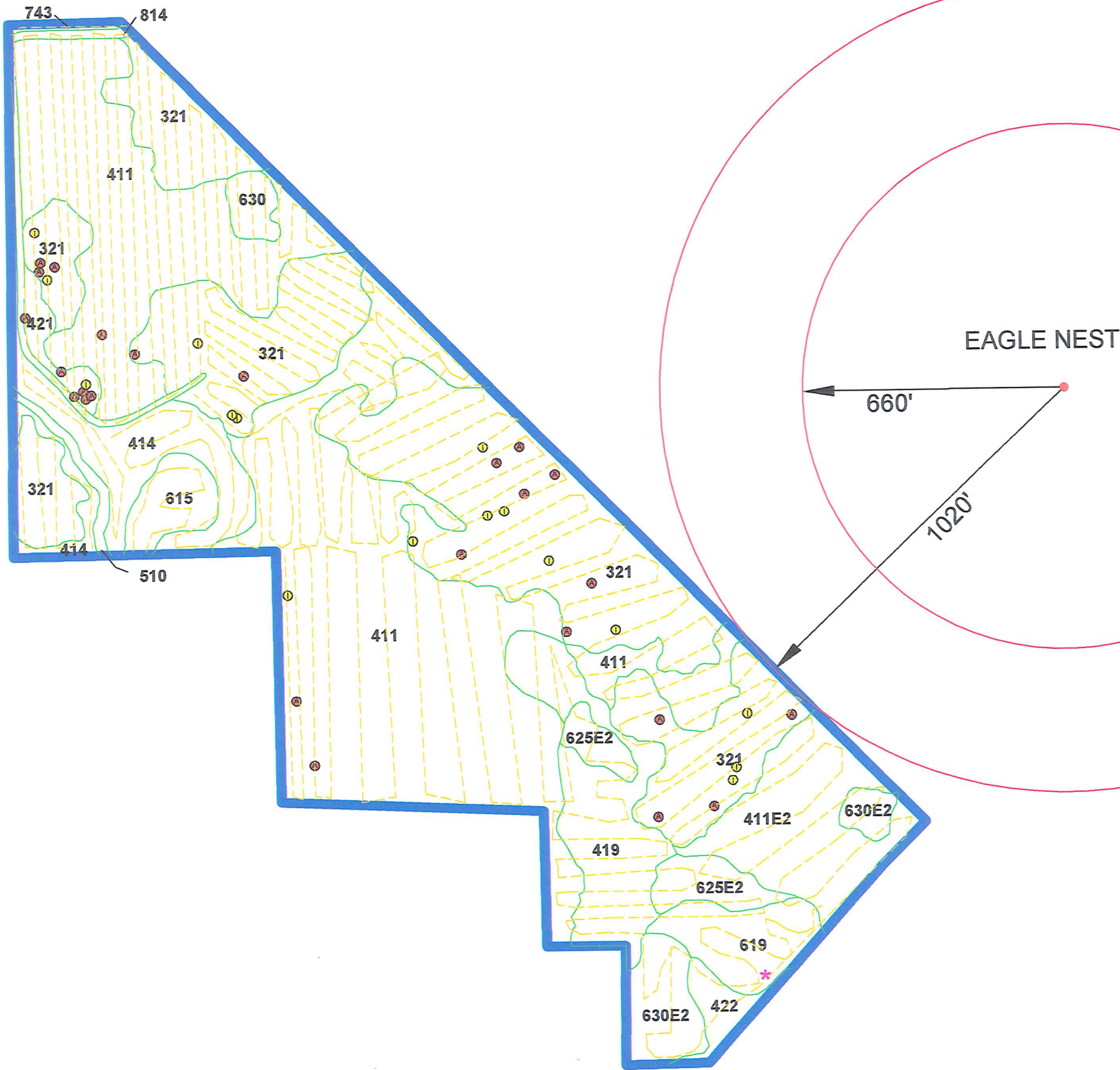
Scale: 1" = 300'

Protected Species Survey Legend

- Active Gopher Tortoise Burrow
- Inactive Gopher Tortoise Burrow
- Stick Nest
- Transects

FLUCFCS LEGEND

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JUN 27 2007

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COMMUNITY DEVELOPMENT





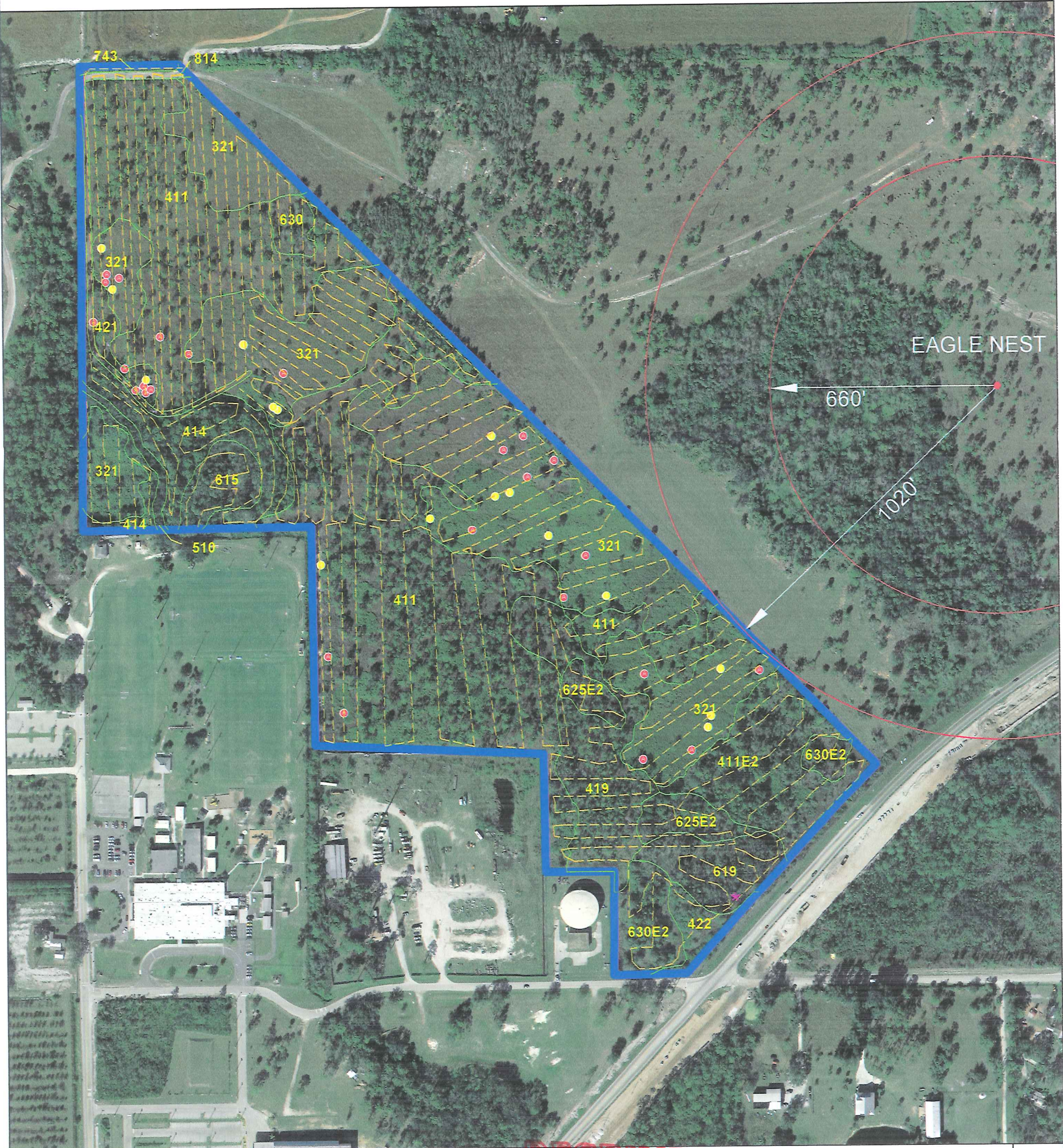
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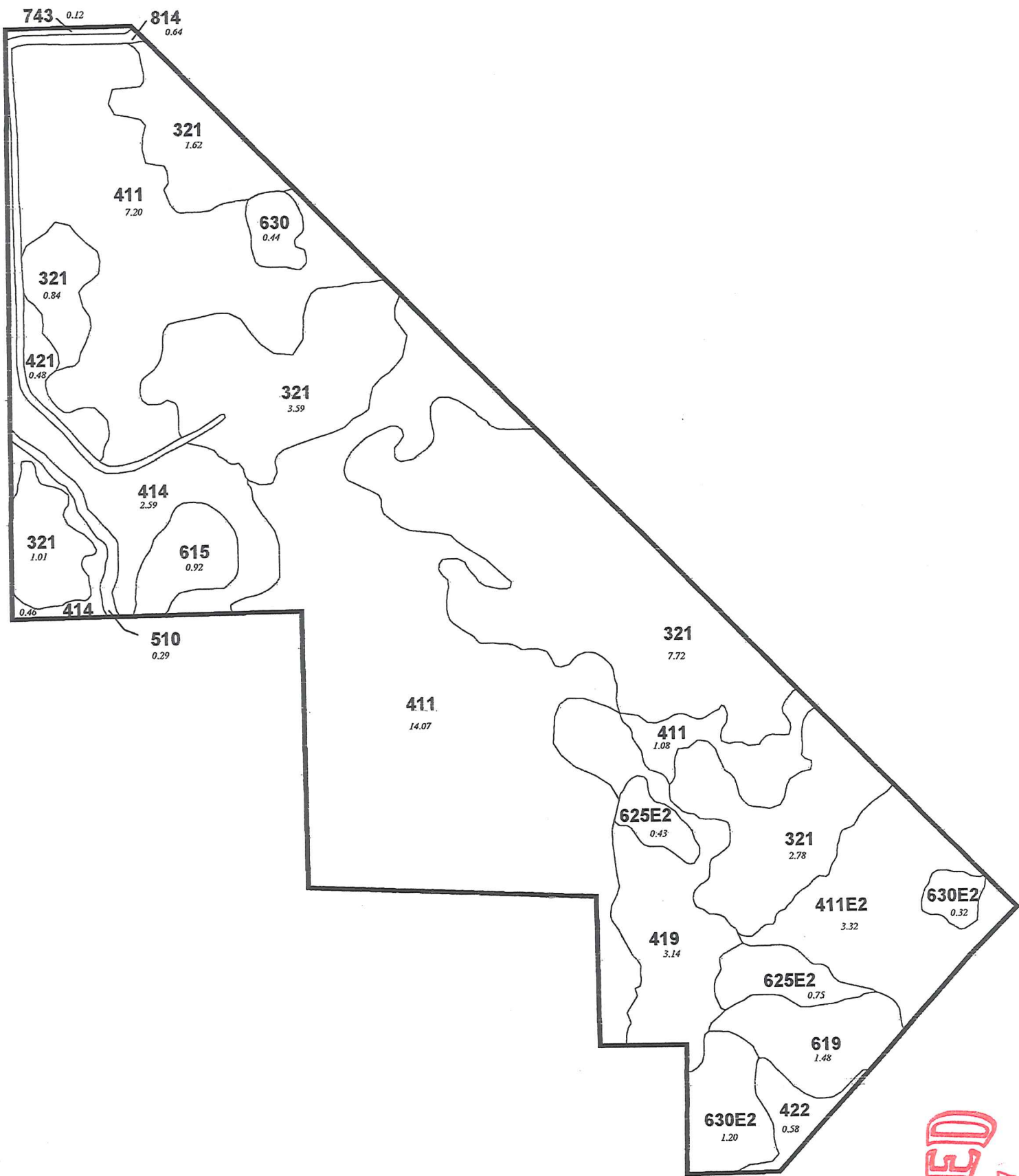
2007-00045



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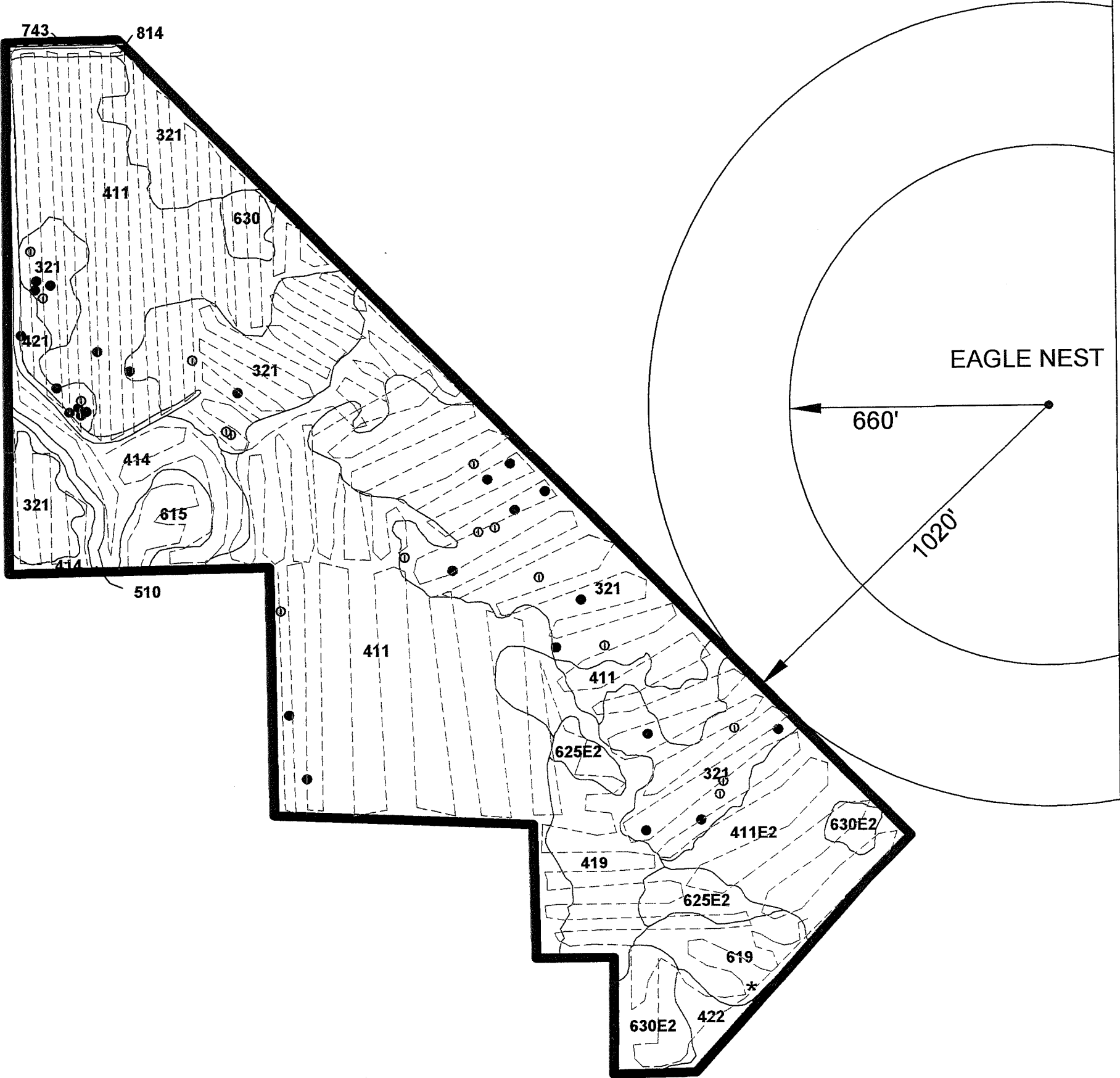
Scale: 1" = 300'

Protected Species Survey Legend

- Active Gopher Tortoise Burrow
- ⓪ Inactive Gopher Tortoise Burrow
- * Stick Nest
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625 E2	Hydric Pine Flatwoods (Exotics 25-49%)	1.18 ac
630	Wetland Forested Mixed	0.44 ac
630 E2	Wetland Forested Mixed (Exotics 25-49%)	1.52 ac
743	Spoil Area (Berm)	0.12 ac
814	Roads and Trails	0.64 ac
TOTAL		57.07 ac



Theta Investments

Protected Species Survey

Boylan
Environmental
Consultants, Inc.

*Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments*

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33966
Phone: (239) 418-0671 Fax: (239) 418-0672

May 30, 2006

DCI 2007-00045

RECEIVED

JUN 27/2007

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INTRODUCTION

Two environmental scientists from Boylan Environmental Consultants, Inc conducted a field investigation on the 57± acre property. The purpose of these field investigations was to identify the presence of protected species and habitat. Additional time was spent onsite conducting the FLUCFCS mapping.

The site is located in portions of Section 20, Township 43 South, Range 25 East, in Lee County, Florida. Specifically, it is situated on the northwest of S.R. 78 and Samville Road. Bayshore Elementary School is also located directly south of the site. The area to the east and north is undeveloped and consists of open pasture and grazing lands. See attached Location Map.

SURVEY METHODOLOGY

The property was surveyed for the presence of listed species in accordance with the Lee County Ordinance No. 89-34. The methodology used for this survey was overlapping belt transects. Lee County has approved this method as outlined by Kevin L. Erwin, Consulting Ecologists Inc., as an alternative species survey method. This method is comprised of a several step process. First, vegetation communities or land-uses on the property or study area are delineated on an aerial photograph based on nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, the FLUCFCS codes or land-use types found on the property are cross-referenced with the Lee County Protected Species List. This protected species list names the species that have a probability of occurring in any particular FLUCFCS community. Then, each community is searched in the field for the species listed for that particular FLUCFCS type.

An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for plants and animals. In addition, periodic “stop-look-listen” and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded and are marked in the field with flagging tape. The table at end of this report lists the FLUCFCS communities found on the property and the corresponding species that have the potential of occurring in them. Transects were walked approximately as shown on the attached aerial photograph.

Particular attention was placed upon locating potential Gopher Tortoise burrows, Fox squirrel nests, locating RCW cavity trees, and eagle’s nests within the forested portions of the property. Nearly 100 percent of the property that was considered as potential tortoise habitat was surveyed. The following table lists the weather conditions during each survey period.

SURVEY CONDITIONS

DATE	TIME	TEMPERATURE	CLOUD COVER	WIND
FEBRUARY 21, 2007	3PM – 6PM	76°F / 24.4°C	CLEAR	WSW 9.2 MPH / 14.8 KM/H
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MARCH 27, 2007	10PM-3PM	76 °F -84°F / 24.4 °C -28.9°C	CLEAR - AM/PARTLY CLOUDY - PM	WEST 9.2 MPH / 14.8 KM/H

SITE CONDITIONS

Listed below are the vegetation communities or land-uses identified on the site as shown on the attached protected species survey map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

Uplands

The following communities would likely be considered as uplands.

321 Palmetto Prairie

This upland community is dominated by saw palmetto. Other vegetation includes wax myrtle, staggerbush, threeawn, pennyroyal, smilax, wiregrass, rust weed, and rusty lyonia. Scattered pines were also present in some areas.

411 Pine Flatwoods

This upland forested community is dominated by Florida slash pine found in the canopy with coverage of 10% or greater. Other vegetation present includes saw palmetto, scattered live oak, cabbage palm, broomsedge, pennyroyal, black root, grapevine, smilax, wiregrass, shiny blueberry, chocolate weed, and paw paw.

411E2 Pine Flatwoods (Exotics 25-49%)

This upland forested community is dominated by Florida slash pine found in the canopy with coverage of 10% or greater. Melaleuca and Brazilian Pepper were also present. Other vegetation present includes saw palmetto, cabbage palm, wax myrtle, broomsedge, grapevine, smilax, and wiregrass.

414 Pine-Mesic Oak

This upland forested community is dominated by Slash pine with scattered live oak and laurel oak found in the canopy. The sub-canopy is dominated by cabbage palm with scattered saw palmetto. Ground cover species includes Caesar weed, poison ivy, smilax, penny royal, and chocolate weed.

419 Mesic Pine

This upland forested community is dominated by Florida slash pine found in the canopy. Other vegetation present includes chocolate weed, broomsedge, nut sedge, blue maidencane, hatpins, and wax myrtle.

421 Xeric Oak

This upland community contains a variety of oaks including live oak, sand live oak, myrtle oak and runner oak. The sub-canopy contains saw palmetto. Other groundcover species include gopher apple, paw paw, smilax, shiny blueberry, rusty lyonia, wiregrass, rosemary, pennyroyal, and grapevine.

422 Brazilian Pepper

This upland forested community is dominated by Brazilian pepper. Other species present includes oak, grape vine, chocolate weed and broomsedge.

743 Spoil Area (Berm)

This area is found along the north boundary. Vegetation consists of saw palmetto, grapevine, smilax, Brazilian pepper, and grapevine.

814 Roads and Trails

This classification includes the open trails, which consists of mostly bare ground.

Wetlands

Based on the overwhelming dominance of wetland vegetation and signs of hydrology, the following communities would likely be considered as wetlands. Wetland vegetation is present if the majority of the plants that are present are ones that are adapted to saturated soil conditions.

615 Stream and Lake Swamps (Bottomland)

This wetland forested community is dominated by water ash, laurel oak and cabbage palm found in the canopy. Other vegetation includes buttonbush, hydrocotyle, smartweed, smilax, and primrose willow.

619 Exotic Wetlands - Melaleuca (0.21+/- acres)

This wetland community is dominated by Melaleuca found in the canopy. The sub-canopy also contains melaleuca. Ground cover is almost absent due to the dense canopy and sub-canopy.

625E2 Hydric Pine Flatwoods (Exotics 25-49%)

This wetland forested community contains a mix of slash pine and melaleuca in the canopy. Laurel oak and wax myrtle were also present. Groundcover includes scattered swamp fern, pluchea, Xyris, and other various sedges and grasses.

630 Wetland Forested Mixed

This wetland forested community contains a variety of oaks and pine. Groundcover included scattered swamp fern, square stem, pluchea, and areas of open ground.

630E2 Wetland Forested Mixed (Exotics 25-49%)

This wetland forested community also contains a variety of oaks and pine. Melaleuca and Brazilian pepper were also present. Groundcover included scattered swamp fern, pluchea, and areas of open ground.

Other Surface Waters

Other surface waters typically include natural water bodies and ditches that have been excavated from historic uplands. This area encompasses approximately 0.29+/- acres.

510 Streams and Waterways (Creek)

This community includes the excavated creek located in the eastern portion of the site. This area may have historically been a natural feature but has been disturbed through excavation at one time. Evidence of spoil adjacent to this area is a result of this disturbance.

Table 1: FLUCFCS COMMUNITIES BY PERCENTAGE

FLUCFCS	DESCRIPTION	ACRES	PERCENT
321	Palmetto Prairie	17.56	30.8%
411	Pine Flatwoods	22.35	39.2%
411E2	Pine Flatwoods (Exotics 25-49%)	3.32	5.8%
414	Pine-Mesic Oak	3.05	5.3%
419	Mesic Pine	3.14	5.5%
421	Xeric Oak	0.48	0.8%
422	Brazilian Pepper	0.58	1.0%
510	Streams and Waterways (Creek)	0.29	0.5%
615	Stream and Lake Swamps (Bottomland)	0.92	1.6%
619	Exotic Wetland Hardwoods (Melaleuca)	1.48	2.6%
625E2	Hydric Pine Flatwoods (Exotics 25-49%)	1.18	2.1%
630	Wetland Forested Mixed	0.44	0.8%
630E2	Wetland Forested Mixed (Exotics 25-49%)	1.52	2.7%
743	Spoil Area (Berm)	0.12	0.2%
814	Roads and Trails	0.64	1.1%
	TOTAL	57.07	100%

*Total Wetland	5.54	9.7%
*Total Upland	51.24	89.8%
*Total OSW	0.29	0.5%

SPECIES PRESENCE

During our field survey for protected species on the property, we did observe listed species utilizing the site.

A total of 25 active and 16 inactive gopher tortoise burrows were located on the project site. An additional 12 abandoned or collapsed burrows were also noted during the survey.

1 small nest like structure was observed in a melaleuca tree. The structure was very small and dilapidated, and would not be suitable as a Big Cypress Fox Squirrel nest. No Big Cypress Fox Squirrels were noted during the survey.

There is an active Bald Eagle nest located approximately 1020 feet from the boundary of the site.

No cavity trees were located in live pines.

Non-Listed species observed are found in the table below.

NON-LISTED SPECIES

Birds

Mockingbird	<i>Mimus polyglottos</i>	Observed
Blue-grey gnatcatcher	<i>Poliophtila caerulea</i>	Observed
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	Observed
Blue Jay	<i>Cyanocitta cristata</i>	Observed
Red Shouldered Hawk	<i>Buteo lineatus</i>	Observed
Black Vulture	<i>Coragyps atratus</i>	Observed

Mammals

Feral Hog	<i>Sus scrofa</i>	Tracks
Raccoon	<i>Procyon lotor</i>	Tracks
Bobcat	<i>Lynx rufus</i>	Tracks, scat
Grey Squirrel	<i>Sciurus carolinensis</i>	Observed
Eastern Cottontail Rabbit	<i>Sylvilagus floridanus</i>	Tracks, Fecal Pellets

Reptiles

Eastern Garter Snake	<i>T. sirtalis sirtalis</i>	Observed
Common Corn Snake	<i>Elaphe guttata</i>	Observed

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations for observed Lee County protected species were done in accordance with Step 8; Attachment 2 of the Lee County Survey Methodology adopted August 30, 1989.

In order to determine the density of species observed onsite species presence was calculated using method 1 under step four of the overlapping belt transect guidelines as established and outlined by Kevin L. Erwin, Consulting Ecologists Inc.. In this method abundance and density are mathematically calculated using the following formula

$$\begin{aligned}\text{Abundance} &= \text{sum of } n_i \\ \text{Density} &= (\text{sum of } n_i)/A\end{aligned}$$

In which n_i is the number of individuals observed in belt transect i , and A is the acreage of the FLUCFCS habitat that the species were observed in. These calculations are calculated individually for each species found within each FLUCFCS description. The Lee County Protected Species abundance calculations are provided in the table below, while following table summarizes the Protected Species Survey findings.

The gopher tortoise densities were based on the number of active and inactive burrows found within each habitat. A conversion factor of 0.3 to 0.4 for Xeric and non-xeric habitat was used to estimate tortoise density.

Lee County Protected Species Abundance Calculations

Protected Species Density:

$$= \{n/[L(w_1+w_2)]\} (43,560 \text{ ft.}^2/\text{ac.}) (C)$$

Where

n	=	number of individuals observed or active plus inactive gopher tortoise burrows
L	=	length of transect
w_1	=	distance of visibility to the right of transect
w_2	=	distance of visibility to the left of transect
C	=	gopher tortoise conversion factor (0.3 or 0.4)*

*Used for gopher tortoise calculation only

Gopher Tortoise (*Gopherus polyphemus*)

FLUCFCS Code 321

$$\begin{aligned}\text{Density} &= \{30 \text{ GT}/[15,298 \text{ ft. } (25\text{ft.} + 25\text{ft.})]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= \{30\text{GT}/[764900 \text{ ft.}^2]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= [3.92 \times 10^{-5} \text{ GT}/\text{ft.}^2] (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= (1.70 \text{ GT}/\text{ac.}) (0.3)\end{aligned}$$

$$= 0.51 \text{ GT/ac.}$$

FLUCFCS Code 411

$$\begin{aligned} \text{Density} &= \{4 \text{ GT}/[19,470 \text{ ft. (25ft. + 25ft.)}]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= \{4\text{GT}/[973,500 \text{ ft.}^2]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= [4.1 \times 10^{-5} \text{ GT}/\text{ft.}^2] (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= (0.18 \text{ GT/ac.}) (0.3) \\ &= 0.05 \text{ GT/ac.} \end{aligned}$$

FLUCFCS Code 421

$$\begin{aligned} \text{Density} &= \{7 \text{ GT}/[806 \text{ ft. (15ft. + 15ft.)}]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= \{7 \text{ GT}/[24,180 \text{ ft.}^2]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= [2.89 \times 10^{-5} \text{ GT}/\text{ft.}^2] (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= (12.6 \text{ GT/ac.}) (0.4) \\ &= 5.04 \text{ GT/ac.} \end{aligned}$$

DISCUSSION

The nearest documented eagle nest was situated within 1020' to the east of the property. This site is located outside the 66' FWS buffer zone. The U.S. Fish and Wildlife Service determine the exact guidelines on a site-specific, project-specific basis. The attached species survey map shows the location in relation to this site.

No wading bird species were observed on the site during the survey.

Pursuant to Lee County DES staff's review of this protected species survey, a management plan will be required to address conservation and/or management measures for the Lee County protected species observed within the project site.

The various listed species that may occur in the vegetation communities or land-use types found on the property have been tabulated on the attached table.

Table 3 Protected species list according to FLUCFCS category obtained from Lee County with corresponding field survey results.

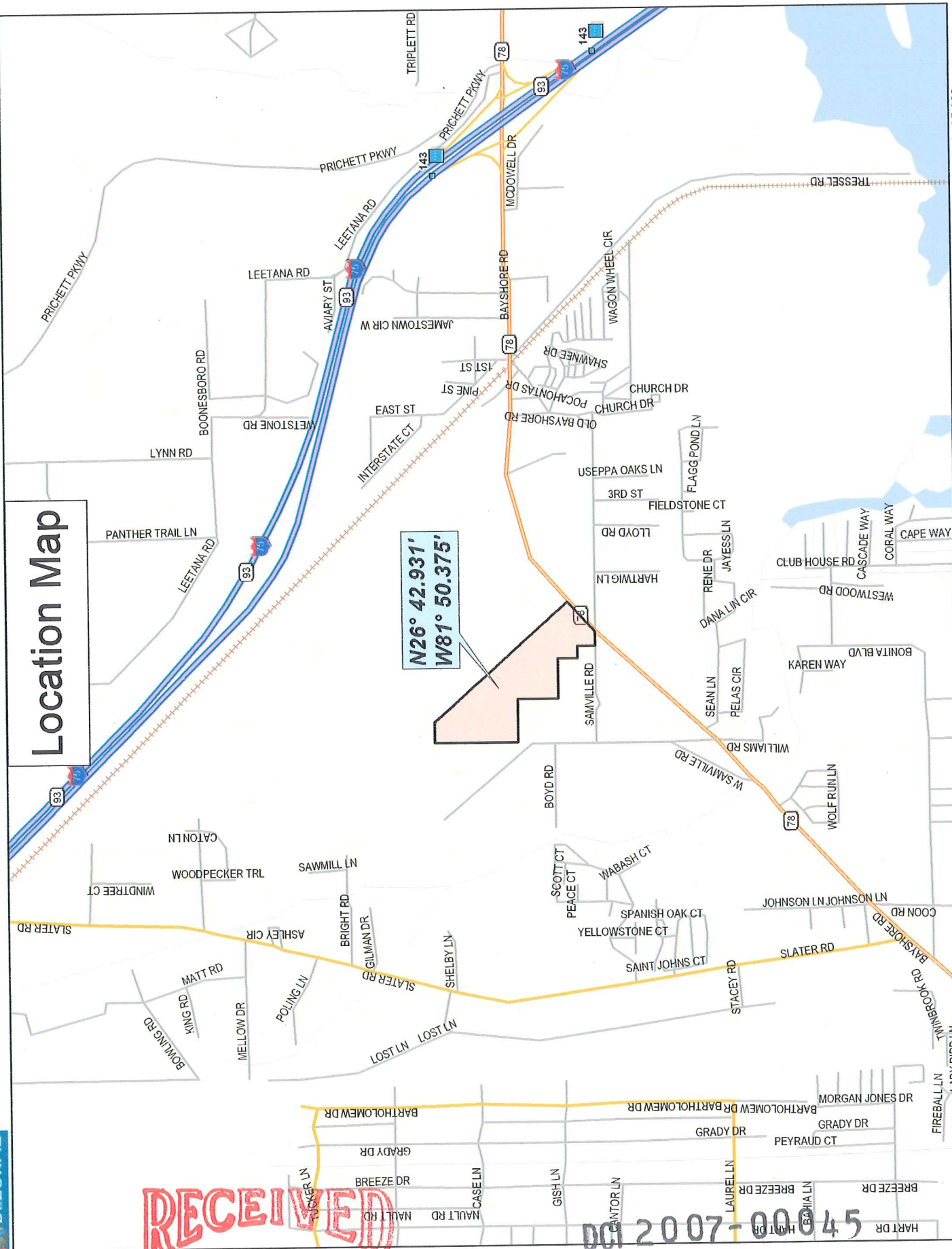
FLUCFCS	Potential Listed Species	% Coverage	Present	Absent	Density	Visibility (ft)
321	Audubon's Crested Caracara	90		X		25
	Beautiful Pawpaw	90		X		25
	Burrowing Owl	90		X		25
	Curtis Milkweed	90		X		25
	Fakahatchee Burmannia	90		X		25
	Florida Black Bear	90		X		25
	Florida Coontie	90		X		25
	Florida Sandhill Crane	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		0.51	25
	Indigo Snake	90		X		25
	Southeastern American Kestrel	90		X		25
	Beautiful Pawpaw	90		X		25
411/411E2						

	Big Cypress Fox Squirrel	90		X		25
	Eastern Indigo Snake	90		X		25
	Fakahatchee Burmannia	90		X		25
	Florida Black Bear	90		X		25
	Florida Coontie	90		X		25
	Florida Panther	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		0.05	25
	Red-Cockaded Woodpecker	90		X		25
	Satinleaf	90		X		25
	Southeastern American Kestrel	90		X		25
	Twisted Air Plant	90		X		25
414	Eastern Indigo Snake	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
419	Eastern Indigo Snake	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
421	Eastern Indigo Snake	90		X		25
	Florida Coontie	90		X		25
	Florida Scrub Jay	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		5.04	25
422	NONE	90	--	--	--	25
510	American Alligator	90		X		25
	Everglades Mink	90		X		25
	Limpkin	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Roseate Spoonbill	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
615	American Alligator	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
	Twisted Air Plant	90		X		25
	Wood Stork	90		X		25
619	American Alligator	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
	Twisted Air Plant	90		X		25
	Wood Stork	90		X		25
625E2	Arctic Peregrine Falcon	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Everglades Mink	90		X		25
	Gopher Frog	90		X		25
	Little Blue Heron	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
630/630E2	American Alligator	90		X		25

	Everglades Mink	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
	Gopher Frog	90		X		25
	Limpkin	90		X		25
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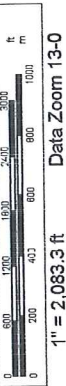


Location Map



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This upland forested community is dominated by Florida slash pine found in the canopy with coverage of 10% or greater. Other vegetation present includes saw palmetto, scattered live oak, cabbage palm, broomsedge, pennyroyal, black root, grapevine, smilax, wiregrass, shiny blueberry, chocolate weed, and paw paw.

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414 Pine-Mesic Oak

This upland forested community is dominated by Slash pine with scattered live oak and laurel oak found in the canopy. The sub-canopy is dominated by cabbage palm with scattered saw palmetto. Ground cover species includes Caesar weed, poison ivy, smilax, penny royal, and chocolate weed.

419 Mesic Pine

This upland forested community is dominated by Florida slash pine found in the canopy. Other vegetation present includes chocolate weed, broomsedge, nut sedge, blue maidencane, hatpins, and wax myrtle.

421 Xeric Oak

This upland community contains a variety of oaks including live oak, sand live oak, myrtle oak and runner oak. The sub-canopy contains saw palmetto. Other groundcover species include gopher apple, paw paw, smilax, shiny blueberry, rusty lyonia, wiregrass, rosemary, pennyroyal, and grapevine.

422 Brazilian Pepper

This upland forested community is dominated by Brazilian pepper. Other species present includes oak, grape vine, chocolate weed and broomsedge.

743 Spoil Area (Berm)

This area is found along the north boundary. Vegetation consists of saw palmetto, grapevine, smilax, Brazilian pepper, and grapevine.

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This wetland forested community contains a mix of slash pine and melaleuca in the canopy. Laurel oak and wax myrtle were also present. Groundcover includes scattered swamp fern, pluchea, Xyris, and other various sedges and grasses.

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This wetland forested community contains a variety of oaks and pine. Groundcover included scattered swamp fern, square stem, pluchea, and areas of open ground.

630E2 Wetland Forested Mixed (Exotics 25-49%)

This wetland forested community also contains a variety of oaks and pine. Melaleuca and Brazilian pepper were also present. Groundcover included scattered swamp fern, pluchea, and areas of open ground.

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Other surface waters typically include natural water bodies and ditches that have been excavated from historic uplands. This area encompasses approximately 0.29+/- acres.

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625E2	Hydric Pine Flatwoods (Exotics 25-49%)	1.18	2.1%
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630E2	Wetland Forested Mixed (Exotics 25-49%)	1.52	2.7%
743	Spoil Area (Berm)	0.12	0.2%
814	Roads and Trails	0.64	1.1%
	TOTAL	57.07	100%

*Total Wetland	5.54	9.7%
*Total Upland	51.24	89.8%
*Total OSW	0.29	0.5%

SPECIES PRESENCE

During our field survey for protected species on the property, we did observe listed species utilizing the site.

A total of 25 active and 16 inactive gopher tortoise burrows were located on the project site. An additional 12 abandoned or collapsed burrows were also noted during the survey.

1 small nest like structure was observed in a melaleuca tree. The structure was very small and dilapidated, and would not be suitable as a Big Cypress Fox Squirrel nest. No Big Cypress Fox Squirrels were noted during the survey.

There is an active Bald Eagle nest located approximately 1020 feet from the boundary of the site.

No cavity trees were located in live pines.

Non-Listed species observed are found in the table below.

NON-LISTED SPECIES

Birds

Mockingbird	<i>Mimus polyglottos</i>	Observed
Blue-grey gnatcatcher	<i>Poliophtila caerulea</i>	Observed
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	Observed
Blue Jay	<i>Cyanocitta cristata</i>	Observed
Red Shouldered Hawk	<i>Buteo lineatus</i>	Observed
Black Vulture	<i>Coragyps atratus</i>	Observed

Mammals

Feral Hog	<i>Sus scrofa</i>	Tracks
Raccoon	<i>Procyon lotor</i>	Tracks
Bobcat	<i>Lynx rufus</i>	Tracks, scat
Grey Squirrel	<i>Sciurus carolinensis</i>	Observed
Eastern Cottontail Rabbit	<i>Sylvilagus floridanus</i>	Tracks, Fecal Pellets

Reptiles

Eastern Garter Snake	<i>T. sirtalis sirtalis</i>	Observed
Common Corn Snake	<i>Elaphe guttata</i>	Observed

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations for observed Lee County protected species were done in accordance with Step 8; Attachment 2 of the Lee County Survey Methodology adopted August 30, 1989.

In order to determine the density of species observed onsite species presence was calculated using method 1 under step four of the overlapping belt transect guidelines as established and outlined by Kevin L. Erwin, Consulting Ecologists Inc.. In this method abundance and density are mathematically calculated using the following formula

$$\begin{aligned}\text{Abundance} &= \text{sum of } n_i \\ \text{Density} &= (\text{sum of } n_i)/A\end{aligned}$$

In which n_i is the number of individuals observed in belt transect i , and A is the acreage of the FLUCFCS habitat that the species were observed in. These calculations are calculated individually for each species found within each FLUCFCS description. The Lee County Protected Species abundance calculations are provided in the table below, while following table summarizes the Protected Species Survey findings.

The gopher tortoise densities were based on the number of active and inactive burrows found within each habitat. A conversion factor of 0.3 to 0.4 for Xeric and non-xeric habitat was used to estimate tortoise density.

Lee County Protected Species Abundance Calculations

Protected Species Density:

$$= \{n/[L(w_1+w_2)]\} (43,560 \text{ ft.}^2/\text{ac.}) (C)$$

Where	n =	number of individuals observed or active plus inactive gopher tortoise burrows
	L =	length of transect
	w_1 =	distance of visibility to the right of transect
	w_2 =	distance of visibility to the left of transect
	C =	gopher tortoise conversion factor (0.3 or 0.4)*

*Used for gopher tortoise calculation only

Gopher Tortoise (*Gopherus polyphemus*)

FLUCFCS Code 321

Density	=	{30 GT/[15,298 ft. (25ft. + 25ft.)]} (43,560 ft. ² /ac.) (0.3)
	=	{30GT/[764900 ft. ²]}(43,560 ft. ² /ac.) (0.3)
	=	[3.92 x 10 ⁻⁵ GT/ft. ²] (43,560 ft. ² /ac.) (0.3)
	=	(1.70 GT/ac.) (0.3)

$$= 0.51 \text{ GT/ac.}$$

FLUCFCS Code 411

$$\begin{aligned} \text{Density} &= \{4 \text{ GT}/[19,470 \text{ ft. (25ft. + 25ft.)}]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= \{4\text{GT}/[973,500 \text{ ft.}^2]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= [4.1 \times 10^{-5} \text{ GT}/\text{ft.}^2] (43,560 \text{ ft.}^2/\text{ac.}) (0.3) \\ &= (0.18 \text{ GT/ac.}) (0.3) \\ &= 0.05 \text{ GT/ac.} \end{aligned}$$

FLUCFCS Code 421

$$\begin{aligned} \text{Density} &= \{7 \text{ GT}/[806 \text{ ft. (15ft. + 15ft.)}]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= \{7 \text{ GT}/[24,180 \text{ ft.}^2]\} (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= [2.89 \times 10^{-5} \text{ GT}/\text{ft.}^2] (43,560 \text{ ft.}^2/\text{ac.}) (0.4) \\ &= (12.6 \text{ GT/ac.}) (0.4) \\ &= 5.04 \text{ GT/ac.} \end{aligned}$$

DISCUSSION

The nearest documented eagle nest was situated within 1020' to the east of the property. This site is located outside the 66' FWS buffer zone. The U.S. Fish and Wildlife Service determine the exact guidelines on a site-specific, project-specific basis. The attached species survey map shows the location in relation to this site.

No wading bird species were observed on the site during the survey.

Pursuant to Lee County DES staff's review of this protected species survey, a management plan will be required to address conservation and/or management measures for the Lee County protected species observed within the project site.

The various listed species that may occur in the vegetation communities or land-use types found on the property have been tabulated on the attached table.

Table 3 Protected species list according to FLUCFCS category obtained from Lee County with corresponding field survey results.

FLUCFCS	Potential Listed Species	% Coverage	Present	Absent	Density	Visibility (ft)
321	Audubon's Crested Caracara	90		X		25
	Beautiful Pawpaw	90		X		25
	Burrowing Owl	90		X		25
	Curtis Milkweed	90		X		25
	Fakahatchee Burmannia	90		X		25
	Florida Black Bear	90		X		25
	Florida Coontie	90		X		25
	Florida Sandhill Crane	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		0.51	25
	Indigo Snake	90		X		25
	Southeastern American Kestrel	90		X		25
411/411E2	Beautiful Pawpaw	90		X		25

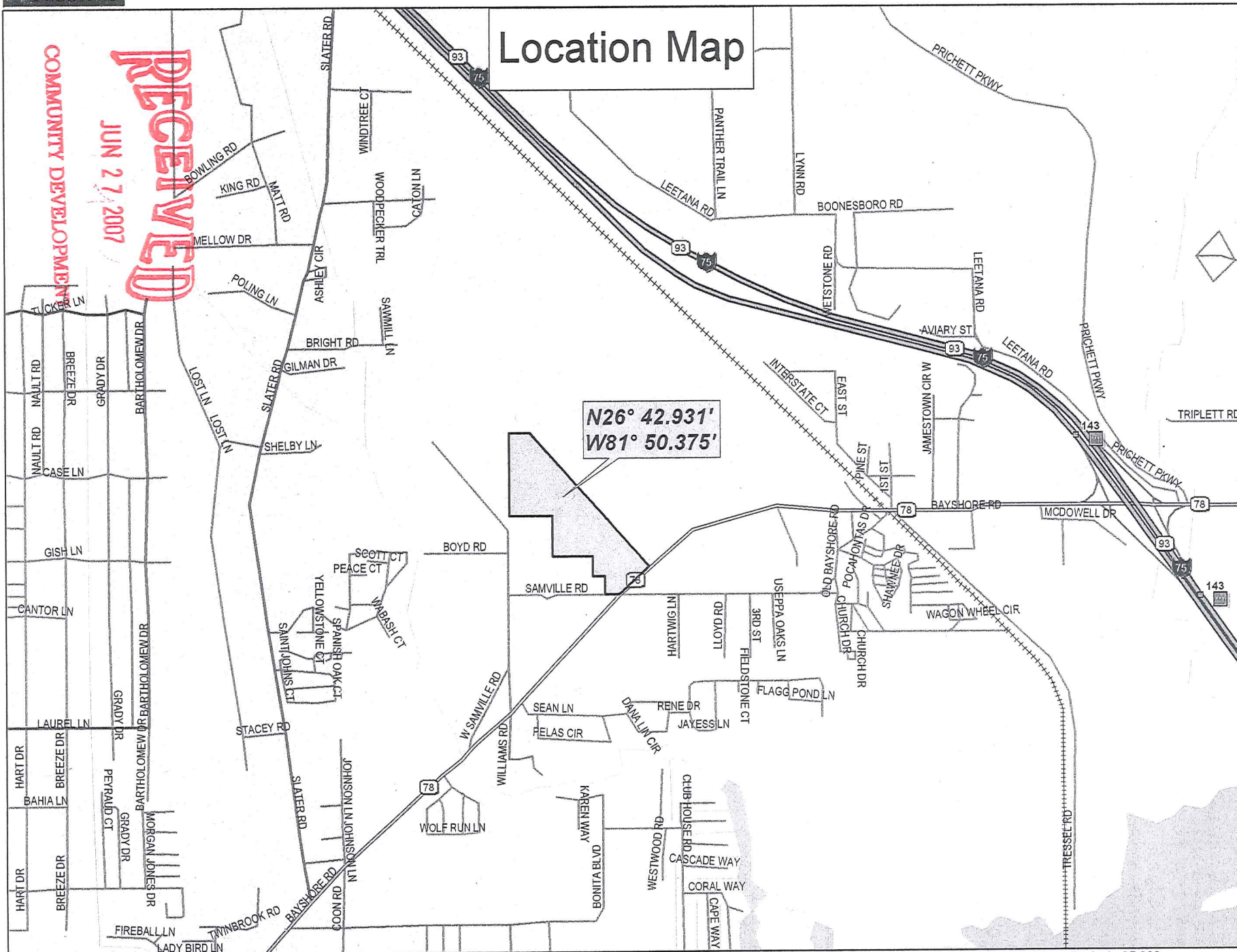
	Big Cypress Fox Squirrel	90		X		25
	Eastern Indigo Snake	90		X		25
	Fakahatchee Burmannia	90		X		25
	Florida Black Bear	90		X		25
	Florida Coontie	90		X		25
	Florida Panther	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		0.05	25
	Red-Cockaded Woodpecker	90		X		25
	Satinleaf	90		X		25
	Southeastern American Kestrel	90		X		25
	Twisted Air Plant	90		X		25
414	Eastern Indigo Snake	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
419	Eastern Indigo Snake	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
421	Eastern Indigo Snake	90		X		25
	Florida Coontie	90		X		25
	Florida Scrub Jay	90		X		25
	Gopher Frog	90		X		25
	Gopher Tortoise	90	X		5.04	25
422	NONE	90	--	--	--	25
510	American Alligator	90		X		25
	Everglades Mink	90		X		25
	Limpkin	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Roscate Spoonbill	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
615	American Alligator	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
	Twisted Air Plant	90		X		25
	Wood Stork	90		X		25
619	American Alligator	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Little Blue Heron	90		X		25
	Reddish Egret	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
	Twisted Air Plant	90		X		25
	Wood Stork	90		X		25
625E2	Arctic Peregrine Falcon	90		X		25
	Big Cypress Fox Squirrel	90		X		25
	Everglades Mink	90		X		25
	Gopher Frog	90		X		25
	Little Blue Heron	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
630/630E2	American Alligator	90		X		25

	Everglades Mink	90		X		25
	Florida Black Bear	90		X		25
	Florida Panther	90		X		25
	Gopher Frog	90		X		25
	Limpkin	90		X		25
	Little Blue Heron	90		X		25
	Snowy Egret	90		X		25
	Snowy Egret	90		X		25
	Tricolored Heron	90		X		25
	Wood Stork	90		X		25
743	Gopher Tortoise	90		X		25
814	NONE	90	--	--	--	25

Location Map

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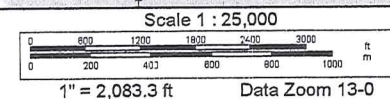
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W81° 50.375'



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BAYSHORE 57 MPD

Bayshore Road

North Fort Myers, FL

**Zoning Information and
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Zoning Information and Indigenous Preserve Calculations

Boylan
Environmental
Consultants, Inc.
*Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments*

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February 22, 2008

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Table 1: FLUCFCS COMMUNITIES BY PERCENTAGE

FLUCFCS	INDIGENOUS	DESCRIPTION	ACRES	PERCENT	PRESERVE ACRES	PERCENT PRESERVED
321	YES	Palmetto Prairie	17.56	30.8%	0.85	4.8%
411	YES	Pine Flatwoods	22.35	39.2%	3.93	17.6%
411E2	YES	Pine Flatwoods (Exotics 25-49%)	3.32	5.8%		0%
414	YES	Pine-Mesic Oak	3.05	5.3%	3.05	100%
419	YES	Mesic Pine	3.14	5.5%		0%
421	YES	Xeric Oak	0.48	0.8%	0.48	100%
422	NO	Brazilian Pepper	0.58	1.0%		0%
510	YES	Streams and Waterways (Creek)	0.29	0.5%	0.29	100%
615	YES	Stream and Lake Swamps (Bottomland)	0.92	1.6%	0.92	100%
619	NO	Exotic Wetland Hardwoods (Melaleuca)	1.48	2.6%		0%
625E2	YES	Hydric Pine Flatwoods (Exotics 25-49%)	1.18	2.1%		0%
630	YES	Wetland Forested Mixed	0.44	0.8%		0%
630E2	YES	Wetland Forested Mixed (Exotics 25-49%)	1.52	2.7%	0.33	21.7%
743	NO	Spoil Area (Berm)	0.12	0.2%	0.04	33%
814	NO	Roads and Trails	0.64	1.1%	0.48	75%
		TOTAL	57.07	100%	10.37	

*Total Wetland 5.54 acres 9.7%
 *Total Upland 51.24 acres 89.8%
 *Total OSW 0.29 acres 0.5%

Existing Vegetation

The property contains of mixture of plant communities including uplands (51.24 acres), wetlands (5.54 acres), and a creek (0.29 acres). The indigenous uplands consist of Palmetto Prairie, Pine Flatwoods, Mesic and Xeric Oak, along with some upland disturbed areas with native vegetation including spoil berms (0.12 acres) and a trail within the site (0.64 acres). Wetlands consist of Mixed Forested, Hydric Pine Flatwoods, Melaleuca wetlands, and Stream Bottomland.

Protected Species

The property contains habitat for listed species. A protected species survey for Lee County listed species which meets the requirements of LDC Section 10-473 was conducted by Boylan Environmental Consultants, Inc. Gopher tortoises were observed on the site. A total of 41 burrows including 24 active and 16 inactive burrows were located on the site.

Protected Species Management Plan

The project proposes to preserve approximately 10.39 acres of indigenous plant communities. The proposed preserve provides Gopher Tortoise habitat and will incorporate preserving several of the burrows. Prior to local development order approval, a detailed Gopher Tortoise Management Plan will be submitted to the Division of Environmental Sciences staff for review. It is anticipated that since more than 10 burrows will be impacted, the tortoises will be relocated offsite to a FWC approved recipient site. All relocations efforts will be approved through the FWC permitting guidelines.

Open Space and Indigenous Preservation

The proposed 57.07 acre project is required to provide a minimum of 40% open space for Residential areas totaling 37.30 acres(14.92 ac required) and 30% open space is required for Commercial areas totaling 19.58 acres(5.87 ac required). The MCP commits to meeting this requirement of 20.79 acres.

Fifty percent of the required open space must be provided through the preservation of existing indigenous plant communities. The proposed MCP commits to providing no less than 10.39 acres of indigenous preserve and does not including upland preservation credits as detailed on the MCP. Total indigenous provided totals 13.1 ac with credits. The proposed indigenous preserve includes rare and unique xeric oak uplands, forested wetlands, bottomland, and a creek. The indigenous preserve is designed to provide suitable Gopher Tortoise habitat, provide buffering to the natural flowway, and preserve a diverse selection of indigenous plant communities and is located adjacent to an offsite preserve. The proposed preserve is consistent with the Lee Plan and the Land Development Code standards.

OBJECTIVE 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process. (Added by Ordinance No. 02-02)

A small preserve area is located adjacent the secondary access in the southwest portion of the site. This preserve will serve to buffer the adjacent wastewater treatment facility and proposed road. The larger preserve will serve to provide buffering to the adjacent elementary school.

OBJECTIVE 107.3: WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system. (Amended by Ordinance No. 94-30)

POLICY 107.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

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A large upland tract surrounding the preserved wetland will provide buffering to the development in order to minimize edge effect. This large upland area also serves to provide habitat for the listed Gopher Tortoise. The diverse mosaic of vegetative communities also provides for habitat diversity within the proposed preserve.

POLICY 107.4.4: Restrict the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided. (Amended by Ordinance No. 94-30, 00-22)

The MCP has been designed to accommodate and preserve as many burrows as practically feasible. A Gopher Tortoise Management Plan will be provided at the time of Development order which addresses the relocation of impacted tortoises.

POLICY 107.8.1: The county's policy is to protect gopher tortoise burrows wherever they are found. However, if unavoidable conflicts make on-site protection infeasible, then off-site mitigation may be provided in accordance with Florida Game and Fresh Water Fish Commission requirements. (Amended by Ordinance No. 94-30)

The MCP has been designed to accommodate and preserve as many burrows as practically feasible. A Gopher Tortoise Management Plan will be provided at the time of Development order which addresses the relocation of impacted tortoises.

POLICY 114.1.2: The county's wetlands protection regulations will be consistent with the following:

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

The site has been design to best accommodate the natural features of the site. The on-site wetlands are of low quality. All wetland impacts will be permitted through the South Florida Water Management District. Permitted preserve areas may be placed in a conservation easement.

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Indigenous Preserve Calculations Table:

Per LDC Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per LDC Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted as follows:

INDIGENOUS VEGETATION CREDIT		
Credit provided	Minimum size	Minimum width
110%	1/2 acre	50 feet
125%	1 acre	75 feet
150%	3 acres	150 feet

An additional, maximum ten percent credit will be granted if any of the following indigenous vegetation areas are included:

1. Rare and unique uplands as defined by the Lee Plan.
2. Connection to offsite public or private environmental conservation or preserve areas.
3. Upland buffers to natural waterbodies
- 4.

Total Site Acreage:	57.07		
Open Space Percentage Requirement:	Residential 40% 37.3 ac	Commercial 30% 19.58 ac	Total
Open Space Requirement:	14.92 ac	5.87 ac	20.79
Indigenous Requirement:	7.46	2.93	10.39

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Northern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
1	615	Y	0.92	1	-	Wetland	0.92	0.92
2	321	N	0.84	1.25	1.1	>1 ac/75 ft Min Width, / Adjacent Preserve	1.16	0.84
	411	N	1.68	1.25	1.1	>1 ac/75 ft Min Width, Adjacent	2.31	1.68
	421	N	0.48	1.25	1.1	>1 ac/75 ft Min Width, / Adjacent Preserve	0.66	0.48
3	414	N	1.24	1.1	1.1	>0.5 ac//50 ft Min Width/Adjacent Preserve/ Flowway	1.50	1.24
4	411	N	1.79	1.1	1.1	>0.5 ac//50 ft Min Width/Adjacent Preserve	2.16	1.79
	414	N	0.44	1.1	1.1	>0.5 ac//50 ft Min Width/Adjacent Preserve/ Flowway	0.53	0.44
5	321	N	1.01	1.25	1.1	>1 ac/75 ft Min Width, Adjacent Preserve/ Flowway	1.39	1.01
	414	N	0.46	1.25	1.1	>1 ac/75 ft Min Width, Adjacent Preserve/ Flowway	0.63	0.46
6	411	N	0.48	1	1.1	Adjacent Preserve/ Flowway	0.53	0.48
7	414	N	0.23	1	1.1	Adjacent Preserve/ Flowway	0.25	0.23
8	414	N	0.07	1	1.1	Adjacent Preserve/ Flowway	0.08	0.07
9	414	N	0.11	1	1.1	Adjacent Preserve/Flowway	0.12	0.11
10	510	N	0.29	1	-	Flowway	0.29	0.29
11	814	N	0.47	.5	-	Restoration Area	0.23	0.47
	743	N	0.04	.5	-	Restoration Area	0.02	0.04
SubTotal							12.78	10.55

Southern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
4	630E2	Yes	0.33	1	-	Wetland	0.33	0.33
TOTAL							13.11	10.88

*Given per Lee County Indigenous Plant Community & Native Tree Preservation Area Credits LDC Sec.10-415
No Credits Were Given for Wetland Preserve Areas or Flowway

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North Fort Myers, FL

Variance Report

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Bayshore Road

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Zoning Information and Indigenous Preserve Calculations



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OBJECTIVE 107.3: WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system. (Amended by Ordinance No. 94-30)

POLICY 107.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

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A large upland tract surrounding the preserved wetland will provide buffering to the development in order to minimize edge effect. This large upland area also serves to provide habitat for the listed Gopher Tortoise. The diverse mosaic of vegetative communities also provides for habitat diversity within the proposed preserve.

POLICY 107.4.4: Restrict the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided. (Amended by Ordinance No. 94-30, 00-22)

The MCP has been designed to accommodate and preserve as many burrows as practically feasible. A Gopher Tortoise Management Plan will be provided at the time of Development order which addresses the relocation of impacted tortoises.

POLICY 107.8.1: The county's policy is to protect gopher tortoise burrows wherever they are found. However, if unavoidable conflicts make on-site protection infeasible, then off-site mitigation may be provided in accordance with Florida Game and Fresh Water Fish Commission requirements. (Amended by Ordinance No. 94-30)

The MCP has been designed to accommodate and preserve as many burrows as practically feasible. A Gopher Tortoise Management Plan will be provided at the time of Development order which addresses the relocation of impacted tortoises.

POLICY 114.1.2: The county's wetlands protection regulations will be consistent with the following:

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

The site has been design to best accommodate the natural features of the site. The on-site wetlands are of low quality. All wetland impacts will be permitted through the South Florida Water Management District. Permitted preserve areas may be placed in a conservation easement.

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Indigenous Preserve Calculations Table:

Per LDC Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per LDC Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted as follows:

INDIGENOUS VEGETATION CREDIT		
Credit provided	Minimum size	Minimum width
110%	$\frac{1}{2}$ acre	50 feet
125%	1 acre	75 feet
150%	3 acres	150 feet

An additional, maximum ten percent credit will be granted if any of the following indigenous vegetation areas are included:

1. Rare and unique uplands as defined by the Lee Plan.
2. Connection to offsite public or private environmental conservation or preserve areas.
3. Upland buffers to natural waterbodies
- 4.

Total Site Acreage:	57.07		
Open Space Percentage Requirement:	Residential 40% 37.3 ac	Commercial 30% 19.58 ac	Total
Open Space Requirement:	14.92 ac	5.87 ac	20.79
Indigenous Requirement:	7.46	2.93	10.39

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Northern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
1	615	Y	0.92	1	-	Wetland	0.92	0.92
2	321	N	0.84	1.25	1.1	>1 ac/75 ft Min Width, / Adjacent Preserve	1.16	0.84
	411	N	1.68	1.25	1.1	>1 ac/75 ft Min Width, Adjacent	2.31	1.68
	421	N	0.48	1.25	1.1	>1 ac/75 ft Min Width, / Adjacent Preserve	0.66	0.48
3	414	N	1.24	1.1	1.1	>0.5 ac/50 ft Min Width/Adjacent Preserve/ Flowway	1.50	1.24
4	411	N	1.79	1.1	1.1	>0.5 ac/50 ft Min Width/Adjacent Preserve	2.16	1.79
	414	N	0.44	1.1	1.1	>0.5 ac/50 ft Min Width/Adjacent Preserve/ Flowway	0.53	0.44
5	321	N	1.01	1.25	1.1	>1 ac/75 ft Min Width, Adjacent Preserve/ Flowway	1.39	1.01
	414	N	0.46	1.25	1.1	>1 ac/75 ft Min Width, Adjacent Preserve/ Flowway	0.63	0.46
6	411	N	0.48	1	1.1	Adjacent Preserve/ Flowway	0.53	0.48
7	414	N	0.23	1	1.1	Adjacent Preserve/ Flowway	0.25	0.23
8	414	N	0.07	1	1.1	Adjacent Preserve/ Flowway	0.08	0.07
9	414	N	0.11	1	1.1	Adjacent Preserve/Flowway	0.12	0.11
10	510	N	0.29	1	-	Flowway	0.29	0.29
11	814	N	0.47	.5	-	Restoration Area	0.23	0.47
	743	N	0.04	.5	-	Restoration Area	0.02	0.04
SubTotal							12.78	10.55

Southern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
4	630E2	Yes	0.33	1	-	Wetland	0.33	0.33
TOTAL							13.11	10.88

*Given per Lee County Indigenous Plant Community & Native Tree Preservation Area Credits LDC Sec.10-415
No Credits Were Given for Wetland Preserve Areas or Flowway

BAYSHORE 57 MPD

Bayshore Road

North Fort Myers, FL

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GOPHER TORTOISE MANAGEMENT PLAN

GOPHER TORTOISE MANAGEMENT PLAN

Boylan Environmental Consultants, Inc.

February 15, 2008

Because gopher tortoises were identified on the property and per protection requirements of Lee County, a tortoise relocation plan was developed for tortoises found within the proposed development areas.

Gopher Tortoises will be relocated offsite to be done in accordance with Florida Fish and Wildlife Conservation Commission regulations. An offsite relocation permit will be acquired. Relocation will proceed in accordance with the permit conditions.

Following is a sequence of activities as it relates to the management of tortoises prior to construction, followed by a description of the manner in which burrows are to be excavated.

1. No more than 6 weeks prior to land clearing, the development area will be resurveyed for tortoises to determine the estimated number of tortoise.
2. Following issuance of an appropriate gopher tortoise relocation permit, all active and inactive burrows on the property will be excavated by a biologist.

Excavation & Relocation

The excavation will occur as follows: flexible PVC hose will be gently snaked into the burrow. A backhoe will remove soil material until just before the PVC hose is visible. Excavation will then occur manually to ensure no injury to the tortoise. The flexible hose will be moved deeper into the burrow and the process will continue until the tortoise and other commensal species can be manually removed from the burrow, or the burrow is found unoccupied. The tortoises will be transported in shaded buckets (1.5' high by 2.0' diameter) or bins (1.5'x2.5'x1') and moved to the recipient site.

3. Prior to release, each relocated adult tortoise may be sexed, measured, and permanently marked by scute-notching.
4. Where possible, tortoises will be relocated to "old" or "inactive" burrows with access to shade nearby. If no other burrows are present, a "starter" burrow will be excavated to provide temporary shelter for the tortoise.

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BAYSHORE 57 MPD

Bayshore Road

North Fort Myers, FL

SCHEDULE OF USES

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DCI 2007-00045

**EXHIBIT D-7-P
SCHEDULE OF USES**

<p align="center">BAYSHORE 57 MPD Rezoning from AG-2 to MPD STRAP#: 20-43-25-00-00003.3000 7401 Bayshore Rd, North Fort Myers, FL 33917</p>
--

PROJECT SUMMARY

Future Land Use	Suburban
Existing Zoning/Requested Zoning	AG-2 to MPD
Development Program	Mixed-use Planned Development (MPD)
Residential Units	192
Gross Commercial Square Footage	185,500
Fire District	North Fort Myers Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities
Minimum Regulatory Open Space	30% commercial area and 40% residential area or 20.7 acres, 28.5 provided (50%).
Minimum Regulatory Native Open Space	10.35 acres, 10.89 provided

SCHEDULE OF USES

RESIDENTIAL AREA

Accessory uses and structures
Clubs: Private
Dwelling unit: Townhouse
Multiple family building
Entrance gates and gatehouse
Essential services
Essential service facilities: Groups I, II and III
Excavation: Water retention
Models: Display center
Model unit (limited to 3)
Parking lot: Accessory
Signs (in accordance with chapter 30)
Temporary uses

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COMMUNITY DEVELOPMENT



GENERAL COMMERCIAL/RETAIL MIXED USE

BUILDINGS 1, 2, 4 and 7

Accessory uses and structures
Accessory apartment
Animals: Clinic or kennel
ATM (automatic teller machine)
Auto parts store
Auto parts store (with installation) **(Building 4 only)**
Bait and tackle shop
Banks and financial establishments: Groups I and II
Bar or cocktail lounge
Business services: Groups I and II
~~Car wash~~
Cleaning and maintenance services
Clothing stores, general
Computer and data processing services
Consumption on premises
Convenience food and beverage store **(Building 4 only)**
Department store
Drive through facility for any permitted use **(Building 4 only)**
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities: Groups I
Fences, walls
Food and beverage service, limited
Food stores: Groups I and II
Gift and souvenir shop
Hardware store
Hobby, toy and game shops
Household and office furnishings, all groups
Insurance companies
Laundry or dry cleaning: Groups I and II
Lawn and garden supply stores
Library
Medical office
Nonstore retailers, all groups
Paint, glass and wallpaper
Parking lot: Accessory
Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)
Pet services
Pet shop (no outside runs)
Pharmacy
Photofinishing laboratory
Place of worship
Plant nursery
Post office
Printing and publishing

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Real estate sales office

Recreation facilities:

Commercial: Group IV

Personal

Private On site

Private Off site

Religious facilities

Repair shops: Groups I, II, and III

Restaurant, fast food **(stand alone, Building 4 only)**

Restaurants: Groups I, II and III

Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises

Signs (in accordance with chapter 30)

Social services: Groups I and II

Specialty retail shops: Groups I and II

Storage: Indoor only

Studios

Temporary uses

Theater, indoor

Used merchandise stores: Groups I, II and III

Variety store

Vehicle and equipment dealers: Groups I and II

RETAIL (LARGE STORE)

BUILDINGS 3 and 6

Accessory uses and structures

Accessory apartment

Animals: Clinic or kennel

ATM (automatic teller machine)

Auto parts store

Auto parts store (with installation)

Bait and tackle shop

Banks and financial establishments: Groups I and II

Business services: Groups I and II

Cleaning and maintenance services

Clothing stores, general

Computer and data processing services

Consumption on premises

Department store

Drive through facility for any permitted use

Drugstore, pharmacy

Entrance gates and gatehouse

Essential services

Essential service facilities: Groups I

Fences, walls

Food and beverage service, limited

Food stores: Groups I and II

Gift and souvenir shop

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COMMUNITY DEVELOPMENT



Hardware store
Hobby, toy and game shops
Household and office furnishings, all groups
Insurance companies
Laundry or dry cleaning: Groups I and II
Lawn and garden supply stores
Library
Medical office
Nonstore retailers, all groups
Paint, glass and wallpaper
Parking lot: Accessory
Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)
Pet services
Pet shop (no outside runs)
Pharmacy
Photofinishing laboratory
Place of worship
Plant nursery
Post office
Printing and publishing
Real estate sales office
Recreation facilities:
 Commercial: Group IV
 Personal
 Private On site
 Private Off site
Religious facilities
Repair shops: Groups I, II, and III
Restaurant, fast food (internal to department store only)
Restaurants: Groups I, II and III (internal to department store only)
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs (in accordance with chapter 30)
Social services: Groups I and II
Specialty retail shops: Groups I and II
Storage: Indoor only
Studios
Temporary uses
Theater, indoor
Used merchandise stores: Groups I, II and III
Variety store
Vehicle and equipment dealers: Groups I and II

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COMMUNITY DEVELOPMENT



**GENERAL COMMERCIAL/MEDICAL
BUILDINGS 5 and 8**

Accessory uses and structures
Accessory apartment
ATM (automatic teller machine)
Banks and financial establishments: Groups I and II
Business services: Groups I and II
Cleaning and maintenance services
Computer and data processing services
Entrance gates and gatehouse
Essential services
Essential service facilities: Groups I
Excavation: Water retention
Fences, walls
Insurance companies
Library
Medical office
Parking lot: Accessory
Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)
Place of worship
Real estate sales office
Religious facilities
Signs (in accordance with chapter 30)
Social services: Groups I and II

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DCI 2007-00045

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BAYSHORE 57 MPD

Bayshore Road

North Fort Myers, FL

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DCI 2007-00045



TOPO, SOILS and FLOWWAYS MAPS

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo, AICP

DATE: 10/07/2010

Michael Jacob, Asst County Attorney
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Doug Griffith, Environmental Sciences
Lili Wu, LCDOT
Sam Lee, Natural Resources
Mike Pavese, Public Works

PROJECT NAME: BAYSHORE 57 MPD

CASE #: DCI2007-00045

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

Comments due to Tony Palermo, AICP by 10/21/2010

Additional Comments:

DRAFT - Please review the attached plan to determine if it accurately reflects the approval by the BoCC on Oct. 4, 2010 in accordance with LDC 34-377(b)(6)

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 10/08/2010

Fred Drovdlc

From: Palermo, Anthony [APalermo@leegov.com]
Sent: Monday, October 04, 2010 9:48 AM
To: Jacob, Michael; Fred Drovdlc; Russell Schropp
Cc: Dunn, Brandon
Subject: bayshore 57 - dci2007-00045

Good job today. Nice to be finished.

Fred - As a last item, can you provide us with the final MCP to match what was approved today? Don't forget all the deviation #s. We will need 11 copies to distribute to all - 11X17 and full sized.

Bring the email to the 1st floor - in case they want confirmation about the number of copies we need.

Thank you!

Tony Palermo, Senior Planner, AICP
Lee County Department of Community Development Zoning Division
P.O. Box 398
Fort Myers, FL 33902
Ph. 239-533-8325
F. 239-485-8344
apalermo@leegov.com



Think Green & please print this e-mail only if necessary

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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OCT 07 2010

COMMUNITY DEVELOPMENT

DCI 2007-00045

MEMORANDUM
From The
Department Of
Community Development
Zoning Division

Date: September 21, 2010

To: DCI2007-00045

FROM: Jamie Pringing

RE: Notice of Public Hearing - October 4, 2010
Lee County Board of County Commissioners Meeting

I, Jamie Pringing, Administrative Assistant, Zoning Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2007-00045

NAME: BAYSHORE 57 MPD

REQUEST: Rezone +/- 56.76 acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) for a maximum of 140,000 square feet of commercial floor area including a maximum of 70,000 square feet of commercial retail; a maximum of 35,000 square feet of medical office; a maximum of 35,000 square feet of office; and a maximum of 176 dwelling units, including a maximum of 104 townhomes and a maximum 72 single-family dwelling units. Maximum height proposed is 2 stories/35 feet. No development blasting is requested. The development will connect to public potable water and public sanitary sewer service.

LOCATION: 7401 Bayshore Rd (I-75 to Bayshore Rd. Take Bayshore West until Samville Rd. West), N. Ft. Myers Planning Community, Lee County, FL.

**PROPERTY OWNER'S
REPRESENTATIVE:** MR. FRED DROVDLIC
239-936-5222

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Monday, October 4, 2010, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prancing at 533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

DCI2007-00045
Bayshore 57

Mr. Fred Drovdlc
Quattrone & Assoc., Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Theta Investments
2320 NE 196th St.
Miami, FL 33180

Kriss Slosser
Kris Slosser ,P.S.M.
4642 Villa Capri Ln.
Bonita Springs, FL 34134

Rae Ann Boylan
Boylan Environmental Consultant
11000 Metro Pkwy., Ste 4
Fort Myers, FL 33966

Russell Schropp
Henderson Franklin Starnes
1715 Monroe St.
Fort Myers, FL 33901

Tim McDaniels
C/O Faith Assembly
6950 Bayshore Road
North Fort Myers, FL 33917

News-Press.com Online Public Notice: Detail

2010-09-23 Notice of Public Hearing

NOTICE OF
PUBLIC HEARING

Notice is hereby given that at 9:30 a.m. on Monday, 4 October, 2010, the Lee County Board of County Commissioners will hold public hearings in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the cases below.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, that person will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceeding is made that includes the testimony and evidence upon which the appeal is to be based.

Statements before the Board of County Commissioners will be strictly limited to the findings of fact or conclusions of law contained in the record, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the hearing before the Hearing Examiners and not otherwise disclosed in the record.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Pincing at 533-8585.

The following cases will be heard: DRI2008-00008 & DCI2009-00044. Jetport Interstate Commerce Pk. Amend the Jetport Interstate Commerce Park DRI Development Order (No. 7-8586-68) and Industrial Planned Development (IPD) to remove a portion of a wetland depicted on the approved Map H which is currently under a conservation easement. Property located at 10100 Intercom Dr., Gateway/Airport Planning Community, Lee County, FL. Project Representative: Mike Roeder, Knott Consoer 239-334-2722.

DCI2007-00045. Bayshore 57 MPD. Rezone +/- 56.76 acres from Agricultural (AG-2) to Mixed Use Planned Development (MPD) for a maximum of 140,000 square feet of commercial floor area including a maximum of 70,000 square feet of commercial retail; a maximum of 35,000 square feet of medical office; a maximum of 35,000 square feet of office; and a maximum of 176 dwelling units, including a maximum of 104 townhomes and a maximum 72 single-family dwelling units. Maximum height proposed is 2 stories/35 feet. No development blasting is requested. The development will connect to public potable water and public sanitary sewer service. Property located at 7401 Bayshore Rd, N. Ft. Myers Planning Community, Lee County, FL. Project Representative: Fred Drovdlc, Quattrone & Assoc. 239-936-5222.

REZ2010-00004. Wild Turkey Strand Preserves A. Rezone 1,028 +/- acres from Agriculture (AG-2) to Environmental Critical (EC). Property located at 11901 Rod & Gun Club Rd., Southeast Lee County Planning Community, Lee County FL. Project Representative: Lisa Hines, Lee County DCD 239-533-8777.

REZ2010-00002. Alva Library/Museum. Rezone +/- 0.29 acres from Residential Two-Family Conservation (TFC-2) to Community Facilities (CF-1). The subject property is outside the Lee County Utilities service area. The site utilizes a well and septic system. Property located at 21420 Pearl St., Alva Planning Community, Lee County, FL. Project Representative: Shawn Lamey, Lee County DCD 239-533-8984.

Sept 23 No. 1411501

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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

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District Three

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District Four

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District Five

Karen B. Hawes
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

September 15, 2010

533-8585

MR. FRED DROVDLIC
QUATTRONE & ASSOCIATES, INC.
4301 VERONICA SHOEMAKER BLVD
FT MYERS, FL 33916

RE: **Agenda Schedule for BAYSHORE 57 MPD**
Case No. DCI2007-00045

Dear MR. FRED DROVDLIC :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, October 4, 2010. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division


Jamie Princing
Administrative Assistant

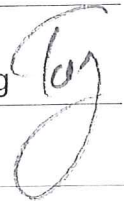
cc: QUATTRONE & ASSOCIATES, INC, QUATTRONE & ASSOCIATES, INC.
THETA INVESTMENTS N V
KRIS SLOSSER, KRIS A SLOSSER, P.S.M.
MR. RUSSEL SCHROPP, HENDERSON FRANKLIN LAW FIRM
MS. RAE AN BOYLAN, BOLYAN ENVIRONMENTAL CONSULTAN
Tony Palermo, AICP, Senior Planner
Zoning File

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ZONING

DATE: August 3, 2010

To: The Lee County Hearing
Examiner

FROM: Tony Palermo, AICP
Senior Planner, Zoning



RE: **DCI2007-00045 BAYSHORE 57 MPD**

Per your July 23, 2010 order, please accept this jointly-agreed modification to Condition 20 for your consideration.

20. **COMMERCIAL USES**

No commercial uses or buildings are permitted on Tract "A" - the +/- 1.0 acre southwest corner of the property fronting on Bayshore Road (S.R. 78) as shown on the approved master concept plan.

Uses permitted on this tract are limited to signs (in compliance with Chapter 30 of the LDC), open space, essential services, and stormwater management.

Any permitted uses must be located in an area to avoid impacts or minimize impacts to existing native vegetation.

Prior to local development order approval, the development order plans must indicate the wetland area (Tract "A") in the southwest corner as indigenous preserve and that hydrologic function will be provided and maintained by incorporating the wetland area into the storm water management system. Any signs to be placed within the preserve must be shown on the development orders to insure minimal impact to existing vegetation. The indigenous maintenance plan must include a separate section on maintenance such as mowing, trimming or pruning of the 1.0 acre to allow for visibility to the off site directional sign. The master concept plan must be changed to show the location of Tract "A".

Prior to an issuance of a sign permit for the offsite directional sign, a Limited Development Order (LDO) type 99 Letter of Transmittal must be submitted for review and approval by Environmental Sciences staff. The LDO must address placement of the sign, any utilities and site work in conjunction with the sign. Placement of the sign must be designed to avoid unnecessary impacts to the indigenous vegetation within Tract "A".

Let me take this opportunity to thank staff and the applicant's agents who worked on this case and reached agreement on this last outstanding issue.

If you have questions or concerns, please don't hesitate to contact me.

cc.

Michael Jacob, Assistant County Attorney
Doug Griffith, Environmental Sciences
Becky Sweigert, Environmental Sciences
Becky Penfield, Development Services
Mary Zettel, Code Enforcement

Fred Drovdlc, AICP, Applicant's Agent
Quattrone & Associates
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916

Russell Shropp, Applicant's Agent
Henderson, Franklin Law Firm
1715 Monroe Street
Fort Myers, FL 33902

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

ORDER FOR CONTINUANCE

CASE NUMBER: DCI2007-00045
APPLICANT: QUATTRONE AND ASSOCIATES, INC., in reference to
BAYSHORE 57 MPD
RESPONSE DATES: AUGUST 6, 2010

The hearing on the above-styled case began as scheduled on July 23, 2010. At the conclusion of the presentations of Staff and Applicant and, following the comments and presentations of other interested parties present, the matter was continued to the date and time set forth below to allow the Staff and the Applicant to submit additional materials, only as requested by the Hearing Examiner, which are responsive to questions, issues and concerns which arose during the course of the proceedings.

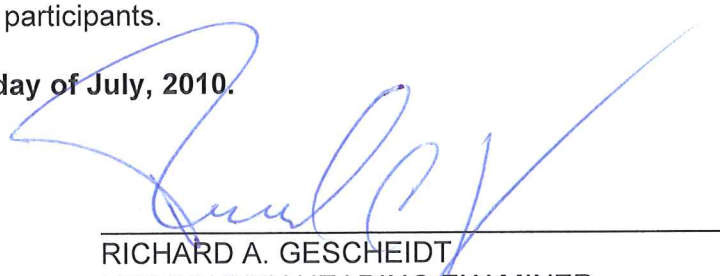
Written submissions shall be in the form of:

1. The Applicant's and Staff's joint or individual submittal of amended language for Condition 20.

This matter is continued to **FRIDAY, AUGUST 6, 2010, AT 5:00 P.M., FOR SUBMISSION OF MATERIALS AS REQUESTED BY THE HEARING EXAMINER.** At, or before this time, the requested materials will be submitted to the Hearing Examiner, and other responding parties, and the Hearing Examiner will determine if these submissions are sufficient. **NO HEARING WILL BE HELD AND NO TESTIMONY WILL BE HEARD.** If the Hearing Examiner determines that these submissions are insufficient, a subsequent hearing will be set to discuss this matter further and notices will be sent to all parties involved.

Accordingly, written submittals will be delivered to the Office of the Hearing Examiner, 1500 Monroe Street, Suite 218, Fort Myers, Florida, on or before these dates. Copies of this order will be furnished to the Staff, the Applicant, and all hearing participants.

DONE AND ORDERED this 23rd day of July, 2010.



RICHARD A. GESCHEIDT
LEE COUNTY HEARING EXAMINER
P. O. Box 398 (1500 Monroe Street, Suite 218)
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100 Fax: 239/485-8406

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the aforesaid Order was sent to all hearing participants, officially established as of the above Order date, either by U.S. Mail, Inter-County Mail, or Facsimile Transfer on the 23rd day of July, 2010.



Linda M. Waters/Administrative Specialist

July 23, 2010



Henderson|Franklin
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901
Post Office Box 280 • Fort Myers, FL 33902
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

File

Memorandum

Date : July 21, 2010
To : Lee County Hearing Examiner's Office
From : Russell P. Schropp
Re : Bayshore 57 MPD, Case No. DCI2007-00045

Please accept this memo as the Applicant's pre-hearing statement of issues associated with the Staff Report.

The Applicant concurs with the recommendation and conditions contained in the Staff Report and has no issues to raise. Thank you for your kind attention to this matter.

/rs

cc: Tony Palermo
Lee County Attorney's Office
Fred Drovdic

LEE COUNTY
HEARING EXAMINER
2010 JUL 21 PM 2:51
4:12pm

Henderson, Franklin, Starnes & Holt, P.A.

File



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

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COMMUNITY DEVELOPMENT

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CHAIRMAN, DISTRICT 2
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DISTRICT 1
STEVEN K. TEUBER, J.D.
DISTRICT 4
ELINOR C. SCRICCA, PH.D.
DISTRICT 5
JAMES W. BROWDER, ED.D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

July 14, 2010

Tony Palermo, AICP
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Bayshore 57 MPD
Case # DCI2007-00045

Dear Mr. Palermo:

This letter is in response to your request dated July 7, 2010 for the proposed Bayshore 57 MPD for substantive comments with regard to educational impact. This Planned Development is located in the East Choice Zone, Sub Zone E1.

The issue with Consumption on Premises listed within the Schedule of Uses has been addressed within the Zoning Divisions Staff Report and their recommendations abide by the Florida Statutes. Therefore, as long as the Hearing Examiner approves these recommendations the School District has no concerns in reference to this development.

All other comments previously responded to remain the same.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

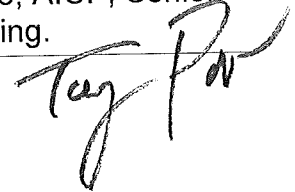
Dawn Gordon, Community Development Planner
Planning Department

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ZONING

DATE: July 20, 2010

To: The Lee County Hearing
Examiner

FROM: Tony Palermo, AICP, Senior
Planner, Zoning.



RE: BAYSHORE 57 DCI2007-00045.

There are two issues I'd like to bring to your attention prior to Friday's public hearing.

First, Environmental Science's conditions from Page 10 of the Environmental Science's report were left out the staff report. They should be included. They are as follow:

21. ENHANCED BUFFER/CHAPEL CREEK

Prior to local development order approval, the landscape plans must depict enhanced planting for the buffer separating the commercial portion of Bayshore 57 from Chapel Creek RPD/CPD to include:

- an enhanced buffer with 15 native canopy trees per 100 linear feet, 14-feet in height, 4-inch caliper at 12-inches from ground height; and,
- a double staggered hedge row, 48 inches in height at time of planting maintained at 60- inches; and,
- native ground cover, one gallon container size, planted three-feet on center.

22. RIGHT OF WAY BUFFER

Prior to local development order approval, the development order plans must depict a 50-foot ROW buffer to include at a minimum the following:

- All native trees a minimum 4-inch caliper, must be preserved.
- hand removal of exotics must be utilized, any mechanical clearing may occur with prior approval by Environmental Sciences staff; and,
- after exotic removal the 50-foot buffer must contain a minimum of 15 native trees per 100 linear feet; and,

- additional trees must be planted if after exotic removal portions of the buffer area has less than 15 trees per 100 linear feet; and,
- trees must be planted or retained at a one-to-one ratio with no credits applied; and,
- general trees planted within this area must not be used to meet the 15 trees per 100 linear feet; and
- the buffer trees must be planted at 14-feet in height, 4-inch caliper at 12-inches from ground height, with a 4-foot spread; and,
- a retaining wall separating the parking area from the 50-foot buffer; and
- no impacts to mature native trees except that which occurs due to the construction, within 5- feet of the retaining wall; and,
- 18 shrubs per 100 linear feet planted at 24-inches and maintained at 36-inches planted along the retaining wall adjacent to the parking area.

Second, please see the applicant's "List of Deviations and Justifications." It includes a request for Deviation 1 (which is in the staff report, recommended for approval.). It also includes four additional deviations from Chapter 30 of the Land Development Code. The applicant proposes to locate a sign for Faith Assembly of God of North Fort Myers on the subject property. See the attached drawings. The deviations are similar in nature to those approved by the Hearing Examiner for VAR2008-00036. Please see the attached Hearing Examiner decision and staff report.

Staff needs to review these deviations and we will be prepared to discuss this matter further at the public hearing on Friday the 23rd. Thank you.

ATTACHMENTS

CC. Doug Griffith, Environmental Sciences
Mary Zettel, Code Enforcement
Fred Drovdic, for the Applicant



**EXHIBIT D-7-Q
LIST OF DEVIATIONS AND JUSTIFICATION**

BAYSHORE 57 MPD

Rezoning from AG-2 to MPD
STRAP#: 20-43-25-00-00003.3000
7401 Bayshore Rd, North Fort Myers, FL 33917

DEVIATION 1

Deviate from LDC§10-285 - Requiring a 330 foot intersection separation on collector roads to allow a 300 foot separation on Samville Road from the project access road.

Justification: As part of the redesign of Samville Road the farthest possible project entrance from Bayshore Road is at the peak of the new curve on Samville Road.

DEVIATION 2

Deviate from Land Development Code §30-153(2)a(1)ii: restricting the number of permanent signs in commercial areas for multiple-occupancy complexes to one ground mounted identification sign along any street frontage of 330 feet or less and a second sign when the frontage is greater than 330 feet, to allow a third ground mounted identification signs along the Bayshore Road frontage of the project.

DEVIATION 3

Deviate from Land Development Code §30-153(2)a(1)ii: restricting the total sign area to not exceed 300 square feet, to allow 300 square feet for the Bayshore 57 project and an additional 31 square feet as approved under VAR2008-00036 for a total of 331 square feet.

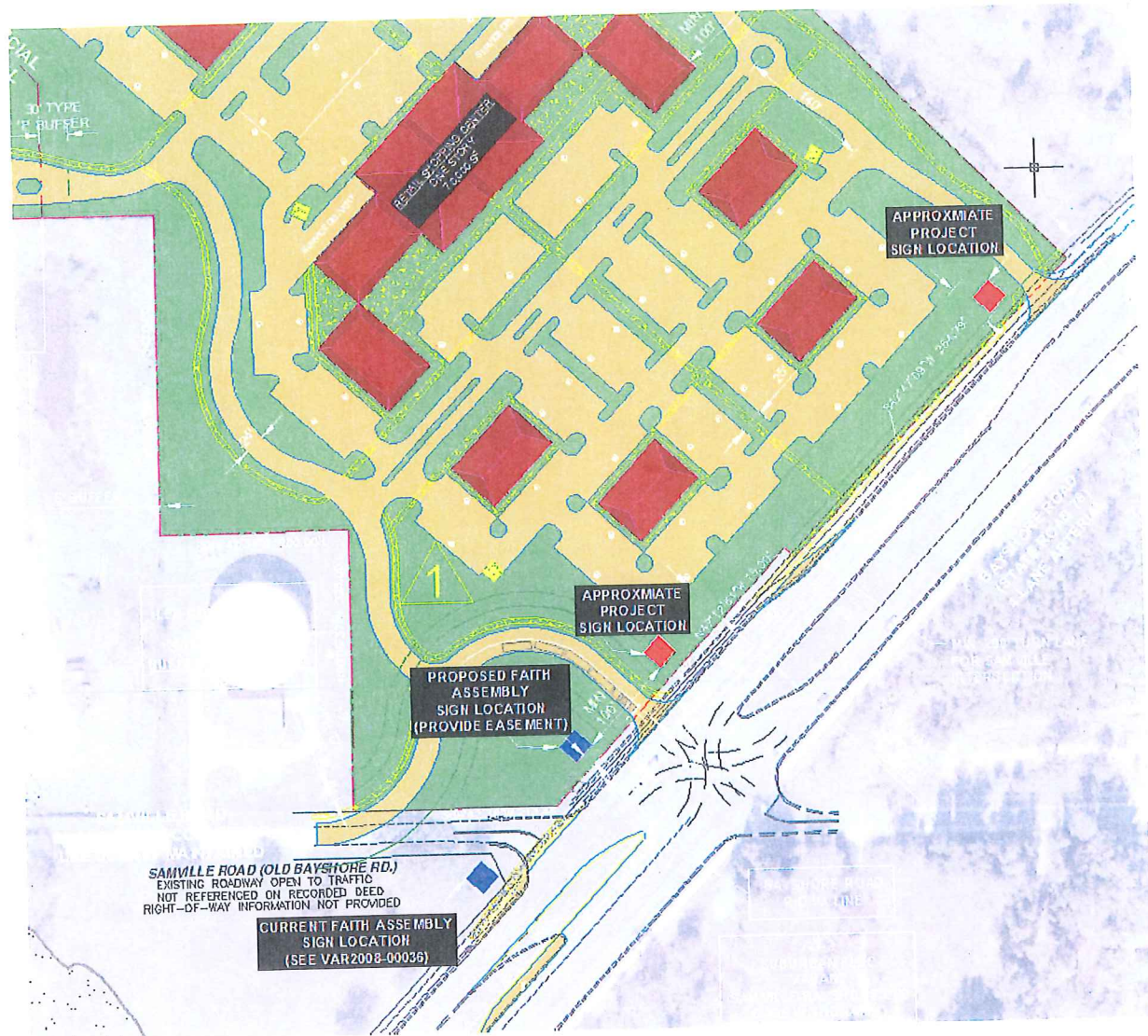
Justifications: The third sign is to accommodate a sign for the church. The future realignment of Samville Road has effectively moved the Bayshore/Samville intersection. This will cause the placement of the church's sign on there own property to be a significant distance from the intersection. This will reduce the signs usefulness. Because of this unintended "harm" the applicant has agreed to provide the church a sign easement within the project allowing their sign to be placed close to the redesign intersection.

The church's sign was approved as a variance in 2008 as case VAR2008-00036. Full rendering were provided within that package. An exhibit is attached to this document highlighting the location of the sign.

Environmental Sciences has conditioned the area where the proposed sign is to be placed that the area only be used for conservation, buffers and the sign.



The church sign and the closest sign for the project will be a minimum of 100 feet apart to ensure proper sign proliferation along Bayshore Road.





DEVIATION 4

Deviate from Land Development Code §30-94(h) which allows a maximum interior angle for double-faced signs of 30 degrees, to allow an interior angle of 133 degrees as approved under VAR2008-00036.

Justification: VAR2008-00036

DEVIATION 5

Deviate from Land Development Code §30 Division 3. Off-site signs which are only allowed for . . . ,to allow one for a church as approved under VAR2008-00036 separated by a minimum of 100 feet of Bayshore Road frontage from any ground mounted sign in the Bayshore 57 project.

Justification: VAR2008-00036

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER DECISION

VARIANCE: VAR2008-00036
APPLICANT: FAITH ASSEMBLY OF GOD OF NORTH FORT MYERS, INC.,
in reference to FAITH ASSEMBLY OF GOD OF NORTH FORT MYERS
HEARING DATE: NOVEMBER 20, 2008

I. APPLICATION:

Filed by FAITH ASSEMBLY OF GOD OF NORTH FORT MYERS, INC., 6950 Bayshore Road, North Fort Myers, Florida 33917 (Applicant); JOHNSON ENGINEERING, INC., c/o DEBRA L. PENDLEBURY, 2122 Johnson Street, Post Office Box 1550, Fort Myers, Florida 33902 (Agent); FAITH ASSEMBLY OF GOD OF NORTH FORT MYERS, INC., A FLORIDA NON-PROFIT CORPORATION, c/o PHILIP W. GOSS, PRESIDENT, 6950 Bayshore Road, North Fort Myers, Florida 33917 (Owner).

Request is for four Variances in the Agricultural (AG-2), Light Industrial (IL), and Commercial (C-1A) zoning districts from:

A) Lee County Land Development Code (LDC) Section 30-152(3), which allows a maximum of one permitted ground-mounted or wall-mounted identification sign and one directory sign, to allow two ground-mounted signs and wall-mounted signage; and

B) Lee County Land Development Code Section 30-152(3)a., which allows a maximum sign area of 32 square feet per sign face, to allow a total of 150 square feet for two ground-mounted identification signs and 800 square feet each for two wall-mounted signs; and

C) Lee County Land Development Code Section 30-152(3)c., which allows a maximum height of ground-mounted signs of six feet, to allow one sign at 12.33 feet and one sign at 16.75 feet in height; and

D) Lee County Land Development Code Section 30-94(h), which allows a maximum interior angle for double-faced signs of 30 degrees, to allow an interior angle of 133 degrees.

The subject property is located at 7301 Bayshore Boulevard and 7300 Samville Road, North Fort Myers Planning Community, Section 29, Township 43 South, Range 25 East, Lee County, Florida (District #4).

The Strap numbers as furnished by the Applicant are: 29-43-25-00-00001.0030 and 29-43-25-00-00001.0000.

II. STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Josh Overmyer. The Staff Report is incorporated herein by this reference.

III. HEARING EXAMINER DECISION:

The undersigned Lee County Hearing Examiner **APPROVES** the Applicant's request for Variances from:

A) Lee County Land Development Code (LDC) Section 30-152(3), which allows a maximum of one permitted ground-mounted or wall-mounted identification sign and one directory sign, to allow two ground-mounted signs and wall-mounted signage; and

B) Lee County Land Development Code Section 30-152(3)a., which allows a maximum sign area of 32 square feet per sign face, to allow a total of 150 square feet for two ground-mounted identification signs and 800 square feet each for two wall-mounted signs; and

C) Lee County Land Development Code Section 30-152(3)c., which allows a maximum height of ground-mounted signs of six feet, to allow one sign at 12.33 feet and one sign at 16.75 feet in height; and

D) Lee County Land Development Code Section 30-94(h), which allows a maximum interior angle for double-faced signs of 30 degrees, to allow an interior angle of 133 degrees.

All for the real estate described in Section VIII. Legal Description WITH THE FOLLOWING CONDITIONS:

A. CONDITIONS

1. The subject property is limited to four identification signs, two as ground-mounted signs and two wall-mounted signs.

2. The two ground-mounted signs must be in substantial compliance with the 12-page "Faith Assembly of God Signage Plans." A reduced copy is attached as **Exhibit B**.

3. The maximum height for the ground-mounted signs shall be 12.33 feet for the sign at the Northeast corner of the site, and 16.75 feet for the double-faced sign at the Southeast corner of the site.

4. The double-faced sign at the southeast corner of the site shall not have an interior angle of separation greater than 133 degrees.

5. The two wall-mounted identification signs may not exceed an area greater than three percent (3%) of the wall area for each sign.

IV. HEARING EXAMINER DISCUSSION:

This is an application for four variances from the Lee County Land Development Code, for a 33.85-acre parcel, at 7301 Bayshore Road and 7300 Samville Road, in North Fort Myers. The specific variance requests are from:

1) Lee County Land Development Code Sec. 30-152(3), which allows a maximum of one permitted ground-mounted or wall-mounted sign, and one directory sign. Applicant requests two ground-mounted signs, wall-mounted signage, and directory signage.

2) Lee County Land Development Code Sec. 30-152(3)a., which allows a maximum sign area of 32 square feet. Applicant requests a total of 148 square feet for two ground-mounted signs, and 800 square feet each for two wall-mounted signs.

3) Lee County Land Development Code Sec. 30-152(3)c., which allows a maximum height for ground-mounted signs of six feet. Applicant requests a height of twelve-feet four-inches for one sign, and sixteen-feet nine-inches for a second ground-mounted sign.

4) Lee County Land Development Code 30-94(h), which restricts the maximum central angle for a double-faced sign, to no more than 30 degrees. Applicant request double-faced sign of 133 degrees of central angle.

The authority of the Hearing Examiner to grant variances is set forth in Lee County Land Development Code Section 34-145(B)(4)(a) and (b) and then subject to the conditions or standards set forth in Lee Count Land Development Code Section 34-145(B)(3).¹

The subject property is currently within Agricultural (AG-2), Light Industrial (IL), and Commercial (C-1A) zoning districts. It is within the North Fort Myers Planning Community, and is occupied by a place of worship, the Faith Assembly of God of North Fort Myers - North Campus. This use is permitted, by right, in the cited zoning districts. The church is accessed

¹ Lee County Land Development Code (LDC) Section 34-145(B)(4)(a) and (b):

a. The hearing examiner has the authority to grant, deny, or modify any request for a variance from the regulations and restrictions of this Code; provided, however, that no use variance as defined in this chapter, or any variance from definitions or procedures set forth in any ordinance, may be granted.

b. In reaching his decision, the hearing examiner has the authority to attach conditions and requirements necessary for the protection of the health, safety, comfort, convenience and welfare of the public. The conditions or requirements must be reasonably related to the variance requested.

Lee County Land Development Code Section 34-145(b)(3):

First, that there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question.

Second, that the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. [Actions lawfully taken by the applicant preceding the adoption of the ordinance will not be considered self-created].

Third, that the variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property.

Fourth, that the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Fifth, that the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make in more reasonable and practical to amend the ordinance.

from Williams Road to the west and Samville Road to the north. No access is available from Bayshore Road. The property is in the Suburban future land use category.²

Bayshore Road marks the eastern boundary of the subject site. Vacant Agricultural (AG-2) zoning districts are across that roadway. The parcel's west boundary is Williams Road. Again, AG-2 zoning districts are across that road. North is Samville Road, across from which is the Bayshore Elementary School, a water tank, and IL zoning with an office, storage, and a wireless communication facility. Finally, south is a small C-1A property, at the intersection of Williams Road and Bayshore Road, with a billboard.

They will retain most of the undeveloped portions of the project, as indigenous preserve and open space. This precludes most of the church building from being viewed by the traveling public, along Bayshore Road. The proposed signage is designed to provide an aesthetically pleasing method for visitors to find the entrances to the church.

The configuration of the property, and location along a state road, with a posted speed limit of 50 miles per hour, make it difficult to find the intersections at Williams Road and Samville Road, and get to the project site. The existence of a curve, northeast of the site, exacerbated the difficulty in locating the property. Additional height and sign area is necessary for visibility along Bayshore Road.

The roads between the subject property, and any nearby residential property, lessens the impact of a large sign. Lighting for the proposed signs will be low voltage and/or colored in source, allowing the viewing of the signs, at night, without spotlights or other high intensity lighting.

The Lee County Land Development Code will allow a single ground-mounted or wall-mounted sign for this property, not to exceed six feet in height nor 32 square feet in size. A double-faced, ground-mounted, identification sign is permitted, but cannot be fanned out in a way that allows both faces viewed at once.

The Applicant's Proposed Signage Plan, **Exhibit B** hereto, depicts four identification signs. Two are ground-mounted and the other two wall-mounted. One ground-mounted sign, will be at the northeast corner of the site, and is 31 square feet in area. The other proposed double-faced, ground-mounted sign, will be 117 square feet in area. It will be erected at the southeast corner of the property. The latter sign is 58± square feet in area, with each face of the sign being identical.

The two wall-mounted signs, are proposed with 800 square footage of sign area. They will be located on the west and north sides of the existing church building. Staff has noted that, 800 square feet is approximately 28 feet x 28 feet square, or 20 feet high x 40 feet wide, or 10 feet high x 80 feet wide. Staff's position is that this is far too large. They have

The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.

recommended approval of the two signs, but at a size not to exceed three-percent (3%) of the wall area, on which they are placed. The Hearing Examiner agrees.

The Applicant has proposed a height of 12' 4" and 16' 9" for the two ground-mounted signs at the Northeast and Southeast corners of the subject property. The Lee County Land Development Code allows a maximum height of six feet for these types of signs. The additional height is necessary in these locations. The actual heights of the signs, excluding a decorative cross accessory attached to each monument sign, are 9' 4" and 12' 8-1/4", respectively. The extra height, and square footage, on the two signs has been requested because of the speed limit on Bayshore Road and the curve northeast of the property, which affects a motorists' ability to see a smaller and shorter sign for identification purposes. The proposed signs will meet Lee County Land Development Code Section 30-152(3)b. minimum required setbacks of 15 feet from all property boundaries.

The Applicant's request is consistent with the uses anticipated in the Suburban future land use category is described in Lee County Comprehensive Plan Policy 1.1.5. (See Footnote 1).

The request is also consistent with Lee County Comprehensive Plan 2.1.3.³

The undersigned Hearing Examiner finds that the requested variances meet the criteria necessary for approval, as set forth in County Land Development Code. They are also consistent with the Lee County Comprehensive Plan. The variances requested are compatible with neighboring properties. Consequently, this Hearing Examiner approves the requested variances to Lee County Land Development Code Sections 30-152 and 30-94, subject to the conditions set forth herein. In compliance with Section 3.1 of Lee County Administrative Code AC-2-6, the undersigned Hearing Examiner conducted a site visit to the subject real property prior to issuing this decision.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. There are exceptional or extraordinary conditions or circumstances inherent to the property in question. Specifically, the property is unusually shaped, and has large areas of on-site indigenous preservation areas, that restrict the visibility of the Place of Worship and the possible locations for identification signs.

B. The exceptional or extraordinary conditions or circumstances are not the result of actions of the Applicant taken subsequent to the adoption of the ordinance. The unusual shape and existence of on-site indigenous preservation areas are not of the Applicants actions in developing the site.

3

Lee County Comprehensive Plan Policy 2.1.3:

All land use categories and Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.

C. Application of the County regulations to the subject property places an unreasonable burden on the Applicant in question to their property.

D. The granting of the variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

E. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced himself and announced the case. Since there were no members of the public present, the Assistant County Attorney, Dawn Perry-Lehnert, did not make any opening comments or explain the public hearing process. At this time, the Hearing Examiner placed all the participants under oath and asked the Applicant to proceed.

The Applicant's representatives, Laura Herrero, Michael Ekblad, and Debi Pendleberry, with Johnson Engineering, introduced themselves. Ms. Pendleberry stated her resume was on file with the Hearing Examiner's Office and asked to be accepted as an expert witness in planning and zoning matters, as she has been in the past. After hearing no objections from Staff, the Hearing Examiner accepted her as such.

Ms. Pendleberry began the Applicant's presentation by stating the subject property consisted of 34 acres that are located at the intersections of Bayshore Road, Samville Road, and Williams Road, in North Fort Myers. It is currently zoned Commercial (C-1A), Agricultural (AG-2), and Light Industrial (IL), which do allow Places of Worship. It is also located in the Suburban future land use category of the Lee County Comprehensive Plan. Even though, the Lee County Comprehensive Plan doesn't specifically address signage, Policy 2.1.3 states all land use categories, except wetlands, do permit places of worship as long as they meet the objectives and goals of the Lee County Comprehensive Plan.

The original Faith Assembly of God project was originally approved by Development Order #DOS98-08-056.00D on December 14, 1998. The project consisted of five phases. Only one of those five phases has been constructed and certified. That phase consists of the main sanctuary, which is approximately 41,300 square feet, and the associated parking (430 parking spaces). The facility has been utilized since about 2002 or 2003. Previous to that time, the church was located just south of this facility, on the east side of Bayshore Road, which they still own and use for administrative offices.

The surrounding uses to the north consist of Samville Road, Bayshore Elementary School, a communication facility with office and storage, a water storage tank. To the east of the property is Bayshore Road, and then vacant agricultural property. To the west of the property is Williams Road, and then vacant agricultural/farmland property. To the south, there is C-1A zoned property with an existing billboard (380 square feet & 30 feet tall).

Ms. Pendleberry stated the proposed requests are for four variances from the Lee County Land Development Code Section 30, regarding Places of Worship. The first variance is to allow two ground mounted signs (one at the northern property line & one at the southern property line). They are also requested two wall mounted signs and directory signage, as well.

The second variance request is to allow a 148-square-foot ground signs, and a 31-square-foot double-faced ground sign. They are also requesting wall signs that are approximately 240 square feet of sign per 8,000 square feet of wall on a rectangular building, and then some additional directory signage.

The third variance request is to allow their southern monument sign to be 16.75 feet high, and the northern monument sign to be 12.33 feet tall.

The fourth variance request is to allow the angle of the southern monument double-faced sign to be 133 degrees.

Continuing, Ms. Pendleberry stated Lee County Land Development Code Section 34-145 b)3) requires that justification and criteria be met in order to obtain variance approval. She believed there were several exceptional conditions that justify the approval of the proposed variances.

The first was the unusual configuration of the subject property and it being surrounded by three separate roadways (Williams Road, Samville Road, and Bayshore Road). The second exceptional condition to the subject property, and probably the largest, is the three indigenous preserve/conversation areas on the site. Even though it is beautiful, it does create a natural shield from the traveling public, so it restricts the visibility of anybody that drives by and is looking for the facility. There is only a small window where the church can be seen from Bayshore Road, which she pointed out on the aerial photograph. Most of the time churches are tall with large architectural features, steeples, and/or crosses that can be seen from a distance. That type of view is not available on this site because of all the indigenous vegetation. The last extraordinary condition is related to Bayshore Road and its speed limit is posted at 50 mph. There is also a large curve that occurs right before the property and then also as you go by the property, so there is not a lot of time if you miss the first entrance. The project is not directly accessed from Bayshore Road. It is only accessed from Samville Road or Williams Road. So, if you're not aware of the church's location, it is difficult to find without identification and directory signs along a highway with a 50 mph speed limit.

The second exceptional condition was that the conditions on the subject property were not the result of any the Applicant has done. The irregular shape, the roadways, the indigenous preserve, the rate of speed, and the curvature of the road had nothing to do with anything the Applicant has done to the property. She referred to an exhibit and pointed out different view corridors at the northern and southern property lines, which would demonstrate how the church building cannot be seen from Bayshore Road.

Lastly, Ms. Pendleberry expressed her belief that the proposed variance requests were the minimum variances to meet and provide relief to the Applicant. She referred to the southern monument sign rendering and stated the requested sign height and sign area was very minimal to relieve the Applicant. They need the extra sign height because of the large billboard on the adjacent property. She then referred to the northern monument sign rendering that depicted low landscaping and soft colors that blend in with landscaping.

In response to the Hearing Examiner's inquiry, Ms. Pendleberry stated the northern monument sign will be 12.33 feet to top of the cross, and the southern monument sign will be 16.75 feet tall.

Ms. Pendleberry stated the fence surrounds the signage areas to draw the property together, noting that it does not run the entire length of Bayshore Road.

The approval of the proposed variances will not have any detrimental effects on the surrounding neighborhoods or the public in general. It will actually aid the congregation in finding the church and travel safely to the church. It will also help cease the U-turn movements that many vehicles make on their travels to the church.

Lastly, Ms. Pendleberry stated the final justification related to the specific conditions to the subject property. There would be no need to amend the Land Development Code because its circumstances are unique.

This Faith Assembly of God church has been a strong member of the community and extremely viable. They have between 500 and 950 members, depending on the time of year. One of their primary concerns is the safety of their members and visitors coming to and leaving the church. However, at the same time, they want to maintain the tranquil calming effect of the property. So, all they need is just some clear identification and directory signage to get members and visitors to the site safely. She noted that the ground signs will have low voltage and only the letters will light up during the night, so they won't affect the roadway or neighbors. The Applicant did present their request to the North Fort Myers Design Review Panel on August 3, 2008, where they obtained unanimous approval of the requests.

For housekeeping purposes, the Hearing Examiner accepted and labeled the photographs and diagrams (seven sheets) that Ms. Pendleberry had been referring to as Applicant's Composite Exhibit 1.

At this time, Laura Herraro, Ecologist with Johnson Engineering, introduced herself as an Applicant's representative. She has been accepted as an expert witness in environmental permitting and ecosystems in Southwest Florida in the past, and asked to be accepted as such in this case. After hearing no objections from Staff, the Hearing Examiner accepted her as such.

Ms. Herraro wanted to discuss the extraordinary circumstances of the subject property a little further than Ms. Pendleberry had mentioned earlier. The three indigenous on-site preserves are beautiful primarily forested preserves that have a potential to provide habitats for some of the listed species in the area. So, they are definite positives for the subject property, but at the same time present a slight detriment with regards to people being able to physically access the church in a safe manner.

As part of the review process, they made sure that the locations of the signs and areas that they would be impacting did not have any detrimental impacts to a significant amount of native vegetation and listed species on site. They performed a site analysis and an updated protected species survey. They did remove a small percentage of the southern corner out of the previously indigenous vegetation area for the sign location. It will not impact any of the major trees. That area consisted of mainly herbaceous vegetation. The northern sign is not proposed in the area of indigenous vegetation. The little dots on the survey represent gopher tortoises that were located on the site, but there were no gopher tortoises within at least 50 feet from the proposed sign location. So there will be no detrimental effects to the listed species located in that area.

The removal of the small amount of indigenous vegetation, which is crosshatched on the survey, created approximately 21,640 square feet to accommodate the proposed signage. The subject property provided a lot more indigenous preserve areas than what the County required. They were only required to provide 221,194 square feet of indigenous preserve area. However, even with the amount that was removed for the signage, they are still providing 341,872 square feet.

After a brief discussion regarding access to and from Bayshore Road, it was determined that right-out access was approved, but it was not being utilized at this time.

At this time, Josh Overmyer, a Planner with Community Development, introduced himself and stated his resume was on file with the Hearing Examiner's Office. He asked to be accepted as an expert witness in land use planning matters, as he has been many times in the past. After hearing no objections from the Applicant's representatives, the Hearing Examiner accepted him as such.

The Applicant has requested four variances in the AG-2, IL & C-1A zoning districts to permit a series of signs on the subject property, including two signs on Bayshore Road at the northeast and southeast corners of the property and two wall signs on the church facing Samville and Williams Road.

The reason the requests were made is because the subject property is approximately 33.85 acres in size and is covered, in large part, by on-site indigenous preservation areas, which restricts the visibility of the church on the property. Additional signage with additional height, due to the post speed limit and configuration of Bayshore Road, will help motorists safely locate the church. The interior angle separation for the southeastern sign, mimics the angle of the subject property in that corner along Bayshore Road.

The subject property is located on Bayshore Road, Samville Road, and Williams Road. Across Bayshore Road, to the east, is a vacant AG-2 zoned property. To the north, across Samville Road, is Bayshore Elementary and a water tank (both zoned AG-2), and another property with an office, storage, and community facility is zoned IL. To the west, across Williams Road, is AG-2 zoned property with single-family residences and grazing lands. To the south, is a small C-1A zoned property with a billboard.

Staff has recommended approval of the variances requests with five conditions, as outlined in the Staff Report, because they are consistent with the Lee County Comprehensive Plan and compatible with the surrounding area. The subject property is located in the Suburban future land use category of the Lee County Comprehensive Plan. He noted that signs are not regulated by the Lee County Comprehensive Plan.

He received two phone call regarding the proposed variance requests. One caller was concerned about the lighting of the signage because she didn't want a brightly lit billboard. The other caller was the billboard owner who wondered why the proposed signs were not being located at an entrance point.

In conclusion, the Hearing Examiner asked if the Applicant had read and agreed with the five conditions that were proposed by Staff. Ms. Pendleberry stated they had read the conditions and the Applicant agreed with each of them.

For housekeeping purposes, the Hearing Examiner accepted an aerial photograph into the hearing record and labeled it as Staff's Exhibit 1. He then stated he would conduct a site visit prior to rendering his decision in this case. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

ADDITIONAL COUNTY STAFF:

1. Dawn Perry-Lehnert, Assistant County Attorney, P. O. Box 398, Ft. Myers, Florida 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VI.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER DECISION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Lee County Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the hearing examiner or any county commissioner [or their staff]. . . . [Lee County Land Development Code Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the hearing examiner action which is the subject of the unauthorized communication. [Lee County Land Development Code Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [Lee County Land Development Code Section 1-5(c)]

XI. APPEALS:

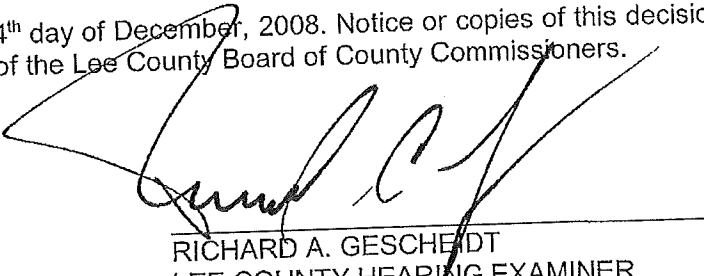
This Decision becomes final on the date rendered. A Hearing Examiner Decision may be appealed to the Circuit Court in Lee County. Appeals must be filed within thirty (30) days of the date the Hearing Examiner Decision is rendered. Appeal is by Petition for Writ of Certiorari in accordance with Lee County Land Development Code Section 34-146.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A. A complete verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

This decision is rendered this 4th day of December, 2008. Notice or copies of this decision will be delivered to the offices of the Lee County Board of County Commissioners.



RICHARD A. GESCHEIDT
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/533-8100
Facsimile: 239/485-8406

S:\2008\7603\Survey\PARCEL 3 SKETCH.dwg (LEGAL) gfm Sep 10, 2008 - 4:24pm

FAITH ASSEMBLY OF GOD OF NORTH FORT MYERS

PARCEL LYING IN
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW-1/4) OF SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE RUN
S 00° 14' 32" E ALONG THE WEST LINE OF SAID SECTION FOR 30.01 FEET TO THE
POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, DEPARTING SAID SECTION LINE, RUN ALONG
THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO LEE COUNTY AND
DESCRIBED IN OFFICIAL RECORD BOOK 388, PAGE 423, IN THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA, THE FOLLOWING COURSES: N 89° 34' 55" E FOR 506.71 FEET;
S 39° 25' 05" E FOR 99.19 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE;
NORTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A
RADIUS OF 505.00 FEET (DELTA 24° 17' 47") (CHORD BEARING N 59° 19' 45" E) (CHORD
212.55 FEET) FOR 214.15 FEET TO AN INTERSECTION WITH THE NORTH LINE OF
SAID SECTION 29; THENCE RUN N 89° 34' 55" E ALONG SAID LINE FOR 978.08 FEET
TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BAYSHORE ROAD
(SR 78); THENCE RUN S 42° 40' 25" W ALONG SAID RIGHT-OF-WAY LINE FOR 29.73
FEET TO AN INTERSECTION THE NORTHERLY LINE OF A RIGHT-OF-WAY TAKING
FOR BAYSHORE ROAD (SR 78) DESCRIBED AS PARCEL 110(C) IN INSTRUMENT
NUMBER 2005000060466, IN SAID PUBLIC RECORDS; THENCE RUN ALONG THE
NORTH AND WEST LINE OF SAID RIGHT-OF-WAY TAKING THE FOLLOWING
COURSES: S 89° 35' 52" W FOR 45.00 FEET; S 23° 51' 52" E FOR 35.83 FEET TO AN
INTERSECTION WITH SAID RIGHT-OF-WAY LINE OF BAYSHORE ROAD; THENCE
RUN S 42° 40' 25" W ALONG SAID RIGHT-OF-WAY LINE FOR 2,129.91 FEET TO AN
INTERSECTION WITH THE NORTH LINE OF AN ACQUISITION PARCEL FOR SAID
BAYSHORE ROAD DESCRIBED AS PARCEL 116, IN OFFICIAL RECORD BOOK 3860,
PAGE 3063, IN SAID PUBLIC RECORDS; THENCE RUN S 89° 59' 33" W ALONG THE
NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF A PARCEL OF LAND
DESCRIBED IN INSTRUMENT NUMBER 2007000273553, IN SAID PUBLIC RECORDS
FOR 229.52 FEET TO AN INTERSECTION WITH SAID WEST LINE OF SECTION 29;
THENCE RUN N 00° 14' 32" W ALONG SAID WEST LINE FOR 1,578.32 FEET TO THE
POINT OF BEGINNING.

PARCEL CONTAINS 1,549,320 SQUARE FEET OR 35.57 ACRES, MORE OR LESS.
SUBJECT TO THE RIGHT-OF-WAYS OF WILLIAMS ROAD AND SAMVILLE ROAD.

BEARINGS HEREIN ABOVE MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF
FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE WEST LINE OF THE NORTHWEST
QUARTER (NW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA,
AS BEARING N 00° 14' 32" W.

VAR 2008-00036

RECEIVED

SEP 11 2008

COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by col 9-11-08

NOT VALID WITHOUT SHEET 2 OF 2

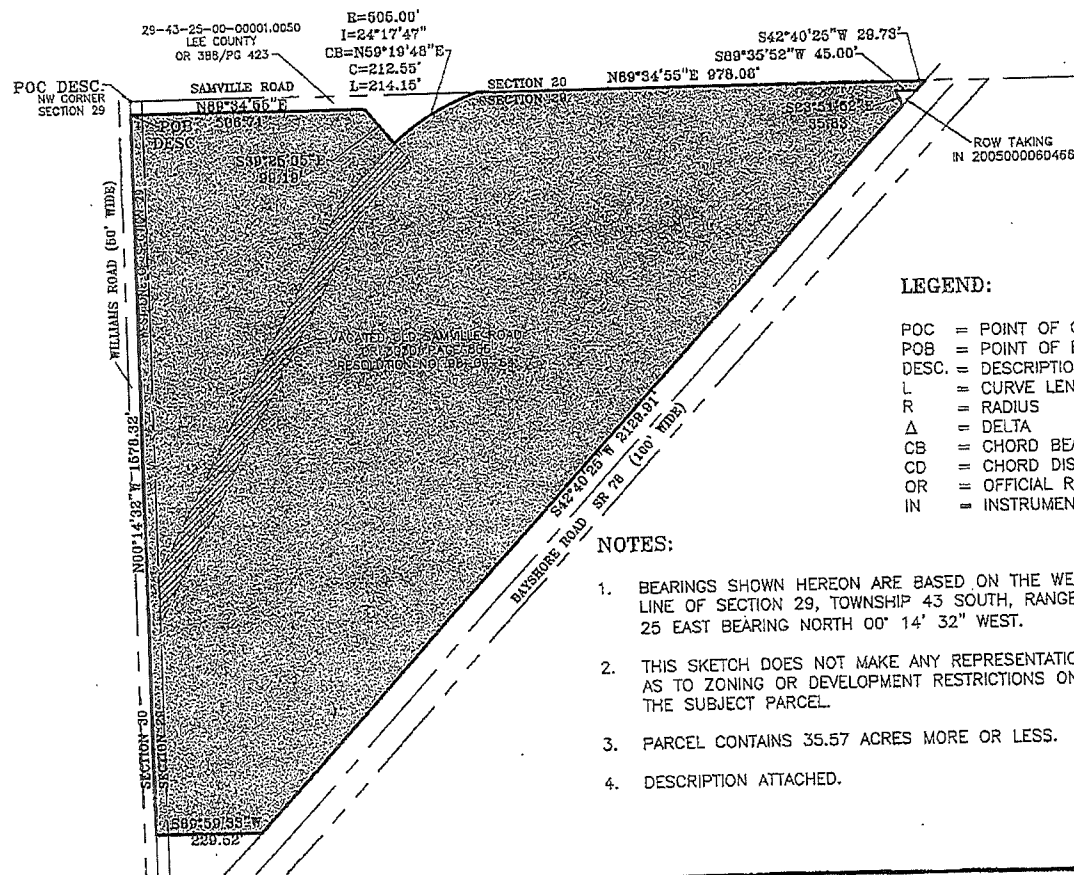
FAITH ASSEMBLY OF GOD
LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3861
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/09/08	20087603	29-43-25	As Shown	1 OF 2



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
DESC. = DESCRIPTION
L = CURVE LENGTH
R = RADIUS
 Δ = DELTA
CB = CHORD BEARING
CD = CHORD DISTANCE
OR = OFFICIAL RECORDS BOOK
IN = INSTRUMENT NUMBER

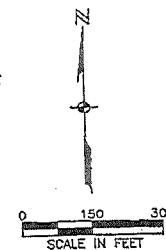
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARING NORTH 00° 14' 32" WEST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 35.57 ACRES MORE OR LESS.
4. DESCRIPTION ATTACHED.

VAR 2008-00036

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SEP 14 1961

SEP 11 2000

COMMUNITY DEVELOPMENT



THIS IS NOT A SURVEY

KEVIN R. RISCASSI (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

DATE SIGNED: SEP 10 2009
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

FAITH ASSEMBLY OF GOD
LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/09/08	20087603	29-43-25	As Shown	2 OF 2

FAITH ASSEMBLY OF GOD SIGNAGE PLANS

SECTION 29, TOWNSHIP 43 S, RANGE 25 E

Lee County, Florida

SEPTEMBER, 2008

INDEX OF PLANS

SHEET NO.	DESCRIPTION
L-01	OPEN SPACE DIAGRAM
L-02	MONUMENT SIGN & COLUMN LAYOUT PLAN
L-03	SOUTHERN MONUMENT SIGN DIMENSIONS
L-04	NORTHERN MONUMENT SIGN DIMENSIONS
L-05	MONUMENT SIGNAGE SPECIFICATIONS
L-06	DECORATIVE COLUMN DETAILS
L-07	CONCEPTUAL RENDERING FOR SOUTHERN MONUMENT SIGN
L-08	CONCEPTUAL RENDERING FOR NORTHERN MONUMENT SIGN
L-09	PROPOSED SIGNAGE SQUARE FOOTAGE
L-10	LANDSCAPE PLAN
L-11	LANDSCAPE NOTES & DETAILS

VAK 2008-00036

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SEP 11 2008

COMMUNITY DEVELOPMENT

FaithAssembly
WWW.FAITHINFM.COM
NORTH CAMPUS • 7101 BAYSHORE

LANDSCAPE PLAN
LANDSCAPE ARCHITECT OF RECORD: JONATHAN L. ROHINE

FLORIDA LICENSE NO.: LA-0000881

DATE: _____

JOHNSON
ENGINEERING

2122 30400TH STREET
P.O. BOX 1850
FORT MYERS, FLORIDA 33602-1850
PHONE (239) 334-0246
FAX (239) 334-3801
E-MAIL JLR@JLR-PAID

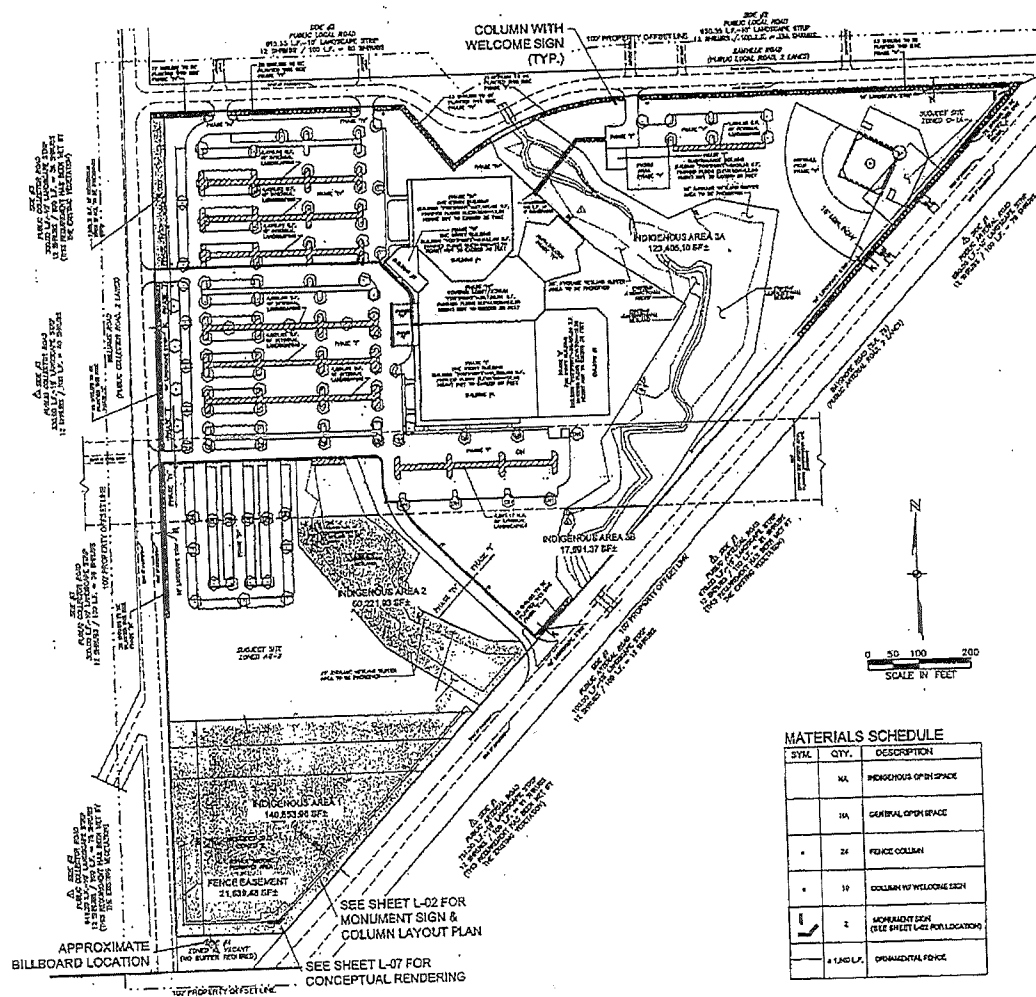
REVISIONS		DATE
NO.	DESCRIPTION	BY
1	Change description	
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DATE	APRIL 2004
PROJECT NO.	2004-00036
CLIENT	FAITH ASSEMBLY OF GOD
SCALE	AS SHOWN
SHEET NUMBER	L-01

VAR 2008-00036

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 SEP 23 2008

COMMUNITY DEVELOPMENT



REQUIRED DEVELOPMENT CALCULATIONS

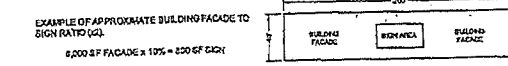
OPEN SPACE CALCULATIONS	
TOTAL SITE AREA	= 1,474,823.00 SF +/-
REQUIRED GENERAL OPEN SPACE (30% OF 1,474,823.00 SF)	= 442,387.17 SF +/-
GENERAL OPEN SPACE PROVIDED (EXCLUDING GRASS PARKING)	= 672,501.70 SF +/-
REQUIRED INDIGENOUS OPEN SPACE (50% OF 442,387.17)	
INDIGENOUS OPEN SPACE PROVIDED	= 221,193.59 SF +/-
INDIGENOUS AREA 1	= 140,523.26 SF +/-
INDIGENOUS AREA 2	= 60,221.93 SF +/-
INDIGENOUS AREA 3	= 120,405.10 SF +/-
AREA A	= 17,001.87 SF +/-
AREA B	= 34,172.35 SF +/-
TOTAL INDIGENOUS AREA	= 311,723.53 SF +/-
TOTAL OPEN SPACE (GENERAL AND INDIGENOUS OPEN SPACE)	= 1,214,174.12 SF +/-
NOTE: INDIGENOUS OPEN SPACE TRANSFERRED TO GENERAL OPEN SPACE BY THE FENCE AND BARRAGE	= 21,033.43 SF +/-

ORIGINAL OPEN SPACE CALCULATION

OPEN SPACE CALCULATIONS:	
REQUIRED OPEN SPACE = (30%) * (1,474,823.00 S.F.)	= 442,387.17 S.F.
TOTAL OPEN SPACE PROVIDED (PREVIOUS, WETLAND AND CREEK AREAS, EXCLUDING GRASS PARKING)	= 665,355.33 S.F.
INDIGENOUS OPEN SPACE CALCULATIONS:	
(50%) * 442,387.17 S.F.	= 221,193.59 S.F.
TOTAL INDIGENOUS VEGETATION PRESERVED AREA	= 220,010.43 S.F.

VARIANCE REQUESTED FROM LEE COUNTY LAND DEVELOPMENT CODE SECTIONS AS FOLLOWS:

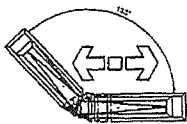
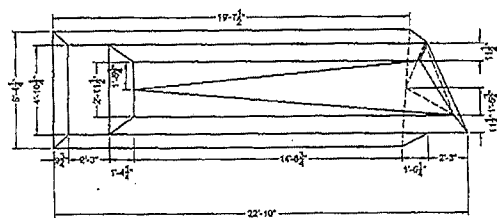
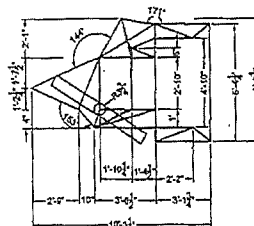
- 1.30-103(C) - PLACE OF WORSHIP PERMITTED ONE GROUND-MOUNTED OR WALL-MOUNTED IDENTIFICATION SIGN TO ALLOW TWO GROUND MOUNTED SIGNS AND WALL-MOUNTED SIGNAGE.
- 2.30-103(D) - PLACE OF WORSHIP MAXIMUM SIGN AREA SHALL BE 32 SQUARE FEET PER SIGN FACE TO ALLOW 160 SQUARE FEET OF SIGNAGE FOR TWO GROUND-MOUNTED IDENTIFICATION SIGNS AND WALL-MOUNTED SIGNAGE, AS FOLLOWS:
 - GROUND-MOUNTED SIGN AT BAYSHORE ROAD AND SAWYER ROAD 42 SF
 - GROUND-MOUNTED SIGN AT BAYSHORE ROAD AND WILLIAMS ROAD 116 SF
 - WALL-MOUNTED SIGNAGE FACING BAYSHORE ROAD 800 SF NOT TO EXCEED 10% OF WALL AREA
 - WALL-MOUNTED SIGNAGE FACING BAYSHORE ROAD 800 SF NOT TO EXCEED 10% OF WALL AREA
- 2.30-103(E) - PLACE OF WORSHIP GROUND-MOUNTED SIGNS NOT TO EXCEED SIX (6) FEET IN HEIGHT TO ALLOW:
 - GROUND-MOUNTED SIGN AT 17'-6" IN HEIGHT (BAYSHORE AND SAWYER)
 - GROUND-MOUNTED SIGN AT 16'-6" IN HEIGHT (BAYSHORE AND WILLIAMS)
- 4.30-94(1) - MAXIMUM ANGLE FOR DOUBLE-FACED SIGNS. VARIANCE REQUESTED TO ALLOW TWO DOUBLE FACED SIGNS WITH OPPOSING FACED AN INTERIOR ANGLE OF 135-140 DEGREES.



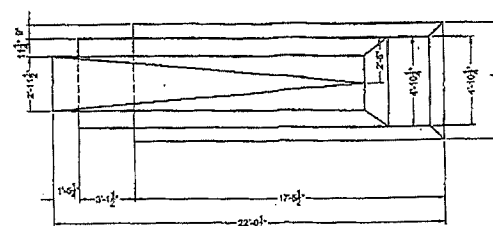
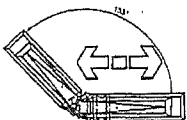
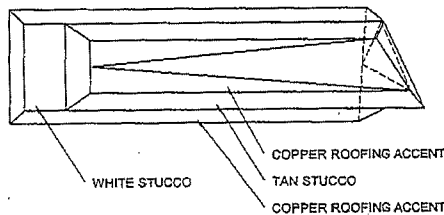
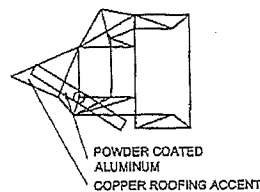
MATERIALS SCHEDULE

SYMBOL	QTY.	DESCRIPTION
1A	1	INDIGENOUS OPEN SPACE
1B	1	GENERAL OPEN SPACE
2	24	POSSIBLE COLUMN
3	10	COLUMN WITH WELCOME SIGN
4	2	MONUMENT SIGN (SEE SHEET L-07 FOR CONCEPTUAL RENDERING)
5	1	1.000 L.P. ORNAMENTAL FENCE

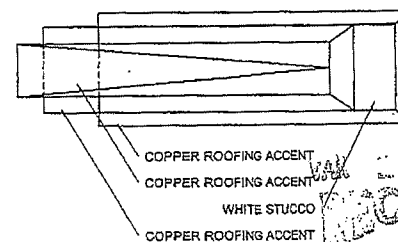
NOTE: BASE INFORMATION WAS PREPARED BY POKORNY & KAREH, INC.



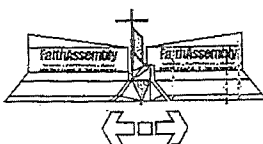
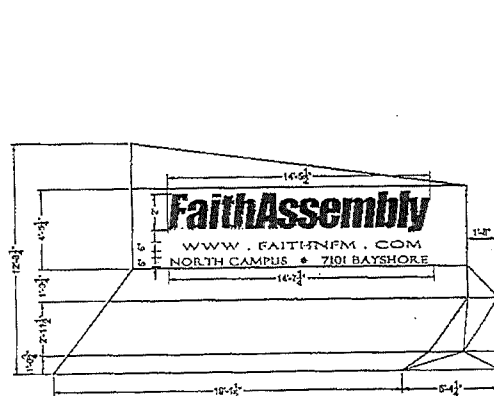
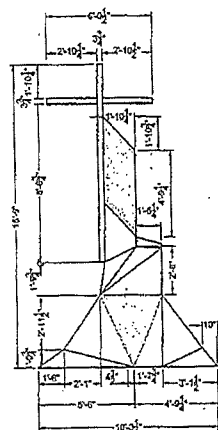
PLAN VIEW



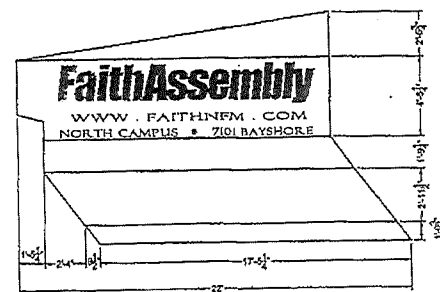
PLAN VIEW



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FRONT ELEVATION



NOTE:
1) FOR SIGN SQUARE FOOTAGE REFER TO THE
SQUARE FOOTAGE OPTIONS ON SHEET L-02.

JOHNSON
ENGINEERING

1411 JONES BLVD
P.O. BOX 1808
PORTLAND, OREGON 97208-1808
PHONE (503) 244-0402
FAX (503) 244-1801
E-MAIL: JONES@JONES.COM

JOSEPH L. ROSS
BORN 7 FEBRUARY
1904 IN LAUREL, MISSISSIPPI

Family Assembly
A Church of Christ

FAITH ASSEMBLY OF GOD
Lee County, Florida

REVISONS		DATE	REASON
NO.	DESCRIPTION		
1	Quantity Correction		

DATE: APRIL 2

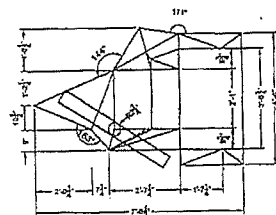
PROJECT NO. 20067440

FILE NO. 20-6

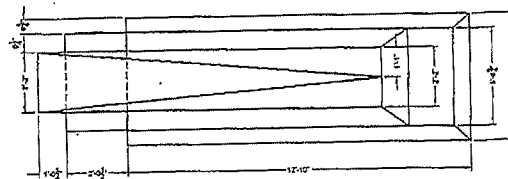
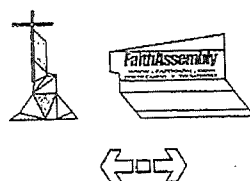
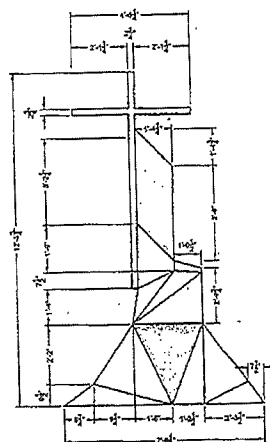
SCALE: As Sh

**SOUTHERN
MONUMENT SIGN
DIMENSIONS**

SHEET NUMBER
1-03

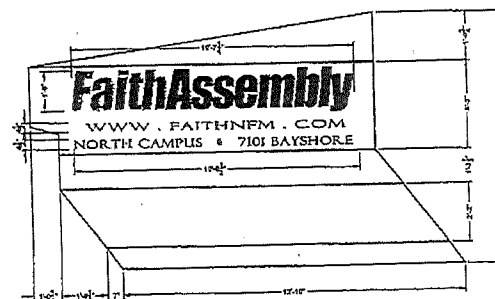


PLAN VIEW.



FRONT ELEVATION

NOTE:
1) FOR SIGN SQUARE FOOTAGE REFER TO THE
SQUARE FOOTAGE OPTIONS ON SHEET L-00



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SEP 11 2008
COMMUNITY DEVELOPMENT
FAC
VAR 2008-00
DATE
AND

ENGINEERING

814 JOHNSON STREET
#2 BOX 130
PORT MYRTLE BEACH, FLORIDA 33558
PHONE (813) 866-0400
FAX (813) 866-0401
E-MAIL: JIM@JALINC.COM

APPROVED: J. JENSEN
JAL INC.

 **Fairmash Assembly**
Fairmash Assembly, Inc.
10000 Highway 90, Suite 100
Fort Myers, FL 33907

FACTORY ASSEMBLY OF GOD
Lee County, Florida

0008
CLOPENT
0003

REVISIONS	
DATE	DESCRIPTION
1	Company Approved

DATE	APR 01
PROJECT NO.	0008/74
FILE NO.	25
SCALE	AS

NORTHERN
MONUMENT S
DIMENSION

CHEET PAGED

1-04

L-04

ALUMINUM CROSS WITH MOUNTING BRACKETS. ATTACH CROSS TO INTERIOR SUPPORT POST WITH HEX BOLT AND LOCK WASHER. BOLTS ARE LOCATED ON THE INTERIOR OF THE SIGN STRUCTURE AND BOLTED INTO THE CROSS MOUNTING BRACKETS.

MOUNTING BRACKETS (SEE DETAIL 1)

OPAQUE PLEXIGLAS PANELS, TO BE COPPER IN COLOR. BACKLIT AT NIGHT WITH LOW VOLTAGE INTERIOR LIGHT

COPPER STRUCTURE TO MIMIC PROPOSED WORSHIP BUILDING ARCHITECTURE

LIGHTING CONDUIT

SINGLE FIXTURE TO LIGHT BOTH PLEXIGLAS PANELS

9" GAP BETWEEN SIGNS
FOOTING
(SEE FOOTING DETAIL)

FRONT VIEW RIGHT PANEL

COLORLED STUCCO BANDING AND COPPER BANDING TO WRAP AROUND ALL SIDES OF THE STRUCTURE.

FaithAssembly
WWW.FAITHNFM.COM
NORTH CAMPUS • 7101 BAYSHORE

COPPER ROOFING ACCENT

STUCCO PEDESTAL SIGNAGE STRUCTURE. STUCCO TO BE 7/8-INCH THICK. STUCCO IS TO BE APPLIED IN THREE COATS: A SCRATCH COAT, BROWN COAT, AND FINISH COAT.

APPLY A MESH REINFORCEMENT EMBEDDED IN THE BASE COAT AND FILL WITH A BROWN COAT.
1 1/4" ALUMINUM, POWDER COATED RAISED LETTERING AND FIGURES. TO BE ATTACHED TO STRUCTURE USING MACHINE SCREWS. BACKLIT AT NIGHT.

TAN STUCCO

PUSH TROUGH LETTERING; TO BE LIT INTERNALLY. SEE PUSH THROUGH LETTERING DETAIL

WHITE STUCCO

COPPER BANDING

6" STEEL REINFORCEMENT CAGE
LIGHTING CONDUIT

SUPPORT STRUCTURE

HEX BOLT AND LOCK WASHER, TWO BOLTS PER BRACKET

COPPER COLORED PLEXIGLAS

ALUMINUM CROSS

COPPER ROOFING ACCENT

CROSS MOUNTING DETAIL

MONUMENT SIGN

ALUMINUM SIGNAGE MOUNTING BRACKET TO BE ATTACHED WITH MACHINE SCREWS AND LOCK WASHERS

REVERSE CHANNEL SIGNS TO BE INTERNALLY LIT.

PLEXIGLAS BACK TO BE SEALED INTO PLACE

LIGHTING WIRE

SIGNAGE MOUNTING

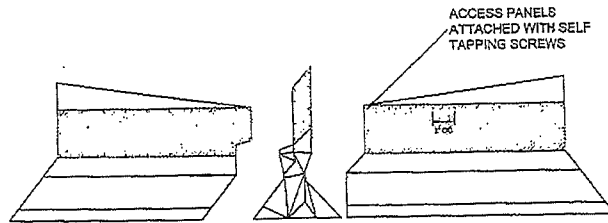
MONUMENT SIGN

PLEXIGLAS PANEL

SIGN BASE

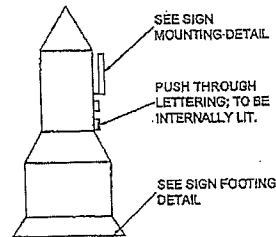
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SIGN FOOTING DETAIL



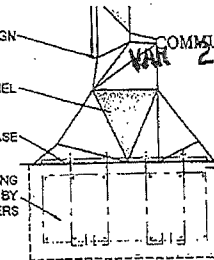
REVERSE VIEW

ACCESS PANEL DETAIL



SIDE VIEW

PUSH THROUGH LETTERING



ENGINEERING

1115 JENNIFER STREET
FALMOUTH, ALABAMA 36520
PHONE: 904.944.1111
FAX: 904.944.1112

ARCHITECT: L. B. BARNETT
SCALE: 1/8" = 1'-0"

FaithAssembly
At Church For You

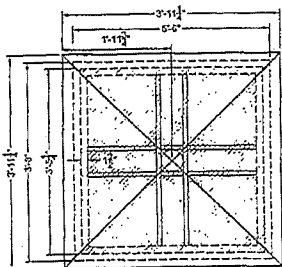
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SEP 1 2008
COMMUNITY DEVELOPMENT
VAR 2008-000075

REVISIONS	DATE	BY	APP'D
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3			
4			
5			
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10			

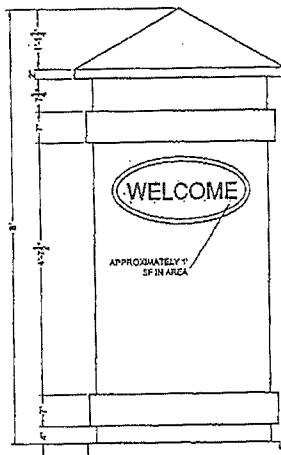
MONUMENT SIGNAGE SPECIFICATIONS

REVISION

L-05



TOP SECTION VIEW



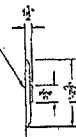
ELEVATION VIEW

SIGN FROM API 02000
COLORS TO MATCH
THE EXISTING LOGO



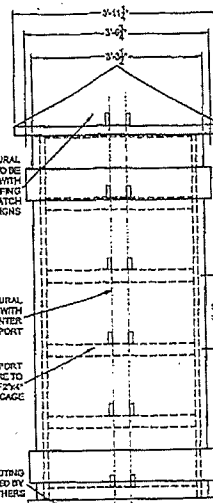
ELEVATION VIEW

EPOXY TO COLUMN



SECTION

ARCHITECTURAL
FOAM CAP TO BE
FINISHED WITH
COPPERED STAIN
TO MATCH
MONUMENT SIGNS



SIDE SECTION VIEW

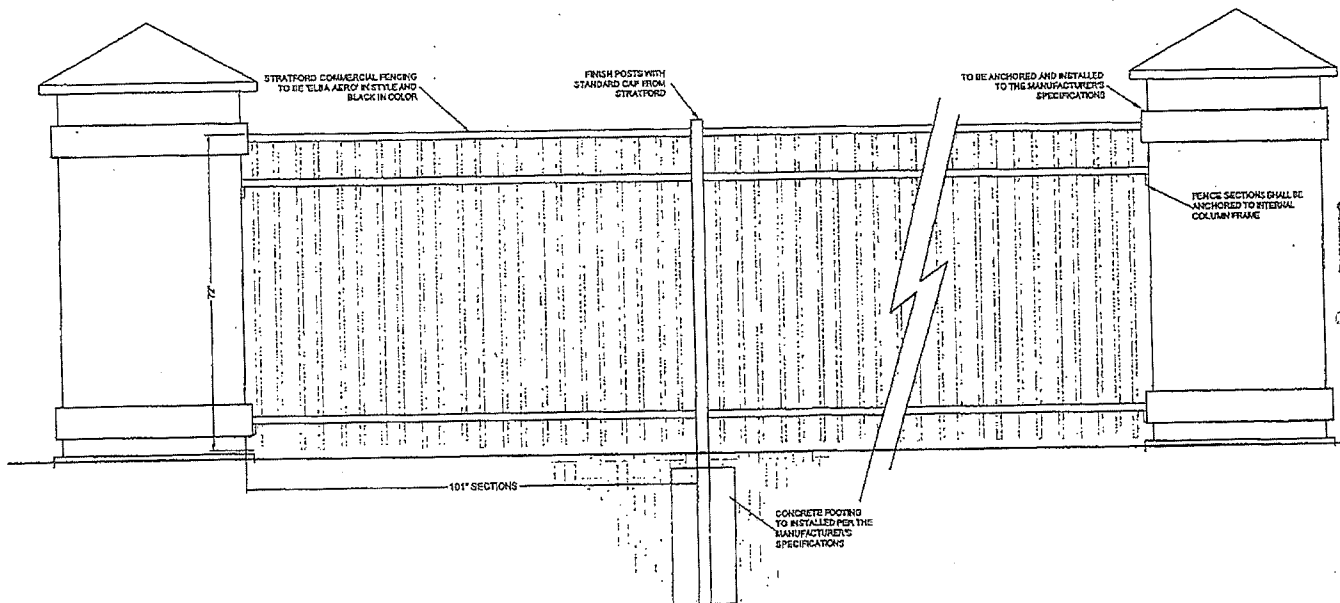
ARCHITECTURAL
FOAM COLUMN WITH
4\"/>

COLUMN SUPPORT
STRUCTURE TO
CONSIST OF 2x4\"/>

CONCRETE FOOTING
TO BE DESIGNED BY
OTHERS

COLUMN DETAIL

N.T.A.



FENCE DETAIL

N.T.A.

ENGINEERING

KID CHAMBER
A BOXING
PORT KIDNEY, FLORIDA 33608
PHONE 904 244-1111
FAX 904 244-1111
E-MAIL KID@KID.COM

FAITH ASSEMBLY OF GOD
Lee County, Florida

FAITH ASSEMBLY
OF GOD
Lee County, Florida

FAITH ASSEMBLY OF GOD
Lee County, Florida

WAK 2008-0006

RECEIVED

SEP 11 2008

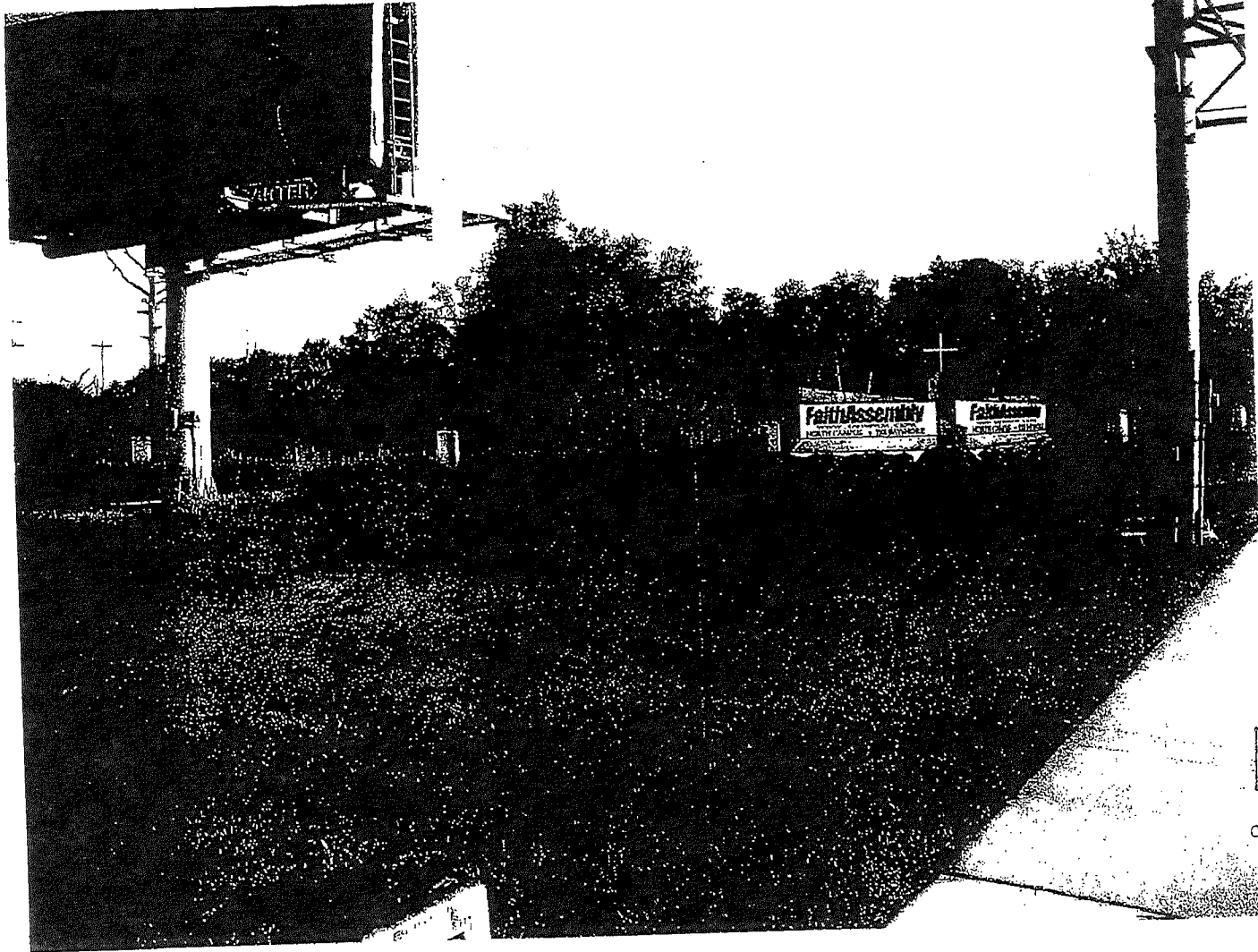
COMMUNITY DEVELOPMENT

REVISIONS

DATE: APRIL 2008
PROJECT NO. 2008-0006
FILE NO. 20-03-01
SHEET NO. 10

DECORATIVE
COLUMN DETAILS

SHEET NUMBER
L-06



CONCEPTUAL RENDERING

ENGINEERING

200 JOHNSON STREET
2ND FLOOR
FORT MYERS, FLORIDA 33901-1000
PHONE: 888-744-7444
FAX: 888-744-7444
CALIFORNIA & FLORIDA

DATE: 11/11/2008
BY: [Signature]

Faith Assembly
of Christ the King

FAITH ASSEMBLY OF GOD
Lee County, Florida

VAX 2008-00036

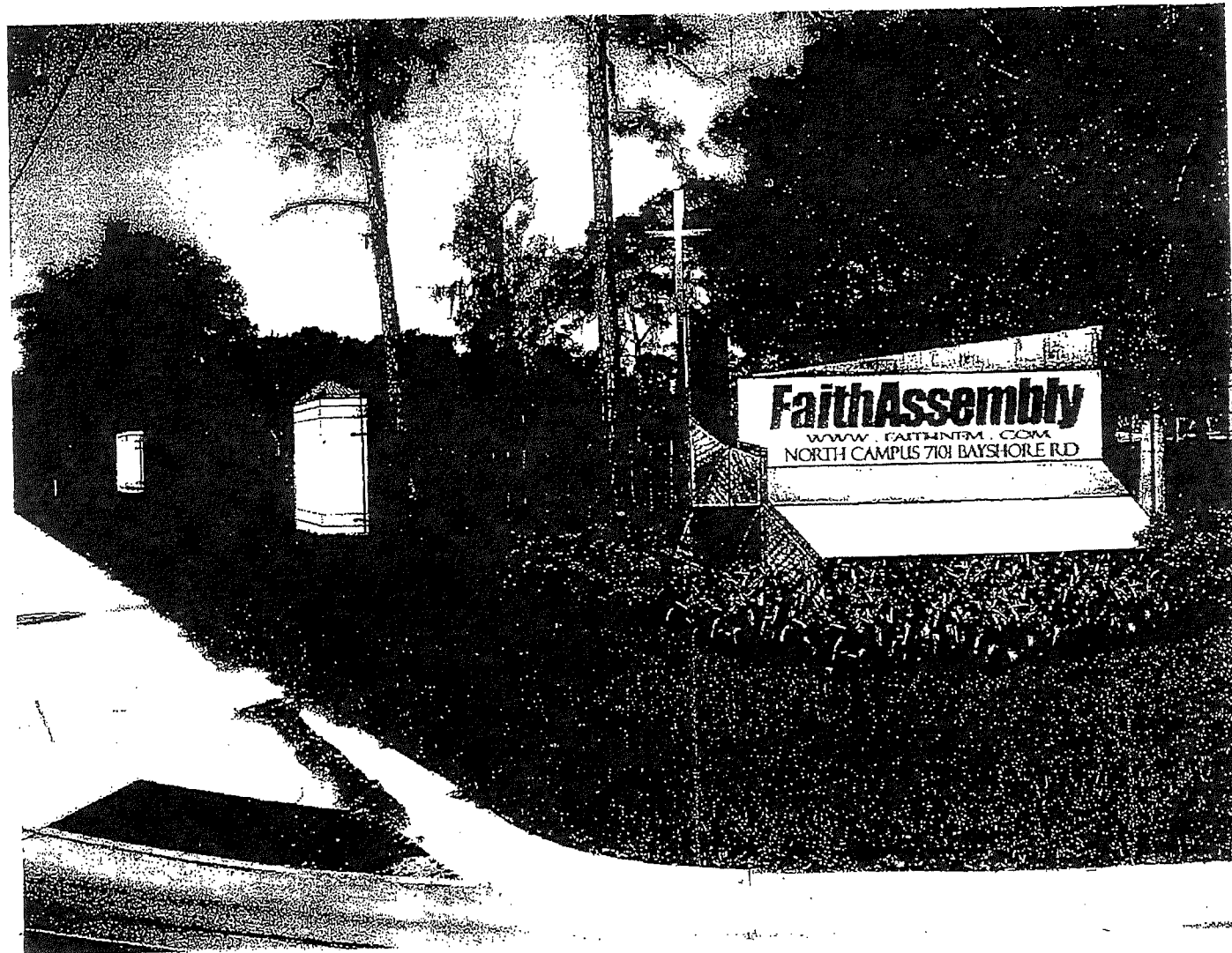
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SEP 11 2008

COMMUNITY DEVELOPMENT

DATE: APRIL 2008
PROJECT NO: 20081440-000
FILE NO: [Blank]
SCALE: As Shown

CONCEPTUAL
RENDERING FOR
SOUTHERN
MONUMENT SIGN

SCETCHES
L-07



CONCEPTUAL RENDERING

SCALE 1/4" = 1'-0"

ENGINEERING

ALL COMMUNITY
FOR MONUMENT
PORT HURON, MICHIGAN
FACILITY, CHURCH
FACILITY, CHURCH
FACILITY, CHURCH

DESIGNED BY
L. J. JENSEN
DATE: 10/1/08



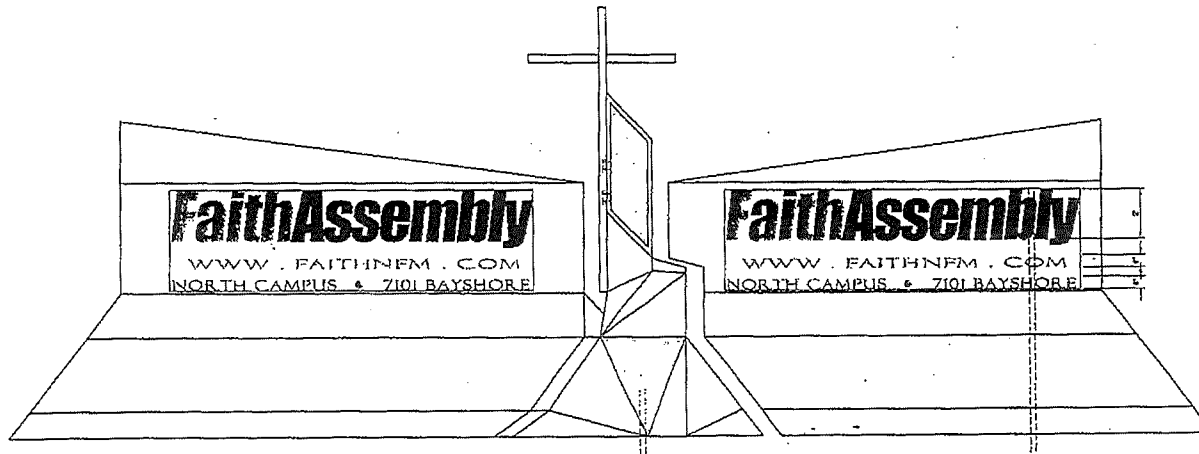
FAITH ASSEMBLY OF GOD
Lee County, Florida

VAR 2008-00036

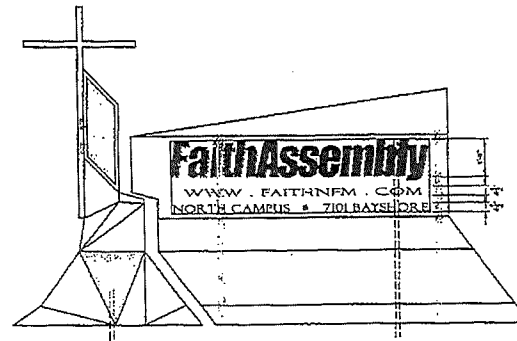
RECEIVED	SEP 1 2008
COMMUNITY	DATE: APRIL 2008
	PROJECT NO. 2007-10000
	SCALE: As Shown

CONCEPTUAL
RENDERING FOR
NORTHERN
MONUMENT SIGN

SHEET NUMBER
L-08



SOUTHERN MONUMENT SIGN SQUARE FOOTAGE - 117 SF



NORTHERN MONUMENT SIGN SQUARE FOOTAGE - 31 SF

WINSTON
ENGINEERING
1115 ARNOLD STREET
FORT MYERS, FLORIDA 33901-4400
PHONE: 889-8800
FAX: 889-8801
WWW.WINSTON-ENG.COM

PROJECT NO. 2008-00036

FaithAssembly
at Church of God
Lee County, Florida

FAITH ASSEMBLY OF GOD
Lee County, Florida

VAR 2008-00036

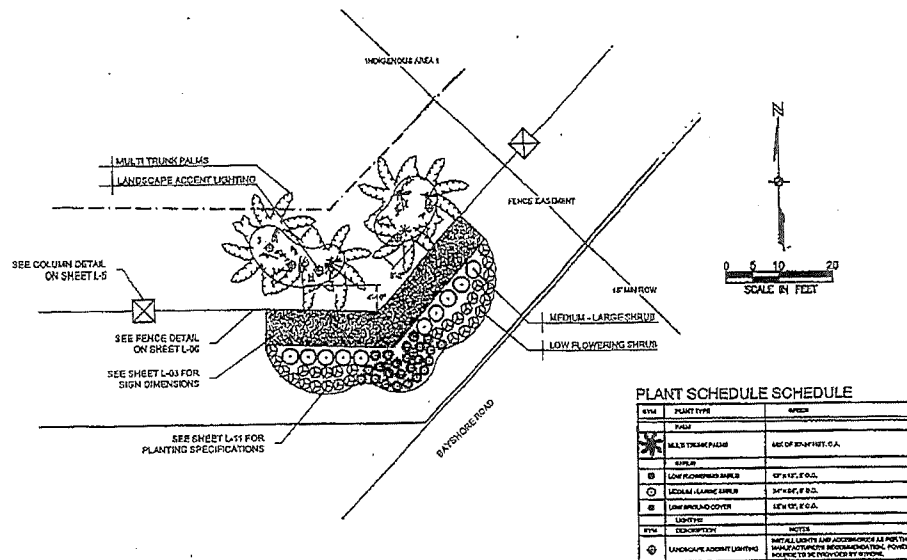
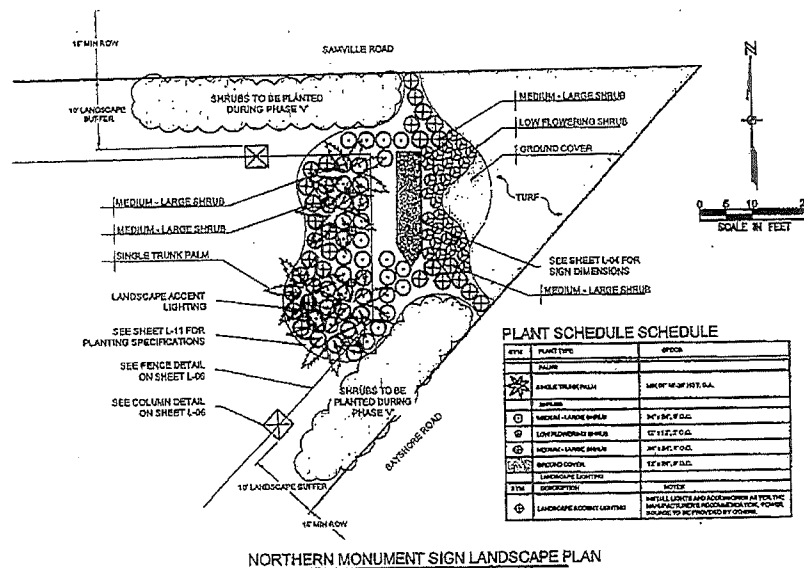
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SEP 11 2008

COMMUNITY DEVELOPMENT

NO.	REVISIONS	DATE
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2	REVISED FOR PERMIT	SEP 11 2008
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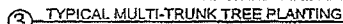
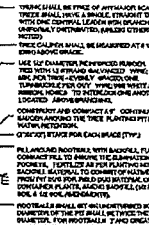
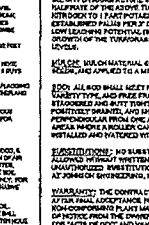
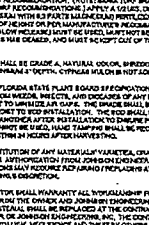
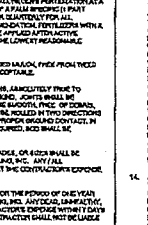
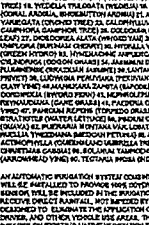
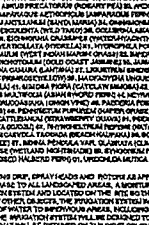
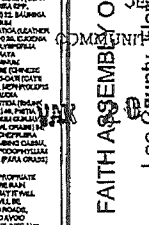
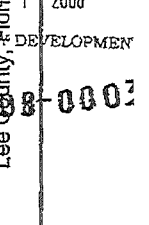
PROPOSED
SIGNAGE
SQUARE
FOOTAGE

SHEET NUMBER
L-09



ENGINEERING

[illegible]



8. THE CONTRIBUTION IS REAPPORTABLE FOR CONTAINING ALL APPLICABLE PERMITS.

L-11

**LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: **VARIANCE**
CASE NUMBER: **VAR2008-00036**
HEARING EXAMINER DATE: **November 20, 2008**

I. APPLICATION SUMMARY:

- A. Applicant: Faith Assembly of God of North Fort Myers, Inc. in ref to Faith Assembly of God of North Fort Myers
- B. Request: Four Variances in the Agricultural (AG-2), Light Industrial (IL), and Commercial (C-1A) zoning districts from:
- 1) LDC Sec. 30-152(3) maximum of one permitted ground-mounted or wall-mounted identification sign and one directory sign to allow two ground-mounted signs and wall-mounted signage;
 - 2) LDC Sec. 30-152(3)a. maximum sign area of 32 square feet per sign face to allow a total of 150 square feet for 2 ground-mounted identification signs and 800 sq ft each for 2 wall-mounted signs;
 - 3) LDC Sec. 30-152(3)c. maximum height of ground-mounted signs of 6 feet to allow one sign at 12 ft 4 inches and one sign at 16 ft 9 inches in height; and
 - 4) LDC Sec. 30-94(h) maximum interior angle for double-faced signs of 30 degrees, to allow an interior angle of 133 degrees
- C. Location: The subject property is located at 7301 Bayshore Blvd. and 7300 Samville Road, North Fort Myers Planning Community, Lee County, FL. (District # 4)
- D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property and Road Classification:
- | | |
|----------------------|---|
| Future Land Use: | Suburban |
| Current Zoning: | Agricultural (AG-2), Light Industrial (IL), and Commercial (C-1A) |
| Current Use: | Place of Worship |
| Road Classification: | Bayshore Road - 4-lane, State-maintained arterial |

Road Classification (cnt'd): road
 Samville Road - 2 lane, paved minor collector road
 Williams Road - 2 lane, paved minor collector road

E. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Samville Road, then Agricultural (AG-2); Bayshore Elementary and a water tank, and Light Industrial (IL); office with storage and wireless communication facility	Community Facilities and Suburban
East: Bayshore Road, then Agricultural (AG-2)l Vacant	Suburban
South: Commercial (C-1A); billboard	Suburban
West: Williams Road, then Agricultural (AG-2); Single-family residences and grazing land	Suburban

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the applicant's requested variances, with the following conditions:

A. Conditions

1. The subject property is limited to 4 identification signs, 2 as ground-mounted signs and 2 wall-mounted signs.
2. The 2 ground-mounted signs must be in substantial compliance with the 12-page "Faith Assembly of God Signage Plans." A reduced copy is attached hereto as "Exhibit B."
3. The maximum height for the ground-mounted signs shall be twelve feet, four inches (12'-4") for the sign at the Northeast corner of the site, and sixteen feet, 9 inches (16'-9") for the double-faced sign at the Southeast corner of the site.
4. The double-faced sign at the Southeast corner of the site shall not have an interior angle of separation greater than 133°.
5. The 2 wall-mounted identification signs may not exceed an area greater than 3% of the wall area for each sign.

B. Findings & Conclusions

Based upon an analysis of the application and the standards for approval of a variance in accordance with the Land Development Code (LDC), Section 34-145(b)(3)(b), staff makes the following findings and conclusions to support the recommendation of approval:

1. There are exceptional or extraordinary conditions or circumstances inherent to the property in question. The property is unusually shaped due to the configuration of SR 78 - Bayshore Road, and has large areas of on-site indigenous preservation areas that restrict the visibility of the Place of Worship and the possible locations for identification signs.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. The unusual shape and existence of on-site indigenous preservation areas are not of the applicants actions in developing the site.
3. Application of the County regulations to the subject property places an unreasonable burden on the applicant in question to their property. The provisions of the Lee County Land Development Code with respect to signs in Chapter 30 would limit the signage for the subject 33.85± acre property to a single sign 32 square feet in size, with a maximum height of 6 feet. Due to the size of the property, the existence of indigenous preservation areas throughout the site, and the high rate of speed of the traveling public on SR 78 - Bayshore Road, the restrictions found in LDC Chapter 30 for only one small sign could create a dangerous situation.
4. There is sufficient information available to Staff to conclude that the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The proposed signs will not contribute to surrounding light pollution, and will comply with all LDC requirements for sign setbacks.
5. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance. The situation is unique to the subject property.

III. BACKGROUND INFORMATION AND ANALYSIS

Introduction/Synopsis

The applicant has requested 4 variances for a 33.85± acre property along Bayshore Road in the North Fort Myers Planning Community that is currently developed with a Place of Worship known as Faith Assembly of God of North Fort Myers - North Campus. The four

variances are from Lee County Land Development Code Chapter 30 (signs) requirements, and include:

- 1) LDC Sec. 30-152(3) maximum of one permitted ground-mounted or wall-mounted sign and one directory sign to allow 2 ground-mounted signs, wall-mounted signage, and directory signage.
- 2) LDC Sec. 30-152(3)a. maximum sign area of 32 square feet to allow a total of 148 square feet for two ground-mounted signs, and 800 square feet each for two wall-mounted signs.
- 3) LDC Sec. 30-152(3)c. maximum height of ground-mounted signs to 6 feet, to allow twelve-feet four-inches for one sign, and sixteen-feet nine-inches for the second ground-mounted sign.
- 4) LDC 30-94(h) restricts the maximum central angle for a double-faced sign to no more than 30 degrees, while the applicant has requested 133 degrees for the maximum central angle of a proposed double-faced sign.

The LDC will allow a single ground-mounted or wall-mounted sign for this property, not to exceed 6 feet in height nor 32 square feet in size. A double-faced ground-mounted identification sign is permitted, but cannot be fanned out in a way that allows both faces to be seen at once.

Ground-Mounted Signs

The applicant's proposed signage plan, attached hereto as "Exhibit B," includes 4 identification signs, 2 being ground-mounted and the other two wall-mounted. One of the ground-mounted signs, to be located at the northeast corner of the property, is 31 square feet in area. The other proposed ground-mounted sign, which is proposed to be a double-faced sign, is 117 square feet in area and is located at the southeast corner of the property. According to the calculation of square footage on a double-faced sign, the southeastern sign is 58± square feet in area, but a double-faced sign must also be identical on each face of the sign and be opposing faces, rather than aimed in the same direction, so the proposed sign has therefore been described as a 117± square foot sign.

Wall-Mounted Signs

The applicant has also proposed two proposed wall-mounted signs, each slated to be 800 square feet in area, and will be located on the west and north sides of the existing church building. For perspective, 800 square feet is approximately 28 feet x 28 feet square, 20 feet high x 40 feet wide, or 10 feet high x 80 feet wide. It is also the approximate size of the Lee County Hearing Examiner's public hearing room. Staff finds this to be incredibly too large, and recommends that if wall-mounted signs are approved, that they be limited to a maximum of 3% of the wall area.

The existing place of worship is approximately 187 feet x 220 feet in size, with a height of 35 feet. A lesser amount of wall-mounted signage may be appropriate, for example, 3% of an 187' long x 35' tall wall is almost 200 square feet of signage on that wall, while 3% of the 220' long x 35' tall wall is over 230 square feet of signage. Since the walls of the place of worship cannot be seen from the 2,220± linear feet of frontage along Bayshore Road, except during a brief window between indigenous preserve areas, these large signs will only been seen from cars traveling on either of the two abutting minor collector roads.

Sign Height

The applicant has proposed a height of 12' 4" and 16' 9" for the two ground-mounted signs at the Northeast and Southeast corners of the subject property. The LDC requires a maximum height of 6 feet for these types of signs, but Staff agrees with the applicant that additional height is necessary in these locations due to the speed and direction of travelers on Bayshore Road (SR 78). The actual heights of the signs, excluding a decorative cross accessory attached to each monument sign, are 9' 4" and 12' 8-1/4", respectively.

Interior Angle of Double-Faced Sign

The double-faced sign, to be located at the southeast corner of the site, has a maximum central angle of 133 degrees. Instead of having two opposing faces, the proposed sign has two faces directed in nearly the same direction. A double-faced sign is defined in LDC Sec. 30-2 as *a single plane with items of information identical on both sides and mounted as a single structure.*

Subject Property

The subject property is currently zoned Agricultural (AG-2), Light Industrial (IL), and Commercial (C-1A), and is developed with a Place of Worship, which is permitted by right in each of the three zoning districts encumbering the property. The property was developed under Development Order #98-08-056-00D, and will ultimately consist of four phases. Currently developed on the property is the project's first phase, which is a 41,329± square foot sanctuary. The church property is accessed off of Williams Road to the West and Samville Road to the North.

A large percentage of the undeveloped portion of the project will be retained as indigenous preserve and open space. Because of these indigenous preserve areas, the majority of the church building cannot be seen by the traveling public along Bayshore Road (SR 78). The proposed signage will provide an aesthetically pleasing way for visitors to the church to safely locate the entrances to the church.

Also, due to the configuration of the property and location along a 50 MPH State Road, it may be difficult for some visitors to safely locate the intersections at Williams Road and Samville Road to be able to access the project site. The existence of a curve just northeast of the site also creates some difficulty in locating the property, because a driver's focus will be on navigating the curve. Additional height and sign area has been requested to allow the

signs to be visible to travelers along the State Road.

Surrounding Zoning

The subject property's boundaries are almost all roads. Bayshore Road marks the eastern boundary, with vacant Agricultural (AG-2) property beyond that. Williams Road is to the west, with AG-2 grazing land across the road. To the north is Samville Road, with some AG-2 properties used for the Bayshore Elementary and a water tank, as well as a Light Industrial (IL) property with an office, storage, and a wireless communication facility. To the south is a small Commercial (C-1A) property at the intersection of Williams Road and Bayshore Road that is developed with a billboard.

Neighborhood Compatibility

The applicant owns the entire block defined by Bayshore Road, Samville Road and Williams Road, except for the 1/4 acre commercial property with the billboard. The existence of roads between the subject property and any nearby residential property lessens the impact of any large sign, especially as distance between said uses increases. When compared with the billboard on the adjacent property to the south, as shown on page L-07 of the attached signage plan "Exhibit B," the applicant's proposed sign is much smaller and less obtrusive than the existing billboard. The applicant also indicates that any lighting for the proposed signs will be low voltage and/or colored in source. This will allow the sign to be seen during times of darkness, while not requiring spotlights or other high intensity lighting currently employed by the billboard.

The proposed size of the ground-mounted identification signs are 31 square feet and 117 square feet, respectively. The 31 square foot sign will be located at the corner of Bayshore Road and Samville Road, at the northeast corner of the property. The 117 square foot sign will be a double-faced sign and will be located at the southeast corner of the property, near the intersection of Bayshore Road and Williams Road. The 117 square foot sign will be dwarfed by the size of the billboard on the adjacent property, which according to sign permit SGN2003-00208 is 30 feet tall with a 380 square foot sign.

In addition, variances have been requested from the maximum height allowed for the proposed ground-mounted signs. LDC Sec. 30-152(3)c limits the height of a ground-mounted sign to a maximum of 6 feet, while the 31 square foot sign is planned to be 12 feet, 4 inches in height and the 117 square foot sign is planned to be 16 feet, 9 inches in height. The extra height and square footage on the two signs has been requested because of the 50 MPH speed limit on Bayshore Road (SR 78) and due to the curve to the northeast of the subject property, which impacts a motorists' ability to see a smaller and shorter sign for identification purposes. The proposed signs will meet LDC Sec. 30-152(3)b. minimum required setbacks of 15 feet from all property boundaries.

Lee Plan Considerations

The Lee Plan does not regulate signs, but the subject property is located in the Suburban